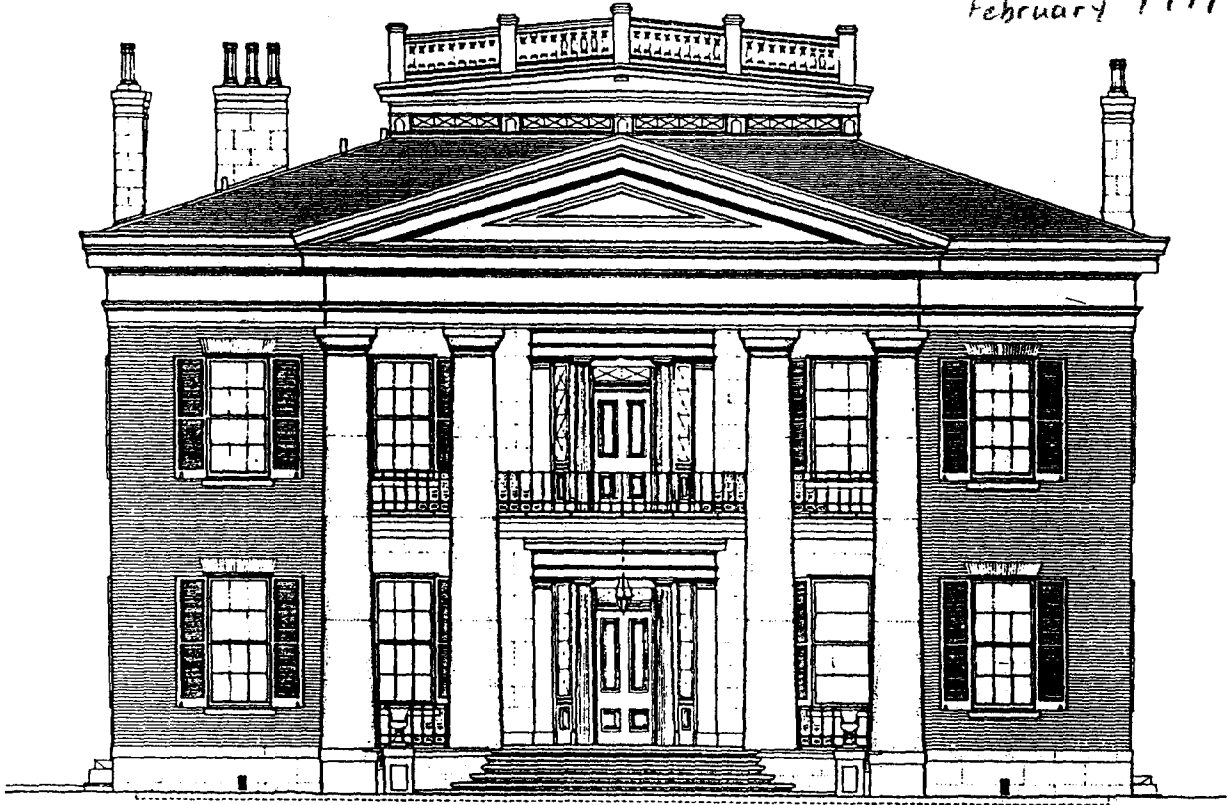


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Vol. 1 of 3
February 1997



**MELROSE ESTATE
NATCHEZ NATIONAL HISTORICAL PARK**

NATCHEZ, MISSISSIPPI

**HISTORIC STRUCTURES REPORT
VOLUME I**

ANN BEHA ASSOCIATES

BOSTON, MASSACHUSETTS

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February 19, 1997

Memorandum

To: Technical Information Center, Information
and Production Services, Denver Service Center

From: Chief, Design, Planning, Facility Management
and Design, Southeast Region

Subject: Historic Resource Study, Historic Structure
Report, and Cultural Landscape Report, Natchez
National Historical Park

Enclosed is a Historic Resource Study, a Historic Structure Report, a Cultural Landscape Report for the Melrose Estate, and a Historic Structure Report for the William Johnson House in Natchez, Mississippi.

The above-mentioned reports consist of the history, studies, collections, evaluations, assessments, presentation, and primary guidelines for the treatment of our cultural resources in the Natchez National Historical Park.

These reports were prepared by Ann Beha Associates with the coordination of members of our office and the Natchez National Historical Park.

Stuart Johnson

FOR Richard Ramsden

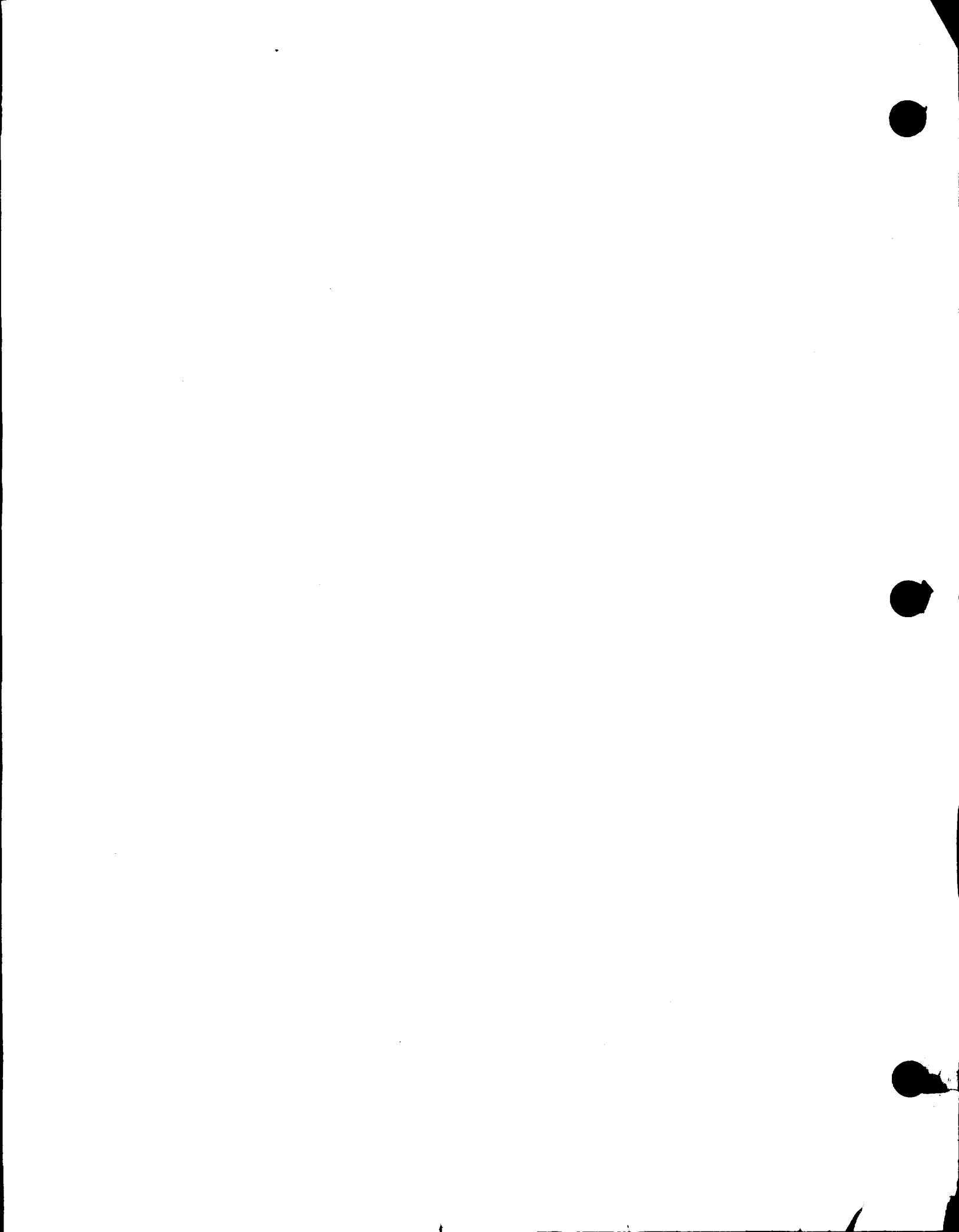
cc:

Superintendent, Natchez National Historical Park

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B&W Scans
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Drawing - South Slave Cabin

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8.0 APPENDICES

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North Slave Cabin, Melrose, Natchez, Adams County, Mississippi (Sheets 1 and 2 of 10). Drawn by: Steven K. Gaynair - Melrose Recording Project 1995.

South Slave Cabin, Melrose, Natchez, Adams County, Mississippi (Sheets 3 and 4 of 10). Drawn by: Steven K. Gaynair - Melrose Recording Project 1995.

Carriage House, Melrose, Natchez, Adams County, Mississippi (Sheets 5 and 6 of 10). Drawn by: Steven K. Gaynair - Melrose Recording Project 1995.

Stable, Melrose, Natchez, Adams County, Mississippi (Sheets 7 and 8 of 10). Drawn by: Steven K. Gaynair - Melrose Recording Project 1995.

Smokehouse, Melrose, Natchez, Adams County, Mississippi (Sheet 9 of 10). Drawn by: Steven K. Gaynair - Melrose Recording Project 1995.

Privy and Cisterns, Melrose, Natchez, Adams County, Mississippi (Sheet 10 of 10). Drawn by: Steven K. Gaynair - Melrose Recording Project 1995.



1.0 Introduction



1.0 INTRODUCTION

1.1 Project Scope and Goals

Melrose is part of the Natchez National Historical Park. It includes a Greek Revival-style house with symmetrical adjacent dependencies, set in a landscaped setting. Built for John T. McMurrin, and completed in 1848, the estate is noted for its association with the commercial cotton planters and their impact on the early development of Natchez and the cotton trade along the Mississippi River. Prior to the National Park Service (NPS) acquiring the property in 1990, it was owned only by three families. The succeeding owners made remarkably few changes to the fabric of the house.

The National Park Service contracted with Ann Beha Associates (ABA) in March of 1995 to provide a Historic Structures Report for Melrose. The goal of this report is to document the history of the building and developments over the years, assess the condition of building elements and systems, and offer treatment and recommendations for the building with respect to future use plans by the National Park Service as a historic house museum. This report complements the Historic Resources Study for the Natchez National Historical Park and the Cultural Landscape Report (CLR) for Melrose, currently being prepared by Ann Beha Associates. A Historic Furnishings Report (HFR) is also being written by the National Park Service.

1.2 Acknowledgments

The project team would like to thank the staff of the Natchez National Historical Park for their assistance in sharing research materials and providing access to the site. These include: Bob Dodson, Superintendent; Thom Rosenblum, Curator; Kathleen Jenkins, Museum Technician; Kim Fuller, Maintenance Foreman; and Fred Page, Park Ranger. Fred Page worked at Melrose for both the Kelly and Callon families and provided invaluable information about the property and changes it went through. In addition, we would like to thank the following: Mrs. Lawrence Adams, Oakland, Natchez, MS; Dr. and Mrs. Craig Bradford, Mount Olive, Natchez, MS; Mr. and Mrs. I. J. Florence, Magnolia Hill, Natchez, MS; Mr. and Mrs. William Heins, Dunleith, Natchez, MS; Mrs. Polly Parker Pugh, Cunningham House, Natchez, MS; Mrs. Alma Kellogg Carpenter, The Elms, Natchez, MS; Dr. and Mrs. Thomas H. Gandy, Myrtle Bank, Natchez, MS; the Mississippi Department of Archives and History; and Historic Natchez Foundation. Finally, we would like to thank Mrs. Marian Kelly Ferry and Mr. and Mrs. John Callon for sharing old photographs and their memories of when they lived at Melrose.

1.3 Project Team

| | |
|--|---|
| <i>Contracting Officer:</i> | Charles Vicari National Park Service Southeast Regional Office Atlanta, GA |
| <i>Project Manager, NPS: Reviewers</i> | Ali Miri, Historical Architect Bob Blythe, Historian Lucy Lawliss, Landscape Architect National Park Service Southeast Regional Office Atlanta, GA |
| <i>Architect:</i> | Ann Beha Associates, Inc. Boston, MA Pamela Hawkes, Principal-in-Charge Betsy Sandidge, Project Manager Tobin Tracey, Project Associate |
| <i>Associated Architect:</i> | Richard Rothman & Associates Atlanta, GA Richard Rothman, Principle-in-Charge Steven Gaynair, Project Associate |
| <i>Historian/Architectural Historian:</i> | Historic Natchez Foundation Natchez, MS Mary W. and Ronald Miller |
| <i>Structural Engineer:</i> | Robert Silman Associates, P.C. New York, New York Robert Silman, Partner-in-Charge Ed Meade, P.E. |
| <i>Mechanical/Electrical Engineer:</i> | Roger Preston and Partners Atlanta, GA Bob Ellington, P.E. |
| <i>Architectural Conservator:</i> | George Fore Raleigh, NC |
| <i>Cost Estimating:</i> | Hanscomb Associates Atlanta, GA Beatriz Pita Michael Pritchett |

2.0 Executive Summary



2.0 EXECUTIVE SUMMARY

2.1 Introduction

The Melrose estate consists of a well-preserved suburban villa and grounds which have been photographed many times since the latter part of the nineteenth century. In 1992, a set of Historic American Building Survey (HABS) drawings and photographs were made for the Main House and Kitchen and Dairy Dependencies. No complete studies have ever thoroughly documented the original appearances of the buildings and their subsequent alterations. In March 1995, the National Park Service contracted with Ann Beha Associates to provide a HSR which would document the history and development over the years, providing general building assessments, and offering treatment and recommendations for the buildings with respect to future use as a historic house museum.

To accomplish this work, Ann Beha Associates compiled a team of experts that consisted of architectural historians; an architectural conservator; structural, mechanical, and electrical engineers; and cost estimators. Under separate contracts, with the same team, a Cultural Landscape Report was prepared, and HABS drawings were completed for the outbuildings.

2.2 Historical

Melrose was built for John T. McMurrin, a wealthy attorney and cotton planter, and his wife, Mary Louisa McMurrin. Reported to have been designed and constructed by Jacob Byers, Melrose is considered one of the finest examples of Greek Revival architecture in the South, and is an excellent example of the suburban villas built in the decades before the Civil War. On the south side of the Main House, Byers erected a pair of two-story, side-gabled brick dependencies for use as a Kitchen, a Dairy, and slave housing.¹ Also built during the nineteenth century were a Smokehouse, a brick Privy, two lattice Cistern Houses, two Slave Cabins, a Slave Privy, Stable, and Carriage House.

Completed in 1848, Melrose was in the ownership of only two families until 1976. Therefore, the estate is thought to have remained "virtually" intact, a claim confirmed by the fabric analysis. The Callon Family purchased the house in 1976, and significant rehabilitation work took place at that time. Many of the house's furnishings are considered to be original to the first two families of ownership; a Historic Furnishings Report is currently underway by the National Park Service. The interior has been altered to include modern bathrooms on both floors. Modern kitchen facilities have been added in the original warming kitchen.

¹ It is unknown what the southern dependency was actually used for during the McMurrin occupancy. No documentation has been uncovered which mentions its use. The Kelly family called the building the Dairy and used the east room of the first floor as a milk room. The National Park Service has continued to call this building the Dairy.

2.3 Architectural

Overall, the Main House, dependencies, and outbuildings have been well cared for and are in good condition. The Main House and dependencies were well cared for by the Kellys, and the Callons' major rehabilitation from 1976-1978 encompassed all buildings. The National Park Service has continued general maintenance and preservation of all buildings since acquiring the estate in 1990.

On the Main House, a large percentage of the original roofing slates has been replaced with a color that does not match. There is a large number of broken and missing slates, and flashing is worn or missing. The monitor roof shows evidence of rot, and several portions of the balustrade require consolidation and/or replacement. The windows, sash, and frames are in good condition. Minor leaching of the brick mortar was observed adjacent to windows, as well as cracking and loss of mortar in selected joints. The interior spaces all retain their integrity and original architectural details. All new finishes were applied by the Callons from 1976-1978. The wood floors had a finish applied for the first time during this period.

The Kitchen and Dairy porch ceilings are deflecting and sagging, pulling away from the fascia surrounding the upper porch. Mildew is present on the ceilings of the porches, along with cracking and the deflection noted above. The first floor of the Dairy has experienced rising damp, which has caused extensive damage to the bricks and plaster.

The outbuildings appear to have experienced the most deterioration and alterations from their original construction. They have all been stabilized and are now in fair-to-good condition. The Stable structure has damage due to insects, but insects no longer pose a threat. The Stable and North Slave Cabin have had the most alterations.

2.4 Structural

In general, the structure of the house appears adequate. The main interior stair exhibits excessive deflection and settling. Probes were taken in the ceiling under the stair of the first floor, which revealed structural conditions under the stair that require limiting the number of people who are on the stair at one time. Additional probes were taken throughout the second floor in order to determine the actual construction and amount of deflection for the floor. The number of persons visiting the second floor should be limited to no more than forty at one time.

Rot and insect damage were observed on three wood joists that support the ground floor/first level of the south porch. Since this is a fairly high traffic area, it is recommended that this area of the porch be shored immediately, and that permanent repairs be made as soon as possible. The roof framing of the Main House was generally in good condition; in the northeast corner of the attic, however, there is some rot in both the wood valley rafters and the subsidiary roof rafters.

The second-floor-porch framing of the Kitchen and the Dairy should be repaired to replace rot-damaged wood.

The South Slave Cabin basement walls are bulging, and there is extensive loss of mortar due to water infiltration. Those portions of the exterior bearing walls that are the most deteriorated should be rebuilt; the remaining brick walls should be raked and re-pointed.

2.5 Mechanical, Electrical, Plumbing, and Fire Protection

Four new split-system DX air conditioners with horizontal gas furnaces were installed in the Main House in 1994. The system is too big for the house, and the thermostats are not properly installed. An electric steam boiler, which provides steam for the humidifiers in each furnace, is not piped correctly and cannot operate accurately. These conditions are causing the house to experience large swings in temperature and humidity. The relative humidity is reaching levels as high as 78%, while desired levels are 50%-55%. Because the system is oversized, it does not remove moisture properly, causing mold and mildew to grow on contents and finishes. In addition, as the relative humidity goes up and down with constant pressure, the contents of the house gain and lose moisture, causing stress in woods, hides, paintings, and fabric. These stresses lead to cracking, and joint and finish deterioration.

The Kitchen and Dairy both have fan coil units installed in their attics. The units are heat pumps, which are properly installed and appear to be functioning properly, offering normal comfort conditions. The North Slave Cabin has a recently installed vertical furnace, which operates normally, in one of its closets. The South Slave Cabin has a horizontal furnace, which appears to operate normally, installed under the cabin; however, this building is used for displaying museum objects, and the humidity levels are not monitored. This should be done to assure the levels are not causing damage to the objects.

The electrical system for the Main House is inadequate and in need of replacement. Funding is in place to do this work, however, it has been postponed due to a lack of bids. The electrical systems in the other buildings appear adequate with a few exceptions. There do not appear to be enough outlets in the second floor of the Dairy for office use, and the electrical panel in the South Slave Cabin needs to be relocated to allow for proper access.

There have been reports that the seldom-used toilets in the upstairs of the Main House have recurring problems. This is not uncommon in fixtures that are infrequently used and can be readily fixed. The plumbing systems should be placed in proper working order and at least once per day each fixture should be operated (flush each toilet, run water from each outlet for five minutes, etc.). If the water is shut off to the fixtures, the operating parts in the tank should be coated with grease to prevent rust, the wax seal repaired to prevent gases from entering the building, and the traps primed with water at least once per month also to prevent gases from entering the building. The Kitchen,

Dairy, and North Slave Cabin are the only other buildings that have plumbing, and there appeared to be no problems.

The Main House at Melrose currently has heat and smoke detectors installed, with an alarm that goes to a remote monitoring station in Jackson. Fire extinguishers are currently located per the local fire official's directions. The other buildings that are used for offices or display should have fire extinguishers placed in them.

2.6 Paint and Concrete Analysis

The Historic Finishes Analysis for Melrose (included in Volume II of this report) included the assessment of the finishes on the interior and exterior of the Main House, Kitchen, Dairy, Privy, Cisterns, Slave Cabins, and Slave Privy, and on the exterior of the Smokehouse, Carriage House, and Stable. *In Situ* microscopy was used to identify the nineteenth-century finishes and to establish the sequence of finishes on each element. Samples were further analyzed with a zoom table microscope and a fluorescence microscope (see Paint and Concrete Analysis, Volume II of this report).

Undisturbed examples of the initial and subsequent treatments were found on nearly all of the painted elements. Of particular note was the use of several decorative treatments on the interior and exterior of the house. Three significant periods of early finishes were found and recorded for the house's interior and exterior, including the construction of the house in 1848 and two succeeding finish treatments that extended at least through the McMurrans ownership of Melrose. Finish schedules corresponding to these periods were then prepared for the other Melrose structures. The three finish periods represent the appearance of Melrose from its construction in 1848, to its renovation in ca. 1910.

2.7 Recommended Treatment and Proposed Use

According to the *Natchez National Historical Park General Management Plan/Development Concept Plan/Environmental Impact Statement*, Melrose is to serve as the Park's focal point for interpreting the antebellum history of Natchez. It would be the key site to tell the story of the cotton-based economy/culture of Natchez.² Based on discussions between the HSR team and the NPS Park and Division staff, the Period of Significance for the site has been selected as 1848-1910, from the time of its completion to the time the Kellys decided to make Melrose their permanent home. The Main House, dependencies, outbuildings, and site would be restored to this time period. The Carriage House interior will be rehabilitated for use as a Visitors Center. The majority of the recommendations for the buildings are to restore them to their original appearance when the McMurrans owned the property. Exceptions have been made when it affects the

² Department of the Interior, National Park Service, *Natchez National Historic Park General Management Plan/Development Concept Plan/Environmental Impact Statement*, Denver Service Center ([Denver, CO], January 1994), 117

landscape, which will be restored to a period closer to the turn of the century. There is not enough information available to restore the landscape to the McMurrin period.

A Historic Furnishings Report is currently being prepared by the National Park Service to document furnishings, window treatments, and lighting during the period, and with appropriate collections to be acquired and restored. Once the objects have been confirmed, conservation criteria must be developed and conservation methods implemented. Because the collection contains many nineteenth-century furnishings, textiles, and paper-based items, it has been recommended to install plexiglass panels with ultraviolet filters on the windows that do not already have them. The mechanical system for the house needs to be altered to provide the appropriate temperature and relative humidity levels for the conservation of the collection.

The 1994 Standard Building Code, the NFPA 101 Life Safety Code, and Americans with Disabilities Act were reviewed for requirements associated with the use of Melrose. It is assumed that the groups of visitors in the Main House at one time will continue to be limited, and a guide will always be present. While this will enable some code requirements to be waived, where they would impact the significant features of the building, recommendations were made for improving fire alarms, extinguishers, and emergency lighting in all buildings. It may be possible to install an elevator to make the second floor of the Main House accessible to all; however, the first recommendation is to create a video tour of this space. This will result in the least damage to the historic fabric. All other buildings can easily be made accessible, except for the South Slave Cabin. The recommendation for this building is the installation of a ramp or lift. In the case of this building, a video tour would be less acceptable because the visitor would miss out on the entire experience of being inside the building.

2.8 Cost Estimate

A Class "C" cost estimate was prepared by Hanscomb Associates of Atlanta, based on the treatment recommendations listed in the Historic Structures Report. The Class "C" estimate is a conceptual cost estimate, based on a square foot cost of similar construction.

The estimate for restoring the Main House, dependencies, and outbuildings is \$689,527. This figure includes a contractor's overhead and fee of 20%, and a design contingency of 20%. This figure is based on 1996 prices, not accounting for inflation. The cost estimate does not include a construction contingency, phasing contingency, professional fees, asbestos or lead abatement costs, or owner-supplied items, such as furnishings and light fixtures.



3.0 Administrative Data



3.0 ADMINISTRATIVE DATA

3.1 Names, Numbers, and Management Category

The Natchez National Historical Park was established by Congress on October 7, 1988, by Public Law 100-479, H.R. 4457. The Park is composed of three separate properties: Melrose, the William Johnson House, and Fort Rosalie. Melrose was built for John T. McMurren and completed in 1848. It was acquired by the National Park Service in June of 1990.

Melrose consists of thirteen structures and is listed in the National Park Service List of Classified Structures as:

| | |
|----------------------------|---------------|
| Melrose Main House | LCS No. 90310 |
| Melrose Dairy Dependency | LCS No. 90311 |
| Melrose Kitchen Dependency | LCS No. 90312 |
| Kitchen Cistern | LCS No. 90610 |
| Dairy Cistern | LCS No. 90611 |
| Melrose Smokehouse | LCS No. 90612 |
| Main House Privy | LCS No. 90613 |
| Carriage House | LCS No. 90615 |
| Slave Cabin North | LCS No. 90616 |
| Slave Cabin South | LCS No. 90617 |
| Slave Privy | LCS No. 90618 |
| Melrose Stable | LCS No. 90619 |
| Brick Walks | LCS No. 90620 |

Melrose was listed as a National Historic Landmark on May 30, 1974. A new National Register Nomination, consistent with current standards, is included in the Historic Resource Study.

3.2 Statement of Significance

Melrose is one of the best preserved and most significant historic sites in the South, unusually complete and well detailed, with a full complement of outbuildings, a landscaped park, and a formal garden. The house also gains significance from its large collection of mid-nineteenth-century furnishings, many of which are documented in an 1865 inventory and in family tradition as being original to the McMurren period.

Melrose possesses national significance under National Register Criterion "A" and Criterion "C." It is significant to Criterion "A" under the theme, American Ways of Life: Occupational and Economic Classes, because it represents the lifeways of a significant economic, social, occupational, and regional group—the Southern planter aristocracy. It is significant under Criterion "C" as an intact antebellum suburban estate that includes a

Greek Revival-style Main House, rear service yard with flanking Kitchen, Dairy, Cistern Houses, Smokehouse, and Privy, as well as two Slave Cabins, Slave Privy, Carriage House, Stable/Barn, and small Barn/Storage House.

Melrose also possesses statewide significance in connection with Criterion "A" under the theme of Historic Preservation. The 110-year stewardship of the Davis/Kelly family resulted in the continuous maintenance, and from 1901 to 1910 in the rehabilitation of, the historic Melrose property.

3.3 Proposed Use

According to the *Natchez National Historical Park General Management Plan/Developmental Concept Plan/Environmental Impact Statement*, Melrose would serve as the Park's focal point for interpreting the antebellum history of Natchez. It would be the key site to tell the story of the cotton-based economy and culture of Natchez. Information and tickets would be sold at the Carriage House, which would act as the interpretive center for the estate. Several exhibits would be on display, and a cooperating association sales office would be in place. No video program has been planned, although one is recommended in this report to provide complete accessibility to the site. Tours of the Main House and dependencies would be provided.³

Based on discussions with the National Park Service staff and HRS consultants, the Period of Significance for interpretation purposes is 1848-1910. All buildings are to be restored, with the Main House, first floor of the dependencies, and outbuildings being open to the public for viewing. The North Slave Cabin would be restored on the exterior and used for administrative purposes. The South Slave Cabin is to be restored on the interior and exterior; with two rooms to be restored as slave quarters. Parking for forty-seven vehicles will be provided, including parking for buses and RV's. A new maintenance complex has been built on site, the existing maintenance building is to be preserved, and the gazebo has been removed.

3.4 Cooperative Agreements

According to the law that enacted the Natchez National Historical Park, the Secretary of the Interior was authorized to enter into cooperative agreements with the owners of properties of historical or cultural significance within the established historic districts of Natchez. These agreements permitted the Secretary of the Interior to mark, interpret, improve, restore, and provide technical assistance with respect to the preservation and interpretation of such properties. There are no outstanding cooperative agreements related to Melrose.⁴

³ Department of the Interior, National Park Service, *Natchez National Historical Park General Management Plan/Developmental Concept Plan/Environmental Impact Statement*, Denver Service Center ([Denver, CO]: March 1993), 117.

⁴ *Ibid.*, 169

3.5 Related Planning Documents

The General Management Plan, approved by NPS, May 5, 1994;
Development Concept Plan, part of the above listed document;
Environmental Impact Statement, part of the above listed document;
Historic Furnishings Plan;
Cultural Landscape Report;
Historic Resource Study.

3.6 Recommendations for Documentation and Storage

The National Park Service should establish a central archival storage facility for all sites within the Natchez National Historical Park. This facility should be climate-controlled and large enough to house all types of documentation, from written material to collection objects not on display, and building materials.

Whenever work is done at Melrose, it should be documented and catalogued immediately, and then put into the central archival storage facility. Melrose would most likely be the best location for this storage facility, in a building that is hidden from view of the general public. It should also minimize the impact on the historic landscape and view corridors.



4.0 Developmental History



4.0 DEVELOPMENTAL HISTORY

4.1 Historical Background and Context

4.1.1 Early Roots of the McMurrin Family

The suburban villa called Melrose (1-H and 2-H), and the white and black families who occupied the Main House and its dependency buildings, represent many facets of the history of Natchez and its associated material culture. The very establishment of suburban villas in the undulating land surrounding Natchez may derive from the dispersed settlement pattern established by the Natchez Indians and maintained by the French, English, and Spanish throughout the eighteenth century.

Southern historian Michael Wayne described Natchez as “the richest principality in the domain of King Cotton in the decades leading up the Civil War.... Nowhere in the antebellum South,” Wayne wrote, “were the cotton economy and the slave plantation more dominant.”⁵ Economic historian Morton Rothstein described Natchez as having “an unusually high proportion of America’s wealthiest families...in the two generations before the Civil War.” Rothstein further noted, “The family ties and common interests of several leading Natchez planters reveal much about the social and economic development of an important southern locality and have implications for the region as a whole.”⁶

Historian D. Clayton James described Natchez on the eve of the Civil War as having one of the largest concentrations of men of great wealth of any town in the South.”⁷ James depicted the cotton aristocracy of Natchez as consisting of three economically interdependent groups: planters, large merchants, and established professional men. Also participating in the social life of the Natchez cotton aristocracy, according to James, were the country gentry who lived on their cotton-producing lands.⁸

The McMurrin family of Melrose was a member of the Natchez cotton aristocracy. Mary Louisa Turner McMurrin (3-H) was born in Adams County from parents who had come to Natchez during the early territorial period. John T. McMurrin (4-H) was one of the many young professional men who left the Northeast during the early statehood period to seek his fortune in the expanding cotton economy of the Southwest. McMurrin increased his chances for success by association with an established law firm and by marriage to the daughter of a family that had already attained a recognized position among the gentry of Natchez.

⁵ Michael Wayne, *The Reshaping of Plantation Society: The Natchez District, 1860-1880* (Baton Rouge and London: Louisiana State University Press, 1983), 1.

⁶ Morton Rothstein, “The Natchez Nabobs: Kinship and Friendship in an Economic Elite,” in *Essays in Honor of Arthur C. Cole*, ed. Hans L. Trefousse (New York: Burt Franklin & Co., 1977), 97.

⁷ D. Clayton James, *Antebellum Natchez* (Baton Rouge: Louisiana State University Press, 1968), 159.

⁸ *Ibid.*, 136.

The history of Melrose and its associated families begins in the early territorial period. Among the territorial settlers who came to Natchez were brothers Fielding, Henry, and Edward Turner, the father of Mary Louisa McMurrin of Melrose. Born in Virginia, the three brothers moved with their parents to Lexington, Kentucky.⁹ Henry Turner was the first of the brothers to arrive in Natchez, and a newspaper advertisement documents that he had a business in operation by 1800.¹⁰ According to Mississippi historian J. F. H. Claiborne, Edward Turner arrived in Natchez in 1801.¹¹ In September 1802, Edward married Mary West, the daughter of Cato West, Secretary of the Mississippi Territory.¹² The third Turner brother, Fielding, was still in Lexington in 1806 but arrived in Natchez by 1807.¹³ All three brothers were educated to be lawyers, but Henry and Fielding also dabbled in the mercantile world.¹⁴

In 1801, the same year that Edward Turner left Kentucky to seek his fortune in Natchez, Looe Baker, the maternal uncle of Mary Louisa McMurrin, departed from New Jersey. The letters of Looe Baker explain why he and others like the Turner brothers left the Northeast and other areas of the South to seek their fortunes in Natchez. Baker wrote, "...what induced me to think favourably of it, I thought I saw a fairer prospect of advancing my interests than I could discover in Trenton or Philadelphia..."¹⁵ In 1804, Baker wrote to his future bride and described his prospects, "A residence of three years in this country has rendered my immediate situation more easy, and has afford me prospects which encourage me in four or five years to look forward to a degree of independence beyond which my desires have never yet aspired."¹⁶

The letters of Looe Baker and his wife, Eliza, and the accompanying commentary by Baker, provide one of the most comprehensive accounts of the arrival of a Northeasterner to the Natchez District during the early territorial period, when travel was by horseback on the Natchez Trace or by boat down the Ohio and Mississippi Rivers. After a trip home to New Jersey, Looe Baker left for Natchez on August 23, 1805, with his bride, Eliza, and his sister Sally (Sarah). The threesome traveled by carriage to Philadelphia, where they stayed several days on their way to Pittsburgh. After a "long and rough ride," and experiencing

⁹ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, (1891; reprint, Spartanburg, South Carolina: The Reprint Company, Publishers, 1978), 2:928.

¹⁰ *Natchez Green's Impartial Observer*, May 5, 1800.

¹¹ J. F. H. Claiborne, *Mississippi as a Province, Territory, and State with Biographical Notices of Eminent Citizens* (1978; reprint, Spartanburg, South Carolina: The Reprint Company, Publishers, 1978), 354-355.

¹² *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 2:928-929.

¹³ *Lexington, Kentucky, 1806 City Directory*, photocopy, Historic Natchez Foundation, Natchez, Mississippi [hereafter cited as HNF] and Claiborne, 282.

¹⁴ Caroline Turner Smith, *Carolina Augusta Sargent Turner, Daughter of Governor Winthrop Sargent* (Chatham, New Jersey: Diamond Pyramid Enterprises, 1995), 36; *Natchez Green's Impartial Observer*, May 5, 1800; *Washington [Mississippi] Republican*, April 13, 1813.

¹⁵ *Letters of Looe and Eliza Baker from 1801 to 1821, Edited and Copied by Looe Baker, Esq. also Reminiscences and Sketch of the Family and of Looe and William c. Baker by Eliza Wardell Baker, March 1924, the Whole Being Collected by Kate Stuart Lowry* (n.p., n.d.), photocopy, HNF, 13.

¹⁶ *Ibid.*, 37.

difficulty in finding overnight accommodations on the way, the Bakers reached Pittsburgh. Once there, they spent two weeks purchasing household goods and joined another couple, Mr. and Mrs. Lyman Harding, also bound for Natchez. Mr. Harding departed by horseback to Natchez and left his wife in the care of the Looe Baker family.¹⁷

The Bakers and Mrs. Harding departed Pittsburgh on September 25, 1805, on an "Allegheny Keel boat, 70 feet long about two thirds of which was covered with a roof, which afforded us very comfortable chambers, Kitchen, etc." The water was low on the Ohio River and progress was slow, but the group reached Cincinnati on October 16 and arrived in Natchez on November 25, three months after the Bakers' departure from New Jersey. They were met at Natchez Under-the-Hill by Lyman Harding, who had reached Natchez earlier and made arrangements for their arrival.¹⁸

The three Bakers set up housekeeping in Natchez, where Looe Baker continued to prosper in the mercantile business. In 1807, Sally Baker married Henry Turner. Eliza Baker described him as a "plain steady man between thirty and forty years of age. By frugality and industry he has accumulated an handsome property and is still doing business to the best advantage."¹⁹ In 1811, Henry Turner purchased seventy-one acres of Lyman Harding's land [Auburn] on the edge of the city and built a "one-story house surrounded with Galleries" for \$4,260.²⁰ This suburban estate became known as Woodlands.²¹

In 1809, Looe Baker made a trip to the Northeast and brought back another sister, Betsy (Eliza or Elizabeth), with him to Natchez.²² Having found Sally (Sarah) a successful Natchez husband, the Baker family may have held similar hope for her sister Betsy. They were not disappointed. In 1812, Betsy married widower Edward Turner, brother of her sister's husband.²³ Their first child, Mary Louisa, who later married John McMurrin, was born in 1814.²⁴

In 1818, Edward Turner purchased property on Washington Street and built or remodeled the house known today as Holly Hedges (5-H) for his town residence.²⁵ A year earlier,

¹⁷ Ibid., 47-48.

¹⁸ Ibid., 48-51; Auburn Site File, Chain of Title, HNF. Harding would later, in 1812, hire architect Levi Weeks to design and build Auburn, a National Historic Landmark, and he would become, in 1817, the state's first attorney general; and Claiborne, 358.

¹⁹ *Letters of Looe and Eliza Baker*, HNF, 63.

²⁰ Ibid., 137.

²¹ Woodlands Research File, Chain of Title and photocopy of 1827 specifications for enlarging Woodlands, HNF.

²² *Letters of Looe and Eliza Baker*, HNF, 85 and 91.

²³ *Goodspeed's Biographical and Historic Memoirs of Mississippi*, 2:928.

²⁴ Mary Louisa Turner McMurrin, tombstone, plat 2, Natchez City Cemetery.

²⁵ Adams County, Mississippi, Office of the Chancery Clerk, Deed Book K:44 [hereafter all deed books cited can be found in Adams County, Mississippi, in the Office of the Chancery Clerk unless

Turner had purchased Texada Tavern (6-H), which was located across the street from Holly Hedges. Newspaper advertisements indicate that Turner used Texada Tavern as rental property and that the state legislature was one of his first tenants.²⁶ Both Holly Hedges and Texada Tavern still stand at the intersection of Wall and Washington Streets.

The families of brothers Henry and Edward Turner were characteristic of the Natchez gentry in the territorial period, when social status was based largely on property rather than birth. Social structure was relatively fluid during this period when Natchez shed its frontier trappings for greater civility and urbanization.²⁷ The marriages of the two Turner brothers to the two Baker sisters were typical of the family intermarriages that characterized the Natchez gentry. According to Natchez historian D. Clayton James, "Intermarriages among and within the three groups [planters, merchants, and professional men]...occurred so frequently that the proverbial Philadelphia lawyer would have been baffled by the complex family relations."²⁸

Two more members of the Baker family, Looe Baker's brothers Francis and Thomas, also came to Natchez. Francis at one time worked in the Natchez office of his brother-in-law, Edward Turner.²⁹ By his marriage to Eliza Green, Thomas provided kinship to the prominent Green family of neighboring Jefferson County. Eliza Green Baker's grandfather, Thomas Green, settled in Natchez during the English colonial period.³⁰ Thomas Baker built a small Federal-style house about 1817 on a Jefferson County plantation known as Pecan Grove. The house still stands and is listed in the National Register of Historic Places.³¹

4.1.2 John Thompson McMurrin

John Thompson McMurrin probably arrived in Mississippi by steamboat, unlike the Turners and the Bakers, who traveled to Mississippi on a keelboat. McMurrin, the son of Francis and Martha Thompson McMurrin, was born on April 29, 1801, in Franklin County, Pennsylvania, near Chambersburg.³² About 1820, he moved from Pennsylvania to Chillicothe, Ohio, to read law with his uncle, John Thompson, a judge from 1810-1823 on the Ohio Middle District Court of Common Pleas.³³

otherwise specified]; *Natchez Mississippi Republican and Literary Register*, December 31, 1824; Holly Hedges Site File, Chain of Title and photocopy of entry on 1803 Tax Roll, HNF.

²⁶ Texada Site File, Chain of Title, HNF; *Natchez Mississippi Republican and Literary Register*, December 31, 1824.

²⁷ James, 137.

²⁸ Ibid.

²⁹ Ibid., 249.

³⁰ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 1:333.

³¹ Ibid., 260 and 333; Pecan Grove Site File, Jefferson County, National Register Nomination, HNF.

³² John Thompson McMurrin, tombstone, plat 2, Natchez City Cemetery; Department of the Interior, National Park Service, *John T. McMurrin of Old Natchez*, by Thom Rosenblum, Draft Report, Natchez National Historical Park [hereafter cited as NATC], photocopy, HNF, n. d., 1.

³³ Rosenblum, 2.

While in Chillicothe, John McMurren met another future Natchez lawyer, John Quitman, who had been born and reared in Rhinebeck, New York.³⁴ The two young men were linked through professional and familial ties for the rest of their lives. Quitman came first to Natchez. Arriving late in 1821, he soon established himself as a partner in the law firm of William Griffith.³⁵ In early 1822, Quitman wrote his father, "No part of the United States holds out better prospects for a young lawyer.... Cotton-planting is the most lucrative business that can be followed. Some of the planters net \$50,000 from a single crop."³⁶ McMurren also relocated to Mississippi, apparently in the same year, but he lived first in Holmes and Claiborne Counties. He was named as a defendant in a case before the High Court of Errors and Appeals in Holmes County in 1821. In early 1823, McMurren wrote Quitman that he had relocated to Port Gibson, Mississippi, and was "still engaged in the country, in teaching."³⁷ Quitman biographer Robert May includes information that McMurren taught at Beech Hill Academy in Port Gibson.³⁸

John McMurren first came to the Natchez area as a tutor for the children of Gerard Chittoque Brandon, a planter who later became the first native-born Governor of Mississippi. Gerard Brandon IV recalled in his memoirs that "Mr. John McMurren afterwards a distinguished lawyer of Natchez and the builder of 'Melrose' came to this section as a private tutor in my grandfather's family."³⁹ Brandon noted that two other distinguished lawyers, William T. Martin and Seargent S. Prentiss, had also been employed as tutors when they first arrived in the Natchez area.⁴⁰ Governor Brandon was a successful planter whose admission into the local aristocracy was based on both property and lineage. His father, Gerard Brandon I, came to the Natchez area at the end of the Revolutionary War and, in 1786, established Selma Plantation about nine miles from Natchez.⁴¹ Where Brandon was living during the brief time that McMurren was employed as a tutor is uncertain.

In 1821, the same year William Griffith established a law partnership with Quitman, Griffith married Theodosia Turner, the daughter of Edward Turner and his first wife, Mary West Turner.⁴² Through Griffith and his bride, Quitman probably met Eliza Turner, the daughter of Edward Turner's deceased brother, Henry, and wife, Sally (nee

³⁴ Robert E. May, *John A. Quitman, Old South Crusader* (Baton Rouge and London: Louisiana University Press, 1985), 6-7 and 12.

³⁵ *Ibid.*, 19-24.

³⁶ Katharine Jones, *The Plantation South* (Indianapolis and New York: The Bobbs-Merrill Company, Inc., 1957), 236.

³⁷ Joyce L. Hoggan, "Profile: John T. McMurren: The Economic and Sociopolitical Life Cycle of a Lawyer and a Planter in the Old South," Paper (Southern Seminar. California State University, Northridge, 1992), 3.

³⁸ May, 22.

³⁹ Gerard Brandon, "Memoirs of Gerard Brandon, IV," 1932, Margaret Westley, Natchez, Mississippi, 57.

