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Thomas Cole National Historic Site
Catskill, New York



Thomas Cole National Historic Site Historic Structure Report

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Figure 1. An undated view of Emily Cole (?) in the West Parlor (103) of the Thomas Cole House. Thomas Cole National Historic Site [hereafter THCO] Archives, Box 5, Folder 5.

THOMAS COLE NATIONAL HISTORIC SITE
THOMAS COLE HOUSE
HISTORIC STRUCTURE REPORT
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VOLUME I
PARTS 1 AND 2

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MANAGEMENT SUMMARY

The architectural investigation of Cedar Grove, the Thomas Cole House, by a team of architects, historians, and engineers began in October 2018 and continued through September 2019. The purpose of the investigation was to produce a Historic Structure Report for the Catskill, New York home where Thomas Cole lived from 1836 until his death in 1848. The home is a National Historic Landmark, part of the Thomas Cole National Historic Site, and an affiliate of the National Park Service.

Only Parts 1 and 2 as defined in Director's Order No. 28 were included in the scope of work.¹ Part 1 of the report covers the Developmental History, documenting the history of the site, the evolution of the structure, current condition of the structure, and identifying character-defining features. Part 2 (Treatment and Use) presents and evaluates ultimate treatment requirements, recommending alternatives for the preservation of the Thomas Cole House.

John G. Waite Associates, Architects and its consultants prepared a detailed record of the house as it now exists and as it evolved, beginning with its construction in 1815-16 and ending with the most recent restoration work carried out in 2017. Mount Ida Press reviewed existing histories as well as primary documents provided by the site, by Jean C. Dunbar of Historic Design Inc, and by local archives. John G. Waite Associates conducted the physical investigation, preparing an architectural description and a list of existing conditions/problems of repair, and also produced a full set of record drawings. Kohler Ronan, LLC reviewed the existing systems.

The physical investigation was informed by the ongoing paint investigation carried out by Matthew J. Mosca of Artifex, Ltd., beginning in 2015 and continuing through the current inspections. An earlier paint investigation carried out by the National Park Service in 2000 and additional paint sampling undertaken by John G. Waite Associates, Architects were also useful in developing a full understanding of the house evolution. The furnishings plan completed by Jean C. Dunbar in 2011 is a significant document that provides important information about the occupation of the house.

A small but significant collection of historic photographs in the site's collections provided important visual evidence for the various changes made to the house, in particular the west additions constructed during the Thomson family's occupancy.

Following the archival and physical investigation, JGWA developed a list of character-defining features and recommendations for treatment and use.

The following narrative summarizes the findings of the report.

PERIOD OF SIGNIFICANCE

Neither the National Park Service, nor the Thomas Cole National Historic Site have explicitly identified a period of significance, but all of the site's planning documents, beginning with the National Historic Landmark nomination in 1965, agree that the value of the site lies in its relationship with Thomas Cole and the Hudson River school of painting. The 1972 National Park System plan listed the Thomas Cole House as a National Historic Landmark representing

1. https://www.nps.gov/parkhistory/online_books/nps28/28chap8.htm, accessed August 30, 2019.

“Romanticism in American Art, 1800-1840.” In 1987, the site was categorized under the theme “Painting and Sculpture: Romanticism.” Four years later, the 1991 National Park Service’s suitability/feasibility study recommended that

the perfect vehicle for interpreting the career and art of Thomas Cole would be his home, Cedar Grove. The Cole site also offers an unparalleled opportunity to interpret the regional landscape, which inspired Cole and other artists. The landscape of the Catskill Mountains, which can be viewed from the porch (formerly called “piazza”) of Cedar Grove, has not changed significantly from Cole’s time...The site and nearby landscapes retain a high degree of integrity as the relatively unspoiled home, workplace, and source of inspiration for the father of American landscape painting, Thomas Cole.²

Finally, after reviewing alternates for interpretive themes for Cedar Grove, the 2004 General Management Plan chose an overall theme for the site as “Thomas Cole’s Art and the Regional Landscape,” and the site uses Thomas Cole’s occupancy (1836-1848) as the period of interpretation. It seems clear that 1836-48 should also define the period of significance.

PART 1

EVOLUTION OF THE HOUSE

One of the goals of this report was to place each element or feature within the time frame of its origin. While there are still some questions (such as the exact date of the north additions), the archival and physical investigations found sufficient evidence for a general understanding of the evolution of the house.

ORIGINAL HOUSE (1815-16)

As originally completed in 1815-16, the basement included the central stair hall (B01) flanked to the east by the “Milk Room” (B02/B03) and to the west by the kitchen (B04). North of the kitchen were two smaller rooms, a pantry (B06) and a servant’s bedroom (B07). A small internal room (B05) was situated at the rear north end of the stair hall. This space probably functioned as an additional pantry. Another small enclosed room, not accessible from the basement, is situated beneath first floor Room 110. This small dirt-floored cellar is a very early addition to the basement plan, possibly added at the time of original construction, but definitely added before the exterior foundation walls were first painted.

The first floor included the central entrance/stair hall (101) flanked by two large parlors. The larger east space (102) functioned as the formal parlor. The slightly smaller west space (103) was the dining room (located above the kitchen) with a smaller adjacent room (105) severing as the china and glass pantry. The room (104) at the north end of the central hall may have originally housed the library, and later was John Alexander (Uncle Sandy) Thomson’s bed chamber, according to the 1846 inventory. The small adjacent room (110) may have been the dressing room for John Alexander Thomson listed in the inventory.

The second-floor plan generally duplicated the arrangement of the first floor, with a central stair hall (201) flanked by two large bed chambers (room 202 to the east and room 203 to the west) and

2. *General Management Plan/Environmental Assessment* (Boston, MA: U.S. Department of the Interior, National Park Service, 2004), 28.

with two smaller bedrooms to the north (rooms 204 and 205). An recessed space in the northeast corner of the plan held a covered porch, with access through the full-height windows in rooms 202 and 204.

CIRCA 1831-32 AND 1835

Changes to the house were made as early as circa 1831-32 (based on the invoices from Catskill carpenter Hiram Comfort) when a wood-framed addition was constructed beyond the west wall of the original basement to house a new kitchen, and a doorway was inserted in the west wall of the original kitchen to access the addition. The east wall of the new room included the access to the bake oven as well as a flue for a stove pipe. The original kitchen likely became the family dining room with its handsome new Grecian mantel, a function it would retain until the family sold the house in the late twentieth century.

On the first floor, the original parlor (102) became the formal dining room and the west room (103) became the parlor. This was an awkward arrangement since, according to the 1846 inventory, the china and glass pantry remained in Room 105. Another addition, constructed by Comfort in 1835, may be the narrow first-floor room of unknown function installed on the west piazza.

LATE NINETEENTH CENTURY

In the late nineteenth century, a 2-1/2 story addition was constructed at the west end of the north elevation. The basement level housed a new kitchen that filled the entire space except for a closet and stair along the east side of the plan. The kitchen was equipped with a range near the north wall (where the brick chimney is located) and a sink in the northwest corner. Room B07, originally a bedroom, became a serving pantry complete with a sink and cabinetry in the south west corner.

The three first-floor rooms and stair hall of that addition were accessed through a new doorway in the north wall of room 104. At about the same time, another small addition added a privy to the first-floor plan.

CIRCA 1922

In circa 1922 the large east room (B02) known as the “Milk Room” was divided by a partition. The newly created north half of the original room housed the new steam boiler. The west half of the boiler room (B03) housed the coal bin. The installation of the new heating system included the construction of the external chimney at the east end of the original house, allowing for the creation of a formal fireplace in the East Parlor (102).

At some point later in the twentieth century, a full bathroom was installed in room 205. In room 203 a small room was constructed in the northeast corner and a closet was constructed to the north of the chimney breast. In room 202 a closet was installed on the west wall north of the entry door.

RECENT WORK

When the Thomas Cole Foundation acquired the house in 1981, it was dilapidated and, according to those who saw it at that time, in danger of collapse. Emergency measures stabilized the house. In 1983, what remained of the west addition was torn down. A full exterior restoration in 1998-2001 followed.

Changes to the interior plan, beginning in circa 2000, included the removal of the late nineteenth-century kitchen from the rear north wing to install two public toilet facilities. A partition was installed in room B07 to create a small utility room and passage. On the first floor, a modern

bathroom was installed in room 106 (in the north addition), the twentieth-century second-floor insertions were removed, and the attic of the north addition was renovated as office space.

Updates to the systems—the installation of a telecom system in the 1990s, the 2003 updating of the electrical service, the installation of the gas line in 2014-15, and the installation of new heating, HVAC, and fire alarm systems in 2016—were installed without changing the plan of the house.

PAINT ANALYSIS

The paint analysis by Matthew Mosca for this report focused on the finishes during Thomas Cole's occupancy at Cedar Grove, (1836-1948). For budgetary reasons, and to prepare for the refurnishing of some rooms on the second floor, the scope of work limited the analysis to a few rooms that had not yet been fully investigated. The analysis found that, while the rooms varied in their wall treatments, all of the wood trim was painted with a lead white finish.

First Floor: The study exposed an elaborate black-and-gray frieze in Alexander Thomson's Room (104) that is believed to have been executed by Thomas Cole, along with a light red wall paint. In the Pantry (105), the analysis confirmed the use of a Greek Key frieze (found during an earlier restoration) on a light red ground.

Second Floor: The use of artificial ultramarine blue in the first floor Hall (101) was carried up into the second-floor stair hall (201). The hall doors were painted white (like the wood trim), with the stair treads in a light brown. The analysis verified that the Cole Sitting Room (203) continued the use of wallpaper throughout Thomas Cole's occupancy. In the north bedroom (204), the room was apparently papered during the Thomas Cole period, but it is recommended that further exposures be done in the room. The walls of the Children's Room (205) had a tonal scheme of a moderate brownish gray on a lighter gray ground.

Attic: During the Cole period, all of the plaster surfaces in rooms 301 and 302 had lime whitewash finishes, with the wood wall surfaces left unpainted. The window sash and sills, and the door frame of the door to the stair, were painted with a lead white finish.

MECHANICAL SYSTEM

Hot water is provided by a natural gas fired condensing wall mounted boiler. The boiler is in the basement room B03 and was installed in 2016 along with additional HVAC upgrades and is in very good condition; the main issue is that the ductwork and pipe insulation is damaged or incomplete in many locations. The boiler provides hot water to three separate loops: the first loop provides hot water to an air handling unit in the attic, serving the second floor; the second loop provides hot water to a basement air handling unit that serves the first floor; and the third loop provides hot water to a radiant floor for heating the basement.

The electric service originates from a Central Hudson Gas & Electric Corporation overhead utility distribution system on Spring Street, west of the house. The underground service conductors enter the west side of the Thomas Cole House and terminate on a main circuit breaker (installed in 2003) in room B07. The main distribution panelboard is on the west facade of the house. A mechanical sub panelboard was installed in room B03 as part of the 2016 renovation. All of this equipment appears to be in good condition.

The residential zone fire alarm system was installed in 2016 and is in good condition. The basement and first floors have new wireless smoke detectors, installed during the 2016 renovation, while the second and third floors have conventional smoke detectors, installed during the early 2000s. The building is not protected by any type of sprinkler or fire suppression system.

The building's telecommunications service enters the north side of the Basement Level and is routed to the electrical/technology room B07. Incoming copper cable enters on the south wall (50-pair voice termination block). The telecommunication service is estimated to be installed in the 1990s.

Room B07 houses incoming telecom service circuits for the entire building (installed in the early 2000s). The Verizon service is provided through copper cable. Room B07 also has the Main Distribution Frame for information technology; the station cabling, a mixture of Category 5 and Category 5e unshielded twisted pair, enters the rack through the west wall. Cables are routed above drywall ceilings on each floor to the outlets in each area.

The intrusion detection system, consisting of motion sensors and door/window contacts, is estimated to be installed during the early 2000s.

The plumbing for the house includes domestic water, natural gas, sanitation, and storm water management. Domestic water enters through the west wall of the basement. The copper main enters a water meter assembly in room B07. Water piping within the facility is predominately copper with wrought copper solder and pressure seal fittings, and cross-linked polyethylene (PEX). Domestic hot water is heated by a water heater in room B07.

The natural gas line was installed in 2014 and is routed from Hudson Avenue, north into the site where it splits and serves the House and the Visitor Center. The gas meter (Central Hudson Gas & Electric) is located at grade on the east side of the building. The gas line leaving the meter enters the basement level through the masonry wall to serve the heating hot water boiler.

The building utilizes a sanitary waste and vent system piped (generally using PVC piping) to plumbing fixtures. The building discharges by gravity to a main in the north yard. This main is shared with the adjacent Temple Israel building to the north. The building sanitary leaves below the basement floor. Sewer cleanouts are located on the west side.

To manage storm water, the roof areas are pitched roof design and are serviced by exterior architectural gutters and leaders. The leaders discharge at grade to open grates connected to a below-grade storm water system.

CHARACTER-DEFINING FEATURES

One purpose of a historic structure report (HSR) is to identify and minimize the loss of character-defining features and materials.³ The gathering of archival information for the developmental history and the process of inventorying the architectural elements for the descriptions and existing conditions then allows identification of the significance of those elements.

The investigative process can also uncover missing features. At the Thomas Cole House, one such example is the significance of the west basement addition torn down in 1983. Was it simply the dilapidated shed that it appeared to be in the 1980s? Physical clues in the building—the exterior

3. *Director's Order (NPS)- 28, Cultural Resources Management Guidelines.*

oven and flue in the west wall of the house, and the slots in the east chimney for window panels that did not allow for a basement-level stove flue in the Milk Room (B02)—coupled with 1831–32 invoices from Hiram Comfort,⁴ indicate that the west basement addition was what remained of the 1830s kitchen. As an integral part of the house’s use during Thomas Cole’s occupancy, the addition is now considered an important, if missing, character-defining feature.

Features that do not contribute to the historic character of the house may still contribute to the use and operation of the building. None of the electrical elements, for instance, fall in the character-defining category, but electricity is necessary in the house for its maintenance, for the visitor’s experience, and for safety.

Remarkably, even after years of neglect and deterioration, the Thomas Cole House retains most of its character-defining features. Recent work has restored, recreated, and/or preserved these features (see the definition of these types of treatment in the introduction to the Recommendations, page 181). In just a few cases, such as the removal of the west kitchen addition, have features been lost. In even fewer cases, evidence for the missing features has been removed, as at the northeast doorway in the old basement kitchen (B04).

EXISTING CONDITIONS/PROBLEMS OF REPAIR

The phases of repair work at Cedar Grove, beginning in 1984, along with ongoing maintenance, have effectively kept the house in remarkably good condition. While a few issues were discovered that require immediate attention (see the Recommendations for Treatment and Use below), most of the problem conditions are typical of nineteenth-century houses: worn and abraded finishes, uneven paint buildup, and some open mortar joints in the brickwork. Mildew has grown in a few isolated exterior areas. There is evidence for rising damp and moisture infiltration in the basement. Devices for systems, such as light fixtures, switches, and other equipment, are generally historically inappropriate and in some cases visually obtrusive.

PART 2

RECOMMENDATIONS FOR TREATMENT AND USE

After completing the Part 1 investigation, the team developed a prioritized list of recommendations as well recommending an overall treatment. “Rehabilitation with limited reconstruction” is the recommended treatment alternative for Cedar Grove. The Secretary of Interior’s Standards for Rehabilitation allow for limited and sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-mandated work, and for the possibility of new uses within the structure.

This alternative preserves the Cole family’s later additions to the house. The basement west addition could be reconstructed to allow the interpretation of the kitchen and dining room arrangement during Cole’s lifetime. The mechanical systems would be relocated to a new subterranean mechanical vault beyond the footprint of the existing house, as a fire prevention measure, allowing the existing northeast basement mechanical space (B03) to be joined with the

4. Invoices, carpentry, Hiram Comfort, Sept. 1831–Oct. 1832; April 15, 1835, to February 4, 1836. Copies from Peter Fedoryk, THCO.

southeast room (B02) to recreate the “milk” room. The reconstruction of the roof hatch and the north chimney would be relatively simple changes to more accurately represent the appearance of the 1848 house.

The treatment plan prioritizes specific recommendations into three categories:

1. Work requiring immediate action
2. Work requiring maintenance or repair within one year
3. Work requiring intermediate to long-term planning

Work requiring immediate action includes exterior wood dutchman repairs and epoxy adhesives at the open joints and rot on the southwest porch columns. A potential plumbing leak in the chase at the southwest corner of Room 106 should be inspected and repaired. In the attic, a structural analysis of the existing roof framing will ensure that there is adequate capacity to support wind and snow loads.

While investigating accessibility to the house, the site can, in the meantime, provide a narrated video at the Old Studio so that disabled visitors have an opportunity to see all of the interpreted spaces of the house. Every attempt should be made to preserve the integrity and significance of the historic resource, and for this reason alterations to period architectural elements at the second-floor level are discouraged. Moreover, an elevator to the second floor without effective means of egress should an emergency occur would place disabled people at risk.

Immediate needs of the building systems include the replacement of the electrical receptacles in room B07 with GFCI code-mandated receptacles; providing a weather-proof enclosure for the existing GFCI receptacle beneath the south porch; and repairing or removing all exposed conductors in the basement stair hall (B01). Code-mandated fire protection utilizing a sprinkler system should be installed; a traditional wet-pipe (or combined wet- and dry-pipe) sprinkler system is recommended, but only after researching its effect on the historic decorative paint finishes.

ADMINISTRATIVE DATA

LOCATIONAL DATA

Building Name: Thomas Cole House, part of the Thomas Cole National Historic Site

Location: 218 Spring Street, Catskill, New York 12414

PROPOSED USE

Historic House Museum

RELATED NPS STUDIES

National Register of Historic Places Inventory (#66000522) – Nomination Form, Thomas Cole House,” Richard Greenwood, Historic Sites Survey, Washington, D.C.; November 1975.

“Cedar Grove: The Residence of Thomas Cole,” Alice L. McGown, Graduate School of Architecture and Planning, Columbia University, New York, NY; 1985.

“The Artist Studios of Thomas Cole, Cedar Grove, Catskill, New York (Draft)” John Scott and Lisa Sasser, National Park Service, NER Cultural Resource Center, Lowell, MA; August 2002.

General Management Plan/Environmental Assessment Boston, MA: U.S. Department of the Interior, National Park Service (2004).

“Cultural Landscapes Report, Thomas Cole National Historic Site: Cedar Grove,” Heritage Partners and The Office of R. M. Toole for the U.S. Department of the Interior, National Park Service, March 29, 2004.

AutoCAD drawings, Preservation Architecture, Albany, NY, June 2009: Thomas Cole House, Basement & First Floor Plans; Second & Third Floor Plans; Roof Plan; North Elevation; South Elevation; East Elevation; West Elevation; Porch Details; Window & Gutter Schedules; and Site Plans.

“Furnishings Plan,” Jean C. Dunbar, Historic Design Inc., June 7, 2010.

“Historic Paint Finishes Study: Initial Report,” December 16, 2010.

“Historic Paint Finishes Study: Cedar Grove, Phase 2,” Matthew J. Mosca, Artifex, Ltd., March 17, 2015.

CULTURAL RESOURCE DATA AND SITE SIGNIFICANCE

The following narrative is adapted from the March 2018 Scope of Work for the Historic Structure Report.

Thomas Cole National Historic Site (THCO) preserves and interprets Cedar Grove, the primary residence and workplace of artist Thomas Cole. The site interprets Cole's impact on the Hudson River School of painting, which he helped found, as well as his broader impact on American culture in the first half of the 19th century.

Since 2001 the non-profit Thomas Cole National Historic Site [THCO] has been open to the public, and is an affiliate of the National Park Service [NPS]. The home, which is a registered National Historic Landmark, sits on an approximate 3.4-acre site above the Hudson River that also retains Cole's Old Studio, a wood-framed privy dating from the time of Cole's occupancy, and the recently reconstructed New Studio.

The National Park System Plan of 1972 identified the Thomas Cole House as a National Historic Landmark representing "Romanticism in American Art, 1800–1840." With the revision of the thematic designation structure in 1987, the Cole House was categorized under the theme "Painting and Sculpture: Romanticism" and included in a list of eight artist homes that have been designated National Historic Landmarks.⁵

5. The eight sites are the Thomas Cole House National Historic Site, Catskill, NY; Olana, Hudson, NY; the Chester Harding House, Boston, MA; the Thomas Moran House, East Hampton, NY; the William Sydney Mount House, Stony Brook, NY; Saint-Gaudens National Historical Park, Cornish, New Hampshire; the Thomas Sully Residence, Philadelphia, PA; and the Benjamin West Birthplace, Swarthmore, PA.

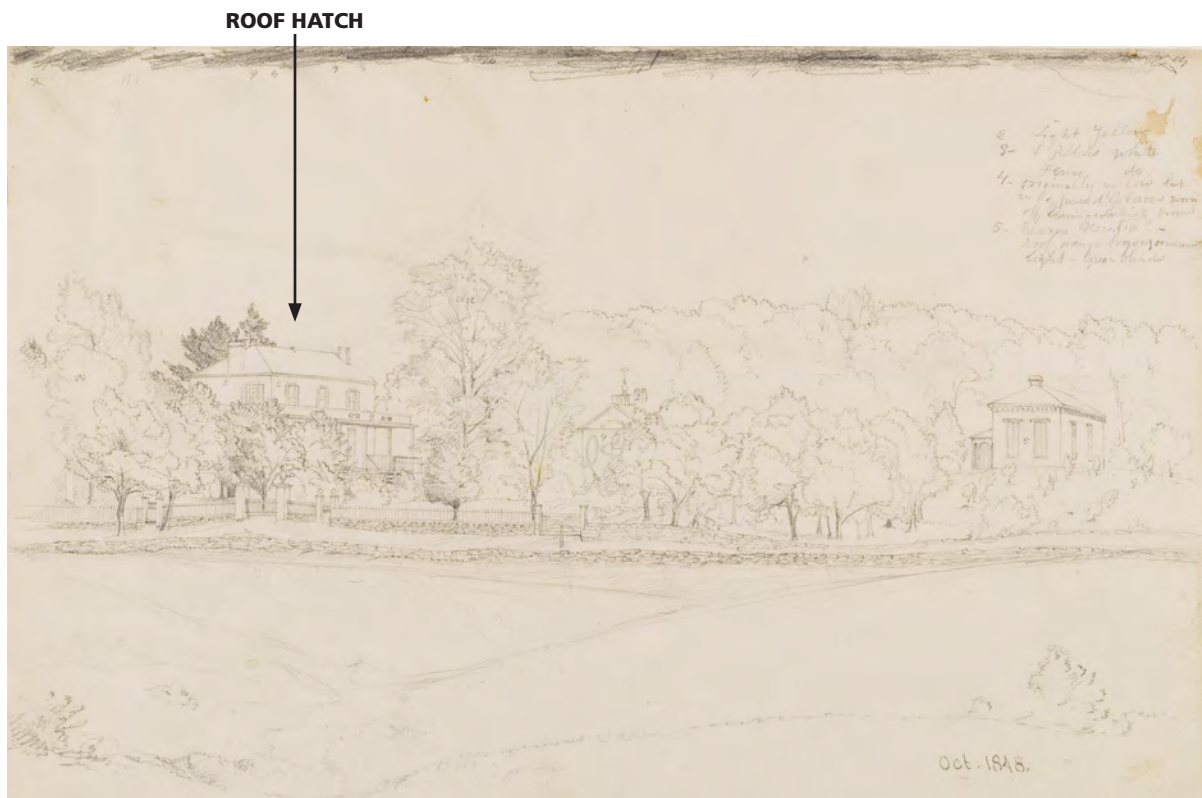


Figure 2. Sketch of Cedar Grove by Frederic Church, 1848. Note the original east chimney and the roof hatch. Frederic Edwin Church, "Cedar Grove, Catskill," October 1848, graphite on paper, 6¾ x 10¼ in., OL.1980.1413, Collection Olana State Historic Site, New York State Office of Parks, Recreation and Historic Preservation.

PART 1

CHRONOLOGY

HISTORICAL BACKGROUND & CONTEXT

The property known today as the Thomas Cole House and Cedar Grove in Catskill, New York, was built in 1814–1816 by John Alexander Thomson and his brother Thomas Theodore Thomson to house their extended family, which came to include Thomas Cole. Cole, the now-renowned Hudson River School artist, in 1836 would marry the Thomsons' niece Maria Bartow.

THE THOMSON FAMILY AND THE CONSTRUCTION OF THE CATSKILL HOUSE

John Alexander Thomson was born in 1776 to Dr. Thomas Thomson and Sarah Harvey Thomson of Catskill.⁶ John Alexander Thomson, also known as Alexander, Sandy, and Uncle Sandy, became a merchant in Catskill. His brother, Thomas Theodore Thomson, was born in 1778.⁷ He, too, became a merchant. Thomas evidently helped to pay for the construction of the new house with the fortune he had made trading in the region of Demerara, located on the north coast of South America and now part of the country of Guyana.⁸ Both brothers were involved with the construction of Cedar Grove.

In about 1800, Maria Thomson Bartow, another child of Dr. Thomas Thomson and Sarah Harvey Thomson and the sister of John Alexander Thomson and Thomas Theodore Thomson, was forced to flee from Catskill to Charlotteville, Upper Canada, to avoid having her husband, Stephen Bartow, committed to debtor's prison. The couple had four children while living in Upper Canada, including Maria Bartow, who married Thomas Cole.⁹ Maria Bartow was born on August 3, 1813.¹⁰ She and her four sisters (Sally Amelia, Emily, Harriet, and Frances [Fanny]), all nieces of John and Thomas Thomson, would leave Canada and eventually reside at Cedar Grove.

In 1815 and 1816, Thomas and John Alexander Thomson undertook the construction of the house, purchasing large quantities of building materials, including brick, lumber, plaster, lime, wood, glass, sash, sills, hardware, and more from Catskill and New York City sources. Some of these purchases were clearly identified as being for the house, but others may have been used in the construction of the two stores in the village of Catskill that were also underway at the same time.¹¹ A very detailed spreadsheet was prepared about this time apparently to measure

6. Alice McGown, "Cedar Grove: The Residence of Thomas Cole," master's thesis, Columbia Univ., 1985, 3.

7. McGown, 3.

8. McGown, 6.

9. Maureen Hart Hennessey, "Life at Cedar Grove," research report for the Thomas Cole National Historic Site (THCO) Archives, Jan. 2011, 15.

10. Maria Bartow Cole's tombstone, image from THCO Archives.

11. New York State Library (NYSL) and Albany Institute of History and Art (AIHA) collections, various invoices.

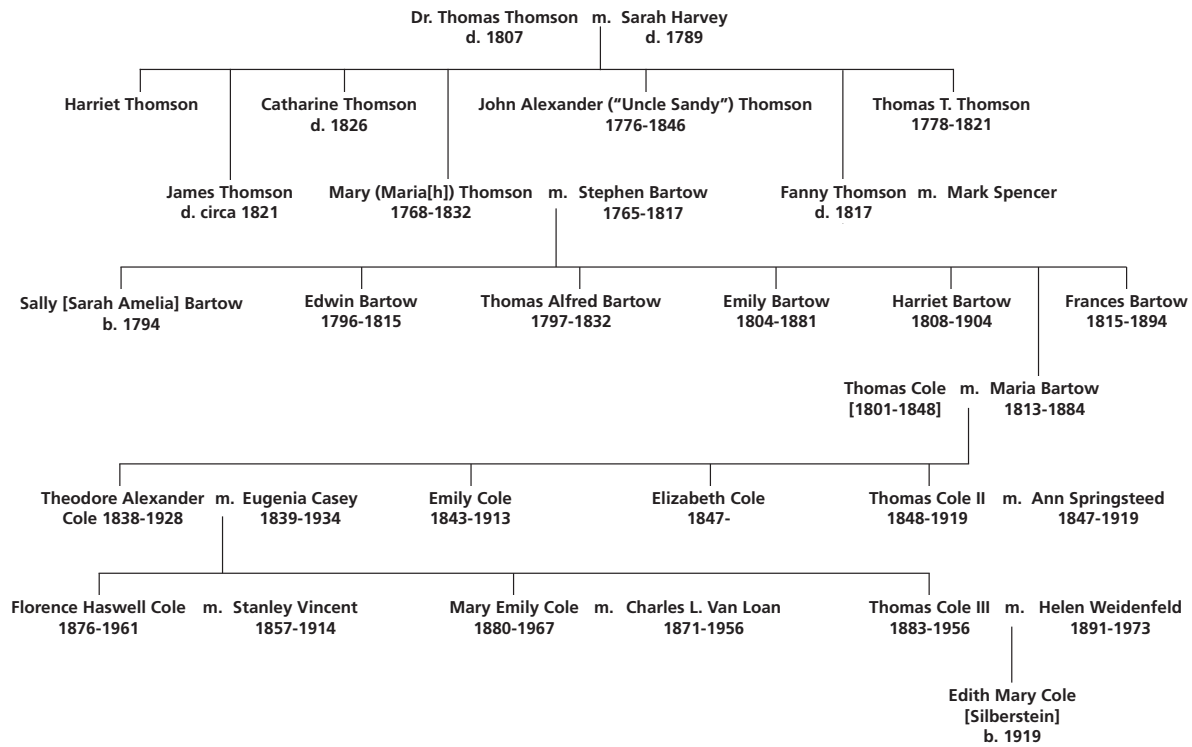


Figure 3. The Thomson and Cole family tree. Information courtesy of THCO, Mt. Ida Press, and familysearch.org.

the amount of masonry work done, or to be done, at the new house and at four stores. The measurements entered on the spreadsheet detail the length, height, and width of walls. For the house, the spreadsheet included dimensions for stone and brick walls and partitions, with deductions to the totals for the voids in the masonry for doors and windows. The totals on the spreadsheet would then be used to calculate the building costs; however, the costs were not entered on this document.¹²

Thomas Theodore Thomson returned to New York from Demerara in February 1815, as the Catskill construction projects were beginning; he had been abroad for 12 years, prospering as a merchant.¹³ In March 1815 he wrote from New York City to his brother John Alexander in Catskill, urging him to “Let me hear from you soon how does the House come on, and what is you[r] calculation with regards to getting in.”¹⁴ The date of this letter, at the opening of the building season, suggests that some work, at least excavation work, must have begun in 1814.

Thomas Thomson brought with him from Demerara his experience in dealing with real property and slaves. Priscilla Mary Thomson, Thomas’ common-law wife, wrote to Thomas from Demerara in May 1815, listing the names of several people who were probably enslaved laborers: George, James, Chloe, Pably, and Linda (who is confirmed as enslaved in a later letter). Priscilla Thomson also mentions alterations underway at Thomas Thomson’s house in Demerara, writing, “Respecting the Alterations in the House – it is just what you often talk’d of previous to leaving this for England – Viz, the body of the House remov’d more to the North than it formerly was, which brings it in front of your larger House – the Same raised ten feet from the ground-& the whole bottom Story served for a Shop, which makes a great difference in favor of the Goods – they being showed to greater advantage & not so likely to mildew – or be otherwise spoiled, -in addition to the above alterations – I am throwing a Gallery aback of the House – from top to bottom, which will also be very advantageous, and principally done to strengthen it , - the cost will be between four and five Thousand Guilders – cannot be correctly ascertain’d ‘till finished.”¹⁵

In May 1815, as the Catskill house was under construction, Thomas Thomson wrote from Catskill, New York, to his sister, Maria Thomson Bartow, who was still living in Upper Canada. It is clear from this letter that their brother was constructing a dwelling not just for himself but for his relatives, a household that would eventually include his many nieces:

It is with a heart overflowing with joy and gratitude to an all merciful providence that I am now enabled to address you once more from this place. I arrived here in Feby last after an absence of nearly 12 years in good health and flourishing circumstances having realiz’d my full expectations as far as regards the accumulations of wealth. . . I arrived in time to meet our Brother & Sisters in the Old Stone Castle, which is since level’d with the dust, as it was in a very Shattered state and no longer tenable. Alexander has rented another

-
12. Spreadsheet for calculating masonry work, c. 1815, NYSL, Thomson Family Papers, SC10637, Box 7, Folder 6. “Memorandum of the cost of foundation on each store and house – with amt. of Cost of Materials & Labour for the same,” dated July 4, 1815, is clipped to this document.
 13. Thomas Thomson to Maria Thomson Bartow, May 17, 1815. AIHA, Thomas Cole Collection, CV553, Box 1, Folder 11.
 14. Thomas Theodore Thomson to John Alexander Thomson, NYSL, Thomson Family Papers, SC10637. Copy from Jean C. Dunbar. Our thanks to Jean C. Dunbar for her help with this project.
 15. Priscilla Mary Thomson to Thomas Theodore Thomson, May 1815, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 1. Information on Priscilla Thomson from Jean C. Dunbar.

for the summer and commenced building a very Comfortable House on the Hill, for the Family, which I trust will be ready by next Dec.”¹⁶

During that same summer, Sally Bartow, the eldest daughter of Maria Thomson Bartow and Stephen Bartow, was living with her aunts and uncles in Catskill, having been sent to the United States to be educated.¹⁷ She wrote to her father in August 1815 that “Uncle Sandy is building which also requires his attention – he wishes very much to go [visit Upper Canada] this fall but I dare not give you any hopes for fear you may be again disappointed. . . .Catskill is so much altered I am sure you would never know it again was you to see it – where the garden once stood is now a fine block of brick stores which have gone up this summer two of which Uncle Sandy and Uncle Tommy] are building. Uncle Sandy will occupy his but I think Uncle Tommy builds his to let – Uncle Sandy is also building a dwelling House on the hill which will not be completed till in the Spring-”¹⁸

A month later, the Thomson brothers were busy making many purchases of building materials within the space of three days in New York City, from September 23 to September 25, 1815. Some of these materials were likely intended for the house, but others were presumably for the construction of the stores that were underway at the same time. They also purchased wares to resell to customers in Catskill. For example, an invoice from September 23 records John Alexander Thomson’s purchase of 12 stoves from George Youle. As the Catskill buildings are not yet complete, these stoves were probably intended for resale.¹⁹

During the fall of 1815 Thomas Thomson was still involved with settling his affairs in Demerara. An agent wrote to him from Demerara about the sale of his house and enslaved people: “I should perhaps have been glad to have made a Bargain with you myself for your house and Premises but as you do not furnish me any Clue to go by, as to what you would be satisfied with, for them; I feel myself bound to place my own Wishes out of the Question, and shall accordingly dispose of them to the highest Bidder immediately either by private or Publick Sale; of the Negroes I shall do my best to dispose of without delay, to their own satisfactions and your best advantage and the proceeds when realized, I shall constantly remit as you direct.- Mary thinks 10,000 too much for the House, as it formerly stood but to make the Matter short, I shall take her at her Word and she says she will take it over at that Price but will get you to make her some allowance on some other

16. Thomas Thomson to Maria Thomson Bartow, May 17, 1815, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 11. Note: Nathan Elliott sent an invoice dated May 9, 1815, to John Alexander Thomson for hanging paper, but the spring 1815 date is too early for the house to be at a near-complete stage. Invoice, Nathan Elliott and John Alexander Thomson, 1815–1817; the location of this document may be at THCO Archives. Copy from Peter Fedoryk, THCO. During the summer of 1815, John Alexander Thomson rented a house in Catskill from Elisha Wise, since the new Thomson house was under construction; invoice, house rent, July 31, 1815, NYSL, Thomson Family Papers, SC10637, Box 7, Folder 6.

17. Hennessey, 15.

18. Sally Bartow to Stephen Bartow, Aug. 25, 1815, NYSL, Thomson Family Papers, SC10637, Box 1, Folder 11.

19. Invoice, Stoves, Sept. 23, 1815, NYSL, Thomson Family Papers, SC10637, Box 7, Folder 5. There are many other invoices for building materials in this collection, but they are not clear about where they were to be used.

matter.- She will however agree to pay the Sum without any reference of the kind, and on her doing so, I shall as you desire convey the premises to her legally.”²⁰

A few weeks later the agent and his partner wrote to Thomas Thomson that “We have now to advise you that we have sold your Premises to Messrs Murray & Jones for the Sum of 27,500 Twenty Seven Thousand Five Hundred Guilders, payable in 6.10.17 1/4 [?] month. . . we have [also] closed with Messrs R. Albany & Co for the four negroes Jack, Sam, Tegarro, & Simon, for 8,500” guilders. The same agents reported that Priscilla Mary had paid for the house, and “we let her have the Woman Linda & Boy Toney for Two Thousand More.”²¹

During the next spring, in mid-April 1816, Thomas Thomson wrote to his brother from New York, asking him to “let me know what time the House will be ready to move into.”²² John Alexander Thomson’s lease with Elisha Wise for the temporary housing in Catskill ran until May 1, 1816, the traditional moving day at that time but perhaps also suggesting that the Thomsons expected the house to be finished by that time.²³

However, in another letter written to his brother a week later, Thomas indicated that there were still some important building components, as well as some carpeting, to be installed. He mentions, for example, four pieces of marble, including a hearth for a fireplace.²⁴ In early May, Thomas writes, apparently to his brother, “I send you [per?] the Edmonds four pieces Carpeting which is intended partly for the House & the residue to be dispos’d off – I send the marble fire place & hearth[;] it is an Italian piece ready furnished Cost \$35 & I think will answer – the original cost was five times that sum.”²⁵

Thomas Thomson wrote from New York to his brother in Catskill a fortnight later, frustrated by the problems that had been encountered with the mantelpiece:

I cannot conceive how it is that the fireplace should fit so badly when the marble man assures me it is agreeable to the dimensions you forwarded relative to the hearth-he shewd me one of the same kind just put up in a new House – the hearth was only 12 Inches wide- it had no frieze as you speak of [-] the inside of the hearth was brick and look’d well- the room was as elegantly finish’d as any in the City – I think you must labour under some mistake with regard to puting [sic] it up- the marble worker assures me the one sent is calculated for that fireplace- but if you insist there must be another I will get it- the

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20. C. R. Playter to Thomas Theodore Thomson, Oct. 18, 1815, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 2. In a letter written a year later, Thomas Thomson expressed his dismay with the situation in Damerara: Thomas Thomson wrote to his agent in Demerara at the end of November 1816 that “I am not much surprised at Marys[sic] bad luck in owning Slaves-she has either forgot or disregarded my advise [sic] on this [head?] which was to own no more – in fact rather to sell what she had and depend upon hiring- the result will prove how salutary my advice would have been had she follow’d it- I beg you will persuade her from purchasing any more at all events if she will still insist upon spending her money in this way – let her first discharge her debts- for I conceive it money thrown away particularly at this time –; Thomas T. Thomson to C. R. Playter, Nov. 30, 1816, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 3.
 21. Playter and Leach to Thomas Theodore Thomson, Nov. 6, 1815; Nov. 30, 1815, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 2.
 22. Thomas Thomson to John Alexander Thomson, April 13, 1816. Copy from Peter Fedoryk, THCO.
 23. Invoice, Elisha Wise to John Alexander Thomson, May 2, 1816. Copy from Peter Fedoryk, THCO.
 24. Thomas Thomson to John Alexander Thomson, April 20, 1816. Copy from Peter Fedoryk, THCO. However, the rest of the letter is torn and difficult to decipher. Transcription: “The [4?] Pieces of marble including hearth for fire place can be proc [rest of line lost] or less if the hearth is as long as I am told [rest of line lost] the marbles it is – it will make a differ [rest of line lost] 6 dollars, they say it should be no wider there [rest of line lost] you will please revise this again, as if that we [rest of line lost] right in the dimensions – by your plan there appe[rest of line lost] to be no mantle piece say if this is so intended – I shall make some enquiry about the Steelyards – also the Iron [place?] too.”
 25. Thomas Thomson to unknown, May 8, 1816. Copy from Peter Fedoryk, THCO.

cost will be \$13 for such a one as you describe- let me know as soon as possible also the dimensions of the Slab you have recieved.—²⁶

By the fall of 1816, however, the family was finally living in the house. On October 22, Thomas Thomson wrote from Catskill that “I have not entered into any active business--have completed my buildings at Catskill where I shall sit myself down for the present + hope one of these days to have the pleasure of entertaining you there.”²⁷ Interestingly, he sent another letter in November 1816 in which he again took a possessive attitude toward the house and indicated that it was intended to be a home for his family: “I have completed my dwelling house for my brother and sisters in Catskill.”²⁸ Similarly, on November 28, 1816, Thomas wrote from New York to a correspondent that “I have laid out so much money in building &c that I feel as tho’ I had grown poor and cannot afford superfluities. I have now completed my dwelling house at Catskill – have a beautiful situation, I hope one of these days to have the pleasure of shewing [sic] it to you- I think I can give you a view of the [Blue?] or Catskill Mountains that will surpass yours in [wales?].”²⁹ He wrote to his agent in Demerara two days later that “I have now completed my dwelling house at Catskill where I set myself down in a family way with my Brother & Sisters for the present. I hope one of these days to have the pleasure of entertaining you there.”³⁰

A census of Catskill taken in 1817 indicated that there were eight white persons in the household of “A. Thompson” (presumably John Alexander Thomson), as well as two free blacks and two slaves.³¹ An 1820 invoice from a shoemaker for purchases made by John Alexander Thomson includes a listing for “pr boots for Negro” on January 18 and on August 14, “to mending shoes for negro.”³²

After Stephen Bartow died in Upper Canada in 1817, his widow, Maria Thomson Bartow, and their children returned to New York State. They lived at Thomas Thomson’s farm in the Town of Broome in Schoharie County, New York. Members of the Bartow family would also live at Cedar Grove and move back and forth between the properties over the following decades.³³

EARLY ALTERATIONS TO THE THOMSON HOUSE AND DEATHS IN THE FAMILY

Surviving documents suggest that there were some changes or improvements made to the house not long after the family had moved in. In August 1817, for example William Dillon sent John Alexander Thomson an invoice for masonry work:

for the Mason Work of your house the amount of which is	
for [Stoning?] the [?] \$54 $\frac{3}{4}$ Rods x per [?]	\$ 54 -- 75
for Bilding[sic] Chimney	12 -- 00.

26. Thomas Thomson to John Alexander Thomson, May 16, 1816. Copy from Peter Fedoryk, THCO.

27. Thomas Thomson to unknown correspondent, Oct. 22, 1816, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 3.

28. NYSL, Thomson Family Papers, quoted in Hennessey, 18.

29. Thomas Thomson to Mr. [Humberston?], Nov. 28, 1816, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 3.

30. Thomas T. Thomson to C. R. Playter, Nov. 30, 1816, NYSL, Thomson Family Papers, SC10637, Box 6, Folder 3.

31. “1817 Catskill Village Census,” included in transcriptions entitled “1810 census,” www.hopefarm.com/1810cens.htm, accessed Feb. 19, 2019.

32. Invoice from Lemuel Hall to John Alexander Thomson, 1820. Copy from Peter Fedoryk, THCO.

33. Hennessey, 18.

For Lathing and plastering 1/[?] per yd.

$\frac{22}{\$ 89} - \frac{37 \frac{1}{2}}{12 \frac{1}{2}}$ ³⁴

A year later Abraham Gibson billed Thomas Thomson for materials and labor for “stone wall for cellar” and chimney and “under [pinning?] of barn.”³⁵

According to the 1820 federal census, about 14 people were then living at Cedar Grove. They included three free white males, one free black male, two free white females, four white children under the age of 16, one free black male and two free black females; there were no slaves.³⁶

A year after this census was compiled, Thomas Thomson died on July 17, 1821, at age 43.³⁷ An inventory of his property was completed a month later. It listed a variety of carpets, furniture, and other household items that he owned at Cedar Grove and at the Broome farm. His sister Catharine Thomson became a joint owner of the house and one of the Catskill stores.³⁸

An insurance policy issued in June 1823 by the Eagle Fire Insurance Company of New York identified siblings John A. Thomson and Catharine T. Thomson of Catskill as owners of “a three story brick store, covered with slate, privileged [sic] to contain hazardous Merchandise, Situate in Said Village, adjoining the Corner of Main Street, and the Street, leading to the Catskill Creek, as described in a Survey filed No. 4892” and “a two story brick dwelling house, covered with Shingles, and upon the Piazzas thereof, Situate in said Village, on the Albany and Greene Turnpike pr. Application filed No. 5856.” Each building was insured for \$2,500.³⁹

Catharine Thomson died in 1826. She had become a joint owner of Cedar Grove after Thomas’s death.⁴⁰

The 1830 federal census recorded that there were then ten members of John A. Thomson’s Catskill household: one white male age 10 to 14, another age 20 to 29, and another age 50 to 59; three white females age 15 to 19, three more age 20 to 29, and one “colored person,” a female, age 10 to 23.⁴¹

Hiram Comfort submitted an invoice detailing the carpentry work and building materials for the year beginning in October 1831 and extending through September 1832. Several rooms and outbuildings were mentioned in the invoice, including barn, kitchen, stoop (and room on stoop), bathing house, kitchen, and a flower or flour room. Comfort charged \$100 for “Building Bathing House & Kitchen as agreed.” There is a September 29 charge for “stuff for stair door.”⁴² Later, Hiram Comfort charged \$54 for “building addishon to hous” and “floors in smoke hous & pantry,” work done between April 1835 and February 1836; he also built a coal box.⁴³

34. Invoice, Mason Work, Aug. 9, 1817. Copy from Jean C. Dunbar.

35. Invoice, Abraham Gibson, Sept. 21, 1818. NYSL, Thomson Family Papers, SC10637, Box 7, Folder 3.

36. Hennessey, 23. However, these totals seem to add up to 13 rather than 14.

37. Invoice, coffin of Thomas Theodore Thomson. Copy from Peter Fedoryk, THCO.

38. Thomas Theodore Thomson, probate inventory, Aug. 23, 1821, THCO Archives, Box 7, Folder 4.

39. Eagle Fire Company Insurance Policy No 15 196, June 14, 1823. Copy from Jean C. Dunbar.

40. Invoice to the estate of C. Thomson, deceased, Aug. 8, 1826–Sept. 10, 1826. NYSL, Thomson Family Papers, SC10637, Box 7, Folder 3. Letter, Maria Thomson Bartow to Harriet Bartow, May 14, 1826 or 1827, NYSL, Thomson Family Papers, SC10637, Box 10, Folder 2.

41. U.S. Census, 1830, Catskill, Greene County, ancestry.com, accessed June 5, 2019. For more information on the occupants and their lives at Cedar Grove over the years, see Hennessey.

42. Invoice, carpentry, Hiram Comfort, Sept. 1831–Oct. 1832. Copy from Peter Fedoryk, THCO.

43. Invoice, carpentry, Hiram Comfort, April 15, 1835, to February 4, 1836. Copy from Peter Fedoryk, THCO.

Meanwhile, a water pump was installed in September 1834.⁴⁴ In February 1839 John Alexander Thomson purchased “1 Patent Pump – 20 foot Long” from Van Allen & Green of Catskill, which agreed that Thomson could return the pump for a refund if it proved unsatisfactory.⁴⁵

THOMAS COLE IN CATSKILL

The well known landscape painter Thomas Cole is closely connected with Cedar Grove, thus the current name of the site: the Thomas Cole National Historic Site. Cole was born in Lancashire, England, on February 2, 1801.⁴⁶ He emigrated with his family to the U.S. in 1818 and lived in a few different locations, including Steubenville, Ohio, and Philadelphia, Pennsylvania, before settling in New York City in 1825 at the age of 24.⁴⁷ While living in New York, he began spending summers in Catskill. After his brief initial visit in 1825, he became a regular boarder in the village, staying for extended periods of time in several of the following summers. The date and circumstances of Cole’s first interactions with the Thomson family and Cedar Grove are unknown, but there is evidence to suggest that they knew each other by May 1827, when Cole is listed as a witness to an agreement made between John Alexander Thomson and his nephew in Thomson’s account book.⁴⁸ It is known that he rented space in “The Cottage,” located on the grounds of Cedar Grove north of the main house (in the current location of the Temple Israel synagogue) from John Alexander Thomson beginning at least in 1833, but possibly before 1830 as well.⁴⁹ The first floor was his living space, and the second floor he used as a studio space.⁵⁰ He spent “many hours walking through his favorite mountains in search of the picturesque, drawing en plein air.”⁵¹

Cole sailed from New York for Europe on June 1, 1829, returning on a ship that left Italy in early October 1832, and arrived in New York on November 25.⁵² The next summer he resumed his summer residency in Catskill, renting the Cottage. Thomas Cole wrote in April 1834 that “It is my custom to spend the summer at Catskill, on the Hudson, and I intend to go there about the second week in May.” If his correspondent would come to Catskill, Cole promised to show him “some glorious scenery, and my workshop.”⁵³ The following poem, expressing the writer’s fondness for the Thomson house and his reluctance to leave, has been attributed to Cole:

Catskill

To Cedar Grove
The residence of J A Thomson

Lov’d Cedar Grove – though winter in his spleen
Has torn the foliage from the forests round –
Yet are thy branches richly darkly green

44. Jean C. Dunbar, “Cedar Grove, Furnishings Plan,” 2011, 16.

45. Invoice for a pump, Feb. 7, 1839. Copy from Peter Fedoryk, THCO.

46. McGown, 8; Thomas Cole’s tombstone, Catskill Village Cemetery, image from THCO Archives.

47. Hennessey, 7. McGown, 9.

48. Heritage Partners and Robert M. Toole, *Cultural Landscape Report for the Thomas Cole National Historic Site: Cedar Grove, Catskill, New York*, 2004, 14.

49. Heritage Partners and Toole, 15.

50. Dunbar, 149.

51. Louis Legrand Noble, ed. Elliot S. Vesell, *The Life and Works of Thomas Cole* (1964; reprint, Hensonville, N.Y.: Black Dome Press, 1997), 75.

52. Noble, xviii.

53. Cole to William A. Adams, April 23, 1834, transcription in Noble, 135.

As in the summer sunshine they were found –
But I must leave thee, changeless as thou art,
Although regretful, and from friends that dwell
Within thy quick shade, unwilling part,
And linger as I say farewell farewell –
And may their friendship as enduring be
As thine unfading foliage – and when spring
Again shall o'er earth wave her golden wing
When comes the first flowers, I will speed to thee –
For though a season I am called away
My thoughts from thy dear precincts cannot stray.⁵⁴

On May 31, 1835, a Sunday, Cole recorded in his diary that he had taken “a walk on the road to the village of Athens, which, for half a mile from Mr. Alexander Thompson’s is my favourite morning and evening walk.”⁵⁵ Later that year he began spending his first winter in Catskill, painting *The Course of Empire*.⁵⁶

THE COLE AND THOMSON FAMILIES AT CEDAR GROVE

On November 23, 1836, Thomas Cole and Maria Bartow were married “at the mansion of said John Alexander Thomson.”⁵⁷ A few days before the ceremony, Cole had written to his friend and fellow artist Asher B. Durand, urging him to “not disappoint me about coming up & do [more?] drum up recruits... Don’t let me stand up to the parson without a single soul to keep me in countenance.”⁵⁸ After the wedding, Cole became part of the Thomson household.

Maria and Thomas Cole lived at Cedar Grove with John Alexander Thomson, Maria’s sisters, servants, and soon their own children. The furnishings plan for Cedar Grove determined that the Coles occupied a suite of three rooms on the second floor: the “North Room,” used as their bedroom; a sitting room; and a bedroom for their children.⁵⁹ He painted in the house, probably in the small, unheated room off of the sitting room until his first studio was built in 1839.⁶⁰

Spoor heating stoves (and perhaps others made by other inventors) were an important part of keeping Cedar Grove a comfortable environment for the Coles and the other members of the Thomson household. Abraham D. Spoor was an inventor of stoves, who was based in Coxsackie, Greene County, about 12 miles north of Catskill, and there are several references to a Spoor stove in Cole family documents. On March 15, 1834 Spoor was granted a patent for a “Stove for Anthracite Coal,” and in January 1835 he was granted a U.S. patent for a “Stove for Cooking with Anthracite Coal, called the Salamander Cooking Stove.”⁶¹

54. Poem, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 3.

55. Noble, 144.

56. Noble, 155.

57. Marriage Certificate for Thomas and Maria Cole, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 8; quoted in Hennessey, 29.

58. Thomas Cole to Asher B. Durand, NYSL, Thomas Cole Papers, SC10635, Letters by Thomas Cole, Box 1, Folder 2.

59. Dunbar, 13.

60. Dunbar, 11.

61. “Stove for Anthracite Coal,” March 15, 1834. “Specification of a Patent for a Stove for Cooking with Anthracite Coal, called the Salamander Cooking Stove,” Jan. 7, 1835.

In November 1835 [George?] A. McPherson invoiced John Alexander Thomson for “putting up 1 Spoor stove” (in September 1835 Thomson had purchased “1 tin Oven from McPherson.”).⁶² In her diary entry for October 12, 1836, a few weeks before her wedding, Maria Cole described a surprisingly early snowstorm and explained that I “can scarcely keep comfortable this morning by the fire—quite wish for the Spoor Stove.”⁶³ She wrote in her diary during the evening of April 1, 1843, that her husband had gone out to visit someone; her sister Harriet “sits opposite me reading & [my?] stove pipe is growing to a red heat, the soot must be on fire within---the pipe is now cooling without any further damage than filling the room with the strongest of all & most disagreeable of all, Soot perfume peculiar. . .to these stoves.”⁶⁴ Later, in late October 1843, Maria Cole wrote again about the stove in her “sitting room”: “A gloomy wintry day, the fields are white with snow & more like mid winter than any part of autumn. I have had quite a room full today even Unc[le] Sandy consented to come up stairs and sit with us. My stove makes this room the only comfortable one in the house.”⁶⁵

A few weeks later she wrote about her return from New York to Catskill and again mentioned the Spoor stove: “the daylight was increasing & the snow was falling fast—but the Spoor stove [kept?] a comfortable house for us.”⁶⁶ Earlier, in February 1840 Maria Cole had written from New York to her sister Harriet Bartow in Catskill about a cooking stove that may have been at Cedar Grove:

You recollect the range that Unc[le] S. [Spencer] had taken down last fall to have a new one put up. They like the old one much better than the new, he says, he would give \$10 to have it back. Now he offers the old one to Unc Sandy, if he wants it. He has spoken to T. about it several times. The best way will be for Unc S. or you to write to Unc Spencer about it. I dont know what he offers it for.”⁶⁷

With the arrival of his children and the resulting increased activity in the house, Thomas Cole began planning for a separate studio on the grounds of Cedar Grove. In a letter written in January 1839, Cole outlined his wishes regarding the possible construction of a separate studio building.⁶⁸ By November, he had moved his studio into an outbuilding on the grounds of Cedar Grove, freeing up space in the house for other purposes. Cole described the space in a December 1839 letter to Asher B. Durand:

Do you know that I have got into a new painting Room? Mr. Thomson has lately erected a sort of Store-house & has let me have part of it for a temporary painting room[;] it

62. Invoice, McPherson to John Alexander Thomson, June 2, 1835 to Jan. 7, 1836, Copy from Peter Fedoryk, THCO.

63. Maria Cole, Diary, Oct. 12, 1836, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

64. Maria Cole, Diary, April 1, 1843, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

65. Maria Cole, Diary, Oct. 27, 1843, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

66. Maria Cole, Diary, Nov. 10, 1843, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

67. Maria Cole to Harriet Bartow, [April 23, 1840], NYSL, Thomas Cole Papers, SC10635, Box 4, Folder 2. The date was a later addition in another hand; it is possible that this reference pertains to a range elsewhere than at Cedar Grove.