⁴⁰ *Ibid.*

⁴¹ Selma Site File, National Register Nomination and Chain of Title, HNF.

⁴² Adams County, Mississippi, Office of Circuit Clerk [hereafter all marriage records can be found in Adams County, Mississippi, Office of Circuit Clerk, unless otherwise indicated] Marriage Book 3:40.

Baker). Quitman married Eliza in 1824.⁴³ In 1826, the Quitmans purchased an estate known as Monmouth (7-H) that was located near Eliza's childhood home, Woodlands.⁴⁴ Monmouth remained in the Quitman family until 1921 and is today a National Historic Landmark.⁴⁵

By November 1825, John McMurren's name appeared in the Court Issues Docket of Adams County.⁴⁶ William Griffith died in 1827, and his partner John Quitman promoted McMurren to partner. In a letter written in December 1827, Quitman noted that he had made McMurren a partner and that McMurren had been employed by the firm for a year.⁴⁷ In 1829, McMurren purchased Griffith's share of the law office property from the Griffith estate.⁴⁸

In January 1831, the relationship of McMurren and Quitman became even more entwined when McMurren married Mary Louisa Turner, the daughter of Edward and Eliza Baker Turner and the double first cousin of Quitman's wife, Eliza.⁴⁹ The McMurrens' first child, a daughter named Mary Elizabeth, was born on October 16 of the same year.⁵⁰ In 1832, Edward and Eliza [Betsy] Turner deeded to John and Mary Louisa McMurren the residence now known as Holly Hedges on the southwest corner of Washington and South Wall Streets.⁵¹

By 1832, less than a decade after his arrival in the Natchez area, John McMurren was an established attorney, husband of the Adams County-born daughter of a well-to-do attorney and planter, and owner of a substantial residence in town. The untimely death of William Griffith had thrust him into a legal partnership, and his law practice further benefited from the political ambitions of partner John Quitman, who was elected to the state legislature in the late 1820s.⁵² Quitman's frequent absences from Natchez provided increased legal work for McMurren. In September 1832, McMurren became Secretary of the Bar of Natchez.⁵³

In 1833, McMurren was sufficiently established in his law career to assume the role of cotton planter. On January 1, his wife's parents, Edward and Betsy Turner, deeded the McMurrens 645 11/100 acres of land and twenty-four slaves on what was known as Hope Farm Plantation.⁵⁴ Later that same year, the McMurrens experienced the first of what were

⁴³ Marriage Book 5:284.

⁴⁴ Monmouth Site File, Chain of Title, HNF.

⁴⁵ Ibid.

⁴⁶ Hoggan, 4.

⁴⁷ Ibid., 6.

⁴⁸ Deed Book V:371.

⁴⁹ Marriage Book 5:284.

⁵⁰ Mary Eliza McMurren, tombstone, plat 2, Natchez City Cemetery and Rosenblum, 13.

⁵¹ Deed Book T:460.

⁵² May, 32.

⁵³ Rosenblum, 11.

⁵⁴ Deed Book U:21.

to be many family tragedies. On July 31, their young daughter, Mary Eliza (Elizabeth), died.⁵⁵ On October 1, their only son, John Thompson McMurren Jr., was born.⁵⁶

In the fall of 1835, John McMurren followed the lead of his partner, John Quitman, and sought election to the Mississippi House of Representatives. He embraced the political philosophy of his father-in-law, Edward Turner, and ran a successful campaign as a Whig candidate. Quitman straddled the fence between the Nullifiers and the Whigs.⁵⁷ On December 28, McMurren's last child was born and named Mary Elizabeth after her deceased older sister.⁵⁸

John McMurren took his seat in the Mississippi Legislature in January of 1836, but his political career was short-lived.⁵⁹ He resigned immediately after the adjournment of the 1836 session, and the formal letter of resignation appeared in the August 5 issue of the *Mississippi Free Trader and Natchez Gazette*. McMurren cited his health and the demands of his law practice, which caused conflict between court appearances and sessions of the legislature.⁶⁰

When McMurren announced his resignation from the Mississippi Legislature, both the Whig and Democratic newspapers of Natchez ran articles that extolled his virtues. *The Mississippi Free Trader and Natchez Gazette* (Democratic) described McMurren as a man "whose talents and private worth have won for him the high respect of political opponents, as well as commanded the admiration of his friends..." *The Natchez Courier* (Whig) echoed those same sentiments in an article that stated, "The writer knows too well the private and public worth of Mr. McMurren to wish to supersede him in the Legislature by any other person."⁶¹ Similar accolades followed John Thompson McMurren throughout his life. No disparaging remarks about McMurren's ability or character have been located in any published source, diary, or private correspondence of his contemporaries.

At the close of the 1836 legislative session, John McMurren's name appeared among recently elected directors of the Commercial Bank in Natchez. President of the bank was

⁵⁵ The tombstone and City of Natchez Sexton's Record give different names for deceased baby Mary Elizabeth McMurren. The tombstone reads Mary Eliza McMurren, tombstone, plat 2, Natchez City Cemetery, and the sexton's record lists the death of Elizabeth McMurren, August 1, 1833, City of Natchez Sexton Records, Armstrong Library, Natchez, Mississippi; Goodspeed's *Biographical and Historical Memoirs of Mississippi*, 1:1230; and Rosenblum, 13.

⁵⁶ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 1:1230 and Rosenblum, 13.

⁵⁷ Hoggan, 22 and May 62-97.

⁵⁸ Rosenblum, 13 and Mary Eliza [McMurren] Conner, tombstone, plat 1, Natchez City Cemetery.

⁵⁹ Hoggan, 22-24 and Rosenblum, 14.

⁶⁰ Hoggan., 42-43 and *Mississippi Free Trader and Natchez Weekly Gazette*, March 25, 1836. Other factors may also have influenced his resignation, but the existence and nature of these factors are unknown. McMurren's public statement about the demands of his law practice is substantiated by his immediate association with a new law partner, James Carson, in March 1836.

⁶¹ Hoggan, 42.

Levin R. Marshall, one of the richest and most influential members of the Natchez planting aristocracy.⁶² Obviously, McMurren was well on his way to becoming what was known then and now as a “Natchez nabob.” In 1855, an Arkansas newspaper described a Natchez planter, Frank Surget, as “Rich as Croesus; a nabob of Natchez.”⁶³

John McMurren’s marriage to Edward Turner’s daughter was a decided advantage in his ascent to nabob status. In the fall of 1836, the McMurrans sold Hope Farm, given by the Turners, with approximately sixty-three slaves for \$108,800, secured by six promissory notes.⁶⁴ Whether McMurren operated the plantation successfully during the almost four-year period of his ownership is not known, since his acquisition was by gift and therefore included no purchase price by which to measure. However, McMurren may have been motivated to sell by the flush economy of the mid-1830s, and the increase in the number of slaves, from twenty-four in 1833 to sixty-three in 1836, indicates that he had significantly expanded the planting activity on Hope Farm.

During the mid-1830s, the construction of numerous new buildings reflected the booming Natchez economy. “Buildings are going up in every part of the city,” reported the *Mississippi Free Trader* in late 1835, which also noted that “carpenters and joiners, painters, &c have more work than they can accomplish [and] are realizing fortunes.”⁶⁵ The flush times of the 1830s soon evaporated in the wake of the Panic of 1837.

Two Natchez banks were among the first in Mississippi to close their doors, but the Commercial Bank, where McMurren served as a director, did not suspend specie payments until 1839.⁶⁶ The Commercial Bank, a National Historic Landmark, symbolizes the rise and fall of the Natchez economy in the 1830s. An advertisement for bids to construct the bank were placed in the *Natchez Daily Courier* in December 1837, and an article in the *Mississippi Free Trader* described its ongoing construction in November 1838.⁶⁷ Attorney Seargent Prentiss described the economic situation in 1839 when the bank failed, as follows: “The general state of things is very bad, money continues scarce, more so I think than I have ever known it—The banks are all broke and a large part of the people.”⁶⁸

The effect of the Panic of 1837 on John McMurren’s financial situation is unknown. The collapse of the Commercial Bank could have resulted in significant financial loss had he been a heavy investor. At the same time, McMurren may have benefited financially, or at

⁶² Richmond Site File, National Register Nomination, HNF; and James, 155-156.

⁶³ James, 146. *The American Heritage Dictionary of the English Language* defines *nabob* as a term used in the seventeenth and eighteenth centuries in England to describe Englishmen who returned wealthy from sojourns in India. The wealth of most of the Natchez aristocracy, like that of the English nabobs, was acquired, not inherited.

⁶⁴ Deed Book Y:131.

⁶⁵ *Natchez Mississippi Free Trader*, November 27, 1835.

⁶⁶ James, 202.

⁶⁷ *Natchez Daily Courier*, December 9, 1837 and *Mississippi Free Trader*, November 1, 1838.

⁶⁸ James, 202.

least recouped his losses, from the increased legal work that resulted from the depression after the Panic. Attorney Joseph Baldwin recalled the depression as a “merry time for us craftsmen [attorneys]; and we brightened up mightily, and shook our quills joyously, like goslings in the midst of a shower.”⁶⁹

McMurrans was secure enough financially to leave Natchez during the summer of 1838 for an extended vacation with his family. Also on the trip were Mr. and Mrs. Edward Turner and their daughter, Fanny (Frances). The McMurrans and Turners visited Virginia’s White Sulphur Springs, Philadelphia, New York City, and Niagara Falls. They stayed with John McMurrans’s family in McConnellsburg, Pennsylvania, and Mary Louisa Turner McMurrans’s uncle, Looe Baker, then living in New York City, before returning home in October.⁷⁰

4.1.3 McMurrans Family Kinship and Trade in the 1830s

By the 1830s, according to historian D. Clayton James, the Natchez “aristocracy was entering its second and third generations, and the urge for status among the aspirants for the genteel level could no longer be fulfilled merely by the acquisition of wealth. Blood kinships and established family connections became more significant.”⁷¹ Kinships outside Natchez were also important in providing connections for planters to lenders, cotton commission merchants, retailers, and other businessmen in cities like New York, Philadelphia, and New Orleans. According to economic historian Martin Rothstein, “The family ties and common interest of several leading Natchez planters reveal much about the social and economical development of an important southern locality and has implications for the region as a whole.”⁷²

Looe Baker, who had come to Natchez in 1801 as a merchant, satisfied the desire of his Quaker wife to return to the Northeast. He left Natchez about 1813 and soon after assumed the presidency of the State Bank in Elizabethtown, New Jersey.⁷³ Looe Baker’s wife, Eliza, died in 1821.⁷⁴ He moved to New York and married a second time, about 1830, to the mother-in-law of Hamilton Fish, who served as United States Secretary of

⁶⁹ Ibid., 185.

⁷⁰ Mary Louisa McMurrans to Eliza Quitman, July 19, 1838, Quitman Family Papers [hereafter cited as Quitman Papers], Series 1.1, Folder 15, Southern Historical and Folklife Collection [hereafter cited as SHC], University of North Carolina, Chapel Hill, NC [hereafter cited as UNC, transcript, NATC History Files; Elizabeth Turner to Margaret Biggs, August 20, 1838, Edward Turner Papers, S-120, #1403, Louisiana and Lower Mississippi Valley Collection [hereafter cited as LLMVC], Louisiana State University [hereafter cited as LSU], Baton Rouge, Louisiana, transcript, NATC History Files; Mary Louisa McMurrans to Eliza Quitman, September 19, 1838, Quitman Papers, Subseries 1.1, Folder 15, SHC/UNC, transcript, NATC History Files.

⁷¹ James, 137.

⁷² Rothstein, 97.

⁷³ *Letters of Looe and Eliza Baker*, HNF, 281.

⁷⁴ Ibid., 280.

State from 1869-1877.⁷⁵ Family correspondence documents a continued close relationship between Baker and his McMurren and Quitman relatives.⁷⁶ Baker died in New York City in 1854.⁷⁷

Looe Baker's daughter, Eliza, married Samuel Walker of New Orleans and lived in that city until her death in 1873.⁷⁸ Family correspondence indicates that the Walker family in New Orleans remained close to their Natchez relatives.⁷⁹ Looe Baker's son, William, worked as a buyer for a wholesale silk house in New Orleans and made frequent visits to Paris and the south of France. He spent the winters in New Orleans until about 1850. He moved to Morristown, New Jersey, and died in 1901 in Michigan.⁸⁰ Family letters document close ties between William Baker and his Natchez relatives who visited him in his New Jersey home.⁸¹

The same year that Looe Baker left Natchez, Henry and Edward Turner's third brother, Fielding, left Natchez for New Orleans. Fielding provided the McMurren family a connection to the prominent Sargent family of Natchez and Gloucester, Massachusetts, through his marriage in 1817 to Carolina Augusta Sargent, the illegitimate but recognized daughter of territorial governor Winthrop Sargent. In 1827, Fielding Turner moved his family to Lexington, Kentucky, where he had acquired the home place of his parents. Like his brother Edward, Fielding became a prominent attorney and judge.⁸²

In February 1840, John Quitman temporarily left politics and returned to Natchez in debt. He described his situation and the work ethic of McMurren in a letter to future historian J. F. H. Claiborne: "I am not, however, subdued. I resume my profession with McMurren in February, and even his characteristic industry shall not exceed mine."⁸³

Natchez was just beginning its recovery from the Panic of 1837, when, on May 7, 1840, the city was hit by one of history's most devastating tornadoes. Approximately 300 people were killed. According to an extra edition of the newspaper, "In the upper city...scarcely a

⁷⁵ Ibid., 284 and *The American Heritage Dictionary of the English Language*, 496.

⁷⁶ Mary Louisa McMurren to Eliza Quitman, September 19, 1839, Quitman Papers, LLMVC/LSU, transcript, NATC History Files; Mary Louisa McMurren to Fanny Conner, September 12, 1851, Lemuel P. Conner Papers [hereafter cited as Conner Papers], Series 1, Folder 2.31, LLMVC/LSU, transcript, NATC History Files.

⁷⁷ *Letters of Looe and Eliza Baker*, HNF, 281.

⁷⁸ Ibid., 285.

⁷⁹ Mary Louisa McMurren to Fanny Conner, September 12, 1851, Conner Papers, Series 1, Folder 2.31, LLMVC/LSU, transcript, NATC History Files.

⁸⁰ *Letters of Looe and Eliza Baker*, HNF, 186-287.

⁸¹ Mary Louisa McMurren to Fanny E. Conner, September 12, 1851, Conner Papers, Series 1, Folder 2.31, LLMVC/LSU transcript, NATC History Files; Mary Louisa McMurren to John T. McMurren, Jr., September 4, 1856, Addison Papers, Private Collection [hereafter cited as Addison Collection], transcript, NATC History Files.

⁸² Smith, 1-38, 43-47

⁸³ Hoggan, 52.

house escaped damage or utter ruin.”⁸⁴ The McMurrans’ home on Washington Street lost only its chimneys, but the McMurren, Quitman, and Carson law office on Wall Street was leveled.⁸⁵ Sir Charles Lyell, who visited Natchez later in the 1840s, wrote about the tornado and its effect on Natchez: “This tornado checked the progress of Natchez, as did the removal of the seat of Legislature to Jackson....”⁸⁶ The 1840s were a decade of repair throughout the city, and few of the landmark public buildings and great mansions of Natchez were built in the decades of the 1840s; notable exceptions are St. Mary’s Cathedral (1842; unfinished until 1859) and Melrose.⁸⁷ Natchez Under-the-Hill was almost totally rebuilt. According to Horatio Eustis of Natchez, the tornado “demolished entirely the lower town leaving but one house standing there.”⁸⁸

Days after the 1840 tornado hit Natchez, John McMurren acquired half of “Clarksville Plantation” near Fort Adams in Wilkinson County. McMurren was already involved in a planting copartnership with his cousin James Thompson, the owner of the plantation, because he secured some of Thompson’s debt.⁸⁹ James Thompson was the son of McMurren’s uncle, Judge John Thompson, with whom McMurren studied law in Ohio. McMurren later changed the name of Clarksville Plantation to Riverside Plantation.⁹⁰ In January 1843, McMurren expanded his planting activity with the purchase of a 704-acre plantation, with twenty-five slaves, known as Spring Hill in Adams County. McMurren bought Spring Hill at public auction for \$9,000.⁹¹ One year later, McMurren sold a one-third interest in the plantation to James Carson, his law partner.⁹²

Ascertaining the success of McMurren’s cotton-planting endeavors on Riverside and Spring Hill Plantations is difficult. Success cannot be measured on the basis of recorded borrowing or lending, because constant borrowing and lending, as well as the endorsing of notes, were part of the economics of cotton planting in the Natchez region. Many of the transactions did not involve banks, and notes were often not officially recorded, except in cases of default. According to historian D. Clayton James, as a result of the Panic of 1837, “the faith of many persons regarding banking institutions was so shaken that they preferred to borrow from personal creditors at much higher rates of interest.”⁹³

⁸⁴ *Mississippi Free Trader and Natchez Gazette Extra Edition*, May 8, 1840.

⁸⁵ John Quitman to Eliza Quitman, May 12, 1840, Quitman Papers, Series 1.1, Folder 18, SHC/UNC, transcript, NATC History Files; Eliza Quitman to John Quitman, May 10, 1840, Quitman Papers, Series 1.1, Folder 18, SHC/UNC, transcript, NATC History Files. Fortunately, none of the partners was at work when the tornado hit, and Mary Louisa McMurren was able to gather books and papers and take them to her home. The partners apparently rebuilt on the same site.

⁸⁶ Sir Charles Lyell, F. R. S., *A Second Visit to the United States of America*, (London: John Murray, Albemarle Street, 1850), 2:198-199.

⁸⁷ *Natchez Weekly Courier and Journal*, January 20, 1842.

⁸⁸ James, 272.

⁸⁹ Hoggan, 53-55.

⁹⁰ Rosenblum, 34.

⁹¹ Deed Book EE:41.

⁹² Deed Book EE:219.

⁹³ James, 202-203.

Interest rates of 10%, 11%, or even 12% were not uncommon.⁹⁴ Family correspondence and papers document McMurren's participation in personal lending, borrowing, and endorsing.⁹⁵

The plantation diaries of Dr. John Carmichael Jenkins of Elgin Plantation near Natchez provide information about the success of cotton planting in the Natchez region from 1838-1855, the year of Jenkins's death. Jenkins planted cotton on Elgin Plantation, where he lived, and on other land he both leased and owned. Jenkin's diaries document cotton production and prices in the Natchez region during the same years that McMurren was involved in cotton planting. In January of 1844, Jenkins noted, "As for my own business in the last six years it has been as prosperous as I could desire—my crops have been generally abundant and have sold at fair price."⁹⁶ In January 1845, he summarized his cotton production and prices from 1838-1845, to which he appended an update in 1851:

In looking over the Cotton Books since the year 1838 and up to this 1 of Jan. 1845 comprehending a period of seven years, I find I have made in all that time four Thousand, Eight Hundred Bales, averaging 400 Lb each—being near seven hundred Bales per annum—The above amount of cotton sold for one hundred and sixty five Thousand Dollars, making an average of about Thirty four Dollars per Bale. The actual number of Bales made was five Thousand, but I have brought it down to 4800 Bales so as to average 400 lb per Bales—It is probable this is too low an estimate as the Bales were heavy on the largest places—If the seven years following this year give us an average of only twenty Dollars per Bale, we shall have good reason to be content—...[note added and dated six years later] Jan. 1851—The six years following, have given an average of Thirty seven Dollars per bale—how futile are all predictions about crops or prices—⁹⁷

Despite John Carmichael Jenkins's favorable assessment in 1851 of thirteen years of cotton planting, his diaries contain numerous references to borrowing money and expressions of anxiety that he might have difficulty in securing loans. In November 1844, Jenkins asked planter Stephen Duncan about the "loan of money for another year" and learned that Duncan could not assure him of a great deal. "Money is scarce," wrote

⁹⁴ James, 203; and Dr. John Carmichael Jenkins, *Plantation Diaries, 1841-1855*, November 23, 1844, typescript, LLMVC/LSU, photocopy of typescript, Alma K. Carpenter, The Elms, Natchez.

⁹⁵ John A. Quitman Daybook, 1839-50, December 28, 1839 and January 9, 1840, Quitman Papers, B-8, LLMVC/LSU, transcript, NATC History Files and John T. McMurren to John Quitman, January 31, 1857, Quitman Papers, Z66, Box 5, Folder B, Mississippi Department of Archives and History, Jackson, Mississippi [hereafter cited as MDAH], transcript, NATC History Files.

⁹⁶ Jenkins, preface to January 1, 1844.

⁹⁷ Jenkins, January 1, 1845.

Jenkins, "and loaned in N. Orls [New Orleans], and Natchez, upon best security for 10 to 12 per cent."⁹⁸

Although it is difficult to measure in terms of dollars and cents the success of John McMurren's 1840s foray into cotton planting, little doubt exists that he was one of the most successful lawyers in the Natchez region. Between 1831 and 1840, McMurren handled approximately 19% percent of all causes listed in the Adams County Court Docket Books and, in 1842, 22% percent.⁹⁹ John McMurren's son, John Jr., reported to his wife in 1856 that "for years his father's practice yielded him thirty thousand."¹⁰⁰ The combined success of his legal practice and cotton-planting endeavors probably enabled McMurren to contemplate providing a grander residence for his family. He soon turned his attention to establishing a suburban villa estate in the neighborhood of his wife's relatives.

4.1.4 The Purchase and Construction of Melrose

On December 16, 1841, John McMurren purchased the land on which he later built Melrose. He bought 133 acres for \$5,000 from his wife's double first cousin, Henry Turner Jr. The proceeds of the sale went to Jacob Surget, who held a promissory note for that amount, past due, signed by two Turner brothers, Fielding and Henry Jr.¹⁰¹ This 133-acre tract of land was near the Quitman home, Monmouth, and adjacent to Woodlands, the home place of Henry and Sally Baker Turner. The elder Turner had died in 1821, at the age of forty, and his widow, Sally (Sarah), and her second husband, Jared Fyler, were living at Woodlands at the time of McMurren's purchase.¹⁰²

A November 18, 1841, letter written by John Quitman to his wife described some family problems with the sale of the 133-acre tract. Quitman wrote, "I have heard with the greatest mortification that George on the part of his mother [Sally Baker Turner Fyler] has interposed a claim to the Moore field against McMurren.... It is claimed by virtue of some sham conveyance of Henry's to save Fielding's feelings when he desired him to assign his property." Quitman expressed his outrage to his wife and appeared to place the blame on George's stepfather, Jared Fyler.¹⁰³

Whatever problems existed with the McMurren land acquisition from the Turner brothers were apparently resolved. Perhaps the most important information contained in this Quitman letter is the reference to the Melrose property as the "Moore field." This reference indicates that the 133-acre site chosen for Melrose was simply a field, neither a

⁹⁸ Jenkins, November 23, 1844.

⁹⁹ Rosenblum, 37-38.

¹⁰⁰ Alice Austen McMurren to George Austen, [1856?], Addison Papers, transcript, NATC History Files.

¹⁰¹ Deed Book DD:155.

¹⁰² Henry Turner, tombstone, plat 1, Natchez City Cemetery and May, 276 and 372.

¹⁰³ John Quitman to Eliza Quitman, November 18, 1841, Quitman Papers, Subseries 1.1, Folder 22, SHC/UNC, transcript, NATC History Files.

heavily forested tract nor the residence site of the Moore family, who lived elsewhere on the larger tract that included the field. The diary of Benjamin L. C. Wailes provides more detailed information about the Melrose property:

“The judge [Edward Turner] took a seat in the carriage with us and rode to his son-in-law’s residence Mr. McMurrin [sic]. After depositing the judge at Mr. McMurrin’s and driving through the grounds, finely improved from an old waste cotton field a few years since by transplanting forest trees of many varieties, laying out borders and drives bordered by cedar and Arbor Vitae and Laural munda hedges, we returned home by way of Mrs. Connor’s [sic], arriving about sun set, having had a rather pleasant day of it.”¹⁰⁴

Gervase Wheeler’s *Rural Homes*, published in 1854, contains a chapter entitled “The Suburban Villa,” the descriptive title that was used in the mid-nineteenth century and today in describing the mansions in the suburbs surrounding Natchez. According to Wheeler, “The environs of London...are studded with handsome places and pretty cottages well arranged for the purposes of the life for which they were built.... Less progress has, perhaps, been made in the suburban villa, in this country, than in almost any other branch of architecture.”¹⁰⁵ The suburban villa concept, rooted in the landed gentry of Europe, became the ideal of the planting society of Natchez.

In 1842, John McMurrin became an elected vestryman at Trinity Episcopal Church, where his family were active members. Except for the two years of 1851 and 1866, he served continually as a vestryman until his death.¹⁰⁶ The richest of the Natchez nabobs belonged to Trinity Episcopal Church, which had been organized in 1822 and built in 1822-1823.¹⁰⁷ Family correspondence documents that the McMurrins exhibited a deep religious faith.¹⁰⁸ Throughout her life, Mary Louisa McMurrin voiced an unflinching willingness to accept God’s will in the face of family tragedy.¹⁰⁹

By early 1843, some construction was both completed and underway on McMurrin’s 133-acre property known as Moore’s field. On January 14, John Quitman noted in a letter to his wife that he was “sorry to hear this evening a report that one of McMurrin’s new buildings has been burned down” and expressed concern about fires “in our

¹⁰⁴ Benjamin L. C. Wailes, diary, October 19, 1859, typescript copy by Nellie Wailes, Armstrong Library, Natchez.

¹⁰⁵ Gervase Wheeler, *Rural Homes; or Sketches of Houses suited to American Country Life* (New Orleans: Burnett & Bostwick, 1854), 109-110.

¹⁰⁶ Hoggan, 59.

¹⁰⁷ James, 248-249 and *The Mississippi State Gazette*[Natchez], March 30, 1822 and April 23, 1823.

¹⁰⁸ Mary Louisa McMurrin to John T. McMurrin Jr., March 8, 1867, Addison Papers, transcript, NATC History Files and Fanny E. Conner to Mrs. J. T. McMurrin Jr., January 6, 1867, Addison Papers, transcript, NATC History Files.

¹⁰⁹ Mary Louisa McMurrin to Mr. and Mrs. John T. McMurrin Jr., April 7, 1864, Addison Papers, transcript, NATC History Files.

neighborhood.”¹¹⁰ Shortly afterward, Eliza Quitman wrote her husband that Kent had not yet commenced work at Monmouth because “he is rebuilding McMurrans’ house.... Mr. McM. *insisting* upon his going to work immediately.”¹¹¹ Charges to McMurrans appear on January 21, 1843, in the Andrew Brown Sawmill Papers.¹¹²

The Kent mentioned in family correspondence is Elias J. Kent, who maintained a close business and personal relationship with the Quitman family. References to Kent in Quitman family correspondence suggest that he may have worked as a plantation or property manager.¹¹³ Despite a comprehensive search, no references to Kent have been found to indicate that he worked professionally as a builder. In 1847, McMurrans purchased a slave whom Kent had lost as a result of a court decree; the same day, he hired the slave back to Kent for six months.¹¹⁴ Kent died in 1865; his will mentions a son named John Anthony Quitman Kent, as well as a claim against Quitman’s estate amounting to \$3,000.¹¹⁵

John Quitman returned to politics in 1843. His exploits in the Mexican War made him a national hero and Major General in 1846. Quitman eventually became a candidate for Vice President of the United States, a United States Congressman, and Governor of Mississippi.¹¹⁶ Through Quitman, the McMurrans family increased their knowledge about state and national affairs.

The first known reference to Melrose as the name of the Moore field property is found in an 1843 letter from Eliza Quitman to her husband John Quitman that described an accident involving a carriage driven by a McMurrans slave “on his way to Melrose to take his mistress to church.”¹¹⁷ The McMurrans probably chose the name in reference to McMurrans’ Scottish ancestry and the popularity of Sir Walter Scott’s *Lay of the Last Minstrel*, which featured Melrose Abbey in Scotland. The 1843 Quitman letter also indicates that the McMurrans were spending time on the property, although they continued to live in town at Holly Hedges until late 1848 or early 1849.

¹¹⁰ John Quitman to Eliza Quitman, January 14, 1843, Quitman Papers, Subseries 1.1, Folder 30, SHC/UNC, transcript, NATC History Files.

¹¹¹ Eliza Quitman to John Quitman, January 18, 1843, Quitman Papers, Subseries 1.1, Folder 30, SHC/UNC, transcript, NATC History Files.

¹¹² Andrew Brown Day Book, 1843-1848, January 21, 1843, University of Mississippi, Oxford, Mississippi [hereafter cited as UM, photocopy, HNF.

¹¹³ Eliza Quitman to John Quitman, January 15, 1844, Quitman Papers, Subseries 1.1, Folder 35, SHC/UNC, transcript, NATC History Files.

¹¹⁴ Deed Book FF:511.

¹¹⁵ Adams County, Mississippi, Office of the Circuit Clerk, Will Book 3, 262-264 [hereafter all deed books cited can be found in Adams County, Mississippi, in the Office of the Chancery Clerk unless otherwise specified].

¹¹⁶ Dunbar Rowland, *Mississippi Comprising Sketches of Counties, Town, Events, Institutions, and Persons, Arranged in Cyclopedic Form* (1907; reprint, Spartanburg, South Carolina: The Reprint Company, Publishers, 1976), 2:486-499.

¹¹⁷ Eliza Quitman to John Quitman, November 20, 1843, Quitman Papers, Subseries 1.1, Folder 34, SHC/UNC, transcript, NATC History Files.

In 1844, a letter written by Eliza Quitman refers to the death of a McMurrans slave named Laura who was “buried at Melrose.” The letter further notes that the McMurrans had a “graveyard already prepared and planted with evergreens.”¹¹⁸ This cemetery was probably intended only for slaves. The McMurrans family, like most of the families who lived in Natchez suburban villas, chose to be buried in the Natchez City Cemetery.

Not much information is known about the individual slaves who resided at Melrose. In 1848, when the family moved into the house, they owned seventeen slaves; by 1861, they owned twenty-five.¹¹⁹ Family letters also mention the names of various slaves, as well as making reference to their health, their roles in the household, and social functions held for them, including weddings at Melrose and Riverside Plantation.¹²⁰ In addition to Laura, who died in 1844, the names of other slaves and their roles at Melrose include Marice [sic], Marcellus [sic], Charlotte, and Rachel, who are named in an 1851 letter that Mary Louisa McMurrans wrote her sister.¹²¹ Marcellas [sic] is described as the second waiter in a subsequent letter from Alice Austen McMurrans to her father.¹²² In 1856, Mary Louisa McMurrans described the wedding of two of the family slaves, Patrick and Mime, to her future daughter-in-law:

“First we were preparing for the marriage of two of our young servants—two we have reared and trained in the family—the children of old and favourite servants. They were married last Thursday, in our presence, and behaved extremely well with perfect dignity and propriety. They then retired and passed the evening with some invited friends, and had a fine supper, as happy and merry a company as one would wish to see. Would Mrs. Stowe could have viewed the scene, perhaps it might have changed some of their [Northerners] erroneous opinions.”¹²³

In a letter written to Eliza Quitman, Mary Louisa McMurrans added some more information about the wedding: “A portion of the servants were here a few evenings since, to attend the wedding of Patrick & Mime. Viola was bridesmaid. They were married in our

¹¹⁸ Eliza Quitman to John Quitman, May 12, 1844, Quitman Papers, Subseries 1.1, Folder 36, SHC/UNC, transcript, NATC History Files.

¹¹⁹ Adams County Personal Tax Rolls, 1848 and 1861 (MF-1) RG29, MDAH, Jackson, MS, quoted in Thomas Rosenblum, note 271.

¹²⁰ Mary Louisa McMurrans to Eliza Quitman, August 11, 1858, Quitman Papers, Subseries 1.1, Folder 89, SHC/UNC, transcript, NATC History Files; Mary Louisa McMurrans to John T. McMurrans Jr., August 14, 1856, Addison Papers, transcript, NATC History Files.

¹²¹ Mary Louisa McMurrans to Francis Conner, April 28, 1851, Conner Papers, Series 1, Folder 1:10, LLMVC/LSU, transcript, NATC History Files.

¹²² Alice Austen McMurrans to George Austen, November 13 [1856], Addison Papers, transcript, NATC History Files.

¹²³ Mary Louisa McMurrans to Alice Austen, August 4, 1856, Addison Papers, transcript, NATC History Files.

presence, behaved with perfect propriety, and they all seemed very merry and happy over their games and supper afterwards.”¹²⁴ No other mention of Viola has been located.

In an 1858 letter, Alice Austen McMurren provided descriptions of Melrose slaves and their activities in the kitchen: “Saw Mamie making her nice baked custards...there is such a nice way Rachel has of preparing chicken.” Alice included in the letter the directions for preparing the chicken. No references to the ill treatment of slaves, or even to any mild rebuke, are found in any family papers. The McMurren papers are conspicuous among the papers of other planting families for their lack of commentary relating to negative characteristics of their slaves. In April 1864, Mary Louisa McMurren wrote her son and daughter-in-law to describe the death of Mary Elizabeth McMurren Conner. In the letter, she notes that not only she but Mamey [sic], Helen, Rachel, Eliza, and Emily sat by her dying daughter’s bedside.¹²⁵ Apparently the McMurrens, unlike many of their suburban villa counterparts, were not deserted by most of their female slaves after the Union army’s arrival in the summer of 1863.

Quitman family letters provide documentation that the main residence at Melrose was well underway in 1847. In April 1847, Eliza Quitman wrote to her husband that “Mr. McMurren is rapidly progressing in building his new house at Melrose; they expect to live in it in the course of next year. I should be much pleased were they residing there now.”¹²⁶ Later in September 1847, Eliza Quitman noted that “Mr. McMurrens [sic] family are well, his house is going up finely, the brick work is nearly done....”¹²⁷

The records of Andrew Brown’s sawmill further document the construction of the Main House at Melrose. Among McMurren’s many purchases of lumber in the 1840s is one particular recorded purchase that indicates the house was being finished on the interior at the beginning of 1848. On January 31, 1848, charges to McMurren appear in Brown’s order book for flooring that is 1 1/4" by 5" for specific rooms that are identified by name, including the “front rooms,” “north back room,” “south back room,” “stair way [sic],” and “saloon [sic],” as the rear hallways on the first and second stories are also identified in an 1883 inventory of the house.¹²⁸ The term *saloon* was not unique for Melrose; Gervase Wheeler’s 1854 publication, *Rural Homes*, also used the term: “The room

¹²⁴ Mary Louisa McMurren to Eliza Quitman, August 11, 1856, Quitman Papers, Subseries 1.1, Folder 89, SHC/UNC, transcript, NATC.

¹²⁵ Mary Louisa McMurren to Mr. and Mrs. John T. McMurren Jr., April 7, 1856, Addison Papers, transcript, NATC.

¹²⁶ Eliza Quitman to John Quitman, April 2, 1847, Quitman Papers, Subseries 1.1, Folder 50, SHC/UNC, transcript, NATC History Files.

¹²⁷ Eliza Quitman to John Quitman, September 2, 1847, Quitman Papers, Subseries 1.1, Folder 53, SHC/UNC, transcript, NATC History Files.

¹²⁸ Andrew Brown Papers, Order Book 1844-1851, January 31, 1848, UM, photocopy, HNF and Melrose Site File, 1883 inventory of Melrose, photocopy, HNF. The 1865 inventory of Melrose describes the “saloon” as the “Centre or back hall.”

answering to the saloon, drawing-room, or parlor, is difficult to treat in a country-house."¹²⁹

The brick for Melrose could have been made on the grounds of the house, or in one of several antebellum brickyards in Natchez. No record has ever been found to document that any bricks were imported from outside Natchez prior to the Civil War.¹³⁰ The slate used on the roof is typical of Vermont slate brought to Natchez from New Orleans. Several invoices for slate can be found in the probate box of the antebellum contracting firm of Neibert and Gemmell.¹³¹ Glass was not manufactured in the Natchez area, but receipts for glass in probate packets indicate that it was readily available locally or from New Orleans. McMurrin recorded that his house painter secured the glass in New Orleans.

The architect and builder of Melrose was Jacob Byers. According to his 1852 obituary, Byers was a native of Hagerstown, Maryland, and "an eminent architect and builder, having made the plan and superintended the erection of the palace mansion of J. T. McMurrin, Esq., by many considered the best edifice in the State of Mississippi."¹³² The Andrew Brown Sawmill Papers support the obituary's documentation that Jacob Byers was the builder of Melrose. In February 1847, a lumber order under J. T. McMurrin's name has an additional citation that reads, "by Byers."¹³³

No other Natchez buildings have been documented as being designed or built solely by Jacob Byers, although census records indicate that he was living in Natchez as early as 1830.¹³⁴ His name appears frequently in the voluminous probate records of contractors Joseph Neibert and Peter Gemmell.¹³⁵

John McMurrin and Jacob Byers were the same age and were from the same geographic region. A "Mr. Byers," possibly the father, uncle, or grandfather of Jacob Byers, was working as a builder in 1801 in Franklin County, Pennsylvania, the year and place of John McMurrin's birth.¹³⁶ Family correspondence indicates that the McMurrins lived in

¹²⁹ Gervase Wheeler, *Rural Homes; or Sketches of Houses suited to American Country Life* (New Orleans: Burnett & Bostwick, 1854), 23.

¹³⁰ Archeological remnants of a brick kiln survive on the grounds of Selma Plantation, and Haller Nutt correspondence dating to the 1860s (at the Huntington Library in Huntington, California) documents that the bricks for Longwood were burned on the grounds.

¹³¹ Adams County, Mississippi, Office of the Chancery Clerk, Probate Box 132 [hereafter all probate boxes can be found in Adams County, Mississippi, Office of the Chancery Clerk, unless otherwise specified].

¹³² *Mississippi Free Trader and Natchez Weekly Gazette*, June 16, 1852. This obituary provides more information about the life of Jacob Byers and his connection to Melrose than any other single document.

¹³³ Andrew Brown Papers, Day Book 1843-1848, February 16, 1847, UM, photocopy, HNF.

¹³⁴ *Mississippi 1830 Census*, eds. Irene S. and Norman E. Gillis (Baton Rouge: Norman E. Gillis, 1965).

¹³⁵ Probate Box 70.

¹³⁶ I. H. McCauley, *Historic Sketch of Franklin County, Pennsylvania* (Chambersburg, Pennsylvania: D. F. Pursel, 1878), transcript, NATC History Files.

Franklin County outside the town of McConnellsburg.¹³⁷ Jacob Byers was born in Hagerstown, Maryland, which is located about twenty-five miles from McConnellsburg. John McMurrin was born in 1801, and census records indicate that Byers was probably born about 1800, since he was fifty in 1850.¹³⁸ Whether a relationship between McMurrin and Byers extended back to Pennsylvania and Maryland is not known.

Like McMurrin, Jacob Byers sought public office in 1838, when he ran for City Tax Assessor and was elected by a solid majority. Judging by election results in 1839, 1840, and 1841, he served well and was reelected each year by a substantial majority.¹³⁹ Byers identified his profession as carpenter to the 1850 census taker.¹⁴⁰ Natchez's most prolific nineteenth-century designer and builder, James Hardie, is also identified simply as a carpenter in the 1850 census, but as a master carpenter in 1860.¹⁴¹

Although Jacob Byers was born in Maryland, the architecture of Melrose reflects no discernible Maryland influence and indicates that Byers was well versed in the Natchez architectural idiom. The Main House at Melrose exhibits the architectural form of the grand Natchez mansion that was introduced at Auburn in 1812 and fully established at Rosalie (8-H) in 1823.¹⁴² Like Melrose, both houses are National Historic Landmarks. The grand-Natchez-mansion form consists of a nearly cubical brick block with five-bay facade that is surmounted by a balustraded hipped roof, fronted by a three-bay giant-order portico, and spanned across the rear by a giant-order colonnade.

Melrose's floor plan, library jib window, dining room punkah, and moveable windows in the clerestory are all typical features of Natchez regional architecture. Even the floor plan is derivative of the early Lower Mississippi Valley plan that features a cabinet room flanking a rear loggia. The inclusion of such regionally based architectural features make Melrose the most vernacular of all the grand mansions. Although predominantly Greek Revival in character, Melrose includes some architectural detailing, like the oval paterae of the panels above the sliding doors and central tablets of the dining-room door and window surrounds, that echoes the earlier Federal style and indicates that Byers was not a revolutionary designer.

The skill of Jacob Byers as a builder is demonstrated not so much in the design of Melrose as in the high quality of its exterior and interior finishes. Its brickwork is the

¹³⁷ Elizabeth Turner to Margaret Biggs, August 20, 1838, Turner Papers, S-120, 1403, LLMVC/LSU, transcript, NATC History Files.

¹³⁸ Bureau of the Census, Population Schedules, Adams County, Mississippi, 1850, microfilm, Armstrong Library, 8.

¹³⁹ City of Natchez, Board of Selectmen, Minutes, 1838-1842, Natchez City Hall.

¹⁴⁰ Population Schedules, Adams County, Mississippi, 1850, microfilm, Armstrong Library, 8.

¹⁴¹ Population Schedules, Adams County, 1850, microfilm, Armstrong Library, 19 and Population Schedules, Adams County, 1860, microfilm, Armstrong Library, 21.

¹⁴² Auburn Site File, National Register Nomination, HNF; Rosalie Site File, typescript of 1856 description of Aubudon's landscape and photocopy of Rosalie excerpt from Matilda Gresham's *Life of Walter Quentin Gresham*, HNF.

finest in the Natchez region, with pressed brick laid in an all-stretcher bond with narrow, intricately tooled white mortar joints. The most outstanding interior features of Melrose are the Ionic frontispieces that frame the doorways between the parlors (9-H) and the doorway that defines the stair hall. The frontispieces consist of fluted Ionic columns supporting a full-molded entablature. Within the frontispieces are regionally unique panels with an oval patera. In the hallway frontispiece (10-H), the oval patera is superimposed above a transom with glass panels forming X's. The entrance hallway, the triple parlors, and the grand rear hallway (also known as the saloon) are all crowned by a full entablature in plaster that is supported by pilasters, which also function as doorway and window surrounds.

4.1.5 McMurren Family Life at Melrose

In early 1848 Mary Louisa McMurren's younger sister Fanny (Frances) Turner married Lemuel Parker Conner.¹⁴³ The following year Lemuel and Fanny Conner purchased property for a home place adjacent to Melrose that was first known as Sedgehill and later as Roselawn.¹⁴⁴ In 1849, Lemuel Conner's mother purchased Linden (11-H), another suburban estate in the neighborhood of Melrose and Woodlands and adjacent to both Sedge Hill/Roselawn and Monmouth.¹⁴⁵

By January 1849, the McMurren family was living at Melrose.¹⁴⁶ In September, Mary Louisa McMurren wrote her sister Fanny (Frances): "I enjoy my quiet days at Melrose so much that I give them up with reluctance to pay morning calls, but it is a duty for all our society, and the sacrifice must be made occasionally."¹⁴⁷ Melrose must have seemed very serene to Mrs. McMurren after having lived in a house built to the street in downtown Natchez for almost twenty years. At Melrose the McMurren family escaped the sounds, odors, and dust of downtown Natchez. In 1853, the McMurrens sold Holly Hedges, their town residence, to Margaret Sanders, who already occupied the house as a residence.¹⁴⁸

Family correspondence provides very little information about original room uses at Melrose. Mary Louisa McMurren made a reference to the "wine cellar" in an 1857 letter

¹⁴³ Mary Louisa McMurren to Eliza Quitman, December 20, 1847, Quitman Papers, Subseries 1.1, Folder 54, SHC/UNC, transcript, NATC History Files.

¹⁴⁴ Eliza Quitman to John Quitman, October 9, 1849, Quitman Papers, Subseries 1.1, Folder 61, SHC/UNC, transcript, NATC History Files. The Conner ownership of Roselawn, whose main house has been lost and property subdivided, is documented in a handwritten note by Lisa Stratton Davis in the margin of her grandfather's diary (Joseph Buck Stratton, Diary, September 29, 1860, LLMVC/LSU, photocopy of typescript, HNF) and in a photograph album of Mary Britton Conner, Norman and Gandy Collection, Dr. Thomas H. Gandy.

¹⁴⁵ Deed Book KK:236.

¹⁴⁶ Mary Louisa McMurren to Frances E. Conner, January 25, 1849, Conner Papers, Series 1, Folder 1:4, LLMVC/LSU, transcript, NATC History Files.

¹⁴⁷ Mary Louisa McMurren to Frances E. Conner, September 18, 1849, Conner Papers, Series 1, Folder 1:6, LLMVC/LSU, transcript, NATC History Files.

¹⁴⁸ Deed Book II:345.

to her son. This “wine cellar” was probably in the basement, since she described it as the coolest room in the house.¹⁴⁹

Evidence suggests, but is not conclusive, that the northwest second-story bedroom was the bedroom of John and Mary McMurrin. The northwest bedroom is the only bedroom that features adjoining small chambers or compartments that were possibly bathing or dressing rooms. Additional support for the northwest bedroom being the master bedroom is found in an 1856 letter, in which Mary Louisa McMurrin noted that her husband “planted a young tree [*Magnolia Grandiflora*] near our own room—it is now about twenty feet high, and I counted more than fifty buds last week; today sixteen [blooms] are fully expanded. I cannot express to you its loveliness.”¹⁵⁰ A magnolia tree appears in historic photographs of the Melrose landscape on the north side of the main house. Alice Austen McMurrin’s diary provides still more support for the northwestern bedroom being the master bedroom. Alice noted that, “in the winter of ’58 at Melrose our little Carrie was born, six days after Mary’s little Soulie [Loulie?] and in adjoining rooms.”¹⁵¹ The only major bedrooms that adjoin are the three rooms on the southern side of the house. In 1857, Mary Louisa McMurrin wrote to her son John Jr. and mentioned having a bell hung in Alice’s room.¹⁵² Since the southwest bedroom has surface-mounted cord bell-pull rather than a crank like the ones downstairs determined to be original by paint analysis, the southwest bedroom was probably the room of John and Alice Austen McMurrin. The subject of room use is discussed in detail in the Historic Furnishings Report prepared by the National Park Service, Harper’s Ferry Center.

The McMurrins had probably completed construction of all the buildings at Melrose by 1850. Most of the outbuildings were probably built before the Main House to provide amenities for builders and slaves present on the property during construction and for family members when they were visiting the property. The 1843 letter recording a fire that destroyed a house at Melrose lends credence to the theory that the outbuildings were built first.¹⁵³ Landscaping of the property probably began immediately after the property was purchased. The 1844 letter previously cited noted that the McMurrins already had a cemetery planted with evergreens at Melrose.

Documentary research and examination of the existing buildings on the Melrose property strongly suggest that the Melrose complex, during the McMurrins’ ownership, included the Main House, Kitchen and Dairy buildings, two Cistern Houses, brick Privy,

¹⁴⁹ Mary Louisa McMurrin to John T. McMurrin Jr., August 13, 1857, Addison Papers, transcript, NATC History Files.

¹⁵⁰ Mary Louisa McMurrin to Alice Austen [McMurrin], May 10, 1856, Addison Papers, transcript, NATC History Files.

¹⁵¹ Alice Austen McMurrin, diary, January 30, 1859, Mosely Papers, Private Collection [hereafter referred to only as Mosely Papers], transcript, NATC History Files.

¹⁵² Mary Louisa McMurrin to John McMurrin Jr., January 16, 1857, Addison Papers, transcript, NATC History Files.

¹⁵³ John Quitman to Eliza Quitman, January 14, 1843, Quitman Papers, Subseries 1.1, Folder 30, SHC/UNC, transcript, NATC History Files.

Smokehouse, two detached Slave Cabins, Slave Privy, Stable/Barn, a Carriage House, and a small secondary Barn/Storage House. These buildings are the same ones platted on a 1908 survey map (12-H) of the property, and all exhibit construction details that date to the antebellum period. The lack of circular saw marks on the original structural timber and siding of the buildings indicates that all buildings were constructed before 1848, the year that Andrew Brown first installed a large circular saw at his sawmill.¹⁵⁴ Both the slave privy and the secondary Barn/Storage House evidence numerous repairs, but the structural timbers and siding boards that are original to both buildings show no evidence of circular saw marks and feature cut nails. The architectural character and construction details of both buildings are typical for the region during the antebellum period.

Landscape features probably included scattered cisterns, fences, gates (13-H), drives, small ornamental cypress pond (14-H), larger pond, formal garden with urns (15-H and 16-H), orchard, and slave cemetery. Several of these landscape features are also depicted on the 1908 survey map. A full discussion of the historic landscape can be found in the Cultural Landscape Report for Melrose. McMurrans family correspondence mentions a greenhouse at Melrose, but its location and appearance is unknown.¹⁵⁵ Whether the greenhouse mentioned was a full-fledged greenhouse structure or simply a cold frame of some sort is not known. Other utilitarian buildings or structures that no longer survive, but might have existed, could have included poultry houses and rabbit hutches; however, no such structures are depicted on the 1908 map.

Melrose was considered by McMurrans contemporaries to be the grandest suburban villa estate in the Natchez area. The description of Melrose in Jacob Byers's obituary as a "palace mansion" and the "best edifice in the State of Mississippi" was echoed in 1859 by English-born architect Thomas K. Wharton. He wrote in his diary that General Quitman's house Monmouth was "conspicuous," but "surpassing all, that of Mr. McMurrans, looking for all the world like an English park, ample mansion of solid design in brick with portico and pediment flanked by grand forest trees stretching away on either side, and half embracing a vast lawn in front of emerald green comprising at least 200 acres [sic] through which winds the carriage drive—The place is English all over."¹⁵⁶

Wharton was not the first visitor to remark on the resemblance of Natchez and its suburban estates to England. Englishman Adam Hodgson in 1824 noted, "Indeed there is something in the vicinity of Natchez which perpetually reminds me of home. The thick clover, the scattered knolls with their wood-crowned summits, differing only from those most familiar to me in the magnificence of their foliage with which they are shaded, and the neat husbandry of the intervening plantations, give the whole country the appearance

¹⁵⁴ John Hebron Moore, *Andrew Brown and Cypress Lumbering in the Old Southwest* (Baton Rouge: Louisiana State University Press, 1967), 55-56.

¹⁵⁵ Mary Louisa McMurrans to Eliza Quitman, November 19, 1850, Quitman Papers, B-8, Folder 1:3, LLMVC/LSU, transcript, NATC History Files.

¹⁵⁶ Thomas K. Wharton, diary, August 23, 1859, New York Public Library, New York, NY, transcript, HNF.

of an English park.”¹⁵⁷ Irishman William Howard Russell described the Natchez countryside in 1861 as a “country like the wooded parts of Sussex, abounding in fine trees, and in the only lawns and park-like fields I have yet seen in America.”¹⁵⁸

In 1851, the McMurrans again spent the summer in the North, where they visited their son, John, enrolled at Princeton. Like most of the other members of the Natchez planter elite, the McMurrans chose to educate their son at a prestigious Northeastern college. The McMurrans also traveled to New York City, Philadelphia, and Newport.¹⁵⁹ The McMurrans again traveled North in 1852.¹⁶⁰

In 1854, the McMurrans made the “Grand Tour” across the Atlantic Ocean and visited England, Scotland, France, Germany, and Switzerland. While in Scotland, they visited Melrose Abbey, where John McMurren presented his wife with an inscribed copy of Scott’s *Lay of the Last Minstrel*.¹⁶¹ Members of the McMurren family again made trips to the North in 1858, 1860, and 1865, and visited fashionable Northeastern resort cities. In one letter, Alice Austen McMurren described Newport as “crowded now...it seems to me all Natchez is here, at least all of our friends and acquaintances.”¹⁶² Mary Elizabeth McMurren also wrote about the fondness of Natchez planting families for Northern resorts: “I suppose you meet with very few of our Natchez travellers, as they generally strike immediately for New York and thence to some watering place or other.”¹⁶³

Frederick Law Olmsted, the designer of New York’s Central Park, also wrote about visits by the Natchez planting aristocracy to fashionable Northeastern resorts. Quoting a fellow traveler, Olmsted wrote, “They go North, to New York, and Newport, and Saratoga, and Cap May, and Seneca Lake—somewhere they can display themselves worse than they do here....”¹⁶⁴

¹⁵⁷ Adams Hodgson, *Remarks During a Journey Through North America* (New York, Samuel Whiting, 1823), 168.

¹⁵⁸ William Howard Russell, *My Diary: North and South* (Boston: T. O. H. P. Burnham, 1863), 291.

¹⁵⁹ Mary Louisa McMurren to Frances Conner, July 2, 1851, Conner Papers, Series 1, Folder 1:10, LLMVC/LSU, transcript, NATC History Files.

¹⁶⁰ Rosenblum, 39.

¹⁶¹ Mary Louisa McMurren to Frances Conner, July 30, 1854, Conner Papers, Series 1, Folder 2.22, LLMVC/LSU, transcript, NATC History Files; Mary Elizabeth McMurren to Charlotte Calhoun, August 4, 1854, McMurren Papers, Series S-120, #1403, Folder 1, LLMVC/LSU, transcript, NATC History Files; Mary Louisa McMurren to Frances Conner, August 26, 1854, Conner Papers, Series 1, Folder 2:23, LLMVC/LSU, transcript, NATC History Files; Mary Louisa McMurren to Frances Conner, October 1, 1854, Conner Papers, Series 1, Folder 2:24, LLMVC/LSU, transcript, NATC History Files. (This copy of Scott’s *Lay of the Last Minstrel*, inscribed from John McMurren to Mary Louisa McMurren, is located at Melrose.)

¹⁶² Mrs. J. T. McMurren Jr., to Mrs. George Austen, August 16, [1860?], Addison Papers, transcript, NATC History Files.

¹⁶³ Mary Elizabeth McMurren to Rosalie Quitman, June 13, 1856, Quitman Papers, Series B.8, Folder 1:4, LLMVC, LSU, transcript, NATC.

¹⁶⁴ Frederick Law Olmsted, *A Journey in the Back Country: In the Winter of 1853-54* (1860; reprint, New York and London: G. P. Putnam’s Sons, 1907), 27-28.

By 1854, Fanny (Frances) and Lemuel P. Conner began to build their house on the land adjacent to Melrose.¹⁶⁵ That same year, Edward and Eliza Turner purchased Woodlands from the heirs of his sister-in-law, Sarah Baker Turner Fyler.¹⁶⁶ Sarah and Jared Fyler both had died in 1853.¹⁶⁷ The Turners moved into Woodlands in 1855; Edward Turner described it in 1856 as the best house that he and his wife had ever owned and noted that they were just a short walk from the homes of their two daughters.¹⁶⁸ Woodlands was built in 1811 as a one-story house with encircling galleries and was greatly enlarged in 1826 by the addition of a two-story front section added by the Fylers.¹⁶⁹ The Woodlands recorded in historic photographs (17-H) is a two-story house with encircling galleries, slender turned columns, and twelve-over-twelve windows.

By the end of 1854, the neighboring suburban estates (18-H and 19-H) of Monmouth, Linden, Sedgemoor/Roselawn, Woodlands, and Melrose were all inhabited by Natchez gentry linked by kinship. The families that lived on these estates included members who comprised the second and third generations of Natchez gentry. No longer did someone in Natchez achieve gentility only by the acquisition of wealth. Historian D. Clayton James described this evolution: "Blood kinships and family connections had become significant [and] in the little world of the nabobs the sense of uniqueness and separateness grew until, by the late antebellum years, the aristocrats had recoiled within their restricted sphere, almost oblivious to the lower classes."¹⁷⁰ This was especially true of the McMurrans and their allied families, who lived as neighbors at the suburban estates of Monmouth, Linden, Sedgemoor Hill/Roselawn, Woodlands, and Melrose.

In 1854, the owners of the estates neighboring Melrose deeded right-of-way for a road, or lane, to link their estates. McMurrans handled the legalities and the construction of a bridge on the lane, which was originally called Quitman's Lane.¹⁷¹ The lane terminated at the entrance gates to Melrose and later became the present city street named Melrose Avenue.

¹⁶⁵ Mary Louisa McMurrans to Frances Conner, June 18, 1854, Conner Papers, Series 1, Folder 2:21, LLMVC/LSU, transcript, NATC History Files.

¹⁶⁶ Deed Book KK:273-74.

¹⁶⁷ City of Natchez Sexton Records, September 23 and December 13, 1853, Armstrong Library.

¹⁶⁸ John T. McMurrans to John Quitman, December 9, 1855, Quitman Papers, Z66v, Box 4, Folder 17, MDAH, transcript, NATC History Files; Edward Turner to James [?], November 24, 1856, Turner Papers, Series S-120, #1403, Folder 11, LLMVC/LSU, transcript, NATC History Files.

¹⁶⁹ *Letters of Looe and Eliza Baker*, HNF, 63; Adams County, Office of the Circuit Clerk, John McCleary v. J. D. and Sarah Fyler, 1827 (documents removed from Adams County Courthouse to Historic Natchez Foundation), HNF; and Norman and Gandy Collection, photograph of Woodlands, Dr. Thomas H. Gandy.

¹⁷⁰ James, 137.

¹⁷¹ John T. McMurrans to John Quitman, February 9, 1854, Quitman Papers, Z66, Box 3, Folder 16, MDAH, transcript, NATC History Files.

In 1856, the McMurrans' daughter, Mary Elizabeth, married Farar Benjamin Conner, brother of Lemuel P. Conner who earlier had married Fanny (Frances) Turner.¹⁷² Both Mary Louisa McMurrans' sister and daughter married Conner brothers. This second Conner marriage strengthened the family connection to the Conners at neighboring Linden. Louisa Quitman described the wedding of Mary Elizabeth McMurrans and Farar Conner in a letter to her father:

Melrose was brilliant with lights & gay dresses, & never appeared to better advantage. Our host & hostess were quite sad particularly the former who was so much overcome by his feelings, that he retired for sometime on the plea of a violent headache so poor cousin Mary had to bear her burden quite alone. The Bride never looked prettier, & seemed quite happy under the glances of her Bridegroom. She bore her own honors, with much graceful sweetness & dignity. What a sweet little rosebud she looked like & how often that evening did I wish for my dear Father. John did the honors admirably with Henry's assistance. The following Tuesday the new married pair received the congratulations of their friends & acquaintances. Everything went off well, all had a look at the Bride & Groom & a taste of wedding cake & then drove off & Melrose soon settled back into its old quiet—but how changed to all its inmates!¹⁷³

Also married in 1856 were John McMurrans Jr. and Alice Austen McMurrans. The wedding occurred in Maryland, and the McMurrans family was represented at the wedding by Farar and Mary Elizabeth McMurrans Conner.¹⁷⁴

In the early 1850s, McMurrans began to curtail his law practice and devote more time to being a cotton planter. Between 1852 and 1858, McMurrans purchased, either alone or in partnership, four plantations with approximately 6,785 acres and 220 slaves. Family correspondence also documents McMurrans' frequent absences from Melrose to tend to his cotton plantations.¹⁷⁵ Like most planters, he continued to rely heavily on credit in the expansion of his cotton-planting interests. In an 1856 letter to John Quitman, McMurrans inquired about rumors of war with England and confided to Quitman that "such a war would most seriously embarrass [sic], if not sacrifice me, with my debts running at heavy interest."¹⁷⁶

¹⁷² Louisa Quitman to John Quitman, February 14, 1856, Quitman Papers, Subseries 1.1, Folder 87, SHC/UNC, transcript, NATC History Files and *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 1:580.

¹⁷³ Louisa Quitman to John Quitman, February 14, 1856, Quitman Papers, Series 1.1, Folder 87, SHC/UNC, transcript, NATC History Files.

¹⁷⁴ Mary Louisa McMurrans to Alice Austen, September 19, 1856, Addison Papers, transcript, NATC History Files and Mary Louisa McMurrans to John McMurrans Jr., September 29, 1856, Addison Papers, transcript, NATC History Files.

¹⁷⁵ Rosenblum, 54.

¹⁷⁶ John T. McMurrans to John Quitman, February 28, 1856, Quitman Papers, Subseries 1.1, Folder 87, SHC/UNC, transcript, NATC History Files.

At the same time that McMurren was expanding his cotton empire in the 1850s, the political unrest that would lead to civil war was building. In 1856, Mary Louisa McMurren wrote her son that "politics is the theme now, eclipsing even the cotton crop" and noted that John McMurren thought that only Millard Fillmore would be able to save the ship of Union.¹⁷⁷ McMurren's support of Millard Fillmore's third-party candidacy indicates the pro-Union philosophy that was typical of the majority of the Natchez gentry.¹⁷⁸ His politics differed from his old friend and law partner, John Quitman, who was one of the South's most ardent secessionists.¹⁷⁹ In 1856, Quitman espoused a strong states' rights philosophy and supported Democratic candidate James Buchanan.¹⁸⁰

In the late 1850s, the birth of grandchildren brought joy to the McMurren household, but the joy was rapidly eclipsed by sorrow. In 1857, Mary Elizabeth (McMurren) and her husband, Farar Benjamin Conner, had a son named Benjamin Farar (Fazee) Conner. Family correspondence indicates that he was born with club feet, which were surgically treated in New Orleans.¹⁸¹ Later in the same year, Alice Austen McMurren gave birth to a daughter, named Mary Louisa McMurren for her grandmother. Unfortunately, baby Mary Louisa McMurren died at Melrose a year later in 1858.¹⁸² Also in 1858 John Quitman died at Monmouth; his wife, Eliza Baker Quitman, died in 1859, a little more than a year after being widowed.¹⁸³ In 1859 two McMurren grandchildren were born within one week's time. Mary Elizabeth gave birth to a daughter named Mary Louisa, and Alice Austen McMurren, to a daughter named Carrie.¹⁸⁴

Alice Austen McMurren wrote in her diary that Mary Elizabeth McMurren Conner's health began to decline about the time that the two babies were born. "In the winter of '58 at Melrose our little Carrie was born, six days after Mary's little Soulie [Loulie?] and in adjoining rooms. "It was a month after the explosion of the "Princess" took place on board of which was Farar Conner and to the shock of which some attributed the first failing of poor Mary Conner's health for it was then it first commenced."¹⁸⁵ Mary Louisa McMurren wrote later that she believed the decline had begun earlier, after the birth of Fazee (Farar) Conner in 1857.¹⁸⁶

¹⁷⁷ Mary L. McMurren to John T. McMurren Jr., September 4, 1856 and August 29, 1856, Addison Papers, transcript, NATC History Files.

¹⁷⁸ Benjamin L. C. Wailes, diary, December 4, 1860, typescript, Armstrong Library; James, 292-293; and Rothstein, 97-107.

¹⁷⁹ James, 287.

¹⁸⁰ May, 323-324.

¹⁸¹ Rosenblum, 68; Mary Louisa McMurren to Mr. J. T. McMurren Jr., August 23, 1857, Addison Papers, transcript, NATC History Files.

¹⁸² Rosenblum, 69.

¹⁸³ May, 351.

¹⁸⁴ Mary Louisa McMurren to Mrs. George Austen, January 31, 1859, Addison Papers, transcript, NATC History Files.

¹⁸⁵ Alice Austen McMurren, diary, January 30, 1859, Moseley Papers, transcript, NATC History Files.

¹⁸⁶ Mary Louisa McMurren to Mr. and Mrs. John McMurren Jr., April 7, 1864, Addison Papers, transcript, NATC History Files.

In 1860, Edward Turner died, and the health of Mary Elizabeth McMurren Conner began to decline.¹⁸⁷ Family correspondence suggests that she may have had meningitis or encephalitis, but one medical authority thinks that she may have suffered from pernicious anemia. Alice Austen McMurren wrote in 1861 that the doctors who treated Mary Elizabeth considered the illness to be a disease of the spinal cord affecting the brain. Alice Austen described her condition:

Poor Mary Conner, what a wreck—& failing—death if it will come a blessed relief—but she may live for years & helpless burden to herself & others—She is to be confined in Oct—& how to give birth to a child I cannot tell—the disease is spinal cord affecting the brain & they now think hopeless as from the very first I think it was—Her condition is a mortification to all—Farar feels it deeply as he might—she stays in her room for most part, only will see company—& wants to go every where—& this is torture to her mother. We are going to slip off this evening.... Her mind fails & is like a little child.¹⁸⁸

During 1860, the McMurren family probably became increasingly worried about the national political situation. They appear to have shared the anti-secession views of most of the planting aristocracy of Natchez. John McMurren's daughter-in-law Alice described her father-in-law's Union sentiments in a letter in which she noted that McMurren was "a strong Unionist as long as their [sic] was hope."¹⁸⁹

Some members of the Natchez planting aristocracy, however, supported disunion. Prominent among these were Douglas Walworth and George Malin Davis, who became the second owner of Melrose in 1865. Davis chaired the December 1860 county meeting where delegates were chosen for the state secession convention in Jackson. Despite his leadership, the secessionists were defeated by the unionists, and Natchez sent pro-Union delegates to the state secession convention in January. In his diary, planter and scholar B. L. C. Wailes described George Malin Davis as a "fire-eater" and secessionist.¹⁹⁰

Despite these Unionist sentiments of John McMurren, both his son and son-in-law enlisted in the Confederate army. When John McMurren Jr. left to join the Confederate army, Alice McMurren noted in her diary: "In May, John left for Pensacola, the war spirit caught, but never approving of secession."¹⁹¹

¹⁸⁷ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 2:929.

¹⁸⁸ Mrs. John T. McMurren Jr. to Mrs. George Austen, May 7, 1861, Addison Papers, transcript, NATC History Files.

¹⁸⁹ Alice Austen McMurren to Mr. and Mrs. George Austen, June 17, 1861, Addison Papers, transcript, NATC History Files.

¹⁹⁰ Benjamin L. C. Wailes, diary, December 4, 1860, typescript, Armstrong Library.

¹⁹¹ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, I:580-81 and Alice Austen McMurren, diary, Melrose Site File, photocopy of typescript, HNF, 4.

During the early years of the Civil War, John and Mary Louisa McMurren lived at Melrose with their daughter, Mary Elizabeth McMurren Conner, and their daughter-in-law, Alice Austen McMurren. In 1861, Alice Austen McMurren gave birth to a daughter, Alice, and Mary McMurren Conner, despite her failing health, gave birth to a son named John McMurren Conner.¹⁹² In late 1861, John McMurren Jr. received a medical discharge due to hearing loss.¹⁹³

In September 1862, the Union gunboat *The Essex* bombarded Natchez. Alice Austen McMurren described the event in her journal:

John was on the Plantation and I was sitting quietly by my window just after dinner when the report of heavy guns and some balls went crashing through the branches in the little woods between Aunt Fanny's and Melrose. And then another and another and so it went on.... It continued until sun down. It was brought on by the madness of a few private citizens firing on a boat crew sent ashore for ice and molesting nothing.¹⁹⁴

In July 1863, the Union army occupied Natchez. The McMurrens enjoyed "cordial relations" with Union General and Mrs. Walter Gresham during the occupation of Natchez. Mrs. Gresham described John McMurren as having "gained fame at the bar" and as being a "broad-minded, conservative, cultured man."¹⁹⁵ The McMurrens remained at Melrose throughout the Civil War. However, they spent some time at both Woodlands and Sedge Hill/Roselawn during the war due to the inconvenience of Melrose being outside the picket line.¹⁹⁶ Alice Austen McMurren described the Union occupation of Natchez and its effect on the Melrose neighborhood:

That night we stayed at Grandma's Woodlands for in order to reach Melrose we had to pass out of the lines as the Picket was stationed at the Melrose gate and we had no "Pass." How strange, how like a dream, it all seemed. The Pickets, then the long rows of white tents and many soldiers and Woodlands, beautiful Woodlands, a cavalry tramping ground and Mrs. Ogden's beautiful grounds [Kenilworth], an artillery camp, her elegant house as "Headquarters." The noisy din of the camp and roll of the drum at different hours. The dining room at Woodlands, that room in which so many bright happy family gatherings had been, occupied by a Yankee Captain and a guard patrolling the walks.¹⁹⁷

¹⁹² Rosenblum, 87.

¹⁹³ Alice Austen McMurren, diary, HNF, 5.

¹⁹⁴ Ibid.

¹⁹⁵ Matilda Gresham, *Life of Walter Quintin Gresham* (Chicago: Rand McNally & Company, 1919), 248.

¹⁹⁶ Alice Austen McMurren, diary, November 1864, Moseley Papers, transcript, NATC History Files and unidentified person to Alice Austen McMurren at Roselawn, October 15, 1863, Addison Papers, transcript, NATC History Files.

¹⁹⁷ Alice Austen McMurren, diary, November 1864, Moseley Papers, transcript, NATC History Files.

Secessionist George Malin Davis, second owner of Melrose, was routed from Choctaw (The Neibert-Fisk House) when General Brayman appropriated it for his Natchez headquarters.¹⁹⁸ An inventory made by the Union army of all Davis household furnishings at Choctaw is an important resource in understanding the interior furnishings today at Melrose, since Melrose includes furnishings from both houses. Learning that Choctaw was occupied as a Union general's headquarters gives credence to the Davis/Kelly family story that the inlaid birds in the marble center table now at Melrose lost their jeweled eyes when they were picked out by the sabre tips of Union soldiers.¹⁹⁹ Mrs. William T. Martin described in an 1864 letter to her husband, Confederate General William T. Martin, the damage that Union soldiers inflicted upon Montaigne: "In the house, every mantelpiece has been pulled down, the walls cut with sabres and defaced in various ways, every chandelier taken down and broken up."²⁰⁰

John and Alice McMurrin moved north in November 1863, about three months after Natchez was occupied by Union troops. Their pass listed their destination as Baltimore.²⁰¹ During the last years of the Civil War, John McMurrin Jr. lived in Washington, D. C., where he worked as a clerk recording the wounded and dead from the State of Pennsylvania. By 1864, this former Confederate soldier, who had been opposed to secession, was hoping for a Union victory. In a letter from Washington to his wife, he wrote, "Grant is or has been doing all that could be wished...."²⁰² A short time later, he expressed hope that the war "may speedily end, & we will be once again a united people."²⁰³ By June, John T. McMurrin Jr. used the pronoun *we* in referring to the Union when he wrote his wife, "Truly I believe we have the right man at last and he has sole command."²⁰⁴

In the spring of 1864, the McMurrins' daughter, Mary McMurrin Conner, died after a long illness. Mary Louisa McMurrin described her death and her funeral at Melrose in a letter to her son and daughter-in-law:

All those long, dark years of her disease and suffering seem to me, now, like a horrible dream, and my mind goes back to that happy period when she was

¹⁹⁸ Melanie Mayer Frank, "John Mayer and his Wife, Jeanette Reis," Aunt Sister's Book (New York, NY: n. p., 1929), photocopy, HNF, 11.

¹⁹⁹ Mrs. Ethel Kelly, interview by Mary W. Miller, 1973 tour of Melrose.

²⁰⁰ Margarete Martin to William Martin, January 10, 1864, quoted in Elizabeth Dunbar Murray, *Early Romances of Historic Natchez* (Natchez: The Natchez Printing and Stationery Company, 1938),

²⁰¹ Union Army Pass, November 7, 1863, Addison Papers, transcript, NATC History Files. Alice Austen McMurrin's diary transcription cites the date as November 1864, but other family correspondence, as well as the Union Army Pass (NATC History Files) date the removal from Natchez to Maryland as 1863.

²⁰² John T. McMurrin Jr. to Mrs. John T. McMurrin Jr., April 7, 1864, Addison Papers, transcript, NATC History Files.

²⁰³ John T. McMurrin Jr. to Mrs. John T. McMurrin Jr., May 31, 1864, Addison Papers, transcript, NATC History Files.

²⁰⁴ John T. McMurrin Jr. to Mrs. John T. McMurrin Jr., June 1, 1864, Addison Papers, transcript, NATC History Files.

so bright, so gladsome, bringing sunshine with her presence. How sweet, how dear she was to me; and all that knew loved her.... Eleven o'clock, April 1st, was named as the funeral hour—ere that the precious clay was robed in white, in simple but full dress of swiss muslin—kind friends sent beautiful flowers—a crown of white Azaleas encircled her head, a bunch of snowdrops in her hand and then strewn with other pure white flowers--it was like decking a bride—but the bride of death! ...Only our few relatives, and a few friends who had known our dear one, were present and saw her laid away from the light of day.²⁰⁵

A little over a month later, the McMurrans' granddaughter, Mary Louisa Conner, also died.²⁰⁶ Alice Austen McMurren described her death in her diary:

“June 8th brought a letter from Father McMurren telling of dear little Soulie [Loulie?] Conners death. She died of malignant dysentery prevailing in Natchez. She was in high health when taken sick. Only one week's illness and on the 20th of May 1864 she breathed her last and was laid beside her mother who died in March. There too lays our little Mary Louise both named for their Grandmother McMurren. Soulie was born at Melrose just six days before Carrie in adjoining rooms in January of '58 [sic; should be '59], a beautiful child. Farar to receive the tidings a prisoner but a few weeks a widower. Soulie died at Woodlands where she was taken for medical advice as Melrose was beyond the lines and the Doctor could not pass without taking the oath which he would not consent to.²⁰⁷

In October 1864, John T. McMurren was shot in the head and injured when a “Negro picket” fired at him at the gates of Melrose, where Union pickets were stationed. McMurren survived but a description of his injuries indicates that he might have lost an eye.²⁰⁸ At the end of the Civil War, the McMurrans' son-in-law, Farar Conner, returned to Natchez after having been wounded and imprisoned for thirteen months.²⁰⁹ Two days after Farar Conner returned home, his son, John McMurren Conner, died.²¹⁰ After serving four years in the Confederate army, Farar Conner returned to Natchez after having lost his wife, daughter, and youngest son during the war years. Farrar did not remarry until 1889; his only child, Fazez (Farar) Conner, was living with Mary Louisa McMurren at Woodlands at the time of her death in 1891.

²⁰⁵ Mary Louisa McMurren to Mr. and Mrs. John T. McMurren Jr., April 7, 1864, Addison Papers, transcript, NATC History Files.

²⁰⁶ Rosenblum, 96.

²⁰⁷ Alice Austen McMurren, diary, May 20, 1864, Moseley Papers, transcript, NATC History Files.

²⁰⁸ Mary Louisa McMurren to John T. McMurren Jr., January 1, 1865, Addison Papers, transcript, NATC History Files.

²⁰⁹ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 1:580-581.

²¹⁰ Alice Austen McMurren, diary, HNF, 24.

4.1.6 The Sale of Melrose

In late 1865, Alice McMurren recorded in her diary that Melrose was to be given up.²¹¹ On December 8, 1865, John McMurren sold his law office to Natchez attorney, George Malin Davis, and Melrose to Davis's wife, Elizabeth.²¹² Antonia Quitman Lovell wrote, "I know of no sadder lesson of the fallibility of human plans and hopes than is taught in the history of that place [Melrose] and its inmates."²¹³ After the sale of Melrose, John and Mary Louisa McMurren moved to Woodlands with her mother, Eliza Turner.²¹⁴

Local tradition has long alluded to possible foreclosure by George Malin Davis as the reason for the sale of Melrose. However, no mortgage held by Davis on Melrose has been located. In addition, the Deed of Sale records the purchase price of Melrose as \$38,000.²¹⁵ Nevertheless, an 1857 letter documents a \$12,000 loan at 10% from Davis to McMurren with interest payments only for the first three years and the principal to be paid off the following three years.²¹⁶ Such debt arrangements were common among members of the Natchez planting elite. However, some of those principal payments would have come due during the Civil War, when the courts were suspended.²¹⁷

The McMurrens were probably motivated to sell Melrose for several reasons other than debt to George Malin Davis. The McMurren's son John had moved North with his family, and their daughter and all but one of her children had died before the end of the Civil War. The McMurren household in 1865 consisted of only John and Mary Louisa McMurren and their daughter's surviving son Fazee (Farar) Conner. Their son-in-law, Farar Conner, returned from service in the Confederate army and spent five years as a planter in Texas, before continuing to manage Killarney Plantation, which John McMurren had given to him and his wife in the 1850s.²¹⁸ Prospects for a growing family living at Melrose had diminished; the McMurrens were growing older and may have wished for a simpler life. Mary Louisa McMurren's mother was living alone at neighboring Woodlands, and the McMurrens were probably largely responsible for

²¹¹ Ibid., 28.

²¹² Deed Book NN:617-618.

²¹³ Antonia Quitman Lovell to Alice Austen McMurren, February 10, 1866, Addison Papers, transcript, NATC History Files.

²¹⁴ Emma Hewett to Mrs. E. Turner, April 27, 1866, Turner Papers, Series S-120, #1403, Folder 12, LLMVC/LSU, transcript, NATC History Files.

²¹⁵ Deed Book NN:618.

²¹⁶ John McMurren to John Quitman, January 31, 1857, Quitman Papers, Z66, Box 5, Folder B, MDAH, transcript, NATC History Files.

²¹⁷ The records of the Adams County Circuit Court indicate suspension of court during the Civil War years. Large numbers of debt cases were filed at the end of the Civil War when the court resumed operation.

²¹⁸ *Biographical and Historical Memoirs of Mississippi*, 1:581; Mary Louisa McMurren to Alice Austen McMurren, February 28, 1847, Addison Papers, transcript, NATC History Files; and Lemuel P. Conner Jr. to Mrs. Lemuel P. Conner Jr., [March 1891?], Conner Papers, Series 1, Folder 10:112, LLMVC/LSU, transcript, NATC History Files.

maintaining Woodlands and caring for Eliza Turner. After the sale of Melrose, the McMurrans moved to Woodlands, which became their final home.

John and Mary Louisa McMurren may have also sold Melrose because they were planning to move to the North. In a letter dated May 30, 1864, John McMurren Jr. noted, while looking over lists of steamboat arrivals from New Orleans, that he saw the names of "Sam Davis & family & Marshall (L. R.) & family. I suppose," wrote John McMurren Jr., "they have left now for good, and it seems to me as tho everyone who was able to leave would do so."²¹⁹ Alice McMurren noted in her diary in September 1865 that "Ma [Mary Louisa] McMurren writes Melrose will be given up the 1st of January, 1866. Where they will go this winter I know not. Probably not come North until the spring then doubtless as a permanent home."²²⁰ In a letter to his son in 1866, John McMurren mentioned the possibility of "leaving this country [Natchez]."²²¹ Several of the Natchez nabobs did eventually leave the South for good. Among these were three of the richest nabobs, Frank Surget, Levin R. Marshall, and Stephen Duncan.²²² Even Confederate General Charles Dahlgren, who resided at Dunleith (formerly Routhland), eventually moved to the North.

On December 30, 1866, John T. McMurren died in New Orleans as a result of injuries incurred while jumping from a burning steamboat, *The Fashion*.²²³ Mary Louisa McMurren continued to live at Woodlands.²²⁴ With her at Woodlands were her mother and grandson, "Fazee" Conner. Farar Conner, father of "Fazee," lived principally on Killarney Plantation, which had earlier been given to him and his wife by his father-in-law, who had acquired the plantation in 1855 "altogether on a credit."²²⁵ Farar Conner remarried in 1889, at which time he began to live part of the time at Somerset, the suburban estate of his wife's family, the Chotards.²²⁶

Mary Louisa McMurren died in May 1891 at Woodlands, where she had continued to live with her grandson Fazee.²²⁷ About the time of his mother's death, John McMurren Jr.

²¹⁹ John McMurren Jr. to Alice Austen McMurren, May 30, 1864, Addison Papers, transcript, NATC History Files.

²²⁰ Alice Austen McMurren, diary, September 9, 1865, Mosely Papers, NATC.

²²¹ J. T. McMurren to J. T. McMurren Jr., April 30, 1866, Addison Papers, transcript, NATC History Files.

²²² Rothstein, 97-107.

²²³ Alice Austen McMurren, diary, 31-33; Fanny Conner to Alice Austen McMurren, January 6, 1867, Addison Papers, transcript, NATC History Files; and Alice Austen McMurren, diary, January 1, 1867, Mosely Papers, Private Collection [hereafter referred to as Mosely Papers], transcript, NATC History Files.

²²⁴ Mary Louisa McMurren to Frances E. Conner, March 7, 1869, Conner Papers, Series 1, Folder 3:49, LLMVC/LSU, transcript, NATC History Files.

²²⁵ John T. McMurren to John Quitman, February 28, 1856, Quitman Papers, Subseries 1.1, Folder 87, SHC/UNC, transcript, NATC, History Files; Mary Louisa McMurren to Alice Austen McMurren, February 28, 1857, Addison Papers, transcript, NATC, History Files.

²²⁶ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 1:581.

²²⁷ Mary Louisa McMurren, tombstone, plat 2, Natchez City Cemetery; Mary Louisa McMurren to Mary Dodds, October 3, 1890, Addison Papers, transcript, NATC History Files.

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²²⁷ Mary Louisa McMurren, tombstone, plat 2, Natchez City Cemetery; Mary Louisa McMurren to Mary Dodds, October 3, 1890, Addison Papers, transcript, NATC History Files.

was recorded as a resident of New York City.²²⁸ The last known references to John McMurren Jr. and his nephew, Fazez Conner, appear in Conner family correspondence dating to 1892 and 1893, at which time both were in Natchez and staying at Woodlands. Family correspondence indicates that Mary Louisa McMurren's estate was heavily in debt and that McMurren came to Natchez at the death of his mother and remained over eighteen months.²²⁹

John and Mary McMurren of Melrose are survived only by the descendants of their son John Jr. through his daughter Carrie, who married Frank Loring Dodds. Carrie's sister Alice taught school and never married. None of the McMurren descendants live in the Natchez area today. Woodlands burned on March 19, 1925, and its property was later subdivided into building lots.²³⁰ Sedge Hill/Roselawn, the former home of Fanny and Lemuel Conner, may also have burned, since only two antebellum outbuildings survive. Before the Conner family sold the house to the Kaiser family around 1900, they had already built a new house on the site of the earlier one. The Sedge Hill/Roselawn property was also subdivided into building lots. Melrose, Monmouth, and Linden survive today. Monmouth remained the home of Quitman family members until 1921; Linden is still owned by members of the Conner family.²³¹

4.2 Chronology of Development and Use

4.2.1 Use and Alterations to Melrose During the McMurren Period

Documentary research and a 1995 Paint Analysis of Melrose indicate that the McMurren family made few changes to structures and buildings from the time that Melrose was completed until it was sold to the Davis family in early 1866. The lack of alterations during the McMurren period most likely relate to (1) the newness of the house that was custom-built for the McMurren family, (2) illness and death of family members after 1857, and (3) the hardships of the Civil War period.

An 1858-1876 business ledger of the paint and wallpaper business operated by Dixon and Houghton in Natchez contains only one entry under McMurren's name. An entry made in 1860 notes charges for painting a door per Thomas Seaton for "Murren [sic]."²³² The *Murren* was probably McMurren, since no Murrens are recorded as living in Natchez during the nineteenth century. Thomas Seaton was a Natchez carpenter.²³³ The charge in the Dixon ledger is most likely for painting a newly installed door rather than repainting

²²⁸ *Goodspeed's Biographical and Historical Memoirs of Mississippi*, 1:1230.

²²⁹ Lemuel P. Conner Jr. to F. E. Conner, July 24, 1892, Conner Papers, Series 1, Folder 10.115, LLMVC/LSU, transcript, NATC History Files and John T. McMurren to Lemuel P. Conner Jr., January 14, 1893, Conner Papers, Series 1, Folder 11:117, LLMVC/LSU, transcript, NATC History Files.

²³⁰ *The Natchez Democrat*, March 20, 1925.

²³¹ Monmouth Site File, chain of title, HNF.

²³² Dixon and Houghton Day Book, 1858-1876, March 5, 1860, microfilm, MDAH.

²³³ Charles Whitmore, plantation diary, SHC/UNC, research notes, Montpelier Site File, HNF.

an existing door, since the work was ordered by a carpenter. Paint analysis confirms that this is the door between Middle Bedroom 209 and West Front Bedroom 210.

In 1857 Mary Louisa McMurrin wrote her son about having had a bell installed in "Alie's [Alice Austen McMurrin] room." The installation of a later bell indicates that John and Alice McMurrin's bedroom was the southwest corner bedroom, where the servant bell is operated by a bell pull rather than an original bell crank. The McMurrins also enlarged one of what were two matching slave houses, each originally having two rooms. The easternmost servant house was enlarged by the addition of one room at its southernmost gable end. Examination of the original exposed gable end of the house, which is visible in the attic and protected by the later room addition, reveals that the addition was made not long after the building was constructed, since the siding is unpainted and not weathered. Other changes to Melrose and its outbuildings during the McMurrin family period seem to have been limited to painting, glazing, and papering, which are documented in the 1995 Melrose Paint Analysis. Davis heirs have a piece of the original drawing-room wallpaper installed by the McMurrins.²³⁴

The landscape of the Melrose property also evolved during the McMurrin family ownership. Describing the Melrose property as a waste cotton field at the time of purchase, Benjamin L. C. Wailes noted in his diary that the McMurrins transplanted forest trees.²³⁵ These trees must have been relatively large when they were transplanted, because T. K. Wharton described the pediment of the house as "flanked by grand forest trees stretching away on either side."²³⁶ Family correspondence and the Wailes diary document landscape improvements during the McMurrin period, which are discussed in detail in the Cultural Landscape Report.

4.2.2 Use and Alterations to Melrose During the Davis/Kelly Period

Unlike John McMurrin and most of the Natchez planters, George Malin Davis was one of the members of the Natchez planting aristocracy who seems to have survived the Civil War in good financial shape. While many planters were mortgaging and selling property, George Malin Davis was acquiring it. His purchases included Melrose, Concord, and Choctaw. Like McMurrin, he was born in Pennsylvania and practiced law in Natchez. Davis, when just a boy, came to Natchez with his mother and brothers. According to his great-granddaughter, Davis's education at Oakland College in Claiborne County is documented in 1836 letters he wrote to his family in Natchez. The Davis/Kelly family archives also includes letters of recommendation for George Malin Davis from Judge Edward Turner, father of Mary Louisa McMurrin.²³⁷

²³⁴ Marian Kelly Ferry, interview by Ronald W. Miller, at Melrose, May 4, 1976, Melrose Site File, HNF.