68. Thomas Cole to unidentified recipient, Jan. 30, 1839, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 6. “I understand from your letter that the cost of such a building as I want will be about \$350 independent of the painting & without the workshop I proposed- I am afraid that a workshop in conjunction with you would scarcely be suitable for me as I wish a place in which I could prepare Canvasses & one which could be warmed sufficiently by opening its door into the Painting Room-I had not thought a Chimney necessary & am inclined to think that a Stove pipe can be conducted through a roof with some little additional expense with great safety – A chimney at the East end of the painting Room would interfere with my having a workshop there, it might be at the west end but that was not as I intended. . .I shall be desirous to accommodate my building if my main object (a good painting Room) is not interfered with- I will give you a plan of the building I wish & if such a one can be erected conjointly with yours, mutually economical I will have it done. You will perceive the building I want is 38 ft long by 20 wide it must not be narrower. One door 4 windows one of which on the north side must be large about 5 ft by 11, top reaching to near the ceiling- the other window small 2 sash windows – I do not wish a pediment end a sloped roof looks far better. The whole to be executed in the plain substantial manner you have suggested.”

answers pretty well[; it] is somewhat larger than my old one & being removed from the noise & bustle of the house is really charming—what I shall be able to produce in it heaven knows—The walls are an unplastered brick with the beams & timbers seen on every hand—not a bad colour this pale brick & mortar—. ⁶⁹

THE 1840s

The federal census for 1840 lists a household of 11, headed by “John [A. or M.] Thompson,” which may pertain to residents of Cedar Grove. There were two children under the age of five, one white male between 30 and 40, another white male between 60 and 70, one white female between 10 and 15, five white females between 20 and 30, and one free “colored” female between 55 and 100.⁷⁰ In a postscript to a letter to her husband written in 1842, Maria Cole wrote that “the House is not half large enough for us.”⁷¹

On April 13, 1841, as her children drifted off to sleep, Maria Cole wrote in her diary that “Meeting Bells are ringing and a softer twilight without, fastening shutters[,] lighting Lamps and preparing [sic] to spend a quiet evening within doors.”⁷² Later that year Thomas Cole left on an 11-month trip to Europe, traveling between August 1841 and July 1842.⁷³ In a letter written on the eve of his departure, he wrote to Maria, “O, how I should like to step in, and see you and Theddy and Mary! I can imagine them trotting about on the piazza.”⁷⁴

In her diary entry for November 1, 1842, Maria Cole recorded that during that afternoon’s “mild, indian summer like” weather, she had “succeeded in getting a part” of her garden work done: she “took up the Dalias & put them in the Cellar. They have enormous roots and I hope we may succeed in keeping them through the winter.”⁷⁵

In his journal entry for January 1, 1843, Thomas Cole wrote that over the past year, “I have arranged my studio, settled down to my old painting habits, finished several pictures, and am now looking out over the snow-clad landscape.”⁷⁶ Later that month, Maria Cole noted in her diary that “There has been a drizzling rain all day, tonight the wind blows a gale from the South west. The south shutter blew to [break?] a pane of glass & cracked several others.” She also noted that she had “spent a principal part of the day in the Painting room reading Kenilworth,” Sir Walter Scott’s historical romance novel.⁷⁷ In 1844 young artist Frederic Church began two years of study with Thomas Cole at Cedar Grove; Benjamin McConkey also studied with Cole at Cedar Grove in 1845.⁷⁸

John Alexander Thomson died on June 27, 1846, at the age of 70. Thomas Cole wrote in his diary a few days later, on July 1, “I open this book once more to record an event which has

69. Thomas Cole to Asher B. Durand, Dec. 18, 1839, NYSL, Thomas Cole Papers, SC10635; quoted in Dunbar, 149.

70. U.S. Census, 1840, Catskill, Greene County, ancestry.com, accessed June 5, 2019.

71. Maria B. Cooke to Thomas Cole, postscript by Maria Cole, March 12, 1842, THCO Archives, Box 4, Folder 2, quoted in Hennessey, p. 5.

72. Maria Cole, Diary, April 13, 1841, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

73. Hennessey, 2.

74. Noble, 223.

75. Maria Cole, Diary, Nov. 1, 1842, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

76. Noble, 253.

77. Maria Cole’s Diary, Jan. 31, 1843, AIHA, Thomas Cole Collection, CV553, Box 1, Folder 13.

78. McGown, 15. McConkey was mentioned in an undated letter to Harriet Bartow. Letter, Thomas Cole to Harriet Bartow, “Friday mg,” NYSL, Thomson Family Papers, SC10637, Box 10, Folder 2.

brought upon me new duties & cares & will probably influence my whole life. The death of Mr. Thompson, my Wife's uncle, with whom we have resided ever since we were married took place at half past ten on Saturday the 27th of June. His health had been gradually failing for some months past."⁷⁹

The inventory of Thomson's personal property included the names of the following rooms: the "Sitting Room," "Pantry," Hall, "East Room," "Mr Thomsons Room," "Girles Room," "North Room," "Mr Coles Room," "Garret[?] Bedroom," "Foot of the stairs," "Basement story," "adjoining room," "Kitchen," "Kitchen Pantry," an unnamed room, and the "Store House."⁸⁰

Thomas Cole's new painting studio was built at Cedar Grove in 1846.⁸¹ The building housing his former studio remained standing.

Thomas Cole died suddenly of pneumonia at Cedar Grove, on February 8, 1848, at the age of 47.⁸² He did not leave a will. An inventory of his personal estate taken a month later includes "2 stoves," which were considered to be Maria Cole's property.⁸³ An obituary in the Troy, New York, Daily Whig printed the following tribute to Cole, originally published in the Albany Argus:

Mr. Cole may be said to have stood at the head of his profession. In Landscape Painting he had no superior, if an equal, in America. In Moral or Epic Painting, if we may use the phrase, he was unequalled; as he was pre-eminent in worth and all high mental and social qualities.⁸⁴

A sketch of Cedar Grove showing both the main house and the 1846 studio building, done by Frederick Church in 1848 (see Figure 2), the year of Cole's death, included the following list of colors of paint on the exteriors:

- 2 Light Yellow [walls of house, chimney of outhouse]
- 3 4 Pillars white
- Fence do
- 4 originally yellow but [walls of outhouse]
in exposed places worn
off leaving a darkish Brown
- 5 Warm neutral [studio]
roof orange brown ornament
light green blinds"⁸⁵

79. Noble, 275–276.

80. Inventory of John Alexander Thomson's Estate, 1846, THCO, Cole Archives, Box 7, Folder 8. Transcription, McGown, Appendix B.

81. McGown, 18.

82. McGown, 18.

83. Inventory, Estate of Thomas Cole, 1848, AIHA, Thomas Cole Collection, CV553, Box 2, Folder 4.

84. "Death of Thomas Cole," *Troy Daily Whig*, Feb. 16, 1848.

85. "Olana Object of the Month: Church Sketch of Thomas Cole's Home and Studio," imby.com, August 26, 2019, accessed Sept. 25, 2019, <https://imby.com/catskill/article/olana-object-of-the-month-church-sketch-of-thomas-coles-home-and-studio/>. Frederic Edwin Church, "Cedar Grove, Catskill," October 1848, graphite on paper, 6¾ x 10¼ in., OL.1980.1413, Collection Olana State Historic Site, New York State Office of Parks, Recreation and Historic Preservation. McGown, 32; brackets McGown's.



Figure 4. Oil painting of Cedar Grove in 1868, by Charles Herbert Moore. The original interior east chimney is clearly seen at the right end of the roof. The west addition on the porch is visible through the trees. The trellis work is in place between the brick piers of the porch. THCO, TC.2000.4.

THE OCCUPANTS OF CEDAR GROVE, 1850-1900

The 1850 federal census shows clearly the changes to the household at Cedar Grove that had occurred during the past decade, when both John Alexander Thomson and Thomas Cole had died. Maria Cole is listed first (at the incorrect age of 32, rather than 37), then her three middle-aged sisters, and Maria and Thomas's four children, ranging in age from 12 to 2: Theodore, Mary, Emily, and Thomas. Also counted in the household were two women born in Ireland, aged 25 and 30, and a 25-year-old man, who may have been born in Ireland.⁸⁶

In January 1854 Maria Cole and her sisters Emily, Harriet, and Frances Bartow signed an agreement for the construction of a new barn with Bullock and Grechus, to be built within five months for \$85. It was to be 60 feet long, 40 feet wide, and have 24-foot-high posts. The timber was to come from old barns, which would be torn down, and the new barn would have best-quality pine shingles.⁸⁷

The 1855 New York State census shows another change in occupancy at the property. Maria Cole is shown again as head of the household (but is listed as only 35 years old rather than 42); her four children were all still alive, ranging now from 17 to 6. Her three sisters were also living in the house, along with a female worker from Ireland. Also residing somewhere on the property, if not

86. U.S. Census, 1850, Catskill, Greene County, ancestry.com, accessed June 5, 2019. Maria Cole is listed as owning real estate valued at \$200; her sister Emily was said to own \$10,000 in real estate.

87. Agreement, Maria Cole & sisters and Asa Bullock and James Grechus, Jan. 10, 1854, AIHA, Thomas Cole Collection, CV553, Box 2, Folder 5.

in the house, was another family—a young couple from Ireland and their infant daughter. There was also a male boarder, a new immigrant from Prussia.⁸⁸

The 1860 federal census shows the same Cole and Bartow family members in residence at the house. Maria Cole's real estate was now valued at \$15,000 and her personal property at \$5,000. Her four children still lived in the house; Theodore, the eldest at 22, was listed as a farmer. Also living in the house were her three sisters and two domestic workers.⁸⁹

The federal census for 1870 shows Maria Cole's three sisters still living with her, along with her two daughters and her son Theodore, again listed as a farmer (her son Thomas is not listed). There is also one Irish female domestic servant, age 26, and an Irish male farm laborer, age 23.⁹⁰

The federal census for 1880 again indicates Maria Cole as the head of the family, with her three sisters living with her; her sister Emily was at this time disabled by rheumatism. Her two daughters, both unmarried and now aged 36 and 40, were still living at home. Theodore, then 41, however, had married, and he and his wife Eugenia Casey Cole, also 41, had two young daughters; the three-year-old, Florence, would eventually inherit Cedar Grove. Also living on the property in 1880 was 23-year-old Harry Cawthorne, who had been born in England and was described as an adopted son; he did not have an occupation, being listed instead as being "at home," like the Bartow sisters. Also listed was Olmstead Robinson, 32, a widowed black man, who was a farm laborer. The agricultural census listed the use of the acreage and the livestock kept on the property.⁹¹

CEDAR GROVE AFTER MARIA BARTOW COLE'S DEATH IN 1884

Maria Bartow Cole died on August 24, 1884, having lived at Cedar Grove with her children and sisters for 36 years after her husband's death. One of her great-grandchildren described how the household operated in the years afterwards, when it was occupied primarily by her son Theodore and his wife, Eugenia, until his death on December 15, 1928:

To help out with expenses, since my grandfather's [Theodore Cole's] farming was not too profitable, every summer there were paying guests- generally elderly spinsters or couples who must have found it desirable to live amid such beautiful surroundings with all the fresh fruits and vegetables.

My grandmother Cole was Irish—Eugenia Casey, before her marriage... Her main activities were sewing, knitting, dusting, doing dishes, and telling me stories or reading to me. One of my favorite passtimes [sic] in the winter was to visit "Gigie" as I called her. We generally sat in the southwest bedroom which had a beautiful view of the mountains, and what was more interesting to me, the West Shore Railroad. We knew exactly when what trains went by. That room had a big coal stove (the entire house was heated by individual stoves and fireplaces) on which my grandmother would toast little balls of bread which I liked to eat. I remember her with a great deal of love and so did everyone else in the family.

Very often I would spend the night in a little room off my grandparent's [sic] bedroom. That room had no stove and in the winter the bed sure was cold when you first got in it. I wore bed socks knitted by my grandmother. The windows of that old house didn't fit very

88. New York State Census, 1855, Catskill, Greene County, ancestry.com, accessed June 5, 2019.

89. U.S. Census, 1860, Catskill, Greene County, ancestry.com, accessed June 5, 2019.

90. U.S. Census, 1870, Catskill, Greene County, ancestry.com, accessed June 5, 2019.

91. U.S. Census, 1880, Catskill, Greene County, ancestry.com, accessed June 5, 2019.

well, and to help keep out the cold bags of sand were laid along the cracks. When the wind blew[,] the windows rattled and you could hear the snow beating against the panes and the moaning of the big evergreen trees outside.

Aunt Florence, my mother's older sister was in general charge of the household. She was forever spoiling my fun by ordering me to bring up a pail of water, carry down the slops or some such chore. The only bathroom was downstairs, but there was a delux [sic] outhouse in the bushes near the house. Aunt Florence had married Stanley Vincent, an elegant gentleman with a fine horse and buggy. . . They lived in a little house on the place that adjoined the hired man's quarters until he died, when she moved back to the big house.⁹²

Based on physical evidence, the two-and-one-half-story frame addition on the northwest end of house for use as a kitchen appears to have been added in the late nineteenth century, as was a two-story frame addition constructed to house an attached privy (as opposed to the freestanding "delux outhouse" described above).⁹³

The 1900 federal census listed Theodore and Eugenia Cole and their three children; Theodore's sister Emily; his Aunt Harriet; a nurse; two female servants; and two farm laborers. As their grandson had suggested, there were also two boarders when the census taker arrived: one was an 88-year-old woman whose occupation was listed as "capitalist," and a younger woman, who may have been her daughter.⁹⁴

THE MID-TWENTIETH CENTURY

In March 1922 Eugenia Cole signed an agreement with a contractor, E. L. Peloke of Catskill, to install a low-pressure steam heating system throughout the house, though her husband was still alive. The agreement listed the following rooms that were to have steam radiators: on the first floor, the parlor, living room, hall, library, china room, bedroom, and bathroom; on the second floor, the parlor chamber, hall, two living rooms, another library, and the rear chamber; and in the basement, the dining room and possibly a side hall. Florence Cole Vincent, Eugenia Cole's daughter, may have been involved with the planning for the installation of this central-heating system, for her name appeared on the specifications and contract but was crossed out and replaced with her mother's name. A new chimney was installed on the outside of the east façade, replacing an original interior chimney, in order to accommodate the new flue for the boiler.⁹⁵

The Brooklyn Standard Union published an article about the Rip Van Winkle legend and the village of Catskill in September 1922, which included a description of the Cole house:

On the outskirts is the beautiful old home of Thomas Cole, one of the earliest of American landscape painters, and one of the first to carefully study nature. It is kept as in the artist's lifetime by his son, Theodore Cole, and the latter's wife. The large, white house, standing in the midst of extensive grounds, has the appearance of an old Southern mansion. A tall flight of steps with pink oleanders on one side leads to the spacious veranda and wide door with fan light and side windows. Within, large rooms open on either side

92. New York Department of Health; Albany, NY; *NY State Death Index*, ancestry.com, accessed Sept. 25, 2019. Theodore Van Loan, Autobiography, typescript, Cole Archives.

93. Richard Greenwood, "Thomas Cole House," National Register of Historic Places Inventory--Nomination Form, Landmark Review Task Force, Washington, D.C., Sept. 28, 1983. Email, Chelle Jenkins to Diana Waite, June 12, 2019.

94. U.S. Census, 1900, Catskill, Greene County, ancestry.com, accessed June 5, 2019.

95. Specification and Contract, E. L. Peloke and Eugenia C. Cole, March 14, 1922, THCO Archives, Box 7, Folder 12.

from the hall, fitted with beautiful old furniture, the walls hung with original paintings and reproductions of Thomas Cole's works. Photographs of figures from many of the allegorical pictures which he painted in later years are among these. Mr. Cole was born in England, but came to this country at an early age and discovered the beauties of the upper Hudson. His love for the Catskills led him to finally establish his home there...

From the steps of the Cole mansion the beautiful view suggests an English landscape in the meadow lands.

A path leads directly from the steps into the garden between rows of coral and white phlox and toward the old building containing Thomas Cole's studio. Here he painted many of his best works.⁹⁶

Plans announced in 1933 called for the west approach to the new Catskill-Hudson bridge to be built in about three years. It was expected that "some four or five acres of land and seven buildings, including the Thomas Cole studio" would be acquired for the purpose.⁹⁷ Within eight months, however, plans for what was described as a "Y-shaped west approach" had "been abandoned," and the traffic would "move over a route cutting across the north end of the estate instead." Protests against the plan had been organized by "Greene County civic and historical associations."⁹⁸

Plans of the ground and second floors of Cedar Grove were prepared circa 1950. Though difficult to read, they show that the basement southeast room had been divided into two rooms. They also show the kitchen in the north addition, as well as the 1920s rebuilt east chimney.⁹⁹

In 1955 the Fortnightly Club of Catskill included the Cole House in a tour of Catskill homes. Florence Cole Vincent was listed as the owner at that time.¹⁰⁰ She was the daughter of Theodore and Eugenia Cole and the granddaughter of Thomas and Maria Cole.

Edith Cole Hill inherited Cedar Grove from her aunt, Florence Cole Vincent, in 1961; it had been her home for many years. Edith Cole Hill, later Edith Cole Silberstein, the great-granddaughter of Thomas and Maria Cole, would be the last member of the Cole family to own the house.¹⁰¹

In November 1962, at the instigation of Gov. Nelson A. Rockefeller, Dr. Albert Corey, the state historian, prepared a proposal for the New York State Board of Regents and the Advisory Council on Historic Sites to purchase the Cole house and studio and "some 40 paintings in the home" for

96. "Catskill Village Recalls 'Rip' Legend," *Brooklyn Standard Union*, Sept. 18, 1922.

97. "Leading Events of the Past Week," *The Otsego Farmer*, March 17, 1933. For information on earlier sales of portions of the property, see Heritage Partners and Robert M. Toole, *Cultural Landscape Report for the Thomas Cole National Historic Site: Cedar Grove, Catskill, New York*, 2004.

98. "Rip Van Winkle Span Redirected to Save Studio of Thomas Cole," *Albany Evening News*, Aug. 23, 1933. This was not the first land loss; as early as 1884, a map proposed a subdivision on the orchard grounds, west of Spring Street. The current 3.3 acres designated as the National Historic Site are a fraction of the family's historic 75 acres adjacent to the house. Heritage Partners and The Office of R. M. Toole for the U.S. Department of the Interior, "Cultural Landscapes Report, Thomas Cole National Historic Site: Cedar Grove," National Park Service, March 29, 2004, 65, 70.

99. Circa date supplied by Peter Fedoryk, THCO Archives.

100. "Catskill Club to Make Tour of Homes," *Knickerbocker News*, May 3, 1955.

101. Michael Quituisaca, "'An Act of Love': The History of the Thomas Cole National Historic Site," Thomas Cole National Historic Site Cole Fellow Report, 2018, 3. "State Wants to Purchase Cole House," *Knickerbocker News*, Nov. 20, 1962. One article stated that she had lived there "for more than three quarters of a century." [Note: another article from Jan. 30, 1963 says only 20 years]

\$89,000. The owner was identified as Edith Cole Hill, then a resident of Scottsdale, Arizona.¹⁰² An article about the proposal included two photographs of the living room taken to show the paintings still in the house.¹⁰³

Dr. Corey told a reporter that the “building itself is sound, though it hasn’t been kept up,” noting that “to be visited by the public it would need cleaning up, including new lighting and heating systems.”¹⁰⁴

In January 1963, Assemblyman Clarence D. Lane of Greene County introduced a bill in the New York State Legislature to make the Cole property a state historic site.¹⁰⁵ In April, however, the Kingston Daily Freeman reported that the bill appeared to be “doomed”; the bill was said to have “no chance of passage at this session of the Legislature.”¹⁰⁶ The 1846 “new studio” on the property was demolished.¹⁰⁷

Greene County state legislators introduced legislation again in early 1964. A Kingston newspaper noted that the bill “is in line with the thinking of preserving historical and cultural background for the benefit of future generations.” It was also intended as a “memorial acquisition” to honor Albert Corey, “who was so vigorously in favor of acquiring this site as an important addition to the historic sites of the State of New York.” Dr. Corey had died as a result of an automobile accident in November 1963.¹⁰⁸

After this bill was reportedly “stalled in the Budget Committee” of the state legislature, Mrs. Hill “decided to hold an auction” of the paintings and furnishings. A newspaper article published in August 1964 reported that she would “retain the Cole home and property, which is in excellent condition.”¹⁰⁹ In September 1964 she told a reporter that she “maintains the home as a summer residence and ‘it’s costing me a lot of money to keep it going,’” including the cost of heating the building in winter.¹¹⁰

On September 26, 1964, O. Rundle Gilbert auctioned off furnishings and paintings at the house. William Kennedy, then a reporter for an Albany newspaper and later a Pulitzer Prize-winning novelist, wrote that “mostly it was an event of mixed dignities—the dignity of one of the east’s most noted auctioneers and the huckstering which must go with his profession, contrasted to the genteel restraint that puts the antique collector and the art buyer in the quiet corner of the world, away from the mob.” An accompanying photograph of Edith Cole Hill explained that “she will use the house as a summer home, and retained some of her famed ancestor’s paintings to furnish the place adequately. The great accumulation of items since the home was first built in 1812 had

102. “State Wants to Purchase Cole House,” *Knickerbocker News*, Nov. 20, 1962. “Artist Cole Home May Be Museum,” *Daily Sentinel* [Rome, N.Y.], Nov. 20, 1962. *Kingston Daily Freeman*, Nov. 21, 1962.

103. “Cole Home 1800s Art Treasurehouse,” *Upstate Living, Albany Times Union*, Nov. 25, 1962.

104. “Catskill Home of Thomas Cole Studied for State Museum,” *Times Union*, Nov. 20, 1962.

105. “Painter’s Estate Sought for State Museum,” *Times Union*, Jan. 30, 1963. “State Museum Is Asked in Greene County,” *Kingston Daily Freeman*, Jan. 30, 1963.

106. “Passage Is Out for Bill on Greene Home,” April 4, 1963. “Cole Museum Bill Faces Failure,” *Times Union*, April 4, 1963.

107. McGown, 30.

108. “Bush Takes Action for Greene County Memorial to Art,” *Kingston Daily Freeman*, Feb. 17, 1964.

109. “Cole Paintings to be Auctioned at Catskill,” *Kingston Daily Freeman*, Aug. 31, 1964.

110. “Cole Paintings to be Auctioned at Catskill,” *Kingston Daily Freeman*, Aug. 31, 1964.

turned it into an early American museum.”¹¹¹ The auction reportedly attracted some 500 to 700 people.¹¹²

On June 23, 1965, by then known as the Thomas Cole House, as well as Cedar Grove, the property was designated a “Registered National Historic Landmark” by the National Park Service, along with Olana and the Mount Lebanon Shaker Society at Mount Lebanon.¹¹³ A plaque was installed at Cedar Grove to celebrate the designation.

Cedar Grove was dedicated as a “National Landmark” on August 10, 1966. Edith Cole Hill, her mother, and her son were living in the house at the time.¹¹⁴ Edith Cole Hill was married at the house a few weeks later, on September 22, 1966, to Howard E. Silberstein, a banker and former editor and publisher of the Catskill Daily Mail. After a honeymoon in Europe, they planned to live not at Cedar Grove but “in the Silberstein home on Athens Road, Catskill.”¹¹⁵

A newspaper account published just a few days after the wedding described the house at that time:

Maintenance has become inspiration under Mrs. Hill’s hands. First an auction was held, with five generations collections being sensitively sorted and put up for sale. The museum air disappeared with the museum relics—the house emerged. Mrs. Hill then used gallons of paint in Federal blues, greens and golds to brighten up the two foot thick interior walls. Since the house is three stories high and the stairways steep, she located three bedrooms on the middle floor—her own off the living room, her mother’s in the former parlor and her six year old son’s in the new wing, which is only slightly newer than the old. On the ground floor the dining room with its fireplace has been given over to Dennis and his Saint Bernard as a play room, the hallway converted to family dining. Done without disturbing a partition or in any way changing the architecture, the achievement is Mrs. Hill’s wish—a liveable, gracious home.

Although the changes sound sweeping, they are not visually intrusive. The parlor does not betray its function. Fine old furniture, an elegant fireplace (the house’s only physical change, added by Mrs. Hill’s aunt) built with a mantle echoing the woodwork of the ceiling to floor windows and an artfully disguised studio bed bely its bedroom function. After Dennis and the dog outgrow the play room it can be easily redone to serve again for dining. The choice furnishings are left, and the most cherished paintings by Cole kept. There are five of his landscapes as well as a charming study of the house by Thomas H. Moore. Art has not been forgotten, but integrated into the whole.

The grounds of the Hill house contain two studios used by the painter, one of which has been converted to an apartment. A charming out house, decked in the scrolls of 1812, has also been retained. It is unusual to find an estate of this age and importance where the buildings have all been so sensibly preserved.¹¹⁶

111. “Sold to the Man by the Tent Pole,” *Times Union*, Sept. 28, 1964. For the auction notice, see, for instance, *Rhinebeck Gazette*, Sept. 17, 1964; *Chatham Courier*, Sept. 17, 1964.

112. “Cole Art Auctioned for \$56,627,” *Knickerbocker News*, Sept. 28, 1964.

113. Peter D. Shaver, ed., *The National Register of Historic Places in New York State* (New York: Rizzoli, 1993), 63. “Congratulates Congressman,” *Kingston Daily Freeman*, June 28, 1965.

114. *Catskill Daily Mail*, Aug. 11, 1966. AIHA, Thomas Cole Collection, CV553, Box 2, Folder 7.

115. “Thomas Cole’s Kin Is Wed in Catskill,” *Times Union*, Sept. 26, 1966. “Catskill Publisher Takes Bride; Leave for European Trip,” *Kingston Daily Freeman*, Oct. 3, 1966.

116. “A National Landmark Remains a Haven,” *Times Union*, Sept. 25, 1966.

The Fortnightly Club of Catskill again included the Cole House in a spring 1973 tour of Catskill homes.¹¹⁷

National Register nomination for Cedar Grove is completed in November 1975. The form describes the house at that time, when it was still owned by Edith Cole Silberstein.¹¹⁸

Edith Cole Silberstein put the house up for sale in 1979.¹¹⁹ Over the ensuing decades, it would be taken over by a series of small trusts, historical societies, and interest groups.

A news story stated that the Catskill Center for Conservation and Development had “purchased the Cole home from a private owner in 1979 for \$125,000.” The Center had expected “to sell it to the National Park Service” but found that “tight budgets apparently have made the government takeover of more historic sites a thing of the past.” In a later interview, Ann Webster Smith, deputy commissioner for historic preservation in the state Office of Parks and Recreation, blamed “cuts in federal funding of preservation projects under the Reagan administration” for preventing the acquisition and maintenance of additional historic properties.¹²⁰

The “National Park Service made a preliminary study of the property in June 1980, but before it could complete the process, President Reagan’s budget policies put an end to plans for any new park service acquisitions.”¹²¹

THE LATER TWENTIETH CENTURY

The Hudson Arts Consortium, “an organization of arts professionals working to gain support for the conversion of the Thomas Cole House in Catskill into a regional museum,” sponsored a summer art exhibition of Hudson River painters at the Columbia-Greene Community College in 1980.¹²²

A Saugerties newspaper announced in March 1982 that the “Thomas Cole House and Studio in Catskill will soon open its doors to the public as a museum and gallery dedicated to the Hudson River School and other painters of the 19th century.” The Catskill Center had sold the property on March 5, 1982, to the Thomas Cole Foundation, “a newly formed nonprofit corporation set up specifically for this purpose.”¹²³

The west kitchen addition to the house was removed, and the Thomas Cole Foundation made minor repairs to the front porch and two interior parlors prior to the house being opened as a museum in 1983 (see Figure 16).¹²⁴ The National Register nomination form for Cedar Grove was prepared on November 26, 1975, and the house was finally listed on National Register of Historic Places on September 28, 1983.¹²⁵

117. “Tours Planned,” *Daily Freeman*, May 17, 1973.

118. Greenwood, National Register of Historic Places Inventory--Nomination Form.

119. Quituisaca, 3.

120. “Government Takeover of Historic Sites Ending,” *Syracuse Herald-American*, Aug. 23, 1981.

121. “Government Takeover of Historic Sites Ending,” *Syracuse Herald-American*, Aug. 23, 1981.

122. “Major Hudson Valley Art Exhibit,” *Old Dutch Post Star*, July 31, 1980.

123. “Thomas Cole Museum to Open,” *Old Dutch Post Star*, March 18, 1982.

124. Quituisaca, 6.

125. Greenwood, National Register of Historic Places Inventory--Nomination Form. Photographs, THCO Archives, Box 6, Folder 8.



Figure 5. Undated views of the house before the circa 2000-2001 restoration. The shed-roofed appendage north of the porch housed a privy. THCO Archives, scanned collection.

The foundation, however, had trouble maintaining the property, and over the years the house deteriorated. An article supplied by a news service and published in September 1991 stated that “Thomas Cole would be dismayed, but surely not surprised, at what time and the elements have done to his house.” “Cole’s house is now black and blue from the passage of the past 176 years, but help may be on the way,” the story continued. The National Park Service was then “completing a study of whether to turn the Cole house into a national historic site.” At the same time the “National Parks and Conservation Association was drafting a plan to convert the Cole house into a Hudson River artists’ national historical park to honor not only Cole but Frederic Church, Albert Bierstadt, Jasper F. Cropsey, Asher Durand, John Kensett, Fitz Hugh Lane and other stalwarts of the Hudson River School.”¹²⁶

In 1993 Cedar Grove was listed as an “endangered property” by the National Park Service in an annual report of threatened National Historic Landmarks.¹²⁷

By 1997 the house was in poor condition: the front porch was unstable; boards on the porch roof were missing or rotted; the brick masonry under the porch had fractured and was moldy; exterior paint was peeling; windows were broken and missing their trim. Parts of the interior were covered with mold and damaged by water, and the electrical system needed to be replaced. Nevertheless, the board of the Greene County Historical Society voted unanimously on December 6, 1997, to acquire the property, “contingent upon approval of a \$357,500 State grant, applied for with the help of the Catskill Center.” With significant leadership and financial support from Raymond Beecher and contributions from many others, the historical society took title to the property on November 30, 1998. Marilyn Kaplan was hired in 1999 to provide architectural services.¹²⁸

In November 1999 Congress passed a bill intended to allow the Greene County Historical Society to “own and operate the Cole house while the National Park Service will conduct education programs, research and technical assistance.” Senator Daniel Patrick Moynihan, a sponsor of the legislation, said that “restoration work is necessary but encouraged all New Yorkers to plan a visit.” It was expected that President Bill Clinton would sign the bill. The site was established as an affiliate of the National Park Service in 1999.¹²⁹

Dimensions North of Catskill, which was owned by Richard Rappelyea, was awarded the construction contract. Work began in May 2000, with Jack Van Loan as the clerk of works. A report stated that the following work was done:

A new roof was installed, the piers re-bricked, and broken window panes replaced. Between snowstorms the porch roof [work] continued, which included fabricating and installing sheet metal sections. A parapet resembling the one that was on the roof in Cole’s time was installed as well. Even the privy of the house was restored, with Raymond Beecher donating the money needed out of his own pocket, valued at \$22,000. The interior work began in the winter as well, which required the removal of 20th century appendages to start. A ceiling was replaced, the walls of the hallway and bedrooms were extensively [scraped] and painted over, and the stair rail regained the glow of the old tiger maple wood it once had. Van Loan was in constant communication with Rappelyea’s team

126. “Parks [*sic*] Service Considers Cole’s House,” *Garden City Telegram*, Sept. 6, 1991.

127. Quituisaca, 6.

128. Quituisaca, 8–11.

129. “Congress OK’s FDR Visitor Center,” *Harlem Valley Times*, Nov. 24, 1999. Quituisaca, 11. Park Planning & Special Studies Div., Northeast Region, National Park Service, “Thomas Cole National Historic Site, Draft General Management Plan/Environmental Assessment, 2004,” 9.

during restoration; he was at the site every day to make sure things were going according to schedule and to address any problems that arose.¹³⁰

In September 2000 the Building Conservation Branch of the Northeast Cultural Resources Center of the National Park Service submitted a “Historic Paint Finishes Study,” which had identified the paint finishes in place in the house, the “old studio,” and the privy during Thomas Cole’s residency, from 1836 to 1848. The study was carried out as part of the Park Service’s agreement with the Greene County Historical Society.¹³¹

In October 2000 the house opened to public for an exhibition entitled *In the Spirit of Thomas Cole*. It was to be open each weekend of that month.¹³² It opened for tours again in May 2001, and a grand opening and rededication ceremony was held on July 14, 2001.¹³³

A second phase of renovations, including work on the ground floor, was completed in 2002.¹³⁴

The National Park Service reported in 2004 that “since acquiring Cedar Grove in 1998, the Greene County Historical Society has spent close to one million dollars in restoring the property, primarily the main house.” The funders included “Benjamin Moore Paints, which paid for painting the interior and exterior of the main house.”¹³⁵

In 2009, the site retained historic interiors expert Jean C. Dunbar of Historic Design Inc. to research the interior and determine its Cole-era decoration and furnishings.

In 2010 the Thomas Cole National Historic Site separated from Greene County Historical Society and came under the care of a separate nonprofit organization.¹³⁶

In 2010 Matthew J. Mosca of Artifex, Inc., conducted a study on historic paint finishes for the site in conjunction with the furnishings plan developed by Dunbar.¹³⁷ In 2015 he submitted a report on phase 2 of his historic paint finishes study, again in conjunction with Jean C. Dunbar’s furnishings plan.¹³⁸ The New Studio opened in 2015.¹³⁹ The next year a new heating system was installed, and in 2017 the stair hall and the east and west parlors were restored.¹⁴⁰

130. Quituisaca, 11–12.

131. Building Conservation Branch, Northeast Cultural Resources Center, National Park Service, “Historic Paint Finishes Study, Thomas Cole House, Privy and Studio,” Sept. 2000. Subsequent reports by Matthew Mosca, submitted in 2010, provide more comprehensive information on interior decorative finishes.

132. Quituisaca, 12.

133. Quituisaca, 12.

134. Quituisaca, 14.

135. Park Planning & Special Studies Div., Northeast Region, National Park Service, “Thomas Cole National Historic Site, Draft General Management Plan/Environmental Assessment, 2004,” 11.

136. Quituisaca, 14.

137. Matthew J. Mosca, “Cedar Grove, Historic Paint Finishes Study: Initial Report,” Dec. 16, 2010.

138. Matthew J. Mosca, “Historic Paint Finishes Study: Cedar Grove,” Phase 2, [March 17, 2015].

139. Quituisaca, 14.

140. Betsy Jacks and Rich Rappleyea, tour of property with JGWAA staff, Oct. 25, 2018.

PART 1

ARCHITECTURAL DESCRIPTION

The architectural investigation of Cedar Grove (Thomas Cole House) by a team of architects, historians, and engineers began in October 2018 and continued through June 2019. The purpose of the investigation was to produce a detailed record of the house as it now exists and as it evolved, beginning in 1815-16 and ending with the most recent restoration work carried out in 2017. During this process, the house was furnished with collections and exhibits, making an in-depth investigation in some areas difficult. This was particularly true in some important spaces where carpeting or a floorcloth concealed the floors and where wall surfaces were hidden behind furnishings or other materials.

As part of the analysis and recording of the house, the architects produced a full set of record drawings, including floor plans of the basement, first floor, second floor, and attic, as well as a roof plan and full exterior elevations.

The ongoing paint investigation carried out by Matthew J. Mosca of Artifex, Ltd., beginning in 2015 and continuing through the current inspections, provided important information concerning the historic appearance of the house and its evolution. An earlier paint investigation by the National Park Service in 2000 and additional paint sampling in 2019 by John G. Waite Associates, Architects for this report were also useful in developing a full understanding of the evolution of the house.

Typically, the production of a historic structure report is undertaken prior to any significant intervention or restoration. In this instance, the report was initiated some twenty years after the restoration process began at Cedar Grove. Unfortunately, the various restoration projects, including the extensive rebuilding of the south and west porches, removed evidence concerning the appearance of the house during the Thomson and Cole families' occupancy. There are some photographs, but apparently no written analysis of conditions and evidence uncovered during that demolition and reconstruction process.

The furnishings plan completed by Jean C. Dunbar in 2011 is a significant document that provides important information about the occupation of the house. That very detailed study brought together, for the first time, extensive archival material concerning the construction and occupation of the house by the Thomas and Cole families over some 150 years.

A careful examination of historic photographs is a vital part of the process to produce a historic structure report. The small collection of historic photographs provided important visual evidence for the various changes made to the house, such as the unique, now missing, west additions made during the Cole occupancy. These additions, removed as recently as 1983, were important to the function of the house in the nineteenth century. The photographs also revealed other now missing elements, such as the original east chimney, the roof access hatch, and the weather vestibule in front of the main entrance.

The descriptions and analyses begin with the exterior of the original house, starting with the south elevation and continuing around the house with the west, north, and east elevations, and then concluding with the later north wing and privy. The interior descriptions begin in the basement, continue with the first and second floors, and end with the attic. Most of the room numbers were assigned by the client; the architectural team gave numbers to unassigned spaces and to the door

openings. Detailed descriptions of the doors and hardware are placed with the description of the room into which the doors open.

The goal of this section is to place each element or feature within the time frame of its origin, and to provide a discussion of the evolution of certain significant features. For the purposes of the architectural description, the following dating system is used:

For the 1815-16 house constructed by Thomas and John Alexander Thomson:

Original: material that is original to the 1815-16 construction

Circa 1831-32: work carried out by Hiram Comfort

Circa 1835: additional work carried out by Hiram Comfort

Circa 1922: work carried out as part of the installation of the new heating system.

For the late nineteenth-century north addition:

Late nineteenth-century: material original to the construction of the addition

Recent: work carried out as part of the renovation beginning in 2000.

Exact dates are provided when known. Although the discussion of the evolution is based on physical and documentary evidence, there are still unknowns and areas of speculation. In some cases, alternative conclusions are offered based on the evidence and the investigator's experience, so that those alternatives can lead to future research and probes of the historic fabric. An example of this methodology is found in the discussion of the Italian marble mantel in the West Parlor (103). Various possibilities exist concerning the Thomson brothers' initial intention for the placement of this object in the home during construction. Probes of the chimney breasts in the East and West Parlors may provide answers to the questions raised.

HARDWARE & HEATING

Two important tasks of the investigation involved the analysis of the door and window hardware and the nineteenth-century heating system.

HARDWARE

The surviving original hardware found in the 1815-16 house is of very fine quality. The cast and chased brass door knobs, keyhole escutcheons, and locks, as well as the intricate brass window latches and the hooks used in the first-floor entrance hall, all originated in Birmingham, England. In the eighteenth and nineteenth centuries, that city was a major supplier of brass hardware. Rare surviving, beautifully illustrated catalogs record the products that were produced by various, frequently unnamed Birmingham brass foundries.

The Thomsons would have acquired these fittings from a New York City hardware merchant that dealt in Birmingham brass products. Simpler hardware, such as the iron rim locks with plain unadorned brass knobs, and some distinctive brass latches, may also be of English origin.

The late nineteenth-century hardware, such as the cast-iron rim locks with ceramic knobs, is of domestic origin. Some of the locks are marked *Corbin*. The P. & F. Corbin company founded in 1849-51 in New Britain, Connecticut, one of the many nineteenth-century hardware manufacturers located in that state, was a prolific manufacturer of this type of lock.

HEATING

An analysis of the evolving heating system at Cedar Grove was one of the challenging aspects of the historic structure report investigation.

The era of the original construction of the Thomson house was one of transition in the methods of heating. In the eighteenth century, houses generally relied on large fireplaces for heat, although some Hudson Valley Dutch houses might include small box stoves to augment their inefficient jambless fireplaces. By the end of that century, more efficient forms of fireplace construction were developed by Count Rumford and others. Smaller fireboxes incorporating coal grates and Franklin stoves/fireplaces became popular. At the same time, efficient free-standing cast-iron stoves were developed and mass-produced in many communities. The nineteenth century was to be the age of the stove.

By 1815-16, when Cedar Grove was constructed, coal grates and stoves were the popular choice for heating, although the fireplace might still function for open hearth cooking or as a visual aesthetic feature in various rooms. The continued presence of a decorative mantelpiece, without an actual fireplace, remained a feature in important rooms throughout the nineteenth century. Heat was supplied by stoves, frequently positioned in front of the mantel, and eventually by furnaces hidden in the basement.

Typically, a large center hall house such as Cedar Grove would include two or more large chimneys with multiple flues to service the fireplaces in the primary rooms. The situation here is different. The house originally had three chimneys, varying in size from large to small. At the west end of the house, a large internal three-flue brick chimney serviced the basement kitchen fireplace and oven, the first-floor dining room (103) fireplace, and a stove in the second-floor bedroom (203). A smaller internal brick chimney at the east end of the house likely did not incorporate fireplaces, but serviced stoves in the first-floor parlor (102) and second floor bedroom (202). A third, much smaller, single-flue brick chimney was situated above the north wall, immediately east of the window of bedroom 204. This chimney serviced the stove in the small second floor north bedroom (204) and the stove placed in the main hall (101).

The original kitchen (B04) featured a large fireplace for open hearth cooking. The 1821 Thomas Thomson inventory indicates that, by that date, a cooking stove was in use in that space. The fireplace opening was reduced in size in 1831 when the kitchen was transformed into the dining room. At that time, the bake oven was modified so that it was accessed in the new kitchen constructed outside of the house under the west porch.

The same inventory notes that the parlor (102) included a stove and pipe. That stove likely also serviced a dumb stove (see Figure 52), a stove that typically had no firebox, in the bedroom (202) directly above. There, the flue pipe would exhaust into the original small east chimney. Throughout the nineteenth century, dumb stoves were popular solutions to provide heat to second-floor spaces. This stove type could consist of a simple enlargement of the stove pipe or a plain box-like sheet-metal stove set on legs. The heated air entered the bottom of the “box” and existed via a pipe at the top. More elaborate examples sometimes included a separate chamber where an actual fire could be set for additional heat.

The space originally planned as the dining room (103) was initially minimally heated by the small, shallow Franklin fireplace that is still in place below the Italian marble mantel. No other stoves are listed in the 1821 inventory, so it is uncertain if a stove existed in the hall (101) at that time. Sometime before 1846, the floor area of the hall was increased so that a stove would be placed there, or possibly a larger stove if one was already in use there.

The 1846 John Alexander Thomson inventory reveals additional information concerning the heating of the house. It noted a stove and pipe in what was then the sitting room (103) (formerly

the dining room). Apparently, the small Franklin fireplace could not provide enough heat for a room used in this manner. By that time, the entrance hall (101) included a stove and pipe (see Figure 51). That stove, by way of the flue pipe, provided heat to the small first floor bedroom (104) and a second-floor bedroom (204), where it likely entered a dumb stove and then exhausted into the small north chimney (see Figure 49). No mention is made of stoves in the east first and second floor rooms (102 and 202), but an original stone thimble¹⁴¹ in the ceiling of room 102 indicates that stoves heated these spaces. The basement dining room (B04) included a stove and pipe that were probably positioned in front of the fireplace mantel. The kitchen, situated in the attached structure to the west, had a cooking stove that vented into the original west chimney. The opening for that stove pipe is still visible in what is now the exterior west brick foundation wall beneath the west porch.

Typically, stoves that were placed on wood floors were positioned on a surface that would insulate the floor from the stove. Frequently this was a board covered in metal. There are two references in the family papers to such boards: in 1832, a payment was made for “tinning a board for stove;” and in 1833, for “tin for fireboards.”

It was typical practice in the nineteenth century for heating stoves and related sheet-metal flue pipes to be removed from the various rooms at the end of the heating season. It was important to carefully clean both the stoves and pipes of the build-up of flammable soot that accumulated during the winter months. At Cedar Grove, the stoves and related apparatus may have been stored during the summer in an outbuilding. In an urban townhouse, it was common for the removal, cleaning, and storage of stoves to be carried out as a service offered by a stove supplier or another mercantile business. An understanding of this practice explains why stoves are not always found in inventories, as the inventories were sometimes carried out in the summer months.

Cedar Grove continued to be heated in this manner throughout the rest of the nineteenth century. By the 1890s the new kitchen in the north addition included a cooking range that vented into the small brick chimney at the north end of that addition. In the other rooms, the stoves were replaced by more efficient models. A circa 1905 photograph of the parlor (103) shows a large base-burning stove in the middle of the room. The stove pipe extended upward into the bedroom above (203) where it entered a dumb stove and then exhausted into the flue of the west chimney.

A significant change occurred circa 1922, when a steam heating system was installed and cast-iron radiators were placed in each room. The stoves became obsolete; only the small ornamental Franklin fireplace in room 103 survived the transition. The placement of the coal-fired boiler in the newly created northeast basement room (B03) necessitated the construction of a new east chimney to handle the exhaust of the powerful boiler. The original small east chimney did not extend to the basement and only included small flues to handle the exhaust from the two small stoves in rooms 102 and 202. The new larger external east chimney allowed for the installation of a fireplace in the east parlor (102), an amenity not originally found in that room.

The current ducted heating system was installed in 2016, at which time the 1922 radiators were removed.

141. The stone thimble was a large, square (usually about 16" x 16" and 12" thick) piece of stone set in the floor/ceiling framing to insulate the hot stove pipe from the wood structure. Contrary to popular thought, the opening was not simply there to allow warm air from the room below to enter the upper room.

EXTERIOR

1815-16 HOUSE

The original 1815-1816 L-shaped brick house is two stories with an attic and basement. The heavily painted brick is laid in a common bond (one header row to every five stretcher rows) on a rubble stone foundation. The basement steps out slightly from the upper façade, forming a water table. The grade slopes down to the west such that the west basement is fully exposed, while only a few feet of the basement is visible at the east end of the house. The wood shingled gable roof ends in a hip at the west end of the house. A shed-roofed porch wraps around the basement and first floor of the south and west elevations.

The original window openings share common features. The 3" wide single-fascia architraves are trimmed with a large quirked outer bead and a flush inner bead. White marble sills bear vertical tooling marks, as do most of the flat-arch marble lintels (exceptions are noted in the elevation-by-elevation descriptions below).

The use of a light yellow paint on the brick walls is based on the 2000 National Park Service paint analysis and on Frederic Church's description of the house (see Figure 2).

SOUTH ELEVATION

The three-bay-wide south elevation is the "front" of the house. At the first and second stories, the openings are arranged symmetrically: the first-story main entrance in the center bay flanked by window openings in the outer bays, and window openings centered in each of the second-story bays. The basement pattern is more irregular: the south basement entrance is in the west bay, with a window opening in the center bay and another window just west of the doorway.

DOORS: The three-bay-wide, two-tier high main entrance to the house, centered in the south wall, is set in the brick opening with a vertically-tooled white marble sill and lintel. Inside the opening, sidelights flank the doorway with its original six-panel stile and rail door, and a rectangular fanlight is centered above the doorway (see the interior description of room 101 for a detailed description of this door and its hardware). Each of the sidelight sash have eleven lights set in delicate curved muntins, embellished at the meeting points with cast-lead ornaments. The sidelights sit above molded sills and recessed paneled aprons. Symmetrical architraves (each made up of an outer fillet-and-ogee molding framing a field embellished with three vertical beads) flank the sidelights and extend up to a frieze and cap molding that extends across the entire composition. In the upper tier, the architraves frame roundels in the outer bays. The center bay holds the rectangular eleven-light fanlight, where delicate muntins with cast-lead ornaments are arranged in a fan pattern; at the base is a cast-lead spread-wing eagle. A crown molding caps the composition.

A late nineteenth or early twentieth-century photograph of the porch (see Figure 10) shows a wood weather vestibule with a scalloped crest positioned in front of the main entrance. This important feature would be placed in front of the entrance in the winter months to help retain the heat provided by the stove. The vestibule may be a very early feature, as the family papers make reference to work carried out on October 29, 1831 for "putting cover over door." There is no apparent physical evidence on the south façade for the attachment of the vestibule.

The original basement doorway in the west bay has a marble threshold and a flat-arch brick lintel (see the interior description of room B04 for a detailed description of this door and its hardware). The stile-and-rail door includes a nine-light glazed panel above two recessed vertical panels.



Figure 6. South elevation. JGWA, 2019.

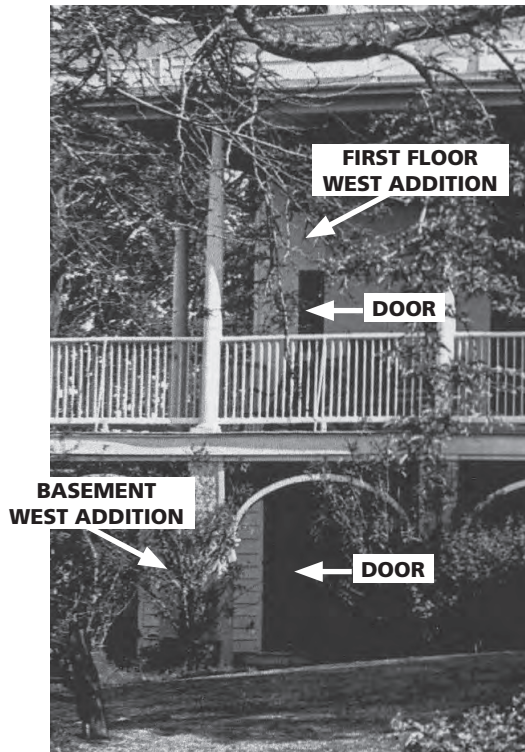


Figure 7. Undated photograph of Cedar Grove from the south, in the early twentieth century. The opening for the roof hatch can be seen at the roof ridge, and the ground floor and first-floor west additions are visible behind the southwest porch (left). The dark areas seen in the south facing walls of both additions are doorways. THCO Archives, Box 2, Folder 2.



Figure 8. The undated view above and the circa 1905 view to the left show the small, original east interior chimney. In the upper image, the west additions are visible past the south porch. THCO Archives, (upper image) Box 2, Folder 2; (lower image) Charles Van Loan, scanned collection.



Figure 9. Two undated historic views of the house from the south. Both images show the west additions. The door to the addition on the first-floor porch is visible just above the porch balustrade. THCO Archives, (upper image) Box 5, Folder 1; (lower image) scanned collection.

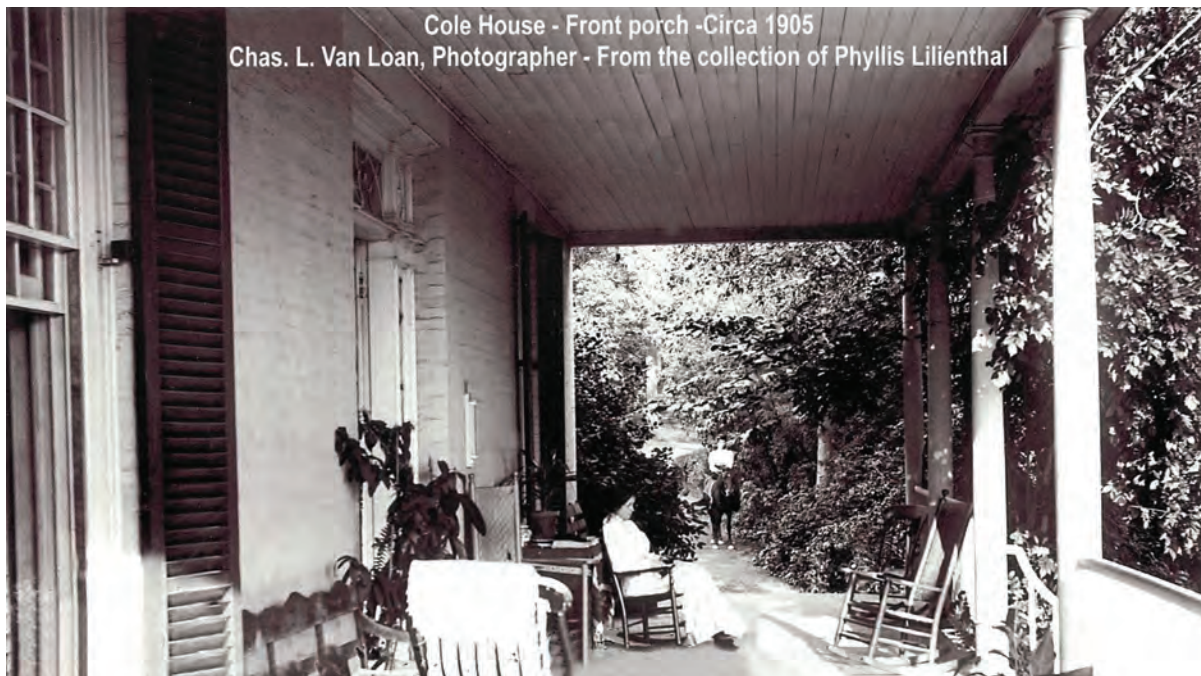


Figure 10. An undated view (upper image) and circa 1905 view (lower image) of the south porch, looking east. The upper image shows a wood weather vestibule with a scalloped crest at the main entrance. THCO Archives, (upper image) Box 3, Folder 21; (lower image) Charles Van Loan, Box 6, Folder 5.

WINDOWS: The original window openings (two at the basement level, two at the first story, and three at the second story) are all trimmed with 3" wide single-fascia architraves, each featuring a large quirked outer bead and a flush inner bead.

The two south basement window openings have white marble sills and flat arch brick lintels and hold original 6/6 wood sash. Shutters (each with two flush panels) flank the openings; the pairs of iron strap hinges at the shutters are supported on original iron pintles attached to the architraves. Original wrought-iron, Georgetown-style shutter dogs hold the shutters open.

The full-height first-story and second-story openings are set between white marble sills and flat-arch lintels, all with vertical tooling. The first story openings have original 9/9/6 wood sash and louvered shutters (each with three louvered panels), while the second-story openings are fitted with 9/9 sash and shutters with three flush panels. Historic photographs (see Figures 7-9) show louvered shutters; the paneled shutters were in place by 1999 (see Figure 5). Like the basement shutters, the original hardware at the upper floors includes wrought-iron strap hinges supported on iron pintles, and Georgetown-style iron shutter dogs.

FITTINGS: Three bronze plaques at the east end of the south elevation commemorate the 1965 designation of the Thomas Cole House as a National Historic Landmark; its listing as a registered historic site on the Greene County Historical Register; and its 1998 acquisition and subsequent restoration by the Greene County Historical Society.

West of the basement doorway, an iron hook supports an electrified reproduction copper lantern. There is an oval wood plaque east of the doorway.

SYSTEMS: Downspouts at the east and west ends of the south elevation extend down from a built-in gutter along the south eave of the roof, to the porch roof. The east downspout then bends around the building to continue down the east elevation. The west downspout



Figure 11. The Thomas Cole House from the southeast (upper image); the main entrance in the south elevation (center image); and the basement of the south elevation, looking northeast. JGWA, 2019.

continues into the porch roof to connect to its gutter.

SOUTHWEST PORCH

The shallow shed-roofed porch that wraps around the south and west elevations was largely rebuilt in circa 1999.

The wood south stair to the porch aligns with the front entrance. The stair rests on two bluestone steps, then ascends in ten 7-1/4" high risers to the porch floor. The 11-1/2" bullnosed treads are each trimmed with a cavetto at the juncture of the tread and riser. The wood handrails on each side of the stair are supported by 1-1/8" square balusters, two per tread. Beginning at 5" wide turned newel posts at the base of the stair, the gooseneck railings sweep up as they meet the porch columns. Wood lattice encloses the area below the stair. The stair at the east end of the porch is similar, but has eight risers.

East of the south steps, the area below the porch is enclosed with diagonal wood latticework. West of the steps, in the fully exposed basement level of the porch, the ground surface is covered in irregular bluestone pavers. This area is partially enclosed by arched lattice panels rising from curvilinear gingerbread brackets set between the brick piers. The use of lattice in this area is first recorded in the 1868 Charles Herbert Moore painting (see Figure 4). The date of installation is unknown, but it may date to Thomas Cole's occupancy of the house. When first installed, it did not extend fully along the west elevation; it was limited to the south bay and half of the next bay, where it abutted the 1831-32 west addition to the basement. The final bay north of the addition did not originally contain the lattice detail.

The recent 11", 7", and 5" wide tongue-and-groove porch floorboards, bullnosed along the outside edge, are laid perpendicular to the south and west elevations. The tongue-and-groove beaded boards that form the porch ceiling are 11'-2 1/2" above the porch floor. A small 1-3/4" high base (fascia with a fillet shoe) and a 1-3/4" cornice (bead, fillet, and ovolo), trim the brick walls.



Figure 12. The south porch, looking west (upper image); and the west porch, looking north (lower image). JGWA, 2019.

Eleven locust wood columns on square brick piers support the outer edge of the porch roof. The wood columns begin with a simple fillet and ovolo base. The slightly tapered shafts are trimmed with a small astragal molding and end at a fillet and ovolo cap. Above the columns is a soffit trimmed with a bead.

A 3'-4" high wood railing extends between the columns. The 7/8" square balusters that support the rounded handrail sit on a simple fascia base, which in turn is supported by small wood posts. Steel braces at each post provide additional support to the railing.

Along the edge of the porch roof, a wood parapet was constructed circa 2001 to replicate the no longer extant historic feature. Bays of recessed panels are separated by openwork curvilinear panels. On the south parapet, the openwork panels are centered on the south elevation's three bays; on the west parapet, those panels align with the two outer bays.

SYSTEMS: Porch lighting is provided by a reproduction hanging electric lantern with three candelabra bulbs, positioned in front of the main entrance, and by four recessed ceiling fixtures. No lantern is seen in the historic photographs of the porch.