²³⁵ Benjamin L. C. Wailes, diary, October 19, 1859, typescript copy by Nellie Wailes, Armstrong Library, Natchez

²³⁶ Wharton, August 23, 1859.

²³⁷ Marian Kelly Ferry, 1976 interview. All information citing the Davis/Kelly family archives is based on Marian Kelly Ferry's accounts of the contents of the family archives.

George Malin Davis married Elizabeth Shunk on October 19, 1842, which was noted in the diary of free African-American barber William Johnson, who described Elizabeth Shunk simply as the daughter of "Old Mrs. Dayton."²³⁸ Mrs. Dayton's daughter brought to the marriage several Louisiana plantations, which helped Davis launch his career as a cotton planter. Some of these plantations still remain in the family.²³⁹ In 1855, the Davis family purchased Choctaw (20-H), one of Natchez's grandest townhouses.²⁴⁰

In 1860, B. L. C. Wailes described George Malin Davis as a "fire-eater" and secessionist.²⁴¹ He chaired the December 1860 county meeting where delegates were chosen for the State Secession Convention in Jackson. Despite his leadership, the secessionists were defeated by the unionists, and Natchez sent pro-Union delegates to the State Secession Convention. Davis's active support of the Confederate cause is documented in letters from him to Confederate General Charles Dahlgren.²⁴² During the Union occupation of Natchez, Choctaw (Neibert-Fisk House), home of George Malin Davis, was appropriated by General Brayman for his Natchez headquarters.²⁴³ An inventory of the contents of Choctaw made by the Union army provides information that helps to evaluate the current furnishings at Melrose as being original to Melrose or Choctaw.²⁴⁴

Very little information is available about the changes that occurred at Melrose during the Davis period before 1901. Family tradition maintains that the Davis family lived at both Melrose and Choctaw.²⁴⁵ According to Marian Kelly Ferry, Davis/Kelly family papers record the additions of plantings at Melrose in a letter written in 1867 from Elizabeth Davis to her daughter, Julia, the only child of the Davises to survive childhood. Julia Davis attended boarding school in New York in 1867. Her letters document that she attended dinners at the home of the family of Samuel Meeks.²⁴⁶ White Wings, the home of Charles Meeks, was across the street from Choctaw, her parents' townhouse in Natchez. Meeks was a Natchez merchant who was originally from New York.²⁴⁷ Through the Meeks family in New York or Natchez, Julia Davis met Stephen Kelly, the nephew of Charles Meeks and son of Richard Kelly, Founder and President of the Fifth

²³⁸ Neibert-Fisk House (Choctaw) Site File, National Register Nomination, HNF; Melrose Site File, National Register nomination, HNF; and William Ransom Hogan and Edwin Adams Davis, eds., *William Johnson's Natchez* (Baton Rouge: Louisiana State University Press, 1951), 410.

²³⁹ Marian Kelly Ferry, 1976 interview.

²⁴⁰ Neibert-Fisk House (Choctaw) Site File, Chain of Title, HNF.

²⁴¹ Wailes, diary, December 4, 1860.

²⁴² George Malin Davis to Charles G. Dahlgren, autumn 1861, Dahlgren Papers, Chicago Historical Society, Chicago, Illinois, photocopy, HNF.

²⁴³ Melanie Mayer Frank, "John Mayer and his Wife, Jeanette Reis," *Aunt Sister's Book* (New York, New York: n. p., 1929), photocopy, HNF, 11

²⁴⁴ Inventory of home of George Malin Davis, 1865, National Archives, photocopy, HNF.

²⁴⁵ Marian Kelly Ferry, 1976 interview.

²⁴⁶ Ibid.

²⁴⁷ White Wings Site File, Chain of Title, HNF and *The Natchez Daily Democrat*, July 26, 1902.

National Bank in New York City.²⁴⁸ In the 1900s, the bank merged with Manufacturer's Trust, which became Manufacturer's Hanover. Stephen Kelly was educated to be a medical doctor but never practiced. He followed his father as President of the Fifth National Bank in New York City.²⁴⁹

Stephen and Julia Kelly were married in New York City in 1873 and came to Natchez after their wedding. They presumably resided at Melrose, which may have been bought as a future residence for Julia Davis by her parents. Family tradition maintains that the Kellys divided their time between Natchez and New York. Their son, George Malin Davis Kelly, was born in New York in 1876, but baptized in Natchez that same year by Episcopal Bishop William Green, whose portrait once hung in Melrose.²⁵⁰ In 1877, Elizabeth Shunk Davis died of cancer.²⁵¹ According to family tradition, George Malin Davis moved to Melrose after the death of his wife and located his office in the Melrose Dairy building.²⁵²

Stephen and Julia Davis Kelly may have lived primarily in Natchez from shortly after the birth of their son until 1883. According to his daughter, George Malin Davis Kelly had childhood memories of Natchez that included both Melrose and Choctaw. In addition, his daughter stated that the Playhouse (21-H) with scalloped vergeboards, that remains on the Melrose grounds, was built for G. M. D. Kelly when he was a child.²⁵³ Historic photographs support the family information that the Playhouse was built for G. M. D. Kelly, since it is documented in historic photographs as being built before the birth of Marian Kelly. In 1883, Julia Davis Kelly contracted tuberculosis from a servant and died in Natchez. Later that same year, her father, George Malin Davis, also died; the cause of death was recorded as morphine overdose.²⁵⁴ Inventories of Melrose and Choctaw, made at the deaths of Davis and his daughter, indicate that Davis was residing at Choctaw, which is listed as his "residence," while Melrose is mentioned specifically by name.²⁵⁵

At the age of seven, George Malin Davis Kelly inherited a vast estate amassed by his grandparents, an estate that included the majority interests in the suburban villas of Melrose and Concord (22-H), the mansion townhouses Choctaw and Cherokee (23-H), and several plantations in Louisiana. His father, Stephen Kelly, inherited the remaining interests in the properties and eventually passed them to his son. Despite extensive

²⁴⁸ Marian Kelly Ferry, 1976 interview.

²⁴⁹ Ibid.

²⁵⁰ Ibid; Norman and Gandy Collection, photograph by Earl Norman of the Melrose drawing room with portrait of William Green hanging on the wall, Dr. Thomas H. Gandy.

²⁵¹ City of Natchez Sexton's Records, September 14, 1877, Armstrong Library..

²⁵² Marian Kelly Ferry, 1976 interview.

²⁵³ Ibid.

²⁵⁴ City of Natchez Sexton's Records, October 11, 1883, Armstrong Library.

²⁵⁵ Neibert-Fisk (Choctaw) House Site File and Melrose Site File, 1883 inventory of Melrose and 1883 inventory of Choctaw, photocopies, HNF.

property holdings, Stephen Kelly returned to New York, where his mother helped him rear his son.²⁵⁶

Stephen and George Malin Davis Kelly made at least two trips, documented in family archives and historic photographs, to Natchez after their move to New York City. One trip occurred when George Malin Davis Kelly was twelve; the other, the summer that he was seventeen. The earliest photograph of the exterior facade of Melrose (24-H) probably dates to the visit made in the late 1880s, when he was twelve. Another photograph taken at the same time shows a young George Malin Davis Kelly wearing a black velvet riding suit and sitting on a pony in front of Melrose. His father, Stephen Kelly, and tutor were also photographed in front of the house.

Historic photographs and the 1995 Paint Analysis document the original painting scheme of the stuccoed portions of Melrose, which were marbled with scored blocks tinted varying shades of sandstone with veining on the stucco and columns. Paint analysis documents this decorative treatment to the McMurren period. The 1995 Paint Analysis documents numerous changes in interior and exterior finishes at Melrose, and some of these changes in finishes occurred during ownership by the McMurren and Davis family.

Caring for Melrose during the absence of Stephen and George Malin Davis Kelly were a local agent and former Davis house slaves, Alice Sims (25-H) and Jane Johnson (26-H). At the time that the Kellys arrived, Alice Sims lived in the rooms above the Dairy, and Jane Johnson lived in the three-room frame slave house.²⁵⁷ Jane Johnson lived to be 103 years old and died in 1946; Alice Sims lived to be ninety-six.²⁵⁸ Both women were photographed in the early 1900s at Melrose.

In 1900, George Malin Davis Kelly married Ethel Moore. Their families lived near each other in New York City and they had known each other since childhood. Not long after they were married, they took a trip to Florida, where they were joined by Ethel Kelly's mother. G. M. D. Kelly proposed that the three of them go take a look at property he owned in Natchez, Mississippi. Stephen Kelly had deeded the remaining interests in the Davis estate to his son by this time. Neither G. M. D. Kelly's wife or mother-in-law was previously aware of his owning any great houses in Natchez.²⁵⁹

George and Ethel Kelly and her mother traveled by train to Natchez, where they were met by a family agent, who had a surrey waiting for them. It was late in the day when they arrived in Natchez, and, by the time they reached Melrose, it was dark. The house, first glimpsed by moonlight, made a great impression on both Ethel Kelly and her mother.

²⁵⁶ Marian Kelly Ferry, 1976 interview.

²⁵⁷ Ibid.

²⁵⁸ Ibid.

²⁵⁹ Ibid.

The house was prepared for their visit by Alice Sims and Jane Johnson, the former family slaves who had cared for the house during the years of the family's absence.²⁶⁰

When Mr. and Mrs. Kelly arrived at Melrose in 1901, the house furnishings were as they had been in 1883 (27-H), when Stephen Kelly moved to New York. The silver was stored in a large chest placed behind a sofa to the north side of the back door of the rear hall, or saloon. This particular sofa is the restrained Empire-style sofa that is inscribed "Jno McMurrin" in pencil on the back frame beneath the upholstery. The Kellys decided on that first trip to undertake a rehabilitation of Melrose.²⁶¹

Photographs taken during the first decade of the twentieth century show a Melrose (28-H) that had suffered from neglect. The Kitchen (29-H) and Dairy buildings appear in the photographs to be the most deteriorated. The parapet end walls that were an original feature of the Dairy and Kitchen buildings show particular deterioration.

When George and Ethel Kelly decided to rehabilitate Melrose in 1901, they did something that was almost unheard of at the time. They made a conscious decision to restore the house, in the context of the time, and to retain the original furnishings, which were then only about sixty years old and decidedly out of fashion.²⁶² They retained and repaired all the outbuildings, and attempted to restore the gardens with guidance from Jane Johnson.

For the most part, the changes that were made to Melrose by the Kellys were relatively minor. This is remarkable, considering the degree of major structural alterations experienced at other houses of the same period in Natches, and the the wealth and youth of the Kellys. Only nine other great suburban villas, townhouses, and nearby plantation houses (Airlie, Arlington, The Burn, Edgewood, Greenleaves, Lansdowne, Mount Repose, Richmond, and Rosalie) retained any significant collections of original decorative arts by the 1930s, when numerous interior photographs of Natchez houses were made and published.²⁶³ The original interior furnishings of Edgewood survived until about 1950, when new owners replaced them with Queen Anne and Chippendale antiques that were then more favored by collectors. Financial considerations rather than taste or a sense of history preserved the interiors of the other nine houses. For instance, the wealthy Carpenter family, who owned Dunleith (1856) for almost a century, redecorated the house with every changing generation. Photographs from the 1880s document an interior furnished in fashionable Renaissance Revival and Eastlake, which

²⁶⁰ Ibid.

²⁶¹ Ibid.

²⁶² Ronald W. Miller, interview by Mary W. Miller, October 12, 1995.

²⁶³ Ronald W. Miller and Mary W. Miller, "Surviving Treasures of the Decorative Arts of Natchez," 1982, slide lecture script, HNF; Historic American Building Survey [hereafter cited as HABS], photographs dating to the 1930s, photocopies and slides, HNF; Norman and Gandy Collection photographs dating from the 1880s to ca. 1950; Dr. Thomas H. Gandy; Mabel Lane and Knabb-Lane photographs dating to the 1940s and 50s, Mabel Lane Collection, HNF.

had been replaced by 1936, when a French Provincial interior was photographed by the Historic American Building Survey.²⁶⁴ By the 1950s, Dunleith was furnished in eighteenth-century English antiques. Melrose and Rosalie are the only Natchez houses to retain their working kitchens in a detached dependency building. Rosalie has not been a family home since 1938.²⁶⁵

The main alteration to the exterior appearance of the Main House during the Kelly period was the over-painting of the original decorative painting scheme on the plaster of the facade and rear elevation. This treatment is documented by paint analysis and in photographs dating to the late nineteenth century. Presumably, the painted finishes were lost due to deterioration of the finishes as well as the exterior stucco itself. Had the Kellys wished to reproduce or repair the marbled treatment on the exterior stucco, they would have had trouble finding an ornamental painter. The availability of craftsmen who did ornamental graining and marbling disappeared when painted decorative treatments ceased to be fashionable in the late nineteenth century. During the Eastlake and Queen Anne periods, millwork was generally left unpainted and was varnished. The Kellys did, however, preserve the oak graining on doors, an original treatment that was not often preserved in other Natchez houses. Before the arrival of the Kellys in 1901, the cast-iron gallery railing, which was originally painted black, had already been painted white.

The Kellys gabled the flat, balustraded roof deck atop the clerestory so that it would shed water and re-roofed it in standing-seam metal. The deck was originally finished in tongue-and-groove decking.²⁶⁶ Early 1900s photographs of the rear elevation illustrate the roof of the clerestory before it was gabled. Close-up photographs of the back gallery (30-H and 31-H) document both sets of steps and indicate that neither set of steps were originally railed. Details like boot scrapers are also documented in historic photographs of the east elevation of the house. A photograph of Betty Callon taken in the 1950s during Pilgrimage documents that the central set of steps was railed by the Kelly family.²⁶⁷ The Kellys also enclosed a part of the upper portion of the portico with screening that could be removed during the winter months.²⁶⁸ They probably installed the screen doors and window screens with interior tracks on both the Main House and the brick dependency buildings.

On the interior, the Kellys replaced the original mantelpiece in the second-story, small northeastern corner room with a black marble mantelpiece original to Cherokee.²⁶⁹ An

²⁶⁴ The Dunleith Slide File includes copy slides of Norman Collection photographs dating to ca. 1880, HABS photographs dating to the 1930s, and MDAH photographs dating to the early 1970s. Additional photographs of the interior of Dunleith, dating to the late 1940s, 1950s, and 1960s, are owned by Alma Carpenter, The Elms, Natchez.

²⁶⁵ Rosalie Site File, National Register Nomination, HNF.

²⁶⁶ John Callon, telephone conversation with Mary W. Miller, October 12, 1995.

²⁶⁷ Betty Callon, telephone conversation with Mary W. Miller, October 22, 1995.

²⁶⁸ Ibid.

²⁶⁹ Marian Kelly Ferry, 1976 interview.

operable fire chamber and original mantelpiece in the room below and a hearth and flue for the second-story fire chamber indicate that the fireplace was original and operable. No documentation exists for the design of an original mantelpiece. Replacing a Greek Revival marble mantelpiece with a Greek Revival marble mantelpiece is unlikely, so the original mantelpiece may have been made of wood.

During the Kelly period, the warming kitchen was partitioned in the northwest corner to create a half-bath with sink and toilet.²⁷⁰ The two bathrooms on the second story also date to the Kelly period, although they were later remodeled by the Callon family. The footed tub in the bathroom at the northeastern corner of the second story dates to the Kelly period and was reused by the Callons. During the later years of her life, Ethel Kelly installed an electric-powered chair that ran on a track up the stairs to allow her to continue using a second-story bedroom.²⁷¹

The candle boards used above the doorways in the front and rear hallways were apparently installed by the Kellys, since they do not appear in the historic photograph of the rear hallway. The candle boards are now stored in a dependency building. The Kellys also installed electric lightbulbs to the punkah base in the dining room, and they hung, in the middle parlor, a classical chandelier from the Fanshaw mansion in New York.²⁷² They also installed wooden cornice moldings on the second story.

The 1995 Finishes Analysis and interviews with Kelly family members document changing interior finishes at Melrose during the Kelly period. The Kellys scrubbed and shellacked the walls in preparation for painting and overpainted the decorative finishes on the baseboards. The original wallpaper remained on the parlor walls when the Kellys arrived, and Ethel Kelly saved a sample of it when it was removed. The Kellys preserved the original painted canvas floorcloths of the front and rear hallways, which still survive today. The floorcloths received periodic coats of varnish to protect them, but the exposed wood floors were left unvarnished, even where not covered by carpeting. The service hallway leading from the dining room to the rear of the house featured unvarnished cypress, nearly white in color by 1976 from periodic scrubbing.²⁷³

According to Marian Kelly Ferry, the basement floors at Melrose were originally dirt. Concrete analysis indicates exceptions were probably the two rooms heated by fireplaces and the area at the base of the basement stairs, where the floors appear to have been originally paved in cement. Cement has previously been documented to the 1850s as a floor finish in Natchez, where it was installed at both Weymouth Hall and Saragossa on

²⁷⁰ Melrose Site File, Melrose Floor plan, photocopy, HNF.

²⁷¹ Ibid. and Melrose Site File, notes by Ronald W. and Mary W. Miller on personal recollections of Melrose from 1976 to 1990, HNF.

²⁷² Marian Kelly Ferry, 1976 interview

²⁷³ Marian Kelly Ferry, 1976 interview; Betty Callon, October 1995 interview.

the basement levels.²⁷⁴ Melrose may have been one of the earliest buildings in the Natchez area to feature a cement floor finish. The cement used to finish floors at Melrose appears to be the same natural cement used in the stucco on the Main House.²⁷⁵ Gervase Wheeler, in *Rural Homes: or Sketches of Houses suited to American Country Life*, published in 1854, extolled the virtues of cement or concrete floors, which he described as “economical and very durable, and has a great advantage to recommend it in the fact that the lime-dust never rises, and it is always clean and sweet.”²⁷⁶

Marian Kelly Ferry has stated that her father George Kelly paved the dirt basement floors with reused brick from the ruins of Concord, which burned in 1901. Physical examination of the floor in the basement indicates that floors were paved with reused brick, smoothed with cement. In the southeastern corner basement room, which is heated by a fireplace, the original cement floor shows evidence of partial replacement with Portland cement that extends the full length of the western partition wall and about three feet from the wall into the room. This replacement generates speculation that a trough or similar structure might have been an original feature of the room. Evidence of brick repair in the wall above the northern end of the patched floor is the result of the removal of the basement furnace.²⁷⁷

During the Kelly period, the basement was used for storing wood and other materials necessary for the maintenance of Melrose and provided a work room for George Malin Davis Kelly and his employees. The basement also housed the furnace used to heat the house during the Kelly period. The room beneath the library was called the Wood Room, and the room beneath the parlor was called the Boat Room.²⁷⁸

According to Marian Kelly Ferry, the Kellys used bricks from the ruins of Concord to build walks at the rear of the house to connect the dependency buildings. According to Marian Kelly, the only brick-paved walk led from the original paved area behind the Main House to the Kitchen building and from the Kitchen building to the Dairy.²⁷⁹ The brick paving behind the main house appears in photographs dating to the first decade of the twentieth century and is probably original. Although poorly repaired here and there with mortar, some small areas retain the original butt-jointed brick with no intermediate mortar. Mortar was not used in mid-nineteenth-century Natchez paving. Typical, however, of the twentieth century are the brick walks with mortar that were installed during the Kelly period.

²⁷⁴ Weymouth Hall Site File and Saragossa Site File, National Register Nomination, HNF and Mary W. Miller and Ronald W. Miller, *The Great Houses of Natchez* (Jackson and London: University Press of Mississippi, 1986), 118.

²⁷⁵ George Fore, telephone conversation with Kathleen Jenkins, January 12, 1996.

²⁷⁶ Wheeler, 235.

²⁷⁷ Betty Callon, telephone conversation with Mary W. Miller, March 1, 1996.

²⁷⁸ Marian Kelly Ferry, 1976 interview and Marian Kelly Ferry, interview by Mary W. Miller, at Melrose, 1990, HNF.

²⁷⁹ Marian Kelly Ferry, 1976 interview.

Changes to the Kitchen building during the Kelly period include the removal of the original parapet wall at the eastern gable end of the building. Historic photographs taken during the Kelly period document that the parapet wall was very deteriorated and had a poorly applied coat of cement along the top of the wall (29-H). The wood-shingle roof, which may have been original or a replacement for the original, was replaced with standing-seam metal. The original wood stripping for wood shingles probably remains beneath the standing-seam roof, and the wood shingles that existed in the first decade of the twentieth century may have been original. Records of Jefferson College document the average life of a wood shingle roof of aged cypress to have been fifty years. Although the technology for standing-seam metal roofs existed in the 1850s, no standing-seam roof has been documented on a Natchez residence before the late nineteenth century. The Kellys retained what appear to have been original cement floors in the Kitchen. No evidence of brick floors was uncovered beneath the cement during the Callon rehabilitation of the Kitchen, and the building has no joist pockets for a wooden floor on either the inside or the gallery. No kitchen with dirt floors is known to have existed in nineteenth-century Natchez.

Although the facades of the Kitchen and Dairy buildings now match, they originally had different bay configurations and different floor plans. During the McMurran, Davis, and Kelly periods, the Kitchen building (32-H) originally featured three doorways opening into three rooms on both the first and second stories. The centermost of the three doorways was transomed on both stories to provide additional light and ventilation to the center room. These openings are documented in historic photographs dating to the first decade of the twentieth century and to the 1970s. The Kelly family made the first alteration to the Kitchen building when they removed the partition wall between the westernmost two rooms. Fred Page, who has worked at Melrose since 1950, stated that the first story of the Kitchen building originally had three rooms, but that the wall between the westernmost two rooms was removed before he was hired by Ethel Kelly. These three rooms probably contained (west to east) a pantry, kitchen, and servants' dining room. Page recalled a supporting beam being visible at the point where the partition wall was removed before the Callon renovation of 1976-78.²⁸⁰ A photograph (33-H) taken during the Callon renovation of the original Kitchen building documents the batten door opening into the kitchen.

The removal of the partition wall on the first story of the Kitchen building may have been spurred by the Kelly's installation of the large cooking stove in front of the kitchen fireplace. This stove is stored in the Barn/Stable. The Kellys also bricked the fireplace opening and installed a flue for the stove in the chimney.²⁸¹ Although the Kellys removed a partition wall, photographs document that they retained all original doorways, even though two of the doorways were nearly adjacent and both opened into the enlarged

²⁸⁰ Fred Page, interview by Mary W. Miller, at Melrose, August 21, 1995.

²⁸¹ Ronald W. Miller, interview by Mary W. Miller, November 1, 1995.

room. The second story of the Kitchen building does not appear to have been altered during the Kelly period.

Changes to the Dairy building, like the Kitchen, included the removal of an original parapet wall on the eastern gable end. By 1908, the Kellys had also installed hinged garage doors in the western gable end of the building and converted the western room on the first story into a garage with grease pit.²⁸² The Kellys had one of Natchez's first automobiles, and their daughter now owns the diary that records an early automobile trip.

At some time during the Kelly period, the wood-shingle roof, which may have been original or a replacement for the original, was replaced with standing-seam metal. Portland cement was also applied to lower sections of the exterior brick walls to cover damage caused by rising damp. The easternmost first-story room, which features built-in stuccoed basins, in a double-tiered configuration for processing and storing milk, does not appear to have undergone any changes during the Kelly period, and it continued to function as a dairy well into the twentieth century. The small vents in the brick wall appear in the earliest photographs of the Dairy building. John Michael Vlach in *Back of the Big House: The Architecture of Plantation Slavery* described a similar dairy at Perry Hall Plantation in Talbot County, Maryland, where "water was carried in from a nearby well and poured into a trough that ran around the perimeter of the dairy floor. The crocks of milk placed in this trough were kept cool by changing the water two or three times a day."²⁸³

In a historic photograph of the Dairy building, a small stuccoed basin appears on the ground in front of the Dairy building. Its original function is unknown, but it could possibly have served as a water container for dogs and cats. Historic photographs and the surviving physical evidence also document that only the window on the first story of the building's facade was closed by louvered blinds.

The Melrose Dairy building relates to similar buildings and rooms, which functioned as dairies or milk rooms, throughout Adams County.²⁸⁴ Included among these are Mount Olive, Magnolia Hill, Oakland, the Cunningham House (Homochitto Street), Mount Repose, and Arlington. The troughs in the Melrose Dairy also relate to the laundry room in the basement of Dunleith, which is believed to have served as both laundry and dairy, according to the Carpenter family who owned the house for almost a century.²⁸⁵

However, the built-in basins in the basement of Dunleith feature an incorporated fire chamber and flue for heating water. Melrose's double-tiered built-in basins are the most sophisticated dairy basins in the Natchez area.

²⁸² J. W. Babbitt, 1908 Survey Map of Melrose, Jordan, Kaiser, and Sessions Engineers, Natchez, photocopy, HNF.

²⁸³ John Michael Vlach, *Back of the Big House: The Architecture of Plantation Slavery* (Chapel Hill: University of North Carolina Press, 1994), 78-80.

²⁸⁴ Ibid.

²⁸⁵ Alma K. Carpenter, interview by Mary W. Miller, August 20, 1995.

According to John Michael Vlach in *Back of the Big House*, "A dairy was thus an architectural symbol signaling the wealth of the planter class. The mere presence of a dairy among a planter's buildings immediately suggested the variety and richness of his table. The luxury of sweet cream, butter, and fresh milk was emphatically underscored at Folly Plantation in Augusta County, Virginia, where the dairy was not only built in brick masonry but had a decorative cupola on its roof and projecting gable porch supported by classical columns."²⁸⁶

Like the Kitchen building, the existing cement floors of the interior and exterior of the Dairy building were probably originally finished in cement and matched the cement floors in the heated rooms and stair passage of the basement of the Main House. No evidence of earlier brick paving was uncovered beneath the cement during the Callon rehabilitation of either the Dairy or the Kitchen building, and neither building has any evidence of ever having had joist pockets that would have indicated wood flooring. Much of the cement used in floors and galleries of the dependency buildings has probably been replaced or repaired due to heavy use. Replacement and recoating of the cement floors is documented in the Paint and Concrete Analysis section of this report.

The brick Privy building was altered during the Kelly period by the installation of a toilet, sink, and shower in one of the four compartments. The Kellys also replaced the original wood-shingle roofing with a standing-seam metal roof.

The Kellys altered the Smokehouse by the installation of a pump to provide water to the second story of the Main House. The Smokehouse also had its wood-shingle roof replaced by standing-seam metal. During the Kelly period, the brick walls of the Smokehouse were totally covered in foliage (34-H), which damaged the mortar of the brickwork. The absence of smoked interior walls and blackened wood indicates that the Smokehouse was probably used very little for smoking meat. The Melrose Smokehouse relates architecturally to a similar smokehouse at Cherry Grove Plantation. The form and detail of Melrose's Smokehouse, with its exposed ceiling construction for hanging meat, its unplastered interior wall surfaces, and its small window, shuttered on the inside for ventilation, indicate that the building was intended for Smokehouse use.

The two Cistern Houses appear to be relatively unaltered, but show evidence of numerous repairs. Construction details and door hinges indicate that the Cistern Houses were built in the mid-nineteenth century. The lack of circular saw marks on original structural timbers indicates a date before 1848, the year Andrew Brown installed a circular saw at his Natchez lumber mill. The Cistern Houses are roofed in stamped-metal shingles. Early twentieth-century photographs, showing wood-shingle roofs on all other dependency buildings, show metal shingles on the Cistern Houses. Since stamped-metal shingles were not in use until the late nineteenth century, cistern houses dating prior to 1880 would have originally featured wood-shingle roofs, usually topped with a simple finial.

²⁸⁶ Vlach, 79.

Photographs document that the Stable (35-H and 36-H) was altered during the Kelly period by the addition of shuttered window openings, relocation of door openings, and replacement of the wood-shingle roof with standing-seam metal. The building now rests on a concrete slab, which was installed during the Kelly period. The slab was probably installed by jacking the building in its existing location, which corresponds to the location of the building on the 1908 survey of the property. Jacking in place would have been the easiest way to install a cement floor in the dependency buildings, which probably originally had dirt floors. An overall assessment of the building materials indicates that the building was repaired over the years, but not rebuilt.

Historic photographs document that the Carriage House received a shed-roof side addition during the Kelly period. The original wood-shingle roof has been replaced by standing-seam metal. The building still retains some of the wooden nailing strips for attaching the wood shingles. Although the technology existed to install standing-seam metal roofs in the mid-nineteenth-century and they were used that early in some areas of the country, no Natchez building has ever been documented to have such a roof before the end of the nineteenth century. Numerous historic photographs dating between 1880 and 1900 that were taken from downtown church steeples and a water tower document the continued use of wood shingles and slate on the roof of almost every Natchez building.

The Kellys installed a poured-concrete floor, which was probably installed while the building was jacked. An overall assessment of the building materials indicates that the building was repaired over the years, but not rebuilt. The existing location of the Carriage House also corresponds to the 1908 Babbitt survey map. The Kellys installed a stair, containing wire nails, to provide access to the loft. Joist pockets with sawn-off, floor joist tips, where a section of the loft floor was removed, proves that the stair is a later addition. Historic photographs document glazed window sash in the windows in the upper portion of the secondary facade of the Carriage House.

The northernmost Slave Cabin (37-H) was probably altered during the Kelly period by the construction of a front gallery, shed-roof rear addition, and small shed-roof attachment on the southern gable end, later expanded to function as a carport. These additions may have occurred prior to the arrival of the Kellys in 1901, since they appear to be reflected on the 1908 survey map. This Slave Cabin functioned as a residence for the families of Ed Barland and Charlie Johnson, both of whom worked for the Kelly family.²⁸⁷ The northernmost Slave Cabin also received a standing-seam metal roof during the Kelly period. The southernmost Slave House (38-H and 39-H) retained wood-shingle roofing throughout the Kelly period, during which time it was the residence of former slave Jane Johnson. Various interior alterations, including a plastered ceiling where one never existed, coal grates, stoves, and flues, were made to accommodate the families who lived in the detached Slave Cabins. The basic integrity of both Slave Cabins is intact and includes the survival of all original mantelpieces.

²⁸⁷ Marian Kelly Ferry, 1976 interview.

The architectural integrity of the Slave Privy (40-H) is good, but much of its original cypress siding has been replaced and repaired. This small building was probably built after 1848, since its structural timbers are circular sawn. However, a mid-nineteenth-century construction date is supported by the construction details of the box seating. Like the grander brick privy, the frame privy is divided into two compartments, with the box seating in the easternmost compartment having the most integrity. The base of the box seating is finished with an original ogee molding that dates to the mid-nineteenth century, and the seats themselves are faced with wide cypress beaded boards that are typical of mid-nineteenth-century construction. Cut nails are also used in the construction of the boxes and on other original portions of the building, but do not represent definitive proof of a mid-nineteenth-century construction date, since cut nails were still widely used in Natchez until the 1890s. The original wood shingle roof, documented by the survival of wood nailing strips, has been replaced by a standing-seam metal roof. The Slave Privy appears to be on the same site as depicted on the 1908 survey of Melrose.

The 1908 Babbitt survey map of Melrose documents the existence of a second, smaller Barn/Storage House located south and east of the Main House and other dependency buildings. Physical examination of this building, which has undergone many changes, indicates that it was built during the McMurrin period. Some of the vertical boards on the sheltered elevation of the building appear to be original and do not have circular saw marks. During the Kelly period, this smaller Barn/Storage House was used by Jane Johnson for her personal livestock, which were kept apart from the livestock of the Kelly family.²⁸⁸

The Kelly family built additional dependency buildings at Melrose, which included a large frame building with a shed roof (41-H), a poultry shed (42-H), and a small shed. These buildings are documented in photographs dating to both the Kelly and Callon periods and were constructed with wire nails. Only the smallest tool shed remains.

Some major changes were made to the Melrose landscape during the Kelly period. A railroad right-of-way was cut through the property about 1908. In the early 1950s, the City of Natchez published a Master Plan that illustrated a proposed four-lane parkway cutting through the portion of the Melrose property that borders Auburn (Duncan Park). Anticipating the construction of the parkway, Ethel Kelly planted a landscape screen to block the view of the proposed road from Melrose. The city eventually constructed the Melrose-Montebello Parkway about 1974; the gates to Melrose were relocated to the new terminus of the driveway in its original configuration. Historic photographs and family members document that the Kellys added brick walks between the outbuildings, a lawn tennis court, and numerous shrubs and plantings. The iron posts for the lawn tennis court are still in place. They made some changes, such as replacing the dead and dying boxwood that had lined the original wide paths, and relocated a cast-iron gate from the steps at Cherokee to Melrose, where it served as the gate to the orchard.

²⁸⁸ Page, interview.

The Kelly family wired Melrose for electricity in the 1920s in conjunction with the filming of the first movie made in Natchez, *Heart of Maryland*, which was filmed at Melrose. The movie company paid two-thirds of the cost, and the Kellys paid one-third. Two African Americans, Louis Alexander and Ed Barland, the overseer at Melrose, performed the work.²⁸⁹

The Kelly family and Melrose played an important role in the development of Natchez's tourist economy. Mrs. Kelly was one of the founding members of the Natchez Garden Club, which was established in 1929 and sponsored the first Natchez Pilgrimage tour of houses in 1932. Ethel Kelly opened Melrose as part of the first Natchez Pilgrimage and all subsequent pilgrimages until the 1970s, when ill health forced her to close the house not long before her 1975 death. The Natchez Pilgrimage is the second-oldest organized tour of historic sites in the nation, predated only by the garden tours of Virginia, which were established in 1928. Ethel Kelly was also involved in the Natchez Garden Club's 1935 restoration of the House on Ellicott Hill, the first building to be restored by an organization in Mississippi. The Natchez Garden Club split in 1936, when the majority of the homeowners decided that the proceeds of the house tours should go to the homeowners, and not to the garden club. The homeowners formed a new garden club, the Pilgrimage Garden Club, which the homeowners controlled. Ethel Kelly disagreed with most of her fellow tour-house owners and remained a member of the Natchez Garden Club until her death.

George and Ethel Kelly became important residents of Natchez after they made the city their permanent home about 1910, following the birth of their daughter Marian. Their educational background and affluence enabled them to make substantial contributions to the civic life of the community. George Kelly led the town in singing the *Star-Spangled Banner* from the bandstand on the bluff on Armistice Day in 1919.²⁹⁰ He was instrumental in the development of the golf course at Duncan Park and drove the first golf ball at its dedication in 1920.²⁹¹ Kelly sang *America the Beautiful* at the first Natchez Trace Rally, held in Natchez in 1936. His musical ability led him to direct the choirs at both Trinity Episcopal Church and his own First Presbyterian Church. His love of music was ecumenical as he also served as the Cantor at Temple B'Nai Israel.

At Melrose, George Kelly focused his attention on the Main Houses and outbuildings. He created measured drawings of floor plans, sash weight systems, window framing, and plumbing plans. The drawings were made to guide the workmen and aid in maintenance of the property. He also stockpiled material to be used in future maintenance, including slate for the roof, hardware, cut nails, old brick, cypress flooring, and cypress boards that measured 2 1/2" by 25" by 16". The large cypress boards were saved for repair of the

²⁸⁹ Marian Kelly Ferry, 1976 interview.

²⁹⁰ Ibid.

²⁹¹ *The Natchez Democrat*, October 17, 1920.

massive built-in gutters of the Main House, and some of these boards were used in 1975 to make gutter repairs.²⁹²

Ethel Kelly focused her attention at Melrose on the furnishings in the house and the grounds. Working with former slaves, Jane Johnson and Alice Sims, she restored some features of the grounds, including the small formal garden, based on their knowledge and the surviving physical evidence.

Ethel Kelly retained the original furnishings in Melrose and added to them from Choctaw, with probably a bookcase from Concord as well. In the parlor, she hung an ornate crystal chandelier that had originally been in the Fanshaw mansion in New York. The Kellys also added some furnishings from their apartment in New York City, including a screen and campaign chair, and some family pieces from New York. These included a statue of a beggar boy on pedestal and the 1822 Audubon landscape of Natchez, which Stephen Kelly had earlier taken from Natchez to New York.

The original green and gold draperies of the drawing room were preserved, and Ethel Kelly brought original draperies from Choctaw and hung them first in her bedroom and later in the dining room. Ethel Kelly furnished the parlor with the original parlor suite from Choctaw, which is further documented in a post-Civil War photograph of the Choctaw interior. The historic photograph also documents the pink upholstery fabric, which she later reproduced to reupholster the furniture and curtain the windows. The window curtains made from this reproduction fabric now hang in the dining room at Magnolia Hall. The green and gold upholstery fabric of the drawing room was also reproduced. Only one sample of original carpeting was reproduced, and this carpeting is now installed as area rungs in the double parlors at Magnolia Hall. Marian Kelly Ferry still retains the correspondence between her mother and Brunschwig and Fils concerning the fabric reproductions.

George Kelly died in Natchez in 1947; Ethel Kelly survived him by almost thirty years and died in 1975 at the age of ninety-seven. Not long before George Kelly's death, the entire Kelly family, including daughter Marian, son-in-law Dexter Ferry, and three grandchildren, were photographed on the lawn in front of the house (43-H). Fred Page, whom Ethel Kelly hired in 1950, is an important link between the history of the Kelly family at Melrose and the public ownership of Melrose by the National Park Service. Page remained an employee at Melrose during the Callon period and today is a ranger with the National Park Service. As Ethel Kelly grew older, she increasingly relied on Page to manage Melrose. She became ill in 1973, and spent the rest of her life hospitalized with regular visits from Page. From 1973 until 1976, when the house sold, Fred Page alone was in residence at Melrose.

²⁹² Marian Kelly Ferry, 1976 interview.

4.2.3 Use and Alterations to Melrose During the Callon Period

When the Callon family acquired Melrose in 1976, they purchased a historic property whose Main House and dependency buildings had been maintained, but which had not been updated with modern plumbing, wiring, or central heating and cooling. The Kitchen also remained in the detached dependency building. The Callons approached their rehabilitation of Melrose into a family home with sensitivity, and they hired Fred Page with no disruption of his employment. His duties took a new direction when Melrose was opened to the public on a daily basis for the first time, and he became the primary tour guide.

The Callons hired architect William D. Morrison Jr. of Jackson but relied principally on contractor Dix Fowler of Natchez in their rehabilitation of Melrose.²⁹³ Working with Fowler on the restoration was Danny Smith, now an independent Natchez contractor. The Callons' rehabilitation is more a reflection of their taste and the work of Fowler than of the input of the architect, mechanical engineer, and landscape architect that were consulted. Support for this conclusion is found in a comparison of the landscape plan drawn by landscape architect Bill Garbo in Jackson with the landscape as it existed during the Callon period. The Callons took a much more restrained approach to the landscape than was recommended by their landscape architect. The interior designer for the Melrose rehabilitation was Linda Hootsell (now Reed), a local designer now living in California. The interior decoration reflects the tastes of the Callons, and Linda Hootsell in the context of what was considered appropriate for a mid-nineteenth-century house with twentieth-century residents.

Keeping with historic precedent, the Callons retained the Kitchen Dependency as their primary kitchen. They removed the half-bath that was partitioned from the warming kitchen and built a small auxiliary kitchen, with sink, stove, and refrigerator along the western wall of the warming kitchen. The pantry in the service hall became a first-story powder room. The Callons removed the candle boards above the doorways in the front and rear hallway, installed by the Kellys.

On the second story, the Callons renovated the two bathrooms previously installed by the Kellys. Although the house was used as a bed-and-breakfast toward the end of their ownership, guests shared the bathroom in the northeastern corner of the house. A closet was added in the bathroom in the northeastern corner of the second story. Betty Callon furnished the front hall (201) on the second story with the desk belonging to George Malin Davis and used the room as an office. The Callons furnished the northwestern bedroom (202) with the matching beds manufactured by Charles Lee and occupied it as the master bedroom. Although two of the bedrooms (208 and 209) were initially occupied by Callon daughters Anna and Carol, all bedrooms of the second-story, except for the master bedroom, eventually were used for bed-and-breakfast guests. The Callons

²⁹³ William D. Morrison Jr., Architectural Drawings for Melrose, Melrose Site File, blueprint, HNF.

generally rented only two of the bedrooms since the bathroom had to be shared. Their two sons usually stayed overnight in the dependency buildings.

During the Callon period all interior walls and woodwork received new finishes with paint and wallpaper. Painter's canvas was applied to some of the plaster ceilings to prevent paint from flaking from old plaster surfaces. The original oak-grained doors were sanded and re-grained by Landers Painting. The painted-canvas floorcloths on the first story were stripped of varnish and over-painted by Jim Cyphers of Port Gibson. All fireplaces and chimneys were repaired and made operable for wood. The coal insert with anthemion decoration (44-H) that was removed from the drawing room was probably original.

The basement and attic appear to have had few alterations during the Callon period. A plywood storage closet was built in the attic, and, in the basement, some doors were altered by the installation of glass panels. A plywood partition wall, with recycled batten door, was built in the corridor area beneath the rear gallery, which housed the laundry room during the Callon period.

The Callons repaired the exterior of the house where necessary, but made no substantial exterior alterations. For safety, they added the railings to the steps at the northern end of the rear gallery. The exterior masonry was cleaned with a very mild detergent and low pressure water. Although the southern elevation had a diagonal fissure due to a structural fault at the southeast corner of the house, the Callons chose not to risk repairing and re-pointing the masonry and stabilized the wall to prevent further deterioration.

The installation of mechanical systems made the greatest impact on Melrose during Callon ownership. Upon the recommendation of either the architect or mechanical engineer to contractor Dix Fowler, Styrofoam insulation was pumped into the wall cavities of the house.²⁹⁴ The Callons rewired and replumbed the house, installed a music system with discreet speakers in the ceilings, and centrally heated and cooled the house for the first time. The installation of the central heating and cooling was accomplished with little intrusion on the exterior or interior of the house.

The Callons made more changes to the Kitchen and Dairy buildings than to any other buildings. The Callons replaced the central transomed doorways of the first- and second-story facades of the Kitchen building with windows and gave the Kitchen and Dairy matching facades. The transomed doorway on the first story featured a board-and-batten door set beneath a transom infilled by plywood.²⁹⁵ The transomed doorway on the second story had a four-panel door set beneath a glazed transom. Currently, two transom lights are stored in the upper floor of the Carriage House. The Kellys had previously

²⁹⁴ Duncan Morgan, interview by Mary W. Miller, October 8, 1995.