The air conditioner condensing units are positioned below the porch, at the east end of the south elevation.

Downspouts extend down along the southeast, southwest, and northwest corner columns. A security camera, conduit, and wiring are mounted to the southeast column.

WEST ELEVATION

The west elevation of the original house is three bays wide, with window openings in the outer bays on each floor, flanking a central internal chimney. A basement doorway, north of the center bay, was created circa 1831-32 when Hiram Comfort constructed a wood frame addition onto the west elevation at basement level.

WEST ADDITION: The wood frame addition (now missing) is recorded in various nineteenth and early twentieth-century images (see



Figure 13. The house from the southwest (upper image), and the area below the west porch, looking south. JGWA, 2019.

Figure 7 and Figure 9). The rectangular 13' x 18' structure was positioned beneath and beyond the west edge of the porch. Sheathed in horizontal clapboards, the north and south elevations included doorways while the original west elevation may have had two window openings. This structure was reduced in size by removing the west portion that extended beyond the porch, possibly at the time of the north wing's construction in the late nineteenth century (see Figure 15). The west wall was repositioned to align with the outer edge of the first-floor porch. The new frame wall surface included two window openings. This important room likely functioned as the kitchen, beginning in 1832. The "No 4 Novelty Cooking Stove" purchased by Alexander Thomson in November 1842 was installed next to the plastered brick wall.



Figure 14. West elevation. JGWA, 2019.



Figure 15. Conjectural sketches of the west additions. The upper left view from the north shows the earliest kitchen addition and a structure on the first-floor porch; the lower left view shows the kitchen addition from the southwest. In the upper right image, the addition has been reduced to the width of the west porch, and the first-floor structure has been removed. The kitchen moved to the north addition in the late nineteenth century. JGWA.



Figure 16. (Upper left) A photograph from the northwest, before the removal of the basement level west addition in 1983. The addition on the first-floor porch has been removed. Note that there is no decorative latticework below the north end of the porch. Alice McGown, "Cedar Grove: The Residence of Thomas Cole" Master's Thesis, Columbia University, 1985. THCO Archives.

(Center and lower left) Demolition of the west addition in 1983. The north and south doors to the addition are shown, as well as two window openings in the west wall. In the lower image, the stove pipe opening is visible in the brick wall of the house. Note that the decorative latticework shown at the south end of the porch is not duplicated at the north end. THCO Archives, Box 6, Folder 8.



Figure 17. The bake oven door and chamber. The brick work at the far east end of the chamber appears to be the location of the original access from the 1815-16 kitchen. JGWA, 2018.

A separate wood frame structure was positioned on the porch directly above the ground floor addition. This 6' x 18' rectangular structure was accessed from the porch by a doorway in the narrow south elevation. The date and function of this upper addition is unknown, but it may be contemporary with the basement level addition, or may be the addition to the house constructed by Hiram Comfort in 1835. Although this small room was probably unheated, it would have received some warmth from the stove in the kitchen directly below.

The upper structure was removed at an undetermined date, but the lower structure survived in its reduced form until 1983, when photographs record its demolition (see Figure 16). The circa 2000 reconstruction of the porch removed all of the evidence for these important additions. The only surviving physical evidence is found on the brick wall of the basement level where the bake oven access, a stove pipe flue opening, and traces of plaster can be seen on the wall surface.

DOOR: The doorway, created when the west addition was constructed, is framed by a 4" wide fascia trimmed with a bead at the interior edge. A bluestone step is positioned below the raised wood threshold. The stile-and-rail door has a nine-light glazed panel above two vertical panels (see the interior description of room B04 for a detailed description of this door and its hardware).

WINDOWS: The trim and sash of the window openings at all three levels match those of the south elevation. At the basement and first floor levels, the shutters match those on the south elevation; the second-floor windows have two-paneled louvered shutters. The shutters are missing at the north basement window, but the pintles for the hinges remain; there is no evidence for holdbacks.

SYSTEMS: Recessed fixtures in the porch ceiling provide lighting to the first-story porch. The other elements for systems on this elevation are found at the basement level.

Immediately south of the basement doorway is a cast-iron door to a bake oven. The a 1'-2 1/2" wide x 10-3/4" high door from "Willcox & Co." of New Haven, Connecticut, has two small strap hinges and a latch. Above the door, a small iron handle controls the airflow into the oven. The brick baking chamber is a semi-circular, domed space. An area on the east side of the chamber that has been infilled with brick may be the original access from the original kitchen (B04). A matching cast-iron oven door remains in place in the fireplace chimney mass at the west end of the Old Studio.

A circular 8" diameter stove pipe flue between the basement doorway and south window, approximately 6'-8" above the level of the door threshold, is closed with a thimble; a condensate drain extends through the thimble down into the bluestone floor.

There is an electric meter and corresponding conduit between the north window and the doorway, where the main electric service enters the basement.

FITTINGS: A bronze rubbing medallion and an iron hook near the north first-story window is part of the Hudson River School Art Trail.

At the basement level, a nineteenth-century iron pin and chain with ring are attached to the south end of the elevation, approximately 5'-0" above grade. The pin is now painted to match the façade. Immediately south of the west basement window, a small iron plate and bolt are attached to the brick wall surface.

NORTH ELEVATION

The original three-bay wide north elevation includes window openings in the center bay and a recessed area in the east bay. The late nineteenth-century construction of the north wing covered the west end of the elevation, leaving just the center and east bays exposed. A small appendage to house a privy at the west end of the recessed porch was added in the late nineteenth century.

A small brick chimney that serviced the hall stove was originally positioned above the roof overhang, immediately south of the second-floor window. The base of this feature is visible in the attic (see Figure 85). It was likely removed when the 1922 heating system was installed.

WINDOWS: There are single original window openings in the basement, first story, and second story of the center bay. All three openings have typical original features: 3" wide architraves each trimmed with a single bead; marble sills with vertical tooling; a flat-arch brick lintel at the basement opening; and flat-arch marble lintels at the upper story openings.

In the basement opening, the original twelve-light sash is set deeply into the opening with plain wood reveals; this is unlike the shallower recesses in the south, east, and west basement window openings. There is no evidence for the placement of shutters. The first and second-story windows include original 9/9 sash, and have two-paneled louvered shutters with

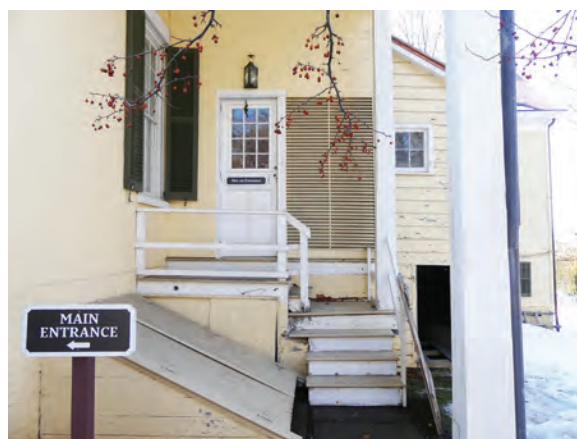


Figure 18. The north elevation, east of the north wing, with the shed-roofed addition that housed a privy (upper image); and the first story northeast porch (lower image). JGWA, 2019.



Figure 19. North elevation. JGWA, 2019.

typical hardware. The marble lintel at the first story differs from the typical, as its tooling consists of three tiers of diagonal lines.

SYSTEMS: At the second-story level, electrical conduit and surface-mounted boxes flank the window opening in the east bay. Conduit connects the box west of the window to exposed conductors at the northwest corner of the porch.

NORTHEAST PORCH

The east and north elevations step back (one bay each) to form a recessed area beneath the northeast corner of the gable roof. A second-story porch, accessed only through two windows, extends the full width and length of the recess. A first-story structure in the corner against the west end of the recess is an early addition, dating to 1831-32, based on Hiram Comfort's invoice for a "stoop (and room on stoop)." Late in the nineteenth century, a two-story shed-roof frame structure that housed a privy was built onto the north face of the small enclosed addition.

The first-story structure was modified (creating room 110) and a central doorway inserted; Comfort's September 14, 1832 invoice for 32 feet of siding for "room on stoop" suggests that this was an early modification. There is a large louvered panel to the north of the doorway; 41/4" to 9" high horizontal tongue-and-groove boards form the partition above and to the south of the doorway. The bullnosed edge of the porch floor sits above a plain fascia board; a fillet covers the junction between the floorboards and fascia. Below the fascia is the brick wall that encloses a small cellar room underneath room 110.

The wood stair to the porch (rebuilt circa 1999) begins with two bluestone slabs at grade. Four risers ascend west to a landing, then two risers continue south to the porch floor. The risers range from 7-3/4" high to 9" high, and the treads 11-1/4" to 11-1/2" deep. The plain wood railing incorporates some boards with edge flush beads; the other boards are plain. The circa 1999 railing at the first flight of stairs has a rounded handrail, while the railing along the edge of the porch has a square-edged handrail. Tongue-and-groove floorboards, 5-1/4" wide with a bullnosed edge, extend east/west.

To the south of the stair, the space under the porch floor, enclosed with horizontal tongue-and-groove boards, can be accessed by a sliding wood panel.

A twentieth-century concrete bulkhead stair, immediately east of the porch, provides direct access to basement room B03 (originally the "milk room," and now the boiler room). Pair of wood doors with strap hinges cover the stair opening.

Two 9-3/4" square wood posts on brick plinths (rebuilt in 2001) support the north edge of the second-story porch. The porch floor is made up of 7-1/2" to 8-3/4" wide floorboards laid north/south. Original narrow beaded boards extending east/west form the ceiling. The ceiling breaks near the center to allow light to the attic window, and the vertical sides of that opening are finished with tongue-and-groove horizontal boards.

Two columns (similar to the columns on the southwest porch) sit on square wood plinths and extend up to support the edge of the porch roof. A wood railing (similar to the southwest porch railing) runs between the columns and from the columns to the brick facades.

DOOR: A 2-3/4" wide wood fascia with an interior bead frames the porch doorway. The stile-and-rail door has a twelve-light glazed panel above two vertical panels (see the description of room 110 for a detailed description of the door and its hardware). Remnants of a more recent screen door—a spring closer, weatherstripping, marks for three butt hinges, and the keeper—remain on the trim.



Figure 20. The second-story northeast porch, looking west (upper image); and the house from the southeast (lower image). JGWA, 2019.

WINDOWS: There are four original window openings within the recessed porch: single first-story, second-story, and attic windows in the stepped-back north elevation, and one second-story window in the stepped-back east elevation. The first and second-story windows all have similar original treatments: 9/9 wood sash; marble sills and lintels with vertical tooling; typical 3" wide architraves; and shutters (each with two louvered panels) with typical hinges and holdbacks.

The attic window, high in an opening in the porch ceiling, has a 3/3 horizontal wood sash, a marble sill, a brick lintel, and typical 3" wide trim. The lower sash is positioned upside-down.

FITTINGS: A twentieth-century floor plan of the second floor shows a wardrobe or closet on the second-story porch, built against the north facade of the main house. The closet has since been removed.

SYSTEMS: An electrified reproduction copper lantern hangs on an iron hook above the doorway. There is a junction box on the north elevation of the house, east of the window opening; a pair of rigid conduits extend from this box up along the wall, into the attic. A downspout extends down along the northeast column of the porch.

EAST ELEVATION

The east elevation is three bays wide (not including the northeast porch area), with a chimney flanked by basement and first-story windows in the outer bays. A small gable window is positioned north of the chimney at attic level. A simple raking fascia trims the gable.

WINDOWS: The basement and first-story window openings on the east elevation have typical finishes: 3" wide architraves with outer beads; marble sills with vertical tooling; and flat-arch marble lintels. The basement lintels bear vertical tooling marks, while the first-story lintels each have three tiers of diagonal tooling.



Figure 21. East elevation. JGWA, 2019.

In the basement openings, the original six-light sash are set behind protective screens of vertical iron bars.

The first-story windows include original 9/9 sash. No shutters remain at the windows, but typical shutter dogs and pintles for strap hinges are found at the first-story openings. After the construction of the exterior chimney, the shutters could only open against the chimney, where holdbacks were mounted to the shaft.

The gable opening may be a later addition, as it has a brick lintel and a white painted wood sill. The 4/4 wood sash is framed by a 3" wide architrave. This opening may date to the circa 1922 modification of the east chimney.

CHIMNEY: The circa 1922 chimney, positioned south of the gable peak, steps back at grade, then steps back again in eight courses at the first-story level. The narrower shaft extends up to a simple corbelled chimney cap. It replaced a small internal chimney.

SYSTEMS: A water spigot protrudes through the architrave of the north basement window opening. The gas for the boiler enters through the north end of the basement foundation.

ROOF

The roof over the original section of the house extends east/west, ending with a gable at the east end and with a hip at the west end. The wood shingles covering the roof were installed circa 2001 over the original roof boards and the original framing.

The framing for an original roof hatch, centered at the top of the south roof slope, can be seen in attic room 304. This important feature was covered over when the current wood shingle roof was installed circa 2001.

The broad brick chimney set in from the west hip is an original feature, painted to match the brick of the walls. As described in section on east elevation, the corresponding internal



Figure 22. The framing for the roof hatch remains in the attic entry (302). JGWA, 2019.

east chimney was removed circa 1922. The chimney that replaced it extends up the east elevation, against the east gable. Possibly at the same time, a small original chimney was removed from the center of the north elevation at the bottom edge of the roof.

NORTH WING

The late nineteenth-century north wing is a one-story, wood-framed, gable-roofed structure on a brick foundation with a finished basement and attic. On the west and north elevations, the basement is fully exposed. The wing was built to align with the west elevation of the original house.

The wood framing is clad with clapboard, laid 4-1/2" to 4-3/4" to the weather, trimmed with corner boards. There is a wood fascia at the base of the structure. At the top of the wing, a wood cornice includes a fascia, an ovolo-and-cavetto bed molding, and a projecting crown molding (fascia, fillet, and cyma recta). Wood shingles cover the gable roof. A small brick chimney at the north end of the roof is painted to match the walls.

Each of the window openings is trimmed with a 4" wide fascia with a plain square-cut sill and drip edge.

GENERAL SYSTEMS: Bundled low-voltage data wiring and coaxial cables wrap around all

three elevations. Downspouts at the southwest and northeast corners of the addition extend down from the built-in gutters along the east and west eaves.

NORTH WING: WEST ELEVATION

The two-bay wide west elevation includes a doorway in the south bay and a window opening in the north bay at the basement level, two window openings at the first-story level, and a dormer window centered in the west plane of the gabled roof. A narrow brick chimney rises from the north end of the gable roof.

DOOR: The first-story doorway is trimmed with a plain fascia frame. A recent stile-and-rail door has a glazed panel with three horizontal lights set above three raised/recessed panels (see the description of the interior hall for a detailed description of the door and its hardware). A bluestone step is positioned in front of the opening.

WINDOWS: The basement and first-story window openings are fitted with 2/2 sash. Shutters, each with two louvered panels, flank the windows. Two pairs of hinges at each shutter fit on iron pintles attached to the trim.

The dormer window is clad in clapboard, trimmed with corner boards and a raking crown molding. The plain fascia trim frames the opening, which holds a 2/2 sash.

SYSTEMS: An electrified reproduction copper lantern is mounted to the clapboard, north of the doorway.

NORTH WING: NORTH ELEVATION

The two-bay-wide north gable end of the wing includes a basement window in the west bay, and two small window openings in the gable (flanking an internal chimney). Near the basement window, the wood fascia base steps up to reveal the brick foundation, then steps up again at the east end of the elevation.

WINDOWS: The basement window matches the west windows, except that the shutters are missing. The pintles for the shutter hinges remain in place on the trim.



Figure 23. The late-nineteenth-century north wing, from the northwest (upper image) and east (lower image). JGWA, 2019.

Each of the narrow gable windows has a 1/1 sash.

SYSTEMS: There is a PVC toilet vent east of center at the first-story level.

NORTH WING: EAST ELEVATION

The east elevation is two bays wide, with two basement windows and three first-story windows: one in the south bay; a narrower opening in the north bay; and a small window between the two bays. The grade slopes to the north, revealing the brick foundation.

WINDOWS: All of the windows have typical trim. The two basement windows are fitted with 2/2 sash. The pairs of louvered shutters flanking the openings have typical hardware.

At the first story, the south window includes a 2/2 sash and a pair of typical louvered shutters. The north opening holds a 1/1 sash, and has one shutter on the north side of the opening. The center opening, approximately one-half the height of the larger windows, has a three-light sash and no shutters.

SYSTEMS: The bundled low-voltage data wiring and coaxial cables that wrap around the house are routed into the basement through the north elevation of the original house.

ELL/PRIVY

The late nineteenth-century privy addition, built onto the basement and the first-story structure in the northeast recess, is a small, wood-framed structure clad in 7" high novelty siding trimmed with 3" wide corner boards and with a plain fascia at the top of the structure. Wood shingles cover the shed roof.

The east and west elevations have basement-level doorways (to access the base of the addition) and single window openings at the first-floor level.

In the space at the base of the addition, wood sleepers extend north/south above a concrete and dirt floor (installed in 2009-2010); the original wood floor has been removed and planks now cover the sleepers. The wood sill, set on a shallow stone foundation, supports the unfinished wood framing. Joists extending east/west to support the tongue-and-groove floorboards of the first-story privy room terminate at about 1'-7" from the east wall, where they abut a similarly sized north/south joist. The area east of this joist was originally open to the space beneath the underside of the privy seat. A large container rested on the floor below this location. The east wall panel/door could be removed to access and empty the container.

DOORS: The east doorway that allowed for the removal and cleaning of the privy waste container has a plain wood frame. The 3'-0 3/4" wide x 4'-5 3/4" high board-and-batten door is made up of 1-1/8" thick, 7-1/2" wide vertical tongue-and-groove beaded boards fastened to two horizontal battens. There is a wood latch on the south edge of the opening; a lower latch is missing. The door, which has a wood spool knob, is screwed in place.

The west opening provided access to the area west of the waste container. It has no trim. The 3'-1" wide x 4'-8 1/4" high door is cut out of the novelty siding which is fastened to a Z-batten. A post along the south edge of the opening supports a pair of strap hinges.

WINDOWS: The east and west first-floor window openings have plain fascia frames with square cut sills and plain drip edges, and are fitted with four-light fixed sash.

INTERIOR

The interior of Cedar Grove includes the rooms in the original 1815-16 house on four levels: the basement, first floor, second floor, and attic. Additional rooms are found in the basement, first floor and attic of the late nineteenth-century north addition and in the privy addition from that same era. The descriptions begin in the basement of the original house and north addition, then continue with the first floor and second floor, finishing in the attic.

BASEMENT

The basement exists under the entire original house as well as the late nineteenth-century north wing. The external walls of the basement of the original 1815-16 house are laid up in brick. At the east end of the house, where the basement is partially below grade, the brick walls rest on a stone foundation.

The plan consists of a central stair hall flanked by two large rooms along the south side of the basement, with two smaller secondary spaces to the north. Along the entire original south and west elevations there is an original two-level porch or piazza. At the basement level this area is defined by eleven brick piers. A late nineteenth-century wood-framed addition extends from the rear northwest portion of the original basement.

As originally completed in 1815-16 (see Figure 25), the basement included the central stair hall (B01) flanked to the east by the “Milk Room” (B02/B03) and to the west by the kitchen (B04). North of the kitchen were two smaller rooms, a pantry (B06) and a servant’s bedroom (B07). A small internal room (B05) was situated at the rear north end of the stair hall. This space probably functioned as an additional pantry. Another small enclosed room, not accessible from the basement, is situated beneath first-floor Room 110. This small dirt-floored cellar is a very early addition to the basement plan, possibly added at the time of original construction, but definitely added before the exterior foundation walls were first painted.

Changes to the basement plan were made as early as the 1830s when a wood framed addition was constructed beyond the west wall of the original plan (see Figure 26). A large 13' x 18' room was created beneath the west piazza and extending west beyond that covered area. Internal access to the new room was through a doorway inserted in the west wall of the original kitchen as well as two external doorways in the north and south walls of the frame addition.

The new room may have included two windows in the west wall, doorways in the north and south walls, that opened to areas beneath the original piazza and a doorway in the east brick wall that opened to the kitchen (B04). The east wall of the new room included the access to the bake oven as well as a stove pipe opening high in the wall that connected to the original chimney in the kitchen and would be the location for a stove to heat this new room. When the new space was created, two of the brick piers that supported the first-floor west piazza were removed to create a large unobstructed space.

Recent analysis of conditions in room B02 revealed that the assumed transfer of the kitchen from its original location (B04) to the “Milk Room” (B02) in the 1830s was unlikely since access to a chimney for a kitchen stove was not possible in that space, due to the location of the sliding sash or shutters positioned within the east wall of that room. Only much later, when the boiler was installed in 1922, was a connection made to the new external chimney after the removal of the sliding panels.

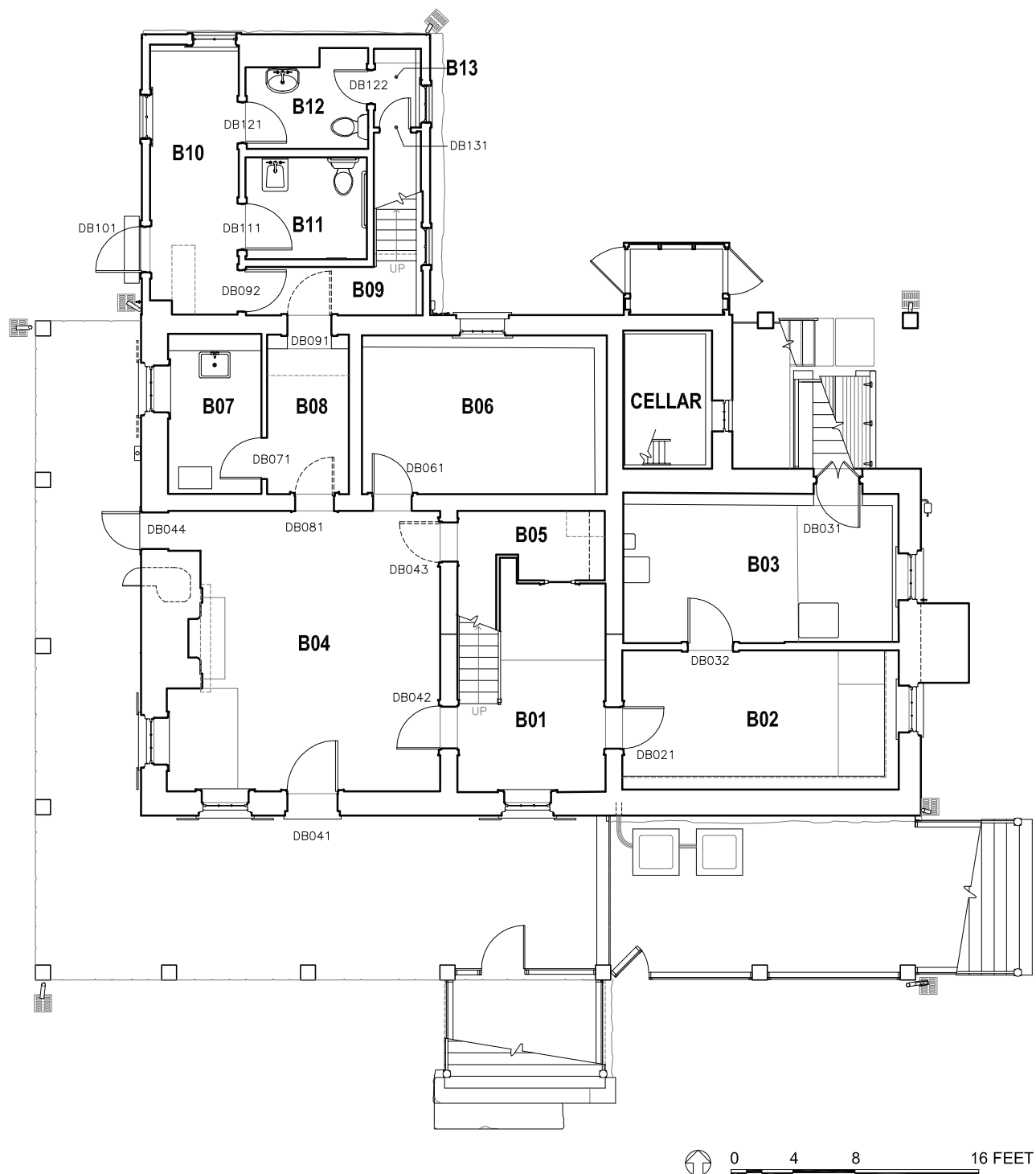


Figure 24. Basement floor plan, 2019. JGWA.

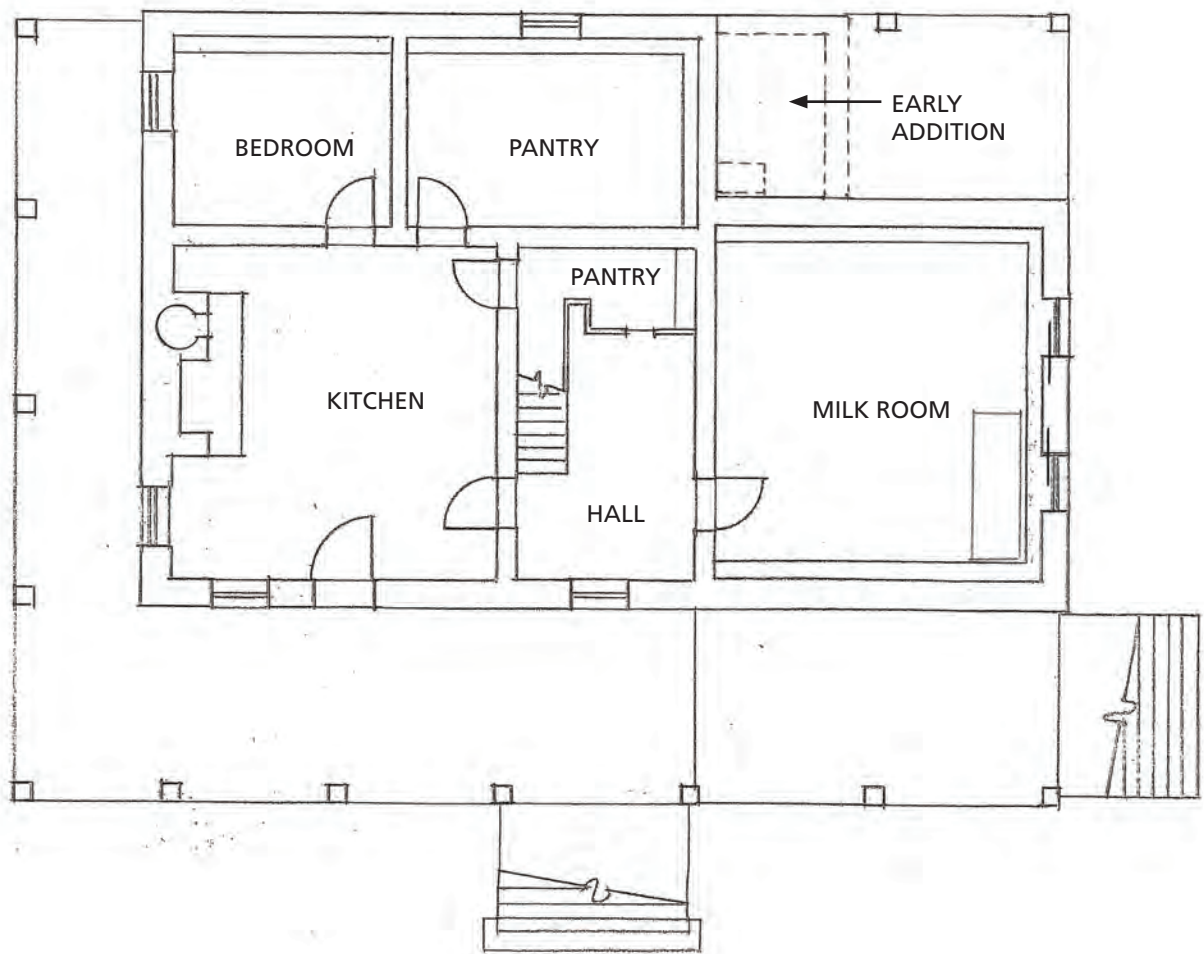


Figure 25. Sketch of basement floor plan of the Thomas Cole House in 1816. JGWA.

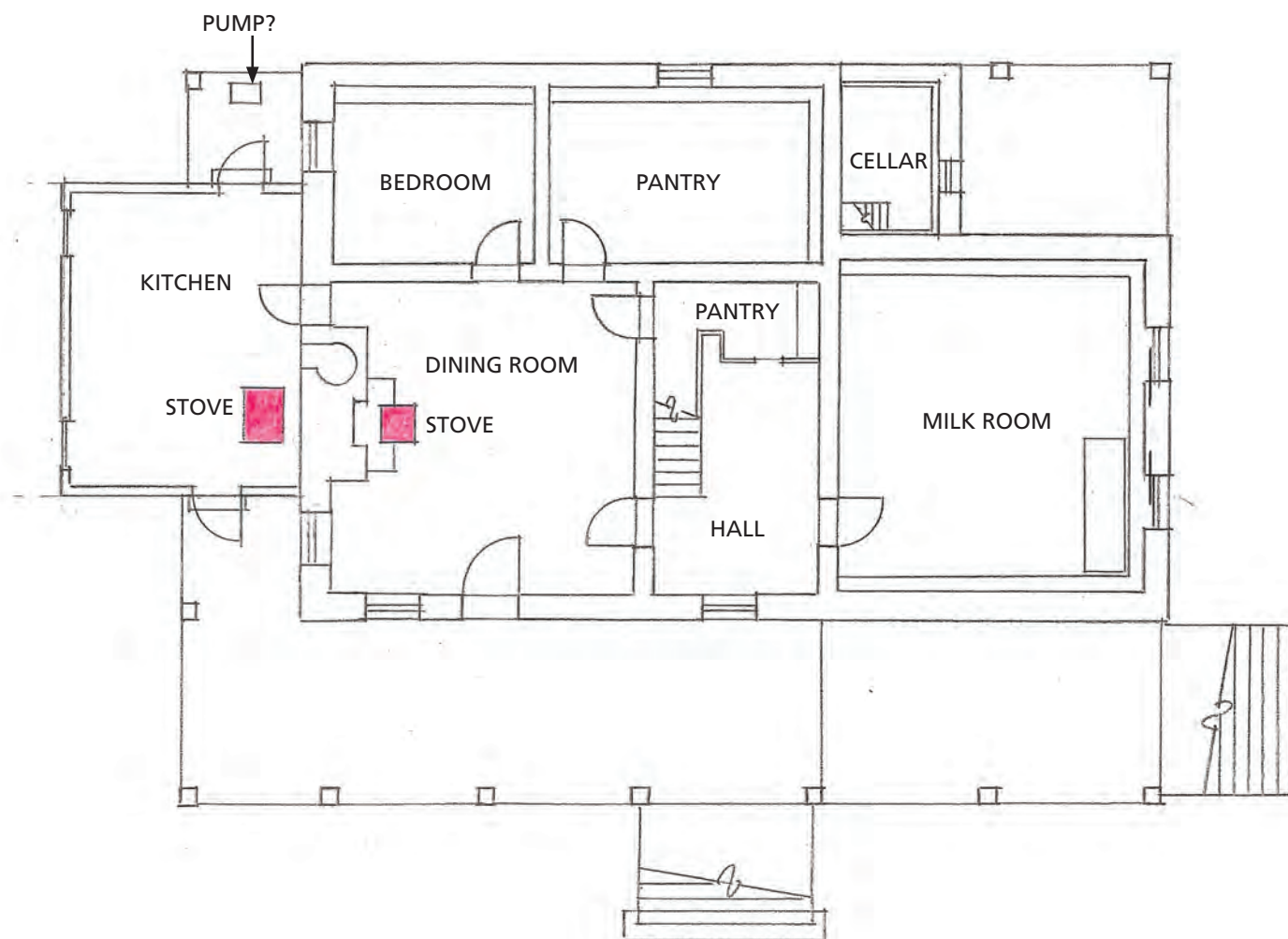


Figure 26. Sketch of basement floor plan in the 1830s. A kitchen addition has been built onto the west elevation. JGWA.

It is more probable that the 1830s west addition housed the new kitchen with the pantries and cook's bedroom nearby. The original kitchen then became the informal dining room with its handsome new Grecian mantel, a function it would retain until the family sold the house in the late twentieth century. Formal dining took place in the first floor East Parlor (102).

The basement was again expanded in the late nineteenth century when the north wing was constructed. The basement level of that two-and-a-half-story structure housed a new kitchen. The kitchen filled the entire space except for a closet and stair situated along the east side of the plan. The kitchen range was situated next to the north wall, where the brick chimney is located. The sink was in the northwest corner.

As part of the work carried out at that time, Room B07, originally a bedroom, became a serving pantry complete with a sink and cabinetry in the south west corner. Both the kitchen and pantry served the adjacent dining room (B04).

At the time of the construction of the north wing, the 1830s wood-framed west addition may have been modified by the removal of the portion of that room that extended westward beyond the cover of the west piazza. A photograph of the west side of the house records this condition and two photographs from 1983 record the final demolition of the west addition (see Figure 16). The later function of the room, after it was reduced in size, is unknown, but it may have served as the laundry.

In 1922 the large east room (B02) known as the "Milk Room" was divided by a partition. The newly created north half of the original room housed the new steam boiler. The installation of the new heating system included the construction of the external chimney at the east end of the original house. To accommodate the flue from the boiler, the sliding panels that covered the two east windows were removed from their pockets to allow for the connection from the boiler to the new chimney. The west half of the boiler room (B03) housed the coal bin. Coal was delivered to the room via the concrete bulk head stair access that was also an addition to the basement plan. The original "marble milk table" included in the 1821 inventory remained in the south half (B02) of the original room where it rests today.

Recent basement renovations undertaken in circa 2000 included the removal of wood flooring of undetermined age from several of the basement rooms and the resetting of the original stone and brick paving. The work also included the replacement of the wood trim and reveals of four original doorways and the replacement of ceilings in several rooms.

The late nineteenth-century kitchen was removed from the rear north wing to install two public toilet facilities. A partition was installed in Room B07 to create a small utility room and passage.

Except for the two public bathrooms in the north wing, the basement rooms are not open to the public.

STAIR HALL (B01)

The 9'-7" x 13'-5 3/4" basement stair hall includes single doorways in the east and west walls and window openings in the north and south walls. The north oval window sash provides some natural light to the narrow, confined pantry space north of the stairs. A track on the north side of the partition indicates that the sash was designed to slide horizontally; if so, this feature would also have provided some ventilation to the pantry.

Generally, this hall retains all of its original character, except for modifications made to the ceiling circa 1833. The make-up of the floor surface raises questions. There is no logic to the use of both the large square brick tiles and the bluestone. The 7" height of the bottom stair tread is lower than the other treads, which are 8-1/2" high, indicating that the current floor level may not be the original condition. The removal of the assumed later wood flooring destroyed evidence for the original configuration here and in the other basement rooms. The door trims and jambs were also recently replaced and so evidence was lost for the original door hardware.

FLOOR: At the north end of the hall, the floor is finished with 8" x 10-1/2" clay pavers that continue under the north partition and partially into the small pantry. Two bands of 1'-0" wide bluestone slabs are laid along the south edge of the pavers. The remainder of the hall floor is made up of large 1'-4" wide bluestone slabs of varying lengths. All of these materials were reset when the wood floor was removed in circa 2000.

WALLS: The original south, east, and west walls are finished in painted plaster on brick masonry. Original plaster-on-lath applied to vertical boards make up the north partition and the west surface below the stair run. The north surface stops approximately 4" above the floor, exposing two courses of bricks. The west end of the north wall steps back, forming a narrow niche, to accommodate the stair, and a wood corner bead trims the projecting corner.



Figure 27. Basement Stair Hall (B01), looking north (upper image) and south (lower image). JGWA, 2018.

CEILING: The ceiling is finished in recent gypsum board, 8'-1 1/2" above the floor. The exposed recessed ceiling area to the south of the stair is the area where the first-floor flooring was extended westward circa 1833 to accommodate a heating stove in the entrance hall (101). The original plaster ceiling surface was not extended at that time.

BASEBOARD: The original 3-1/4" high baseboard along the stair includes a base capped with a quarter-round molding.

DOORS: The single doorways in the east and west walls (DB042 and DB021) are framed by recent 3-1/4" to 3-1/2" single-fascia architraves that duplicate the original conditions. The architrave profile is composed of (from the outside) a fillet, a quirked quarter-round, a bead, a fillet, a fascia, and a corner bead. Both openings have brick thresholds and recently replaced plain wood reveals.

WINDOWS: The original south window opening is framed by a 3-1/2" wide single-fascia architrave, similar to the door trim, but with a slightly smaller bead on the outer molding. The opening is set in plain wood reveals, above a bullnosed stool trimmed with a small cavetto molding below. The original 6/6 rope-hung sash has 5/8" wide muntins and fastens with a later iron sweep thumb latch on the meeting rails.

The original oval north interior opening has a similar 3-1/2" wide trim, but with a flush interior bead. The original 6-light sash has 5/8" muntins. On the other side of the opening, the sash is set in an upper track that indicates that it was intended to slide horizontally to the west, but there is no evidence that a lower support track was ever installed.

STAIR: The original open-string stair to the first floor begins on the west wall, ascending thirteen risers to the north. The bullnosed treads are approximately 10-1/2" deep; the lowest riser is 7" high and the other risers are approximately 8-1/4" high. A small filleted cavetto-and-bead molding covers the joint between each tread and riser. The plain, rounded wood handrail is supported by simple, tapered newel posts and two nearly square (5/8" x 3/4") balusters per tread. The area below the stair carriage is enclosed by a plaster-on-lath wood plank partition.

At the ceiling level, a circa 1833 wood fascia board along the east edge of the stair opening supports the first-floor railing; the railing was moved to this position when the hall floor surface was extended to accommodate a heating stove. The original fascia board remains in place along the east edge of the exposed recessed ceiling area.

LIGHTING/ELECTRICAL: The hall is lit by two recent recessed ceiling fixtures.

EQUIPMENT: A fire extinguisher is mounted to the west wall. There is a smoke detector on the ceiling.

FURNISHINGS/FITTINGS: This hall has the appearance of a simple passageway that joins two rooms (B02 and B04) and houses the stairs ascending to the first floor, but the 1846 inventory tells a different story. Under the heading "Foot of Stairs" (meaning the basement stairs) there is listed a cot, bed curtains, a table and a mat on the floor, indicating that someone, probably a household servant, slept here. This may have served as a security measure as there was easy access to the basement from the exterior through the doorway in room B04. It is also possible that these furnishings were in the small room north of the hall, (although that area is assumed to be a pantry).

“MILK ROOM” (B02)

The 17'-10 1/2" x 9'-1" rectangular room includes single doorways in the north and west walls and a window opening in the east wall; the north doorway opens to what is now a furnace room. Originally this room included the space immediately to the north (room B03). Together, the two spaces formed the largest of the basement rooms and housed the dairy. That room included a single doorway in the west wall and two small window openings in the east wall.

Each window opening included a sliding panel that could cover the opening, held in place by upper and lower wood tracks (see Figure 28). The panels may have consisted of an additional glazed sash to help keep out the winter cold, or possibly a louvered shutter. Inspection of the cavity that held the sliding panel revealed that the space is continuous between the two windows.

With the sliding window panels in place, there would be no possibility for an opening in the east wall to access the original internal east chimney, precluding the placement of a stove in the original larger room. When the steam boiler was installed in 1922, the panels were removed to allow for the insertion of a brick exhaust to connect to the newly constructed exterior chimney.

FLOOR: The floor is made up of large bluestone slabs. At the east end of the room, beneath the marble-topped table, the floor is patched with cement.

WALLS: The upper and lower surfaces of the east and south walls are original stone and brick masonry, finished in plaster on split wood lath; the west wall is brick, finished in plaster. The recent north partition is finished in gypsum board. The stone foundation projects out to form a 4'-8 3/8" high, 10-3/8" deep ledge along the south and east walls; at the west end of the south wall, the ledge is composed of brick. Like the walls, the ledge is finished in plaster on split-wood lath. A wood shelf along the top of the ledge has a molded edge (bead, ogee, and fillet).



Figure 28. Room B02, looking east (upper image) and west (center image). JGWA, 2018.

(Lower image) Detail of the window in B02. The opening in the north jamb held a sliding sash/louvered panel that could cover the window. Originally, the slot continued to the east window now in B03. The sliding panel was removed when the east chimney was rebuilt and a brick infill flue inserted for the circa 1922 boiler. JGWA, 2019.

The plaster and lath were removed from the south wall circa 2000-2001 to remediate mold, and replaced with wood studs set on brick bases. A small section of the original plaster on split wood lath remains at the east end of the lower wall.

CEILING: The gypsum board ceiling, installed in 2016, is 8'-2 1/4" above the floor. A 2016 color photograph shows the exposed ceiling joist framing extending east/west and reveals that the original split wood lath had been removed.

BASEBOARD: A recent 5-3/4" high wood base trims the base of the north partition.

DOORS: The original west doorway (DB021) is framed by a recent 3-3/8" single-fascia architrave that matches the trim in the stair hall (B01); the opening has a brick threshold and recent plain wood reveals. A plain fascia trims the recent north opening (DB032), which has a wood and metal threshold.

West door (DB021): The existing 2'-9 1/4" wide x 6'-8 3/4" high x 1-1/4" thick stile-and-rail door has four vertical panels. On the west face, the recessed panels are trimmed with an ogee panel molding; on the east face, the flush panels have flush beads where they meet the stiles. The door is installed in the opening upside down. Due to the recent replacement of the door trim and reveal it is not possible to determine if this is the original door for this opening.

Hardware: The door hardware includes a pair of recently installed HL hinges (6-1/8" high x 8-1/8" long); an original 4-5/8" high x 6-1/4" wide wood stock lock whose knobs have been removed; and the latch bar for an original Norfolk latch above the rim lock. The hall face of the door retains the outlines on the lock rail for the location of two different latches. The earliest was a Norfolk latch with a simple rectangular mounting plate with curved ends. It was replaced by a Norfolk latch (also now missing) that matched the one still in place on the door to room B06.

There are outlines behind the current hinges on the east face of the door for a pair of 1'-2" long strap hinges that originally supported the door. The recently replaced trim does not retain evidence for the pintles or hinge plates that secured the strap hinges.

A more recent *ILCO* surface-mounted latch has a turnkey on the east face and a key cylinder on the west face. Brass brackets for a barrier rope are mounted to the door reveals.

WINDOW: The original window opening in the east wall is framed by a plain, 1'-0" deep wood reveal with a rounded outer edge, and sits directly above the foundation ledge. The top wood surface of the east ledge forms the sill. The original six-light sash fills the opening; weatherstripping conceals evidence for the sash hardware. Vertical iron security bars cover the exterior of the opening.

The deep wood reveal retains evidence for an original sliding sash or shutter that is now missing. The panel was concealed in a pocket in the north side of the reveal. The 1-1/2" wide opening is set 3" back from the face of the trim. The head and south surfaces of the wood jamb have narrow guide strips for the sliding panel, and there is a track mark on the surface of the sill.

HEATING: A gypsum board soffit for the heating ductwork extends along the top of the west wall. There is a vent in the north wall, west of the doorway.

There is no evidence for nineteenth-century heating in this room. The positioning of the sliding window panel would preclude placement of a stove pipe opening in the east wall.

LIGHTING/ELECTRICAL: The room is lit by two recent recessed ceiling fixtures.

EQUIPMENT: There is a smoke detector on the ceiling, and a motion detector on the north wall.

FURNISHINGS/FITTINGS: A 2'-5 1/2" high marble-top table is positioned next to, and extends the full width of, the east wall. The two 2" marble slabs (8'-0" x 3'-0" and 2'-1" x 3'-0") that make up the worksurface are supported by a painted wood frame with pinned joints. The 1821 inventory refers to it as the "Marble Milk Table." This table relates to the function of the room as the dairy. Milk and cheese would be placed on the cold surface of the marble top table. The sliding panel, now missing from the window opening, would have helped to retain an even temperature in the unheated room during the cold months of the year. There is no visible evidence for additional original fittings or furnishings in this room or in the adjacent room (B03).

BOILER ROOM (B03)

This 17'-10" x 9'-8 3/4" room in the northeast corner of the basement includes doorways in the north and south walls, and a single window in the east wall. Originally, this room included the space immediately to the south (room B02) and functioned as the dairy. The room was probably first divided when the steam boiler was installed in 1922. An undated basement floor plan by T. Gordon for Mrs. Florence Cole Vincent shows the dividing partition as well as the boiler in the southeast corner. The plan also indicates that coal was stored in the west half of the room. Original finishes, such as the lath and plaster surface that covered the stone ledge along the north and east walls, and the sliding panel that covered the window opening, were removed when the boiler was installed. It was necessary to remove the panel in order to provide an opening into the new exterior chimney for the boiler flue pipe. The north doorway to the exterior concrete bulkhead steps was installed sometime in the later nineteenth century.

FLOOR: At the east end of the room, the floor is concrete, with remnants of the concrete platform for the old steam boiler in the southeast corner. Brick pavers (3-1/2" x 8") laid east/west in a running bond make up the rest of the floor.



Figure 29. Room B03, looking east (upper image) and west (lower image). JGWA, 2018.

WALLS: The original north and east walls are original stone and brick masonry; the west wall is brick; and the south wall is a recent wood-framed partition finished in gypsum board. The stone foundation projects as a 4'-0" high ledge along the north and east walls (8-3/4" on the north wall and 5" deep on the east wall), where the upper sections of the walls are finished in plaster on split wood lath, while the foundation is finished in a skim coat of plaster, with some areas of concrete patching on the east wall. The west wall is finished in plaster on brick. Bricks are used to form the late-nineteenth-century north door opening.

The stone ledge was originally concealed by plaster on lath and a wood cap; it was continuous with the original surfaces that survive in room B02.

CEILING: The two-layer gypsum board ceiling is 8'-0 3/4" above the floor.

DOORS: The late-nineteenth-century north doorway (DB031), leading to an exterior concrete stair and bulkhead access, is framed by a plain wood fascia; the opening's concrete threshold steps up 4-1/2" from the floor. The recent south doorway has a metal frame and a metal and wood threshold.

North door (DB031): The late-nineteenth-century 2'-10" wide x 6'-6 1/4" high x 1-1/4" thick stile-and-rail door has six vertical recessed panels with ogee panel moldings. In the lower tier of panels, each of the outer panel fields have been drilled with five vent holes.

Two screened leaves on the exterior of the opening each have two open panels. One long panel of metal screen material is applied with a wood bead to the exterior face of each door leaf. Each stile-and-rail leaf is 1'-5" wide x 6'-6 1/2" high x 1" thick.

Hardware: The door hardware includes a pair of original 3" high iron butt hinges; a 3 1/4" wide x 3-3/4" iron rim lock with black mineral knobs and an exterior keyhole escutcheon; and a recent surface-mounted latch with a turnkey on the interior face and a "Miller" key cylinder on the exterior face.

The screen door hardware includes a pair of 2-3/4" high spring hinges on each leaf, a slide bolt on the interior, and a white porcelain knob on the exterior face of the east leaf.

South door (DB032): The recent south opening has a 2'-11 1/2" wide x 6'-7" high x 1-3/4" thick fire-rated flush metal door.

Hardware: The hardware, contemporary with the door, includes three hinges (a butt hinge and upper and lower self-closing hinges); and a 2-1/4" *Kwikset* mortise lockset with polished brass knobs.

Bulkhead doors: The 2'-3 3/4" wide x 6'-7 3/4" high, twentieth-century bulkhead board-and-batten doors are made up of 5" wide beaded tongue-and-groove boards fastened to wood battens.

Hardware: Each door is attached with three iron strap hinges.

WINDOW: The original window opening in the east wall is framed by a plain wood reveal with a rounded outer edge. Vertical iron bars cover the exterior of the opening. The original six-light sash fills the opening; weatherstripping conceals the sash hardware. The area below the wood sill has been patched with bricks and Portland cement. The 1'-0" deep wood reveal retains the same evidence for a sliding sash or shutter in the same manner as room B02. The panel slot in the south side of the jamb is now filled with foam insulation.

STAIR: The later (possibly circa 1922) concrete stair beyond the north doorway ascends five risers to grade; the rises are 9" high, and the treads approximately 10" deep. Concrete cheek walls flank the steps; above the concrete, the side walls are enclosed with horizontal tongue-and-groove boards on wood framing. In the west side wall, five holes drilled through the boards provide ventilation.

HEATING: A large circular opening at the south end of the east wall, now patched over, connected to the exterior east chimney. This flue serviced the circa 1922 steam boiler. The opening could only be installed after the sliding panel was removed from the window pocket. When the panel was in place, along with the matching window panel in room B02, it would not be possible to access a chimney flue in this location.

A plywood board on the south wall holds a *Navien* condensing combination boiler, a *Mars* condensate pump, and an *Amtrol* expansion tank, all part of the 2016 heating work. There is a *Taco* relay switch and an oil burner switch near the south doorway. The natural gas for the boiler enters through the north end of the east wall, and the air intake passes through the north wall. The

boiler exhausts through the east wall into the chimney flue.

Insulated pipes from the boiler, and a *Grundfos* circulation pump, service radiant heating pipes for the basement floors (installed in 2000-2001). The pipes are supported by a plywood panel on the east wall, and extend down into the concrete floor.

On the west wall is a *First Co.* air handling unit. Ducts extend from this unit through the north, west, and south walls and up through the ceiling.

There is a vent at the west end of the recent south wall.

LIGHTING/ELECTRICAL: The room is lit by an incandescent porcelain utility fixture on the ceiling. Other electrical elements include a duplex receptacle for the heating equipment on the south wall; a switch and duplex receptacle west of the south doorway; a mechanical sub-panelboard on the west wall; and a junction box and cabling on the north wall.

EQUIPMENT: A smoke detector is mounted to the ceiling.

FURNISHINGS/FITTINGS: This space was originally the north half of the dairy. The milk table now in the adjoining room (B02) may have been situated there or in the west half of the original room. There is no evidence for any original fittings in this room.

ORIGINAL KITCHEN (B04)

This large (17'-8 3/4" x 18'-2 3/4") room includes exterior entrances in the south and west walls, pairs of doorways in the north and east walls, and two window openings in the southwest corner (one in the south wall and one in the west wall).

The room has a complex history of usage that involved modifications to various surfaces. During the earliest period, the room functioned as the household kitchen with a large open-hearth cooking fireplace and possibly an oven in the broad chimney breast



Figure 30. Room B04, looking southwest (upper image) and northeast (lower image). JGWA, 2018.

on the west wall; inspection of the oven, now accessed from the opening in the west foundation wall outside of the house, revealed an old opening, infilled with brick, at the east end of the small brick chamber. Doorways in the north wall opened to a large pantry (now B06) and a smaller room (now B07) that may have served as the cook's bedroom. The doorway at the north end of the east wall opened to a small additional pantry (B05).

As early as 1831 the room was modified by the installation of a fashionable Grecian-style wood mantle and possibly by the relocation of the access to the bake oven. At this time, the room was used as a dining room, and the kitchen function moved to another location. At an undetermined date, a wood floor and dado were installed. The 1846 inventory clearly indicates this room's use for dining. While the day-to-day dining occurred here,

formal dining took place in the large first-floor east room (102). Edith Cole Silberstein, in her book "Our Lovable Eccentrics" refers to Christmas dinner in the basement room in the 1920s. A color photograph from 1964 shows the room furnished as an elegant dining space (see Figure 32).

FLOOR: A wide board wood floor of undetermined age, laid on sleepers, was removed in 2000-2001, during the installation of radiant heating beneath floor. According to an interview with the contractor, Richard Rappleyea, the current floor structure is made up of multiple layers, beginning with a 1-1/2" board; a membrane and gravel; a wire mesh with the radiant heating elements; concrete; and the stone and brick floor surface.

The majority of the floor is finished with large bluestone slabs; the largest slabs average 2'-0" x 3'-8". Near the south wall, the slabs are smaller, with the largest slab measuring 1'-0" x 2'-2". There is an area of large brick tiles in the southwest corner of the floor. This stone and brick surface was revealed when the wood floor was removed. It was reset in the same pattern as found.

WALLS: All four original masonry walls are finished with painted plaster. A tall dado of vertical boards (of undetermined age) was removed from all four walls circa 2000-2001 (see Figure 33).

CEILING: The ceiling is currently finished with painted fiberboard screwed to plywood, approximately 8'-1" above the floor. Construction photographs from circa 1998 show that the original split lath and plaster ceiling had been removed. The original ceiling joists extend east/west.

BASEBOARD: The recent 6-1/4" high baseboard, installed after the wood floor and dado were removed in 2000-2001, includes a base trimmed with a flush bead at the top.

DOORS: There are five original door openings: a basement entrance in the south wall (DB041); two in the east wall (DB042 and DB043); and two in the north wall (DB081 and DB061). A sixth doorway (DB044), at the north end of the west wall, was created during the circa



Figure 31. Original trim at the northwest door in room B04. JGWA, 2019.

1831 construction of the west addition. All of the openings are set in plain wood reveals. Original 31/2" wide single-fascia architraves that match the trim in the stair hall (B01) frame the north doorways. These architraves and the fireplace mantel are positioned at about 1" above the current stone floor surface, possibly an indication that they were originally installed on a wood floor. Recently installed architraves that duplicate the original trim frame the east openings and the south entrance; they extend fully to the floor. No evidence for historic hardware can be seen on these new surfaces. The circa 1831 west entrance has no architrave. The interior openings include brick thresholds, while the south entrance has a marble threshold, and the west opening's threshold is wood.

South entrance (DB041): The early, possibly original 3'-3 1/4" wide x 6'-11 1/4" high x 13/8" thick stile-and-rail door has a nine-light glazed panel above two recessed vertical panels. On the interior face, the panels have no panel molding; on the exterior, a double-bead molding trims the panels.



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Figure 32. Two views of room B04. The undated upper image looks southwest prior to the circa 2000-2001 renovations. Note what appears to be wide board flooring and the wood wainscot on the wall. The fireplace hearth does not appear to be the surface currently in place. The lower image of the dining room, circa 1964, looks northeast. The original door to the small pantry is shown complete with a latch. The two solar lamp brackets are of a type that became popular in the 1840s. THCO Archives.



Figure 33. An undated photograph of the basement dining room (B04), looking north, prior to the renovations. Note the wood dado on the east wall. THCO Archives.

Hardware: The hardware includes three new 4" high butt hinges; an original iron Norfolk latch; and a large cast-iron slide bolt which is attached using modern Philips-head screws. A recent *ILCO* surface-mounted deadbolt has a key cylinder on the exterior face.

Southeast door (DB042): The old, possibly original 2'-9 1/4" wide x 6'-8" high x 1-1/4" thick stile-and-rail door has four vertical panels. On the west face, the recessed panels have no trim; on the east face, the flush panels have vertical flush beads where they meet the stiles. The door is positioned upside down in the opening.

Hardware: The hardware history for this door is complex. The current door hardware includes a pair of recent HL hinges (6-1/4" high x 8-1/8" long) and an *ILCO* surface-mounted deadbolt with a key cylinder on the east face. There is ghost evidence for two original 1'-2" long wrought-iron bean-cusp strap hinges on the current top rail. The left hinge location is the earliest condition. The hinge evidence on the right side of the rail was a later condition when the door was placed upside down.

When the original left strap hinges were in place, the door was secured by a Norfolk latch, probably matching the earliest latch on the door to room B02. There is also possible evidence for a rim lock. When the right-hand straps were in place, a Norfolk latch like the one on the door to room B06 was in use. Above the location for this latch there is an outline for a 4-3/4" x 8-3/4" rim lock; for this condition, the door was placed in an upside-down position, as it is now.

Northeast door (DB043): This door is missing, but can be seen in a 1964 color photograph showing the east wall of the dining room.

Hardware: The four-panel door is hinged to the north jamb and the latch bar for a Norfolk latch is on the south end of the lock rail. The door opened into the dining room (B04). The recent replacement of the trim and reveal removed all evidence for this hardware.

West entrance (DB044): The 2'-5 3/4" wide x 6'-11" high x 1-3/4" thick stile-and-rail door, contemporary with the creation of this opening, has a nine-light glazed panel above two vertical panels. On the interior face, the recessed panels have no panel molding; on the exterior, the flush panels have flush beads where they meet the stiles.

Hardware: The hardware, contemporary with the door, includes a pair of 3-1/2" high iron butt hinges; an original Norfolk latch; and a large cast-iron slide bolt.