²⁹⁵ Callon rehabilitation photograph of interior of kitchen, looking southeasterly, shows a board-and-batten door, photograph 33-H, NATCH.

altered the first-story three-room plan, and the Callons relocated the westernmost partition wall on the second story and converted the three-room plan into a two-room overnight guest suite with central bathroom. According to Fred Page, the second story of the Kitchen building was divided into three rooms with no connecting doors. The Callons replaced the existing kitchen on the first story with a more modern one, creating an opening between the kitchen and servants' dining room, and finished the floors with brick paving. The Kelly-era stove was stored in the Barn/Stable, and the fire chamber was restored.

The Dairy building was also altered during the Callon period with the upper story being remodeled as an overnight guest suite with bathroom. According to Fred Page, the second story of the Dairy building was divided into two rooms with no connecting door. The first story of the Dairy building was changed very little during the Callon period, with alterations limited to the movie-company installation of a wooden floor in the westernmost first-story room, previously used as George Kelly's garage.

The Callon family updated the bathroom in one of the compartments in the brick Privy, and may have removed the plaster from the interior wall surfaces. The Cistern Houses were repaired, but not altered. Foliage that damaged the brick walls of the Smokehouse was removed by the Callons, and the interior of the building was fitted for use as a laundry.

The Callons undertook extensive masonry work on most of the dependency buildings. The work was directed by a local mason, Duncan Morgan, who rebuilt some areas where Portland cement re-pointing had caused severe spalling. Morgan's father and grandfather had earlier worked as masons under the direction of George and Ethel Kelly.²⁹⁶

The Callon family made major repairs to the southern Slave Cabin, including the addition of central heating and cooling and the removal of the remaining wood-shingle roof. Major masonry restoration was also undertaken at the southern gable end. The northern Slave Cabin had been altered during the Kelly period with the construction of a front gallery and shed-roof rear addition. The Callons removed the shed-roof extension to the southern gable end and replaced it with a modern carport. They also installed new mechanical systems, and built a modern kitchen and bathroom in the shed-roof addition.

The Callons made no known changes to the Barn/Stable, the Carriage House, or the Slave Privy. The Callons repaired the smaller Barn/Storage House at the rear of the property, which was in the worst condition of all the outbuildings.

Substantial changes to the landscape were made during the Callon period. The Playhouse was relocated from its original site, north of the Kitchen building, to its present location, south of the Dairy building. The Playhouse was relocated to accommodate construction

²⁹⁶ Morgan.

of a graveled parking lot adjacent to the kitchen building. The Playhouse received new foundation piers and a new roof. The Callons removed the walkway that spanned the rear courtyard to link the Kitchen and Dairy buildings. The entrance driveway was altered to create a circular drive with the lower portion of the circle sited to provide a view of the house. The drive was also paved with exposed aggregate in front of the house to minimize damage to the interior floor surfaces from gravel. The stuccoed mounting step was relocated from a point at the foot of the entrance steps to the other side of the driveway. In the small formal garden, the Callons added a sundial. All fencing in the vicinity of the Carriage House, Barn/Stable, and Slave Cabins were removed, and a large graveled parking area for tourists was constructed. The original large pond near the Carriage House and Barn/Stable was enlarged, and a new dam was constructed. The Callons also built a gazebo in the center of the pond, made accessible by an elevated walk from the bank.

The Callons removed two buildings, documented in old photographs, that were constructed by the Kellys. One was a small frame shed and the other, a large building with a shed roof, both in the vicinity of the Carriage House and Barn/Stable. The Callons also added a greenhouse to the property near the smaller Barn/Storage House. The Melrose acreage decreased during the Callon period, when the portion of the acreage cut off by the railroad was sold to International Paper Company.

The National Park Service acquired Melrose in 1990. To date, Fred Page is a park ranger with no disruption of employment. He represents one of Melrose's most valuable resources in understanding the history of the property. Very little alteration has occurred since the National Park Service acquisition, as the studies and plans for restoration work have not been completed. Work undertaken by the National Park Service since 1990, besides routine maintenance, includes repair and re-pointing of the southern wall of the Main House, where a structural fissure was evident, and the installation of a new heating and cooling system. Minor changes have also been made to the landscape. The National Park Service relocated a ticket booth from another site to the parking lot near the Carriage House and Barn/Stable, and removed the gazebo and associated elevated walkway in the pond that was built by the Callon family.



1-H Aerial view of Natchez and Melrose. (Historic Natchez Foundation - HNF)



2-H Aerial view of Melrose. (HNF)



3-H Mary Louisa McMurrin. (NATC LSU.1; LLMVC, Edward Turner Papers, S-120, folder #19)



4-H John T. McMurrin. (NATC LSU.3; LLMVC, Edward Turner Papers, S-120, folder #19)

HUNNY (REVUE)



5-H [redacted] y Hedges. (NATC GANDY VII.A.2; Norman and Gandy [redacted] ographic Collection)



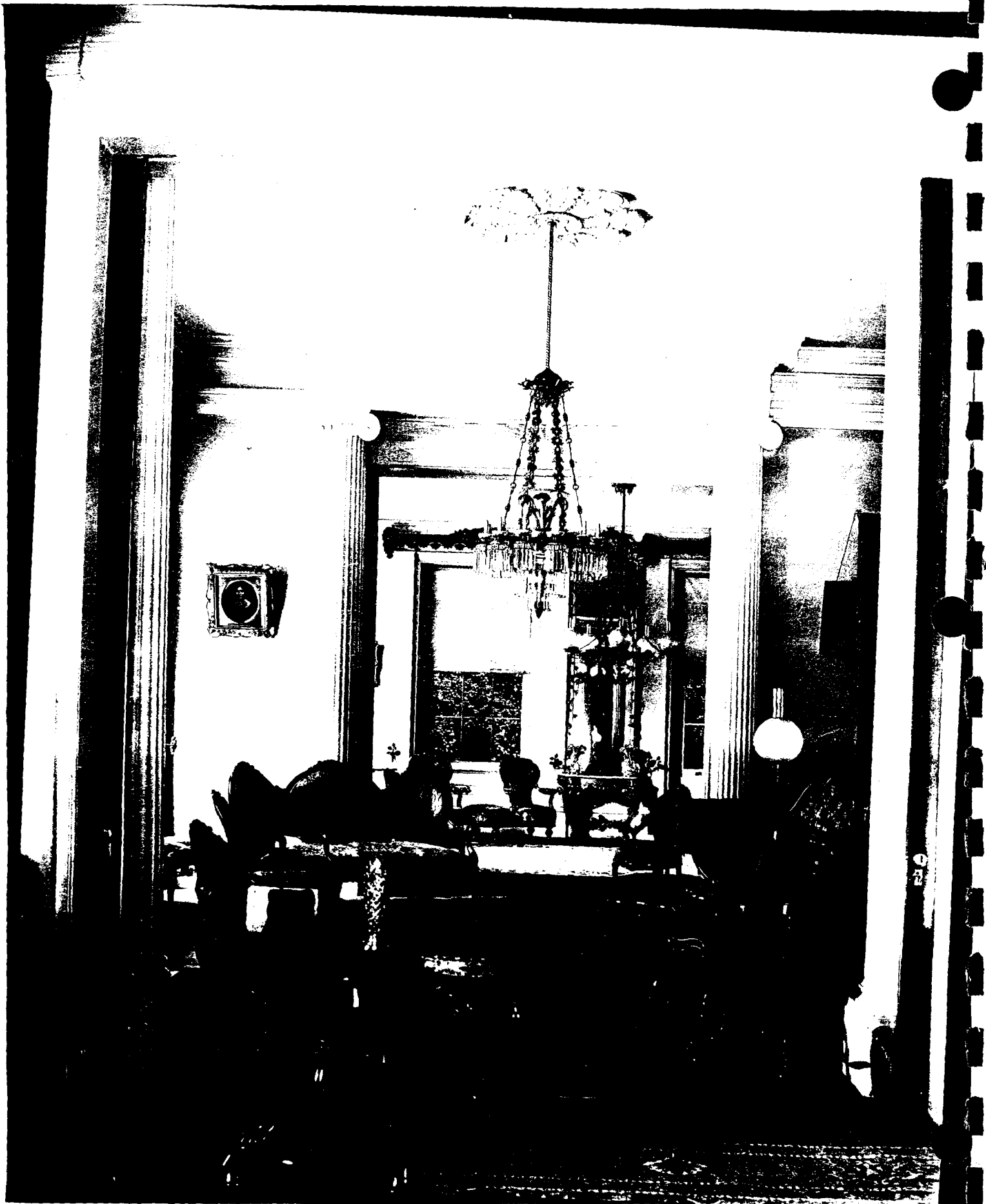
6-H Texada. (NATC GANDY VII.B.2; Norman and Gandy Photographic Collection)



7-H Monmouth. (HNF)



8-H Rosalie. (HNF)



9-H Parlor doorway. (NATC GANDY III.C.4; Norman and Gandy Photographic Collection)

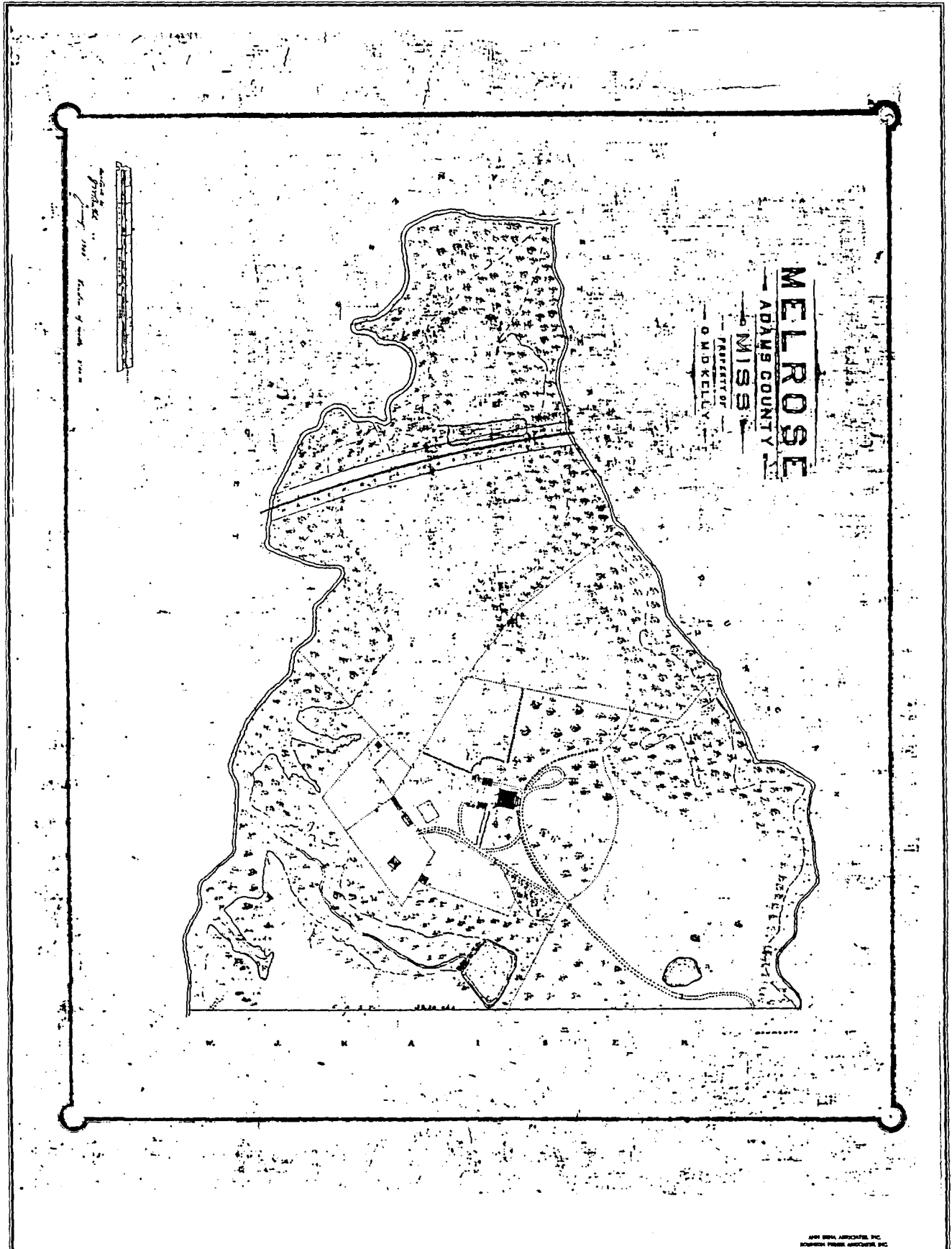


10-H Doorway from Saloon to Stair Hall. (NATC GANDY III.E.1; Norman and Gandy Photographic Collection)



11-H  nden. (HNF)





CULTURAL LANDSCAPE REPORT MELROSE
NATCHEZ NATIONAL HISTORICAL PARK
FORMED BY THE
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

MELROSE PERIOD PLAN

FIGURE 17

4001 8004 ASSOCIATES, INC.
ROBINSON FISHER ASSOCIATES, INC.

BABBIT SURVEY
CIRCA 1908
ENTIRE PROPERTY



13-H Original entrance gates before extension of Melrose Avenue, ca. 1970.
(Mabel Lane Collection, HNF)



14-H Emma and Adeline Kelly (step-sisters of G. M. D. Kelly) and dog, Hunter, at front cypress pond, ca. 1905.
(NATC MOSELEY S-15; Private Collection)

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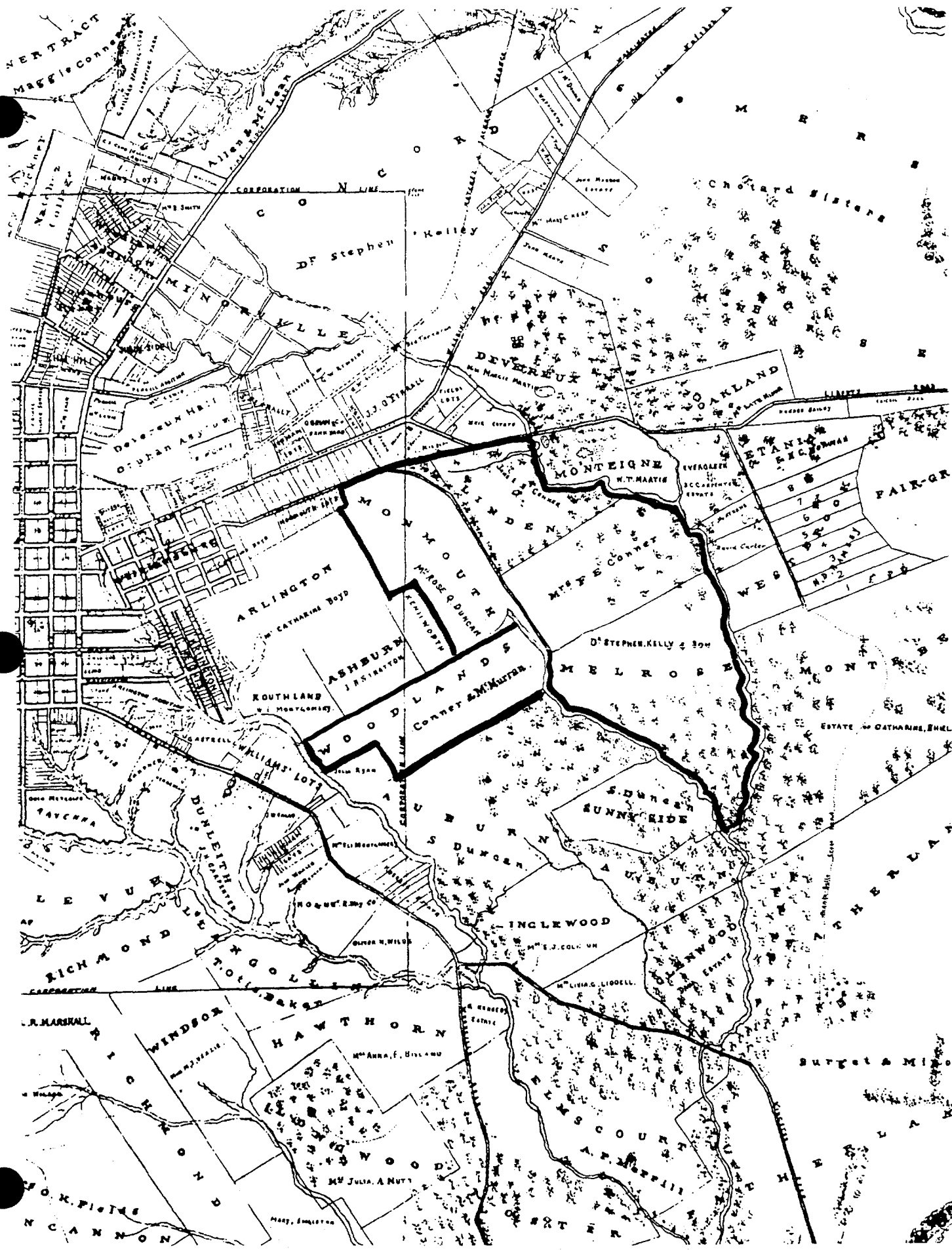
15-H Formal gardens, ca. 1970. (Mabel Lane Collection, HNF)



16-H Formal gardens, ca. 1970. (Mabel Lane Collection, HNF)



17-H Woodlands. (Norman and Gandy Photographic Collection)



19-H Enlarged 1891 Babbitt Map of the City of Natchez showing suburban villas.



20-H Octaw. (NATC GANDY VI.B.6; Norman and Gandy Photohich Collection)



21-H Emma and Adeline Kelly and unidentified African-American girl in playhouse at Melrose, ca. 1905.
(NATC MOSELEY S-27; Private Collection)



22-7 Concord, before 1900. (NATC GANDY VI.C.3; Norman and Gandy Photographic Collection)



23-H Cherokee. (Norman and Gandy Photographic Collection)



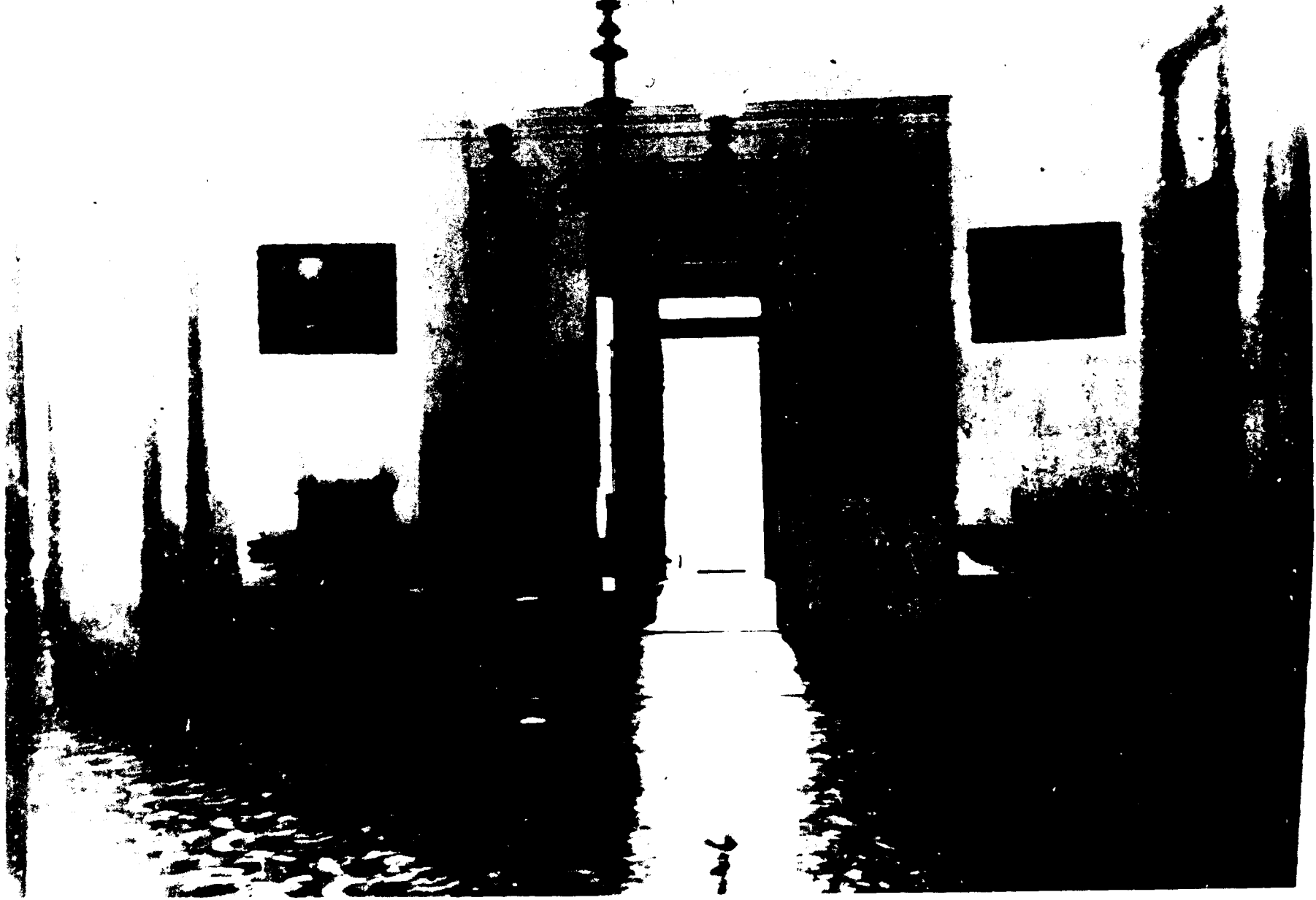
24-H Melrose, ca. 1890. (NATC MDAHHP.I.1 (B73-1); NATC MDAH.1 (PI/HH/82.70.1); Norman and Gandy Photographic Collection)



25-H Alice Sims in front of Kitchen. (NATC MOSELEY S-3; Private Collection)



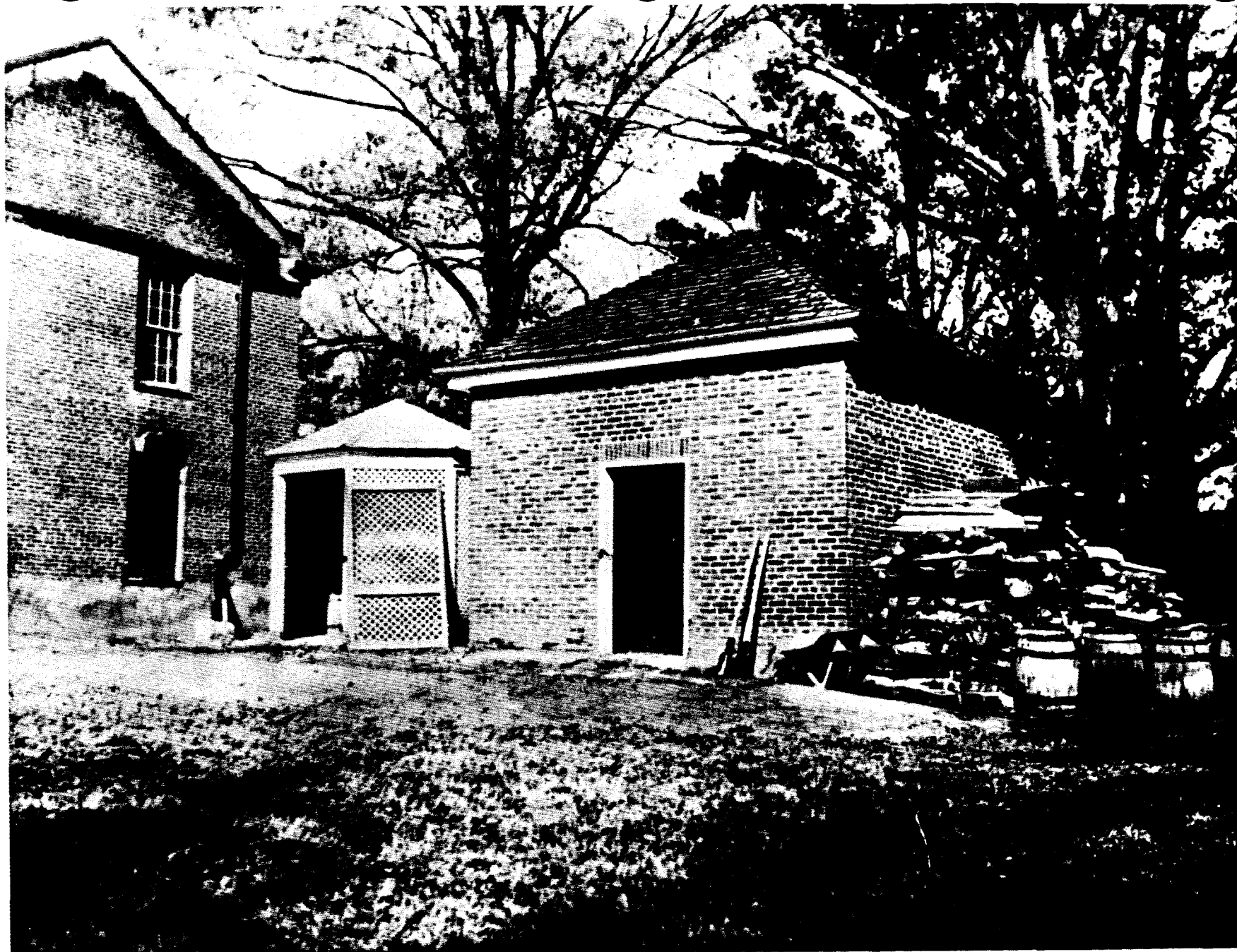
26-H Jane Johnson at Melrose. (NATC MOSELEY S-4; Private Collection)



27-H- Saloon interior, ca. 1901. (NATC MDAHHP.I.2 (B81-2); NATC MDAH.11 (PI/HH/82.70.4); Mississippi Department of Archives and History Special Collections)



28-H Panorama of east elevation of Melrose, ca. 1905. (NATC MDAH.3 (PI/HH/M46.7/no. 1/6); Mississippi Department of Archives and History Special Collections)



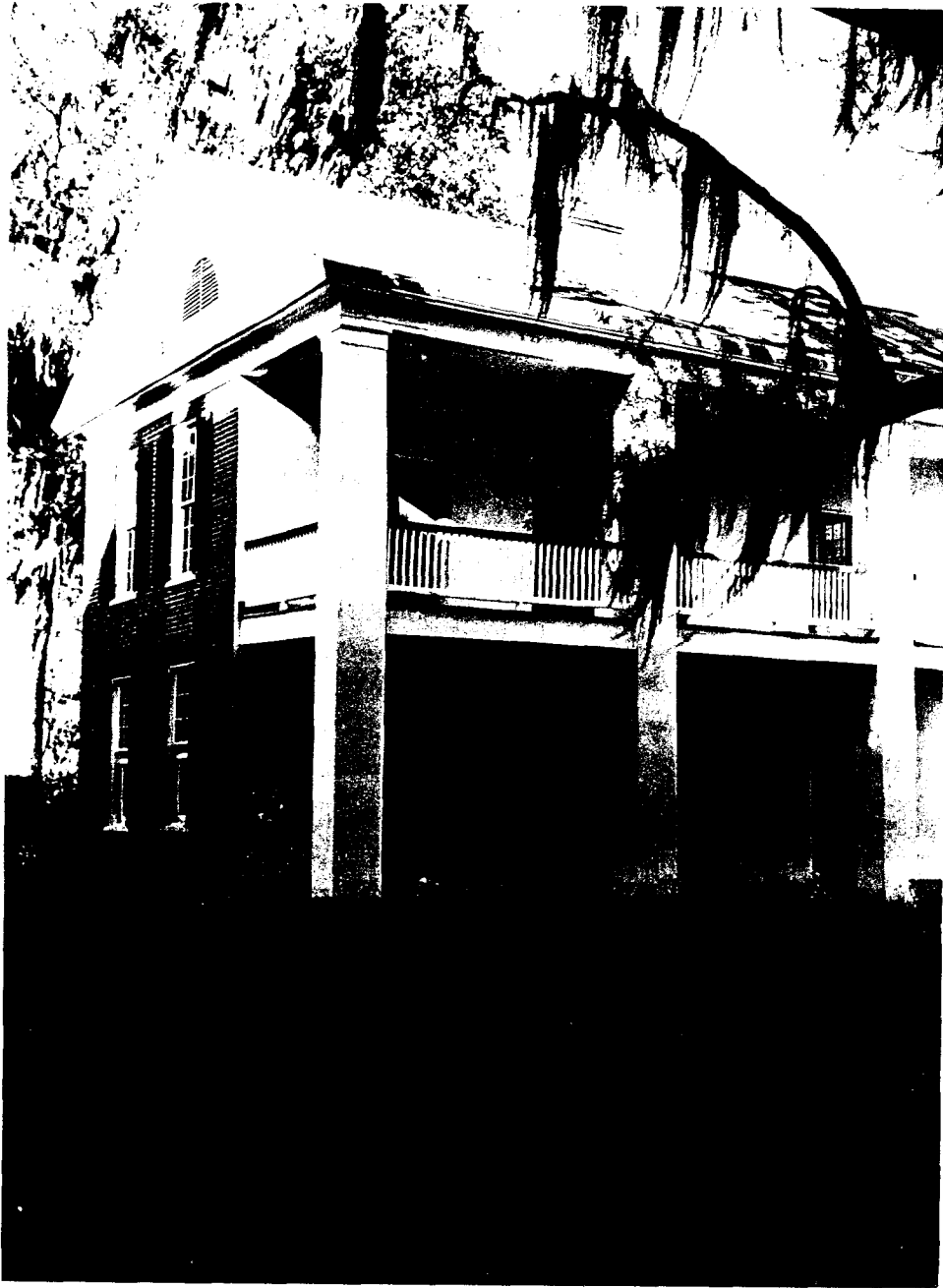
29-H Kitchen parapet, ca. 1905. (NATC MDAH.5 (PI/HH/82.70.7))



30-H Melrose east elevation, center steps; Bessie and Beulah, (NATC MDAH.8(PI/HH/82.70.3); Mississippi Department of Archives and History Special Collections)



31-H Melrose east elevation, servant steps; Jane Johnson and "Chubby." (NATC MDAH.4 (PI/HH/82.70.5);
Mississippi Department of Archives and History Special Collections)



32-H Kitchen Dependency, ca. 1970. (Mabel Lane Collection, HNF)



33-H Kitchen Dependency interior, 1976. (NATC CALLON - slide)



34-H Smokehouse covered with foliage, ca. 1975. (NATC MDAHHP 15 (179-50))



35-H Panorama of Carriage House and Stable ca. 1905. (NATC MDAH. 13 (PI/HH/M46.7/no.1/c); Mississippi Department of Archives and History Special Collections)



36-H Carriage House and Stable, ca. 1975. (HNF)



37-H North Slave Cabin, ca. 1975. (HNF)



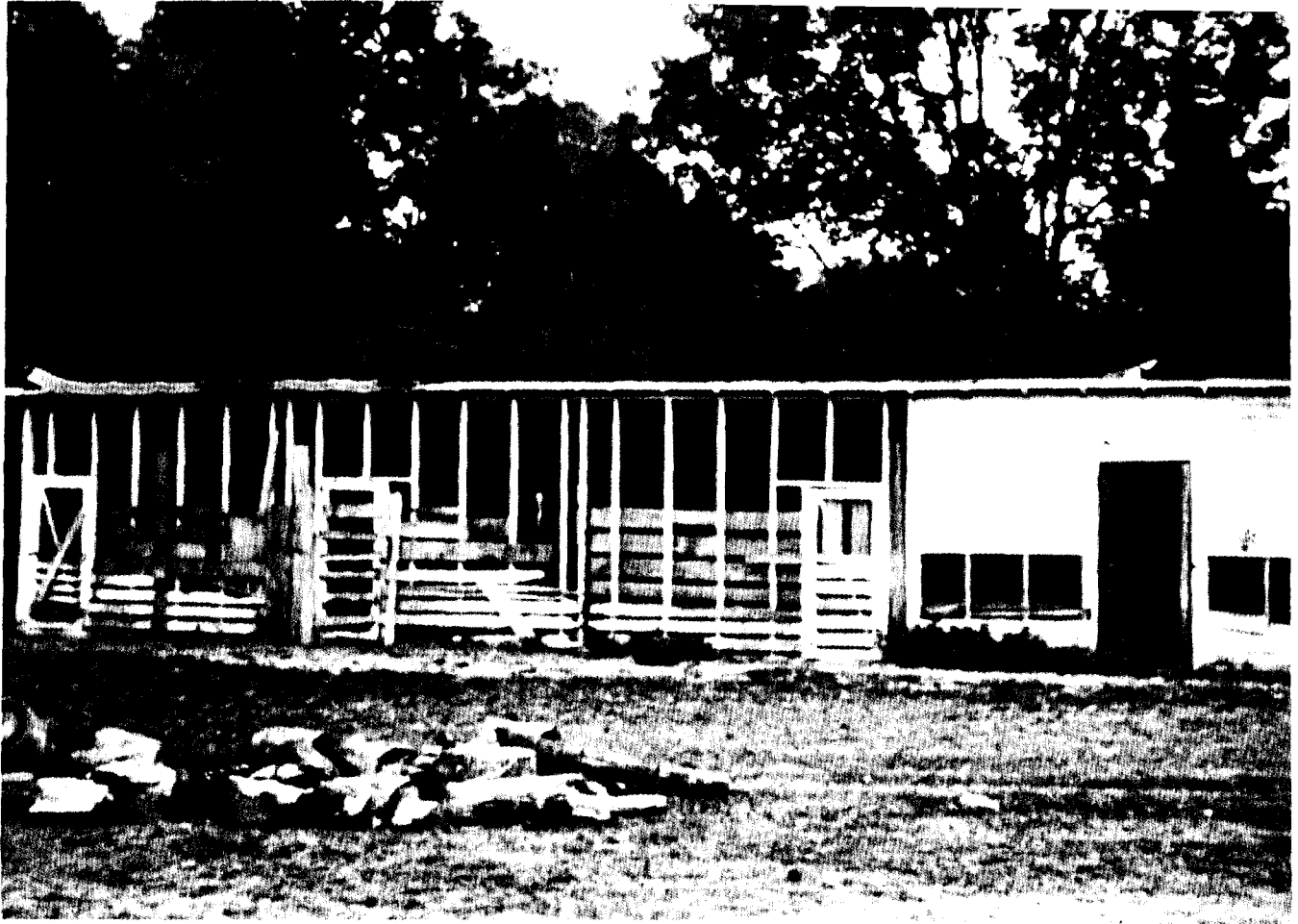
38-H South Slave Cabin, ca. 1975. (HNF)



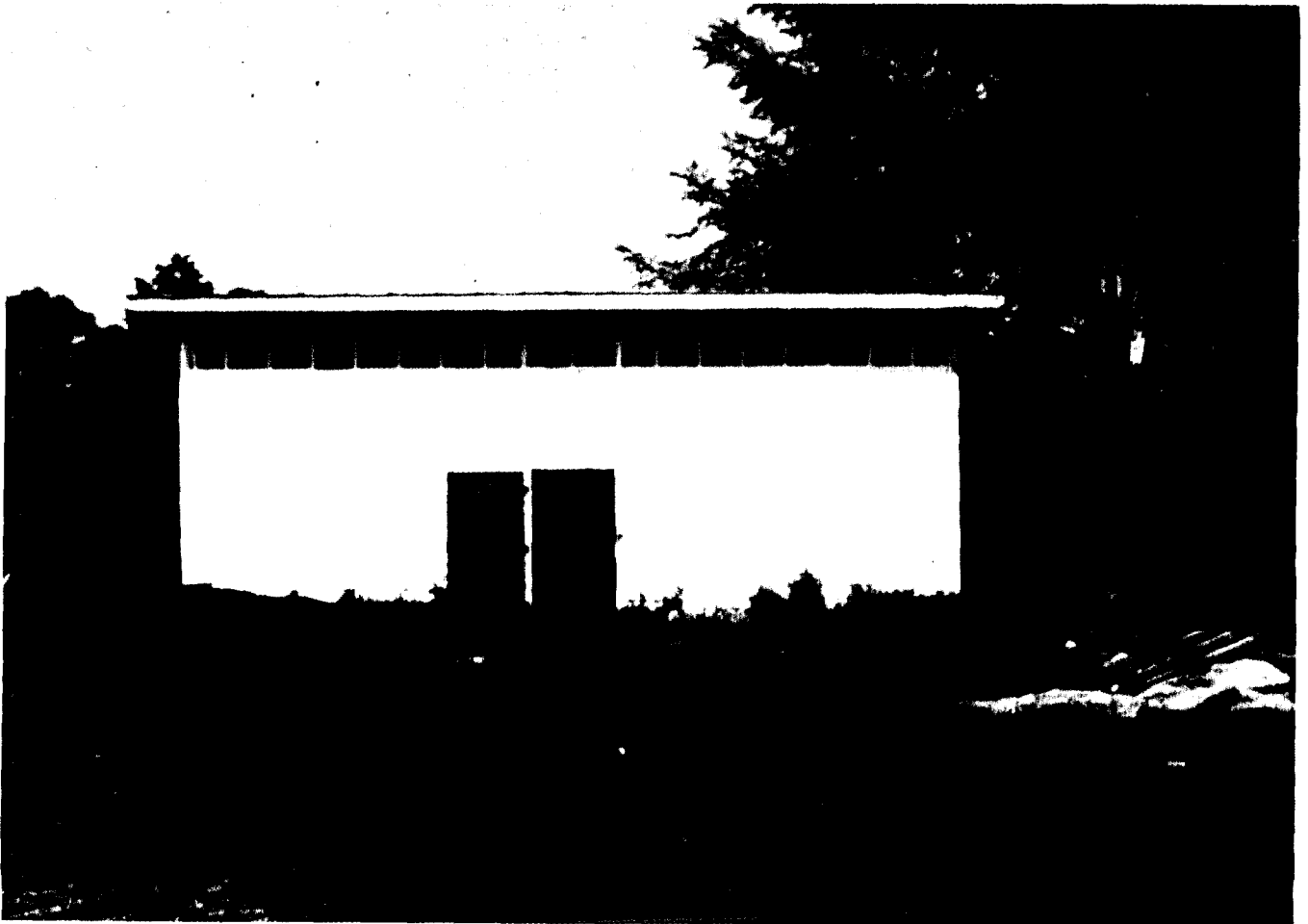
39-H South wall of South Slave Cabin, 1976. (NATC CALLON - slide)



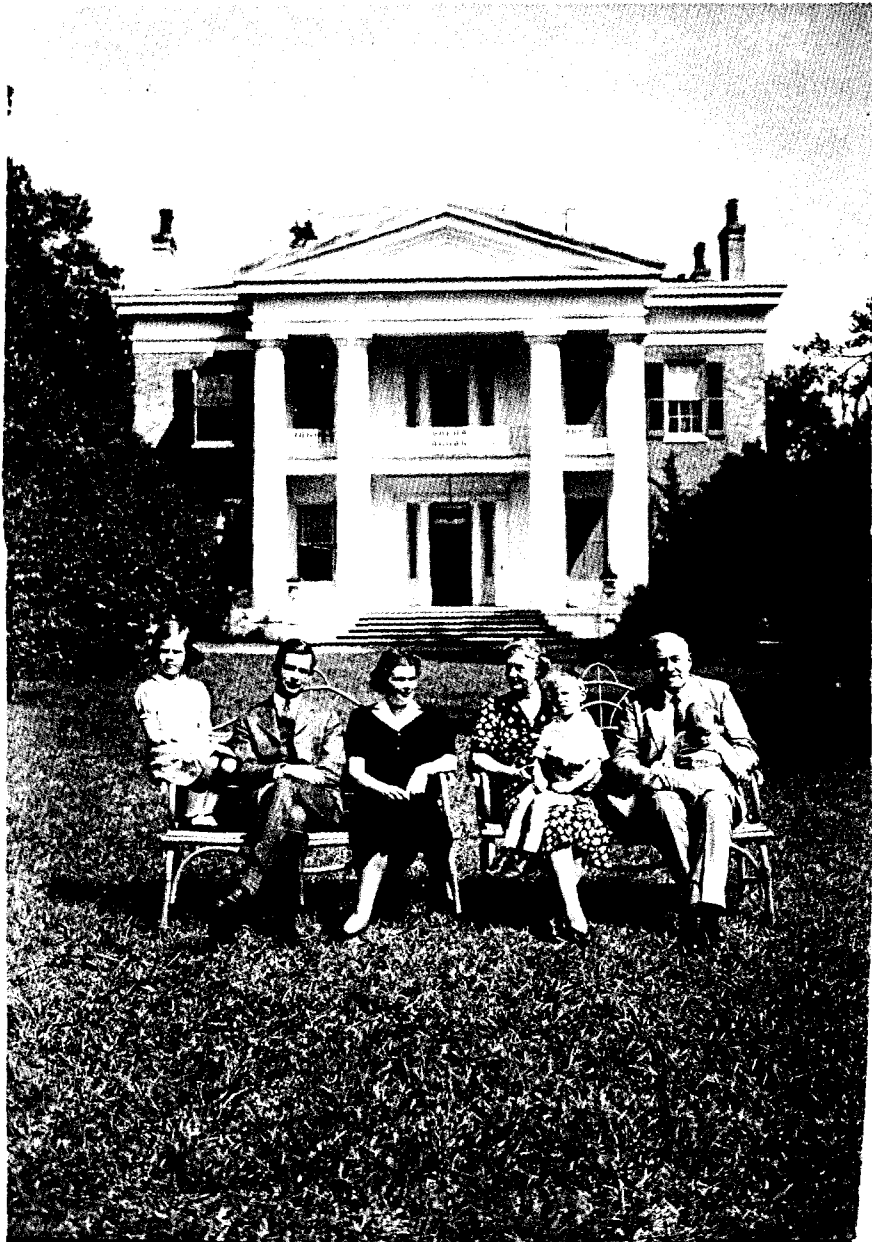
40-H Slave Privy, ca. 1975. (NATC CALLON - slide)



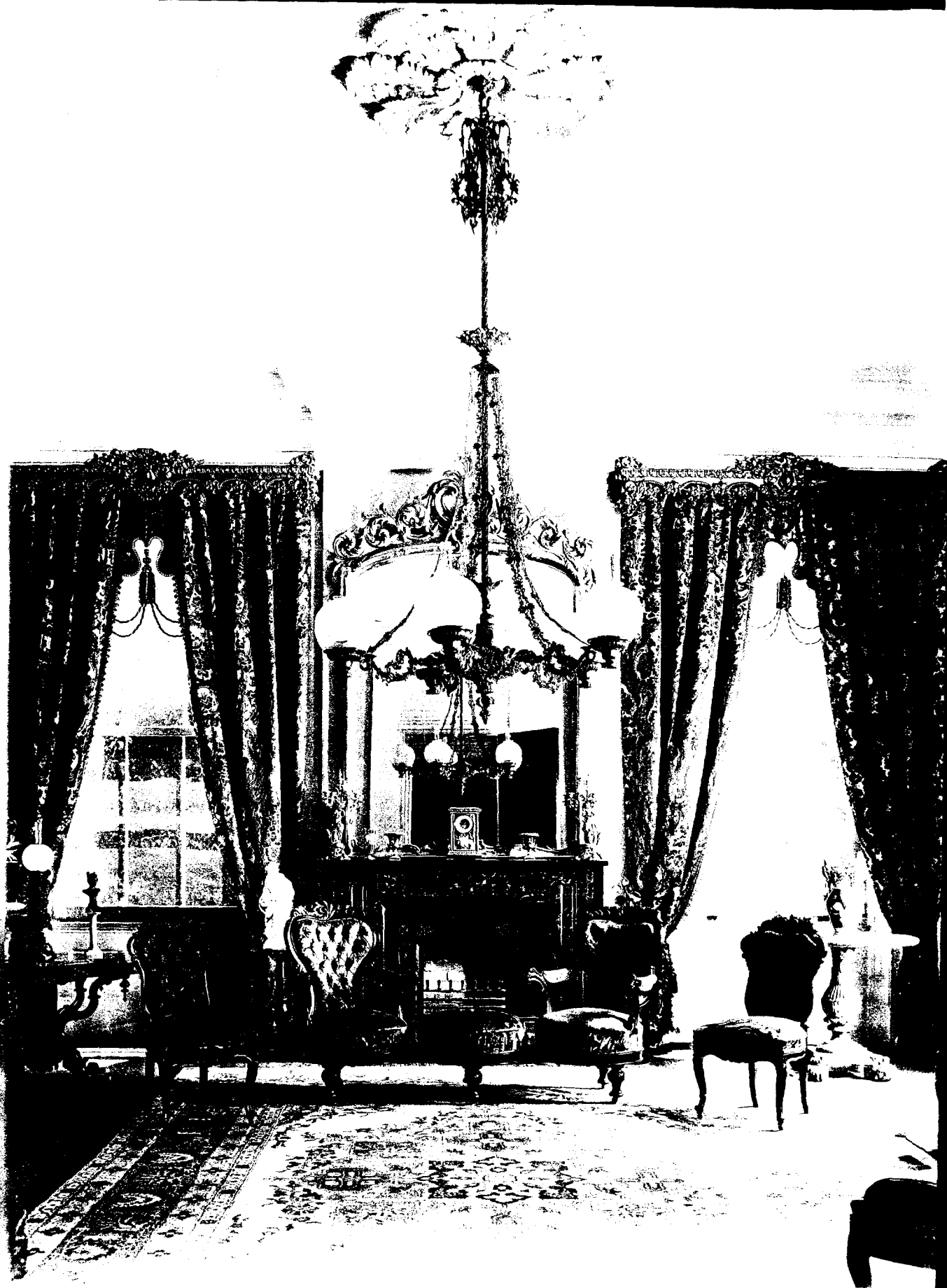
41-H Tool Shed. (NATC CALLON - slide)



42-H Poultry House. (NATC CALLON - slide)



43-H Kelly family in front of Melrose, ca. 1945. L-R:
Marian Ferry (now Williams), Dexter Ferry,
Marian Kelly Ferry, Ethel Moore Kelly,
Mason Ferry, George Malin Davis Kelly,
Julie Ferry (now Hale). (NATC cat #713;
Norman and Gandy Photographic Collection)



44-H Drawing Room mantel with coal grate insert. (NATC GANDY III.D.1; Norman and Gandy Photographic Collection)





**5.0 Physical Description
and Condition Assessment**



5.0 PHYSICAL DESCRIPTION AND CONDITION ASSESSMENT

The Melrose estate is located at One Melrose Parkway, on the outskirts of Natchez, Mississippi. The Main House at Melrose is situated on a slight rise, with the principal elevation facing northwest (called west). It is reached from the west by a sweeping drive that emerges through a grove of trees and circles around in front of the house dropping guests at the front door (see HABS drawings in Appendix 8.6). The house is two stories high, with a raised basement and attic. The Kitchen and Dairy buildings are located to the east or rear of the building, and face each other. Their front walls align with the north and south walls of the Main House to form a square courtyard roughly equal in size to the house itself. Most of the other outbuildings are randomly scattered to the northeast of the main house complex. This layout is discussed in more detail in the Cultural Landscape Report.

Conditions at the Main House and Kitchen and Dairy Dependencies were reviewed on May 18, 1995 and July 18, 1995 by Pamela Hawkes and Betsy Sandidge. Conditions at other outbuildings were assessed by Richard Rothman Associates. The examination was visual only, and focused on the condition of the existing fabric and current needs for repair. A survey of the condition of the structural systems was made by Ed Meade of Robert Silman & Associates on May 16, 17, 18, and September 13 and 14, 1995. The mechanical, plumbing, electrical, and fire protection systems were assessed by Bob Ellington of Roger Preston & Partners. Findings are summarized below and provided in more detail in the Appendices.

An attempt was also made to document previous repair work to the structures in order to identify ongoing maintenance issues and areas of weakness; this is included in Chapter 6.0. Detailed condition assessments of landscape features are included in the Cultural Landscape Report being prepared by Robinson Fisher & Associates and Ann Beha Associates. Recommendations for repairs and restoration of original features are included in Chapter 7.0. A more-detailed review of security and fire hazards at the site was made under a separate contract by Gene Brady Associates in November 1994; a copy of this report can be found on file with the National Park Service.

Condition evaluations follow the basic criteria developed by the National Historic Landmark Condition Assessment Program:

An element is evaluated as *Good* when:

- the element is intact, structurally sound, and performing its intended purpose.
- there are few or no cosmetic imperfections.
- the element needs no repair and only minor or routine maintenance.

An element is evaluated as *Fair* when:

- there are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose.
- there is failure of a sub-component of the element.

- replacement of up to 25% of the element, or replacement of a defective sub-component, is required.

An element is evaluated as *Poor* when:

- the element is no longer performing its intended purpose.
- the element is missing.
- deterioration or damage affects more than 25% of the element and cannot be adjusted or repaired.
- the element shows signs of imminent failure or breakdown.
- the element requires major repair or replacement.²⁹⁷

5.1 Main House (NATC HS-04, LCS #90310) - Physical Description

5.1.1 Exterior

Appearance 1848-1910.²⁹⁸ The principal material of the elevations was very finely pressed red brick, laid in all-stretcher or running bond with narrow struck joints.²⁹⁹ Window openings were formed with plain-wood sills and jack arches, painted to imitate sandstone. They typically contained a six-over-six double-hung sash with wood blinds. The only molding was a simple wood stop with an ovolo edge. The base and water table were stuccoed, as was the rear elevation and the areas sheltered by the front portico. A simple wooden Doric entablature formed the cornice and eaves. The shallow-hipped roof was covered with a dark purple slate.³⁰⁰ Six tall, stuccoed chimney stacks rose from the north, south, and east walls; the easternmost chimney on the north wall being a blind chimney built to maintain the balance of the house.

The main facade was five bays wide and featured a two-story, tetrastyle (four-column) portico across the center three bays. The porch, reached by a simple sweep of brick steps covered with concrete, was trimmed with a cast-iron railing displaying a repetitive pattern and an anthemion as the centerpiece. The railing was originally painted black, and then repainted white around the turn of the century.³⁰¹ The Doric columns were stuccoed and, like the pilasters and the wall behind them, scored to imitate ashlar masonry. Paint

²⁹⁷ Department of the Interior, National Park Service, *National Historic Landmark Condition Assessment Report for Melrose, Natchez, MS*, National Register Programs Division, Southeast Region (Atlanta, GA., 1991).

²⁹⁸ Refer to Volume II (Paint and Concrete Analysis) of this report for detailed information on original finishes for all buildings.

²⁹⁹ Mary W. Miller, "Melrose and American Architecture," in *Historic Resource Study*, Ann Beha Associates (Boston, 1996). Ann Beha Associates notes that running bond was the most stylish brick pattern in the Greek Revival period, and used for several other Natchez buildings in the 1840s and 1850s.

³⁰⁰ *Ibid.* Ann Beha Associates notes that "by the 1830s, most of the larger houses were roofed in slate brought by steamboat to Natchez." Also, the slates were coming from Vermont.

³⁰¹ The black paint can be seen in NATC GANDY II.A.1-2. The white paint can be seen in NATC GANDY II.B.1-4. Both photographs are on file at Melrose.

analysis (see Volume II of this report) indicates that they were marbled.³⁰² The distance between the two center columns was twice as wide as that between the side columns, and they framed the entrance doors at the porch and balcony levels.

Both doorways were treated almost as smaller, single-story versions of the portico, with Doric pilasters *in antis* on the edges and freestanding fluted Doric columns between them (45-A). The central doors had four panels, with transoms above and sidelights. The doors were originally grained and varnished, and were protected with full-length blinds set about one foot in front of the door. The door architraves were painted white, as were the cornice, window architraves, and sash. The window sills were painted a red brown color.

The ceilings of the porch at both levels were plastered with paneled soffits. Small pieces of canvas have been discovered on the second-floor front porch; it was a common practice to install a canvas cover to prevent water from penetrating the wood decking and damaging the plaster ceiling below. This type of covering can still be found at Rosalie. The canvas was usually not installed until after the joints between the wood decking started to open, and it is not known when it was installed or removed at Melrose. The porch decks were originally painted dark gray.

The side elevations were nearly identical and each five bays wide. The only difference occurred in the spacing of the windows. On the north elevation, the bays were nearly evenly spaced with the western two flanking a fireplace. On the south elevation, they were grouped to flank fireplaces in the center of the exterior walls of the Drawing Room 110, Parlor 109, and Library 108. The three easternmost bays of each elevation had low, four-light sash in wells at the basement level (46-A & 47-A).

The rear, or east, elevation was dominated by a two-story portico extending the full length of the elevation. It was supported by colossal piers, with modified Doric capitals, and shaded a wall covered with scored stucco. A central flight of steps led to the central entrance door which, like the balcony door above, was treated similarly to the front door on the west facade. The enframing here was formed of all pilasters *in antis*. The balustrades had simple rectangular wood pickets supporting a heavy wood rail with rounded top and square piers as newel posts. A secondary set of stairs led from the ground level to the service entrance on the north end, to exterior stairs leading to the second floor, and to interior stairs that led to the basement. This service porch was separated from the rest of the porch by louvered jalousie blinds which extended from floor to ceiling on either side of the northernmost bay (48-A). Slave bells were located on both floors near the ends of the porch.

A monitor, nearly square in plan, projected from the center of the roof. It had a narrow band of clerestory windows sitting below an almost flat roof. The roof was surmounted

³⁰² Ibid. Ann Beha Associates notes, "The stucco finishes of the Greek Revival period were commonly painted and veined to resemble marble, sandstone or brownstone with scoring lines painted to resemble mortar."

by a balustrade with urn balusters which, like many details on the building, had their origin in Asher Benjamin's pattern books.³⁰³

Alterations. The majority of the exterior of the Main House has been structurally unchanged since its construction, the principal exception being the roof of the monitor. A new roof, which forms a shallow gable running east-west with the main axis of the house, was built on top of the original by the Kelly family in the early 1900s. The ends of the original roof-deck boards are visible along the south cornice.³⁰⁴ The roof is presently covered with painted metal in small sheets, and paint analysis indicates that at least some of the original balustrade was reused. The slate on the main roof of the house has been patched with a range of colors.

The painted portions of the exterior have been covered with many coats of paint since the original construction of the house. The major change has been that the marbelizing has been painted over with several layers of white, as have the window sills.

Sometime in the first half of the twentieth century, screens were added to the second floor of the front portico so that it could be used as a sleeping porch. These screens were removable during the winter months, but are no longer used at all.³⁰⁵ Alterations made to the west facade after 1976 include the removal of the upper pediment on the balcony door, the removal of two lanterns from either side of the balcony door, the installation of an intercom box behind the column on the south side of the front door, and the installation of spot lights to illuminate the facade.³⁰⁶

Alterations made to the east elevation include the installation of handrails on the central steps by the Kelly family and the installation of handrails on the northern steps by the Callon family. The Callons removed the bootscraper from the bottom steps and the lantern underneath the servants' stairs.³⁰⁷ They installed fluorescent lights over the central doors on both the first and second floor.

³⁰³ Asher Benjamin (1773-1845) practiced architecture in New England and published several books of architectural details. These books were widely used by builders and architects throughout the U. S. as guides for design details. One of the books that contains many details, and can be found at Melrose, is *The American Builder's Companion* (Boston: Etheridge and Bliss, 1806), with its last edition printed in 1826.

³⁰⁴ Photograph 28-H (NATC MDAH.3) shows the original monitor roof.

³⁰⁵ These screens can be seen in NATC GANDY II.B.5-6 on file at Melrose.

³⁰⁶ The pediment can be seen in NATC CALLON I.A.5 and CALLON I.A.8 and the lanterns can be seen in NATC MDAHHP I.6 on file at Melrose.

³⁰⁷ The bootscrapers can be seen in NATC MDAHHP I.13 and the lantern in NATC MDAHHP I.11 on file at Melrose.

5.1.2 Interior

*Appearance 1848-1910.*³⁰⁸ The interior of the Main House was symmetrically laid out on all floors, with a central axis running east-west and a bay of rooms to the north and south. All major interior partitions were load-bearing and ran vertically from the basement to the attic.

All flooring on the first and second floors was wood, and the walls and ceilings were plaster. The wood floors were unfinished. On the first floor, the Dining Room 102, Library 108, Parlor 109, and Drawing Room 110 had carpeting. All other floors are believed to have been covered with a floorcloth, the ones in the Front Hall 101 and Saloon 111 having a decorative painted finish.³⁰⁹ These two floorcloths are the only extant ones, and the appearance of those in the other rooms is currently unknown. On the second floor, the North Front Bedroom 202, Bachelor's Room 207, East Corner Bedroom 208, Middle Bedroom 209, and West Front Bedroom 210 had carpeting.³¹⁰ The risers and treads of the grand stair, running from the first floor to the attic, were left unfinished, with a carpet runner between the first and second floors.³¹¹

Running trim throughout the first and second floors consisted of 11"-high baseboards with cap molding, with different cap molding on the first and second floors. Door-casing profiles varied throughout the house, but were typically 9 1/2" wide. The four-panel doors, with raised panels, had a grained finish with oak patterns on the first floor and maple on the second. The hardware typically consisted of a silver-plated brass knob and mortise lock with Greek Revival cylinder trim and cap for principal rooms downstairs. Hardware for utility spaces, and the second floor, was typically brass with porcelain knobs.

Windows typically had a wood panel below them, and casings were usually 7 1/2" wide. Their profiles varied throughout the house. Window hardware consisted of weights and pulleys with a latch lock at the meeting rail.

All woodwork was painted tan with the exception of the baseboard fascia, which was painted a red-brown glaze. The exception to this was in Parlor 109 and Drawing Room 110 where the baseboards were painted a translucent white over dark grey. The walls on the first floor were painted a light rose glaze with the exception of the Front Hall 101 and Drawing Room 110, which were wallpapered. The second-floor walls were all wallpapered except in the Upper Saloon 211 which was painted.

³⁰⁸ Refer to the *Historic Furnishings Report*, prepared by the National Park Service in conjunction with this report, for detailed information on lighting, wallpaper, floor coverings, and furnishings.

³⁰⁹ The 1865 and 1883 inventories refer to the floorcloth in the Front Hall 101 and Saloon 111 as oilcloth.

³¹⁰ Inventory of Melrose Furnishings Sold with the House, 1865 and Estate of G. Malin Davis dec'd, National Park Service Files (Natchez: NATC, photocopies).

³¹¹ Department of the Interior, National Park Service, "Paint Analysis," in *Historic Structures Report Volume II Paint and Concrete Analysis* by George Fore, Report. All references to finishes in this description are documented in this section, unless otherwise noted.

a. Basement. The basement was entered from the servant stairs in the northeast corner, or through a bulkhead at the center of the east end. Slave bells were located on both sides of the basement passage that lead to the bulkhead. The east end of the basement (Rooms 05 and 06) was under the porch, which runs the width of the house. Flooring material in the basement was typically brick pavers, which were installed in the early twentieth century, with a concrete wash.³¹² The original flooring is unknown with the exception of the two rooms with fireplaces (Rooms 04 and 07), which are believed to have always been concrete. A patch, approximately thirty inches deep, can be seen in the floor of Room 07, where a concrete trough may have been along the west wall. This is identical to the depth of the troughs in the Dairy, and there is speculation that this room may have been used as a Laundry. It is not known when the concrete troughs were removed, if they ever existed at all. The walls were typically exposed brick, which were later whitewashed.

The main portion of the basement was entered through a pair of two-paneled doors, with a single light on the upper half, centered on the west wall. These doors may have been added in the twentieth century. Prior to that period, there was no glass in the windows, so it seems only natural that there was no glass in the doors.³¹³ These doors opened into the central room (Room 09). There were two rooms along the south side (Rooms 07 and 08), and three on the north (Rooms 02, 03, and 04). These rooms were entered through a wood-barred door. The slats ran vertically and were spaced apart to provide ventilation. Doors with similar slats were common in other houses in the area. A door on axis to the west entered into Room 01. Centered on the north and south walls of this room were openings into an unexcavated crawlspace.

Entering Room 07, there was a slight step down onto a poured concrete floor, suggesting that this floor may have been original. The step would have been created when the bricks were laid in the adjacent room. There was a wood six-paneled door, with four lights, centered on the east wall, which led to Room 06. A fireplace was off-center to the west on the south wall. The opening was a basket arch, formed by a course of rowlock bricks. There is no indication that a mantel was ever in place. A window was located to the east of the fireplace. A square window with wood slats was centered on the west wall, allowing air to circulate between rooms. The ceiling was lath and plaster. This appears to have been the only room in the basement that ever had a plaster ceiling.

Room 08, to the west of Room 07, had a brick floor. The bricks are believed to have been salvaged and not in good condition when they were laid. There were two windows on the south wall, one at the east end and one at the west. A window centered on the west wall allowed air to pass to the crawlspace.

³¹² *National Historic Landmark Condition Assessment Report*, 13.

³¹³ Marian Kelly Ferry, interview by Mary W. Miller, 1976, HNF, Natchez, Mississippi. The paint analysis appears to contradict this statement. It indicates that the window sash are original to the house construction, and therefore the glass would be original.

Rooms 02, 03, and 04 each had one window centered on the north wall. A furnace used to heat the Parlor and Library, which was installed after 1909, is believed to have been located in Room 09. As with the two rooms to the south, there was a window between each of these three rooms, allowing air to circulate. Room 04 had a fireplace with an arched opening centered on its east wall, directly below the Pantry fireplace. This fireplace was larger than the one in Room 07, suggesting that it could have been used for cooking, though the side walls were tapered. There was a wood six-paneled door with four lights to the right of the fireplace, which led to Room 05. The floor in this room was poured concrete.

b. First Floor. The first floor was entered through a door centered on the west facade leading to the Front Hall 101. This four-paneled door had a pair of louvered blinds on the exterior so that the door could be left open and a breeze allowed in. There were two more doors with transom and sidelights on axis with this door; one between the Front Hall 101 and Saloon 111, and one on the east elevation of the house, opening into the Saloon 111.

The first room entered was the *Front Hall 101*. In addition to the Saloon door, there were two more doors centered on the north and south walls, which led to the Dining Room 102 and Drawing Room 110, respectively. These doors were framed by pilasters with modified Doric capitals. A raised panel filled the transom space above the door. The pilasters supported a frieze, consisting of a base and top piece. The top had triglyphs at each end next to a stepped molding. Centered between the stepped moldings was a raised panel in proportion to the transom panel.

The door into the Saloon 111 and the exterior door were trimmed with modified Doric pilasters. The pilasters supported a full entablature, and a matching cornice ran around the perimeter of the room. It projected out from the frieze of the door frame approximately two inches, and was supported by a reverse-ogee molding. A reverse ogee also separated the frieze from the architrave, and a thirty-inch diameter plaster medallion of alternating acanthus leaves and lotus blossoms was centered on the ceiling.

On the south side of the first floor, the Drawing Room 110, Parlor 109, and Library 108 formed a suite of spaces connected by double-pocket doors. Finishes and details in these spaces were treated somewhat similarly. The south door of the Front Hall 101 led to the *Drawing Room 110*. The casing on the Drawing Room 110 side of the door matched the Front Hall 101 side without the top piece. The room was rectangular in shape, and oriented north-south. Directly across from the door was a fireplace of black marble with green and white veining. The surround sides had a single raised panel with a simple rectangular base capped with a reverse ogee. The top was a plain rectangle with a reverse-ogee molding supporting the block-edged mantel. The mantel extended beyond the ends of the surround and was supported brackets. A heavy ovolo molding surrounded the firebox opening (44-H).

Two windows flanked the fireplace, and two similar windows were equally spaced on the west wall. A gilded-metal valance was located above each window, consisting of an egg-and-dart top above a floral banding with a floral cluster in the center and at the corners (68-A). A pair of pocket doors, shifted to the south of center, were located on the east wall. These doors were flanked by candle sconces.³¹⁴ They were encased with engaged, fluted, Ionic columns, supporting a full entablature, which was continuous around the room. Just below the entablature was a carved-wood sunburst medallion. The cornice was supported by a fillet molding, which mimicked the fillet molding at the ceiling. A reverse ogee separated the architrave from the frieze. A forty-two-inch diameter medallion of acanthus leaves, with a center rosette, was centered on the ceiling and served as a cap for the chandelier. The gilded, oil chandelier was manufactured by Cornelius & Company of Philadelphia and patented in 1845.³¹⁵

The baseboard fascia was painted translucent white over a dark gray base, and the walls were covered with wallpaper. A piece of what has traditionally been called the original wallpaper is currently owned by Mrs. Marion Ferry.³¹⁶

The double-pocket doors from the Drawing Room 110 led into the *Parlor 109* to the east. The Parlor 109 was approximately square in plan, with matching pocket doors centered on the east and west walls. There was a single door just to the west of center on the north wall, and a fireplace with marble mantel centered on the south wall (69-A). The marble matched the Drawing Room 110, but the surround was plain with an eared inset around the firebox opening. The sides of the surround had a simple rectangular base, capped with an ovolo and reverse ogee. A reverse-ogee molding supported the block-edged mantel. The mantel extended beyond the surround, and brackets supported the ends (70-A).

Two windows, with valances matching the Drawing Room 110, flanked the fireplace. The pocket doors were encased with engaged, fluted, Ionic columns, supporting a full entablature, identical to that in the Drawing Room 110, which continued around the room. A carved-wood sunburst medallion was also located just below the entablature. A forty-two-inch diameter medallion, matching the Drawing Room 110, was centered on the ceiling.³¹⁷ The baseboard fascia of this room was painted translucent white over a dark gray base, similar to the Drawing Room 110.

The double-pocket doors on the east wall connected with the *Library 108*. Directly across from these doors, a double-hung window, with wood-jib doors below, was centered on the east wall. A door was centered on the north wall, and a fireplace with marble mantel was to

³¹⁴ These sconces were not electrified in the 1930s and can be seen in NATC GANDY III.C.1. They are shown electrified in NATC GANDY III.D.4-5. Both of these photographs are on file at Melrose.

³¹⁵ This chandelier is extant, and thought to be the only original one to the house. The 1865 inventory only referenced it as a chandelier.

³¹⁶ Marian Kelly Ferry provided Carol Petravage with a picture of this wallpaper and it is discussed further in the Historic Furnishings Report.

³¹⁷ This medallion is pictured without the present light fixture in NATC GANDY III.C.1 on file at Melrose.

the west of center on the south wall (71-A). The marble matched the Parlor 109 and Drawing Room 110. The surround was a simple, flat surface with chamfered edges, the sides supported by a simple rectangular base with a chamfered top. A Tudor arch spanned the firebox opening, with an applied chamfered strip at the springline. The mantel was block edged. The cypress flooring ran north-south in the room.

There was another window to the east of the fireplace. A bellpull with tasseled cord was hung between the window and fireplace. Two rectangular pilasters encased the pocket doors, supporting a full entablature, which was continuous around the room and identical to the Parlor 109 and Drawing Room 110.

From the Front Hall 101, the door to the north led to the *Dining Room 102*. Directly across from this entrance was a fireplace with a marble surround and block-edged mantel. The marble was white with green veining. The surround was an eared architrave, the sides having a simple rectangular base with a chamfer molding cap. A call-bell crank was located to the east of the mantel. Two windows flanked the fireplace, and two identical windows were equally spaced on the west wall. Two doors were located on the east wall, one at the north end and one to the south of center, with raised panel inserts in the transom space above them. The casings for doors and windows all had squared edges next to an ovolo, encasing a half-round in the center, and bulls-eye corner blocks. The cap on the base of the casing continued as did the cap on the baseboard. Unlike the other public rooms on this floor, there was no frieze or cornice. A wood, cross-shaped ceiling medallion centered in the room served as a base to a custom-designed mahogany punkah decorated with an anthemion motif (72.A).

The walls were painted with a light rose glaze. There is no indication that a painted border existed at the ceiling, which might have been expected in the absence of a cornice molding. The cypress flooring ran north-south in the room.

From the Dining Room 102, the south door on the east wall led to the *Dining Room Side Hall 105*. The Dining Room Side Hall 105 was a straight hall approximately twelve feet long. There was another door, consisting of twelve panels of glass and two solid panels below, at the opposite end of the hall leading to the Stair Hall 106. The casing had an ogee-molding cap with a squared end on its outer edge. A flat wood pediment, with acroterion, surmounted the casing above each door. High on the north wall of the hall was a three-part sliding transom window. The ceiling was unadorned, and there was no cornice molding. Finishes were identical to the Dining Room 102 except for the Stair Hall 106 door, which had black muntins in addition to the graining.

In the *Stair Hall 106*, a set of pocket doors, with glass transom above, filled the width of the south wall (73-A). There was a two-panel door on the north wall under the stairs. The stairs were against the east wall and rose to a landing on the north, then doubled back to the second floor. The mahogany balustrade was finished with an oil varnish. The balusters were turned spindles with a simple rail ending in a scroll over the newel post.

The newel post was capped with a simple ivory disk, typical of houses in the area at the time of construction. The cypress treads and risers were left unfinished, indicating that a stair runner was in place. The stair stringer, panels, and plinth were painted a light gray. All other finishes were identical to the Dining Room 102.

The north door from the Dining Room 102 led to the *Service Hall 103*, which was divided into three bays and ran the length of the north wall. A door at the east end led to the east porch. There was a barrel-vault ceiling under the stair landing in the middle bay. This bay had arched openings at each end with a flat casing, capped with an ovolo molding. There were three windows with single wood panels below, equally spaced, one per bay, along the north wall. There were four doors, one centered in each end bay and two in the middle bay, along the south wall. The two doors in the middle bay were smaller than the others and only two-panel doors. There was a three-part sliding-transom window in the westernmost bay which let light into the Butler's Pantry 104.

From the hall, the westernmost door on the south wall led to the *Butler's Pantry 104*. Hight on both the north and south walls was a three-part sliding transom. The walls were originally unpainted. The east and west walls had freestanding cypress cabinets. The south wall contained a base cabinet with built-in shelves above.³¹⁸ The cypress floor ran east-west in this room.

There was a small *Closet 112* under the stairs, which was reached from the Service Hall 103. The other door in the middle bay opened into the Stair Hall 106. The door furthest east, on the south wall of the Service Hall 103, entered into the *Pantry 107*. There was a fireplace with a black marble mantel on the north end of the east wall of the pantry, with a window next to it. The surround sides had modified pilasters projecting out to support the flat lintel spanning the firebox opening. It is not known if this room was always supplied with water, but there was a utility sink on the south wall of this room in the early 1900s.³¹⁹ The walls and ceiling were painted a red glaze over brown, unlike any other room in the house.

The largest room on the first floor was the *Saloon 111*; it was approximately 21'-0" by 36'-0", and centered on the east-west axis of the house. Double-pocket doors, leading to the Stair Hall 106, were centered on the north wall; the transom had a diamond-patterned grille (74-A). The door and transom were framed with engaged, fluted, Ionic columns, supporting a full entablature, which continued around the room. Just below the entablature was a carved-wood sunburst medallion, like those found in the Parlor 109 and Drawing Room 110. There were identical single doors with sidelights and transom centered on the east wall (to the rear porch) and west wall (to the Front Hall 101), encased with rectangular pilasters, supporting the frieze and cornice above. The two doors on the south wall (one to the Library 108 and one to the Parlor 109) were also

³¹⁸ Marian Kelly Ferry interview with Kathleen Jenkins, August 24, 1994, NATC, Natchez, MS.

³¹⁹ Ibid.

symmetrically placed and treated identically. Decorative pairs of pilasters align with those on the north wall decoration. There were four other decorative pilasters in the room, two on the north wall and two on the south wall, set approximately thirty inches from the corners. A forty-two-inch diameter medallion of acanthus leaves alternating with lotus blossoms was centered on the ceiling. It was surrounded by a plaster molding, forming a square border, with rosettes in each corner. Prior to 1901, the medallion was retrofitted to serve as a cap for a chandelier (27-H).

c. Second Floor. The second floor was reached by the current stair in Stair Hall 106 to the *Upper Saloon 211*. The Stair Landing 205 opening was trimmed with rectangular pilasters, which supported a frieze and cornice just below the ceiling, and a basket arch just under the frieze. There were two single doors on the north wall flanking the Stair Landing 205 opening, which led to the Bath Room 204 and Bachelor's Room 207. There were identical doors with sidelights and transom, centered on the east wall (to the porch) and west wall (to the Hall Bedroom 201), which were encased similar to the Stair Landing 205 opening. The door to the Hall Bedroom 201 was flanked by two single doors, at the ends of the wall, whose casings wrapped onto the north and south walls, respectively (75-A). There were two symmetrically placed doors on the south wall, which entered into the East Corner Bedroom 208 and Middle Bedroom 209, respectively. A picture rail molding was located at the ceiling. The pine wood floor ran east-west.

The eastern door on the north wall of the Upper Saloon 211 entered into the *Bachelor's Room 207*. A four-panel pocket door, matching the other doors in the house, was located on the north wall. There was a fireplace with a black marble mantel on the north end of the east wall, with a window beside it. The surround consisted of freestanding columns with Ionic capitals, with a tripartite top spanning the firebox opening. This replaced an earlier mantel in the early twentieth century. This room was a bathroom as early as 1900, and may always have been used for that purpose. Marian Ferry described a water closet with a high box and chain that was replaced in the first half of the twentieth century, along with a washbasin and footed tub on the west wall. Perhaps these fixtures were fed by the cistern. The pine-wood floor ran east-west.

The pocket door from this room led to the *Utility Room 206*. Directly across from the door was a double-hung window with a single panel below. The pine-wood floor ran east-west.

The western door on the north wall of the Upper Saloon 211 entered into the *Bath Room 204*. A four-panel pocket door, matching the other doors in the house, with a transom above, was located on the north wall directly across from the entrance door. There is some speculation that this may have always been a bathroom because of the cistern directly above in the attic, which could have supplied plumbing fixtures, as seen in Dunleith; however, interviews with Marian Ferry indicate that this room had no plumbing until after 1936. The pine wood floor ran east-west. The configuration of this room

during the early twentieth century was a built-in linen cupboard on the west wall, then a U-shaped closet for hanging clothes on the north, east, and south walls.

The pocket door from this room led to the *Dressing Room 203*. There was a window with a single wood panel below centered on the north wall. A door, which opened into the North Front Bedroom 202, was located on the northern end of the west wall. The pine wood floor ran east-west.

The northern door on the west wall of the Upper Saloon 211 entered into the *North Front Bedroom 202*, which was located directly above the Dining Room 102. There was a door centered on the south wall with a fireplace directly across from it on the north wall. There was a picture rail molding at the ceiling.³²⁰ The fireplace had a white marble mantel with black veining, and pilasters on a simple rectangular base with a chamfered cap molding (76-A). The capitals on the pilasters consisted of a rectangle capped with a half-round and ogee molding on top. Two windows flanked the fireplace, and two more were equally spaced on the west wall. There were two doors on each end of the east wall; their casings wrapping onto the adjacent walls. The northern door entered into the Dressing Room 203. The pine-wood floor ran north-south.

The center door on the west wall of the Upper Saloon 211 entered into the *Hall Bedroom 201*, which was symmetrically laid out. The door and sidelights spanned the width of the room, and a matching door with sidelights on the west wall led to the front porch. Single doors were centered on the north and south walls. The east and west doors had rectangular pilasters, supporting a frieze and cornice just below the ceiling. The pine-wood floor ran east-west. The walls are believed to have originally been wallpapered.

The southern door on the west wall of the Upper Saloon 211 entered into the *West Front Bedroom 210* (77-A). This was a mirror image of the North Front Bedroom 202, and was located directly above the Drawing Room 110. A bellpull with tasseled cord hung from above window level to the east of the fireplace. The southern door of the east wall entered into the Middle Bedroom 209. This door was not part of the original construction, but was added ca. 1850.³²¹ The pine-wood floor ran north-south.

The western door on the south wall of the Upper Saloon 211 entered into the *Middle Bedroom 209*. A picture rail molding was located at the ceiling. A fireplace with marble mantel was centered on the south wall. The marble was black with white flecks, and the design of the mantel and surround was identical to that in the Pantry 107 (78-A). Two windows flanked the fireplace. There was one door on the southern end of the west wall (added ca. 1850), which entered into the West Front Bedroom 210, and another centered on the east wall, leading to the East Corner Bedroom 208. The pine-wood floor ran east-west.

³²⁰ A picture rail molding appears in NATC MDAHHP I.34 on file at Melrose.

³²¹ Fore, *Paint and Concrete Analysis*, 2.

The eastern door on the south wall of the Upper Saloon 211 opened into the *East Corner Bedroom 208*. A fireplace with marble mantel, identical to the Middle Bedroom 209, was on the west half of the south wall. There was a window located to the east of the fireplace and one centered on the east wall. A picture rail molding was located at the ceiling. The pine-wood floor ran east-west.

d. Attic. The attic was reached by continuing up one more flight of stairs in the Stair Hall 205. The shallow-rise steps led directly to a wood, two-panel door, which opened into the main portion of the attic (Rooms 302 and 303). This floor, bordered by the clerestory supports, was raised approximately 2'-0" above the other floor area, and was 32'-0" by 37'-0". Within these supports was a pulley system, used to open the clerestory windows. The clerestory window on the north wall slid open, giving access to control valves for the gutters that lead to the attic cistern. The masonry walls from the floors below extended up as piers in the perimeter areas of the attic.

The center attic area was divided into two rooms. The door from the stairs opened into the smaller of these rooms (Room 302), which had "L"-shaped steps along the east leading to the roof. A plank door on the south wall, and one on the west wall, led to Room 303. On the north wall, to the west of the attic Stair Hall, was a door providing access to the cistern. The cistern was most likely original to the house, and was fed from the gutters around the clerestory. A pump was added in the early twentieth century to bring water from exterior cisterns (see also Section 5.1.5).

All flooring in the attic was cypress wood-planks. The walls separating Rooms 302 and 303 were wood stud, with plaster on lath, on the Room 302 side. The rest of the attic area had the wood structural-framing members exposed, including exposed roof rafters from the original clerestory roof. A new roof was added on top of this during the early 1900s.

Alterations. The interior has had relatively few changes from the time the house was completed in 1848. The majority of the changes have been limited to the finishes, and the addition or rehabilitation of plumbing, electricity, and mechanical systems (see the floor plans at the end of this section). Screens were added to the windows in the twentieth century.³²²

All of the wood floors had a finish applied for the first time in 1976. The doors were stripped and regained in 1977, the new finish being white oak throughout. A sound system was added in 1976-1978, usually with four speakers placed flush in the ceiling of all major rooms on the first and second floors.³²³ The Callons also placed an ultraviolet-protective film on the inside of all exterior window glass.³²⁴

³²² Julie Ferry Hale telephone interview with Kathleen Jenkins, March 26, 1996, typescript copy, NATC, Natchez, MS.

³²³ The controls for the sound system were installed in a bookcase in Hall Bedroom 201. This is documented in NATC CALLON III.F.1-8 on file at Melrose.

³²⁴ Betty Callon, interview by Kathleen Jenkins, Melrose, February 14, 1995, NATC, Natchez, MS.

a. Basement. The Callons added a wood partition with a vertical plank door between **Rooms 05 and 06**. They also installed a washer and dryer in **Room 05**. The fireplace in **Room 07** has either a re-pointed or rebuilt firebox. In **Room 04** the bricks have been re-pointed around the fireplace opening, and there is a patch in the brickwork above where it appears a flue pipe from a stove may have entered at one time. The lath and plaster ceiling has been removed from **Room 07**, exposing the floor joists above, and **Room 08** has a concrete floor poured over its original brick floor. **Room 02** has been used to house mechanical equipment since 1993, when new heating and air conditioning were installed throughout the house.

b. First Floor. In the **Front Hall 101** the painted floorcloth covering the floor had been covered with a protective varnish finish for many years. It was stripped and repainted in the 1970s.³²⁵ The Kellys installed candleboards over the front door and the door to **Saloon 111**.³²⁶ These were removed by the Callons. Currently, there are two metal grilles in the floor along the north wall, the easternmost being decorative. The current wallpaper, hung during the 1976-1978 rehabilitation, is a scenic pattern called "Isola Bella," produced from period blocks and manufactured by Jean Zuber at Compagnie of France.³²⁷ Suspended from the rosette in the middle of the ceiling medallion is a decorative light, installed in 1977. A chain hangs down approximately three feet to a glass shade. From the shade, a brass rod hangs down from the center approximately two feet, and three chains extend from the outer edges to support a cut-glass globe. The globe is open on top and has a geometric pattern with a floral motif and integrated organic features (67-A).

In **Drawing Room 110** the cypress floors are currently covered with a hand-woven, wall-to-wall, wool carpet installed during the 1976-1978 rehabilitation. The carpet is a combination floral leaf pattern and grid with subtle colors of tan, brown, yellow, and green, and is based on a carpet from nearby Arlington. There are three metal grilles in the floor, one in each corner except the southeast. The northeast corner grille is a decorative cast grille. The walls are painted a light cream.

At an unknown date, a chandelier was suspended from the ceiling medallion in the **Parlor 109**.³²⁸ The cypress floors are covered with the same hand-woven, wall-to-wall

³²⁵ John Callon, *Melrose 1845* (Natchez: NATC, March 9, 1990, photocopy), 18-19.

³²⁶ The candleboards can be seen in NATC GANDY III.A.1-3 on file at Melrose. The candleboards were being stored in the Stable when this report was written.

³²⁷ *Ibid.*, 16; Catherine Lynn, *Wallpaper in America: From the Seventeenth Century to World War II*, New York: WW Norton and Company, Inc., 1980, 197. Designed in 1842, this pattern was first offered for sale in New York in 1854, and was described as follows: "These hanging gardens bloom from every terraced hill-side; and to the delighted eye of the traveler, make all Italy seem like a Dreamland.... The walls of our palatial modern houses, begin to recall the scenes of those sunny lands as they are so faithfully pictured on the satin paper hangings which the French artists have brought to perfection."

³²⁸ In her 1975 interview with Kathleen Jenkins, Marian Kelly Ferry said this Chandelier came from the Fanshaw mansion in New York. Relatives of Mrs. Kelly living in Connecticut had it stored in their barn and gave it to her prior to World War II.

carpet as the Drawing Room 110. There are two metal grilles along the west wall, one in each corner. The northernmost one is a decorative cast grille. The walls are painted a light cream.

The windows in the *Library 108* have molded plaster valances, consisting of an anthemion trim across the bottom, a row of seven round floral medallions, and a cable molding across the top. All were installed during the 1976-1978 rehabilitation. An area rug covers the floor. The rug pattern is a grid made up of a floral piece enclosed by curvilinear lines, with a border of honeysuckle leaves connected by a curvilinear line. There are two metal grilles in the floor along the south wall, the westernmost being a decorative cast grille. The walls are painted a light cream.

In the *Dining Room 102*, a wallpaper border was hung at the top of the wall during the 1976-1978 rehabilitation. The border depicts a classical entablature with the cornice being a palmette pattern, the frieze being a combination of acanthus leaves as triglyphs separated by rosettes, and the architrave being an egg and dart motif. The walls are painted a light rose. Three metal grilles are in the floor: two along the west wall and one in the southeast corner, which is a decorative cast grille. An area rug with a rotated grid made up of four acanthus leaves, creating a cross with a border of alternating squares and rectangles, covers the floor.

The *Dining Room Side Hall 105* has a wallpaper border at the ceiling, identical to that in the Dining Room 102. The walls are painted a rose color. A ceiling lantern was moved to this room from the Front Hall 101 during the 1976-1978 rehabilitation. The lantern is octagonal-shaped with translucent glass panels. The date of its original installation in Front Hall 101 is unknown. New wall-to-wall carpeting, brown with a dogwood motif, was laid over the cypress floors during the 1976-1978 rehabilitation. This same carpeting was laid over the floors in Stair Hall 106, and a matching runner installed on the stairs.

In *Stair Hall 106*, Mrs. Kelly had an electric chair installed on the stairs in the 1970s.³²⁹ The Callons removed this during the 1976-1978 rehabilitation.

In *Service Hall 103*, the original cypress floors were carpeted over during the 1976-1978 rehabilitation. The carpeting matches that in the Dining Room Side Hall 105 and Stair Hall 106. There are two metal grilles in the floor: one along the south wall of the west bay and one along the north wall of the center bay. The west-bay grille is decorative-cast. The walls are painted a medium rose tan, with a wallpaper border at the ceiling and baseboard levels.

The transom windows in the *Butler's Pantry 104* were covered over with gypsum wallboard in 1977 when the Pantry was converted to a bathroom. A toilet was installed

³²⁹ Marian Kelly Ferry, 1994 interview.

in the west corner of the south wall, and a pedestal sink centered on the east wall. There is a metal grille in the northeast corner of the floor.

A half bath, consisting of a toilet and sink, was added in the northwest corner of *Pantry 107* in the early part of the twentieth century. This was removed during the 1976-1978 rehabilitation and a stainless steel counter, approximately six feet long, centered on the west wall with overhead cabinets running the full length and a sink in the center, was installed. The old utility sink was installed in the Greenhouse. The Callons also installed an intercom box in the wall to the east of the door.

In *Saloon 111*, the Kellys installed candleboards over the doors to the east gallery and Front Hall 101.³³⁰ These were removed by the Callons. Eight stereo speakers, two in each corner, were installed in the ceiling during the 1976-1978 work. As in the Front Hall 101, the painted floorcloth covering the floor had been varnished for many years. It was stripped and repainted at the same time as the Front Hall 101. There are eight metal grilles in the floor: four along the north wall and four along the south wall. The four corner grilles are decorative-cast. The walls are painted a cream color.

c. Second Floor. An area rug, originally located in Hall Bedroom 201 and designed by Betty Callon, was relocated to the *Upper Saloon 211* by the National Park Service. The rug has a repetitive pattern of a Greek Cross, filled with a floral motif depicting flowers of the Natchez area. The ceiling contains eight speakers, two in each corner, and two metal return-air grilles, one in the northeast corner and one in the southeast corner, which were also installed in 1976-1978. The picture rail molding was removed at this time.³³¹ The walls are painted an off-white.