WINDOWS: The two original window openings in the southwest corner of the room are framed by 3-1/2" wide single-fascia architraves (similar to the door trim). In the west opening, a bullnosed sill sits above a cavetto and fascia apron; in the south opening, the bullnosed stool is trimmed at the base with a cavetto. The original 6/6 rope-hung sash are fastened by later iron sweep thumbatches on the meeting rails.

FIREPLACE: The original 8'-11" wide brick chimney breast projecting 2'-2 1/2" from the west wall is finished with plaster. The fireplace, positioned at the south end of the chimney mass, features a large brick firebox with later curved brick infill cheek walls and a wood mantel, installed circa 1831.

The 6'-5 3/4" wide x 4'-9 1/4" high wood mantel includes a plain wood surround flanked by engaged columns. The columns extend up to a small molding topped by a plain frieze and the mantel shelf. The mantel is currently painted black; it may have originally been painted to imitate black marble.

Large (8" x 10-1/2 to 11") brick tiles make up the 5'-3" wide hearth, which projects 1'-10 1/2" from the surround. An outer row of bluestone pavers surrounds the tiles. This does not appear to be the hearth seen in an undated color photograph of the room when the wood floor was in place (see Figure 32).

HEATING: Heat is now provided by the radiant heating below the floor. In 1846, the dining room was heated by a stove. A single cast-iron steam radiator was installed in this room circa 1922 and removed in 2016.

LIGHTING/ELECTRICAL: The room is lit by four small recessed ceiling fixtures. Other electrical fittings include duplex receptacles in the east and north baseboards.

A 1964 color photograph (see Figure 32) of the east wall of what was then the dining room records a pair of solar lamp wall brackets near the two east doorways. The brass oil fonts are supported by ring brackets. Glass prisms are suspended from the rings, and a large blown glass shade is positioned on each font. This type of wall fixture became popular in the 1840s and is illustrated in catalogs of the period.

EQUIPMENT: A communications receptacle is mounted to the north wall. There is a smoke detector on the northeast corner of the ceiling, and a motion detector in the northwest corner of the room. A plastic exit sign is mounted to the wall above the south doorway.

FURNISHINGS/FITTINGS: At the earliest period, this room functioned as the kitchen, with a large adjacent pantry situated in room B06. The wide chimney breast along the west wall included a large cooking fireplace and possibly an oven to the north of the fireplace opening. The oven is still in that location, but is now accessed from the exterior west side of the house. A careful probe should be carried out to confirm if the oven opening was originally in this room.

Later, possibly in 1831, this room was modified to serve as a dining space and the handsome, then fashionable wood mantle was installed. At an undetermined date, a wood floor and dado were added to further finish the room. The 1841 inventory includes a stove and pipe, a high table [sideboard], a dining table, a mirror, a high chair [child's chair] and a crumb cloth on the floor. These furnishings indicate that this room likely functioned as the day-to-day dining room for the family.

A 1964 color photograph of the room (see Figure 32) records a fine mahogany Empire sideboard centered on the east wall, as well as other elegant furnishings and lighting.

AREA NORTH OF STAIR HALL (B05)

This narrow space, 9'-7" x 4'-6", is the only completely internal room in the house. It has a doorway in the west wall and an oval interior window opening in the south partition. At the west end of the south wall, the space extends to the south, beneath the stair to the first floor. Based on the evidence for shelving along the east wall, this space may have been used as an adjunct to the large pantry in room B06. If the oval window was designed to slide open for ventilation, then this space could be occupied by a household servant. There is no explanation for the peculiar make-up of the current floor paving.

FLOOR: In the southeast corner of the room, brick pavers (3-1/2" x 8") are laid in a running bond north/south. The remainder of the room has a floor of large brick tiles (approximately 8" x 10-1/2"). Beneath the south board partition, the large brick tiles covering the north end of the stair hall (B01) extend into this area.

WALLS: The north, east, and west brick masonry walls are finished in plaster. The south partition and the surface below the stair are made up of vertical tongue-and-groove boards of varying (8" to 1-4") widths. The surfaces that enclose the area beneath the stair are finished in recent gypsum board.

CEILING: The plaster-on-lath ceiling is 8'-1" above the floor.

DOOR: The original doorway in the west wall (DB043) is framed by a recent 3-1/4" wide single-fascia architrave, similar to the trim in B01. The opening has recent plain wood reveals and a brick threshold. There is no evidence for door hardware on this new woodwork. Brass brackets have been mounted on the reveals for a rope barrier.

WINDOW: The original oval window opening in the south partition is set in a board panel that is held together with metal straps and screwed in place. The 6-light oval sash has 5/8" muntins. A wood board with a channel for the sash extends above the opening, indicating that the sash could slide to the west, but there



Figure 34. Space (B05) north of B01, looking east (upper image); and view of the northeast corner (lower image). JGWA, 2018.

is no corresponding feature below the opening to support the sash.

HEATING: A chase near the northeast corner of the ceiling is finished with gypsum board. A 2016 photograph shows an earlier chase extending the full width of the east wall; the unfinished area above the top shelf nailer marks its location.

FURNISHING/FITTINGS: Wood nailers for four shelves, at the east end of the south partition, indicate that this small space may have functioned as a pantry with shelving along the east wall. The 1821 and 1846 inventories do not specifically note the room, unless the 1846 inclusion of a cot bed, table, and floor mat at the “Foot of Stairs” is a reference to this area. It would be a tight fit to place such furnishings in this small room, but it could have served as a sleeping space for a household servant.

PANTRY/STORE ROOM (B06)

The 15'-10 1/2" x 10'-3" rectangular room has one door opening in the south wall and a window opening in the north wall. The room has always functioned as a pantry or store room. At the earliest period, it was immediately adjacent to the kitchen (B04). That proximity ended when the location of the kitchen was moved.

The wood floor found here may date to 1835, when a “floor” was put in the pantry. A series of shelves formerly extended along the west wall and at least part of the north wall. The door opening retains the original door and hardware, the only interior door in the basement to survive in this manner.

FLOOR: The tongue-and-groove floorboards (7" to 11" wide) are laid east/west. This may be the wood floor put down in the pantry in 1835, although the good condition of the wood boards may indicate that they are more recent replacements.

WALLS: The west and south brick walls are finished in a skim coat of painted plaster on brick. The north and east walls are plaster on brick masonry, and include a 4'-1 1/2"



Figure 35. Room B06, looking east (upper image) and west (lower image). JGWA, 2018.

high ledge (10-1/2" deep on the north wall and 1'-0" deep on the east wall). The ledge supports a wood shelf with a bullnose edge. A 9-1/4" high board is positioned at the back edge of the shelf along the north wall.

CEILING: The painted gypsum board ceiling is 8'-2" above the floor. A section of the ceiling near the north window opening has been cut away, revealing original joists that extend north/south and bear marks for split lath and plaster.

DOOR: The original doorway in the south wall (DB061) is framed by an original 3-3/8" wide fascia, trimmed with an interior flush bead, and an original plain wood reveal. The opening's threshold is brick.

South door (DB061): The original 2'-7 1/2" wide x 6'-7 1/2" high x 1-1/4" thick stile-and-rail door has four vertical panels. On

the north side (B06), the panels are flush with flush beads along the vertical edges; the south panels are recessed and trimmed with a simple panel molding.

Hardware: The original door hardware includes a pair of 3" iron butt hinges; an iron Norfolk latch with a decorative plate; and a 4-3/4" high x 6" wide wood stock lock with an inset stamped brass disk marked "Patent Amity Lock" "John Young Patentee." This rim lock has oval brass knobs and an oval brass key escutcheon. A similar stock lock, missing the disk, is found on the door to room B02.

WINDOW: The original window opening in the north wall, set above the ledge, is framed by a 3 1/2" wide surround that matches the fascia and bead at the doorway. The opening holds the original twelve-light awning sash with a pair of iron butt hinges at the top edge and a wood turn latch on the west edge. Unlike the other original basement window sash, this sash is not placed at the outer edge of the deep wood reveal; the purpose of this different configuration is not apparent.

HEATING: A duct extends east-west along the top of the north wall. There is no evidence that the room was heated historically.

LIGHTING/ELECTRICAL: The room is lit by a recessed can ceiling fixture. Other electrical fittings include a duplex receptacle on the west wall, with rigid conduit running up to an opening in the wall; and junction boxes on the east and south walls. Conduits extend along all four walls and along the air duct, exiting and entering the room through openings in the wall and ceiling.

EQUIPMENT: A smoke detector is mounted to the west end of the ceiling.

FURNISHINGS/FITTINGS: A 3" wide wood rail extends along the west wall, 5'-9 1/2" above the floor. This rail postdates a series of wood shelves originally on this wall. There is evidence for three shelves spaced about 1'-3" apart. The lowest was 4'-4" above the floor. The two upper shelves continued along the north wall at least as far as the window openings.

A small hook is mounted to the south wall.

The 1846 inventory refers to the "Kitchen Pantry," which was probably this room. Various utensils including knives and forks, silver spoons, butter knives, a caster, sugar tongs, and soup spoons were stored in a "cubbard" [cupboard] in this room.

UTILITY ROOM (B07)

This 5'-11 1/2" x 10'-4" rectangular room has one door opening in the east wall and a window opening in the west wall. The original room included what is now the passage to the east. That passage was created when the north wing was constructed in the late nineteenth century to provide access from the dining room (B04) to the large ground floor room of the addition which functioned as the kitchen. When first installed, the partition for the passage was slightly further to the east. It was moved to its current position recently when this space became a utility room.

FLOOR: Brick pavers, averaging 3-1/2" x 8", are laid north/south in a running bond.

WALLS: The north, west, and south walls are finished in plaster on original brick masonry. The recent framed east partition is finished in gypsum board. Gypsum board also covers part of the west wall, south of the window opening and below the window sill. A 3'-10 1/2" high, 1'-0" deep ledge along the north wall, where the foundation projects into the room, has a wood bullnosed shelf along the top edge. The shelf continues into the adjacent passage and in room B06.

CEILING: The recent gypsum board ceiling is 7'-11 3/4" above the floor.

BASEBOARD: A recent 7" high wood base with a flush bead at the top edge trims the base of the walls.

DOOR: The recent doorway in the east wall (DB071) has a plain fascia frame.

East door (DB071): The hollow-core wood door, contemporary with the opening, is 2'-7 3/4" wide x 6'-8" high x 1-1/4" deep.

Hardware: The door hardware, contemporary with the door, includes a 2-1/4" *Kwikset* polished brass mortise lockset and a pair of 3-1/2" high steel butt hinges.

WINDOW: The original window opening in the west wall is framed by an original 3-1/2" wide single-fascia architrave (fillet, quirked ogee/bead, fascia, corner bead). The bullnose wood stool is visible; gypsum board covers the apron. The original 6/6 rope-hung sash is set deeply into the opening with plain wood reveals; the rope is missing, but the pulleys are still in place. A later iron sweep thumbblatch is positioned on the meeting rails.

HEATING: A duct near the top of the north wall exits through the ceiling, near the west window opening. The original larger room was unheated.

LIGHTING/ELECTRICAL: The room is lit by a recessed can ceiling fixture. Other electrical fittings include three switchplates and an oil burner switch on the east wall; the main distribution panel, a surge protector, and three fourplex receptacles on the west wall; and conduit extending throughout the room.

PLUMBING: A fiberglass slop sink is positioned near the north ledge. Plumbing lines connect the sink to a small *Rheem* water heater in the northeast corner of the room. The domestic water service enters through the north wall; the meter is positioned near the north end of the west wall.

EQUIPMENT: The building's telecommunications service enters through the north wall and is routed to the main distribution frame mounted to a plywood panel on the south wall. A smoke detector is mounted to the ceiling. There is a

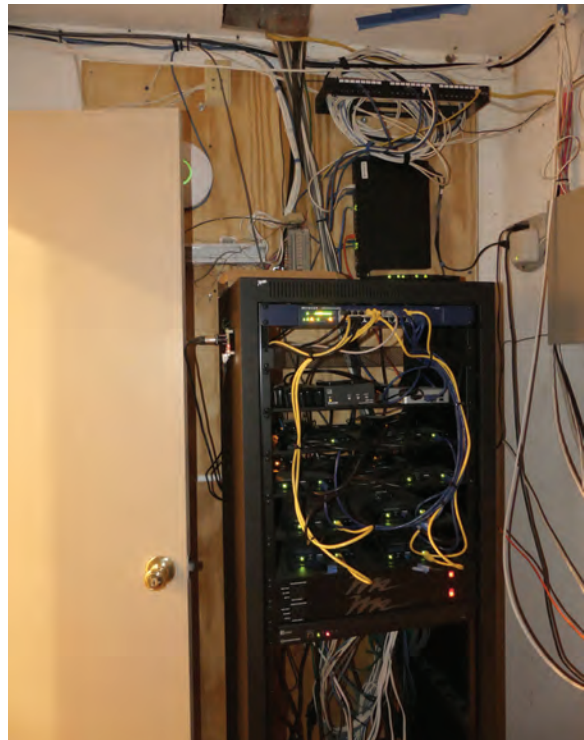


Figure 36. Room B07, looking northwest (upper image) and south (lower image). JGWA, 2018.

motion detector and a small fire horn on the north wall.

FURNISHINGS/FITTINGS: In the 1846 inventory, the original larger room was simply furnished with a bedstead and a clothes trunk, indicating that the space functioned as a bedroom (probably for the cook). The current smaller room is now fitted out as a utility room.

PASSAGE TO NORTH WING (B08)

This 5'-3" x 10'-4" passage includes single doorways in the north, south, and west walls. The passage was originally the east end of what is now room B07. The 1846 inventory includes the original larger room, furnished as a bedroom, as the "Adjoining Room." The passage was first created when the north wing was constructed in the late nineteenth century. The dividing partition was initially a bit further to the east, and was moved to its current position recently when the utility room (B07) was created.

FLOOR: The floor is finished with bluestone slabs, measuring 1'-2" to 1'-6" wide and 9" to 2'-1" long.

WALLS: The east and south brick walls are finished with painted plaster. A 3'-11 1/4" high ledge projects 11-1/2" from the masonry north wall; the wall is finished with painted plaster on lath above the ledge and in painted plaster on masonry below. A bullnosed wood shelf covers the top of the ledge. The west wall is a recent wood-framed partition, finished in gypsum board.

CEILING: The painted gypsum board ceiling is 8'-2 1/2" above the floor.

BASEBOARD: A recent 7-1/4" high wood base trims the base of the walls.

DOORS: There are single doorways in the north, south, and west walls of the room. The original south doorway (DB081) is framed by a 3-1/2" wide single-fascia architrave, similar to the door trim in B01; the opening has plain wood reveals and a brick threshold. The east jamb retains evidence for two original butt hinges and the west trim retains the iron catch for the



Figure 37. Passage to the north wing (B08), looking north. JGWA, 2018.

original door latch; this latch likely matched the still extant Norfolk latch on door DB061.

The later north doorway (DB091) also has plain wood reveals, and is trimmed by a fascia with an interior ogee edge. Narrow wood boards that step up 3/4" from the floor make up the threshold. The recent west doorway (DB071) trim is modeled after the south trim, but has no interior bead.

HEATING: A plywood chase extends along the top of the north wall. A *Honeywell* thermostat is mounted to the west wall.

LIGHTING/ELECTRICAL: The passage is lit by two recessed ceiling fixtures. There is a duplex receptacle on the west wall.

FURNISHINGS/FITTINGS: This passage did not exist when the 1821 and 1846 inventories were produced. This hall was the east end of room B07, which served as a bedroom for one of the household staff, probably the cook.

NORTH WING BASEMENT STAIR HALL (B09)

This L-shaped space includes the stair enclosed in the north leg of the “L”, doorways in the south and west walls of the west leg of the “L”, and two window openings in the east wall. As constructed in the late nineteenth century, with the kitchen occupying the entire basement level of the north wing, this stair was not enclosed at the bottom of the run. It was visible in the northeast corner of the kitchen.

FLOOR: The recent tongue-and-groove floorboards, 7" to 11" wide, are laid north/south.

WALLS: The original (1815-16) south masonry wall, the late nineteenth-century east framed wall, and the recent west and north framed walls are all finished in painted gypsum board. A 4'-7 1/4" high ledge projects 5" from the east wall. A wood shelf with a bullnose and cavetto edge caps the ledge.

CEILING: The recent painted gypsum board ceiling is 7'-11 3/4" above the floor.

BASEBOARD: A recent plain 5-1/2" high wood base trims the walls.

DOORS: The west and south doorways (DB091 and DB092) are framed by 3-3/8" wide fascia boards, each trimmed with a cyma reversa interior edge. The south trim dates to the late nineteenth century; the west door is a recent insertion. The late nineteenth-century door at the top of the stair has a plain fascia frame.

South door (DB091): The door has been removed.

Hardware: Two 3-1/2" high late nineteenth-century decorative flanges from a pair of cast-iron butt hinges remain on the east jamb.

West door (DB092): The recent 2'-7 3/4" wide x 6'-8" high x 1-1/4" thick stile-and-rail door has four raised/recessed vertical panels.

Hardware: The door hardware, contemporary with the door, includes a pair of 4" butt hinges; a grip; and a 2-1/4" high *Kwikset* mortise lockset, finished in polished brass, with knobs, a key cylinder (on the west face), and a turnkey (on the east face).

WINDOWS: There are two late nineteenth-century windows in the east wall: one at the basement level, and one near the top of the stairs. The lower opening is framed by a 4-1/2" wide surround that includes (from the outside) a fascia, a quarter-round, a fillet, and a shallow bead; below the opening, only 2-1/4" of the surround is exposed above the ledge. The late nineteenth-century 2/2 rope-hung sash has 1-1/2" wide muntins and fastens with a late nineteenth-century iron thumb latch on the meeting rails.

The upper window opening has a 5" wide symmetrical surround, composed of a central band of beads flanked by outer cavetto-and-bead moldings (matching the door and window trim at the first-floor level). The three-light casement sash has 1/2" muntins; its hardware includes two butt hinges, a small iron spring latch, and a wood block with a butterfly latch. A hand grip (for the stair) is mounted to the bottom piece of the surround.

STAIR: The late nineteenth-century enclosed wood stair to the first floor was rebuilt and enclosed at the south end in circa 2001. It begins on the east wall, ascending nine risers north, turning west with three winders, and then continuing with one riser west to arrive at the first floor. The risers are 8-3/4" high, and the bullnosed treads 9-1/4" deep. The uppermost riser is made up of vertical tongue-and-groove boards; the remainder of the risers are plain boards. The stair is cut to fit around the east ledge.

The walls enclosing the stairwell are finished in recent gypsum board at the basement level; at the first-floor level, the west partition is made of up late nineteenth-century vertical tongue-and-



Figure 38. North basement stair hall (B09), looking west (upper left); north (lower left); and south from the top of the stair (lower right). JGWA, 2018.



groove boards. A 1-3/4" wide stringer along the west partition has a rounded top. There is a plain wood railing on the west partition and grips on the north door jamb, on the east wall near the top of the stairs and (as mentioned above) on the upper window surround.

HEATING: The hall is currently unheated. As originally built, this area was open to the late nineteenth-century kitchen and received heat from that space.

LIGHTING/ELECTRICAL: An incandescent porcelain utility fixture is mounted to the north wall of the stairwell. There are two switches on the south wall.

NORTH WING BASEMENT HALL TO TOILET ROOMS (B10)

This 5'-9 1/2" x 17'-5 3/4" hall includes three doorways in the east wall, one exterior entrance in the west wall, and window openings in the north and west walls. Prior to the circa 2001 renovations, this area was the west half of the large kitchen that filled the basement (ground floor) of the late nineteenth-century north addition. At that time, the kitchen sink was located at the north end of the current hall.

FLOOR: The floor is made up of circa 2001 7" and 9" wide tongue-and-groove floorboards, laid north/south.

WALLS: All four walls, and the chase in the southwest corner of the room, are finished in circa 2001 painted gypsum board.

CEILING: The circa 2001 painted gypsum board ceiling is 8'-0" above the floor.

BASEBOARD: A circa 2001 5-1/4" high wood base trims the base of the walls.

DOORS: There are four doorways in this hall: a late nineteenth-century exterior entrance (DB101) in the west wall; two circa 2001 doorways in the east wall (DB111 and DB112), leading to toilet rooms; and a circa 2001 doorway at the south end of the east wall (DB092), leading to the addition stair hall. All four openings are framed by circa 2001 4"



Figure 39. The basement passage (B10) to the toilet rooms, looking north (upper image) and south (lower image). JGWA, 2018.

wide architraves, each composed of a large central shallow bead trimmed with a fillet on the outer edge and a bead and cavetto along the interior edge. The architraves terminate at plain plinths and bullseye corner blocks.

West entrance (DB101): The 2'-11 3/4" wide x 6'-7 1/2" high x 1-3/4" thick stile-and-rail door has a glazed panel with three horizontal lights set above three raised/recessed panels.

Hardware: The door hardware, contemporary with the door, includes three 4" high butt hinges and a 2-1/4" *LSDA* mortise lockset with lever knobs.

WINDOWS: The late nineteenth-century window openings in the north and west walls are framed by recent trim that matches the door trim. Below the bullnosed sills, that same trim is used as aprons. The late nineteenth-century 2/2 rope-hung sash have 1-1/2" wide muntins and fasten with original iron latches on the meeting rails.

HEATING: A chase in the southwest corner of the room, and a chase that extends from the south wall along the ceiling, are both finished in gypsum board. There is an electric finned tube baseboard radiator on the west wall, north of the doorway.

LIGHTING/ELECTRICAL: The room is lit by small wall brackets on the east and west walls. There is a double switch on the east wall. A conduit extends between the ceiling chase and the exterior light fixture above the doorway.

PLUMBING: There is no visible evidence for the kitchen sink that was located against the north wall prior to the circa 2001 renovations.

EQUIPMENT: There is a smoke detector on the west wall. A plastic exit sign is mounted to the wall above the west doorway.

NORTH WING BASEMENT SOUTH TOILET ROOM (B11)

The 7'-10 1/2" x 6'-1" room, created in circa 2001, has a doorway in the west wall. This space is positioned in what was the central area of the late nineteenth-century kitchen. The current surface of the east partition conceals the plank partition that partially enclosed the stair to the first floor.

FLOOR: The floor is covered with wall-to-wall linoleum.

WALLS: The walls are finished with painted gypsum board.

CEILING: The painted gypsum board ceiling is 7'-11 1/4" above the floor.

BASEBOARD: 6" high slate tiles are trimmed with a quarter-round shoe molding and a small ogee cap molding.

DOOR: The doorway in the west wall (DB111) is framed by a 4" wide architrave composed of a large central shallow bead trimmed with a fillet on the outer edge and a bead and cavetto along the interior edge. The architrave terminates at plain plinths and bullseye corner blocks. The opening has no threshold.

West door (DB111): The 2'-8" wide x 6'-8" high x 1-1/4" thick stile-and-rail door has four vertical raised/recessed panels.

Hardware: The door hardware, contemporary with the door, includes three butt hinges and a 2-1/4" *Schlage* mortise lockset with lever handles.

HEATING: There is a wall heater in the south wall.

LIGHTING/ELECTRICAL: Two electric wall brackets flank a mirror hung on the north wall, above the lavatory. Other electrical fittings include a switch and duplex receptacle in the west wall.

PLUMBING: The plumbing fixtures include a toilet and an enameled porcelain, wheelchair-accessible pedestal sink on the north wall, both manufactured by Crane. "Feb 5 2001" is stamped into the inside of the toilet tank lid.

FURNISHINGS/FITTINGS: The toilet room is equipped with a brushed nickel paper towel holder on the north wall; a polished nickel toilet paper holder on the east wall; and accessible grab bars on the north and east walls.

NORTH WING BASEMENT NORTH TOILET ROOM (B12)

The 7'-10 1/2" x 6'-1" room, created in circa 2001, has a doorway in the west wall and an opening to a closet in the east wall. This space is in what was the north end of the late nineteenth-century kitchen. The projection of the north wall is the wide chimney breast that was the location for the kitchen stove.

FLOOR: The floor is covered with wall-to-wall linoleum.

WALLS: The walls are finished with circa 2001 painted gypsum board that conceal the late nineteenth-century north wall and brick chimney breast.

CEILING: The circa 2001 painted gypsum board ceiling is 7'-11 1/4" above the floor.

BASEBOARD: 6" high slate tiles, installed in circa 2001, are trimmed with a quarter-round shoe molding and a small ogee cap molding.

DOORS: The circa 2001 doorways in the east and west walls (DB121 and DB122) are framed by 4" wide architraves, each composed of a large central shallow bead trimmed with a fillet on the outer edge and a bead and cavetto along the interior edge. The architraves terminate at plain plinths and bullseye corner blocks. The west opening has no threshold; the east closet opening has a wood threshold.



Figure 40. South basement toilet room (B11), looking northeast. JGWA, 2018.

West door (DB121): The circa 2001 2'-8" wide x 6'-8" high x 1-1/4" thick stile-and-rail door has four vertical raised/recessed panels.

Hardware: The door hardware, contemporary with the door, includes three butt hinges and a 2-1/4" *Schlage* mortise lockset with lever handles.

Northeast door to closet: (DB122) This door matches the west door, but is only 1'-11 3/4" wide.

Hardware: The door hardware, contemporary with the door, includes three 3-1/2" high butt hinges and a 2-1/4" high nickel-finished *Kwikset* mortise lockset with lever handles.

HEATING: There is an electric cabinet unit heater in the west wall.

LIGHTING/ELECTRICAL: Two (same as hall) sconces flank a mirror hung on the north wall, above the lavatory. Other electrical fittings

include a switch and duplex receptacle in the west wall.

PLUMBING: The plumbing fixtures include a *Crane* toilet on the east wall (with “Feb 5 2001” stamped on the inside of the tank lid); and an enameled porcelain pedestal sink.

FURNISHINGS/FITTINGS: The toilet room is equipped with a brushed nickel paper towel holder on the north wall and a polished nickel toilet paper holder on the south wall.

Prior to the removal of the kitchen in circa 2001, this space was the location of the cooking range. The late nineteenth-century coal/wood fired range vented into the chimney that projected from the north wall.

NORTH WING BASEMENT NORTH TOILET ROOM CLOSET (B13)

This 2'-8 1/2" x 4'-10 3/4" closet has a doorway in the west wall, and a doorway in the south wall that opens to a storage area beneath the stair. The small space was originally part of the late nineteenth-century kitchen.

FLOOR: The late nineteenth-century wood floorboards, laid north/south, are covered with recent plywood.

WALLS: The north, east, and west walls are finished in gypsum board. The late nineteenth-century south partition is made up of vertical tongue-and-groove beaded boards that enclose the space under the stair. A 4'-9" high, 4-1/2" deep ledge along the east wall is trimmed with a bullnose and cavetto trim.

In the space under the stair, the plaster and sawn wood lath furred out from the brick ledge is visible.

CEILING: The gypsum board ceiling is 8'-1" above the floor.

DOOR: This closet has two doorways: a recent opening in the west wall (DB122) with a plain surround; and a late nineteenth-century opening (DB131) set into the north beaded board partition without trim.



Figure 41. North basement toilet room (B12), looking northeast (upper image), and the closet beneath the stairs (B13) (lower image). JGWA, 2018.

South door (DB131): The late nineteenth-century 2'-0 1/2" wide x 5'-11 1/2" high board-and-batten door is made up of two battens fastened to 7/8" thick vertical beaded boards.

Hardware: The late nineteenth-century door hardware includes a pair of 3" high iron butt hinges with decorative (bishop hat) tips; and a cast-iron Suffolk latch. Five small wire hooks are fastened to the top batten.

WINDOW: The late nineteenth-century window opening in the east wall is framed by a 4-1/2" wide surround that includes (from the outside) a fascia, a quarter-round, a fillet, and a shallow bead; below the opening, only 2" of the surround is exposed above the ledge. The late nineteenth-century 2/2 rope-hung sash retains the original iron thumb latch on the meeting rails.

STAIR: The exposed wood stair carriage is painted. Hooks are fastened to the risers.

FURNISHINGS/FITTINGS: Five tiers of shelving on the north wall are supported by nailers on the east and west walls.

FIRST FLOOR

The first floor extends fully over the basement generally duplicating the plan of the rooms of the lower level. The plan consists of a central stair/entry hall (101) flanked by the East (102) and West (103) Parlors. Smaller rooms north of the primary spaces include a bedroom (104) and a pantry (105). A small room (110) situated beneath the second floor porch completes the plan of the original 1815-16 house. Externally the plan includes the original covered piazza that extends along the south and west elevations. This layout has remained constant since the completion of the house. Changes have occurred with the function of some of the rooms, and with the modification of the chimney breast and addition of a fireplace in the East Parlor.

At an undetermined date, possibly as early as the 1830s, when an addition was constructed at basement level on the west side of the house, a narrow room was installed on the west piazza directly above that addition. This space, of unknown function, can be seen in several nineteenth century images of the house (see Figure 7 and Figure 9). At the end of the nineteenth century, a large two-and-half-story frame addition was added to the rear north side of the house. At the first-floor level, that addition included a single large and two smaller rooms as well as a service stair hall. At about the same time a small two-level shed roof appendage was constructed on the rear north elevation adjoining Room 110 to house a privy.

As originally completed in 1815-16 (see Figure 43), the first floor included the central entrance/stair hall (101) flanked by two large parlors. The larger east space (102) was originally used as the formal parlor. The slightly smaller west space (103) was the dining room (located above the kitchen) with a smaller adjacent room (105) serving as the china and glass pantry.

The room (104) at the north end of the central hall may have originally housed the library, and later was John Alexander (Uncle Sandy) Thomson's bed chamber, according to the 1846 inventory. The small room (110) adjacent was likely the dressing room included in the inventory.

In the 1830s, when modifications were made in the basement and additions were added to the west side of the house, the first-floor room usage changed (see Figure 44). The original parlor (102) became the formal dining room (the family dining room was in room B04) and the west room (103) became the parlor. This was an awkward arrangement since the china and glass pantry remained in Room 105. The 1830s addition to the west side of the house also included the construction of a long narrow (6' x 18') room on the first-floor level of the west piazza. The room was entered from a doorway located in the south wall of the space and the opening was accessed from the piazza. The function of this external room remains unknown, but it likely received some heat from the stove located in the added kitchen room directly below. By the end of the nineteenth century this small, external, first-floor room was removed, perhaps when the first floor was again modified by the construction of the large north wing. The three rooms and stair hall of that addition were accessed from the first floor through a doorway opened in the north wall of Room 104 which may have again functioned as a library by that time. At about the same time another small addition added a privy to the first-floor plan. In circa 1922 the installation of the steam heating system and the construction of the external east chimney allowed for the creation of a formal fireplace in the east room (102) which was then serving as a second parlor. The most recent modifications to the first-floor rooms included the replacement of ceilings which had been lowered in some rooms and the installation of a modern bathroom in room 106 in the north wing.

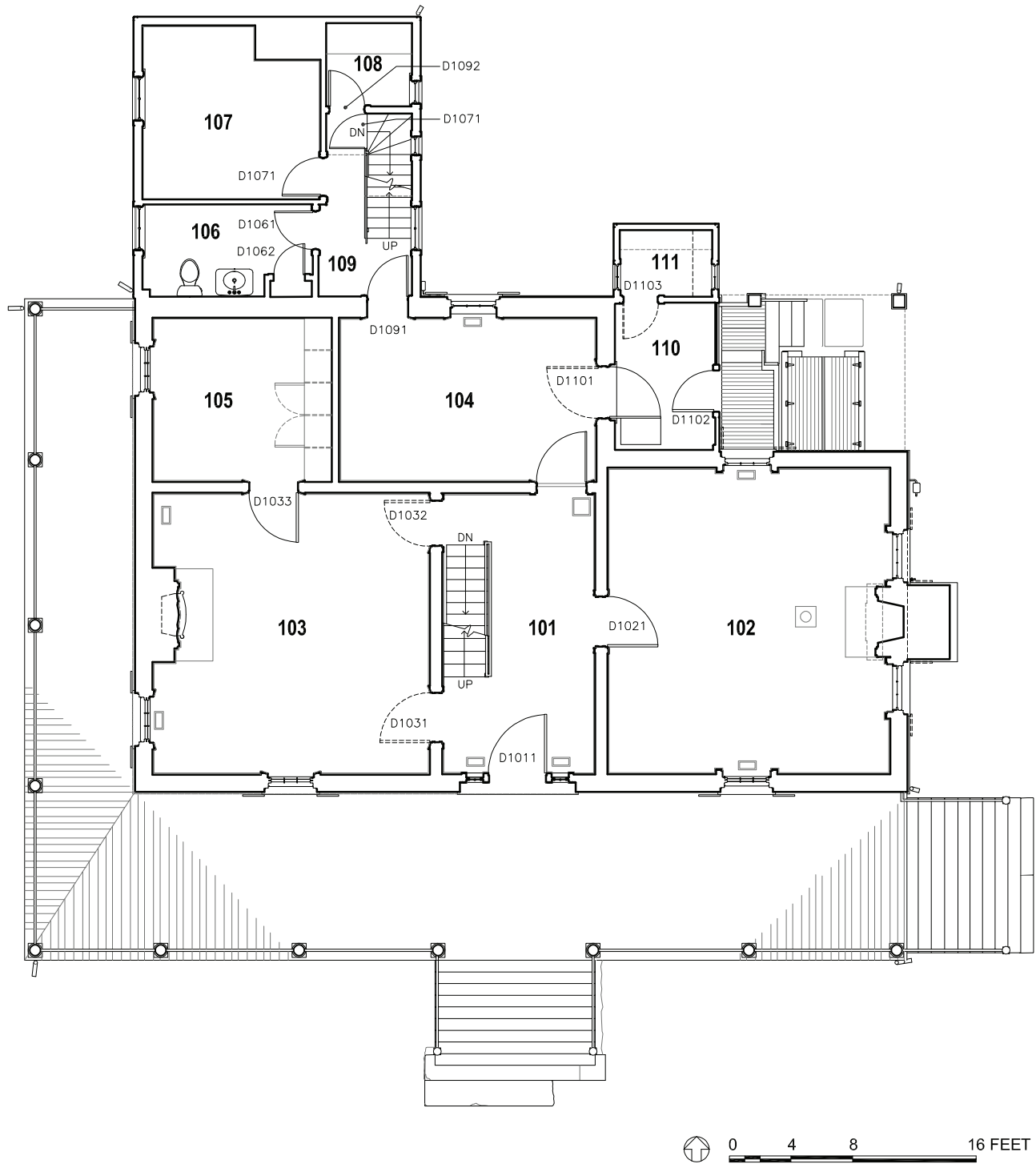


Figure 42. First floor plan, 2019. JGWA.

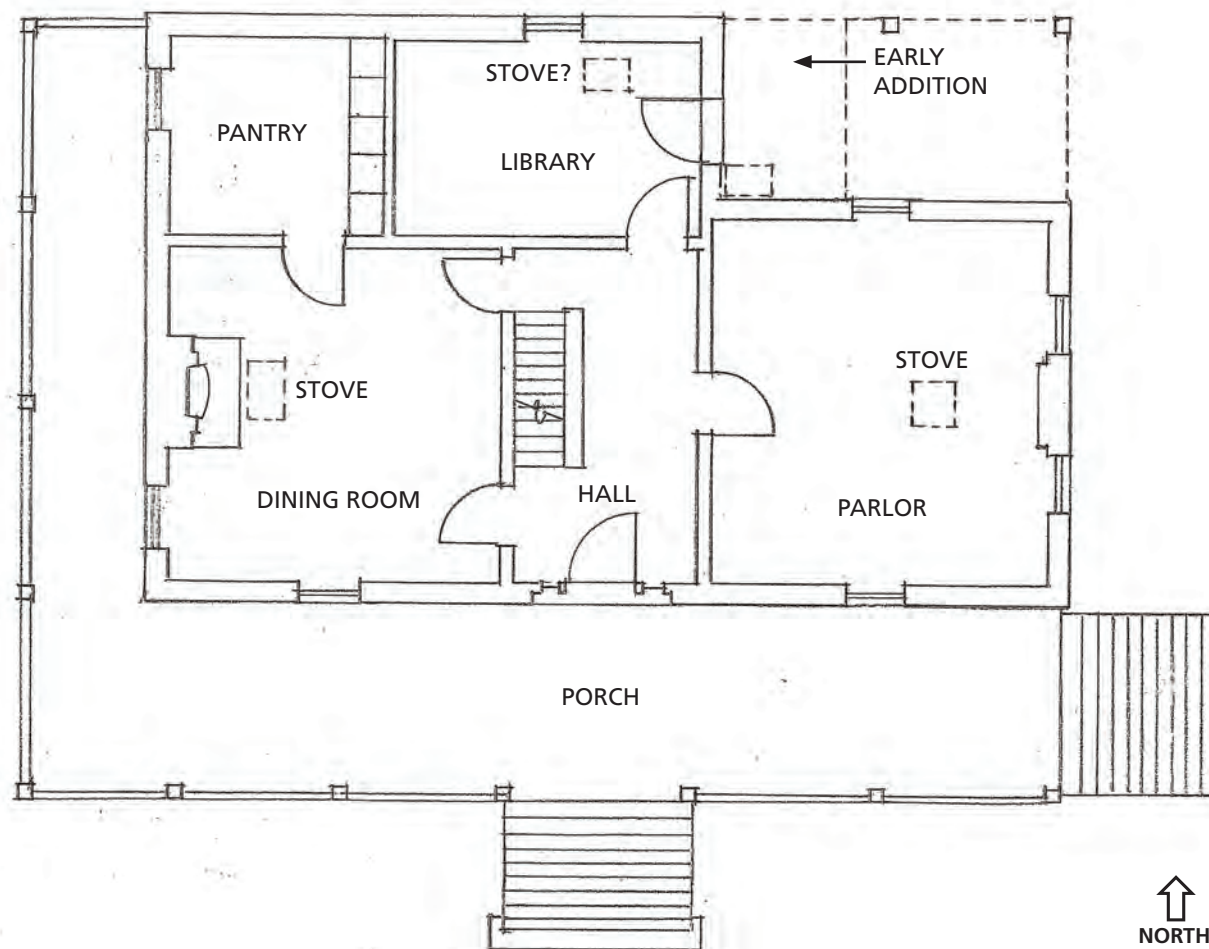


Figure 43. Sketch of first floor plan as it appeared in 1816. JGWA.

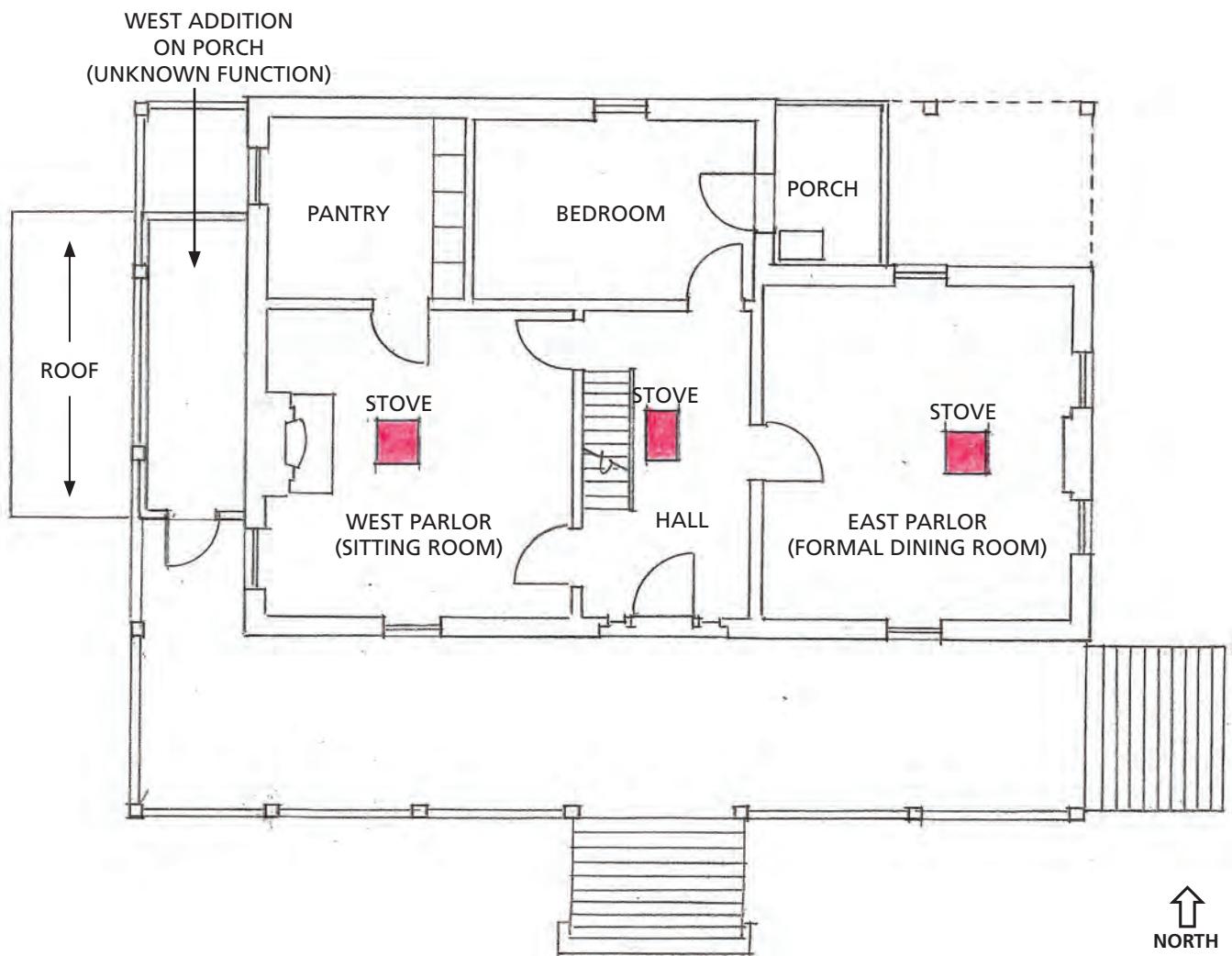


Figure 44. Sketch of first floor plan in the 1830s. JGWA.

STAIR HALL (101)

The 10'-0" x 18'-4" stair hall includes the main entrance in the south wall and four additional doorways (two in the west wall, one in the north wall, and one in the east wall). The stair to the second floor, ascending along the west wall, is the primary feature of the space. The unique “floating” positioning of the upper run of the stair at the center of the hall is necessary to allow access to the rear (north) second floor bedchamber (204).

The hall retains all of its original character, except for the modification of the stairwell opening, when the hall floor area was increased to accommodate a heating stove. The horizontal rail along the opening for the basement stair was moved approximately 1'-0" to the west to increase the hall floor area. This modification can be seen in the basement hall ceiling (B01) and at the base of the newel post at the foot of the main stair. The moving of the railing resulted in the loss of two additional newel posts at each end of the railing.

The stove was placed on a stove pad at the center of the hall, near the stairwell balustrade. The stove was vented by a sheet metal stove pipe that extended upward then horizontally into a circular thimble set in the north partition above the door to room 104. There, the vent passed through an opening in the ceiling of 104 to a dumb stove in second floor room 204 (see Figure 49 and Figure 62).

The detailing of the handsome door architraves matches trim used by the Albany architect Philip Hooker at the Lancaster School (1815-16), the Albany Academy (1815-1816), and Hyde Hall (1818), with plain corner blocks and central tablets.

The wood rails positioned on the east wall are original features. The brass hooks are of a design popular throughout the nineteenth century; the form is illustrated as early as 1816 when it appears in a Birmingham brass catalog (see Figure 47). The same type is seen in a Russell and Erwin hardware catalog from 1865.

This hall still functions as the visitors’ primary entrance to the house.

FLOOR: Original tongue-and-groove wood floorboards, laid north/south, are approximately 7" wide. The painted floorboards are covered in a reproduction floor cloth (installed in 2017). The flooring was probably first painted in the early twentieth century.

WALLS: The original brick masonry walls are finished in painted plaster. This surface consists of brown-coat plaster intended to be covered in wallpaper.

CEILING: The painted plaster-on-split-wood-lath ceiling is 11'-8" above the floor.

BASEBOARD: The original 8" high painted wood baseboard consists of a quirked ogee and bead cap molding above a fascia and a plain base.

DOORS: There are five original doorways in the hall: a central south entrance (D1011); an east opening (D1021); a north opening (D1041); and two openings in the west wall (D1031, D1032).

The main entrance to the house, centered in the south wall, is set within an original two-tier-high, three-bay-wide composition. In the lower tier, the doorway is centered between sidelights, each with eleven lights set in thin curved muntins. Each sidelight sits above a paneled apron and is flanked by symmetrical architraves that extend up to plain friezes and a narrow molding that stretches across all three bays. The architraves’ profile includes a recessed panel with centered double beads, framed by a fillet, cavetto, and bead outer molding. In the upper tier, the architraves frame recessed panels; the center bay holds a rectangular eleven-light fanlight. A crown molding caps the composition and bows out over the center bay; the molding is composed of (from the bottom) a bead, cavetto, ovolo, fascia, cavetto, and fillet.

The delicate tracery filling the sidelights and transom is decorated with cast-lead ornaments (patarae, roses, and leaves) and a spread-winged eagle centered at the base of the fanlight.

The other four doorways are framed by original 4" wide symmetrical architraves, each composed of three vertical reeds flanked by ogee-and-fillet outer moldings. The architraves terminate at plain square corner blocks and at plain base-height plinths. A plain rectangular table at the center of the trim above each opening is embellished with a filleted bead along the outer edge.

South entrance (D1011): The original 3'-9 3/8" wide x 7"-7" high x 1-1/2" thick stile-and-rail door includes six recessed panels: two horizontal panels above two tiers of vertical panels. A small fascia molding extends across the bottom of the door.

Hardware: The original door hardware includes a 6-1/2" iron mortise lockset with a brass cover plate, stamped Birmingham brass knobs featuring cone-shaped bosses, and decorative brass keyhole escutcheons with covers of two different designs; the lock is set upside down in the mortise. A brass door knocker on the exterior side is fastened to the door with an iron nut and bolt. The door is hung on the east jamb with a pair of original 5-1/4" high iron butt hinges. More recent hardware includes a *Medeco* key cylinder and a surface-mounted latch.

STAIR: The open-string stair begins on the west wall with a straight run of twelve risers north to a landing at the east end of the hall, then turns 180 degrees to ascend six risers to the second-floor hall (201). The stair from the basement is positioned directly below the west stair carriage, and arrives in the northwest corner of the hall.

The bullnosed treads are approximately 10-3/4" deep; the risers are 7-1/2" to 7-3/4" high. A small filleted cavetto-and-bead molding covers the joint between each tread and riser. A bead at the bottom edge is the only embellishment on the two-fasciae stringer. A recent reproduction Venetian stripe runner

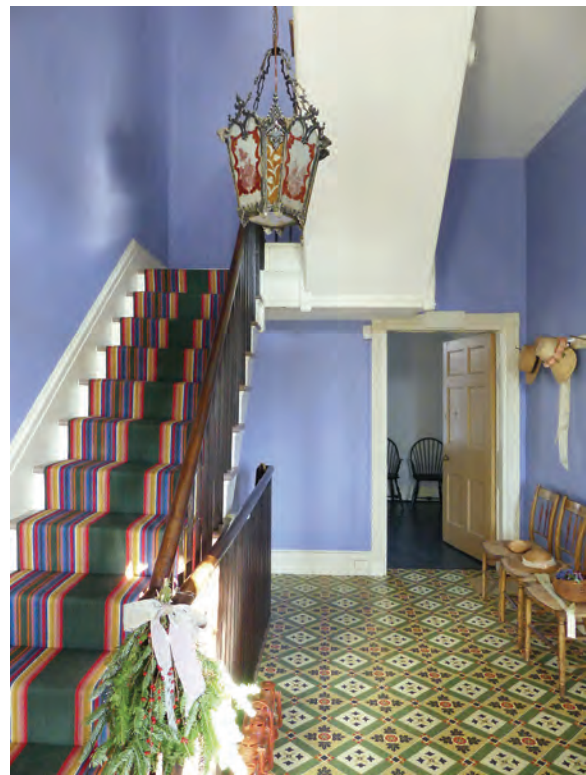
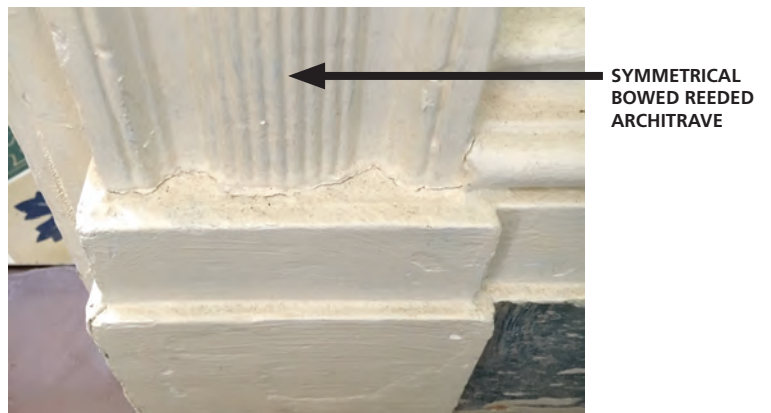
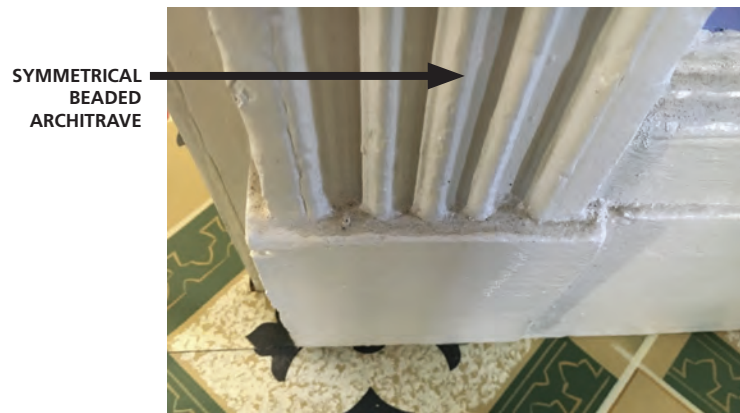


Figure 45. Stair Hall (101), looking south (upper image) and north (lower image). JGWA, 2018.

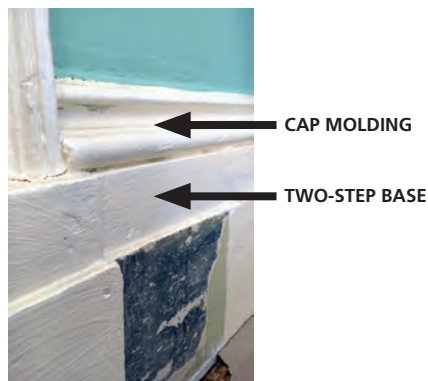


Door trim in the first floor Stair Hall (101).

Door trim in the East Parlor (102).



Door trim in room 104. This same profile was used in the West Parlor (103) and in the Pantry (105).



Baseboard in the East Parlor (102). This profile was used throughout the first floor.

Figure 46. Original (1815-16) wood trims in the first-floor rooms. JGWA, 2019.

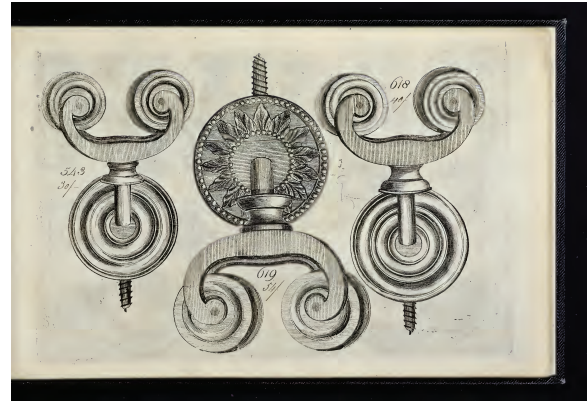
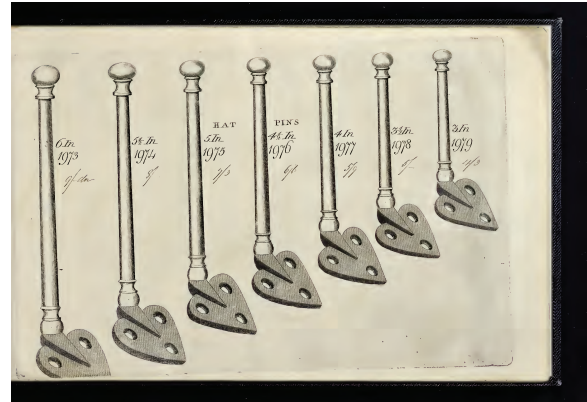
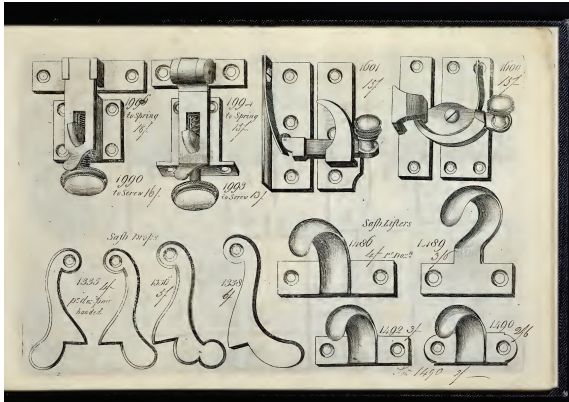
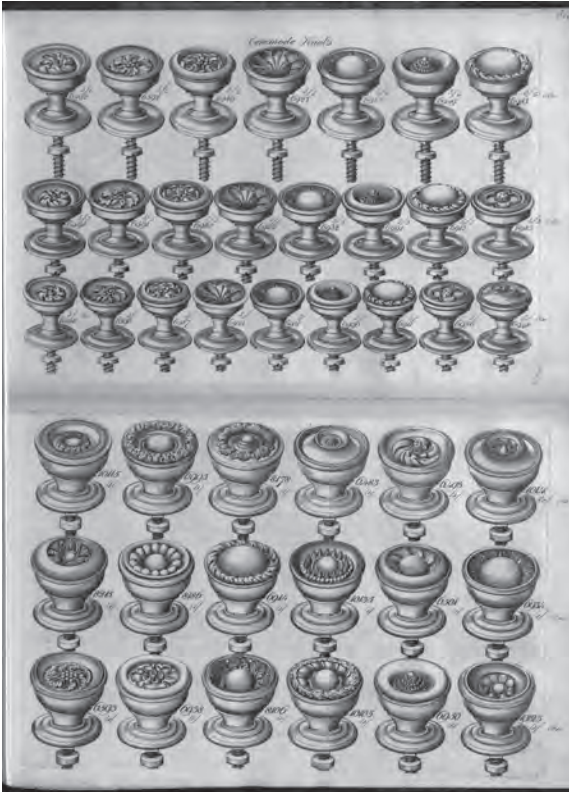


Figure 47. Examples from early catalogs of Birmingham cast brass. The four pages above show the type of sash latch used in the house; examples of the type of hooks used now in the first-floor stair hall; and single and double pulleys like those for the upper stair hall lantern. *Cast Brass Ware*, 1816(?), Getty Research Institute.



(Left) Stamped brass knobs from an 1819 catalog. [Birmingham brass catalogue, ca. 1819], Smithsonian Libraries.



Figure 48. 1979 views of stove pipe thimbles. The two upper images show the thimble in the north wall of the stair hall (101) (upper left) and the corresponding thimble in room 104 (upper right). The left image shows the thimble in the chimney breast of room 204. THCO Archives, Box 5, Folder 11.

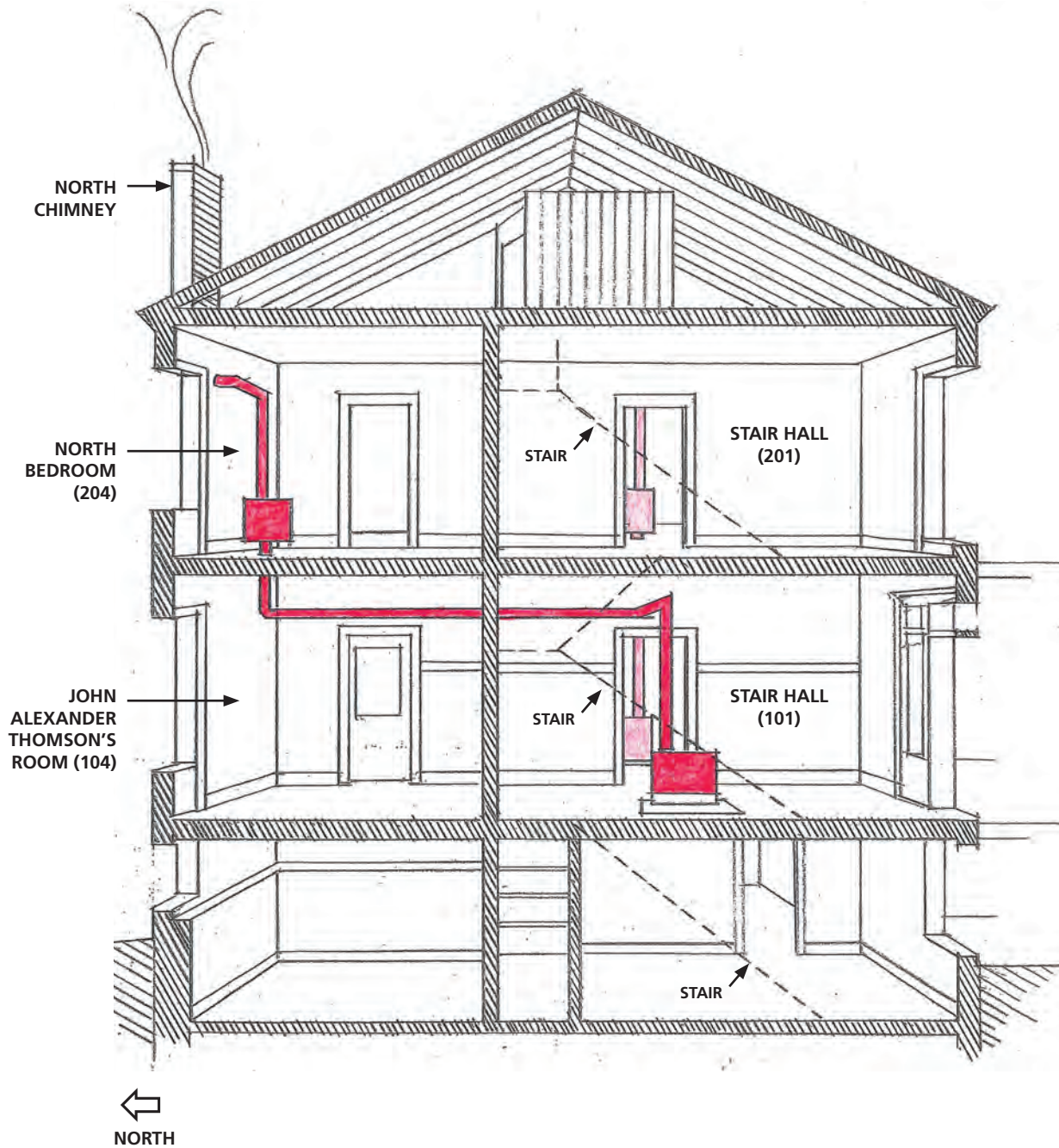


Figure 49. Section, looking east, showing the hall stove and the route of the flue pipe to the small north chimney. Note the dumb stove in second floor bedroom 204. JGWA, 2019.

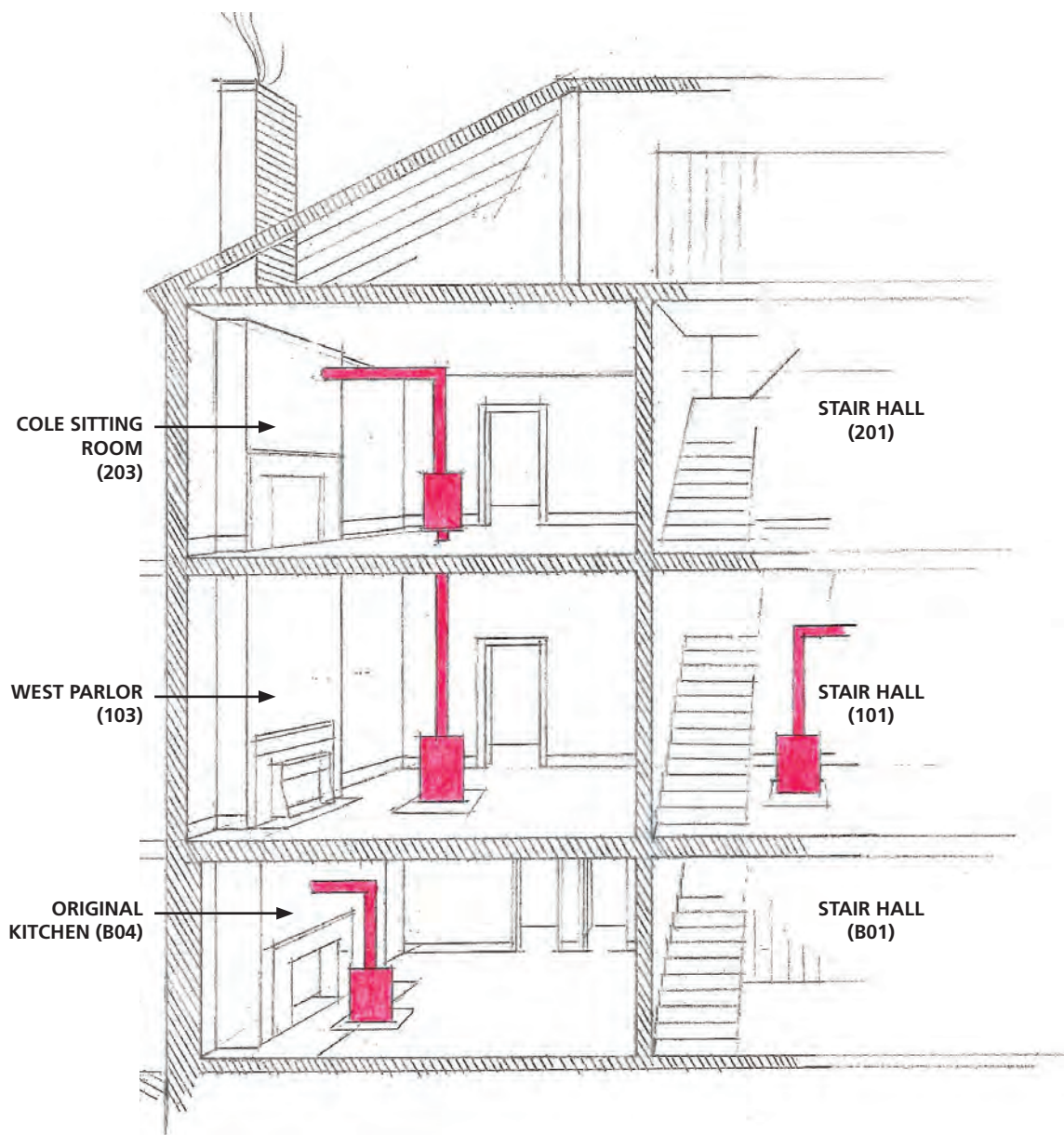


Figure 50. Section, looking north, showing the stoves in the southwest rooms and in the first floor stair hall. Note the dumb stove in the Cole Sitting Room (203). JGWA, 2019.

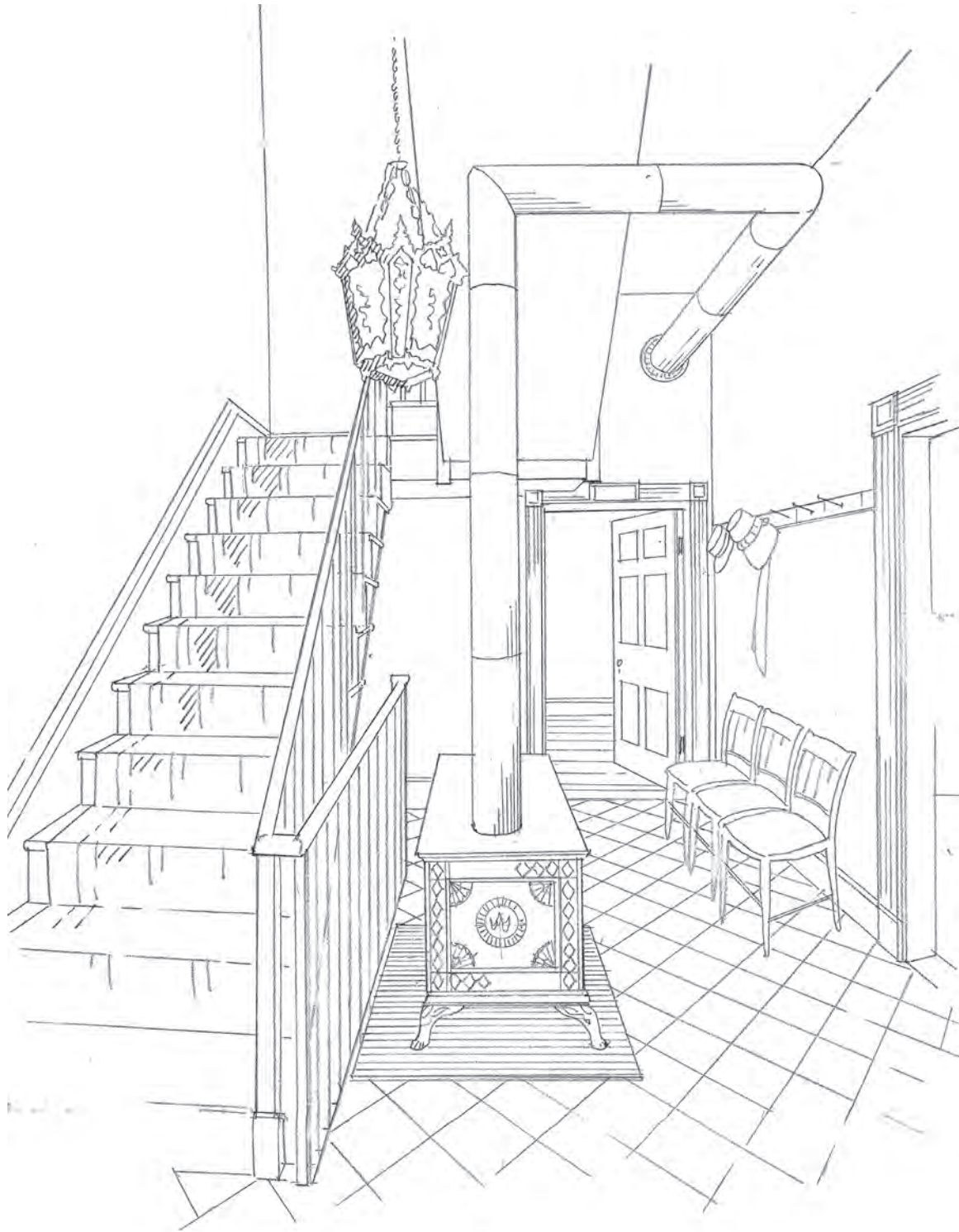


Figure 51. Sketch of the first-floor stair hall (101), looking north, when the stove and pipe was in place. The stove in the sketch is modeled on the one used in the entrance hall of Montgomery Place circa 1810. JGWA, 2019.

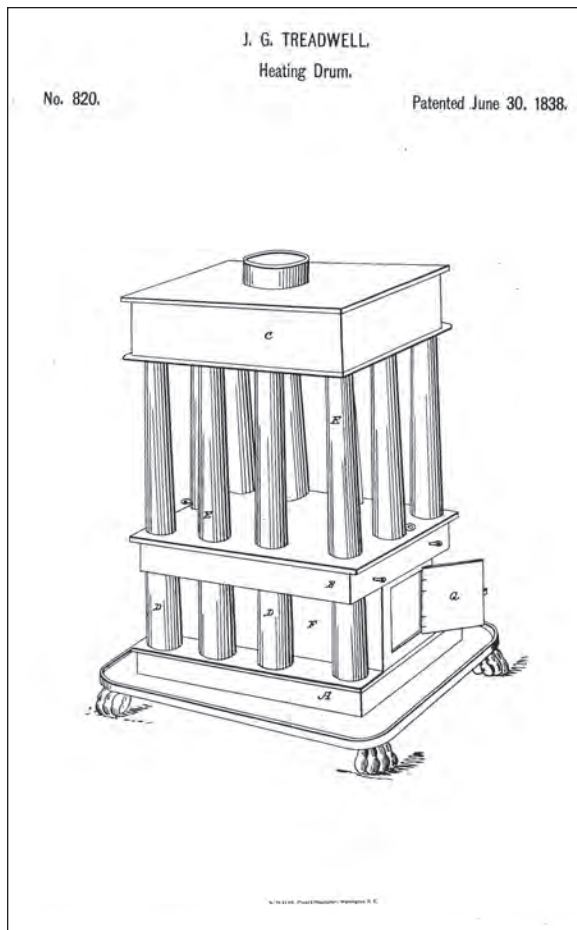


Figure 52. Drawing from an 1838 patent for "A Dumb Stove for Parlors," patented by John G. Treadwell. US Patent 840, filed June 30, 1938. This model includes a lower chamber for a fire and is probably similar to the type used at Cedar Grove. <https://patentimages.storage.googleapis.com/af/ed/3c/92cf7c3a8330bf/US820.pdf> (accessed Jun 13, 2019).

partially covers the stair. The plain, rounded oval wood handrail is supported by simple, tapered newel posts and two nearly square (5/8" x 3/4") balusters per tread.

The handrail turns at the bottom newel post and continues along the opening for the basement stair. This section of the handrail was moved from its original position approximately 1'-0" to the west to accommodate the installation of a heating stove in circa 1833. This work involved the removal of two of the tapered wood newel posts. There is no evidence on this railing of damage that might be caused by the nearby placement of the hall stove. Either the stove was positioned far enough from the rail, or some sort of shield was placed between the stove and the rail.

HEATING: In circa 1833, a cast-iron heating stove was placed in the center of the hall near the stair balustrade; the pipe that vented that stove rose vertically, then turned horizontally to pass through a thimble above the north doorway (see Figure 51). The pipe then passed through the ceiling in room 104 and into room 204, probably to a dumb stove (see Figure 49). It then passed into a small brick chimney (no longer extant) that was positioned on the north outer brick wall; evidence for the base of that chimney remains in the attic (see Figure 85). The hall's wood floorboards should be investigated for evidence for the stove pad that protected the wood surface; on November 30, 1833, George McPherson provided a "Sheet iron pan for the Stove" and some pipe.¹⁴²

142. Invoice, McPherson to John Alexander Thomson, June 2, 1835 to Jan. 7, 1836. Copy from Peter Fedoryk, THCO Archives.

A circa 1922 cast-iron steam radiator in the southeast corner of the hall was removed in 2016. There is a circa 1922 floor register in the northeast corner (still in use) and two 2016 floor grilles flanking the south entrance.

LIGHTING/ELECTRICAL: An ornate Gothic-style stamped iron and glass lantern, circa 1850, is suspended by an iron chain from a metal ring and escutcheon attached to the bottom end of the second-floor stair newel. A 2016 color photograph records an early twentieth-century electric wall bracket light with a frosted glass shade on the stair stringer surface, between the lower and upper run of the stair. The wiring is concealed by wood wire mold contemporary with the fixture. It was removed at the time of the photograph.

Other electrical elements include a duplex receptacle in the east baseboard, and a junction box on the north baseboard. A timer on the south wall, west of the doorway, controls the exterior porch lighting; wire mold extends from the timer down through the floor and up through the ceiling.

EQUIPMENT: A security alarm panel is mounted to the south wall. Surface-mounted low voltage wiring extends down from a motion detector along the west architrave of the north doorway.

FURNISHINGS/FITTINGS: Original wood rails on the east wall, 6'-4" above the floor (to the top of the rails), are embellished with incised lines to create "panels." There is one brass hook per panel; the north rail has seven hooks, and the south rail has nine hooks. The existing hooks are a type available as early as 1816 and popular throughout the nineteenth century (see Figure 47). This hook type is still available from English sources, where it is known as a Voysey pattern coat hook. It was made popular by the English architect Charles F. A. Voysey (1857-1941). Behind each hook is a single screw hole for a different metal hook of unknown form, indicating that the current antique hooks, though early, may not be original to this location.

In the 1846 inventory, the few items in the hall included the stove and pipe, a hat stand, spy glass stand, and an oil cloth on the floor. A stair runner secured by rods partially covered the stair to the second floor. In the booklet "Our Lovable Eccentrics," Edith Cole Silberstein noted a later "grandfather's" clock in the hall.

EAST PARLOR (102)

The spacious (19'-11 1/2" wide x 18'-4 1/4" deep) east parlor includes a single doorway in the west wall, single window openings in the north and south walls, and two windows openings flanking a shallow chimney breast centered in the east wall. This is the largest and most finely detailed of the first-floor rooms. The symmetry found here is an important characteristic of the space. The room likely originally functioned as the formal parlor. The smaller room (103) to the west was situated above the basement kitchen and would have housed the dining room with an adjacent pantry (105).

This arrangement changed after the basement kitchen was moved to a different location, when both first floor rooms functioned as parlors. Day-to-day dining then occurred in the basement's renovated former kitchen. More formal dining occurred in the east parlor.

The original appearance of the chimney breast between the two east windows is unknown. The original chimney that existed above the roof at the east end of the house indicates that there was some sort of function for the chimney at this level. Various images that record the appearance of this chimney above the roof of the house indicate that it was smaller than its counterpart at the west end of the roof (see Figure 4 and Figure 8).

The narrow width of the existing original chimney breast, 4'-8", would exactly accommodate the small Italian marble mantel now in the west parlor (103). There, the small mantel seems out

of place against the 6'-1 1/2" wide chimney breast in that room. The shallow depth of the Franklin fireplace would work well with the shallow depth of the chimney breast in this room. Whether this was the original intention remains unknown. The current early twentieth-century fireplace makes use of the later chimney constructed against the east elevation of the house circa 1922. A stove was in use in this room in the nineteenth century; the stove pipe passed through the stone thimble in the ceiling into the bedchamber (202) above. A fireplace was not a necessary feature in this room, since the original intent was to use a stove.

The room currently services as a visitor orientation gallery.

FLOOR: Original tongue-and-groove floorboards, laid north/south, are covered with 2017 wall-to-wall broadloom matting. The flooring was originally unpainted and covered in wall-to-wall carpet in the nineteenth century. Later, in the twentieth century, the surface was painted.

WALLS: The original brick walls are finished with painted plaster. Thomas Cole's decorative treatment at the top of the walls, exposed and preserved in 2017, includes a Greek key upper band, a series of three black horizontal lines in the center band, and a fringed swag at the base (see Figure 54).

CEILING: The painted plaster ceiling is 11'-8" above the floor matting. The current surface conceals an original stove pipe thimble near the center of the ceiling.

BASEBOARD: The original 8-1/2" high baseboard includes a plain base with a cap molding (cavetto, quirked ogee, and bead).

DOOR: The original doorway in the west wall (D1021) is framed by an original 4" wide symmetrical architrave that terminates at cushion-like corner blocks and at a similar cushion-like tablet centered above the opening. The baseboard projects out to form plinths at the base of the trim. The architrave profile includes a convex panel with vertical reeds flanked by cyma reversa and fillet outer



Figure 53. East Parlor (102), looking northeast (upper image) and southwest (lower image). JGWA, 2018.

moldings. Similar detailing is found on the later mantel piece.

West door (D1021): The original 3'-2 3/4" wide x 7'-3" high x 1-5/8" thick stile-and-rail door has six recessed panels: two horizontal panels above two tiers of vertical panels

Hardware: The door hardware includes a pair of original 4" high iron butt hinges; and a 5-3/4" high iron and brass mortise lockset with stamped Birmingham brass knobs and a keyhole escutcheon with a decorative drop cover. The knob on the west side of the door has a cone-shaped center boss; the east knob has a rounded boss.

WINDOWS: The original single window openings in the north and south walls, and the two original east openings, are set in

paneled reveals and are framed by symmetrical architraves with corner blocks and overhead panels, similar to the doorways. The trim of the south opening extends out 3-1/4" from the face of the wall. The reason for this project is not known.

The south opening extends to the floor, where a plain base (the height of the baseboard base) trims each reveal. An original 9/9/6 rope-hung sash with 5/8" wide muntins has an original Birmingham brass sash latch on the meeting rails of the center and lower sash. The north and east openings are set above aprons, each with one recessed panel. In the north opening, the original 9/9 rope-hung sash with 5/8" wide muntins has two later thumbblatches on the meeting rails. Modern solid wood blinds below canvas-covered plywood projection panels cover the east sash to block direct light from visitors viewing the multimedia monitors.

FIREPLACE: The early twentieth-century fireplace centered on the east wall is set in the original 4'-8" wide plastered brick chimney breast that projects 4-1/4" from the east wall above the mantel shelf, and 7'-1/4" below the shelf. The brick firebox and surround include a ring grip to operate the flue. A 4'-7" wide terra cotta tile hearth with a wood border projects 2'-2 3/4" from the surround; the tiles measure 8" x 10-1/2".

The early twentieth-century 4'-5 1/2" wide x 4'-4 3/4" high wood mantel consists of a fascia surround flanked by narrow pilasters that extend up to a frieze and a crown molding. The details echo those of the door and window trim. The pilaster shafts flanking the surround feature concave reeded moldings at the center of each shaft, trimmed with cyma reversa outer moldings, extending up to a cavetto and bead. That cap molding aligns with an ogee molding along the top of the surround. At the level of the frieze, the pilasters are embellished with vertical cushion panels, each trimmed with a bead and an outer ogee molding; a larger horizontal cushion panel (framed by three beads and an outer bead) is centered in the frieze.

The molding at the top of the mantel is composed of (from bottom to top) a fillet,



Figure 54. Thomas Cole's decorative paint borders in the East Parlor (102) (upper image) and in the West Parlor (103) (lower image). JGWA, 2018.

bead, scotia, and fillet bed molding supporting the 11" deep molded mantel shelf. This bed molding projects above the pilasters and above the central panel. The mantel shelf edge includes a fillet, a cavetto, and a fillet; the shelf projects out over the central panel.

HEATING: An original stone stove pipe thimble positioned in the ceiling (as seen in the floor of room 202) is evidence that a stove was used in this room in the nineteenth century.

A circa 1922 cast-iron steam radiator near the south wall was removed and floor grilles were installed near the east and north windows in 2016.

LIGHTING/ELECTRICAL: The room is lit by a bank of four track lights, mounted to the west side of the ceiling. Other electrical elements include duplex receptacles in the north and

east baseboards; a plate in the floor, near the north window; and three flush duplex receptacles in the ceiling for the multimedia projectors.

EQUIPMENT: Five digital projectors for a multimedia presentation are mounted to the ceiling. Low voltage audio wiring that extends across the mantle and into the fireplace firebox services the audiovisual system's speakers. A surface-mounted junction box and projection control panel with surface-mounted wiring are mounted to the west wall near the doorway.

There is a smoke detector on the ceiling, near the west doorway, and a motion detector with low voltage wiring in the southeast corner of the room. A *HOBO* temperature/relative humidity data logger, manufactured by the Onset Company [hereafter, *HOBO* data logger], is mounted to the wall immediately beneath the projection control panel.

FURNISHINGS/FITTINGS: A bronze jamb hook to hold fireplace tools, mounted to the south end of the mantel, is contemporary with the mantel.

The 1846 inventory notes only a few furnishings in the "East Room," including a carpet, mirror, stand, two tables (probably dining tables) and cloths as well as a desk with inkstand; no chairs are listed, but one of the sets of twenty-four chairs found in the Sitting Room (103) were likely used here. There is evidence on the trim of the south window for the placement of curtain pins approximately 2'-8" above the floor. This evidence does not seem to exist at the other windows; perhaps some sort of shade was used at this opening to block the south sunlight.

Twentieth-century family photographs show the room furnished as a parlor. In those photographs, the floor is covered wall-to-wall in what appears to be a mid-nineteenth-century Wilton or Brussels weave floral-patterned carpet.

WEST PARLOR (103)

The 19'-11 1/2" wide x 18'-4 1/4" West Parlor includes two doorways in the east wall, a single doorway in the north wall, and single window openings in the south and west walls. A chimney breast and fireplace, featuring a marble mantle and Franklin fireplace, is centered on the west wall.

This room is slightly smaller and simpler in detail than its counterpart east of the central hall. When the house was originally completed, the room directly below was used as the kitchen, and this room was likely intended as the dining room. The adjacent room (105) served as the pantry that housed the best china and glassware, another indication that this room was intended for dining. This situation changed when the kitchen was moved to a new location as early as 1831. The removal of the kitchen function from the room below and the resulting removal of the smells and other attributes of a busy kitchen allowed this first floor room to function as a sitting room. After that move, the original kitchen became the informal dining room and more formal dining occurred in the east parlor (102).

The 1846 inventory refers to this space as the "Sitting Room." The room retains all of its original character with the exception of the two doors removed from the openings in the east wall (currently in storage). The Italian marble mantel, purchased in New York City in 1816 for the house, seems small for the broad (6'-1 1/2" wide) chimney breast, but may be original to the room. The wide brick hearth and deep chimney breast was scaled for a much larger mantel; the small Italian mantel and the shallow Franklin fireplace may have initially been purchased for the east parlor and placed here instead.

A 2016 photograph of the room reveals the original split wood lath of the ceiling. The detailing of the stone stove pipe thimble set into the ceiling indicates that it is an original feature. A stove

is included in the room in the 1846 inventory and a much later stove is seen in a circa 1905 photograph.

The room is currently interpreted and finished as the sitting room.

FLOOR: The original wood floorboards, laid north/south, are covered with wall-to-wall reproduction Brussels carpet, installed in 2017. The floorboards were originally unpainted and covered by wall-to-wall carpet. The surface was first painted in the twentieth century.

WALLS: All four original brick walls are finished in painted plaster. At the earliest period, the plaster was covered by wallpaper. Thomas Cole's decorative treatment at the top of the walls, exposed and preserved in 2017, and restored on the north and west walls in 2019, includes a Greek key upper band, a series of three black horizontal lines in the center band, and a lower sawtooth or chevron patterned band (see Figure 54).

CEILING: The recent painted gypsum board ceiling is 11'-7 1/2" above the carpet. A series of 2016 construction photographs show the plaster removed and the original split lath surface exposed. The original stone stove pipe thimble remains in place on the ceiling.

BASEBOARD: The original 8" high baseboard is composed of a two-step base with a cap molding of (from bottom to top) an elongated flush bead, a fillet, a scotia, and a fillet.

DOORS: The two original east doorways (D1031, D1032) and the single doorway in the north wall (D1033) are framed by original 5" wide two-fasciae architraves, each with an outer molding of (from the outer edge) a filleted bead, a cavetto, and a bead; beads trim the inside edge of each fascia. The architraves terminate at plinths that are the height of the baseboard base.

Southeast door (D1031): This door has been removed and is now in storage. The original 3'-2 5/8" wide x 7'-1 1/4" high x 1-3/4" thick stile-and-rail door has six recessed panels, matching the configuration of the north door (see D1033 below).



Figure 55. West Parlor (103), looking southwest (upper image) and northeast (lower image). In the cold months of the year, a stove would be positioned where the table is placed. JGWA, 2018.

Hardware: The door hardware includes a pair of original 4" high iron butt hinges. The 5-1/2" high mortise lock, knobs, and escutcheons are missing.

Northeast door (D1032): This door has been removed and is now in storage. The original 2'-7 1/2" wide x 7'-1 1/4" high x 1-3/4" thick stile-and-rail door has six recessed panels, matching the configuration of the north door (see D1033 below).

Hardware: The door hardware includes a pair of original 4" high iron butt hinges; and a 5-1/2" high iron and brass mortise lockset with a stamped Birmingham brass knob remaining on the parlor face and a keyhole escutcheon with a decorative drop cover surviving on the hall face. Evidence for more recent hardware

includes a plug on the parlor face for a deadbolt lock, and a 3-1/2" square ghost for a surface latch.

North door (D1033): The original 3'-3" wide x 7'-2 1/4" high x 1-3/4" thick stile-and-rail door has six recessed panels: two horizontal panels above two tiers of vertical panels. Each panel is framed by a quirked ogee and fillet panel molding. The south face retains recently exposed decorative painting; the north face features a multi-color scheme with red panel fields and yellow stiles and rails. Evidence for this treatment was also found on the two east doorways (D1031, 1032).

Hardware: The door hardware includes a pair of 4" high iron butt hinges (possibly original); and a 5-1/2" high mortise lockset with a pair of plain round brass knobs, a rose and a drop cover escutcheon (north face), and exposed keyholes (south face). The lock is placed in the lock rail upside down and the keyholes in the door do not align with the keyhole in the lock body. A recent brass *U.S. Lock* latch has a key cylinder on the south face and a turnkey on the north.

WINDOWS: The two full-height window openings (one in the south wall, and one at the south end of the west wall) are framed by 5-1/8" wide architraves. The architrave profile is similar to that of the doorways, except that the two steps are separated by a quirked ogee instead of a bead. A 1-1/4" wide beaded fascia on the interior of the opening forms a surround; at the base of the opening, it sits on a slightly taller (1-3/4" high) fascia and bead. Each set of the original 9/9/6 rope-hung sash has an original Birmingham brass latch on the meeting rails between the center and lower sash.

FIREPLACE: The 6'-1 1/2" wide chimney breast centered on the west wall projects 1'-5 1/4" from the west wall along its south face and 1'-6" from the west wall along the north face. The original 5'-11 1/4" wide hearth, made of 4" x 8-3/4" bricks, projects 2'-5" from the chimney breast.

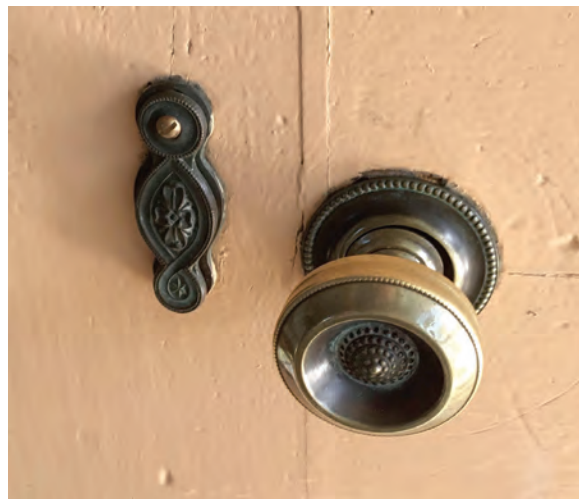


Figure 56. (Upper image) The two east doors from the West Parlor (103) are currently in storage. (Lower image) Typical Birmingham Brass knob and keyhole escutcheon with cover. JGWA, 2019.

The firebox, fitted with a cast-iron Franklin fireplace, has a painted plaster surround that incorporates two features to improve the draft of the fireplace insert. At the top are two inset iron tubes with 2-3/8" diameter brass trim. At the level of the hearth, there are two small cast-iron lattice-patterned grates. The very shallow firebox is lined in cast-iron panels in a fluted pattern. This fireplace bears the marks *Rogers Patent* and *Troy Furnace*, an iron smelting furnace that operated in Troy, New Hampshire in the early nineteenth century.

A 4'-8 1/2" wide x 3'-6 3/4" high Italian white marble mantel, purchased in New York City in 1816, frames the cast-iron insert and surround. Pilasters, each with a flush panel, extend up to a bead molding; above that molding is another flush panel. The mantel frieze aligns with that top tier, and features three flush panels above a curvilinear bottom edge. The frieze and mantel shelf curve out above the fireplace. Three shallow 3" x 3" squares are inset in to the top surface of the mantel shelf. A circa 1905 photograph (see Figure 58) records three short round column-like marble(?) shafts that support an additional thin marble shelf, approximately 4" above the existing mantel shelf. The method of installation that required the careful cutting of the mantel shelf indicates that this unusual condition was likely original to the installation of the mantel. The upper shelf and supports were removed in the twentieth century.

The narrow width and small size of this mantel, and the shallow depth of the Franklin insert, would fit well in the smaller original chimney breast in room 102, and it may have initially been intended for that location.

HEATING: An original stove pipe thimble remains in the ceiling, near the chimney breast. The circa 1905 photograph records an ornate late-nineteenth-century stove positioned below the ceiling thimble. A stove and pipe were listed in this room in the 1846 inventory, indicating that the Franklin fireplace was apparently not a successful source of heat for the room. During the change of seasons, when the stove was removed for cleaning and storage, the Franklin fireplace could provide some heat if needed.

Prior to 2016, two narrow circa 1922 cast-iron steam radiators flanked the west window. The radiators were removed, and two heating grilles were installed in 2016: one in the northwest corner of the floor, and one in the southwest corner. A *Honeywell* thermostat is mounted to the south end of the east wall.

LIGHTING/ELECTRICAL: Electrical elements include duplex receptacles in the north, south, and west baseboards. Wiremold extends from the northeast and southeast duplexes up to projectors used for the multimedia exhibits.

EQUIPMENT: An *HOBO* data logger is mounted to the south end of the east wall. There is a security camera in the northwest corner of the room, and a motion detector in the southwest corner, with wiremold extending down through the floor.

FURNISHINGS/FITTINGS: Brass backplates for jamb hooks to hold fireplace tools are mounted to the east face of the chimney breast on either side of the mantel. A circa 1905 photograph of the mantel does not show these brackets, but they are seen in later images.

There is evidence on the trim of both windows for the locations of curtain pins, approximately 3'-1" above the floor. The small circular stamped brass pins are seen *in situ* in a 1964 color photograph of the south wall (see Figure 60). They are of a small type popular in the early nineteenth century. The pins probably held back the simple chintz curtain panels seen in the circa 1896 photograph of the Cole family (see Figure 57).

The printed pattern of the chintz fabric could date to as early as the 1840s. Similar window treatments survived in place at Montgomery Place (a historic house museum now owned by Bard



Figure 57. The Cole Family in the southwest corner of the west parlor (103), circa 1896. Note the handsome curtain panels and what appear to be roller shades concealing the window sash. THCO Archives, Box 3, Folder 5.



Figure 58. Charles Van Loan photograph of the west parlor mantel, circa 1905. In this image, the surface surrounding the Franklin fireplace is covered in a dark (black) paint and the opening is covered. The ornate, free-standing, cast-iron stove is vented by a flue pipe that extends upward into room 202. There is no jamb hook on the surface to the left of the mantel. Note the pair of small wall-mounted brackets flanking the painting. In a slightly later image (Figure 59) they are shown in a lower position. THCO Archives, Box 5, Folder 7.



Figure 59. An undated view of Emily Cole (1843-1913) in the West Parlor (103), sometime after Figure 58 was taken. Note the shelf above the mantel. The plaster surface surrounding the Franklin fireplace is covered in a light (white?) paint. Fire tool jamb hooks are in place on each side of the mantel. The opening of the Franklin fireplace is not covered; a firescreen is positioned on the hearth. THCO Archives, Box 5, Folder 5.



Figure 60. The West Parlor (103) in the later twentieth century, when the family still occupied the house. In the upper image, looking northwest, the upper shelf is missing from the mantel. The image to the left looks south; note the small curtain pin on the window trim. This small form was popular in the early nineteenth century. THCO Archives, (upper image) Box 5, Folder 7; (lower image) Box 5, Folder 17.

College) for well over one hundred years. Furnishings such as carpets and window treatments can have surprisingly long life spans when well cared for.

The 1846 inventory includes a stove and pipe in the "Sitting Room," as well as a carpet, a looking glass, 24 chairs, 24 rush-bottom chairs, a rocking chair, an arm chair, two settees and a bookcase. One set of chairs was probably removed from the East Parlor (102).

The current wall-to-wall Brussels weave strip carpeting is a 2016 reproduction based on a piece of carpet found on a folding chair used by Thomas Cole.

The stove used in this room, noted in the 1846 inventory, was probably an ornate cast-iron model placed on a sheet metal stove pad near the center of the room. The stove flue pipe extended upward through the stove thimble set in the ceiling. The pipe passed into a dumb stove located in the room above (203) and then to a thimble set in the face of the chimney breast of that room.

JOHN ALEXANDER THOMSON'S ROOM/LIBRARY (104)

The rectangular room, 10'-8" x 16'-10", includes doorways in the north, south, and west walls, and a window opening in the north wall. The room functioned at times as a small bedchamber prior to the construction of the late-nineteenth-century north wing. In the early period, a stove pipe from the hall stove entered this room above the west doorway to provide minimal heat. By 1831-32, the original doorway in the east wall opened to a small enclosed porch beneath the larger second floor porch. The recent 2018 discovery of a decorative painted frieze (see Figure 61), probably painted by Thomas Cole, indicates that this was a room of some importance. This room may have returned to its original function as the library after the death of John Alexander Thomson in 1846.

Currently, the room is a gallery space, used for changing exhibits.

FLOOR: The original tongue-and-groove floorboards (9-1/4" to 10-1/4" wide) are laid east/west. The painted finish was first applied in the twentieth century. A carpet covered the floor in 1846.

WALLS: The original south wall is finished with plaster on brick, while the original north, east, and west walls are finished with plaster furred out from the brick; all of the surfaces are painted. A stove pipe thimble in the south wall, above the doorway, is now concealed by the current layer of plaster. At the top of the walls, a decorative painted frieze on a light red wall surface survives behind the current finish (see Figure 61).

CEILING: The recent painted gypsum board ceiling is 11'-6" above the floor. A stone stove pipe thimble in the ceiling near the northeast corner of the room is concealed by the current ceiling finish.

BASEBOARD: The original 8-1/8" high baseboard includes a two-step base with a quarter-round shoe molding, and a cap molding composed of (from the bottom) a bead, a fillet, and a cavetto.

CORNICE: A modern 1-1/4" high cavetto molding trims the top of the walls.

DOORS: There are single door openings in the north, east, and south walls. The original south doorway (D1041) and east doorway (D1101) feature paneled reveals and are framed by 5-1/4" wide two-fasciae architraves, each composed of (from the outside) a bead, fillet, cavetto, and bead outer molding; a fascia, bead and fillet; and a fascia and corner bead. The east door was originally hinged to the north jamb and opened into this room from the original small east porch. The opening's original white marble threshold steps up 2-1/2" from the floor.

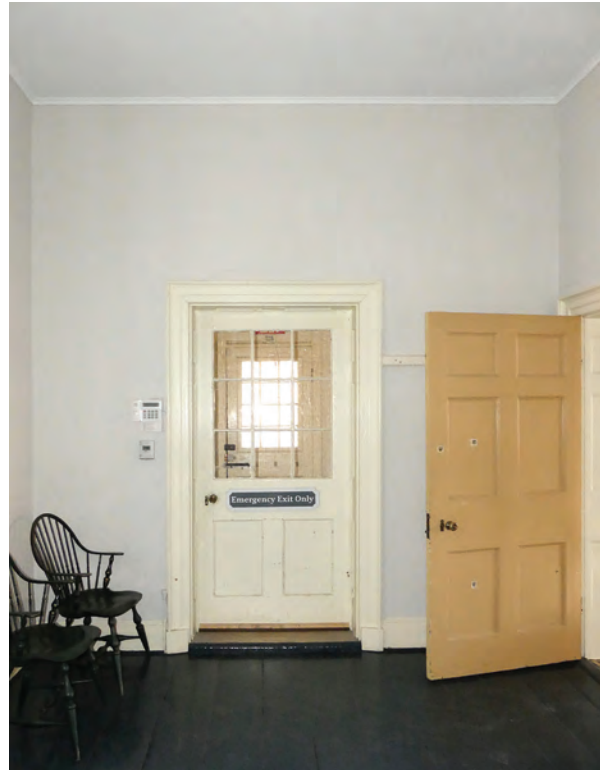


Figure 61. Alexander Thomson's Room (104), looking west (upper left) and east (upper right); and the recently exposed decorative paint border (left). JGWA, 2018-19.

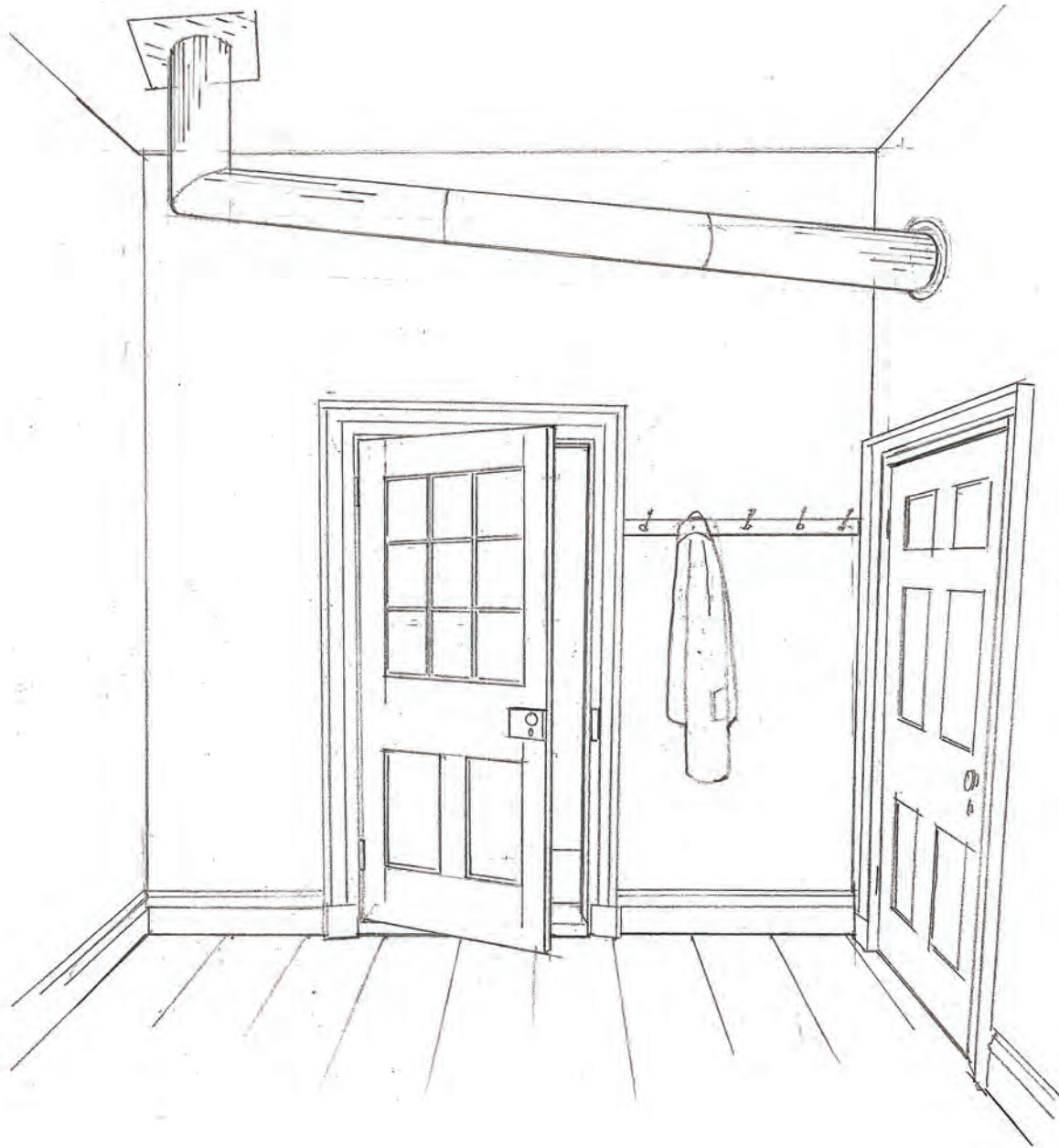


Figure 62. Sketch of room 104, looking east, showing how the stove pipe from the hall stove continued through the room. The east door is shown opening into the room, as it originally did (it currently opens into room 110). JGWA, 2019.

The late-nineteenth-century north doorway (D1091) has a plain reveal, and is framed by a 5-3/4" wide single-fascia architrave, composed of (from the outside) a fillet, a cyma recta, a bead, a fascia, a cyma recta, and a fillet. The architrave extends down to the floor (without plinths).

South door (D1041): The original 3'-3" wide x 6'-10" high x 1-5/8" thick stile-and-rail door has six recessed panels: two horizontal panels over two tiers of vertical panels.

Hardware: The door hardware includes a pair of original 4" high iron butt hinges; and a 5-1/2" mortise lockset with stamped Birmingham brass knobs with cone bosses, keyhole escutcheons with drop covers (the south side cover is missing), and a decorative brass rose for a turnkey latch (the turnkey is missing).

WINDOWS: The original window opening in the north wall is set above a small, bullnosed sill and an apron with one recessed panel, and is framed by an architrave similar to the trim at the south and east doorways. The original 9/9 sash have 5/8" wide muntins. The ropes are missing, but the pulleys are still in place. The sash fasten with two latches on the meeting rails: an original Birmingham brass latch and a more recent sweep thumb latch.

HEATING: In the nineteenth century, the stove pipe from the hall stove passed into this room through a thimble above the south doorway (see Figure 62) and upward into the thimble opening in the ceiling and into room 204, perhaps to a dumb stove.

A circa 1922 cast-iron steam radiator near the south window was removed in 2016; there is now a floor grille in that location.

LIGHTING/ELECTRICAL: The room is lit by three track ceiling lights; wiremold connects this lighting to a switch near the north doorway and then continues down through the floor. Other electrical elements include flush duplex receptacles in the north, west, and south walls. Wiring in the southwest corner of the room is covered by wiremold on the west wall, and then extends along the south baseboard to service a junction box on the north wall of the neighboring stair hall.

EQUIPMENT: A security panel and a *HOB0* data logger are mounted to the east wall, with low voltage wiring and conduit along the north side of the door architrave. Wiremold extends from a video camera at the south end of the west wall down through the floor. There is a motion detector in the northwest corner of the room.

FURNISHINGS/FITTINGS: A narrow wood rail with holes for five hooks is mounted to the west wall, south of the doorway. The 2018 paint investigation revealed that this woodwork is a very early addition to the original room, probably installed when Mr. Thomson occupied the room. The hooks are missing. Similar evidence for hooks exists behind the current hooks on the rail in the hall (101).

The 1846 includes this space as "Mr. Thomsons Room." It included a bedstead, bedding and curtains, a washstand, two tables, a wardrobe valued at \$40, and a carpet. Original it functioned as the library, and returned to that use after Mr. Thomson's death.

PANTRY (105)

This small, 11'-8" x 10'-10 1/2" room includes a doorway in the south wall and a window opening in the west wall. The 1846 inventory refers to the room as a pantry and the original built-in cabinet along the east wall seems to confirm that function. If the original intended function of the adjoining room (103) was for dining, then this space could be the pantry where the best china, glassware, and silver were kept. The 1821 inventory includes such items as a set of French china, tumblers, and wine glasses, and two pair of cut [glass] decanters that would have been housed in a pantry, and similar items were listed in the 1846 inventory. Typical nineteenth-century practice



Figure 63. Pantry (105), looking southeast (upper left) and north (upper right); and the exposed decorative paint border (left). JGWA, 2019.



Figure 64. Pantry (105), looking north, in 1964. Note the still-extant replacement brass knobs on the drawers of the original cabinet. The upper tier of shelving has been removed. THCO Archives, scanned collection.

would place the best china and glassware near to the dining room. Such items would never be placed in a kitchen pantry.

The 2010 paint investigation revealed an impressive decor of red painted walls and a handsome painted border, featuring a Greek key, below the ceiling. This finding suggests that the room functioned in a different manner during the Thomas Cole era.

The 2018 paint investigation revealed that the early red paint finish found on the walls does not exist on the wood surface behind the cabinet.

The room is currently used for collections storage.

FLOOR: The original floorboards, averaging 9-3/4" wide and laid east/west with small filler strips between the boards, are painted an ochre color.

WALLS: The original north, south, and west brick walls are finished with painted plaster. The east wall is a wood-framed partition finished in painted plaster on lath. At the top of the walls, a painted border in a Greek key design has been exposed (see Figure 63). Recently-installed pegboard partially covers the walls.

CEILING: The painted gypsum board ceiling is 11'-7" above the floor.

BASEBOARD: The original 8-1/2" high baseboard includes a two-step base with a quarter-round shoe molding, and a cap molding composed of (from the bottom) a bead, a fillet, a cavetto, and a fillet. This profile matches that of the baseboard in room 104.

DOOR: The original south doorway (D1033) is framed by a 5-1/4" wide two-fasciae architrave composed of (from the outside) a bead, fillet, cavetto, and flush bead outer molding; a fascia and quirked ogee; and a fascia and corner bead. The architrave terminates at plinths that are the height of the baseboard base.

WINDOW: The original full-height window opening in the west wall is framed by a 5-1/4" wide architrave whose profile matches that of the doorway. A 1-1/4" wide beaded fascia on the interior of the opening forms a surround; at the base of the opening, it sits on a slightly taller (1-3/4" high) fascia and bead. The opening is fitted with an original 9/9/6 rope-hung sash with 5/8" muntins. There are two original Birmingham brass latches on the center and lower sash.

HEATING: There is no evidence for heating this space in the nineteenth century. A circa 1922 cast-iron steam radiator was removed, and a floor grille installed near the window opening, in 2016. A hole in the northwest corner of the ceiling accommodated a radiator pipe.

LIGHTING/ELECTRICAL: There is no fixed lighting in this room. Duplex receptacles above the cabinet on the east wall are connected by surface raceway. Flexible armored conduit extends from a surface-mounted duplex receptacle on the north wall down through the floor. A rigid conduit runs through the floor, up along the west wall, and through the ceiling.

EQUIPMENT: Communication receptacles are mounted to the north and west walls. Other equipment includes a smoke detector on the southwest corner of the ceiling, and a *HOB0* data logger and a motion detector on the south wall.

FURNISHINGS/FITTINGS: An original five-bay-wide wood cabinet extends the full width of the east wall. Each bay includes a full-width deep drawer with an open space below that extends to the floor. At a later date, two of the open areas were enclosed by hinged paneled doors. The unusual construction of the cabinet features a top surface that is not a single long board, but instead is composed of five separate sets of boards positioned between upright boards that delineate the bays. The exposed ends of the vertical boards give the impression that they originally extended upward to support additional shelving above the cabinet. The recent (2018) paint investigation of various cabinet surfaces indicates that this may not be the case, although a color photograph from 1964 (see Figure 64) does show additional shelving units set on top of the cabinet. If china and glassware were stored here, as the 1846 inventory indicates, then the upper shelving would be a necessity.

Close inspection of the drawers revealed that the ornate stamped brass knobs (two per drawer), although antique, are later, possibly early, replacements. The physical evidence indicates that each drawer originally had two bail-type pulls.

The window trim retains evidence for the placement of at least three sets of curtain pins. The lowest is positioned at about 3'-1" above the floor, and the upper set is at 4'-8" above the floor. This evidence may relate to the use of shades or blinds in the opening.

The 1846 inventory refers to this room as the "Pantry" and lists such items as glass and china, a solar lamp, two plated candlesticks and snuffers, two brass candlesticks, two glass and brass lamps, and two maps, one of "N.Y." and the other labeled "U.S."

NORTH WING TOILET (106)

The 5'-11 1/2" x 11'-0" room includes a doorway in the east wall, a window opening in the west wall, and a closet built into the southeast corner of the room. The finishes and fixtures date to 2001. The original function of this late nineteenth-century room is undetermined.

FLOOR: The circa 2001 tile floor is made up of 2-1/4" octagonal white ceramic tiles and 3/4" square black ceramic dot tiles.

WALLS: The south wall is the original (1815-16) brick masonry exterior wall; the other three walls are wood-framed. All four walls are finished with painted gypsum board above a 3'-5 1/4" high tile wainscot made up of 3" x 6" white ceramic tiles. At the top of the wainscot is a strip of 1/2" x 7-3/4" black tiles, one course of the white tiles, and a cap course of 2" x 6" molded black tiles. Turned wood corner guards protect the wainscot at the southeast closet and at the southwest chase.

CEILING: The circa 2001 painted gypsum board ceiling is 8'-5 3/4" above the floor.

DOOR: The late nineteenth-century doorway in the east wall (D1061) and the circa 2001 doorway to the southeast closet (D1062) are framed by 4" wide architraves, each composed of (from the outside) a fillet; a wide, shallow bead; a fillet; a bead; and a cavetto. The architraves terminate at bullseye corner blocks.

East door (D1061): The circa 2001 2'-5 3/4" wide x 7'-8" high x 1-1/4" thick stile-and-rail door has four vertical raised/recessed panels.

Hardware: The hardware, contemporary with the door, includes three MMC brass butt hinges; and a 2-1/4" brass *Gainsborough* mortise lockset with porcelain knobs and brass roses. A chrome hook is mounted to the east face of the door.

Closet door (D1062): The circa 2001 1'-6 3/4" wide x 7'-8" high board-and-batten door is made up of 5" wide x 3/4" thick beaded boards with two horizontal battens.

Hardware: The hardware, contemporary with the door, includes three decorative black strap hinges (3-1/4" high, 3-3/4" long); a black pull; and a magnetic latch.

WINDOW: The late nineteenth-century window opening in the west wall is framed by a circa 2001 4" wide architrave, similar to the door trim, that terminates at bullseye corner blocks and at a 1-1/8" beaded sill. The late nineteenth-century 2/2 rope-hung sash have



Figure 65. Toilet Room (106), looking west (upper image) and east (lower image). JGWA, 2018.

1-1/2" wide muntins; the ropes are still in place, but have been cut. A late nineteenth-century sweep thumbblatch is mounted to the meeting rails.

HEATING: A radiator was removed from the west end of the room in 2016. There is now a floor grille near the north wall.

LIGHTING/ELECTRICAL: The room is lit by two decorate wall brackets on the south wall. Other electrical elements include a duplex receptacle in the south tile wainscot, and a switch on the east wall.

PLUMBING: The bathroom fittings include a pedestal porcelain lavatory and a vitreous china *American Standard* toilet on the north wall. The inside of the toilet tank is stamped with the date of February 2001.

FURNISHINGS/FITTINGS: A nickel-finished paper towel holder is mounted to the west face of the closet.

NORTH WING STORAGE ROOM (107)

This 11'-7" x 11'-3 3/4" space includes a doorway in the east wall and a window opening in the west wall. The room is used for curatorial storage. The original function of this late nineteenth-century room is unknown.

FLOOR: The late nineteenth-century 6-1/2" wide tongue-and-groove floorboards are laid north/south.

WALLS: The walls are finished with painted gypsum board, as is a late nineteenth-century brick chimney breast in the northeast corner of the room. Pegboard covers the north and east walls and the chimney breast.

CEILING: The recent painted gypsum board ceiling is 8'-11" above the floor.

BASEBOARD: The late nineteenth-century 8" high baseboard includes a base ornamented with a band of horizontal beads, and a cap molding composed of (from the bottom) a cavetto and a quarter-round. There is no baseboard on the north wall, the chimney



Figure 66. Original late nineteenth-century trims in the first floor of the north addition. JGWA, 2019.

breast, and the east wall (north of the doorway).

DOORS: The late nineteenth-century doorway in the east wall (D1071) is framed by a 4-1/2" wide symmetrical architrave, composed of a central band of beads flanked by outer cavetto-and-bead moldings. The architrave terminates at corner blocks, each embellished with a concave circle with a rosette boss, and at baseboard-height plinths.

East door (D1071): The late nineteenth-century 2'-8" wide x 6'-7 1/2" high x 1-1/4" thick stile-and-rail door has six vertical recessed panels.

Hardware: The hardware, contemporary with the door, includes a pair of 3-1/4" high iron butt hinges with decorative tips; and a 3-1/4" x 3-3/4" *Corbin* rim lock with white porcelain knobs.

WINDOW: The late nineteenth-century window opening in the west wall is framed by a symmetrical architrave that matches the door trim, and sits above a beaded stool. A section of molding that matches the architrave forms the apron. The late nineteenth-century 2/2 rope-hung sash have 1-1/2" wide muntins and a cast-iron sash lock on the meeting rails.

HEATING: A cast-iron radiator near the west window has been removed. There is a floor grille in the southwest corner of the room.

LIGHTING/ELECTRICAL: The room is lit by a ceiling fixture with a white glass shade. Other electrical elements include a switch on the west wall and surface-mounted fourplex receptacles on the north, west, and south walls. Wiremold connects the fourplex receptacles.

EQUIPMENT: A *HOBO* data logger is mounted to the east wall. There are three communication receptacles on the west wall.

FURNISHINGS/FITTINGS: A wood nailer is fastened to the south end of the west wall.



Figure 67. Room 107, looking northwest (upper image) and southeast (lower image). JGWA, 2018.

The room is currently used to store collection items.