In the *Bachelor's Room 207*, a light fixture, installed in 1976-1978, hangs by a chain from the middle of the ceiling. The fixture consists of a cap with three chains running down to arabesque-shaped arms, which extend from the base. Three other decorative arms extend from the base and support glass globes, which provide additional light. There are two metal grilles, installed in 1976-1978, in the ceiling along the south wall. The toilet was removed during the 1976-1978 rehabilitation and the sink replaced. The current floral wallpaper was installed at this time as well.

The *Utility Room 206* was rehabilitated as a part of the bathroom during the 1976-1978 rehabilitation. A closet was installed on the east side of the room, a toilet on the west, a metal grille in the center of the ceiling, and the current floral wallpaper were also installed as part of this work.

³³⁰ The candleboards can be seen in NATC GANDY III.A.1 on file at Melrose.

³³¹ NATC CALLON II.V.1 on file at Melrose shows evidence of picture rail removal.

The **Bath Room 204** had a sink, toilet, and tub installed on the eastern half of the room after 1936.³³² Prior to this, there was a built-in linen cupboard on the west wall and a u-shaped closet on the north, south, and east walls. The installation of these closets is unknown, but they were in place in early twentieth century. The current bathroom fixtures were installed during the 1976-1978 rehabilitation, as was the current vertical stripe wallpaper with ceiling border.

In the **Dressing Room 203**, the east and west walls both have two wing walls, equally spaced, projecting out approximately two feet, used to support clothes rods. These were installed along with the current wall covering in 1976-1978. The wall covering is a floral pattern fabric with orange background. A green border at the ceiling serves as a valance above the closet curtains, which match the wall covering.

In the **North Front Bedroom 202**, there are three metal grilles on the ceiling, installed during the 1976-1978 rehabilitation: one in the northwest corner, one in the southwest corner, and one along the east wall. The current wallpaper, a grid pattern with alternating scenes of animals, was installed at the same time. The picture rail molding was removed when the current wallpaper was hung.³³³

In the **Hall Bedroom 201**, two metal grilles on the ceiling were installed in 1976-1978: one centered along the east wall and the other centered along the west wall. The current off-white-paint finish was added in 1976-1978.

In the **West Front Bedroom 210**, there are three metal grilles on the ceiling, installed during the 1976-1978 rehabilitation: one in the northwest corner, one in the southwest corner, and one in the southeast corner. The floor is covered with an area rug which has a border of anthemion, and a field of alternating floral and pendants, forming a grid. The current wallpaper, green with vertical stripes, was installed in 1976-1978. The picture rail molding was removed and stored in the Stable when this wallpaper was hung.³³⁴

In the **Middle Bedroom 209**, there are two metal return air grilles along the south end of the ceiling, which were also installed in 1976-1978. The current wallpaper, which imitates a combed paint finish, was installed in 1976-1978. A wallpaper border, with a pattern of ribbon over interlocking circles, runs along all window and door casings, the baseboard, mantel, and ceiling. The picture rail molding was removed before the current wallpaper was hung.³³⁵

In the **East Corner Bedroom 208**, there are two metal return-air grilles along the south end of the ceiling, which were installed in 1976-1978. The current wallpaper, alternating

³³² Marian Kelly Ferry, 1994 interview.

³³³ NATC CALLON II.M.10 on file at Melrose shows the picture rail and older wallpaper stripped from the walls.

³³⁴ NATC CALLON II.U.2-4 on file at Melrose shows where the picture rail was located.

³³⁵ NATC CALLON II.T.1-2 on file at Melrose shows where the picture rail was located.

vertical rows of flowers and a pole wrapped with ribbon, was installed at the same time. The picture rail was removed.³³⁶ At ceiling level, there is a wallpaper border of alternating flowers connected by a ribbon.

5.1.3 Structural

The exterior walls of the Main House are load-bearing brick masonry; the interior floors and the roof are framed in wood. The house has a full basement (several rooms on the west side of the basement are not fully excavated), a first floor, a second floor (the primary residential portion of the house), and an attic. Above the central section of the attic is a low-slope portion of the roof that has a balustrade around its perimeter. The balance of the roof slopes from this central, low-sloped portion of the roof down to the eaves. The central portion of the roof has a ridge.

In general, there are a number of bearing brick masonry interior walls, running up from the basement floor to the attic-floor level, that provide support for the interior joists. These walls are a minimum of twelve inches (or three wythes) in thickness. The maximum thickness of the brick walls is unknown without a probe. In general, the higher up in the building, the thinner the exterior walls. The maximum thickness is not as structurally critical as the minimum thickness; it is the minimum thickness that is the limiting element in the structural capacity of the wall.

The basement floor appears to be a concrete slab on grade in some rooms and brick pavers with a concrete wash in others. Floor joists in both Saloon portions of the first floor and the second floor run in the north-south direction. Approximately half of the remainder of the first-floor joists span in the east-west direction, and the balance in the north-south direction (see the annotated drawings that follow for the size and spacing of the joists).

The joists in the west side of the second floor span in the east-west direction, and the balance of most of the side rooms span in the north-south direction. The floor framing in the central section of the attic consists of two layers of framing, both layers spanning in the north-south direction. The rest of the attic-floor framing runs either east-west or north-south in a radial orientation, from the interior "ring" of bearing walls to the exterior bearing walls. The central portion of the roof has rafters that span in the north-south direction. The remainder of the roof runs either east-west or north-south in a radial direction, from the interior "ring" of wood posts and timber walls to the exterior bearing walls.

5.1.4 Heating, Ventilation, and Air Conditioning

Thermal comfort was an important consideration in the design of buildings in the U. S. by the 1830s and 1840s, and many features in the layout and detailing of Melrose contributed to

³³⁶ NATC CALLON II.S.1-4 on file at Melrose shows where the picture rail was located.

mitigating the effects of the summer heat. The front and rear doors were placed on axis, and the center and front halls split the center of the house on both floors. Blinds on the doors could be closed and the doors opened, allowing breezes to circulate through the rooms. The windows in the rooms were fitted to exclude as much sunlight as possible, with exterior blinds, venetian blinds, and draperies. The main stairwell, rising from the first through third floors, would have helped to develop a natural draft through rising hot air. The windows of the attic monitor are fitted with chains and pulleys, which allow them to be opened easily to exhaust hot air built up in the house and under the roof.

For heating, all rooms in the Main House had fireplaces, and the Drawing Room 110 fireplace was fitted with a coal grate, which is visible in historic photographs, but was removed in the 1970s (44-H).³³⁷ Coal was available in Natchez by 1835, and was most likely stored in one of the basement rooms. During the Kelly occupancy, wood was burned in the upstairs bedrooms.³³⁸ A gas furnace was also installed in Room 09, prior to 1950.³³⁹ This only supplied heat to the first-floor rooms, and it was connected to the city gas lines. In the early part of the 1950s, a gas heater was installed in the Bachelor's Room 207. The gas lines that fed it came up the chimney flue from the basement. A window air conditioner was used in West Front Bedroom 210 by Mrs. Kelly.³⁴⁰ Air conditioning was installed during the 1976-1978 rehabilitation and later replaced with four split-system DX air conditioners, with horizontal gas furnaces, in February 1994. Two of the furnaces and cooling coils are mounted in the attic with remote condensing units located on the widow's walk. These two units serve the top floor of the Main House. Each of the furnaces was connected, through a new duct transition, to the existing duct in the attic a few feet from the unit discharge. The existing supply ducts connect to the supply diffusers in the ceiling of the top floor. The existing steam humidifier was installed in the supply duct, down stream from the furnace. The return for each unit is attached to existing return ducts that connect to the return grilles in the ceiling of the top floor. The room-style thermostat, with touch pad for adjustment and control, for each unit is located in the return duct just ahead of the furnace. The air filters installed by the contractor were "throwaway-type," but they have since been replaced with Polytron washable filters.

The other two furnaces and cooling coils are in the basement with remote condensing units installed at grade about thirty feet north from the house. These two units serve the lower floor of the Main House. The natural gas meter for the house is alongside the condensing units, with both refrigerant piping and gas piping installed underground to the building. Both the condensing units and gas meter are very visible from the house and

³³⁷ A Greek Revival-style coal insert is currently stored in the Stable.

³³⁸ Fred Page interview with Kathleen Jenkins, September 27, 1995, typescript copy, NATC, Natchez, MS. In her 1975 interview, Marian Kelly Ferry stated that the upstairs fireplaces were fitted with "iron stoves" in the wintertime. These stoves sat on asbestos and burned wood.

³³⁹ Bricks used to patch the floor where the furnace was can be seen in NATC CALLON II.A.11-12 on file at Melrose.

³⁴⁰ Julie Ferry Hale, 1996 interview.

the walk leading to the house. These two units in the basement were installed using what Carrier calls a "Twinning Kit," which places the two units in parallel, creating a single unit twice as large as each individual unit. The supply and return ductwork from the old system was re-used and connected to the twin furnaces. The steam humidifiers from the old system were reinstalled in the discharge from the two furnaces. There is a single thermostat in the return ductwork just ahead of the furnaces that controls both units. It is a room-style thermostat, with touch pad for adjustment and control. The air filters installed by the contractor were throwaway, but have since been replaced with Polytron washable filters.

The floor joists between the first and second floors are filled with sawdust. This appears to have functioned only as a sound barrier between the rooms, and not as insulation.

5.1.5 Plumbing

It appears likely that the Main House at Melrose had indoor plumbing from the time of its construction. An 1856 architectural handbook noted that "Health, comfort and decency, all demand that every dwelling, however humble, should have a water closet under its roof."³⁴¹ The exact nature of the facilities at Melrose, however, remains unclear.³⁴² Piping runs from downspouts on the east gutter into a cistern located in the attic, directly over the Dressing Room 203/Bath Room 204 on the second floor. The tank measures 10'-0" by 15'-0", approximately 6'-0" deep, and is lined with lead sheets. There is a strainer over the outlet from the gutters, and a drain, stopped with a cork on a wire, that could be used to drain and clean the tank. The layout of fixtures and drainage system, is unknown.³⁴³

It seems likely that the existing Dressing Room 203/Bath Room 204 served all the rooms on the second floor even though Marian Ferry describes the room without bathroom fixtures before 1936. Evidence of earlier piping and fixtures may remain in the walls, behind later finishes. There has been some speculation that fixtures were always located in the current bathroom in the Bachelor's Room 207 on the second floor, but there is no supply piping visible from the cistern to that point. Marian Ferry describes this as being a bathroom for as long as she can remember. The Kellys installed a diesel pump in the former Smokehouse to pump water from the exterior cisterns into the house. They made minor modifications to the existing bathroom in the Bachelor's Room 207, which consisted of a sink, toilet, and bathtub, and was the only known bathroom when they

³⁴¹ Henry W. Cleaveland, William Backus & Samuel D. Backus, *Villages and Farm Cottages: The Requirements of American Village Houses Considered and Suggested* (Watkins Glenn, NY: Library of American Culture, 1976; reprint, New York: D. Appleton & Co., 1865), 144.

³⁴² At Stanton Hall and Magnolia Hall, the tub and wall basins were freestanding. A more complete and piped system survives at nearby Dunleith (1856). Dunleith has a built-in tub/shower and toilet which are wood cabinets lined with metal. They connect to the attic cistern directly above.

³⁴³ Cleaveland, 144. The author refers to a vault for wastes, located directly below the water closet, and the need to provide venting to prevent emission of noxious fumes.

moved in. They installed a sink, toilet, and bathtub in Bath Room 204. The current second-floor bathroom fixtures were installed by the Callons in 1976-1978, as were the half bath and Kitchen on the first floor. All waste pipes are cast-iron, and visible water pipes, copper. The house is connected to the city's water and sewer.

The brick Privy located to the south of the Dairy has male and female compartments, seating scaled for both adults and children, and features typical of estates and plantations in the Natchez area. Typically, it was only the female side that had both seating for adults and children. Glazed transoms over the doors provided the only light and ventilation. The Slave Privy, to the rear of the Slave Cabins, appears to have been constructed sometime in the mid to late nineteenth century. The framing is circular sawn, rather than hand-cut, and assembled with cut nails.

Four exterior cisterns were also located on the property. One was located to the south of the main building, between the Main House and the Kitchen, two more between the Kitchen and Dairy and the Privy and Smokehouse, and the fifth by the Slave Cabins. They collected water from the roofs of the adjacent buildings, and today retain many of their original features, including filter boxes which were filled with charcoal and boots jointed so that the downspouts can be swiveled to either run into the cistern or discharge onto the ground after the cisterns were full. All the cisterns bear covers and pumps with patent and foundry dates from the 1870s and 1880s, so it is possible that the cisterns were added after 1848 or the covers and pumps were replaced. The cisterns were not in use by the mid-twentieth century except for emergencies such as fire.³⁴⁴

5.1.6 Lighting and Electrical

The principal rooms at Melrose were lit by kerosene, not manufactured commercially until 1855, or lard-oil chandeliers and lamps.³⁴⁵ Gas was available in Natchez by 1858, and at least three plantations had their own gas plant, but it was common for the outlying estates to employ gas fixtures modified to burn oil. The Drawing Room 110 fixture is documented to have been manufactured by Cornelius & Company of Philadelphia. This is the only documented permanent lighting fixture installed during the McMurrin occupancy. Marian Ferry has said that the original Front Hall 101 fixture, now located in the Dining Room Side Hall 105, was in place when she was a girl. It is not known if the fixture was installed by her parents when they first moved in, or earlier. Electricity was

³⁴⁴ The covers by the Main House are marked "David M. Clure, Bluff City Foundry, Natchez, 1881" (cover) and "W & D Douglas, Jan. 11, 1870" (pump). The Rear Cisterns have covers supplied by "P.W. Mulvihill, Natchez, Miss., 1877." The cistern by the Slave Cabin is marked "C.B. Churchill & Co., 1859" and the pump "by W & B Douglas, April 1, 1850." The paint analysis revealed that, while the details of the lattice structures covering the cisterns south of the dependencies are typical of mid-nineteenth-century construction, the paint evidence does not directly relate to original paint colors on the other service structures, making it difficult to confirm that they date from the original construction period.

³⁴⁵ Loris S. Russell, "Early 19th century Lighting," in *Building Early America* by Charles E. Peterson, (Radnor, PA: Chilton Book Co., 1976), 195.

installed in the early 1920s for the filming of the movie *Heart of Maryland*. Original oil and kerosene fixtures have been converted to electric and new lighting fixtures have been added in many rooms.

A slave call-bell system was originally installed in the house. Original pulls remain in the Dining Room 102, Stair Hall 106, Library 108, Parlor 109, Drawing Room 110, and the West Front Bedroom 210. In the Library 108 and West Front Bedroom 210 the pull was a chord that hung down next to the chimney. In the other rooms it was a crank. Both the pulls and cranks were connected to bells in the basement under the east porch and to bells on the east porch. This original system operated entirely by a configuration of springs and wires to ring the bells. Sometime after the Kellys arrived in 1901, the call-bell system was upgraded to an internal telephone system and it was electrified. The system was operated by batteries, which were located in the basement. Parts of these original batteries remain in storage in Room 01. Telephones were located in Room 211, just outside the door to Room 204, of the Main House, in Room 101 of the Kitchen, and in Rooms 102 and 202 of the Dairy. Sometime after Annie's death, the telephone was moved from Room 202 of the Dairy to Room 202 of the Kitchen.³⁴⁶ A sketch created for the Kellys, showing how this system worked, can be found in Appendix 8.5. The Callons installed an intercom system when they purchased the property. Speaker boxes were located outside the front door, inside the door to Room 107, and in North Front Bedroom 202.

The telephone must have been installed around the same time that the call-bell system was electrified as the diagram showing the wiring for the call-bell system also indicates wiring for the telephone bell.³⁴⁷

³⁴⁶ Fred Page, conversation with Kathleen Jenkins, September 17, 1996.

³⁴⁷ NATC History Files, Diagram, Melrose, Mississippi.



45-A Main House - West Elevation (Ann Beha Associates - ABA)



46-A Main House - North Elevation (ABA)

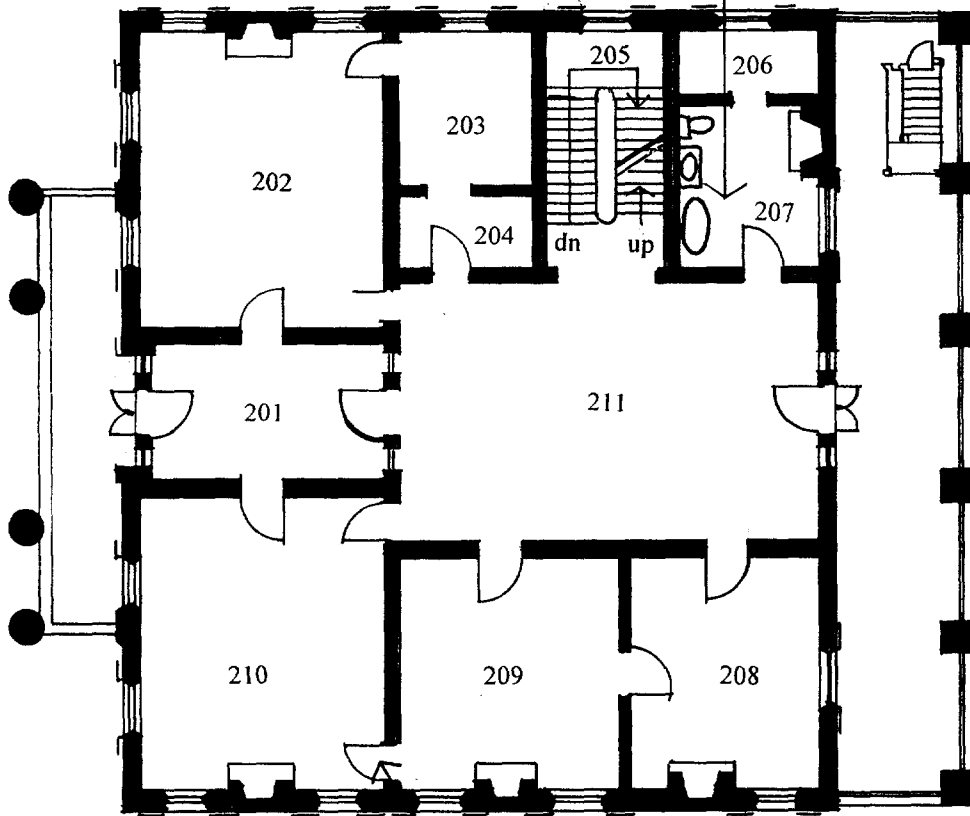


47-A Main House - South Elevation (ABA)



48-A Main House - East Elevation (ABA)

Bathroom in Bachelor's Room
(date unknown)

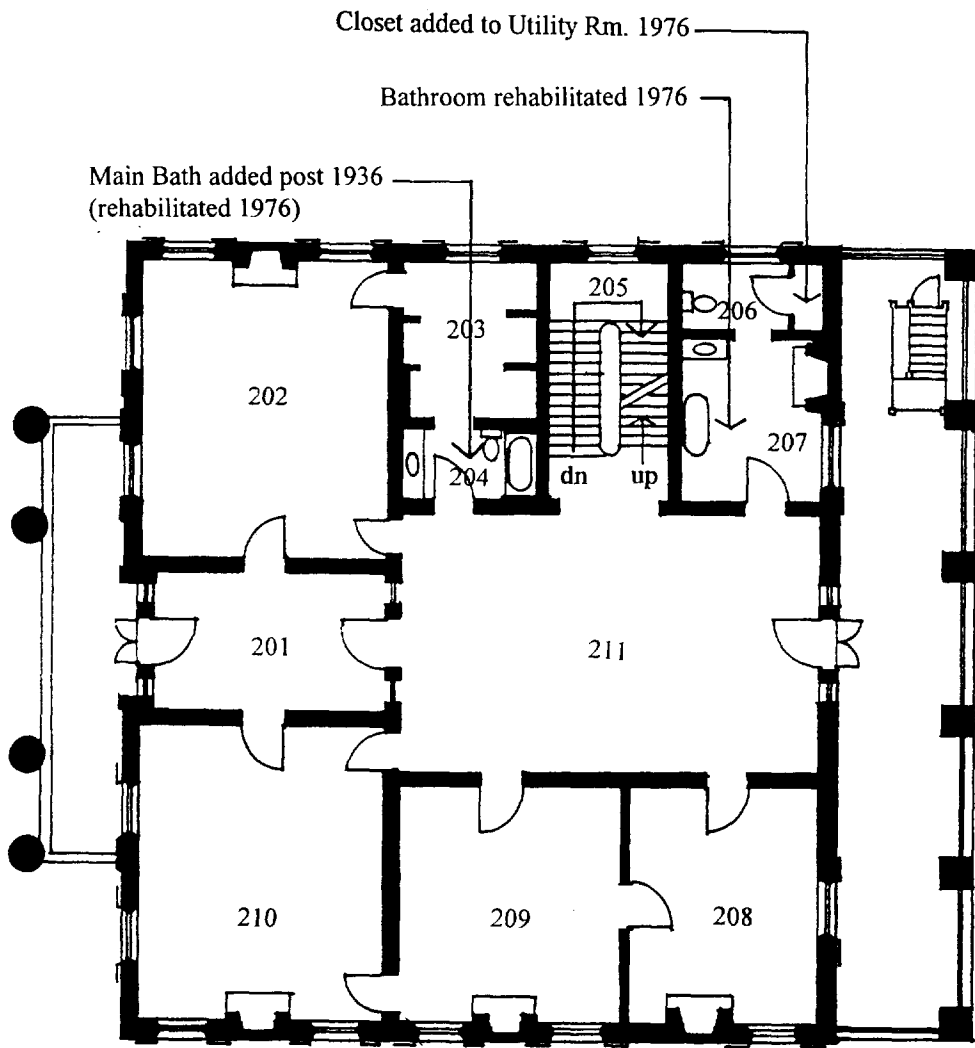


Second Floor Plan

Door added between bedrooms ca. 1860



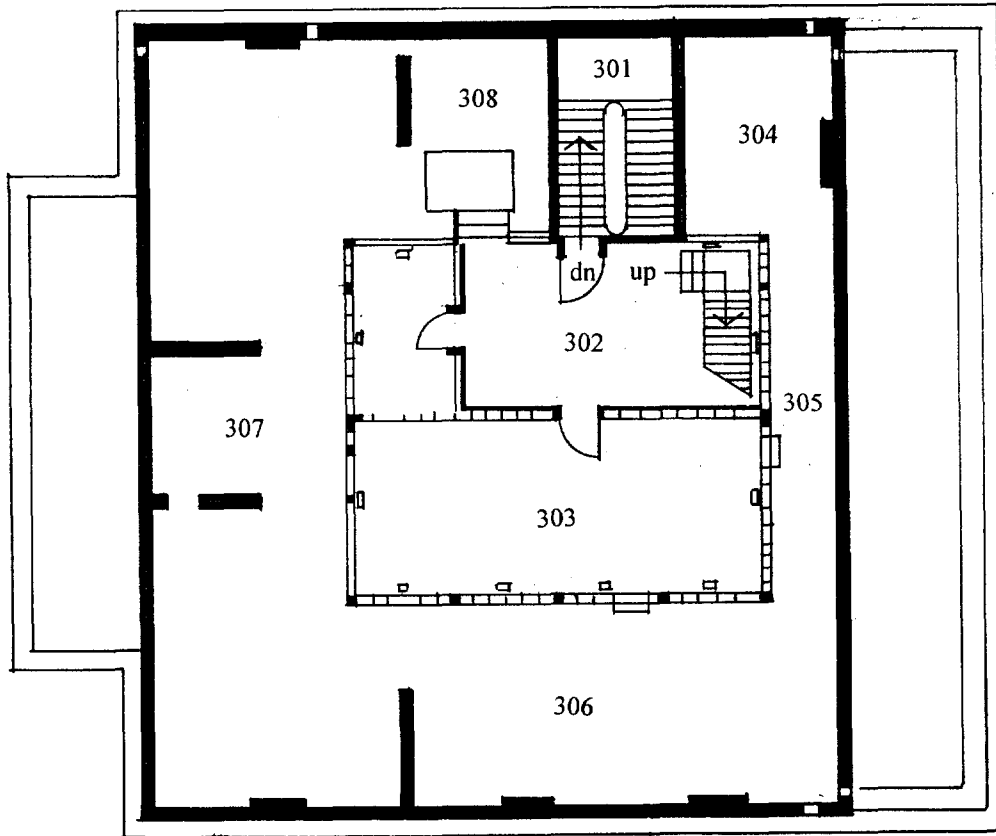
MAIN HOUSE
ca. 1848-1910



Second Floor Plan

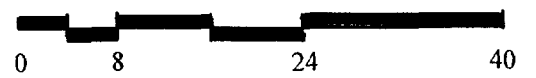


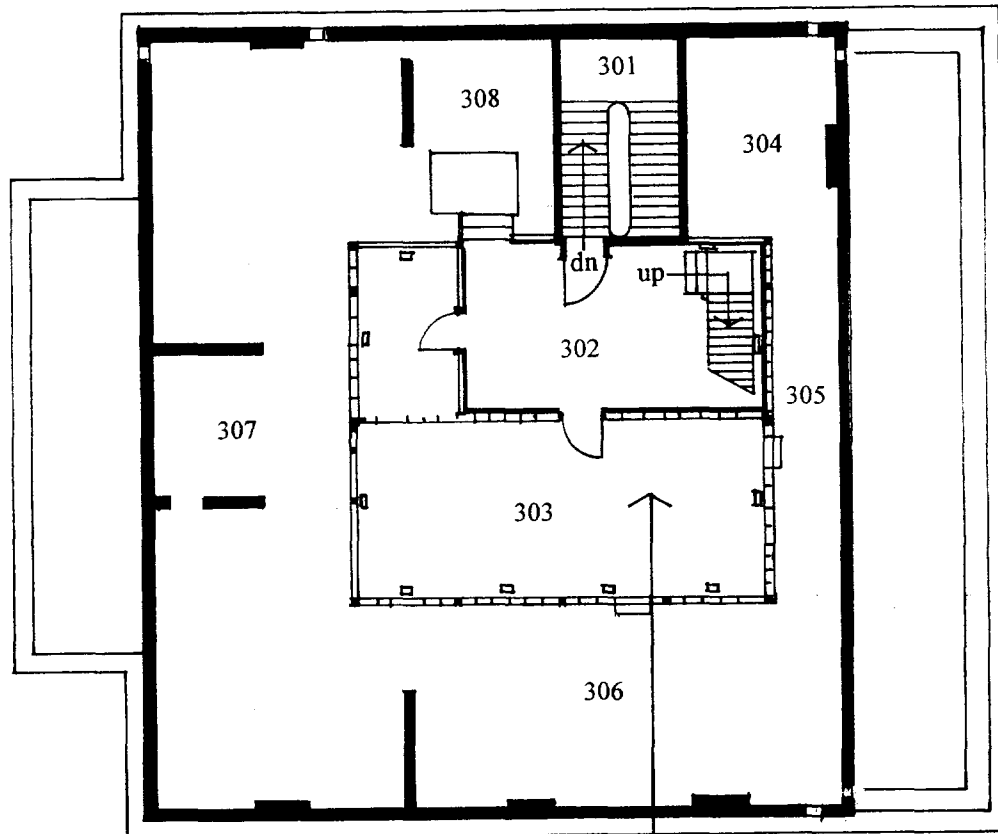
MAIN HOUSE
ca. 1911-1995



Attic Floor Plan

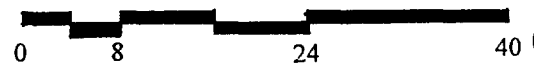
MAIN HOUSE
ca. 1911-1995



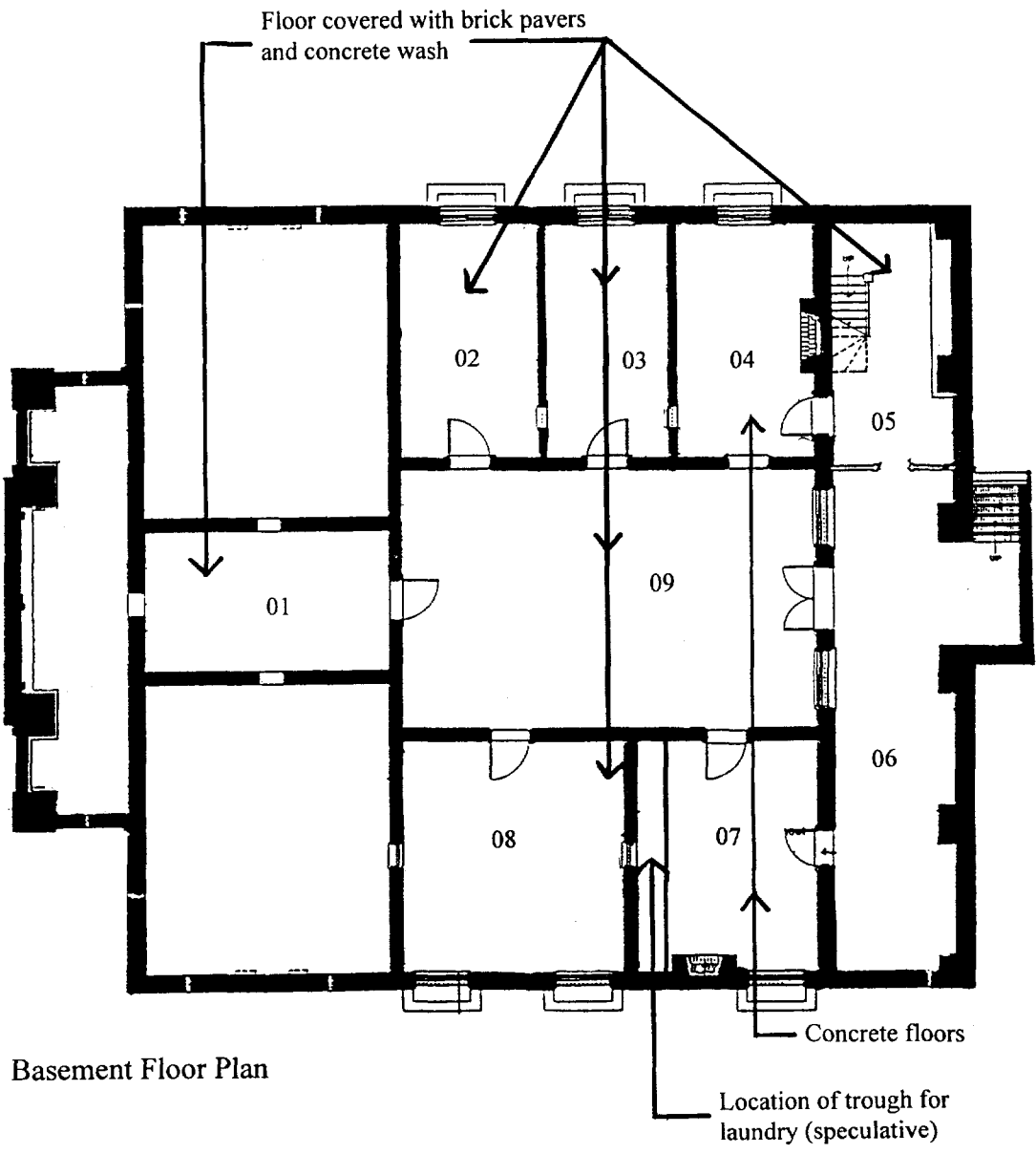


Attic Floor Plan

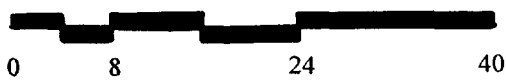
Rebuilt clerestory roof above ca. 1901



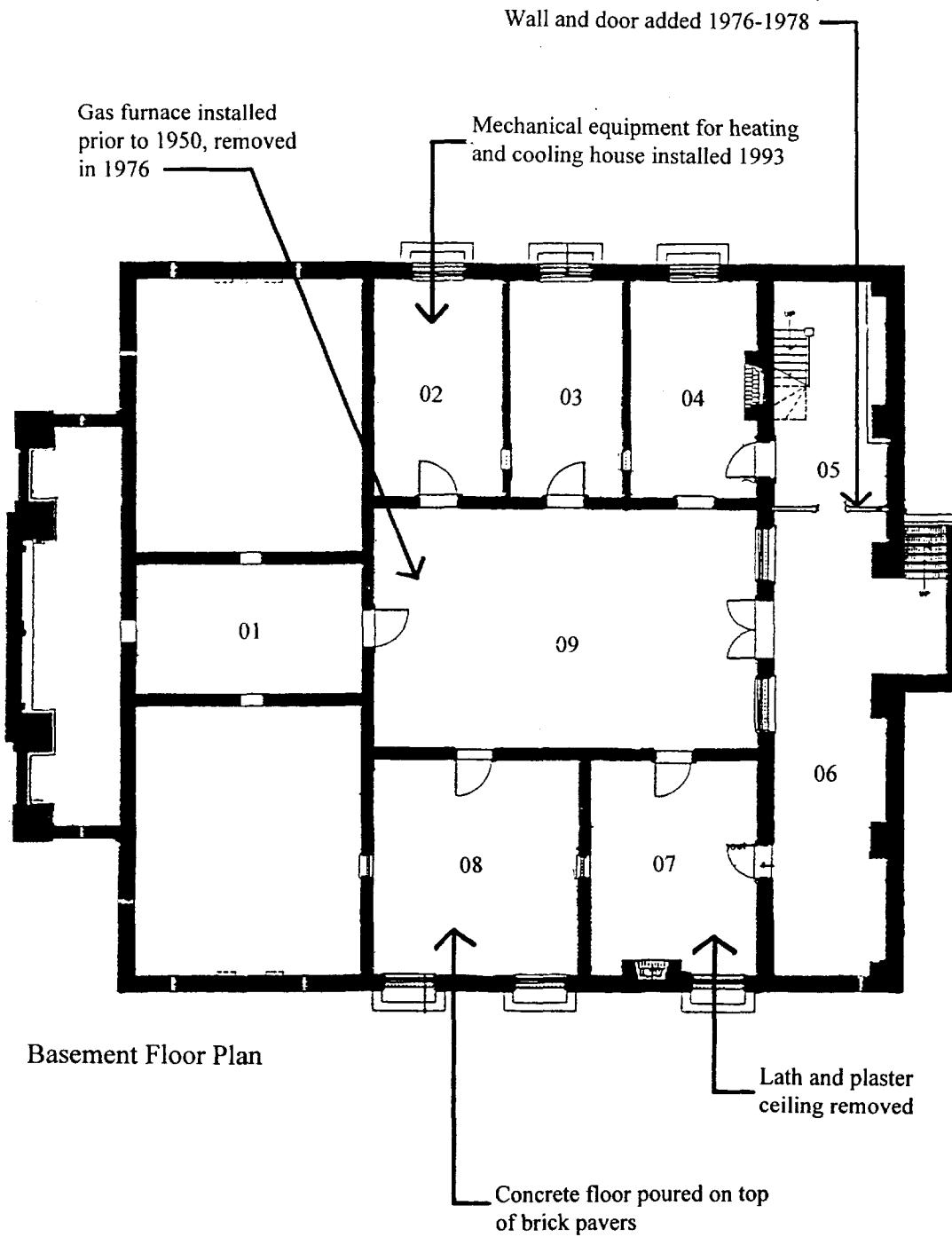
MAIN HOUSE
ca. 1848-1910



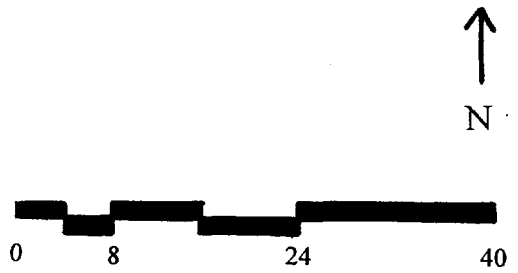
Basement Floor Plan

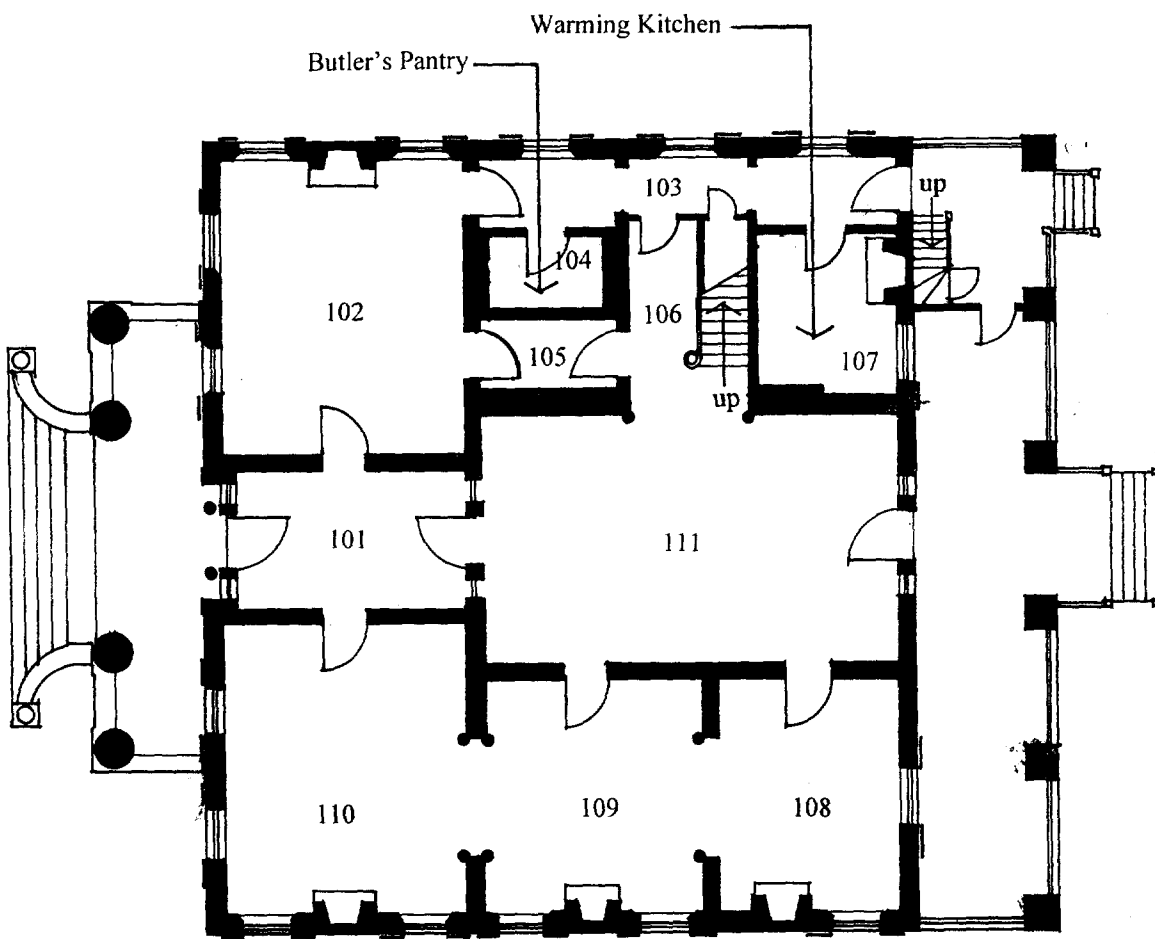


MAIN HOUSE
ca. 1848-1910



MAIN HOUSE
ca. 1911-1995

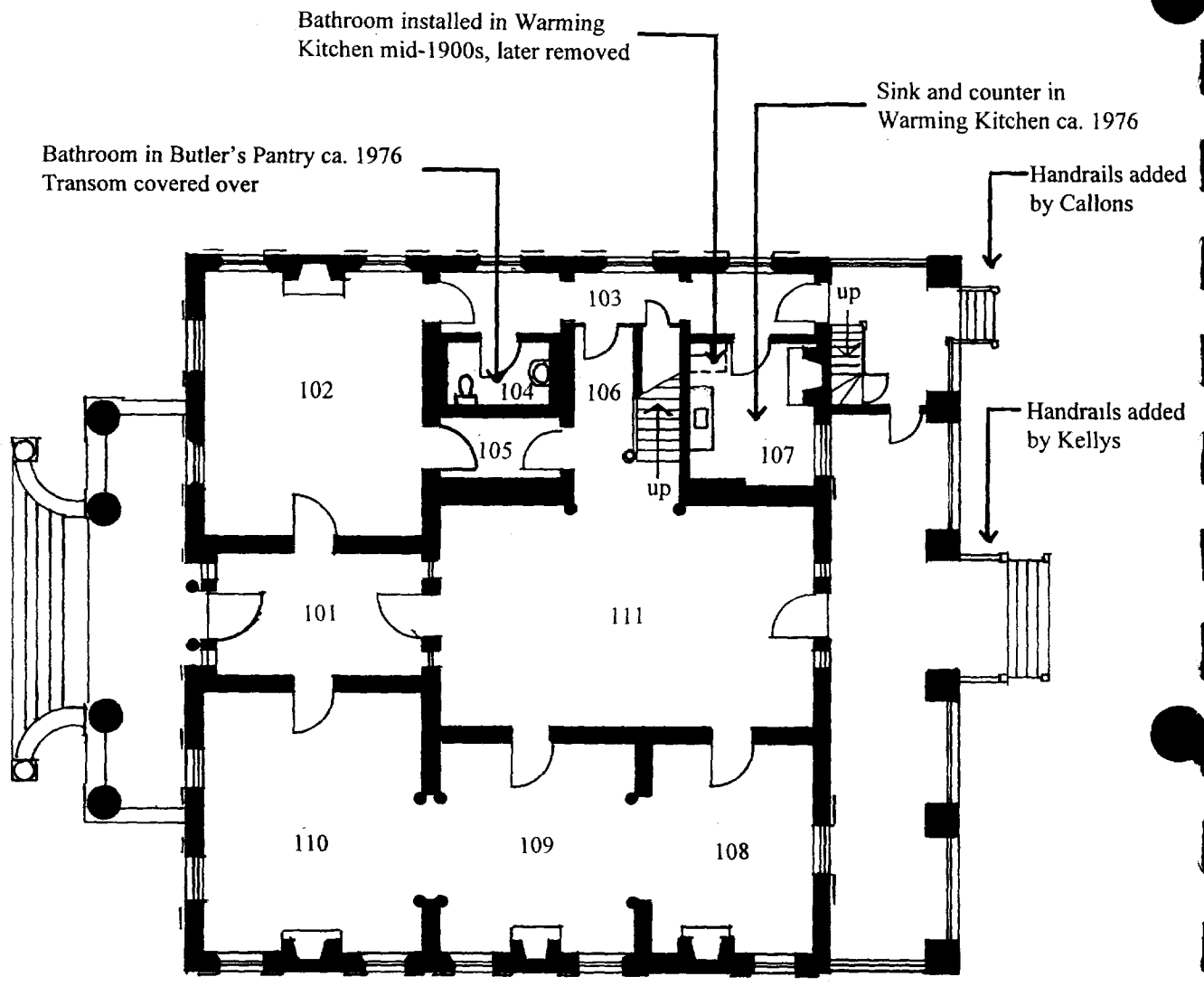




First Floor Plan



MAIN HOUSE
ca. 1848-1910



First Floor Plan



MAIN HOUSE
ca. 1911-1995

5.2 Main House (NATC HS-04, LCS #90310) - Conditions Assessment

5.2.1 Roofing and Gutters

The main roof is in good condition. Approximately 50% of the original purple slates have been replaced, principally along the valleys, using a gray slate. Overall, about 20% of the roofing slates are loose. Flashing at ridges and valleys appears to be painted galvanized metal, and is rusting throughout (49-A & 50-A).