NORTH WING CLOSET (108)

This small (5'-6 3/4" x 5'-5") space in the northeast corner of the north wing includes a doorway in the south wall and a window opening in the east wall. It originally functioned as a small storage room, as it does now.

FLOOR: Late nineteenth-century 6-1/2" wide tongue-and-groove floorboards extend into this room from the rear stair hall (109).

WALLS: The four wood-framed walls are finished in painted gypsum board.

CEILING: The painted gypsum board ceiling is 8'-11 3/4" above the floor.

BASEBOARD: The late nineteenth-century 8" high baseboard includes a base ornamented with a band of horizontal beads, and a cap molding composed of (from the bottom) a cavetto and a quarter-round (matching the profile of the baseboard in the adjoining hall (109)).

DOOR: The late nineteenth-century south doorway (D1081) is framed by a 4-1/2" wide symmetrical architrave, composed of a central band of beads flanked by outer cavetto-and-bead moldings. The architrave terminates at corner blocks, each embellished with a concave circle with a rosette boss, and at baseboard-height plinths. This trim matches the trim in the adjoining stair hall (109).

South door (D1081): The late nineteenth-century 2'-3 1/2" wide x 6'-6" high x 1-1/4" thick stile-and-rail door has six vertical recessed panels.

Hardware: The hardware, contemporary with the door, includes a pair of 3" high butt hinges with decorative tips; and a 3-1/4" x 3-3/4" *Corbin* rim lock with a mineral knob on the north face and a porcelain knob on the south face.

WINDOW: The narrow late nineteenth-century window opening in the east wall is framed by a symmetrical architrave that matches the door trim, and sits above a beaded stool. A section of molding that matches the architrave forms the apron. The late nineteenth-century 1/1 rope-hung sash have 1-1/2" wide muntins and a sweep thumbblatch on the meeting rails; the rope has been cut, but the pulleys remain in place.

LIGHTING/ELECTRICAL: A fourplex receptacle is mounted to the west wall.

EQUIPMENT: A communications receptacle is mounted to the west wall.

FURNISHINGS/FITTINGS: A recent wood counter, finished in plastic laminate, extends across the north wall. Above the counter are three shelves: one unfinished shelf, and two painted shelves. The counter and shelves are supported by wood cleats on the east and west walls.



Figure 68. North Stair Hall (109), looking north into room 108 (upper image); and looking south from the stair (lower image). JGWA, 2018.

NORTH WING STAIR HALL (109)

This 6'-1" x 11'-10 3/4" hall includes single doorways in the south and north walls, two doorways in the west wall, and two window openings in the east wall above the stair to the second floor.

This space has always functioned as a hall, with the stairs to the basement and upper floor positioned along the east wall.

FLOOR: The late nineteenth-century 6-1/2" wide tongue-and-groove floorboards are laid north/south.

WALLS: The south wall is original 1815-16 brick; the other walls are late nineteenth-century wood-framed partitions. All are finished in recent painted gypsum board. A large turned corner guard protects the projecting corner where the west wall jogs out to accommodate the width of room 107.

The space beneath the stair to the second floor is enclosed with late nineteenth-century 7" wide vertical beaded tongue-and-groove boards.

CEILING: The recent painted gypsum board ceiling is 8'-11 1/2" above the floor.

BASEBOARD: The late nineteenth-century 8" high baseboard includes a base ornamented with a band of horizontal beads, and a cap molding composed of (from the bottom) a cavetto and a quarter-round. At the northeast corner of the room, the baseboard terminates at a plain corner block.

CORNICE: A small wood cavetto trims the top of the walls.

DOORS: There are five late nineteenth-century doorways: one in the south wall (D1091); two in the west wall (D1061 and D1071); one in the north wall (D1081); and one in the partition below the stairs (D1092). All but the opening beneath the stairs are framed by 4-1/2" wide symmetrical architraves, composed of central bands of beads flanked by outer cavetto-and-bead moldings. The architraves terminate at corner blocks, each embellished with a concave circle with a rosette boss, and at plinths. The plinths at the north, south, and northwest doorways are baseboard-height with beveled edges; the newer plinths at the southwest door are higher and have no beveled edges. The southwest doorway's wood threshold is raised 1-1/2" to align with the tile floor in room 106.

The opening to the basement stair is set into the beaded board partition without trim.

South door (D1091): The late nineteenth-century 2'-8" wide x 6'-7 1/2" high x 1-1/4" thick stile-and-rail door has six vertical recessed panels.

Hardware: The hardware, contemporary with the door, includes a pair of 3-1/4" high butt hinges with decorative tips; and a 3-1/4" x 3-3/4" *Corbin* rim lock with white porcelain knobs and a small iron escutcheon. A more recent *ILCO* surface-mounted latch has a key cylinder on the north face.

Door to basement stair (D1092): The late nineteenth-century 2'-3" wide x 6'-1 3/4" high board-and-batten door is made up of the same 7/8" thick tongue-and-groove beaded boards as the stair enclosure. The boards are fastened to two battens with beveled edges.

Hardware: The hardware, contemporary with the door, includes a pair of 3-1/4" high butt hinges with decorative tips, and a small cast-iron Suffolk latch.

WINDOW: The late nineteenth-century window opening at the south end of the east wall is framed by a symmetrical architrave that matches the door trim, and sits above a beaded stool. A section of molding that matches the architrave forms the apron; part of the stool and apron are cut out for

the stair. The late nineteenth-century 2/2 rope-hung sash have 1-1/2" wide muntins and a sweep thumb latch on the meeting rails.

STAIR: The late nineteenth-century painted wood stair to the second floor begins on the east wall, rising nine risers south, then turning east with one winder, and rising five risers east to the second floor. The bullnosed treads are 9-1/2" deep, and the risers 8" high. The upper section of the stairwell is enclosed with tongue-and-groove vertical beaded boards; at the bottom four treads, only the area beneath the plain wood stringer is covered. A plain wood railing is fastened to the beaded boards in the upper section, and is supported by a wood frame in the lower section. Along the west wall, the wood stringer extends across the window opening [which one] and down through the sill.

EQUIPMENT: A carbon monoxide detector, a smoke detector, a motion detector and a horn are surface-mounted to the south wall, above the doorway. There is a fire extinguisher on the south wall, west of the doorway. A plastic exit sign is mounted to the wall above the south doorway.

ENCLOSED EAST PORCH (110)

This small, 6'-6 1/2" x 9'-7" room includes single doorways in the north, east, and west walls. This space is situated beneath the second-floor porch and above a small cellar room. The intended function of this early room is undetermined, but it may be the "stoop" and "room on stoop" referred to in an invoice from Hiram Comfort that included work carried out between October 1831 and September 1832. The space was well ventilated by a large louvered shutter in the east wall. By the end of the nineteenth century, this space served as the vestibule to the small north shed addition that housed a privy. The original access hatch in the southwest corner of the floor was secured by a lock, indicating that the cellar room below housed some important commodity.

FLOOR: The original random width (5-1/4" to 10" wide) floorboards, laid east/west, are painted an ochre color. This floor steps down 3-1/2" from the floor level in the adjoining room to the west (104). The floorboards extend outward and are exposed at the outside of the addition, above the foundation. An original hatch to the cellar room is cut from floorboards in the southwest corner of the room (see the section on doors below).

WALLS: The original south and west brick walls are painted. Painted gypsum board covers the north and east wood-framed partitions. Narrow boards, trimmed with corner beads and painted to match the partitions, are positioned in the southeast and northwest corners and at the east doorway. Vertical wood quarter-round moldings trim the northeast and northwest corners. The wall surface north of the exterior door was originally a large, exposed louvered panel that remains on the exterior.

CEILING: The original painted tongue-and-groove boards (extending east/west), 11'-11 3/4" above the floor, are the finished underside of the second-floor porch.

BASEBOARD: A quarter-round molding trims the base of the walls.

CORNICE: A 1-1/2" ogee molding trims the top of the walls.

DOORS: This room has single doorways in the east, west, and north walls. The west doorway (D1101), an original side entrance to the house, is set in the brick wall with a marble threshold and marble flat arch lintel, and is trimmed with a 1-1/2" wood bead and fillet. The east opening (D1102) to the small exterior rear porch is flanked by two narrow boards trimmed with corner beads and extending floor to ceiling; a similar molding, but narrower, trims the top of the opening. The north doorway (D1103) has a plain fascia surround with chamfered interior edges.

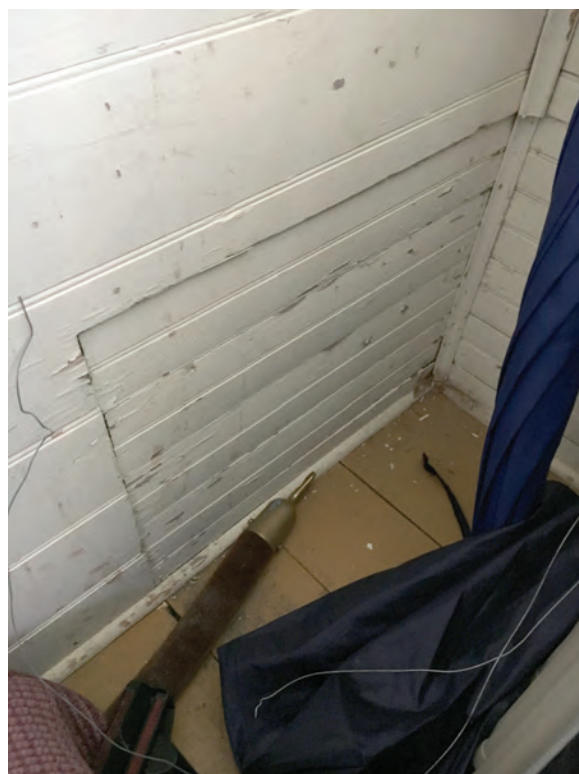


Figure 69. Room 110 looking southeast (upper left) and northwest (upper right); and the space that held a privy (111) looking northwest (lower left) and the northeast (lower right). The filled-in section of the wall is the location of the privy seat. JGWA, 2018-19.

West door (D1101): The original 3'-4" wide x 7'-1 1/4" high x 1-1/2" thick stile-and-rail door has a nine-light glazed panel above two vertical recessed panels. There is a roller shade on the east face of the glass panel. The door was originally hinged to the north jamb and opened into room 104.

Hardware: The door hardware includes an original pair of 5-1/4" high iron butt hinges; and a 3-1/4" high x 5-5/8" wide brass rim lock on the west face with a keyhole escutcheon (no cover) on the east face, and two stamped Birmingham brass knobs. The west knob has a cone-shaped boss, and the east knob has a round boss. The iron lock keeper on the north jamb dates to the later nineteenth century when the door swing was changed.

East door (D1102): The 2'-9" wide x 7'-5" high x 1-3/4" thick stile-and-rail door has a twelve-light glazed panel above two vertical panels. On the interior face, the panels are recessed; on the exterior face, applied beads trim the flush panels. The age of this door is uncertain, but evidence for the latch indicates that it may be an early feature.

Hardware: The door hardware includes a pair of 4" high butt hinges; a large slide bolt, a *Yale* surface-mounted latch, and remnants of another recent surface latch on the interior face; and a recent iron pull and two *ILCO* key cylinders on the exterior face.

Next to the current handgrip pull on the exterior face, there is the outline for an earlier latch that matches the original brass latch on the attic door (D3021) and the latch on the exterior west door of the exterior privy east of the house.

North door (D1103): This later door has been removed. Evidence for two hinges on the west jamb indicate that it opened to the south. This doorway is contemporary with the privy addition added to the north side of the room in the late nineteenth century.

Floor hatch: The original 1'-9" x 2'-7" hatch cut from the floorboards in the southwest corner provides access to the small cellar room. Rosehead nails secure two wide floorboards to two wood battens. The joist below the hinged edge of the opening is notched to accommodate the battens when the hatch is closed.

Hardware: There are two original iron butt hinges on the south edge of the hatch. The only other hardware is an 3-3/4" x 6" wood stock lock on the interior face with an exposed keyhole on the exterior face.

WINDOW: Although there is no window in this room, there is a large, original, fixed exterior louvered shutter forming the east wall, north of the doorway. It is now concealed behind the gypsum board surface.

Lighting/electricity: The room is lit by a polished brass lantern on the north wall. Other electrical elements include wire mold that extends up the north edge of the east doorway to a box above the doorway that services an exterior lantern; and wire mold; and wire mold along the north wall to a switch near the north doorway.

EQUIPMENT: A plastic exit sign is mounted above the east doorway.

FURNISHINGS/FITTINGS: A metal pole along the south wall is supported by wood cleats.

The original function and therefore the original furnishings for this room remain unknown. Included with items in room 104 in the 1846 inventory are things possibly located on the porch. These items include tools and a basket, one chair, and one small dressing case. John Alexander Thomson may have used this space as a dressing room. The chair included in the inventory may be a close stool.

CELLAR BELOW 110

This 5'-10" x 8'-11 1/2" space below room 110 includes a small window opening in the east wall and a steep, open riser wood stair to the access hatch in the southwest corner of the room. This secure space is an early addition to the house; this foundation may be the support for the "stoop" referred to in the Hiram Comfort invoice for October 1831-September 1832. There is no evidence for what was stored here. The lockable hatch and the barred and glazed window indicate that the items had value. Possible functions include a wine cellar (likely) or root cellar (not as likely).

FLOOR: The floor is exposed soil, with no evidence of any finished surface.

WALLS: All four walls are unfinished brick, laid in a common bond (with one header course every five stretcher courses) above a 2-6" high stone foundation. The stone foundation forms a ledge of varying widths below the brick surface: the east ledge is 4-1/2" deep, the west ledge 1-1/2" deep, the north ledge 3" deep and the south ledge 2-1/2" deep. The brick forming the north and east walls does not join to the original brick walls of the main body of the house, suggesting that this space is an early addition. The brick surface of the south wall is unpainted, indicating that this space was in place before the foundation of the house was first painted.

CEILING: The original exposed wood framing is 6'-11" above the soil floor. Four 3" x 7-1/2" joists extend north/south. At the south end of the ceiling, a 3" x 8" header beam extends east/west forming the opening for the access hatch. This framing supports the exposed underside of the original flooring of room 110.

WINDOW: An original 2'-4" wide x 1'-2" high horizontal opening in the east brick wall has a plain wood frame supporting an original three-light glazed sash (now removed from the opening and stored in this space). Vertical iron security bars protect the exterior of the opening.

STAIR: An original steep, unfinished, open-riser wood stair ascends along the south wall in the



Figure 70. The cellar under 110, looking southeast (left) towards the window opening and the ladder-like stair. The image below shows the original floor hatch with its wood stock lock. JGWA, 2019.

southwest corner. The 1'-8" wide stair is composed of two 1-3/8" x 8-1/2" stringers or side rails that support eight 1-3/8" thick treads. The top edge of the stair is supported on the west wall.

FURNISHINGS/FITTINGS: There is no readily visible evidence for what was stored in this space. An archaeological probe into the soil floor may provide evidence for the function of this small secure room.

PRIVY (111)

The small (4'-3 3/4" x 6'-0") space north of room 110 includes a doorway in the south partition and single window openings in the east and west walls. This late nineteenth-century addition, contemporary with the north addition, was constructed to house an indoor privy. It essentially replaced the original privy structure located some distance from the house. The space under this room housed a container (now missing), placed underneath the privy seat, that could be removed for cleaning. This system apparently functioned until a fully plumbed bathroom was installed in the twentieth century.

FLOOR: The late nineteenth-century random-width floorboards, laid east/west, are painted an ochre color. At the west end of the rooms, an 1'-7" deep and 4'-3 3/4" wide section of later floorboards fill the location of the privy seat (see Figure 69).

WALLS: The north, east, and west walls are made up of horizontal beaded tongue-and-groove boards, 4-3/8" high; recent gypsum board covers the south partition. All four surfaces are painted. Vertical cavetto moldings trim the corners. A 1'-4" x 1'-7" section of the north wall, patched with 2" wide beaded boards, is the location of the removed privy seat enclosure.

CEILING: The late nineteenth-century ceiling is made up of painted beaded boards, similar to those used for the walls, extending east/west, 7'-1 1/2" above the floor.

BASEBOARD: A quarter-round molding trims the base of the walls.

CORNICE: A cavetto molding trims the top of the walls.

DOOR: The south doorway (D1103) is framed by a fascia with chamfered interior edges.

WINDOWS: The original window openings in the east and west walls are each framed by a fascia surround with chamfered interior and exterior edges. Each opening holds a four-light sash with 5/8" wide muntins. The sash are fastened shut with spring sash bolts. They appear to slide upward into the wall cavity.

LIGHTING/ELECTRICAL: A polished brass electrical lantern is mounted to the south wall.

FURNISHINGS/FITTINGS: The location of the 1'-4" high, 1'-7" deep, and 4'-3 3/4" wide enclosed wood privy seat is indicated by the area of narrow beaded board infill in the east, north, and south walls.

A wood shelf and metal pole extending across the north wall are supported by wood cleats.

SECOND FLOOR

The second-floor plan generally duplicates the arrangement of the first floor. The plan consists of a central stair hall (201) flanked by two large bed chambers, room 202 to the east and room 203 to the west. Smaller spaces north of the primary rooms include rooms 204 and 205 both of which functioned as bedrooms. The set-back space that fills the northeast corner of the plan is a covered porch. This completes the plan of the original 1815-16 house. The room functions at this level have remained consistent throughout the history of the house with the exception of room 203, which initially served as a bed chamber, but later functioned as the Cole family's sitting room, and room 205, which housed a bathroom in the twentieth century.

Late in the nineteenth century the construction of the rear north wing added an attic space to the second-floor plan, but there was no access to that space from this floor.

The access to the original covered northwest porch was gained from the windows in rooms 202 and 204; no actual doorways were provided. A similar condition is found at Alexander Hamilton's 1802 house, the Grange (New York City), where access to two extensive porches is gained through tall windows fitted with triple-hung sash.

In the twentieth century, some modifications were made to the second floor. A full bathroom was installed in room 205. In room 203 a small room was constructed in the northeast corner and a closet was constructed to the north of the chimney breast. In room 202 a closet was installed on the west wall north of the entry door. These insertions were removed as part of the recent restoration of the house.

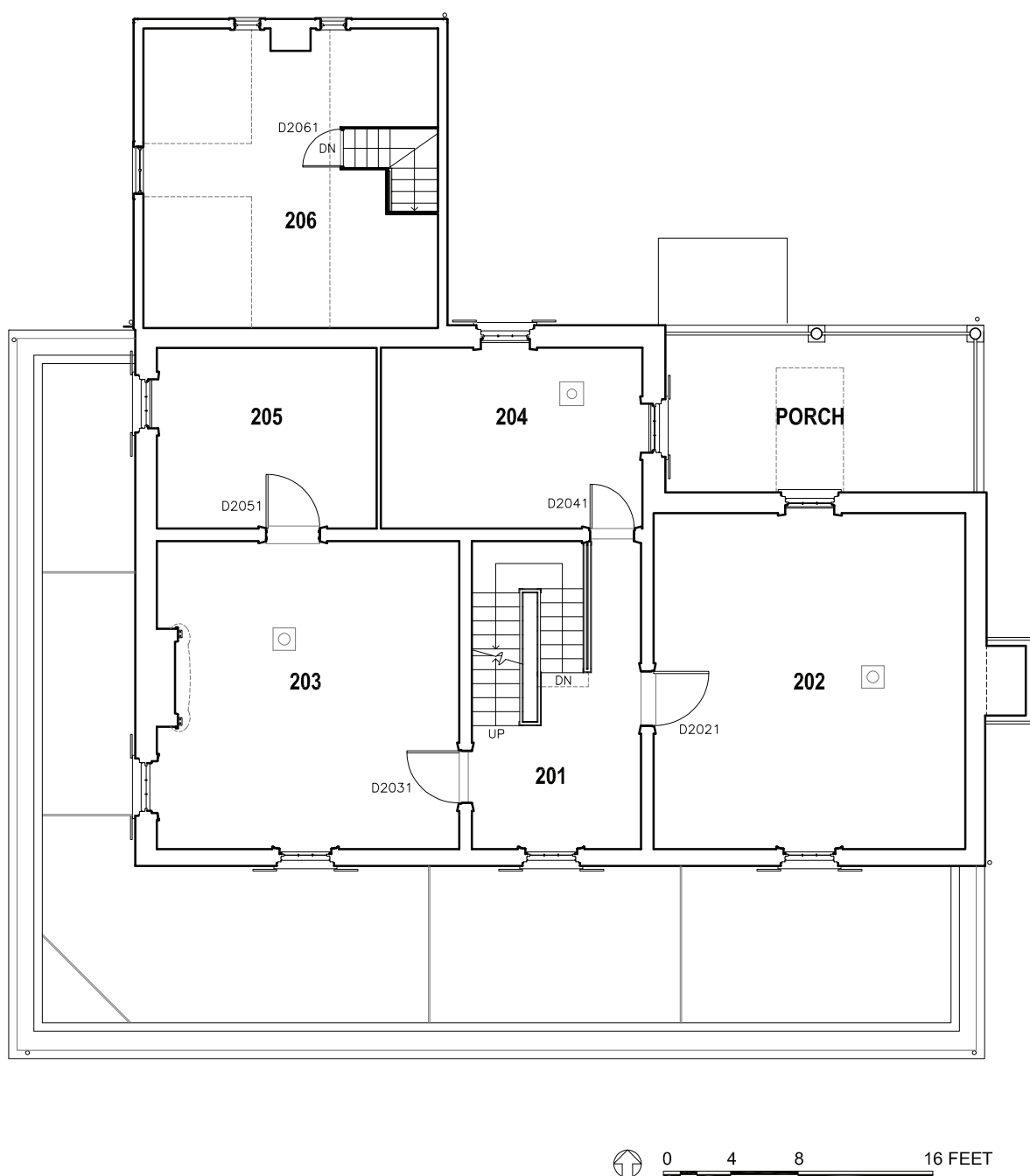


Figure 71. Second floor plan, 2019. JGWA.

STAIR HALL (201)

The 10'-1" x 18'-4" second floor stair hall includes a window opening in the south wall and single doorways in the north, east, and west walls. The stair to the attic ascends along the west wall.

This hall retains all of its original character, including the unusually configured staircase. The final run to the second floor is positioned at the center of the hall to provide room for a doorway to the north bedchamber (204). The most interesting feature is found as the stair continues to the attic level, where there is a vaulted, dome-like ceiling at the top of the stairwell. The complex construction of this ceiling is exposed in the west half of the attic.

FLOOR: The original 9" to 10" wide tongue-and-groove floorboards, laid north/south, are painted a tan color. In 1846, this surface was covered in matting.

WALLS: The four original brick masonry walls are finished with painted plaster.

CEILING: The painted plaster-on-lath ceiling is 10'-0" above the floor. At the attic level of the stairwell, the vaulted plaster-on-split-lath ceiling is an original feature. The east and south edges of that ceiling sit above a two-fasciae soffit.

BASEBOARD: The original 8-3/4" high wood baseboard includes a plain base and a cap molding composed of (from the top) two fillets, a bead, a scotia, a fillet, and an elongated bead.

DOORS: There are three original doorways in the stair hall: one in the north wall (D2041), one in the east wall (D2021), and one in the west wall (D2031). Each opening has a plain wood reveal, and is framed by a 5" to 5-1/4" wide two-fasciae architrave, composed of (from the outside) a fillet, cavetto, two beads, and a fillet outer molding; two steps separated by an ogee molding; and a corner bead at the inside edge. The architraves terminate at plain plinths that are the height of the baseboard base.

At the top of the stairs, the original east doorway into the attic is set in a wood reveal edged with a flush bead.

WINDOW: The original full-height window opening in the south wall extends to a two-fasciae sill at the floor. The opening is framed by a two-fasciae architrave that matches the door trim and by a plain wood reveal. The original 9/9 sash fastens with a later iron sweep thumbblatch on the meeting rails; the ropes are missing, but the original pulleys remain in place.

STAIR: The original open-string stair to the attic begins on the west wall with a straight run of eleven risers north to a landing at the north end of the hall, then turns east to ascend five risers to the attic. The stair from the first floor is positioned directly below the second-floor stair carriage, and arrives near the center of the hall.

The bullnosed treads are approximately 10-1/4" deep; the risers are 8" high. The details match those of the first-floor stair: a small filleted cavetto-and-bead molding covers the joint between each tread and riser, and a bead at the bottom edge is the only embellishment on the two-fasciae east stringer. The hall baseboard continues up the stair to form the west stringer.

The plain oval wood handrail is supported by simple tapered newel posts and two nearly square (5/8" x 3/4") balusters per tread. Along the east edge of the opening for the first-floor stair, the railing extends to the north wall.

HEATING: In the nineteenth century, this space would have benefitted from the heat of the first-floor hall stove. A circa 1922 cast-iron steam radiator that heated this hall was removed in 2016. A *Honeywell* thermostat is mounted to the west wall; wiremold extends from the thermostat up into the ceiling. There is a large ventilation grille in the south side of the vaulted stairwell ceiling.



Figure 72. Second Floor Stair Hall (201): looking northwest (upper left) and south (lower left); view of the stair, looking down from the second floor (upper right); and the vaulted ceiling and entrance to the attic (lower right). JGWA, 2018.

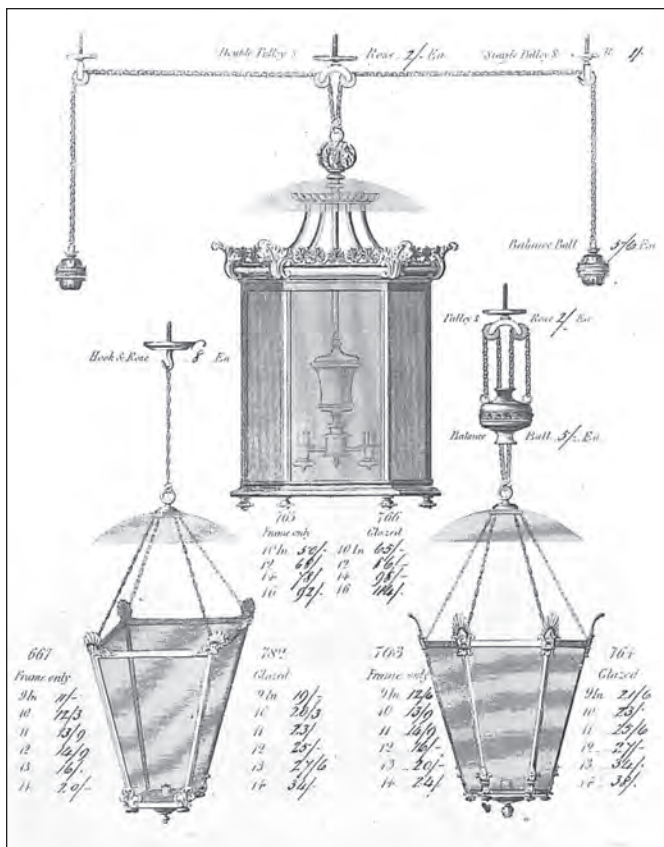
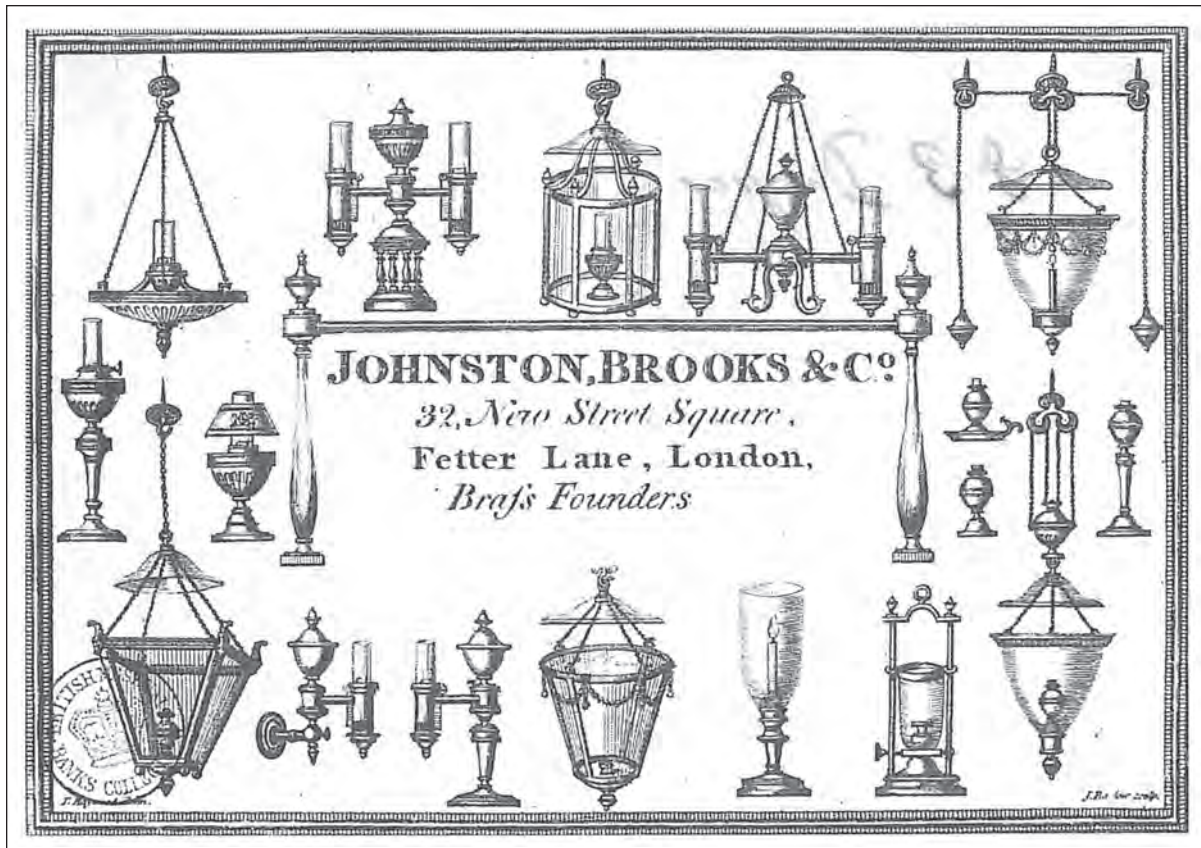


Figure 73. A trade card of Johnston Brooks & Co., 1811 (above), and a plate from an English manufacturer's catalog, early 19th century (left) display lamps with a double pulley system like that of the upper stair hall fixture. As shown in Jonathon Bourne and Vanessa Brett, *Lighting in the Domestic Interior: Renaissance to Art Nouveau* (Sotheby's: London, 1991), pp. 132, 133.

LIGHTING/ELECTRICAL: The vaulted ceiling at the top of the stairwell retains evidence for the original early-nineteenth-century lighting system. A small sphere at the center of the vault supports a double cast-iron pulley. Additional single pulleys are mounted on the northwest and southeast corners of the curved ceiling surfaces. The central pulley system supported a metal-and-glass lantern on a chain system that extended to the outlying pulleys; these pulleys supported counterweights that allowed for the raising and lowering of the lantern (see Figure 47 and Figure 73).

The hall is now lit with track lighting mounted to the northeast corner of the ceiling. Other electrical fittings include duplex receptacles in the east and west baseboards.

EQUIPMENT: A smoke detector is mounted to the south side of the vaulted stairwell ceiling.

FURNISHINGS/FITTINGS: The 1846 inventory refers to “matting in the hall upstairs”, a reference to the floor covering. Also noted in the space is an inexpensive wardrobe that was probably placed on the east wall to the right of the doorway.

GIRLS' ROOM (202)

In the 1840s, the largest of the second-floor rooms was shared by Maria Bartow Cole's three sisters—Emily, Harriet, and Frances Bartow—and was referred to as the “Girls Room” in the 1846 inventory. The 18'-6 1/2" x 20'-0" room has a doorway in the west wall and single window openings in the north and south walls. It retains all of its original character except for possible modifications made at the center of the east wall where a shallow chimney breast may have been positioned. Access to the northeast covered porch is through a window rather than through a more convenient doorway; although awkward, this method of access was not unusual in the nineteenth century.

The placement of the stove pipe thimble in the floor near the center of the room indicates that it was heated by a dumb stove that received heat, via a stove pipe, from the stove placed



Figure 74. Typical second-floor architrave (upper image) and baseboard (lower image). JGWA, 2019.

in the room below (102). The warmed air in the dumb stove would then exhaust through a stove pipe into the chimney flue in the east wall.

A built-in closet, added in the twentieth century, was recently removed from the north end of the west wall.

The room currently functions as a gallery.

FLOOR: The original 8" to 9-1/2" wide tongue-and-groove floorboards, laid north/south, are painted a pale gray color. Probing of the floor and wall along the east side of the room may reveal that those surfaces were modified to remove a shallow chimney breast when the current exterior chimney was constructed circa 1922. An original stone stove pipe thimble remains in the floor (see Heating below).

WALLS: All four original brick walls are finished in painted plaster. The center portion of the east wall may have included a shallow chimney breast.

CEILING: The painted plaster-on-lath ceiling is 9'-10 3/4" above the floor.

BASEBOARD: The original 8-1/2" high baseboard includes a plain base with a quarter-round shoe molding and (from the top) a fillet, cavetto, and bead cap molding. The 2018 paint investigation found that the east baseboard may be a modification made after the chimney breast was removed.

DOOR: The original doorway in the west wall (D2021) has plain wood reveals, and is framed by a 5-1/4" wide two-fasciae architrave, composed of (from the outside) a fillet, cavetto, two beads, and a fillet outer molding; two steps separated by an ogee molding; and a corner bead at the inside edge. The architrave terminates at plinths that are the height of the baseboard base.

West door (D2021): The original 3'-2" wide x 7'-0" high x 1-1/4" thick stile-and-rail door has six recessed panels: two horizontal panels above four vertical panels. A two-bead molding trims the panels.

Hardware: The original door hardware includes a pair of 4" high iron butt hinges;

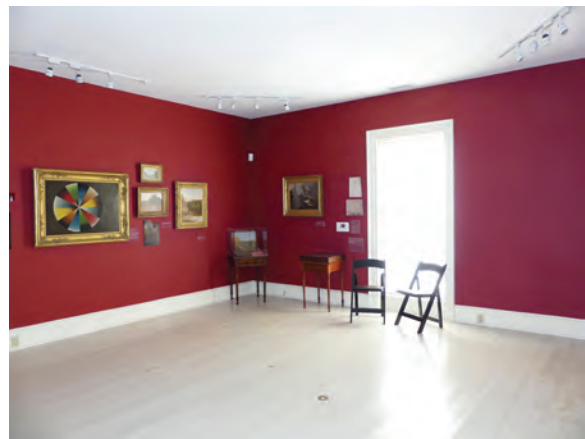


Figure 75. The Girls' Room (202), looking northwest (upper image) and southeast (lower image). JGWA, 2018.

and a 4-7/8" high x 8" wide iron rim lock with oval brass knobs and an oval key escutcheon.

WINDOWS: The original full-height window openings in the north and south walls each extend down to a two-fasciae sill at the floor. The openings are framed by two-fasciae architraves that match the door trim and by plain wood reveals. The original 9/9 rope-hung sash have 5/8" wide muntins and fasten with later nineteenth-century brass sweep thumbblatches on the meeting rails.

HEATING: An original 1'-4" x 1'-4" stone thimble in the floor, 5'-9" from the east wall, is the location where a stove pipe from the stove in room 102 entered this room to provide warmed air to a "dumb stove." The stove pipe would have continued to a chimney flue in the east wall.

A circa 1922 cast-iron steam radiator near the south window was removed in 2016, and ceiling grilles installed near both window openings.

LIGHTING/ELECTRICAL: The room is lit by five sets of track lighting mounted to the ceiling; dimmer switches to control the lighting are mounted immediately north of the doorway. Other electrical fittings include duplex receptacles in the east and south baseboards and a surface-mounted duplex receptacle on the west wall. Wiremold connects that receptacle to the switches.

EQUIPMENT: There is a security camera on the northeast corner of the ceiling, and a motion detector in the southeast corner of the room. A smoke detector is mounted to the ceiling, near the west doorway. A *HOBO* data logger is mounted to the west wall, near the doorway.

FURNISHINGS/FITTINGS: A built-in closet at the north end of the west wall was removed circa 2000-2001. The closet was likely a twentieth-century addition.

The 1846 inventory includes this room as the "Girls Room." The floor was covered in matting and carpet, and there were three beds and bedding. Other furnishings included a washstand, wardrobe, and two chairs.

The room is currently furnished as a gallery for temporary exhibitions, paintings, and collections.

COLE SITTING ROOM (203)

This nearly square (18'-0" x 18'-4") room includes single doorways in the north and east walls and single window openings in the south and west walls. The chimney breast projecting from the west wall features an elaborate wood mantelpiece, but no actual firebox or hearth.

This fine room originally functioned as the best bedchamber with an adjacent dressing room (205). Its first occupant was likely Thomas Thomson. Later it was used by Thomas Cole as a bedroom with his wife Maria with his painting room in the adjacent space (205), and finally as a sitting room for their family. During this period, the room was decorated by wallpaper and a wall-to-wall carpet covered the floor. The elaborate wood mantelpiece was purely decorative; there was no actual fireplace. The room was heated by a stove in the room below (103). The pipe from that stove passed through the stone thimble in the floor and then entered a dumb stove. The pipe then continued upward to exhaust through a thimble in the face of the chimney breast, above the mantle. A 1979 photograph of the room shows the location of that opening (see Figure 48). The same image shows a built-in closet with a pair of louvered doors in the northwest corner. This feature and a large enclosed room situated in the northeast corner were probably installed when the second floor functioned as a rental apartment in the mid-twentieth century. Those later insertions were removed and the room plan is now as it was in the nineteenth century.

The room is currently interpreted as the Cole's Sitting Room.

FLOOR: The original random-width (7-1/2" to 10-1/4" wide) tongue-and-groove floorboards, laid north/south, are painted red. In the nineteenth century, the surface was unfinished and covered in carpet. An original stone stove pipe thimble remains in the floor (see Heating below).

WALLS: All four brick masonry walls are finished with painted plaster.

CEILING: The painted plaster-on-lath ceiling is 9'-9 3/8" above the floor.

BASEBOARD: The original 7-1/2" high wood baseboard includes a plain base and a cavetto-and-bead cap molding.

DOORS: The two original doorways—one in the east wall (D2031) and one in the north wall (D2051)—have plain wood reveals, and are framed by original 5-1/4" wide two-fasciae architraves, composed of (from the outside) a fillet, cavetto, two beads, and a fillet outer molding; two steps separated by an ogee molding; and a corner bead at the inside edge. The architraves terminate at plain plinths that are the height of the baseboard base.

East door (D2031): The original 3'-1 3/4" wide x 7'-0 1/2" high x 1-1/4" thick stile-and-rail door has six recessed panels: two horizontal panels above four vertical panels. A two-bead molding trims the panels.

Hardware: The original door hardware includes a pair of 4" high iron butt hinges; and a 4-7/8" high x 8" wide iron rim lock with oval brass knobs and an oval key escutcheon.

WINDOWS: The original full-height window openings in the south and west walls each extend down to a two-fasciae sill at the floor. The openings are framed by two-fasciae architraves that match the door trim and by plain wood reveals. The original 9/9 rope-hung sash have 5/8" muntins and fasten with later nineteenth-century brass sweep thumbatches on the meeting rails. In the west window, the ropes are missing, but the original pulleys remain in place.

FIREPLACE: The original 5'-10" wide chimney breast centered on the west wall projects 1'-1 3/4" from that wall. There is no hearth, as there is no firebox. The plaster surface surrounded by the wood mantelpiece is covered in reproduction wallpaper.

The original 5'-11 5/8" wide x 4'-2" high wood mantelpiece features delicate architectural motifs. A simple architrave edged with a bead frames the wallpapered plaster. At each end of the mantel is an intricate arrangement of colonettes, beginning with a rectangular plinth; small cylinders are sandwiched between the plinth and a rectangular base for two slender colonettes that extend up to a rectangular cap. Above that cap is a semi-circular base and three colonettes revolving around an engaged fluted shaft, resembling



Figure 76. Cole Sitting Room (203), looking northwest (upper image) and southeast (lower image). JGWA, 2018.

a Greek tholos. A molding at the top of the semi-circular base, and a cap molding at the top of the small structure, extend across the mantel to trim the central frieze. At the center of the frieze is a plain panel flanked by small engaged colonettes. The mantel shelf, edged with a fillet and cavetto, forms a shallow curve above the frieze; at each end, the shelf curves out in a semi-circle above the "tholos" and then extends around the chimney breast.

HEATING: An original 1'-4" x 1'-4" stone stove pipe thimble in the floor, 7'-7" from the west wall, is the location where a stove pipe from the room below (103) entered this room to provide heated air to a "dumb stove." The stove flue pipe exhausted into an opening (now concealed) in the chimney breast (see Figure 48). The "Spoor stove" installed by McPherson and invoiced in November 1835 was possibly located here.

A pair of circa 1922 cast-iron steam radiators flanking the south window were removed in 2016, when ceiling grilles were installed near both window openings. Marks on the floor boards flanking the west window indicate the radiators' locations.

LIGHTING/ELECTRICAL: Electrical fittings include duplex receptacles in the north and east baseboards.

EQUIPMENT: A *HOBO* data logger is mounted to the east wall. There is a motion detector in the southeast corner of the room, and a smoke detector on the east end of the ceiling.

FURNISHINGS/FITTINGS: The room would have originally been furnished to function as a bedchamber and was initially occupied in this manner by Thomas Thomson. By the time of the 1846 inventory, the room functioned as a sitting room for Thomas and Maria Cole and included a carpet valued at \$40, a settee, arm chair, a table, looking glass, and a desk. A bedstead and cot in the same listing were probably in use in the small north room (205) occupied by the Cole's children. The room is currently furnished as the Cole's Sitting Room.

NORTH BEDROOM (204)

This 15'-6 1/2" x 10'-9" room includes a doorway at the east end of the south wall, and window openings centered in the north and east walls. This room has probably always functioned as a bedroom. The 1846 inventory refers to this space as the "North Room" and at that time it was Thomas and Maria Cole's bedroom. The room retains all of its original features, including the stone stove pipe thimble in the floor surface. The thimble indicates that the room was heated by a dumb stove serviced by the stove in the entrance hall. Access to the northeast porch is through the window in the east wall.

The room is currently interpreted as the Cole's bedroom.

FLOOR: The original 7" to 9-1/2" wide tongue-and-groove floorboards, laid east/west, are painted. The surface was first painted in the



Figure 77. North Room (204), looking west (upper image) and southeast (lower image). JGWA, 2018.

twentieth century; in the nineteenth century, the unpainted surface was covered in carpet. An original stone stove pipe thimble is set in the floor near the northeast corner of the room (see Heating below).

WALLS: The original north, east, and south walls are brick masonry; the west wall is an original wood-framed partition. All four walls are finished in painted plaster.

CEILING: The painted plaster-on-split-wood-lath ceiling is 9'-11 1/2" above the floor.

BASEBOARD: The original 7-1/2" high wood baseboard includes a plain base, a quarter-round shoe, and a cavetto-and-bead cap molding.

DOOR: The original south doorway (D2041) has a plain wood reveal, and is framed by an original 5" wide two-fasciae architrave,

composed of (from the outside) a fillet, cavetto, two beads, and a fillet outer molding; two steps separated by an ogee molding; and a corner bead at the inside edge. The architrave terminates at plain plinths that are the height of the baseboard base.

South door (D2041): The original 2'-7 3/4" wide x 7'-2" high x 1-1/4" thick stile-and-rail door has six recessed panels: two horizontal panels above four vertical panels. A two-bead molding trims the panels.

Hardware: The original door hardware includes a pair of 4" high iron butt hinges; and a 5" high x 8" wide iron rim lock with oval brass knobs and an oval key escutcheon.

WINDOW: The original full-height window openings in the north and east walls each extend down to a two-fasciae sill at the floor. The openings are framed by two-fasciae architraves that match the door trim and by plain wood reveals. The original 9/9 sash have 5/8" wide muntins and fasten with later nineteenth-century brass sash latches on the meeting rails. The sash ropes have been removed, but the original pulleys remain.

HEATING: The stove pipe that heated this room originated from the stove in the entrance hall, passing into room 104 and up into this room through the original 1'-4" x 1'-4" stone thimble in the northeast corner. It probably connected to a dumb stove. The stove pipe then exited this room through a small brick chimney that extended above the roof and rested on the north brick wall, immediately east of the north window. The base of this no-longer-extant feature can be seen in the attic space above this room.

A circa 1922 cast-iron steam radiator near the north window was removed in 2016, when a ceiling register was installed near that window.

LIGHTING/ELECTRICAL: Electrical fittings include duplex receptacles in the north and east baseboards, and surface-mounted receptacles on the west and south baseboards. The surface-mounted receptacles are connected by wiremold.

EQUIPMENT: A *HOBO* data logger is mounted to the south wall. There is a motion detector in the northeast corner of the room, and a security camera on the northeast corner of the ceiling. A smoke detector is mounted to the southeast corner of the ceiling.

FURNISHINGS/FITTINGS: Originally intended to function as a small bedroom, this space became Thomas and Maria Cole's bedchamber. The 1846 inventory referred to the space as the "North Room" and the furnishings included a carpet and border, bed and bedding, curtains (probably for the bed), a mirror, a table, a stand, an armchair, and a wardrobe. A wardrobe was a necessary feature since there was no closet.

The room is now furnished as the Coles' bedroom.

CHILDREN'S ROOM (205)

The 13'-1 3/4" x 10'-9" room includes a doorway in the south wall and a window opening in the west wall. When the Coles occupied the adjacent room 203, this room was occupied by the Cole's children. At that time, the unheated room relied on heat from the stove in room 203. There is no evidence in the east partition for any connection to room 204, which served as Thomas and Maria Cole's bedroom. In the twentieth century, the space was converted into a bathroom, then restored to the current conditions circa 2000-2001. It now functions as a furnished period room to represent the Cole children's bedroom.

FLOOR: The original 7" to 9-1/2" wide tongue-and-groove floorboards, laid east/west, are painted. In the nineteenth century, the boards were likely unpainted.

WALLS: The original north, west, and south walls are brick masonry, while the east wall is an original wood-framed partition. All four walls are finished in painted plaster.

CEILING: The painted plaster-on-lath ceiling is 9'-10 1/2" above the floor.

BASEBOARD: The original 7" high wood baseboard includes a plain base and a cap molding composed of (from the top) a fillet, a cavetto, and a quarter-round.

DOOR: The original south doorway (D2051) has a plain wood reveal, and is framed by an original 5" wide two-fasciae architrave, composed of (from the outside) a fillet, cavetto, two beads, and a fillet outer molding; two steps separated by an ogee molding; and a corner bead at the inside edge. The architrave terminates at plain plinths that are the height of the baseboard base.

South door (D2051): The original 3'-1 1/2" wide x 6'-11 3/4" high x 1-1/4" thick stile-and-rail door has six recessed panels: two horizontal panels above four vertical panels. A two-bead molding trims the panels. The door was removed in 2019 and placed in storage.

Hardware: The door hardware includes a pair of recent 3-1/2" high iron, brass-finished, butt hinges; and a 3-1/2" wide x 4" high *Norwalk USA* cast-iron rim lock with brown mineral knobs and a rectangular keyhole escutcheon. The lock and knobs date to the late nineteenth century. The keyhole on the outer face does not align with the keyhole of the lock. There is faint evidence on the inside face the door for the placement of an original rim lock like those in place on the other second floor doors.

WINDOW: The original full-height window opening in the west wall extends down to a two-fasciae sill at the floor. The opening is framed by a two-step architrave that matches the door trim and by a plain wood reveal. The original 9/9 rope-hung sash has 5/8" muntins and fastens with a later sweep thumbblatch on the meeting rails.

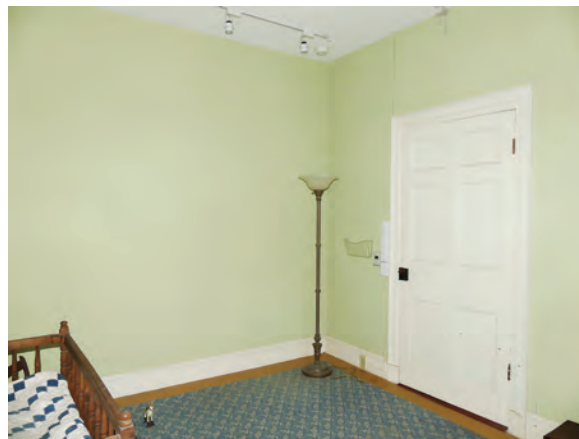


Figure 78. Children's Room (205), looking northwest (upper image) and southeast (lower image). JGWA, 2018.

HEATING: A circa 1922 cast-iron steam radiator was removed from the northwest corner of the room in 2016, when the ceiling register near the window opening was installed. There is no evidence that this room was heated in the nineteenth century.

LIGHTING/ELECTRICAL: The room is lit by four sets of track lighting on the ceiling, controlled by dimmer switches on the south wall. Wiremold extends from the switches up into the ceiling, and connects the switches to a duplex receptacle mounted to the south baseboard. Other electrical elements include duplex receptacles in the north and south baseboards, and a stainless-steel surface-mounted duplex near the window opening, with rigid conduit extending up from the duplex box through the ceiling and down into the floor.

EQUIPMENT: A *HOBO* data logger is mounted to the south wall, east of the doorway. Other equipment includes a video camera on the northeast corner of the ceiling; a smoke detector on the southeast corner of the ceiling; and a motion detector in the northwest corner of the room.

FURNISHINGS/FITTINGS: At some point in the twentieth century, this space was fitted out as a bathroom, with plumbing fixtures positioned along the north wall: a bathtub in the northeast corner, and a lavatory and toilet approximately centered on that wall. The 1846 inventory does not specifically list this room (when it was used by the Cole children), but the bedstead and cot listed with the contents of “Mr. Coles Room” were probably located in this space.

The space is currently furnished to represent the Cole children’s bedroom.

OFFICE (206)

This 17'-6 1/2" x 17'-10" room at the second floor/attic of the late nineteenth-century north wing includes a dormer window in the west wall, and two small window openings flanking a narrow brick chimney on the north wall. On the east wall, the stair from the first floor is enclosed by bead board walls. Access to the room is through a doorway in the west partition of the stair enclosure. The space was finished and furnished as an office circa 2003.

FLOOR: The late nineteenth-century 6-1/2" wide tongue-and-groove floorboards are laid north/south.

WALLS: The stairwell is enclosed with late nineteenth-century 7" wide vertical beaded tongue-and-groove boards, painted white. The south wall (the original north façade of the 1815-16 house) is painted brick. The other walls are circa 2003 framed partitions finished in gypsum board.

CEILING: At its highest point, the circa 2003 painted gypsum board ceiling is 7'-3" above the floor. Following the slope of the roof, the ceiling planes meets the east and west knee walls 1'-10" above the floor.



Figure 79. Office (206), looking north (upper image) and southeast (lower image). JGWA, 2018.

BASEBOARD: A 7-1/2" high wood base trims all four walls. On the east and west walls, a quarter-round molding caps the base.

DOOR: The late nineteenth-century doorway to the stairwell (D2061), set in the west partition enclosing the stairwell, has no trim.

East door (D2061): The late nineteenth-century 2'-3" wide x 6'-0 3/4" high board-and-batten door is made up of the same 7/8" thick tongue-and-groove beaded boards as the stair enclosure. The boards are fastened to two battens with beveled edges.

Hardware: The hardware, contemporary with the door, includes a pair of 3-1/4" high iron butt hinges with steeple tips, and a small cast-iron Suffolk latch.

WINDOWS: The late nineteenth-century north window openings flanking the chimney are framed by plain surrounds. Each opening holds an original 1/1 sash. There are two sash pins in each of the upper sash, and one sash pin in each of the lower sash.

The late nineteenth-century west dormer opening has a plain surround. The 2/2 sash have 1-1/2" muntins and three sash pins (like the north sash).

CHIMNEY: A late nineteenth-century exposed brick chimney extends up the north wall. Plaster residue on the brick surface indicates that it was originally finished in plaster.

HEATING: A thimble in the south face of the chimney indicates that the space was heated by a stove. There is now a baseboard electric finned tube heater on the west knee wall.

LIGHTING/ELECTRICAL: The room is lit by a ceiling fixture with a white shade. Other electrical elements include duplex receptacles in the east and west knee walls, and a box on the south wall with flexible armored cable running down through the floor. Surface-mounted conduit is routed along the west face of the bead-board stair enclosure, from floor to ceiling.

EQUIPMENT: Communication receptacles are mounted to the east and west knee walls. A smoke detector is mounted to the ceiling. A plastic exit sign is mounted to the sloping ceiling above the doorway to the stair.

FURNISHINGS/FITTINGS: The original function and furnishings of the room are unknown; it may have functioned as a bedroom for household staff. It is currently furnished as an office.

ATTIC

The accessible portion of the attic extends over all of the original 1815-16 second floor spaces with the exception of the space above the northeast porch; the separate attic of the late nineteenth-century north wing is at a lower level (see description of room 206). The plan includes finished rooms (301 and 302) at the east end of the attic. The stair arrives in an unusual centrally positioned domed space. The west end of the attic is floored but otherwise unfinished. A narrow unfinished area that is unfloored extends along the south side of the two finished spaces (301 and 302).

In the early years of the twentieth century, the east rooms received more finish in the form of simple trims at the windows and doorways and wall paper covering the plank walls. A brick chimney that was originally positioned in the southeast corner of room 301 was removed when the external chimney was constructed circa 1922.

The unfinished area of the attic (303) houses the air-handling unit that serves the second-floor rooms. All of the spaces are currently used for storage.

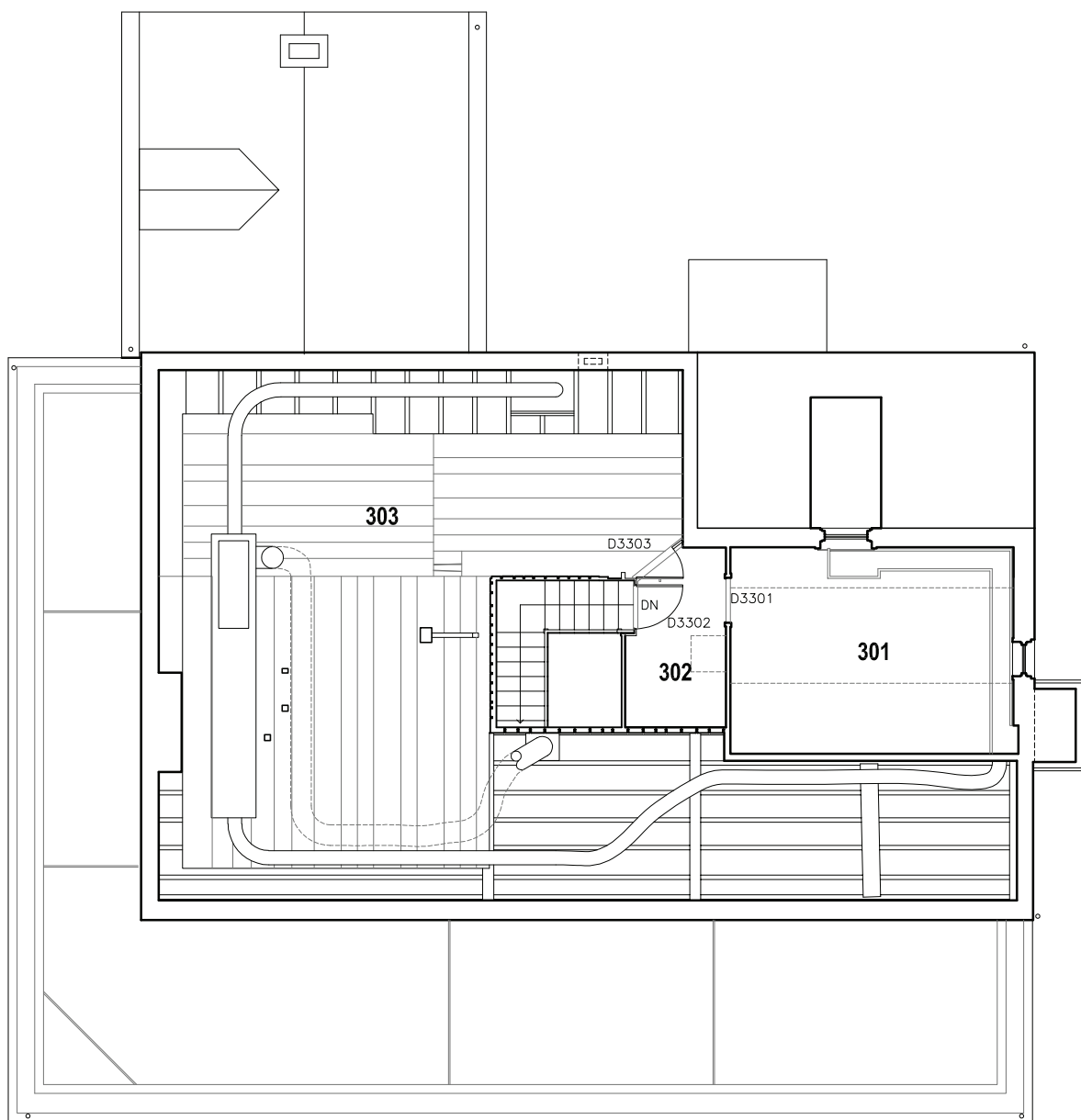


Figure 80. Attic floor plan, 2019. JGWA.

ATTIC BEDROOM (301)

The 16'-4" x 11'-8 1/2" room includes a doorway in the west wall and single window openings in the north and east walls. Originally this attic room had a more rustic appearance. The south and east partitions were exposed wood and there was no trim at the windows and doorway, as well as no baseboard. A brick chimney was positioned in the southwest corner. An additional portion of the attic, beyond the north partition and above the northwest porch, is apparently not accessible.

According to the 1846 inventory, the space functioned as a bedroom. In her booklet "Our Lovable Eccentrics," Edith Cole Silberstein remembered that her grandfather would occupy the "sky parlor" when he wanted peace and quiet. The room currently serves as a storeroom for collections objects and other items.

FLOOR: The original, unfinished, random-width (11" to 1'-2 3/4") tongue-and-groove floorboards are laid north/south.

WALLS: The original brick north and east walls, and the original west and south plank partitions, are all finished in later wallpaper and paint. The south end of the plaster-on-brick east wall is furred out (hollow); it is the location of the original east brick chimney (now removed).

CEILING: The painted plaster-on-split-wood-lath ceiling is 6'-4 1/2" above the floor at the center of the room. It follows the angle of the gable roof, meeting the north knee wall 5'-1" above the floor, and the south knee wall at 4'-3 3/4" above the floor. A narrow section of the south sloped surface next to the east wall has later plaster; it is the location of the original chimney removed circa 1922.

BASEBOARD: A later 5-3/4" high base trims the east, west, and south walls. On the north wall, the later base has a flush bead along the top edge.

DOOR: The original doorway in the west plank partition (D3011) has a later plain fascia trim. There was never a door in the opening.



Figure 81. Room 301, looking east (upper image) and west (lower image). JGWA, 2018.

WINDOWS: There are two window openings: an original opening in the north wall, and what may be a later insertion in the east wall. Both openings have later plain trim and original bullnosed sills. Above the north frame is a later wood shelf, supported by brackets fastened to the window trim. The original 3/3 wood sash in the north opening has 5/8" wide muntins; there is no visible hardware. The lower sash is set upside-down. The east opening, which may have been added when the chimney was modified in circa 1922, holds a 4/4 sash with 5/8" wide muntins.

HEATING: This room was likely never heated, but it is possible that a stove was used when the original southeast chimney was in place. A recent wood trough along the north and east walls holds the ductwork that feeds the ceiling registers in the second-floor rooms. This

trough conceals evidence in the flooring for the original chimney.

EQUIPMENT: A smoke detector is mounted to the ceiling, north of the west doorway. Low voltage data communication cable extends along the baseboard and around the door architrave at the northwest corner of the room and into the wood trough.

FURNISHINGS/FITTINGS: The 1846 inventory refers to the space as the “Garret Bedroom.” At that time, the room had matting on the floor, two tables, and two washstands. Currently the room is used to store collections and exhibit items.

ATTIC ENTRY (302)

This narrow space, 5'-8 1/2" x 10'-2 3/8", includes single doorways in the east and west walls and in the angled northwest wall. The current appearance of the room dates to the late nineteenth and early twentieth centuries. At the earliest period, the room had a much more rustic character with unpainted plank walls and an unfinished board floor, and no trim except at the door to the stair. Much later, trim and baseboard were added and wallpaper covered the plank partitions.

This area served as a simple vestibule to the larger room (301) to the east and the unfinished attic room (303). Access to the roof was through a large hatch in the south slope of the ceiling.

FLOOR: The original, unfinished, 10" to 1'-0 1/2" wide tongue-and-groove floorboards are laid north/south.

WALLS: Original, vertical, beaded tongue-and-groove wood boards, approximately 1'-2" wide, are finished with later paint and wallpaper.

CEILING: Painted gypsum board follows the slope of the roof. At its highest point, the ceiling is 7'-4" above the floor. The original roof hatch opening is positioned in the south roof slope, next to the east partition. This



Figure 82. The attic entry vestibule (302), looking west (upper image) and north (lower image). JGWA, 2018.

hatch is visible in nineteenth-century exterior views of the house (see Figure 7). The opening is now covered in plywood and roofing.

BASEBOARD: A later 5-3/4" high base is trimmed with a quarter-round shoe molding.

DOORS: There are three original doorways in this vestibule. The west doorway (D3021), opening from the stairwell, is framed by an original fascia with a flush bead at the inside edge. The east opening (D3011) has a later plain fascia frame. The north opening to the unfinished attic (D3022) has no trim.

West door (D3021): The original 2'-6" wide x 6'-1" high x 1-1/8" thick stile-and-rail door has four vertical panels. On the west face, the recessed panels are trimmed with a two-bead panel molding. On the east face, the flush panels are trimmed with flush beads along the stile edges. The upper north corner is cut off to fit beneath the angle of the sloping ceiling.

Hardware: The door hardware includes a pair of original 3" iron butt hinges; an original brass Norfolk latch; and a recent surface-mounted *ILCO* lock with a turnkey on the east face and a key cylinder on the west face.

Northwest door (D3022): The original 2'-5 1/2" wide board-and-batten door to the unfinished attic is angled to fit beneath the slope of the ceiling, ranging from 4'-9" on the east side to 5'-5 1/2" on the west side. Hand-wrought rosehead nails secure the 3/4" thick boards to two horizontal battens trimmed with flush beads.

Hardware: The door hardware includes two iron strap hinges (4" high x 8" long); a wood pull; and a wood latch. The hinges are not original, but are of a type available as early as the 1860s. There is no evidence for earlier hinges. Originally the door may have simply been set in place to be removed by using the large wood hand grip.

LIGHTING/ELECTRICAL: The room is lit by an incandescent porcelain fixture on the ceiling. A surface-mounted duplex receptacle on the east wall connects, via flexible armored cable, to a junction box on the floor, near the south wall; rigid conduit and sheathed cabling extends from the box into the south wall. There is a switch on the north doorway frame. There is a switched electrical power distribution block with eight outlets on the east wall.

EQUIPMENT: A fire extinguisher is mounted to the north wall. A data/communications cable box on the east wall holds a bundle of cables that are routed through the east wall.

FURNISHINGS/FITTINGS: The inventories do not specifically mention this small area, but there is ample space at the south end of the room for a cabinet or some other furnishing.

ATTIC - UNFINISHED SPACE (303)

The unfinished U-shaped attic space wraps around the central stairwell and extends the full length of the roof along the south wall. The attic is finished with rough plank flooring except at the narrow east extension and along the north slope of the roof.

FLOOR: In the north and west ends of the attic, original, unfinished, 11" to 1'-6 1/2" wide planks cover the framing for the second-floor ceilings. The joists average 7" high x 3" wide, and are spaced approximately 1'-10" to 2'-0" apart (on center). In the north end of the attic, the joists extend north/south; at the center and the south end, the joists run east/west. The joists are mortised into the perimeter timber plate. There are no floorboards in the area south of the stair enclosure and rooms 301 and 302. Loose insulation fills the joist space above the second-floor ceilings.



Figure 83. North side of the unfinished attic (303), looking east (upper image) and west (lower image). JGWA, 2018.

Figure 84. The partition enclosing the attic level stairwell (upper image); and the south side of the attic, looking east (lower image). JGWA, 2018.

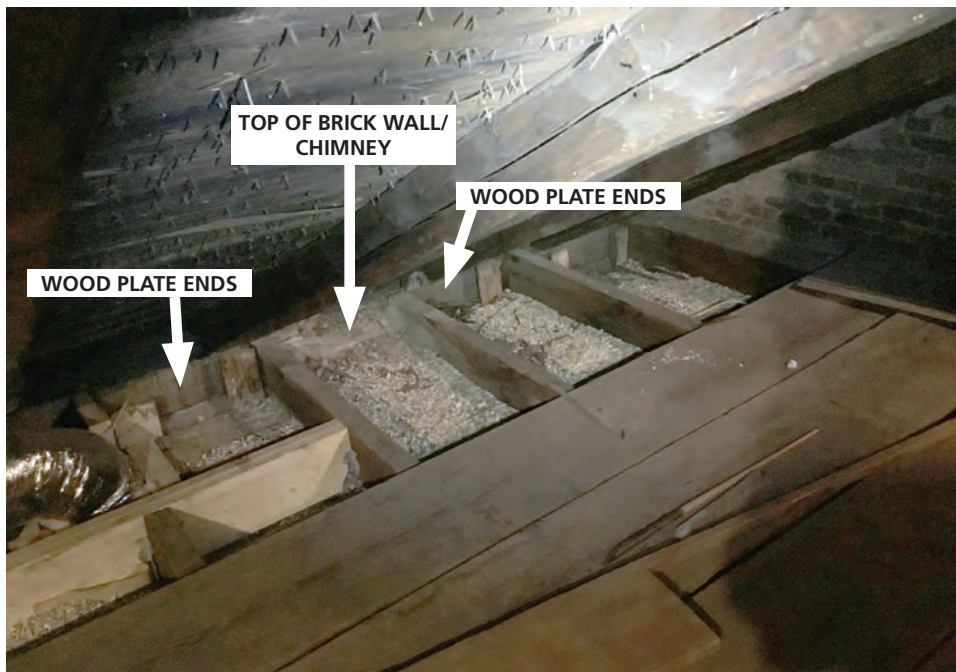


Figure 85. The attic retains evidence of the small north chimney that serviced the Hall (101) stove. JGWA, 2019.

ROOF FRAMING: The original unfinished roof framing includes hewn rafters, approximately 5" wide and 5" to 5-1/2" high and spaced approximately 2'-5" to 2'-8" apart (on center), that meet at tongue-and-fork mortises at the peak of the gable section of the roof. At the west end of the attic, below the hipped section of the roof, the rafters are mortised into hip rafters (approximately 6" x 6").

WALLS: The north end of the east wall is unfinished brick, laid in a running bond. The east end of the southeast extension of the attic is also brick. To the north, west, and south, the roof framing angles down to meet the floor; there are no knee walls.

At the south end of the west roof slope, the brick chimney is exposed. The base of a second, smaller chimney survives on the top of the north brick wall in the third framing bay, about 4'-6" from the east brick wall.

The central stairwell is enclosed with rough, unpainted, vertical boards that support the plaster and split-wood lath of the stairwell walls. Rafters resting on the framework are curved along the bottom edge to form the shape of the stairwell's vaulted ceiling. Along the north side of the enclosure, the vertical planks are nailed to a hewn board frame that is supported by boards nailed to the north and south rafters.

An original 7-3/4" x 10" wood post, west of the stairwell enclosure, supports the two ridge rafters of the hipped roof. A diagonal brace extends north from the post into the floor.

HEATING: The base of an original small (1'-0" x 1'-7") chimney can be seen on the top of the north brick wall of the house. This chimney served the first-floor hall stove and a dumb stove in room 204. It was probably removed in circa 1922 when the steam heating system was installed.

A *First Co.* 30BXB-HW air handler is now positioned at the west end of the attic. Ducts from the air handler extend along the perimeter of the attic floor.

LIGHTING/ELECTRICAL: The attic is lit by an incandescent porcelain fixture near the central post. Other electrical elements include a switch on the frame of the doorway; a switch and duplex receptacle on a rafter near the air handler; and Romex wiring extending along the rafters.

EQUIPMENT: An alarm transmitter is mounted to the northeast corner rafter.

FURNISHINGS/FITTINGS: There is no mention of the attic or garret in the 1846 inventory, other than the reference to the "Garret Bedroom" (301). The small access door at the east end of the north attic area would have allowed the floored portion of this space to be used for storage.

Doors and unidentified pieces of wood (including drapery cornice moldings) are stored in this section of the attic.

PART 1

CHARACTER-DEFINING FEATURES

A character-defining feature is “a prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character,”¹⁴³ that is “important in defining the building’s historic character.”¹⁴⁴ Character-defining features can be specific architectural elements, such as finishes, windows or doors, or hardware. Less obvious features, such as the symmetry or asymmetry of the window and door openings, or the siting of the historic structure, also define the building’s historic character.

Character-defining features generally fall within the period of significance. Although the Thomas Cole National Historic Site does not yet have an official period of significance, the 2004 General Management Plan chose an overall theme for the site as “Thomas Cole’s Art and the Regional Landscape,” and the site uses Thomas Cole’s occupancy (1836-1848) as the period of interpretation (see the introduction to the Recommendations section on page 180 for a broader explanation of this theme). This choice does not mean that features falling outside of that period are unimportant; the late nineteenth-century north kitchen and privy additions, for instance, have historical value of their own, even though they were constructed after Cole’s death.

One purpose of a historic structure report (HSR) is to identify and minimize the loss of character-defining features and materials.¹⁴⁵ Small losses, even as inconsequential as the removal of an original window latch, can accumulate and whittle away at the historic character of a building, as do insertions like the partition dividing the east basement room (B02-B03). The gathering of archival information for the developmental history and the process of inventorying the physical aspects of a structure for the architectural description and problems of repair, inherent to an HSR, will hopefully prevent that type of character erosion in the future.

The investigative process can also uncover missing features. At the Thomas Cole House, one such example is the significance of the west basement addition torn down in 1983. Was it simply the dilapidated shed that it appeared to be in the 1980s? Physical clues in the building—the exterior oven and flue in the west wall of the house, and the slots in the east chimney for window panels that did not allow for a basement-level stove flue in the Milk Room (B02)—coupled with 1831-32 invoices from Hiram Comfort,¹⁴⁶ indicate that the west basement addition was what remained of the 1830s kitchen. As an integral part of the house’s use during Thomas Cole’s occupancy, the addition is now considered an important, if missing, character-defining feature.

143. *Director’s Order (NPS)- 28, Cultural Resources Management Guidelines*, <http://obpa-nc.org/DOI-AdminRecord/0049518-0049814.pdf>, accessed June 5, 2019.

144. Kay E. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Dept. of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Historic Preservation Services, 1995), 63.

145. *Director’s Order (NPS)- 28, Cultural Resources Management Guidelines*.

146. Invoices, carpentry, Hiram Comfort, Sept. 1831–Oct. 1832; April 15, 1835, to February 4, 1836. Copies from Peter Fedoryk, THCO.

Features that do not contribute to the historic character of the house may still contribute to the use and operation of the building. None of the electrical elements, for instance, fall in the character-defining category, but electricity is necessary in the house for its maintenance, for the visitor's experience, and for safety.

Remarkably, even after years of neglect and deterioration, the Thomas Cole House retains most of its character-defining features. Recent work has restored, recreated, and/or preserved these features (see the definition of these types of treatment in the introduction to the Recommendations, page 181). In just a few cases, such as the removal of the west kitchen addition, have features been lost. In even fewer cases, evidence for the missing features has been removed, as at the northeast doorway in the old basement kitchen (B04).

A historic structure report is not a static document – it records what is known about a building at a particular time. This is also true of the list of character-defining features at the Thomas Cole House. Some questions wait to be answered. What was the original flooring in some of the basement rooms? When was a wood floor installed in the original basement kitchen? As other records are discovered, this list should be reconsidered and updated.

EXTERIOR

The Thomas Cole House is an ample brick house, accented with marble and brick trim, built in 1815-16 in Catskill, New York. Its position, high on a hill with views of the Hudson River to the west, would eventually feed Thomas Cole's appreciation of the Catskills and the Hudson River Valley.

The following list of the house's character-defining exterior elements is organized in categories from the checklist in *Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*.¹⁴⁷ A chart following this section lists the interior character-defining features of each room. Missing character-defining features are also listed, as are those features that are not character-defining.

While not within the period of significance, later changes by the Cole family do have historic value. The twelve years that Thomas Cole lived in Cedar Grove are a narrow window in the time that the Thomson/Cole family owned the home, and later generations made significant changes. As future review of the documentation may expand the period of significance, these later changes are called out in a separate column.

147. Lee H. Nelson, *Preservation Brief 17: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, DC: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1988). <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>, accessed June 5, 2019.

EXTERIOR			
	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Shape	The L-shaped 1815-16 structure with two stories, a basement, and an attic. The northeast corner steps in (forming the “L”) to accommodate a porch. These features, dating from the original construction, all define the house’s overall character and form.	Gypsum board ceiling. Devices for lighting and modern systems.	
Roof and Roof Features	Gable roof ending in a gable at the east end and in a hip at the west end, a distinctive 1815-16 feature. Use of wood shingles. Original roof framing that survives in the attic. Original internal west chimney.		East chimney, installed circa 1922 to accommodate the flue of the heating system (replacing the original internal east chimney).
	Missing character-defining roof features: Roof hatch. Early images show the roof hatch as a visible feature at the peak of the roof (see Figure 2 and Figure 7). The shingled roof surface currently covers the hatch opening (still extant in the attic, see Figure 22). North chimney. Evidence for the chimney remains in the attic (see Figure 85).		
Openings	Exterior doorways and window openings in 1815-16 section of the house, except, perhaps, the east gable window opening (see Cole Family Modifications). The placement of the window openings, with one in each bay, contributing to the symmetry of the south and east facades. The less symmetrical treatment of the north, or rear, elevation, which distinguishes it from the other facades. The use of full-height windows at the first and second stories of the south and west elevations. Full-height windows are also used at the second story of the north elevation and northeast porch. The circa 1831-32 west basement doorway that broke the symmetry of the original west elevation (an important surviving feature of the west kitchen addition).		East gable window (?). This window, which has wood trim instead of the typical marble trim, may have been added in circa 1922 when the east chimney was modified.

EXTERIOR			
	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Projections	<p>The 1815-16 house had a first-story porch that wrapped around the south and west elevations, a second-story northeast porch, and a first-story northeast stoop. A wood parapet extended along the roof of the southwest porch. A stoop at the northeast corner of the house was enclosed circa 1831-32. All of these character-defining features survive or have been reconstructed.</p>		<p>Late nineteenth-century north kitchen addition.</p> <p>Late nineteenth-century north privy addition.</p> <p>1920s bulkhead doors and stairs on the north elevation, presumably added with the installation of the new heating system and the need to deliver coal.</p>
	<p>Missing character-defining features:</p> <p>The circa 1831-32 west kitchen addition at the basement level.</p> <p>Circa 1835 west addition at the first-floor level of the southwest porch.</p>		
Trim and Secondary Features	<p>Original marble sills, brick lintels, marble lintels (on the east elevation), and wood architraves at the basement window openings.</p> <p>Original marble sills and lintels and wood architraves at the second and third story window openings.</p> <p>Original marble thresholds and wood trim at the basement and first story doorways.</p> <p>The main entrance, in the center bay of the south elevation, at the first-story level, set in an original elegant tripartite composition, with the center opening flanked by sidelights and a transom above.</p> <p>The original exterior stile-and-rail wood doors and the original window sash.</p> <p>The wood threshold at the 1831-32 west basement doorway.</p> <p>The use of louvered shutters at the first-floor and second-floor openings, paneled shutters at the basement openings.</p> <p>The use of arched lattice work between the piers supporting the southwest porch.</p>	<p>The paneled shutters at the second-floor level of the south elevation. Historic photographs show that there were originally louvered shutters.</p> <p>Arched lattice work between the piers north of the former west addition</p>	
	<p>Missing character-defining features:</p> <p>Shutters at east openings.</p>		

EXTERIOR			
	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Materials	<p>The 1815-16 house is built of brick laid in common bond (one header course every five stretcher courses) on a stone foundation. The painted brick and unfinished stone are important character-defining features. The use of a light yellow paint is based on paint analysis and on Frederic Church's description of the house (see Figure 2)</p> <p>As noted above, the use of marble lintels, sills, and thresholds, and wood trim, at openings.</p> <p>Wood porches.</p> <p>Use of wood shingles on roof.</p>	<p>The original piazza roof was covered in wood shingles; the current metal roof is not character-defining.</p>	
Setting	<p>The house is positioned to command breathtaking views of the Catskills, and the full-height windows and southwest porch take full advantage of that view. This vantage is a character-defining feature not only as the original setting chosen by the Thomson family for their home, but for its evocation of the Hudson River School painters' admiration of this landscape.</p> <p>The steeply sloping site, exposing the west half of the basement.</p> <p>The re-created orchard and gardens around the house.</p> <p>The privy to the east, and the studios to the east and south.</p>		
Materials at Close Range	<p>The character-defining materials in this category repeat those listed above: painted brick walls and wood trims; tooled marble lintels and sills; and brick chimneys.</p>		
Craft Details	<p>The tooling of the marble sills and lintels. Most of the marble pieces bear vertical tooling, but there is some use of diagonal tooling as well.</p>		
Other Exterior Features	<p>The bake oven door and opening, and the stove pipe thimble for the kitchen stove, at the basement level of the west elevation (evidence for the west kitchen addition).</p>	<p>All of the electrical, mechanical, and communication systems. While these systems contribute to the use and operation of the house, none of them add to the historic character of the site. The devices, such as the lanterns used at the exterior doorways, are likewise not character-defining features.</p>	<p>The door in the east wall of the enclosed porch. The opening itself is a character-defining feature; the door is a later replacement.</p>

INTERIOR

INDIVIDUAL SPACES - RELATED SPACES AND SEQUENCES OF SPACES

The first and second floors retain their original 1815-16 plans. On each floor, a central stair hall is flanked by large, nearly square rooms, with two smaller rooms to the north. These volumes and placement are important character-defining features. The basement plan had this same pattern of volume and placement, but it was modified in the twentieth century: the east Milk Room is now divided into two spaces (B02 and B03); and the room north of the original kitchen is also now two spaces (B07 and B08).

The trims in the rooms establish a hierarchy that is a character-defining feature. The surviving original basement door and window trim has simple single-fascia profiles. On the first floor, the central stair hall, the most public space, has finely detailed door architraves, and the east room (102) is given equally fine trim. The west room (103) has simpler architraves, but with the addition of its marble fireplace mantel, is equal in elegance to the other two rooms. The two small north rooms, originally less public, have the simpler architraves as well. The second-floor rooms all have consistent trim; only the size of the rooms establish the southeast and southwest rooms as more important than the north rooms.

The construction of the late-nineteenth century addition changed the sequence of spaces on the first floor. The northeast room (104) then became a passage between the original house and the addition. This is not a character-defining feature, but does contribute to the understanding of the house throughout the Cole family's occupancy.

The charts below list character-defining features, those elements that are not character-defining features and are not contributing, and modifications made by the Coles after Thomas Cole's death.

The current electrical, plumbing, heating, security, communications, and fire alarm systems have all been added to the house in the twentieth century. These systems contribute to the operation of the house as a museum, but none of the equipment or devices add to the historic character of the house.

BASEMENT				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Stair Hall	B01	Wood stair with modification in ceiling to accommodate first-floor stove. Bluestone and brick paver floor. North partition: Plaster/lath on vertical boards. Wood trim on stair. Wood trim and sash in south window opening. Wood trim and oval sash in north partition.	Gypsum board ceiling. Devices for lighting and modern systems.	
Milk Room	B02	Brick/stone walls and foundation ledge. Split wood lath and plaster. Bluestone slab floor. Slot in north jamb of window, and wood strips for track (for shutter/panel). Marble-topped table.	Recent north partition and its associate doorway, trim, and door. Gypsum board ceiling. Devices for lighting and modern systems.	Insertion of a north partition .
Boiler Room	B03	Brick/stone walls and foundation ledge. Slot in south jamb of window, and wood strips for track.	Recent south partition and its associate doorway, trim, and door. Gypsum board ceiling. Equipment and devices for lighting and modern systems.	North doorway and concrete bulkhead stair. Insertion of a south partition
Original Kitchen	B04	Bluestone and brick paver floor? (This space may have had a wood floor during Thomas Cole's occupancy, but evidence has not been uncovered to answer that question.). Brick chimney mass. Wood Greek revival mantel. Original doorways and circa 1831 door in west opening. Original window openings and sash.	Gypsum board ceiling. New trim at the two east doors. Radiant heat below floor. Devices for lighting and modern systems.	
Area north of Stair Hall B01	B05	Brick paver and tile floor. Walls. Plaster and lath ceiling. Oval sash, trim, and track in south partition. Evidence for shelves on east wall. Missing: Door in doorway.	New trim at doorway. Gypsum board enclosing area beneath stair.	

BASEMENT				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Pantry-Store Room	B06	<p>Floor finished with wood floorboards (current floorboards may be replacements).</p> <p>Ledge along north and east wall, with wood shelf.</p> <p>Skim coat of plaster on brick (west and south walls); plaster applied directly to brick (north and east walls).</p> <p>Original doorway, trim, door, and hardware.</p> <p>Evidence for wood shelves on west and north walls.</p>	<p>Gypsum board ceiling.</p> <p>Devices for lighting and modern systems.</p>	
Utility Room	B07	<p>Brick floor? (This space may have had a wood floor, but evidence has not been uncovered to answer that question.)</p> <p>Plaster finish on original north, west, and south walls.</p> <p>Ledge on north wall with wood bullnosed shelf.</p> <p>Original west window opening with trim and sash.</p>	<p>East partition and associated doorway, door, and trims.</p> <p>Gypsum board on west wall.</p> <p>Gypsum board ceiling.</p> <p>Wood splash board.</p> <p>Fiberglass sink.</p> <p>Equipment and devices for lighting, communications, modern systems.</p>	
Passage between B04 and north wing	B08	<p>Bluestone slab floor? (This space may have had a wood floor, but evidence has not been uncovered to answer that question.)</p> <p>Plaster finish on brick walls (east and south). Plaster and lath finish on north wall; north ledge with bullnose-edge shelf and plaster finish.</p> <p>Original south doorway and trim.</p>	<p>West partition and associated doorway, door, and trims.</p> <p>Devices for lighting and modern systems.</p>	North doorway and trim.
North Wing Stair Hall	B09	Brick south wall.	<p>North and west partitions.</p> <p>Gypsum board finish on walls.</p> <p>West doorway, door, and hardware.</p> <p>Recent stair trim.</p> <p>Devices for lighting and modern systems.</p>	<p>East wall.</p> <p>Stair.</p> <p>South doorway.</p> <p>Doorway at top of stairs.</p> <p>Window openings, trim, and sash.</p>

BASEMENT				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Hall to Toilet Rooms	B10	Brick south wall.	East partition. All finishes, fixtures, modern systems, doors.	North and west walls. Window openings and sash.
North and South Toilet Rooms	B11-B12		East and west partitions; partition between toilet rooms. All finishes, fixtures, modern systems, doors.	North wall (in North Toilet Room).
North Toilet Room Closet	B13		Plywood on top of floorboards. Gypsum board on north, east, and west walls.	Wood floorboards. Beadboard enclosing space under stair, its doorway, door, and hardware. East ledge and trim; plaster/lath inside stair enclosure. Window opening, sash, and trim. Wood stair carriage.

FIRST FLOOR				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Stair Hall	101	<p>Wood stair with modification in floor to accommodate first-floor stove; “floating” positioning of upper run of stair.</p> <p>Wood floorboards.</p> <p>Plaster on brick walls.</p> <p>Plaster on lath ceiling.</p> <p>Baseboard.</p> <p>Doorways, trim, doors, and hardware.</p> <p>Sidelights and transom at south entrance, with curved metal muntins and cast lead ornaments.</p> <p>Stove pipe thimble above north doorway (concealed behind current plaster).</p> <p>Evidence for stove pad on floorboards (if any evidence remains).</p> <p>Wood rails on east wall with related brass hooks.</p>	<p>Evidence of circa 1922 heating system (holes in ceiling and floorboards for radiators).</p> <p>Devices for lighting and modern systems.</p>	<p>Iron and glass lantern.</p>
East Parlor	102	<p>Floorboards.</p> <p>Plaster on brick walls.</p> <p>Thomas Cole’s decorative border surviving on walls.</p> <p>Stone stove pipe thimble near center of ceiling (concealed behind current ceiling surface).</p> <p>Baseboard.</p> <p>Doorway, trim, door, and hardware.</p> <p>Window openings, trim, sash, and hardware.</p>	<p>Devices for lighting and modern systems.</p> <p>Evidence of circa 1922 heating system (holes in ceiling and floorboards for radiators).</p> <p>Audio-visual equipment.</p> <p>Interior blinds and projection screens at east openings.</p>	<p>Circa 1922 chimney breast and fireplace mantel.</p>
West Parlor	103	<p>Floorboards.</p> <p>Plaster on brick walls.</p> <p>Thomas Cole’s decorative border surviving on walls.</p> <p>Stone stove pipe thimble in ceiling (concealed behind current ceiling surface).</p> <p>Baseboard.</p> <p>Doorways, trim, and doors.</p> <p>Window openings, trim, sash, and hardware.</p> <p>Mantel, Franklin fireplace.</p> <p>Missing: doors from east openings (in storage).</p>	<p>Lighting and modern systems.</p> <p>Evidence of circa 1922 heating system (holes in ceiling and floorboards for radiators).</p>	

FIRST FLOOR				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Alexander Thomson's Room	104	<p>Floorboards.</p> <p>Brick walls; plaster finish on south wall; plaster furred out from brick on north, east, and west walls.</p> <p>Thomas Cole's decorative wall border surviving beneath the paint.</p> <p>Stone stove pipe thimbles: one in ceiling and one above north doorway (both concealed behind current finished surfaces).</p> <p>Baseboard.</p> <p>South and east doorways, trim, doors, and hardware.</p> <p>Window opening, trim, sash, and hardware.</p> <p>Narrow wood rail on east wall.</p>	<p>Gypsum board ceiling.</p> <p>Cavetto molding at top of walls.</p> <p>Devices for lighting and modern systems.</p> <p>Evidence of circa 1922 heating system (holes in ceiling and floorboards for radiators).</p>	<p>North doorway, trim, door and hardware.</p>
Pantry	105	<p>Floorboards.</p> <p>Plaster finish on brick (north, south, and west walls).</p> <p>Wood-framed east partition with plaster and lath.</p> <p>Thomas Cole's decorative wall border surviving beneath the paint.</p> <p>Baseboard.</p> <p>Doorway, trim, door, hardware.</p> <p>Window opening, trim, sash, hardware.</p> <p>Cabinet along east wall.</p>	<p>Masonite pegboard on walls.</p> <p>Evidence of 1922 heating system (holes in ceiling and floorboards for radiators).</p> <p>Devices for lighting and modern systems.</p>	
Toilet Room	106	<p>South brick wall (original exterior wall of 1815-16 house).</p>	<p>All finishes, trims, fixtures, mechanical fixtures.</p> <p>Doors and door hardware.</p>	<p>Doorway opening.</p> <p>Window opening, sash, and hardware.</p>
North Wing Storage Room	107		<p>Gypsum board ceiling; gypsum board and pegboard covering walls.</p> <p>Devices for lighting and modern systems.</p> <p>Evidence of circa 1922 heating system (holes in ceiling and floorboards for radiators).</p>	<p>Wood-framed walls.</p> <p>Brick chimney mass.</p> <p>Wood trims (baseboard, door trim, and window trim).</p> <p>Window opening and sash.</p> <p>Doorway, door, and hardware.</p>

FIRST FLOOR				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
North Wing Closet	108		Gypsum board ceiling; gypsum board covering walls. Devices for lighting and modern systems. Wood and laminate counter.	Wood-framed walls. Wood trims (baseboard, door trim, and window trim). Window opening, sash, and hardware. Doorway, door, and hardware.
North Wing Stair Hall	109	South brick wall (original exterior wall of 1815-16 house).	Gypsum board ceiling; gypsum board covering walls. Devices for lighting and modern systems. Evidence of circa 1922 heating system (holes in ceiling and floorboards for radiators).	Wood-framed walls. Wood trims (baseboard, door trim, corner guard, and window trim). Window openings, sash, and hardware. Doorways, doors, and hardware.
Enclosed East Porch	110	Floorboards; lower level of floor from first floor level of house. Floor hatch. South and west brick walls (original exterior walls of 1815-16 house). Tongue-and-groove board ceiling. West doorway, trim, door, and hardware. Louvered shutter on exterior. East doorway.	Gypsum board covering north and east partitions. Devices for lighting and modern systems. Metal pole and wood cleats along south wall.	Iron lock keeper at west door. North doorway and trim. Missing: north door. East door and hardware.
Cellar		Soil floor. Unfinished brick walls on stone foundation. Exposed wood framing for floor of the enclosed porch. Window opening, sash, and iron security bars. Steep, unfinished, open-riser wood stair.		
Privy	111		Gypsum board on south partition. Devices for lighting and modern systems.	Floorboards. Horizontal beaded boards on walls. Patch for privy seat location. Beadboard ceiling. Door trim. Windows, trims, sash, and hardware.

SECOND FLOOR				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Stair Hall	201	Floorboards. Plaster applied to brick walls. Vaulted plaster/lath ceiling at top of stairs. Baseboard. Doorways and trim. Window opening, trim, sash, and hardware. Stair to second floor. Pulleys on vaulted stairwell ceiling.	Evidence of 1922 heating system (holes in ceiling and floorboards for radiators). Devices for lighting and modern systems.	
Girls Room	202	Floorboards. Plaster applied to brick walls. Baseboard. Doorway, trim, door, and hardware. Window openings, trim, and sash. Stone stove pipe thimble in floor.	Evidence of 1922 heating system (holes in ceiling and floorboards for radiators). Evidence for northwest closet. Devices for lighting and modern systems.	Thumblatches on window sash.
Cole Sitting Room	203	Floorboards. Plaster applied to brick walls. Baseboard. Doorways, trim, doors, and hardware. Window openings, trim, and sash. Stone stove pipe thimble in floor. Fireplace mantel.	Evidence of 1922 heating system (holes in ceiling and floorboards for radiators). Devices for lighting and modern systems.	Thumblatches on window sash.
North Bedroom	204	Floorboards. Plaster applied to brick walls (north, east, and south). Wood-framed west partition. Baseboard. Doorway, trim, door, and hardware. Window openings, trim, and sash. Stone stove pipe thimble in floor.	Evidence of 1922 heating system (holes in ceiling and floorboards for radiators). Devices for lighting and modern systems	Thumblatches on window sash.
Children's Room	205	Floorboards. Plaster applied to brick walls (north, west, and south). Wood-framed east partition. Baseboard. Doorway, trim, and door. Window opening, trim, and sash.	Evidence of 1922 heating system (holes in ceiling and floorboards for radiators). Devices for lighting and modern systems.	Door lockset. Thumblatch on sash.

SECOND FLOOR				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Office	206	South brick wall (1815-16 brick).	Gypsum board covering north, east, and west walls. Gypsum board ceiling. Baseboard. Devices for lighting and modern systems.	Room volume. Wood floorboards. Wood stair enclosure, with door and door hardware. Window openings and sash. Brick chimney and thimble.

ATTIC				
	ROOM #	CHARACTER-DEFINING FEATURES	NOT CHARACTER-DEFINING FEATURES	LATER COLE FAMILY MODIFICATIONS
Attic Bedroom	301	Unfinished floorboards. Brick north and east walls. Wood plank south and west partitions. Evidence for east chimney. Ceiling that follows gable roof. Plaster and split wood lath ceiling finish. Doorway opening. North window opening, sash	Devices for lighting and modern systems . Wood trough for mechanical systems	Wood splash board. Door trim. East window and sash? (The lintel and sill at this window do not match the original windows; it may be a 1920s addition).
Attic Entry	302	Unfinished floorboards. Vertical beaded tongue-and-groove wood partitions. Ceiling that follows gable roof. Wood boards on ceiling. Roof hatch opening. Doorways. West doorway trim, door, hardware. North door	Devices for lighting and modern systems	Splash board. East doorway trim. North attic access door hardware
Unfinished Attic	303	Wood floor framing and planks. Roof framing. Exposed brick at east ends of attic. Exposed brick chimney at west end of attic. Vertical boards enclosing central stairwell. Wood post and diagonal bracing. Base and evidence for north chimney. Missing character-defining feature: north chimney	Equipment and devices for lighting and modern systems	

PART 1

CODE ANALYSIS

The Thomas Cole House is owned by a private non-profit group, and therefore is subject to all requirements of the New York State Building Code and local building code officials. The existing building complies with the building code as it stands in the sense that it is an existing occupied building with no outstanding code violations or citations. No work is currently proposed by this report that would change the occupancy or basic configuration of the building or otherwise trigger a review by the local building official. Any future project that requires a building permit may allow a building code official to review other existing non-conforming aspects of the building.

APPLICABLE CODES

2015 Building Code of New York State (IBC)

2010 ADA Standards for Accessible Design

2015 Existing Building Code of New York State (IEBC)

USE GROUP

A-3	Museum
B	Offices

EXISTING AREAS

Basement	1,875 sf
First Floor	1,875 sf
Second Floor	1,780 sf
Third Floor	1,440 sf (313 sf occupiable)
Total	6,970 sf

EXISTING HEIGHT

Approximately 35' from average grade plane to average roof plane.

CONSTRUCTION TYPE

Existing construction type is VB per 602.5 and table 601. The exterior walls of the main portion of the house are brick masonry. The exterior walls of the ell addition, privy, and porch columns are wood-framed. Existing floors and roof are wood-framed. Roof framing is unprotected in the attic.

FIRE PROTECTION

An automatic sprinkler system is required per 903.2.1.3. Occupant load is less than 300, fire area is less than 12,000 square feet, A-3 use on a level other than the level of exit discharge. *Note that the existing facility does not comply. The site is currently planning for installation of a system.*

A fire alarm system is not required per 907.2.1.

OCCUPANT LOAD

Space	Area per person	in square feet	Allowable occupants
Museum basement	30 sf net per person	463 sf / 30 net =	15 people
Mechanical basement	300 sf gross per person	181 sf / 300 gross =	1 person
Storage basement	300 sf gross per person	326 sf / 300 gross =	1 person
Circulation basement		355 sf =	0 people
Total basement			17 people
Museum first floor	30 sf net per person	1,196 sf / 30 net =	40 people
Collections and storage first floor	300 sf gross per person	286 sf / 300 gross =	1 person
Circulation first floor		137 sf =	0 people
Total first floor			41 people
Museum second floor	30 sf net per person	1,247 sf / 30 net =	42 people
Offices second floor	100 sf gross per person	311 sf / 100 gross =	3 people
Total second floor			45 people
Attic mechanical	300 sf gross per person	943 sf / 300 gross =	3 people
Attic storage	300 sf gross per person	243 sf / 30 gross =	1 person
Total attic			4 people
Building Total:			107 people

Note that values above are based on existing uses of all spaces and Table 1004.1.2.

It is recommended that the attic space no longer be used for storage of any kind.

EXIT ACCESS

Per Table 1006.2.1, no single spaces within the building are required to have two exits. The occupant load does not exceed 49 people in any single space. The exit travel distance does not exceed 75 feet in any portion of the building.

Two exits are required per story per Table 1006.3.1

The basement has two exits.

The first floor has two exits.

The second floor could be interpreted to comply with Table 1006.3.1 as the second floor is served by two stairs that could be considered exits. If the museum portion of the second floor and the office section of the second floor were evaluated as a single space, only one exit would be required for each section per Table 1006.2.1. The Authority Having Jurisdiction (AHJ) should be consulted regarding this issue prior to any major alterations to the building. Considering that the occupant load of the entire floor is less than 49, it would not be unreasonable for the AHJ to accept the current configuration. *Note that removal of the north ell would negate the above interpretation and trigger the addition of a second means of egress for the second floor.*

Exit signs are not required per 1013.1, exception 1.

Doors are not required to swing in the direction of travel per 1010.1.2.1.

Panic door hardware is not required at any door.

Means of egress door hardware is required to be accessible per 1010.1.9.1. *Note that the existing facility does not comply.*

Emergency lighting is required in interior stairways and exterior door landings per 1008.3. *Note that the existing facility does not comply.*

PLUMBING FIXTURES

Plumbing fixtures required per Table 2902.1 for occupant load stated above.

- 1 male fixture

- 1 female fixture

- 1 drinking fountain & 1 accessible drinking fountain per 1109.5. Note that the existing facility does not comply.

- 1 service sink

A family restroom is not required per 1109.2.1.

Separate facilities must be provided for occupant loads above 15 per 2902.2. *Note that the existing facility does not comply. This requirement is often waived by building officials.*

ACCESSIBILITY

All spaces are required to be accessible per 1103. *Note that the existing facility does not comply.*

Variances to accessibility requirements may be granted when it is prohibitively expensive or technically infeasible to do so. At many house museums, providing access to the basement and first floor only have been approved by building officials. An interpretive film depicting the second floor could be made available to guests to mitigate the lack of access to the second-floor spaces. A lift could be configured to provide access from the basement level to the front porch and first-floor level.

An accessible route from accessible parking areas to an accessible building entrance is required per 1104.1. *Note that the existing facility does not comply.*

An accessible entrance is required per 1105.1. *Note that the existing facility does not comply.*

Toilet and bathing facilities are required to be accessible. At least one of each fixture, element, control, or dispenser in each accessible toilet room and bathing facility shall be accessible per 1109.2. and ADA Chapter 6. *Note that only bathroom B11 meets the dimensional requirements for maneuvering clearances.*

Accessible drinking fountains are required per 1109.5. *Note that the existing facility does not comply.*

Signage identifying accessible routes, entrances, and facilities are required by 1111.1. *Note that the existing facility does not comply.*

Door openings shall provide a clear width of 32 inches minimum per 404.2.3. *Most existing doors comply with this requirement.*

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances at manual swinging doors and gates shall comply with figure 404.2.4.1. *Many existing doors do not comply with this requirement, but it would be technically infeasible to correct this.*

ALTERNATE COMPLIANCE METHODS

If particular requirements of the conventional building code are found to be problematic, additional methods of analysis are available. The Performance Compliance Method outlined in Chapter 13 of the NYSEBC may be used. This method analyses the various life safety components of the building and assigns points for each component. For example, it may be possible to eliminate a required sprinkler system by adding a non-required fire alarm system.

An appeal can be made to the local building official for an exemption to specific requirements. The local building official has considerable authority to approve or reject proposed variances.

PART 1

EXISTING CONDITIONS – PROBLEMS OF REPAIR

Beginning in the late twentieth century, following nearly a century of deferred maintenance and neglect, Cedar Grove has undergone an extensive program of phased renovation and restoration. Because of this effort, and as a direct result of ongoing maintenance, the house survives in remarkably good condition. As with most historic properties, there is an unrelenting demand for maintenance. The recently completed survey and assessment focused on the building envelope, building systems and finishes.

Individual problems of repair have been outlined below for the building envelope and for the interior spaces.

EXTERIOR

SOUTH ELEVATION

- The south elevation is generally in good repair.
- There is minor wear on the painted treads of the south stair.
- The wood railings at the south stair are not well supported; they do not provide adequate resistance to lateral force. Two pickets at the west railing are rotted, and one is broken. The lowest picket at the east railing has broken loose beneath the rail.
- There is repaired rot at the base of the southwest porch column; there are open cracks in the column at this location.
- The conduit, wiring and security camera mounted to the downspout at the southeast porch column are visibly obtrusive. The base of the downspout has broken away from the leader strap near grade level.
- There are open seams in the repaired wood base of the southeast porch column (see Figure 86).
- The railings at the east porch stair are not well supported.
- The horizontal porch railings are not well supported, despite the addition of slender steel diagonal braces. One of the pickets between the easternmost columns has broken loose.
- The soffit construction surrounding the southwest downspout appears to be rotted.
- There is uneven paint buildup on the brickwork, window frames and shutters.
- There are open mortar joints in the brickwork at grade level beneath the west end of the porch.

- The bluestone paving beneath the porch at the southwest corner of the house is not level; it slopes to the southwest.
- The joints in the stonework beneath the stone tread at the base of the south stair are open; mortar is broken and missing, and algae is growing in the joints. This occurs at the west end of the tread; the stonework at the east end of the stair appears to be dry laid.
- The two recessed lights in the porch ceiling are historically inappropriate.
- There are cracks in the wood treads of the east porch stair. The paint on the risers is peeling and the wood substrate is exposed.
- The built-up solder at the joints of the flat-lock seam metal roofing on the porch has failed; the solder has cracked along the seams (see Figure 87).

WEST ELEVATION

- There are eroded mortar joints in the brick wall construction at grade level.
- The electric meter and conduit on the west elevation, beneath the porch, are visually obtrusive.
- The bluestone pavers along the outer perimeter of the paving beneath the porch deck are loose.
The two recessed lights in the porch ceiling are historically inappropriate.
- There are patches of uneven mortar on the brick wall at the basement level, especially between the south door and southwest window. The brick to the south of the door opening is displaced in a stepped pattern, near the head of the door.
- There are uneven layers of paint on the clapboard siding of the north addition.
- The bundled low-voltage data wiring and coaxial cable routed horizontally across the addition, between the basement and first floor, are visually obtrusive (see Figure 88).



Figure 86. There are open seams in the repaired wood base of the southeast porch column. Water infiltration has caused rot and repair failure at several porch columns. JGWA, 2019.

- The paint on the brick chimney of the addition is peeling, and the brick below the chimney cap appears loose.
- Low-voltage data wiring routed along the frieze board of the addition and vertically adjacent to the south downspout of the addition is visually obtrusive.
- The horizontal railing along the first-floor porch is insubstantial, and the slender diagonal braces offer little support. The railing will not withstand lateral loading.
- The base of the northwest porch column is rotted.
- There is uneven paint build-up on the window shutters, sash and frames.
- There is uneven paint build-up on the brick wall construction at the first-floor level, and much of the pointing is eroded.



Figure 87. The excessive build-up of solder at the joints of the flat-lock seam metal roofing on the south porch has cracked. The soldered joints should be thoroughly sweated, so that solder flows freely into the seams. A cold joint, with solder build-up on the surface of the metal, does not provide serviceable performance. JGWA, 2019.



Figure 88. (Upper image) The low voltage wiring and cable routed along the façade of the north addition is visually obtrusive.

(Lower image) Electrical conduit and junction boxes are mounted to the exterior wall surfaces of the house at the second floor of the northeast porch. JGWA, 2019.

NORTH ELEVATION

- Mildew is growing on the painted finishes of the northeast porch and wood privy.
- The painted finish on the cornice is dirty and appears water stained above the northeast porch.
- The wood molding beneath the second-floor porch decking at the northeast corner is missing. The base of the second-floor northeast porch column is rotted.
- The painted finish on the brickwork at the second-floor porch is built-up and uneven. The painted finishes on the brick masonry and bead-board ceiling are dirty and covered with cobwebs. The painted floorboards are dirty, and the paint near the west window is uneven.
- At the second-floor porch, electrical conduit and surface-mounted boxes are attached to the north wall, on either side of the window (see Figure 88). Conduit attached to the box west of the window is routed along the intersection of the porch deck and wall, to the northwest corner of the deck, where the conduit terminates with exposed conductors.
- The window shutters at the second-floor porch are significantly eroded, racked and warped.
- The wood railings at the second-floor porch are not well supported; they do not provide adequate resistance to lateral force, despite the addition of slender steel diagonal braces (see Figure 89).
- The painted finish on the brickwork, basement bulkhead door, window shutters, sash and frame at the first-floor level is dirty. The paint on the brick is uneven.
- The painted finish on the brickwork of the north elevation is peeling.
- The mortar on the north elevation is uneven, with concave joints and overfilled joints. The portion of the wall between the wood privy and the north addition appears as if it

was laid up against a previously existing wall. Heavy, coarse hard mortar is smeared on the face of the brickwork.

- Algae is growing on the stone foundation. Mortar that is smeared on the face of the brick and stone near grade level is unevenly applied and missing in localized areas.
- A cable and data service entrance at the inside corner of the house and north addition is visually obtrusive, as is data wiring strung across the north elevation.
- There is uneven, crazed and peeling paint on the window shutters, sash and frames of the north elevation. The window glazing putty is cracked and deteriorated. A light in the lower sash of the upper window near the center of the north elevation is cracked.
- The painted finish on the brick chimney of the north addition is peeling.
- The painted finish on the clapboards of the north addition is peeling.
- The bundled low-voltage data wiring running horizontally across the north elevation of the addition, above the level of the basement window, is visually obtrusive.
- The painted finishes on the window sash and frames are uneven and crazed.
- The mortar joints in the brickwork above the stone foundation are eroded. Algae is growing on the stone and brick at grade level.
- A four-inch diameter PVC pipe protrudes from the clapboard siding near the center of the addition, at the head height of the basement window. The pipe has no screen or termination and is visually obtrusive.

EAST ELEVATION

- There are open joints in the brick water table at the southeast corner of the house, especially near grade level.



Figure 89. Northeast porch. Mildew is growing on the first-floor ceiling of the northeast porch (upper image). The wood railing is not well supported; it does not provide adequate resistance to lateral force, despite the addition of slender steel diagonal braces. The downspout at the northeast corner of the porch has broken loose of its attachment point on the post. JGWA, 2019.

- Heavy, coarse hard mortar is smeared on the face of the brickwork of the east elevation.
- The window shutters are missing; however, the pintles and three of four holdbacks remain at the first-floor level. A two-inch diameter hole exists in the south face of the chimney mass, where the north holdback for the first-floor south window shutter is missing.
- There is irregular paint build-up on the window sash and frames. Two lights in the upper sash of the south window are cracked.

- The downspout at the northeast corner of the south porch is detached from the wall.
- The modern gas meter and piping at the northeast corner of the house are historically inappropriate.
- There are open joints in the brickwork at grade level, to the north of the chimney, and in the brickwork above the stone lintel of the basement window.
- The painted finishes on the siding, porch construction, wood privy and basement bulkhead are peeling. Much of the painted surface is dirty, and the paint is crazed.
- Mildew appears to be growing on the painted wood ceiling above the first-floor porch (see Figure 89).
- The intermediate and corner posts at the northeast corner of the porch are checked, and the painted finish is peeling.
- The downspout has broken loose of its attachment point on the post, below the second-floor level of the porch (see Figure 89).
- There are open joints in the brickwork above the intermediate landing of the northeast porch stair.
- The painted finish on the brick chimney of the north addition is peeling, and the brick beneath the chimney cap appears to be loose.
- The painted finish on the clapboard siding of the north addition is peeling.
- The bundled low-voltage data wiring routed along the façade of the north addition, immediately above the basement windows, is visually obtrusive (see Figure 88).
- Algae is growing on the brickwork at the base of the north addition.
- There is uneven paint build-up on the window shutters, sash and frames of the north addition. Where glazing putty has been replaced and left unpainted, it is cracked and mildewed.
- The painted finish on the second-floor porch railing is peeling.
- The wood floor construction of the second-floor porch is rotted at the northeast post.

INTERIOR

BASEMENT

STAIR HALL (B01)

- The clay tile and bluestone paving are dry and generally in good condition with diagonal cracks in multiple pavers.
- The base is missing at the perimeter of the room.

- The plaster on the west wall, along the raking stair base and adjacent to the door opening, is irregular and uneven.
- The door architraves on the east and west walls have separated from the wall plaster; there are open joints, up to 1/8" wide.
- The gypsum board ceiling at the south end of the space has not been taped or finished.
- The plaster wall finishes at the north end of the east wall, at the southeast corner, and along the south wall are water damaged with bubbled and friable plaster, apparently as a result of rising damp.
- There is paint delamination at the base of the east window reveal. It appears to be the result of wet conditions.
- The wood stair treads and risers are heavily scuffed and abraded. The lower two treads are cracked, and the newel post is anchored to the bottom tread with steel angle brackets.

“MILK ROOM” (B02)

- The bluestone pavers appear dry; there are several diagonal cracks in the pavers. The bluestones at the east end of the room are loose, with open mortar joints.
- The base along the south and west walls is missing.
- Replacement gypsum wallboard on flat-framed studs has been removed from the south wall, extending east approximately 13' from the southwest corner, to a height 2'-6" above the finished floor. Evidence of water-damaged plaster at either end suggests that the wallboard was removed as a result of water infiltration. The plaster at the base of the south wall, in the southeast corner of the room, is friable.
- The plaster wall finish along the base of the east wall is uneven and missing in localized areas.
- The ceiling and the soffit at the west end of the room are covered with unfinished gypsum board.
- The wood sill at the window is cracked, and the paint is peeling.
- The wall plaster at the northeast corner of the room, above the stone-surfaced work table, has failed as a result of water infiltration.
- The west face of the stile-and-rail door in the west wall has significant paint delamination. A dutchman repair has been made along the bottom rail; however, the door binds on the floor. The painted finishes are dirty, and the wood substrate is exposed.

BOILER ROOM (B03)

- The dry-laid brick floor that covers the western two-thirds of the room is disrupted by raised concrete masonry blocks, some of which support a fan-coil unit near the center of the west wall.
- The brick pavers along the north wall appear damp, and the paint finish on the stone wall surface is peeling.
- The concrete flooring at the east end of the space is uneven and cracked.

- Hard Portland cement repairs made to the stone wall at the east end of the room have cracked. The painted finish on the stonework has peeled, leaving the wall unfinished.
- The painted finish on the plaster wall surfaces above grade level at the east end of the room is peeling. The plaster is cracked.
- The gypsum board ceiling has been cut out for the passage of ductwork.
- The gypsum wallboard along the south wall ends approximately 3" above the brick flooring.
- The steel replacement door in the south wall has no architrave. The door is fitted with modern residential-grade door hardware.
- The northeast exterior door opening has been covered with a combination of fiberglass batt insulation and rigid insulation.
- The paint on the brick door reveals of the northeast door is peeling, and a crack has developed where brick meets plaster at the west reveal.
- The concrete threshold at the northeast door is cracked, and eroded joints in the brick masonry at the base of the door opening have been repaired with hard Portland cement mortar.
- Heating pipes and manifolds, as well as a gas-fired boiler, have been surface-mounted to the walls at the southeast corner of the room. A fan-coil unit has been located at the west end of the room, and insulated ductwork has been routed throughout the space. The mechanical equipment thwarts historical interpretation of the space and increases the potential for fire (see Figure 90).

ORIGINAL KITCHEN (B04)

- The bluestone paving has a limited degree of diagonal cracking. Mortar repairs have been made to infill missing corners of the stone



Figure 90. Heating pipes, manifolds and a gas-fired boiler have been surface-mounted to the walls at the southeast corner of Room B03. A fan-coil unit has been located at the west end of the room, and insulated ductwork has been routed throughout the space. The mechanical equipment thwarts historical interpretation of the space and increases the potential for fire. JGWA, 2019.

pavers. The clay tile pavers in the southwest corner are dry laid with no mortar.

- The floor at the west doorway (DB044) is poorly resolved. The bluestone paving terminates at the inside face of the wall, with brick extending into the opening at a lower elevation. There is a temporary plywood threshold in the door opening. The door appears to be inoperable; the storage of floor lamps in the northwest corner of the room prevents access to the door.
- The gypsum board ceiling remains unfinished.

- The night latch on the southeast door (DB042) binds on the surface-mounted keeper at the door jamb. The east elevation of the stile-and-rail door is paint spattered and dirty. The leading edge of the door has been planed, exposing the wood substrate.
- The hardware on the south door (DB041) dates to various periods of manufacture.
- The brick firebox has been poorly repointed, with mortar smeared on the surface of the brick. The brick at the base of the firebox is eroded.
- There is no exterior or interior security at the window openings.

AREA NORTH OF STAIR HALL (B05)

- The clay tile pavers and brick flooring appear dry; however, the plaster at the east, west and north walls is bubbled and friable from what appears to be rising damp.
- There is an unfinished gypsum board soffit in the northeast corner of the room, as well as irregular plaster along the upper wall and ceiling surfaces at the east end of the closet where previous construction has been removed. A hole in the wood board partition at the upper southeast corner of the room has been covered by the application of gypsum board on the reverse face of the south wall.
- Paint on the vertical wood board partition supporting the east stair stringer is peeling, and the wood substrate is exposed.

PANTRY/STORE ROOM (B06)

- Stored materials prevented investigation of much of the painted wood flooring and plaster skim-coated masonry walls.
- Surface-mounted electrical conduit and wiring has been attached to each of the walls, and ductwork has been suspended from the ceiling along the north wall.
- Holes have been cut in the east and west brick walls for ductwork routed along the north wall. The wall penetrations do not appear to have lintels.
- The gypsum board ceiling has been cut out above the north window to route ductwork to a floor grille above.
- There is significant paint build-up on the north window and architraves. Remnants of casement hinges remain on the east architrave; modern butt hinges have been installed at the head of the window. The bottom rail has been repaired with a steel mending plate; the rail is heavily abraded. A single light in the twelve-light sash is cracked.
- The painted finish on the wood ledge that caps the projecting stone foundation is peeling, and the wood substrate beneath the window opening is exposed.
- A hanger for data conduit near the northwest corner of the room has pulled loose from the gypsum board ceiling.
- The bottom rail of the stile-and-rail door binds on the brick threshold. The leading lower corner of the door is heavily abraded.

- The paint on the south face of the door and on the west door reveal is delaminating. The painted finishes are built-up and uneven.
- The painted finish at the base of the south wall appears to be blistered; this may be the result of rising damp.

UTILITY ROOM (B07)

- The dry-laid brick floor near the southeast corner of the room appears to be deteriorating; it is covered with orange-red brick dust.
- Plywood panels have been mounted to the south and west walls at the southwest corner of the room. Telephone, data, fire alarm and electrical terminals and panels have been surface-mounted to the plywood.
- Wiring and conduit have been surface-mounted to each of the walls and to the gypsum board ceiling.
- The water meter, hot water heater and janitor's sink are located at the north end of the room; all of the plumbing pipes are exposed.
- Holes have been cut in the gypsum board finishes at the ceiling and east wall to route wiring and ductwork. Ductwork is suspended from the ceiling at the north end of the room.
- The window is obscured by a lowered roller shade.
- A modern hollow-core wood door has been hung at the east door opening. The wood threshold is loosely laid between the brick paving in the room and the bluestone paving in the hall.
- The room finishes adjacent to the janitor's sink have been splattered with paint and chemicals.

PASSAGE TO NORTH WING (B08)

- The base at the north and south ends of the hall does not meet the bluestone paving; there is a gap of approximately two inches.
- The painted wall surfaces are scuffed.
- The plaster and wood surfaces flanking the north door opening (DB091) have cracked and delaminating finishes.
- An unfinished wood soffit spans from east to west above the north doorway.
- The narrow board flooring that spans the width of the north doorway is not fully supported. The composite floor panel is not anchored; it rocks freely.
- A dehumidifier is resting on the foundation ledge to the west of the north doorway. The dehumidifier is restrained by a chain spanning the northwest corner of the hall, attached to finished wall and trim surfaces.

NORTH WING BASEMENT STAIR HALL (B09)

- The gypsum board wall surfaces at the foot of the stair are scuffed.
- The wood treads and risers of the stair are scuffed and abraded.
- The plaster wall surfaces on the north and east walls, near the head of the stairway, have diagonal cracks.
- The painted ceiling finish above the bare-bulb utility light fixture at the head of the stairway is peeling.

NORTH WING BASEMENT HALL TO TOILET ROOMS (B10)

- There is significant paint build-up on the sash and reveals of the north and west windows.
- The exterior west door (DB101) binds on the door frame at the head of the door.
- Modern finishes cover the floor, ceiling and wall surfaces.

NORTH WING BASEMENT TOILET ROOMS (B11/B12)

- Modern finishes cover the floor, ceiling and wall surfaces.

NORTH WING BASEMENT NORTH TOILET ROOM CLOSET (B13)

- Plywood subflooring covers the floor framing in the closet. Modern finishes cover the east, west and north walls.
- The painted finishes on the window sash and reveals are built-up and crazed.
- The painted finish on the bead-board door beneath the stair is peeling.
- The plaster-on-sawn-lath covering the east wall of the under-stair closet is failing; much of the plaster has separated from the lath.
- There is mildew growing on the painted wall and door surfaces within the under-stair closet.
- The west door jamb beneath the stair is not well anchored; it moves with the operation of the door. The bead-board door (DB131) binds on its frame at the upper leading corner of the door.

FIRST FLOOR

STAIR HALL (101)

- The wood floor could not be surveyed, as it is covered by a painted oilcloth floor covering.
- The painted finish on the ceiling has been scraped away in localized areas above the front door and where the upper stair run meets the ceiling.

- Surface-mounted conduit and an electrical time switch have been mounted to the south wall at the southwest corner of the hall.
- Surface-mounted low voltage wiring and a security alarm panel have been mounted to the wall adjacent to the east sidelight of the entry.
- Surface-mounted low voltage wiring and a motion detector have been mounted along the west architrave of the north door opening. A surface-mounted junction box is mounted on the baseboard immediately west of the door.
- Unpainted plaster repairs have been made where the ceiling of the lower stair run meets the intermediate stair landing, and along the juncture of the lower stair run and the west wall.
- The northernmost picket of the horizontal stair railing is loose.
- The painted finish at the leading edge of the south entry door is dirty.
- The leading stile of the south entry door has a crack originating at a drilled access hole for the mortise lock. A wood plug dutchman beneath the key cylinder of the deadbolt has not been properly completed; the plug stands free of the surrounding material.
- The picket adjacent to the newel at the base of the raking handrail is detached from the railing, as is the second picket from the newel at the intermediate landing. Several of the pickets have been splintered where they have been toe-nailed to the underside of the handrail.
- A runner obscures the painted wood treads and risers on the stair, as well as on the intermediate landing.
- The handrail along the west side of the upper stair run is extremely weak and has limited resistance to lateral force. One of the intermediate handrail pickets is splintered at its base, and several are loose where they are toe-nailed beneath the handrail. Several

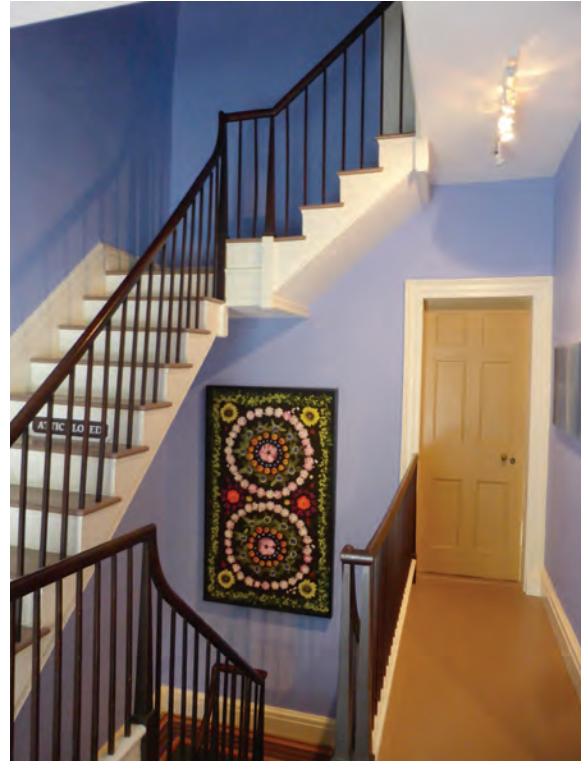


Figure 91. The interior stair railings are weak and will not resist lateral loads, particularly the horizontal railing at the second-floor landing and the raking handrail extending upward from the second floor. The later handrail is bowed outward to the east. JGWA, 2018.

pickets along the east side of the upper stair run are loose as well (see Figure 91).

EAST PARLOR (102)

- The floor could not be surveyed, as it is covered by carpet. The carpet is frayed along its east-west seam.
- Five digital projectors are pendant-mounted to the ceiling along the east wall of the room. The projectors are visually obtrusive and partially obscure the painted decorative border beneath the ceiling. The installation of audio-visual equipment can cause damage to historic materials and finishes, while the equipment itself may become functionally obsolete in a short period of time.

- The track lighting with four prominent heads, mounted to the ceiling to illuminate the west wall, is visually obtrusive.
- Surface-mounted low voltage wiring and a motion detector have been attached to the wall at the southeast corner of the room.
- The sash weight cords at the triple-hung south window sash are broken and deteriorated. The sash are painted closed. The upper rail of the bottom sash is split longitudinally through the muntin mortises.
- The two double-hung sash windows on the east wall are obscured by projection panels and false bi-fold window shutters.
- A surface-mounted junction box and projection control panel with surface-mounted wiring are attached to the west wall, adjacent to the door architrave. A *HOBO* data logger is mounted to the wall immediately beneath the projection control panel.
- The painted finish on the west door is partially stripped, with crazed paint and wood substrate visible.
- Low voltage audio wiring is routed across the mantle and into the fireplace firebox for speakers coupled to the audiovisual projection system.

WEST PARLOR (103)

- The wood floor could not be surveyed, as it is obscured by carpet and by Ram Board floor protection.
- The walls could not be surveyed at the time of the investigation, as they were partially obscured by plastic sheeting hung over the framed paintings on the walls.
- Surface-mounted wiring and a security camera are mounted on the north wall at the northwest corner of the room.
- Surface-mounted electrical and control wiring are mounted on the north wall between the northwest corner of the room and the north door opening, and between the north door opening and the northeast corner of the room. These installations rise vertically from the baseboard cap moldings and are installed for audio visual exhibits. A similar installation has been made on the south wall, between the south window and the southwest corner of the room.
- The cast-iron firebox in the Franklin fireplace is corroded and cracked.
- The northeast (D1032) and southeast (D1031) doors are in storage. Poorly executed attempts have been made to fill the hinge and lock mortises.
- Surface-mounted low voltage wiring and a thermostat have been mounted on the east wall adjacent to the south architrave of the southeast door.
- A *HOBO* data logger has been mounted to the wall above the thermostat.
- Surface-mounted low voltage wiring and a motion detector have been attached to the wall in the southeast corner of the room.
- The triple-hung sash at the south window have been painted shut. The sash rope is deteriorated. The lower sash lock is broken. Horizontal muntins in the intermediate and upper sash have been abraded or splintered by the operation of the sash with the sash locks extended.

- The triple-hung sash at the west window have been painted shut. The sash ropes are painted, deteriorated and broken. The upper sash lock has a broken casting. The intermediate horizontal muntins in the upper sash have been splintered by the operation of the sash with the sash locks extended. A single light in the bottom sash is cracked. Raised imperfections in the glass have caused the ultra violet window film applied to the glass to lose adhesion, resulting in circular raised areas of film that have the appearance of bullet holes.

JOHN ALEXANDER THOMSON'S ROOM (104)

- There is significant paint build-up and uneven paint layering on the wood floorboards. A sheet metal patch and surface-mounted wiring are located on the floor adjacent to the west architrave of the window.
- Much of the flooring could not be surveyed, as it is obscured by temporary floor protection and stored furniture.
- There is uneven paint layering on the window architrave, sash, sill, and recessed panel beneath the window. The paint on the recessed panel is crazed, and wood substrate is exposed where paint samples have been taken. The paint on the window sash is peeling. The inner window stops have been augmented with additional wood strips at the lower sash to retain the window and/or thwart air infiltration. These later molding have splits where they have been nailed to the original stops. The sash ropes are broken and missing.
- There is modern track lighting on the ceiling with surface-mounted conduit and a surface-mounted switch on the north wall adjacent to the northwest door opening. The conduit is routed through the floor.
- A surface-mounted motion detector is located in the northwest corner of the room, approximately two feet below the ceiling.
- A video camera is mounted on the west wall, at the southwest corner of the room. Surface-mounted conduit extends from the camera to the floor.
- An alarm security panel and a *HOB0* data logger are mounted on the east wall adjacent to the north door architrave. Surface-mounted low voltage wiring and conduit are routed along the north door architrave.
- The south door has significant paint build-up and exposed wood substrate where paint sampling has occurred. The painted finish on the door and architrave is dirty and uneven. The door lock strike, or keeper, has been extended out from the jamb with a build-up of filler, creating an awkward, unworkmanlike repair that enables the door to latch. The bottom rail on the south side of the door is abraded.
- There is significant paint build-up on the baseboard.
- Areas of paint removal have been made on the plaster surfaces in the southeast corner of the room for paint analysis.

PANTRY (105)

- The painted finish on the floor is built-up and uneven. Much of the floor could not be surveyed, as it is obscured by archival material storage.

- The west window is dirty and covered with cobwebs. The sash cord is deteriorated, and it is missing from the south jamb. Modern steel angles have been screwed into the window jambs to limit sash travel. The top rail of the bottom sash has a longitudinal split.
- Surface-mounted wiring and conduit are routed along the north architrave of the west window and along the baseboard in the northwest corner. Holes have been drilled through the window architrave, ceiling and floor. There are surface-mounted telephone station blocks and an electrical receptacle.
- There is a surface-mounted motion detector on the south wall, adjacent to the upper, west corner of the door architrave.
- Peg boards have been screwed to furring mounted on the south, east and north walls.
- There is a 2" diameter hole in the northwest corner of the ceiling.
- There is a surface-mounted smoke detector on the ceiling near the center of the south wall.
- Built-in casework along the east wall obscures the lower half of the wall. Two surface-mounted receptacles and conduit are mounted above the casework.
- Paint sampling has exposed the wood substrate on the painted window and door surfaces.
- The south door does not latch. A modern mortised dead-bolt has been installed on the door. There are unused holes drilled in the intermediate rail and leading stile of the door. There is uneven paint layering on the door, door reveals and architrave.

NORTH WING TOILET (106)

- Modern finishes have replaced original floor, wall and ceiling finishes in this space.
- Buckled wallboard and loose ceramic tile at the chase in the southwest corner of the room are symptomatic of a plumbing leak.
- The painted finishes at the west window are dirty. There is uneven paint layering and crazed paint on the sash, sill and stops. The paint at the meeting rails is peeling. The sash cords are deteriorated and missing. Modern hardware angles have been introduced to limit travel of the lower sash. The upper sash is painted closed.
- The east door binds on the threshold.

NORTH WING STORAGE ROOM (107)

- The painted floorboards are scuffed and have uneven paint layering. There is a 3" diameter hole in the floor behind the east door, in the southeast corner of the room. A second hole in the floor is located near the middle of the north wall, with an insulated pipe stubbed through the floor.
- The north and east wall surfaces are obscured by the installation of pegboards, screwed to wood furring. The south and west wall surfaces are generally obscured by archival storage.
- There is no baseboard along the stepped north wall. Surface-mounted conduit and a duplex receptacle are mounted at the foot of the wall, near the northwest corner of the room.

- There is uneven paint build-up and peeling paint on the west window architrave. The sweep lock on the meeting rail is detached. There are holes drilled in the sash where wood blocks were attached to limit sash travel. The paint on the upper sash has an orange peel finish. The sash cords are deteriorated.

NORTH WING CLOSET (108)

- Much of the painted finish on the wood flooring has peeled, leaving exposed wood substrate.
- The miscellaneous storage of tools, hardware, moving blankets and wood obscure the surfaces in this room. The lower wall surfaces are scuffed.
- The door binds on the hinge jamb.
- The painted window finishes are dirty and peeling. The lower sash has been screwed closed. The sash cords are missing. The upper sash is painted shut.

NORTH WING STAIR HALL (109)

- The painted wood floorboards are dirty and scuffed, with uneven paint layers and areas of exposed wood substrate.
- The south door binds on the east door jamb.
- The stair treads and risers are scuffed and abraded. The wood substrate is exposed at the stair nosings.
- The painted finishes at the east window are crazed. The finishes are dirty and uneven. The sash cords are deteriorated.
- A carbon monoxide detector, a smoke detector, a motion detector and a horn are surface-mounted to the south wall above the door opening.
- A fire extinguisher is mounted to the south wall west of the door opening.
- It appears that a radiator has been removed from the southwest corner, leaving uneven paint finishes on the west wall, baseboard and floor. A floor patch where the radiator piping was removed has not been painted to match the flooring. The painted finish on the batten door beneath the stair is dirty.
- The painted finish on the bead-board siding of the stair is dirty and uneven, and scuffed where it meets the floor. There is a surface-mounted switch and modern painted scone on the west wall of the stair, adjacent to the winding treads.

ENCLOSED EAST PORCH (110)

- The painted finish on the wood floorboards is abraded and peeling.
- The painted finish on the wood ceiling boards is peeling.
- Surface-mounted electrical conduit is routed along the north and east walls, with a surface-mounted switch adjacent to the east architrave of the north door opening and a surface-mounted junction box above the east door.

- A modern brass light sconce is mounted on the north wall, adjacent to the door opening.
- The door at the north opening has been removed, and the mortises in the frame for the hinges and lock have been unevenly finished with filler.
- The painted finish on the east door is dirty and uneven. A modern twelve light sash has been inserted in the upper half of the door. The south recessed wood panel below the intermediate rail of the door has not been planed; it remains rough with raised grain.
- One of the two modern rim locks mounted to the leading stile of the east door is missing its lock body.
- The compressible weather stripping at the east door is beyond its serviceable life.
- The horizontal seams of the modern wallboard on the north and east walls remain unfinished.
- Two lights in the nine-light west door are cracked. The painted finish on the door, door reveals and architrave is built-up and uneven. The finish is dirty. The north door stop is splintered. An unfinished wood sweep has been added to the bottom rail of the door.

PRIVY (111)

- The painted floorboards, bead-board and gypsum board wall surfaces are dirty and scuffed.
- Water infiltration at the west window has caused the paint to peel, leaving the wood substrate exposed. One of the four lights in the window is cracked.
- A modern brass wall sconce has been mounted on the south wall, adjacent to the door opening.

SECOND FLOOR

STAIR HALL (201)

- The painted finish on the wood floorboards is uneven.
- The stair risers are scuffed.
- The stair railings are weak and will not resist lateral loads, especially the east horizontal handrail at the second floor and the raking handrail along the main stair run to the third floor. The later handrail is bowed outward to the east.
- There is modern track lighting mounted to the ceiling at the northeast corner of the hall.
- The surface-mounted conduit and thermostat immediately north of the southwest door opening are visually obtrusive.
- There is a significant gap between the flooring and the baseboards at the south end of the hall.
- There is significant paint build-up on the south window sash, obscuring the molding profiles. The sash cords are broken and missing. Wood blocks have been screwed to the window jambs to prevent movement of the lower sash. A modern replacement sweep lock has been installed at the meeting rail. The misalignment of the sash required the installation of a mounting block on

the bottom rail of the upper sash, so that the lock is functional.

- There is moderate paint build-up on the window and door architraves and baseboards in the hall.

GIRLS' ROOM (202)

- The painted wood floor is scuffed and there are localized areas of peeling paint, especially to the north of the door opening. To the south of the door opening, the flooring has mismatched paint; and in the southwest corner, a hole in the flooring has been patched with sheet metal. The floorboards adjacent to the patch are cracked. A heavy application of wood filler has been applied along the longitudinal joints of the five easternmost floorboards; these floorboards were previously removed. At the southeast corner of the room there is an uneven gap between the ends of the floorboards and the south baseboard.
- Five separate sections of modern track lighting have been mounted to the ceiling. There is a smoke detector above the doorway and a video camera mounted on the ceiling at the northeast corner of the room. These devices are visually obtrusive, and they detract from the historic character of the house (see Figure 92).
- A motion detector is mounted in the southeast corner of the room, approximately two feet beneath the ceiling.
- Surface-mounted conduit is routed along the north door architrave, from baseboard to ceiling, with five surface-mounted light switches and dimmers, ganged vertically (see Figure 92). The conduit extends horizontally along the baseboard, to a surface-mounted receptacle approximately four feet north of the door. A surface-mounted *HOBOT* data logger is attached to the wall near the switches.



Figure 92. The modern track lighting mounted to the ceiling of the Girls' Room (202) is visually obtrusive and detracts from the historic character of the house. The surface-mounted conduit and vertically ganged dimming controls for this lighting are equally conspicuous. JGWA, 2019.

- There is significant paint build-up on the door and window architraves and on the baseboards.
- The painted finishes on the leading edge of the door are dirty, with uneven layering.
- The painted finishes on the south window sash and sill are dirty and peeling. The paint build-up on the sash obscures the molding profiles. The modern sweep lock is ineffective; the meeting rails are rotted and splintered at the location of the sweep lock. Wood blocks have been attached to the outer stiles of the upper sash to prevent movement of the sash. Supplemental moldings have been attached to the inner stops at the lower sash to restrain the window or to limit air infiltration.
- The painted finishes on the north window sash and sill are dirty and uneven; the paint is peeling. The modern sweep lock is historically inappropriate. Wood blocks have been attached to the outer stiles of the upper sash to prevent movement of the sash.
- A brass escutcheon near the center of the floor is missing its screw-on cover. Cardboard inserts have been installed to cover the open hole with exposed wiring beyond.

COLE SITTING ROOM (203)

- There is significant paint build-up on the wood floorboards. The flooring that flanks the west window remains unfinished at the inside corners where two radiators have been removed.
- A smoke detector is mounted on the ceiling, immediately north of the southeast door.
- A motion detector has been mounted in the southeast corner of the room, approximately two feet beneath the ceiling.
- A *HOBO* data logger has been mounted on the wall adjacent to the north architrave of the southeast door.
- There is moderate paint build-up on the door and window architraves and baseboards. Paint sampling has left areas of exposed wood substrate on these moldings.
- Fasteners removed from the east wall, immediately north of the door opening have left three divots in the plaster that require repair.
- There is moderate paint build-up on the southeast door, with peeling paint on the east face, at the hinge stile.
- The north door (D2051) binds on the threshold.
- There is uneven paint layering on the mantel, and paint build-up that obscures the molding profiles. Paint sampling has left exposed areas of wood substrate.
- The painted finishes at the west and south window sash and sills are dirty and peeling. The paint build-up obscures the molding profiles. Modern sweep locks are installed at the meeting rails with riser blocks at the sweep latches on the upper sash to accommodate the misalignment of the sash.
- Wood blocks are fixed in the jambs above the lower sash to prevent movement of the lower sash. The upper sash are painted shut.

NORTH BEDROOM (204)

- The painted wood flooring is abraded, and there are small areas of exposed wood substrate. A rug obscures approximately two-thirds of the flooring, in the western portion of the room.
- There are surface-mounted electrical receptacles attached to the baseboard on the south and west walls. These receptacles are connected by horizontal conduit routed along the baseboard.
- There is a smoke detector mounted on the ceiling near the doorway.
- There is a motion detector mounted in the northeast corner, approximately two feet below the ceiling.
- There is moderate paint build-up and uneven paint layering on the door and window architraves and on the baseboards. Paint sampling has left areas of exposed wood substrate that requires repair.
- The door (D2041) has moderate paint build-up. The east architrave is splintered adjacent to the keeper for the box lock. The keeper is deformed, preventing engagement of the latch bolt. The knob spindle is too long; the base of the knob sits 1/4" off of the rose.
- There are sheet metal hole-repair patches in the floor adjacent to the north window and at the southeast corner of the room.
- Paint sampling areas at the plaster ceiling and wall surfaces near the center of the east wall require repair.
- There is dirty, peeling paint at the sash and sills of the north and east windows. One light in lower sash of each window is cracked. Sash cords are missing. Wood blocks in the window jambs prevent movement of the lower sash. The upper sash are painted shut. Modern sweep locks are mounted to the meeting rails. At the north window, a mounting block has been installed beneath the sweep lock on the upper sash to accommodate misalignment of the sash.
- A *HOBO* data logger is mounted to the south wall immediately west of the door opening.

CHILDREN'S ROOM (205)

- The painted floorboards could not be fully surveyed, as they are partially covered by an area rug.
- Four sections of track lighting are mounted on the ceiling.
- A video camera is mounted to the ceiling in the northeast corner of the room.
- A smoke detector is mounted on the ceiling in the southeast corner of the room.
- A motion detector is mounted in the northwest corner, approximately 1'-6" below the ceiling.
- Surface-mounted electrical conduit is been routed along the north architrave of the window from floor to ceiling, with a surface-mounted receptacle mounted approximately one foot above the floor.
- Surface-mounted electrical conduit is routed along the east architrave of the door, from baseboard to ceiling. Four, vertically-ganged, dimmer switches are mounted adjacent to the east door architrave. Surface-mounted conduit and a duplex receptacle are attached to the baseboard immediately east of the door opening.

- A *HOBO* data logger is mounted on the south wall, east of the door opening.
- The flooring in the northwest corner of the room remains partially painted where a radiator has been removed. Two sheet metal patches cover holes where radiator piping was removed (2" diameter and 4" diameter).
- There is significant paint build-up on the door and window architraves, and on the baseboards, with uneven layering of the finishes. Paint sampling has left areas of exposed wood substrate on these moldings.
- Paint sampling at the ceiling and wall plaster above the door opening has left areas where finish repair is required.
- There is a diagonal crack in the ceiling plaster at the northwest corner of the room, approximately one foot in length.
- The painted finishes on the window sash and sill are dirty and peeling. Paint build-up on the sash obscures the molding profiles. Wood blocks have been attached to the outer stiles of the upper sash to prevent operation of the window. A modern sweep lock is installed at the meeting rails with a mounting block installed on the upper sash to accommodate misalignment of the sash.
- The door (D2051) binds on the threshold, and the threshold is splintered. There is moderate paint build-up on the door.

OFFICE (206)

- The painted floorboards are scuffed and dirty. There are localized areas of paint failure on the floorboards, where the paint has peeled, leaving exposed wood substrate.
- Modern gypsum board finishes have been applied to the wall and ceiling surfaces.
- The painted finish on the north gable window sash, frames, sills and architraves is water-stained and peeling. The wood substrate on the sash and sills is exposed.
- The painted finish on the west window sash and stool is peeling. The upper sash is water stained, and the wood at the meeting rail is deteriorated.
- The paint on the brick masonry of the south wall is peeling in localized areas.
- The joint at the intersection of the gypsum wallboard and the brick masonry of the south wall has opened/separated.
- The wood batten door at the head of the stairway is warped; the bottom leading edge will not seat in the door frame.
- Surface-mounted conduit is routed along the west face of the bead-board stair enclosure, from floor to ceiling.

ATTIC

ATTIC BEDROOM (301)

- The paper covering the plaster ceiling has peeled, leaving only remnants on the plaster. The paper and plaster are water-stained, and the plaster has extensive cracking.
- The painted plaster on the north and east (north of gable window) walls is dirty and covered with a network of cracks. The pronounced black/green discoloration in the northeast corner maybe mildew or some form of biological growth.
- Painted wallpaper on the south, west and east (south of gable windows) walls obscures the underlying finish; however, the south wall and a portion of the east wall appear to be of gypsum board construction; joint lines have telegraphed through the wallpaper on the south wall. The wallpaper on the south wall has lost adhesion in localized areas (see Figure 93).
- The painted finish on the wood floorboards is scuffed and crazed.
- Low voltage data communication cable has been routed along the baseboard and around the door architrave at the northwest corner of the room. The cable continues along the north baseboard to a newly constructed wood duct trough extending along the floor from the north window to the northeast corner of the room, and continuing to the southeast corner of the room. The duct trough is visually obtrusive.
- The east window is dirty. The painted finish on the double-hung sash and window sill is crazed and peeling.
- The north window is dirty. The lower sash has been screwed in place and appears to be upside down. The upper sash has dropped 2”+ below the head of the window frame. The triple-track aluminum storm window attached to the exterior face of the window opening is dirty and has detached weather-stripping. The west light in the upper window sash is cracked. The north window is not weathertight.
- The floor and wall finishes could not be fully surveyed, as they were obscured by stored collection items.

ATTIC ENTRY (302)

- The painted floorboards are dirty and scuffed; the finish is crazed.
- All of the painted finishes are dirty.
- The gypsum-wallboard construction on the east and west walls is obscured by painted wallpaper. The joints in the wallboard have telegraphed through the paper.
- Multiple generations of wallpaper cover the bead-board wall construction of the south wall. The paper is torn and delaminated.
- The painted plaster wall finish on the north wall, at the northeast corner of the room, is dirty and cracked.

- The gypsum board ceiling construction is covered with water-stained paper. The joints in the gypsum board panels have telegraphed through the paper.
- The former roof access hatch to the south of the ridge has been covered with plywood roof sheathing.
- Electrical non-metallic sheathed cabling has been stapled to the ceiling, walls, baseboard, and floor surfaces.
- Surface-mounted junction boxes have been mounted on the ceiling and west door architrave for a porcelain bare-bulb light fixture and switch.
- Electrical junction boxes are mounted to the east baseboard, and to the floor, near the south end of the room. These boxes are interconnected with armored cable. EMT conduit extends from the floor box through the south baseboard. A switched electrical power distribution block with eight outlets has been mounted on the east wall, above the baseboard.
- A metal data/communications cable box has been mounted on the east wall, to the south of the door opening.
- The paint on the west door is peeling. The northwest door binds on the wood threshold.



Figure 93. The paper and plaster ceiling and wall finishes in attic room 301 (upper image) are water-stained, dirty and cracked. Mildew appears to be growing on the walls in the northeast corner of the room. The roof rafters (lower image) are generally five inches wide and six inches deep, and spaced approximately thirty inches on-center. The roof structure may require reinforcement to adequately support snow loads. JGWA, 2019.

ATTIC – UNFINISHED SPACE (303)

- The roof is uninsulated. Loose insulation has been provided in the joist space above the second-floor ceilings. The insulation is of variable depth, and it is discontinuous.
- Most of the floor boards are loose; many are cracked and split.
- The brick masonry of the west chimney remains unsupported where it has been broken open for the passage of wiring, refrigerant tubing and condensate piping.
- The rafters have significant checking, especially at the southwest hip and at the northeast corner of the space.
- The rafter spacing and dimensions may not provide an adequate factor of safety for snow loading. Generally, the rafters are 5" + wide x 5-1/2" to 6" + deep, spaced at 30" + on center (see Figure 93).
- There is incomplete flooring along the south eave. The few floorboards in this area are loose and precariously laid on the joists.

PART 2

RECOMMENDATIONS FOR TREATMENT AND USE

GUIDELINES FROM THE GENERAL MANAGEMENT PLAN AND A PERIOD OF SIGNIFICANCE

The Thomas Cole National Historic Site survives as a testament to a community's determination to save a culturally significant historic property. Sold out of the family in the 1960s, the site was eventually purchased and rescued from collapse by a non-profit, grass-roots group. While some historic features (such as the west kitchen) were lost during this period, the emergency stabilization kept the house and its remaining outbuildings standing. Eventually, the site became more sophisticated in its approach to interpretation and maintenance; a non-profit organization was formed to oversee the management of the property and to become an affiliate of the National Park Service.

In 2004, as the site faced decisions that would govern the future of the property, the National Park Service and the board of the non-profit organization developed a General Management Plan to set the direction for resource protection and visitor use.¹⁴⁸ This plan considered three alternative themes:

1. Continuation of Current Management Practices.
2. Thomas Cole and Cedar Grove. This alternative would rehabilitate the Old Studio, open it to the public, and develop a Hudson River Art Trail brochure and map.
3. Thomas Cole's Art and the Regional Landscape. The primary goal of this alternative would interpret the life and work of Thomas Cole and his connection to painting sites in the Hudson Valley and Catskill Mountains. This interpretation required the rehabilitation of the Old Studio and the reconstruction of the New Studio.

The Board of Governors of the Thomas Cole National Historic Site chose the third alternative, defining the primary purpose of the site:

The Thomas Cole National Historic Site preserves and interprets Cedar Grove, the primary residence and workplace of artist Thomas Cole. This site interprets Cole's impact on the Hudson River School of painting, which he helped found, as well as his broader impact on American culture in the first half of the 19th century.¹⁴⁹

The adoption of the third alternative led to the rehabilitation of the Old Studio as a visitor orientation center and to the reconstruction of the New Studio as a gallery space with climate control.

148. *General Management Plan/Environmental Assessment* (Boston, MA: U.S. Department of the Interior, National Park Service, 2004).

149. *General Management Plan*, 25.

The site has since restored and furnished selected rooms in the house to interpret how Thomas Cole and his family lived at Cedar Grove, with historic furnishings and interpretive exhibits telling the story of Cole's artistic and domestic life. The General Management Plan focused on Thomas Cole's occupancy, suggesting the interpretation of the family's later occupancy as a secondary theme:

The historic house, its use over almost two centuries, and the domestic and agricultural life of Cedar Grove should not be a main story because the Congressional designation of the National Historic Site states that the site should focus on the story of Thomas Cole, his art, and the surrounding landscape that inspired him. In any case, the main house does not have enough original artifacts, either from Cole's period or later years, to fully interpret the house. The 110-acre estate from the 1840s has been reduced to a 3-4-acre historic site.

The Thomas Cole NHS could make the history and domestic life of Cedar Grove a secondary theme because knowledge of the site's history would enable visitors to understand better Cole's experience there and how the site has been preserved since then. Interpretive panels could give the full history of the Cedar Grove estate and/or a diorama could depict Cedar Grove circa 1848 and explain the changes to the site since then.¹⁵⁰

Neither the National Park Service, nor the Thomas Cole National Historic Site have explicitly identified a period of significance; however, the focus of the General Management Plan places the period of significance as 1836-1848, the period of Thomas Cole's occupancy.

DEFINITIONS FOR THE TREATMENT OF THE THOMAS COLE HOUSE

To aid in the consideration of future treatments, the Secretary of Interior's Standards¹⁵¹ defines four methods of treatment for a historic property:

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The work done at the Old Studio and its reuse as a gift shop and visitor's center falls into this category.

Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes, such as at the New Studio.

TREATMENT ALTERNATIVES

Many of the goals in the General Management Plan have been met, such as the rehabilitation of the Old Studio and the reconstruction of the New Studio. There were few goals for the house, but one, the production of a historic structure report, has been met with this report. Since 2004,

150. *General Management Plan*, 50.

151. Kay E. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Dept. of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Historic Preservation Services, 1995), 63.

the house has undergone multiple campaigns to interpret selective rooms, to replace the heating system, and to make repairs.

Viewed from a distance, Cedar Grove leaves the impression of a well-manicured site. While this impression is fundamentally accurate, the building's issues, to the extent that they exist, can be attributed to two causes. First is a need for near-constant maintenance. As a nineteenth-century residence, the house is constructed of materials susceptible to deterioration, especially when exposed to the wear of public visitation. Second, choices made for rehabilitation, restoration and interpretation have consequences for the long-term preservation of the building. For instance, the installation of mechanical rooms in the basement of the house makes it difficult to interpret service areas originally located in these spaces. Similarly, the previous removal of deteriorated construction, such as the west kitchen addition, makes it difficult to interpret remaining features such as the oven on the west elevation of the basement. The construction of the north addition and the east chimney in the years following Thomas Cole's death changed the footprint of the house. These changes alter the perception of Thomas Cole's house.

Long term planning should guide the future of the house and site. The need for immediate stabilization and salvage are past. Thoughtful interpretive planning is needed to preserve the house for future generations.

The alternatives for treatment of the house include:

1. Preservation of the house in its current configuration.

This option preserves the later additions to the house, and does not reconstruct missing historic features. Preservation of the existing basement configuration could mislead visitors and confuse their interpretation of domestic life during Thomas Cole's occupancy: during that period, the kitchen was in the now missing west addition, and the two rooms occupying the east end of the basement (B02 and B03) were formerly a single large "milk" room.

2. Restoration of the house to its appearance in 1848.

Considerable work is required to restore the house to 1848, the year of Cole's death. This work would require the removal of the late nineteenth-century north addition and the north privy; the removal of the exterior east chimney and reconstruction of the interior east chimney; reconstruction of the west kitchen addition; reconstruction of the second-story north chimney; reconstruction of the roof hatch; and the removal of the 1920s northeast bulkhead door and the steps to the basement. While the features to be removed all date to the period after Cole's occupancy, they do have historical value.

The property is under a conservation easement that requires preservation of the house's historic fabric, and prohibits demolition of any existing structures; alterations must be consistent with the Secretary of the Interior's Standards for Rehabilitation. It appears that the easement would not allow removal of the later additions.¹⁵²

During an August 23, 2019 walk through the house with board members at the Thomas Cole National Historical Site, the board inferred that the full restoration of the house to its 1848 appearance is not a consideration at this time.

3. Rehabilitation of the house with limited reconstruction to more accurately represent the house during Thomas Cole's occupancy.

152. *General Management Plan*, 9.

Like the first alternative, this plan preserves the Cole family's later additions to the house. If further study of historic documents and photographs provide sufficient detail, the basement and first floor west additions could be reconstructed to allow the interpretation of the kitchen and dining room arrangement during Cole's lifetime. As a fire prevention measure, the mechanical systems would be relocated to a new subterranean mechanical vault beyond the footprint of the existing house. Moving this equipment out of the house would allow the existing northeast basement mechanical space (B03) to be joined with the southeast room (B02) to recreate the "milk" room. The reconstruction of the roof hatch and the north chimney would be relatively simple changes to more accurately represent the appearance of the 1848 house.

The site is already working to interpret specific spaces, such as the first floor West Parlor (103) and the second floor Sitting Room (203), as they appeared in 1848. The discovery of decorative paint treatments, thought to be painted by Thomas Cole, in rooms 104 and 204 will allow this work to eventually continue to those rooms and to the Pantry (105).

TREATMENT PLAN

Rehabilitation with limited reconstruction is the recommended treatment alternative for Cedar Grove. Rehabilitation projects retain the existing form, historic and structural integrity, and materials of a historic property while allowing for limited interventions to replace extensively deteriorated, damaged, or missing features. The Standards for Rehabilitation allow for limited and sensitive upgrading of mechanical, electrical, and plumbing systems, and other code-mandated work, and for the possibility of new uses within the structure.¹⁵³ The General Management Plan also recommended this treatment.

Specific recommendations for treatment have been prioritized into the following categories:

1. Work requiring immediate action
2. Work requiring maintenance or repair within one year
3. Work requiring intermediate to long-term planning

PRIORITY 1: WORK REQUIRING IMMEDIATE ACTION

EXTERIOR

- Wood dutchman repairs and epoxy adhesives should be used to repair rot and close open joints in the southwest porch columns.
- Loose downspouts should be re-secured as needed. The metal gutters and downspouts should be water tested to identify leaks and repaired. Dutchman repairs should be made to the rotted wood soffits at downspout locations.

INTERIOR

With any work undertaken on the interior of the house, care should be taken of the decorative interior paint treatments recently discovered in the house.

- Evidence for paint seriation should be identified, documented, and preserved.

153. <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>. Accessed August 30, 2019.

- The Matthew Mosca paint analyses uncovered significant paint treatment believed to be introduced by Thomas Cole. The current program of overpainting the treatment while leaving a portion of the historic paint exposed should continue, as well as the use of a protective barrier between the original paint and the overpainting.

First Floor

- Investigate the potential plumbing leak in the chase at the southwest corner of Room 106. Following inspection and potential repairs, restore the interior finishes.

Attic

- A structural analysis of the existing roof framing should be undertaken to ensure that there is adequate capacity to support wind and snow loads.

Accessibility

- Provide a narrated video at the Old Studio so that disabled visitors have an opportunity to see all of the interpreted spaces of the house.

Building Systems

Electrical

- Replace existing electrical receptacles in Room B07 with GFCI code-mandated receptacles.
- Provide a weather-proof enclosure for the existing GFCI receptacle beneath the south porch.
- Repair or remove all exposed conductors in Room B01.

PRIORITY 2: WORK REQUIRING MAINTENANCE OR REPAIR WITHIN ONE YEAR

EXTERIOR

- The wood railings at the southwest porch and along the porch steps require substantial reinforcement to resist lateral forces. This may be accomplished with the selective replacement of wood pickets with steel pickets of a matching profile. Rotted and broken wood pickets should be replaced.
- Deteriorated and open mortar joints should be repointed, especially near grade level. Consider leaving the coarse mortar that has been smeared on the face of the brickwork at the north elevation of the house; attempts to remove the mortar may damage the existing brick masonry.
- The loose and undermined bluestone paving beneath the porch at the southwest corner of the house should be re-set and properly pitched for drainage.
- The stonework at the base of the south porch stair requires re-setting to address failed mortar joints at the west end of the stair. The stonework at the base of the stair should either be uniformly pointed, or dry-set. It should not be partially pointed and partially dry-set as it currently exists.
- Prepare and paint areas of peeling paint on the exterior woodwork, especially where the wood substrate is exposed. Open cracks in the wood stair treads should be filled; open joints should be glued prior to painting.

- Clean the exterior of the house to remove general soiling and biological growth, including algae and mildew.
- The checking visible at the wood posts of the northeast porch should be filled. The woodwork should be prepared and painted.
- Repoint the brick chimney of the north addition; re-set the brick as needed.
- Repair the rotted wood floor construction and railing at the northeast corner of the second-floor northeast porch.

INTERIOR

Basement

- The northeast exterior door opening that has been covered with insulation should be properly addressed, by installing a viable door and frame.
- The wood stairs in B01 should be restored. Cracked and heavily abraded treads should be repaired as needed. Newel posts and railings should be reinforced without a visible means of repair.

First Floor

- Prepare and paint plaster and wood surfaces where finishes are worn, dirty and missing.
- Reinforce the stair railings to resist lateral forces without a visible means of repair; this can be accomplished with the use of discrete painted-steel components mimicking the profile and appearance of original wood components. Repair splintered wood pickets.
- Service and repair door hardware. The doors need to be properly hung to prevent binding on the jambs and flooring. Provide dutchman repairs where hinge and lock mortises have been improperly repaired with filler and plugs.
- Replace interior ultraviolet window film that has lost adhesion.

Second Floor

- Repair plaster cracks. Prepare and paint plaster and wood surfaces where finishes are worn, dirty and missing.
- Reinforce the stair railings to resist lateral forces without a visible means of repair; this can be accomplished with the use of discrete painted-steel components mimicking the profile and appearance of original wood components.
- Service and repair door hardware; replace missing components with period appropriate pieces. The doors need to be properly hung to prevent binding on the jambs and thresholds. Repair damaged thresholds.

Attic

- Clean the attic and remove materials currently stored there. Remove mildew where it is occurring, and clean the painted finishes.
- Align the northwest door in Room 302 to prevent it from binding on the threshold.
- Provide a lintel above the opening made in the west chimney of Room 303 for HVAC wiring and piping.
- Securely fasten the loose floorboards along the south eave.

Building Systems

Mechanical

- Lintels should be installed where ductwork is routed through masonry walls.
- The following recommendations are made to improve the performance of the existing mechanical system:
 - a. Provide code compliant hot water piping insulation throughout the hot water heating system.
 - b. Replace the flexible supply and return ductwork with sheet metal ductwork. Provide galvanized support straps in place of the existing nylon support straps.
 - c. Replace existing refrigerant piping insulation with closed cell flexible elastomeric insulation, fully insulating and sealing the suction and liquid lines from the condensing units to the respective air-handling units.
 - d. Provide vibration isolation for the attic air-handling unit.

Electrical

- Relocate all mechanical ductwork and piping that is routed within the dedicated electrical space above panelboards and switchboards as required by the National Electrical Code (NEC) 110.26(E).
- Relocate the existing mechanical ductwork that is blocking the exit sign in Room B03.
- Disconnect and extend the existing electrical grounding conductor in Room B07 downstream of the water-service isolation valve to provide an electrically continuous grounding system.
- Provide fire stopping for all electrical raceway penetrations.
- Provide additional electrical receptacles to avoid the use of extension cords.
- Relocate the existing site-lighting photocell device, located beneath the south porch, to a more visible location for better functionality. The existing photocell location is shielded from the sun and will not turn the site lighting off on a sunny day.

Communications and Security

- Remove all unused copper telephone termination blocks and all other inactive telecommunications equipment from Electrical/Technology Room (B07). The patch cords on the cabling rack should be re-supported by installing both vertical and horizontal wire managers. Review current equipment heat load and provide additional cooling as needed. Seal and firestop all wall penetrations where cables are routed to other spaces.

Fire Protection

- Provide code-mandated fire protection utilizing a traditional wet-pipe (or combined wet- and dry-pipe) sprinkler system. A wet-pipe system is more cost effective and easier to maintain than a mist sprinkler system, and a wet-pipe system is less invasive to install and requires less space. Consideration of the effect of the wet-pipe or mist system would have on the historic painted finishes should be undertaken before a final selection is made. Note that the International Council of Museums (ICOM) of UNESCO has stated that the overwhelming amount of fires in museum buildings occur in staff work areas and storage spaces. ICOM

also states that the preferred type of sprinkler system in museums is a conventional wet pipe system.¹⁵⁴

- While a fire alarm system is not required by the building code, the installation of a detection and alarm system would provide additional protection for the historic house. It would also be beneficial to develop a liaison with the local fire department.

PRIORITY 3: WORK REQUIRING INTERMEDIATE TO LONG TERM PLANNING

Exterior

- Consideration should be given to the reconstruction of the basement kitchen addition appended to the west elevation of the house in the nineteenth century. This addition was removed in 1983. The diagonal wood latticework at the arches north of the former west addition should be removed; there is insufficient evidence to support its existence.
- Consideration should be given to reconstructing the first-floor porch addition, built above the basement kitchen addition. Limited archival and physical evidence may be insufficient to reconstruct this feature.
- Consider reconstruction of a removable winter weather vestibule at the first-floor south entrance. There appears to be sufficient photographic evidence for the vestibule. In addition to being historically accurate, a removable weather vestibule will provide a wind break during the winter season that will moderate interior temperature fluctuations.
- The nineteenth century privy addition located on the north elevation of the house, adjacent to the northeast porch, should be restored and interpreted. This work should include the reconstruction of the privy seat and door.
- The original small north chimney (perched on the north wall of Room 303) that serviced the stair hall stove should be reconstructed.
- The original roof access hatch on the south slope of the roof, above Room 302, should be reconstructed.
- Surface-mounted electrical junction boxes, conduit and wiring should be removed from the building where possible. Attempts should be made to relocate electrical wiring and devices to minimize the impact of these twentieth century improvements. Every effort should be made to prevent undue damage to the historic resource. This treatment should not be undertaken where there is a historic paint treatment; areas should be reviewed by Matthew Mosca or another paint conservator to prevent any impact on such treatments.
- The uneven, crazed and peeling paint on the brick masonry, window frames, sash and shutters should be chemically stripped and re-painted, following paint analysis to determine early paint colors.
- The wood windows should be restored, replacing cracked and broken window glass and glazing putty. The early hardware should be restored, replacing broken and missing pieces. Component replacement and dutchman repairs should be made to eroded, cracked and splintered muntins and sash. Sash weights should be re-hung, and hardware should be aligned for proper operation.

154. Robert G. Tillotson, *Museum Security* (Paris: International Council of Museums, 1977), 44, 58, 68.

- Restore the eroded, racked and warped window shutters. Replace the second-floor shutters on the south elevation with louvered shutters that match the historic condition.
- Consider removing the twentieth-century recessed lighting from the south porch ceiling.
- Replace the missing shutters and shutter hardware on the east elevation of the house. Repair the masonry where old hardware is missing.
- Consider the relocation of the existing gas meter at the northeast corner of the house to a more remote, less visible location. Similarly, consider the relocation of the electric service entrance, currently located on the west elevation of the house, beneath the southwest porch.
- Although constructed following Thomas Cole's occupancy, the north addition should be retained. The current use of the addition for public toilets, offices and curatorial storage are appropriate.

INTERIOR

Basement

- The water-damaged gypsum-board and friable plaster finishes in the basement require replacement. Much of the plaster damage is occurring at the base of the walls and appears to be the result of rising damp in the masonry walls. A program of damp-proofing should be considered for the masonry walls; this would require the insertion of a through-wall moisture barrier immediately above grade level. For an existing masonry wall this typically entails the installation of sheet metal through-wall flashing. The installation of exterior perimeter foundation drainage may also help to alleviate the moisture problems in the basement. Any excavation for drainage should be preceded by archaeology.
- As a fire prevention measure, consider moving the mechanical systems to a new subterranean mechanical vault outside of the building. The removal of these systems would allow the existing northeast basement mechanical space (B03) to be joined with the southeast room (B02) to recreate the "milk" room.
- With the removal of the mechanical equipment and boiler flue, the sliding wood panels should be reconstructed at the basement windows flanking the east chimney. Although the east chimney has been significantly modified, and moved from an interior location to an exterior location, there is insufficient evidence to support its reconfiguration in its historic location.
- Unfinished gypsum-board ceilings require taping and finishing. If basement spaces are to be interpreted in the future, these finishes should be replaced with plaster.
- The flooring throughout the basement requires resolution. The combination of concrete, bluestone paving, brick and clay tile appears to reflect changes over time; much of the flooring is cracked, broken, or incomplete; thresholds and baseboards are loose and missing. Open joints in bluestone paving should be pointed. Additional physical investigation may be required to understand the historic evolution of the flooring materials in the basement. There may have been early wood flooring in some of the basement spaces.
- The cracked portland cement masonry repairs and concrete floor slabs should be removed from the basement. These materials are historically inappropriate and their impermeable qualities re-direct moisture to undesirable locations and contribute to rising damp.
- Following repairs to the exterior building envelope and treatment of rising damp, surfaces with peeling and delaminated paint should be prepared and painted.
- Plaster cracks should be repaired, and surfaces with peeling paint should be prepared and painted. These repairs should be made once the underlying causes have been addressed. Wood surfaces with peeling paint should be properly prepared and painted.

- A stile-and-rail wood door should be installed at the opening to the small pantry (B05), and the shelving should be reconstructed at the east end of the pantry.
- Doors DB021 (between Rooms B01 and B02) and DB042 (between Rooms B01 and B04) are installed upside down. They should be rehung in their correct orientation; and historically appropriate hardware, conforming to the available physical evidence, should be installed.
- The doors, door frames and associated hardware require restoration. The construction of the doors and frames needs to be repaired. Frames need to be well anchored to the wall construction, and the doors need to be properly hung to prevent binding on the jambs and flooring. A consistent approach needs to be taken with hardware, so that period appropriate hardware coexists with functional modern security devices.
- The steel and hollow-core wood doors should be replaced with period appropriate doors of stile-and-rail wood construction.
- Mildewed finishes should be cleaned, following resolution of moisture problems that are the underlying cause for the biological growth.

First Floor

- Gypsum-board finishes within the historic spaces of the original house should be replaced with plaster.
- The use of audio-visual projectors and sound systems in the historic spaces should be limited. These devices become technologically obsolete over short periods of time; yet, a significant amount of original building fabric may be disturbed and damaged during their installation.
- Following paint analysis, the built-up and uneven paint layering on the wood floorboards should be chemically stripped, or covered with floor cloths or carpeting. Sheet metal patches should be removed, and holes in the flooring should be repaired with wood dutchman repairs.
- The uneven and crazed paint layers on the window architraves, sash, sills and wall panels should be chemically stripped, prepared and painted. Non-original moldings augmenting the original window stops should be removed. Metal weather stripping should be introduced to address issues with air infiltration. Metal angles introduced to limit sash travel should be removed; discreet hardware solutions that minimize impacts to historic sash and frames should be used to address this issue; these generally make use of a pin at the meeting rails, locking the sash in place.
- Additional exposures should be taken in room 104 to enable restoration of the historic painted frieze.
- The pegboards should be removed from the walls in the Pantry (105). This space should be made available for interpretation; the curatorial storage function should be relocated.
- The missing shelving above the casework on the east wall of the Pantry (105) should be reconstructed.
- The elaborate stove and flue pipe arrangements that were used to heat the first and second floor rooms during Thomas Cole's occupancy should be recreated. This work would involve exposing the flue thimble in the north wall of Stair Hall (101), exposing the flue thimble in the ceiling of East Parlor (102), exposing the flue thimble in the ceiling of West Parlor (103); and introducing stoves and stove pipes throughout the first and second floors.
- The missing marble shelf above the mantel in West Parlor (103) should be fabricated. Photographic evidence exists for this shelf.
- The doors (D1031 and D1032) removed from the openings between the Stair Hall (101) and the West Parlor (103) should be reinstalled.

Second Floor

- The buildup of paint on the window sash should be chemically stripped, prepared and painted. The sash should be repaired and properly aligned. The sash cords should be replaced, and modern sweep sash locks should be replaced with reproduction hardware to match that used on the first floor. Non-original moldings augmenting the original window stops should be removed. Metal weather stripping should be introduced to address issues with air infiltration. Blocks limiting sash travel should be removed; discreet hardware solutions that minimize impact to historic sash and frames should be used to address this issue; these generally make use of a pin at the meeting rails, locking the sash in place.
- The heavy application of fillers between the floorboards should be removed. The gaps between floorboards, and between floorboards and baseboards, should be resolved with wood dutchman repairs or with selective floorboard replacement. Sheet metal flooring patches should be removed, and the holes in the flooring should be repaired with wood dutchman repairs.
- Following paint analysis, prepare and paint the mantel in room 203, removing excessive paint buildup.
- In room 204, additional exposures to determine the historic wall finish (wallpaper or paint) are recommended.
- Hang a period appropriate lantern fixture from the pulley above the stairwell.
- The elaborate stove and flue pipe arrangements that were used to heat the first and second floor rooms during Thomas Cole's occupancy should be recreated. This work would include the introduction of stoves and stove pipes throughout the first and second floors.

Attic

- Remove all gypsum-board wall and ceiling construction.
- Restore the windows to operating condition, removing the triple-track aluminum storm windows. Consider the use of interior storm windows.

Accessibility

- Consideration should be given to interpreting the utilitarian spaces in the basement, and to providing an accessible route through these spaces.
- Consideration should be given to the introduction of a lift between grade level and the southwest porch to provide first-floor access for disabled visitors. The lift could rise through the reconstructed floor of the porch.
- Every attempt should be made to preserve the integrity and significance of the historic resource, and for this reason alterations to period architectural elements at the second-floor level should be discouraged. Moreover, an elevator to the second floor without effective means of egress should an emergency occur would place disabled people at risk. A narrated video presentation of the second-floor spaces could be provided at the Old Studio, and an accessible route provided to all public spaces on the first floor and eventually in the basement.

This treatment would slightly modify the recommendation in the 2004 General Management Plan.¹⁵⁵

- Provide an accessible pathway from the parking area and Old Studio visitor center to the house.

Building Systems

Mechanical

- Consideration should be given to the remote relocation of mechanical systems to a subterranean vault constructed outside of the historic building envelope. Such a structure can be designed to accommodate the installation and subsequent replacement of mechanical systems without major disruption of the historic building fabric. The removal of heat generating systems decreases the potential for fire, and frees utilitarian spaces for historical interpretation.
- The existing mechanical system appears to be a contractor-designed system that was not developed for curatorial conditions. Additional study and evaluation are required to determine if the current system meets the owner's temperature and humidity requirements.

Electrical

- An effort should be made to minimize the use of surface-mounted conduit, wiring and electrical junction boxes, and to limit the use of exposed piping and ductwork. These modern insertions detract from the historic character of the house.
- The use of modern light fixtures and surface-mounted track lighting should be avoided in historic spaces. Discretely installed museum-quality fixtures are appropriate for task lighting. The use of individual fixtures is less visually obtrusive.
- Provide an emergency lighting inverter system to energize new emergency LED lighting fixtures throughout the building.
- Provide a new addressable fire alarm system to protect the facility via horn strobes, pull stations, heat detectors, tamper switches, flow switches and smoke detectors.
- While not a code violation, it is recommended that an automatic lighting control system be installed in place of manual switching for better energy usage.
- While not a code violation, it is recommended that additional exit signs be installed in public spaces to provide added safety for the occupants.
- It appears the lighting levels may be inadequate in certain spaces. It is recommended that a lighting foot-candle study be performed.

Communications and Security

- Consideration should be given to the use of wireless security devices.
- Any substantial demolition and renovation of this building should include a structured cabling system upgrade to a minimum level of Category 6 cable.

155. *General Management Plan*, 56. "The first and second floors of the main house do not have universal access. A handicapped lift either next to the front steps or in the building would not solve the problem of access over high thresholds or access to the second floor. A lift also might compromise the historic integrity of the structure. As an alternative for visitors unable to climb the steps, the NHS could exhibit a professional video tour of the first and second floors of the main house in the visitor center in the Storehouse Studio."

- Further analysis of the intrusion detection system is needed in order to provide a recommendation. Interviews with the building Owner would be the first step in this process, in order to properly gather requirements.
- Further analysis of the video surveillance system is needed to provide a recommendation. Interviews with the building Owner would be the first step in this process. Additional cameras might be added to the system based on the need for additional views of the building front entrance or other interior areas. The system should be upgraded to an IP-based camera system utilizing power-over-ethernet and network video recorders (NVRs). This system upgrade would provide the Owner more advanced features and flexibility.

Plumbing

- Eliminate the plumbing vent protruding from the clapboard siding on the north elevation of the addition; re-route the vent through the roof.

Fire Protection

- Consideration should be given to the use of wireless fire detection devices.

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Thomas Cole National Historic Site
Catskill, New York