The roof over the attic clerestory is painted standing-seam metal, which runs underneath the wood balustrade. The roofing is in fair condition, with most of the material obscured below layers of paint build-up. Two condensers mounted on steel pads are located on the clerestory roof. The steel pads are rusting, and the mastic at roof penetrations and pads is old and cracking (51-A). It does not appear to be providing protection anymore.

Flashing at chimneys is not detailed properly. The metal is limited to the upper sloped area of the roof and not along the sides of the chimney, and no cricket is provided to shed water (52-A). Gutters run around the full perimeter of the building. Leaders on the north, east, and south sides of the building originally drained into either the cistern storage tank or possibly an underground drainage system. The cistern storage tank is no longer used. The entablature surrounding the roof is wood-trimmed with metal at the roof edge. The metal edge is uneven in places, and seams are open.

5.2.2 Masonry

Foundation walls are scored stucco over brick, with a water table at thirty-two inches above the existing grade. A slate damp-proof course is located in the brick, just above grade, on the west wall of Room 01. This is visible from the inside, but does not appear to be original to the construction of the house. The foundation walls have been repaired by the National Park Service in limited areas within the past five years, but some moisture problems and leaks remain. The Callons installed French drains underground to help alleviate moisture problems, but the extent and location are unknown. On the south elevation, there is cracking in the stucco below the west porch entry stair (53-A), and rust stains (most likely from rusting shutter dogs) below the far left window. Cracks occur above the basement window toward the south end, but appear to be surface cracks only. The stucco along the length of the east elevation is cracking at the porch flooring. Deterioration is evident at the foundation wall below the west porch.

Stucco is also applied to the areas of the upper walls, sheltered by the front portico and rear porch, and to the freestanding columns and piers. There is spalling at the base of the far-right hand pier of the rear porch. Stucco on two chimneys on the south side is spalling (54-A).

Based on visual examination, the craftsmanship employed in the fabrication and construction of the brickwork on the upper walls is of superior quality, and the brick and mortar have maintained their integrity for 150 years. The National Park Service replaced

several bricks in the jack arch over several windows on the south elevation and east end, and re-pointed a diagonal crack from this point to the second-floor window opening. Bricks were specially made for these repairs, and are in storage at the Melrose site.

There is mortar loss in most of the other jack arches above the windows (56-A), and typically minor diagonal cracking along the mortar joints from first-floor window heads to second-floor window sills. The observed cracking appears to be relatively moderate for a structure that is close to 150 years old. If there were more signs of diagonal cracking activity (especially cracking that propagated from the foundation), which might indicate more signs of movement, including possible foundation settlement, we would be more concerned. At the present time of observation, there are no signs of recent, extensive movement of the building. The cracking around the windows is not likely to be associated with foundation settlement. (See section 7.2.7 for further discussion of this subject.)

The existing masonry generally is in good condition. Efflorescence is visible on both sides of the west facade, mostly at the second-floor level (55-A), and mold was noted on the exterior walls of the Drawing Room 110. The efflorescence does not appear to have caused any harm to the brick at present, but is cause for long-term concern. During the Callons' occupancy, foam insulation was inserted between the brick inner and outer walls.³⁴⁸ This can obstruct the normal cycle of moisture movement between the inside and outside of the walls. Moisture movement may also be aggravated by the high levels of interior humidity (see Mechanical discussion). It should be noted that there is evidence of rising damp in the basement (see Interior discussion), and the two basement rooms, below the Dining Room 102 and the Drawing Room 110, are unexcavated and have no vapor barrier. The condition should be studied further as long-term plans for climate control are developed.

The front stairs are composed of bricks covered with thin layers of concrete. The side walls are stuccoed brick. In May 1992, sixty lineal feet of concrete nosings at the front entry stairs were to be replaced, however this work was never completed.

5.2.3 Wood Trim and Porches

Deterioration of the balustrade at the perimeter of the clerestory roof appears to have been an ongoing problem. The balustrade is reported to have been replaced in 1970, though this has not been confirmed. Previous repairs have included insertion of dutchmen in the rails and posts. Approximately 50% of the bottom rail and balusters are currently rotted (57-A). Flashing is not continuous at the balustrade posts, and sometimes nonexistent.

Metal flashing and gutters within the wood entablature are deteriorated, resulting in open joints, swelling, and shrinkage. Past paint treatments appear to have scraped deteriorated

³⁴⁸ Witnessed by Duncan Morgan, local Natchez mason, and reported to Mary W. Miller at Historic Natchez Foundation during discussions pertaining to the writing of this report.

wood without consolidation or filling. Mildew is present on all elevations. Unprotected boards at the roof edge are starting to show (58-A).

The west-porch floor is showing signs of wear. The paint is peeling to expose raw wood; joints between floorboards are open, and nails are rusting through (59-A). The west porch was repaired in 1992, but mildew from the wood appears to be coming through the paint in spots on the skirt board, creating an uneven appearance. Open grain and nails are showing through the paint. Moisture appears to be getting between the deck and the column. There appears to be no flashing at the column bases. The stucco finish on the columns is bubbling, the decking is cupping, and paint is peeling.

All paint is mildewing in various locations on the east elevation. The basement window, covered with lattice, second from the left, is rotted in the lower left-hand corner, possibly due to carpenter bees. Carpenter bee infestation was found under the back stairs. (See section 5.2.6.)

The west porch has cast-iron balustrades. Rust is evident below the painted surface and through the cast urns that flank the entry, with runoff staining the stucco in various areas. In May 1992, the National Park Service was authorized to wire brush the iron balustrade and base plates. New stainless steel screws were to replace original screws that had rusted throughout.

5.2.4 Doors, Windows, and Blinds

In general, the windows are in good condition. On the west facade, one muntin bar is missing on the left-hand side sidelight and first floor, and joints are opening in the wood sidelight bases. On the south elevation, several window sills have rot. Varnish finishes on both exterior doors are peeling, and in some cases wood is exposed. A few blinds have rot at the edges, loose or missing louvers and screws missing from the hinges. All shutter dogs need to be checked for rust and attachment (60-A).

Wood jalousie blinds on the rear porch are in good condition. The original extent and location of jalousies must be confirmed; similar houses in the area typically have more extensive jalousies, which extended all the way around the porch. However, there is currently no evidence that indicates this was the case at Melrose.

As a matter of course, all windows, blinds, and frames should be checked regularly for deteriorated material or loose joints, scraped of old paint, sanded, treated with consolidants (if necessary) and wood preservatives, and, finally painted in historic colors. (See Paint Analysis, Volume II.)

5.2.5 Interior Finishes

a. Walls and Ceilings. All interior wall and ceiling finishes are plaster. The new bathrooms on the first and second floors have been refinished with gypsum wallboard.

In general, the walls are in good condition throughout the house. Minor cracking has occurred in the corners of the Parlor 109. Both the Saloon on the first and second floors have some damage to the walls. The Saloon 211 on the second floor has two large nail holes on the south wall that require patching. The Saloon 111 on the first floor has the same type of damage on the same wall.

Wallpaper has been installed in the Front Hall 101, Pantry 107, all four bedrooms, and three bathrooms, with a wallpaper ceiling border added to the painted Dining Room 102 and the Dining Room Side Hall 105. All are modern reproductions. In the West Front Bedroom 210 and Middle Bedroom 209, the wallpaper has had mildew damage. The wallpaper in the East Corner Bedroom 208 is loose. There is water damage on the first-floor Front Hall 101 wallpaper, which also appears to have resulted from condensation.

The ceilings in the majority of the rooms are in good condition. All are covered with a canvas liner with a scrim backing, which was installed in the 1970s. Typically, such a material is used to cover cracks and imperfections in the original ceiling material, and thus it can be assumed that the original plaster is in poor condition. A minimum of four audio speakers were added to major rooms, and these detract from the historic character of the rooms. The North Front Bedroom 202 ceiling has plaster damage in the southwest corner, resulting from an Air Handler Unit that leaked in the attic above (61-A). An improperly drained drip pan under the unit buckled under the weight of water, and caused the current damage. Ceiling medallions are in good condition, and generally only need minor repairs.

Walls in the basement are typically exposed brick covered with whitewash. The two rooms under the Dining Room 102 and Drawing Room 110 are unexcavated. Efflorescence and loss of mortar in these walls indicate rising damp throughout the basement. Damage is heavy on the exterior walls, where water may enter through the window wells, but also extends along interior walls as far as Room 09, suggesting that water is present under the foundations.

b. Floors. Originally, the main rooms on the first and second floors had carpet. The hardwood subfloors are in good condition. Minor water damage is evident below windows in several of the first-floor rooms. However, in the bedrooms on the south side, overflow from humidifiers has caused some damage to the finish (62-A).

The Saloon 111 and the Front Hall 101 both have canvas-painted floorcloths. The oilcloths had been varnished several times in the past by the Kellys; the Callons attempted to clean the varnish and had an artist, Jim Cyphers, repaint the Front Hall entirely and infill the damaged decorative areas in the Saloon 111, which detracts from the original artwork (63-A & 64-A). The National Park Service has installed padded carpet runners down the center of each room in an attempt to protect the floors. In several areas, the floorcloth has come loose from the subfloor.

Floors in the basement are principally herringbone brick with a concrete wash, and concrete in Rooms 04, 05, and 07. Floors are generally in good condition. The concrete wash is thin and coming off. There is minor spalling occurring in approximately one percent of the bricks in Room 09.

c. Wood and Trim. Decorative wood trim includes wood panels below window sills, window and door frames, pilasters, columns, and architraves. All wood trim appears in good condition. Minor cracking has occurred in joints of wood trim throughout the house.

More significant areas of concern exist in the walls of the Dining Room 102, the Drawing Room 110, and the Library 108. The wood panels below the windows are bowing out towards the center of the room. It appears moisture may be trapped behind these panels by the insulation injected in the walls in the 1970s. The wood panels below the sidelights at doors, to both the east and west porches on the second floor, are showing signs of moisture damage, with open joints and rot at the base (65-A).

d. Doors and Windows. Minor changes have occurred in the windows and doors at Melrose over the years. All interior doors, with the exception of a few secondary doors in the basement, are cypress with a wood-grained finish, which is not the original pattern. All doors for major rooms on the first floor have silver-plated brass knobs and mortise locks, while the doors for utility spaces and the second floor have porcelain knobs with brass mortise locks. Some of the silverplating is tarnished. The doors in the basement are a variety of painted plank doors, wood lattice, and a pair of glazed doors. There are double-pocket doors between the Drawing Room 110 and Parlor 109, Library 108 and Parlor 109, and Saloon 111 and Stair Hall 106. Their are single-pocket doors between Dressing Room 203 and Bathroom 204, and Utility Room 206 and Bachelor's Room 207. All interior doors are in good condition. The exterior doors are also grained, with the exterior surfaces showing signs of deterioration.

Plexiglas panels with ultraviolet filters have been installed on the inside of windows in the Dining Room 102, Library 108, Parlor 109, North Front Bedroom 202, East Corner Bedroom 208, Middle Bedroom 209, and West Front Bedroom 210. There is a problem with condensation under these panels, leading to paint loss and mildew growth on the inside of the window sashes.

e. Fireplaces. Fireplaces within the Main House are marble, with marble mantels and hearths. The Drawing Room 110 appears to have originally contained a coal grate, which has been removed. The two fireplaces in the basement have slanted sides, and therefore appear not to have been used for cooking but rather for heat. With the exception of minor cracking in the hearths, the fireplaces are all in excellent condition (66-A).

5.2.6 Structural (Robert Silman Associates)

a. Stability and Condition of the Foundation. In general, the brick foundation walls of the Main House are in good condition. Much of the basement is cooler and drier than those portions of the building that are exposed to the outdoors. This is likely due to the fact that the basement is partially below grade, and that the air of the first floor, which is air conditioned, may contribute to a drier basement. This appears to have helped dry out the walls and the basement in general. There are a few exceptions to this; it is at these locations that we noticed some erosional loss of mortar. This loss of mortar occurs on walls under the east porch and in the Room 07 of the main portion of the basement, just to the west of the east porch (79-S).

In both of these basement areas, the walls show evidence of rising damp, or infiltration of water, through the walls and into the basement. The loss of mortar is not excessive and does not compromise the structural capacity of the building, but we should note that the presence of the water does promote the long-term deterioration of the brick and the mortar. In at least one location, this mortar deterioration is accompanied by a crack in the brick wall; it is likely this crack has helped the water enter the wall. The stability of the foundation walls appears to be adequate to support the existing loads, and the loads resulting from the likely future uses of the building. There are no signs of distress that would indicate the foundation is inadequate to support the walls above. There are no signs of differential settlement that might be associated with the walls' foundations.

The crack noted above does not appear to be related to significant settlement of the foundations; any such settlement would have occurred many years ago. This crack may have been caused by a persistent source of water that may not be properly draining away from the building. Other than the above noted crack, the brick on each of the walls in the basement is in good condition.

The presence of a nonpermeable paint layer on several sections of basement walls is not desirable for the best long-term performance of the masonry. Indeed, it would be best for the masonry if it could "breathe" and release into the atmosphere any moisture that may enter it. The slight deterioration of brick and mortar joints, seen on the foundation walls under the east porch, is tied to the negative effects of the paint on these walls (80-S). The symptoms of deterioration include the spalling of small areas of brick and the bubbling or spalling loss of mortar from joints. Undoubtedly, water is entering from the ground side of this wall, and is collecting underneath the paint layer. Eventually this deposits enough deleterious salts and damages the brick, such that it is necessary to replace the entire brick area. This extent of deterioration has probably yet to be reached.

There is damage to the brick walls under the east porch. The one advantage with the walls on the west porch is that they are not painted over. They do appear, however, to have less remaining mortar, and appear to have suffered more infiltration of water.

b. Stability and Safety of the Walls. In general, the brick walls on the exterior of the building are in good condition. It is our understanding that some repairs, including re-pointing, were completed in the last ten years or so. There are no visible systematic pattern of cracks that would structurally compromise the strength of the building.

There are, however, a number of cracks in the exterior walls. These cracks are usually associated with windows, in particular, window heads and sills (56-A, 81-S, & 82-S). No large diagonal cracks that propagate up from the base or foundation of the building, and extend an appreciable horizontal or vertical distance, were observed. Therefore, the cracking of the brick around windows is therefore most likely not related to settlement of the building. It is possible that some of the cracking is related to a slow, gradual loss of mortar from the brick joints, in particular, the joints between the soldier courses that are at the heads of windows. If this mortar loss reaches a critical state, it is possible that the bricks over the head of the window will move downward slightly. This might permit the redistribution of stresses within the bricks above the window, allowing some gradual movement of these bricks. This type of movement, coupled with the relieving of temperature-induced expansion and contraction stresses, may explain most of the observed cracking. (See the accompanying annotated drawings for the locations of the most significant cracking and the location of open mortar joints between the bricks.) There are a few areas of exterior brick that have developed cracks within the bricks themselves. These cracks are mostly limited to window heads. The precise cause of this cracking is not known. It may be a weak point in the brick that finally gave way.

The cracks in the mortar joints should be re-pointed with a mortar comparable to that originally used on the building. If possible, the cracked pieces of brick should be re-used in repairing the damaged areas of masonry. The repairs should use new mortar to match the original. A masonry conservator should be consulted when repairs are being designed to determine if stainless steel pins, or other means of attachment, can be used to reconnect the broken pieces of brick to the backup masonry.

No significant structural cracking on the interior masonry bearing walls of the building was observed. There are several cracks in the plaster walls in the attic; these are not structurally significant, and as such should simply be monitored for any signs of activity.

The chimneys on the roof, which are extensions of the interior bearing masonry walls, are in somewhat poor condition. The stucco finish is cracked and spalling (54-A).

In addition to the deterioration of the masonry discussed here, it was observed that one of the wood blinds on the east elevation of the Main House either fell off or was removed. This missing blind came off between our May 1995 and September visits to the site.

c. Stability and Safety of Floors, Ceilings, Roof, Beams and Connections. Most of the visible timber joists and rafters appear to be in good condition. Some sections of

flooring, in particular on the second floor, would be overstressed if the maximum probable loads were to be applied to the joists. Fortunately, the roof framing appears to be adequate to take the code required minimum live loads. As is discussed in a subsequent section of this report, one of the major deficiencies of the structure is the poor live-load capacity of the main stair that goes from the first floor to the second floor. In the basement, there are no ceilings attached to the first-floor joists. There are several locations where modern HVAC equipment is attached to the joists. This type of intervention should be minimized as much as possible, and if support of such units is required, the support should be provided by the floor slab. There are also some cuts through the floor joists or headers made for electrical or plumbing conduits.

Besides the slight damage to the joists and headers by cuts made through them, there was also deterioration underneath the joists below the west porch. This deterioration included rusting of the steel pipe columns that support the north-south wood girders, and poor bearing points of support for these columns (83-S).

The first- and second-floor framing is generally in good condition. The attic floor also shows little sign of deterioration. The live-load capacities of the various portions of the building are noted in a subsequent section of this report.

The roof framing appears to be stable and in generally good condition. There is one major exception to this: near the northwest corner of the attic (Room 307), where the north side of the west porch roof meets the main west roof of the house, there is some rot in both the wood-valley rafters and the subsidiary roof rafters (84-S). This area of wood-roof framing should be repaired as soon as possible. There is significant deterioration of several sections of the balustrade that surrounds the low-sloped portion of the roof (85-S).

Both the west- and east-porch floor framing showed signs of deterioration. The most severe deterioration, and the one requiring immediate attention, is the damage to the wood supporting the east porch (86-S, 87-S, & 88-S). Underneath the east porch there is insect and rot damage to the wood framing. The damage is largely concentrated on the main stairs, from the ground level up to the porch level. The insect damage includes that caused by carpenter bees and termites.

There is little visible deterioration associated with the main stair, leading from the first floor to the second floor. We discovered, however, the stair framing experiences high bending stresses, and is susceptible to high deflections. We investigated this stair partially because of our experience with similar stairs on similar-age buildings.

d. Durability of the Building Materials. As noted earlier, the brick of the exterior walls of the Main House is generally in good condition. Normally it should be perfectly durable and, indeed, the brick of the exterior of Melrose appears to be of exceptional quality. When any repairs are required, the existing brick can and should be reused whenever possible.

The portion of the masonry walls that requires relatively frequent attention is the mortar between the bricks. Buildings of this era were usually constructed with a mortar having a high lime content; they usually have little or no hydraulic cement (such as Portland cement). Over time, this high-lime-content mortar tends to wash out with exposure to moisture.

There is little evidence of wood rot other than that noted above. In general, the deterioration of wood appears to be associated with wood that is a relatively modern, non-cypress species of wood. The wood that is most often deteriorated does not appear to be the original construction material. Any infestations of insects causing this deterioration should be arrested by proper application of approved pesticides. Given the long-term performance of the cypress throughout the building, we recommend that, if possible, future repairs to damaged wood elements be made with carefully selected and properly dimensioned pieces of new cypress.

e. Live-Load Capacity. The joists below the Saloon 111 portion of the first floor are 2 1/2" by 14 1/2" at 18" on center. They span approximately 22'-0". In general, the joists below the rooms on the first floor, north of the central hall are 2 1/2" by 13 1/2" at 18" on center. They span a maximum distance of about 20'-6". The joists below the rooms on the west side of the Saloon 111 are 2 5/8" by 14" at 17" on center, spanning approximately 20'-0". The joists in the first floor were all measured because they are visible from the basement.

Since each of the above first-floor joists does not support a ceiling in the basement, in particular a plaster ceiling, the permissible deflection is slightly greater than if a plaster ceiling were present. In these cases, the joists may deflect about 1/240 of their span. This is approximately 1". Given these deflection constraints and the limitation on the extreme fiber stresses in the joists, the maximum live-load capacity for these joists is approximately ninety pounds per square foot. This load capacity should be sufficient for the visitation of the first floor by the public.

The joists in the second floor Saloon 211 are 2 5/8" by 13" at 16" on center. They also span approximately 22'-0". This measurement of the second-floor joists was possible with the use of a probe made through the second-floor finish floor. This probe consisted of the removal of several floorboards on the east side of the Saloon 211. Several views of this probe can be seen in photographs 89-S, 90-S, and 91-S. Photograph 92-S shows the attic-floor framing. Because of the historic nature of the second-floor floorboards and the difficulty of locating other boards that could be removed carefully and easily, the size and spacing of other joists on the second floor were not measured. An attempt was made to remove boards in two other locations, but because of the difficulty of removing them, we did not proceed in these two areas. We have every reason to believe, based on the pattern of first-floor-joist layout, that the rest of the second floor is framed comparably to the framing of the second-floor Saloon 211, where the probe was taken.

Because the second-floor joists do support the first-floor plaster ceilings below, these joists have a more stringent requirement for control of deflection. This constraint is that they not deflect more than $1/360$ of their span. The limitation of deflection is used to prevent cracking and other damage to the decorative plaster ceilings. This is approximately $3/4"$. The amount of live load that would accompany this amount of deflection is approximately 40 psf.

The load of 40 psf is the code-required minimum for residential occupancy. It is not sufficient, however, for the use of the second floor by a large number of people. It may be likely that thirty to forty people could be on the second floor Saloon 211 at one time. We do not recommend that more than that number of people be present at a time. This number of people is permissible because the loads from their presence should be spread over the relatively large area of the Saloon 211. Loading the second-floor structure with more than about forty people could cause distress in the plaster below. Groupings of more than a few people in small areas of the floor should be avoided, so as to prevent unusual differentials in the deflection of the joists. This is important to keep in mind when giving public tours of the building.

The above limitation of loading should especially be kept in mind for the smaller rooms of the second floor, with a proportionally smaller number of people for each of these smaller rooms. Current National Park Service Standard Operating Procedures limit single Ranger-guided tours to twenty persons, which should keep the stress on the floor joists within acceptable engineering limits. The visitors should not stand in one area of the floor, however, because the concentration of people in one area may result in unacceptable deflection in the plaster ceiling underneath these joists.

On the basis of information provided by another structural probe, the framing is seen at the upper portion of the stairway that goes from the first floor to the second floor on the north side of the Main House. This probe was made just to the south of the main second-floor landing of this stairway. Photographs 93-S and 94-S document the location and the extent of the probe. This probe reveals the presence of three stringers that are each approximately 2" by 7" in their net size, allowing for the necessary cut out of the stringers for the stair treads and risers. As with the second-floor framing, the framing of this stair must be constrained by the same deflection criteria of $1/360$ of the span of the beams. For the stairway, this deflection amounts to approximately $4/10$ of an inch..

The live load that would cause $4/10$ of an inch of deflection is about 20 psf. This is not satisfactory for basic residential use of the stairway. With the residential minimum live load of 40 psf, the stair stringers would not be overstressed, but they would tend to deflect in excess of $3/5"$. Over the span of 12'-0" for the stringers, this deflection could cause cracking of the plaster.

Even though the plaster in many portions of the house, including the underside of the main stairway, is actually covered with a fabric-like layer, there are several cracks in the plaster on the underside of this stairway.

Until other guidelines are worked out, stringent limitations should be kept on the use of the stair, so that no more than five people use the stair at one time. If it is desired to have the stair used by more than this number of people, repairs should be made to the stairway. These repairs would likely include the installation of additional wood stringers into the stair framing. The new wood members could be sized similarly to the existing stringers and would be able to be inserted in between the existing stringers. This installation of new stringers would require the temporary removal of the plaster from the underside of the stairs. This is a very intrusive repair.

The limitation of the use of the stairs should extend from the first floor to the attic floor. While the exact framing of the stairs from the second floor to the attic is unknown (a probe was not made on the upper stairs), there is no reason to believe that the upper portion of the stairs was built with more wood members or stiffer wood members.

The roof framing on the low-sloped, central portion of the roof consists of rafters that are 2 1/2" by 10 1/2" at 32" on center. They span approximately 15'-6". The rafters on the sloping sides of the roof are 2 3/4" by 6" at 25" on center. They span a maximum distance of about 10'-0". Both types of roof framing are sufficient to support the minimum live-load requirement of 20 psf.

The only other portion of the building that has some limits on the allowable live load of the first-floor framing is the framing underneath the east porch. The joists of this portion of the east porch are 2 1/2" by 9 1/2" at 17" on center. They span a maximum distance of about 14'-0". The wood girders that support these joists are 9 1/2" deep by 8" wide. They span approximately 10 1/2'-0". The limitation of the live load comes from the maximum allowable bending stress on the girders. The permitted live load is approximately 55 psf. This loading would not often be exceeded when groups of about thirty to forty people are visiting the house at one time. It is possible that if there were larger assemblies of people, then higher live loads would be imposed on the structure. Therefore, we do not recommend that any use of the porches of the Main House be made as assembly areas for more than this number of people. If use of the porches by large groups of people is anticipated, then a live-load capacity of 100 psf is required, and it would be necessary to reinforce the wood girders that support the wood joists.

5.2.7 Mechanical, Electrical, and Plumbing (Roger Preston + Partners)

a. Mechanical. Each furnace has a heating output capacity of 94,000 Btu/hr for a total of 376,000 Btu/hr. This is more than enough for the house. The total cooling capacity of each unit is 56,000 Btu/hr for a total of 224,000 Btu/hr or 18.6 tons. This is far more than

the house will require on the most extreme day, and causes the relative humidity inside the house to be very high.

There is an electric steam boiler installed in the basement mechanical room to provide steam to the steam grid humidifiers in each furnace system. At the time of our visit, the humidifier was not operating, and not needed. It was reported that it has not been operational since the renovation. Inspection identified that the boiler is piped incorrectly and in fact cannot operate properly with the piping as currently installed. As presently piped, the makeup water is from domestic water pressure with a check valve to prevent backflow. On each steam-grid humidifier, and on the main steam line from the boiler to the humidifiers, are steam traps to remove any condensate, so that the humidifiers only discharge steam into the ducts. In this case, the steam traps are piped together into the inlet of the boiler at the connection of the cold water makeup. When the boiler is started pressure builds up as steam is formed, but the water located in the lines and at the humidifiers can not be removed through the traps. The system becomes waterlogged, and cannot furnish steam to the humidifiers. At best, the system shuts down; at worst, it sprays water into the duct. The solution to this problem is to disconnect the return piping from the traps at the boiler and route them to a drain.

The house has experienced very high relative humidity since the air conditioning system was changed in 1994. For instance, records indicate the inside relative humidity in April 1994 ranged from 44%-78%, and in August 1994, the upper-floor relative humidity ranged from 46%-71%. The stated desired inside conditions are 73°, 50%-55% relative humidity. In fact, for the proper preservation of the contents of the house, the relative humidity is most critical, and the daily change is crucial. As the relative humidity goes up and down with constant temperature, the contents of the house gain and lose moisture causing stress in woods, hides, paintings, and fabric. These stresses lead to cracking, joint, and finish deterioration.

The staff reported that there had been mold growth on furnishings and walls where the air conditioning was blowing on those directly. Upon review with the staff, regarding the recent history of systems in the house, several things have occurred that together contribute to the problem.

First, the air conditioning system was changed. The systems as installed are too big for the house. A load analysis, using the Trane Trace 600 analysis program, indicates that the maximum load on the entire house at peak is 10.9 tons. This load simulation, using weather tapes for the local area, indicates that in an average year the cooling load will peak in July. As years are different, the actual peak will vary and the maximum peak can be slightly higher. The installed capacity is 18.6 tons.

Second, after the air conditioning was changed, the National Park Service added storm windows that have ultraviolet protection to several windows. That installation is to prevent light damage to the interior contents and finishes. This installation also reduces

the air conditioning load on the building by reducing the sunlight and the leakage of outdoor air.

Finally, the interior lighting was also reduced to diminish light damage to the interior and its contents. This also reduced the internal load on the house.

The net result is that with a reduced load, and especially on off-peak days, the air conditioning seldom runs. When it runs, producing air about 55°, any surface where the air hits becomes cold. Since the units are large compared to the load, they only run a short time. During that short time the moisture level is not lowered very much. When the unit stops, the relative humidity in the rooms is high, and the cold surfaces condense moisture. The result is ideal for mold growth.

The staff has redirected the air away from surfaces to help prevent cold spots. Also, the units in the basement are set up so that only one of the cooling coils operates. This makes those units run longer, removing more moisture and reducing the relative humidity on the lower floor. Also, all units are set for the fans to operate only when the cooling or heat are on. This prevents the water on the coil from evaporating when the fan runs, but the cooling coil is off.

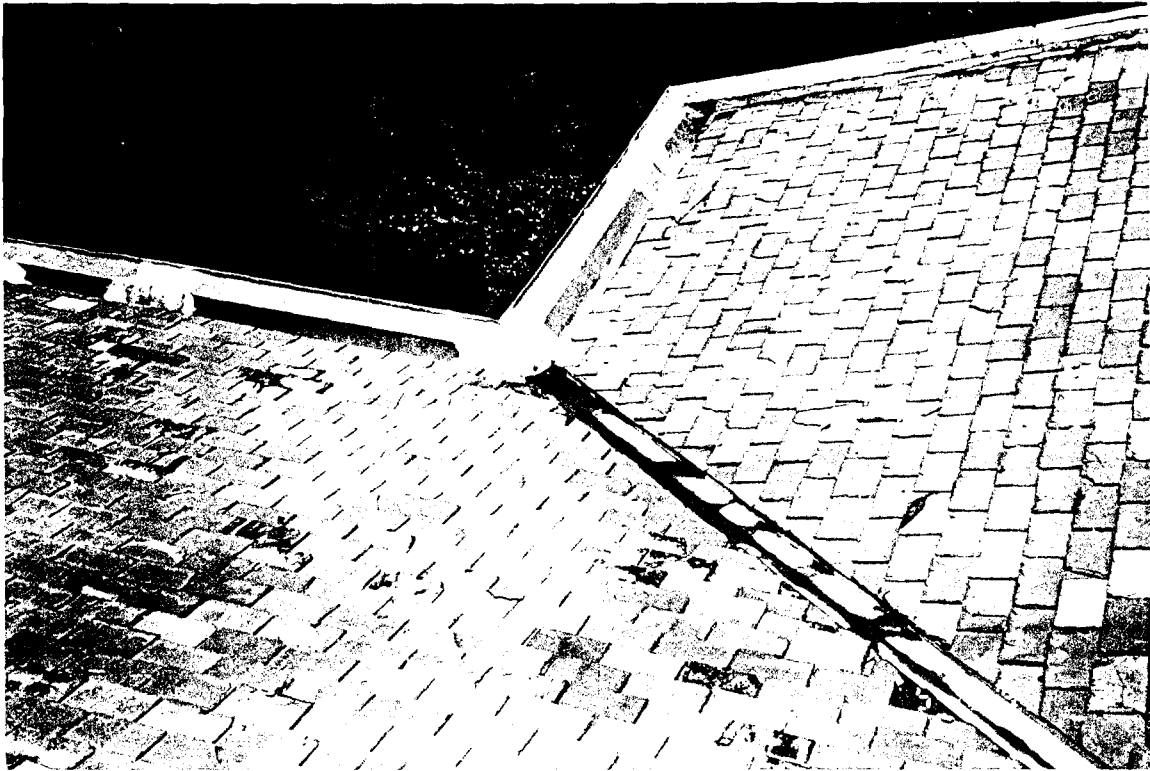
An additional problem with the installation is that the thermostats are installed in the return duct. When the fan cycles off, the thermostat is not sensing room conditions, but the conditions in the return duct. As a result, the room conditions can swing a good amount before the thermostat senses a need for the units to operate again. Since our visit to the site, the staff has set the unit fans to operate continually to circulate air across the thermostats. This will result in more accurate temperature in the spaces, but a higher relative humidity, as indicated in the paragraph above.

b. Electrical. The Main House electrical enters underground into the northeast corner of the basement under the porch. The staff reported the service is in very poor condition, with water entering the conduit outside the house and pouring into the wire trough at the entrance. The cover was off the trough, and it was observed that an attempt had been made to seal the conduit entrance. The staff indicated that funding was in place, and the design had been prepared to replace the electrical in the house. It has been indicated, since the site visit, that the electrical work was postponed due to lack of bids.

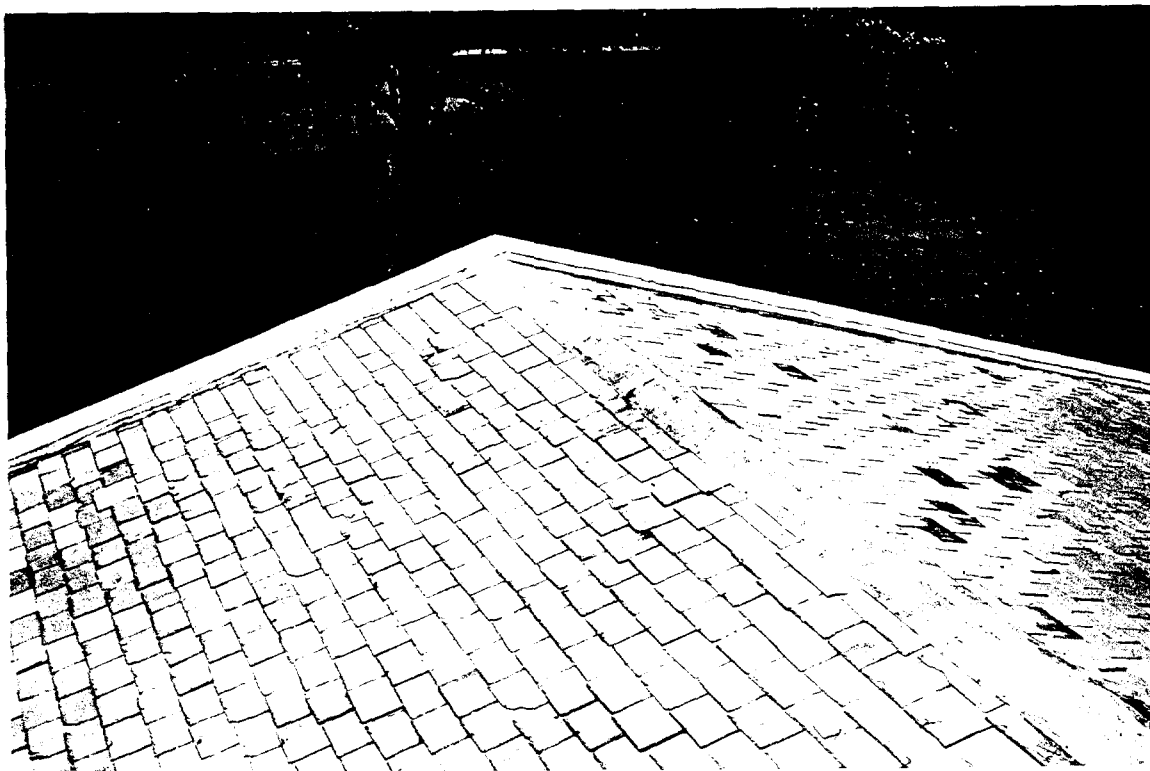
c. Plumbing. The plumbing in the Main House shows signs that it has been renovated. The waste is cast-iron, with lead and oakum joints in some areas and rubber joints in other areas. There have been reports that the seldom used toilets in the upstairs of the Main House have recurring problems. Plumbing fixtures that are not used often tend to develop rust on parts, especially the tank flush mechanism, and the soft parts, such as washers and tank seals, tend to get hard and leak. In addition, the waste lines tend to not be washed out and build up growth that makes them slow. The plumbing systems should be placed in proper working order, and at least once per day each fixture should be

operated (flush each toilet, run water from each outlet for five minutes, etc.). If the water is shut off to the fixtures as is currently done for the water closet, the operating parts in the tank should be coated with grease to prevent rust, the wax seal repaired to prevent gases from entering the building, and the traps primed with water at least once per month also to prevent gases from entering the building. The observed water system was copper.

d. Fire Protection. The Main House at Melrose currently has heat and smoke detectors installed with an alarm that goes to a remote monitoring station in Jackson. Fire extinguishers are currently located per the local fire official's directions. The floor joists between the first and second floors are filled with sawdust. This poses a fire hazard.



49-A Main House - Rusting valley flashing. (ABA)



50-A Main House - Rusting ridge flashing. (ABA)



51-A Main House - Rusting steel pads. (ABA)



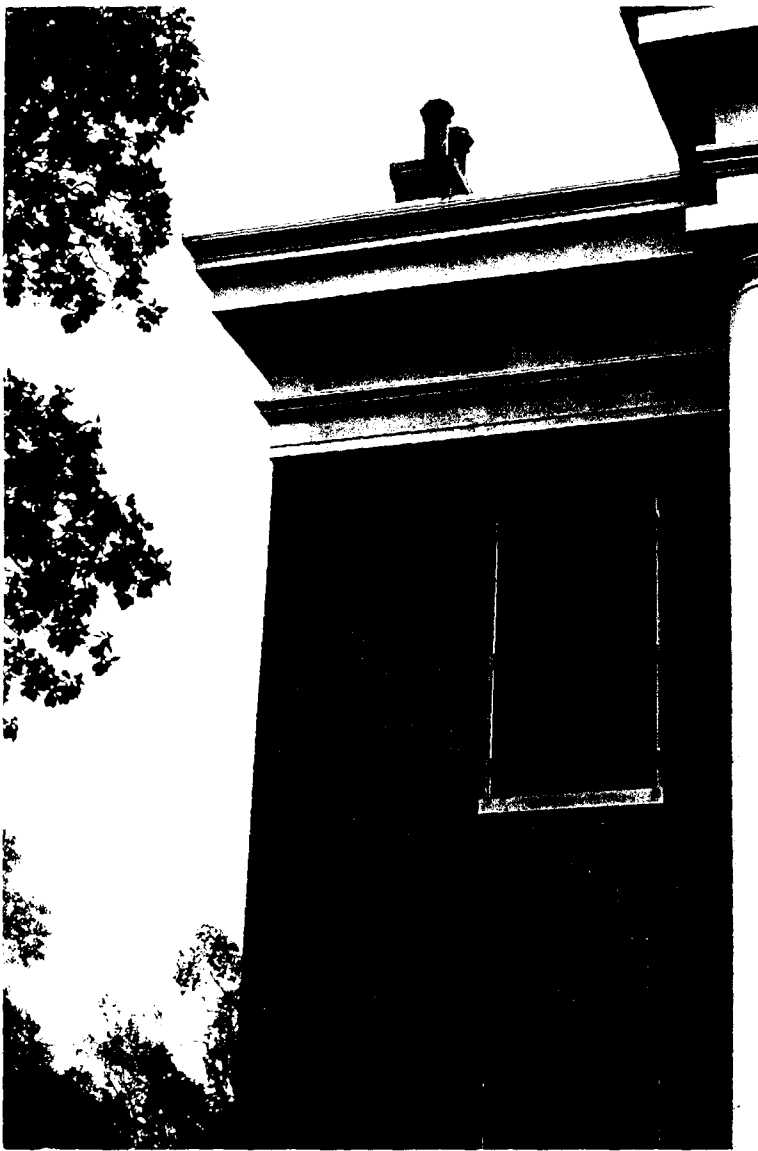
52-A Main House - Flashing at chimneys. (ABA)



53-A Main House - Moisture problems with foundation stucco. (ABA)



54-A Main House - Spalling at chimneys. (ABA)

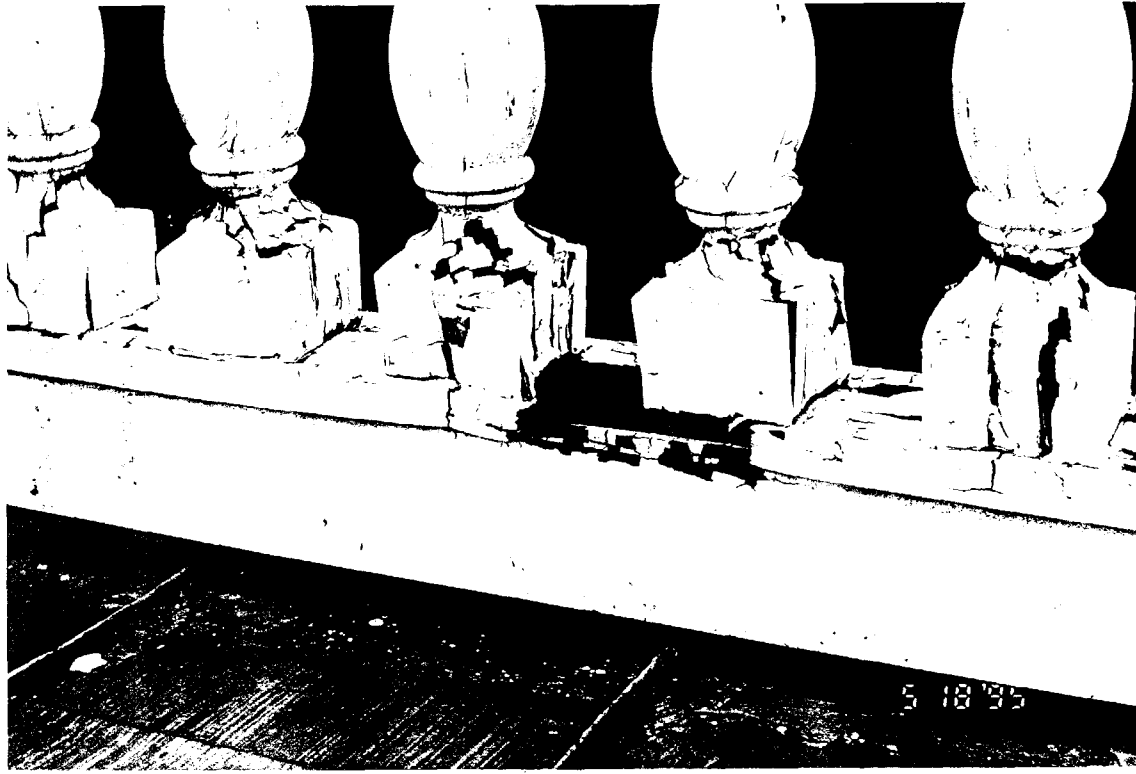


55-A Main House - Efflorescence on west facade. (ABA)



56-A Main House - Mortar loss at jack arch. (ABA)





57-A Main House - Rotted balustrade at roof deck. (ABA)



58-A Main House - Mildew on frieze board. (ABA)

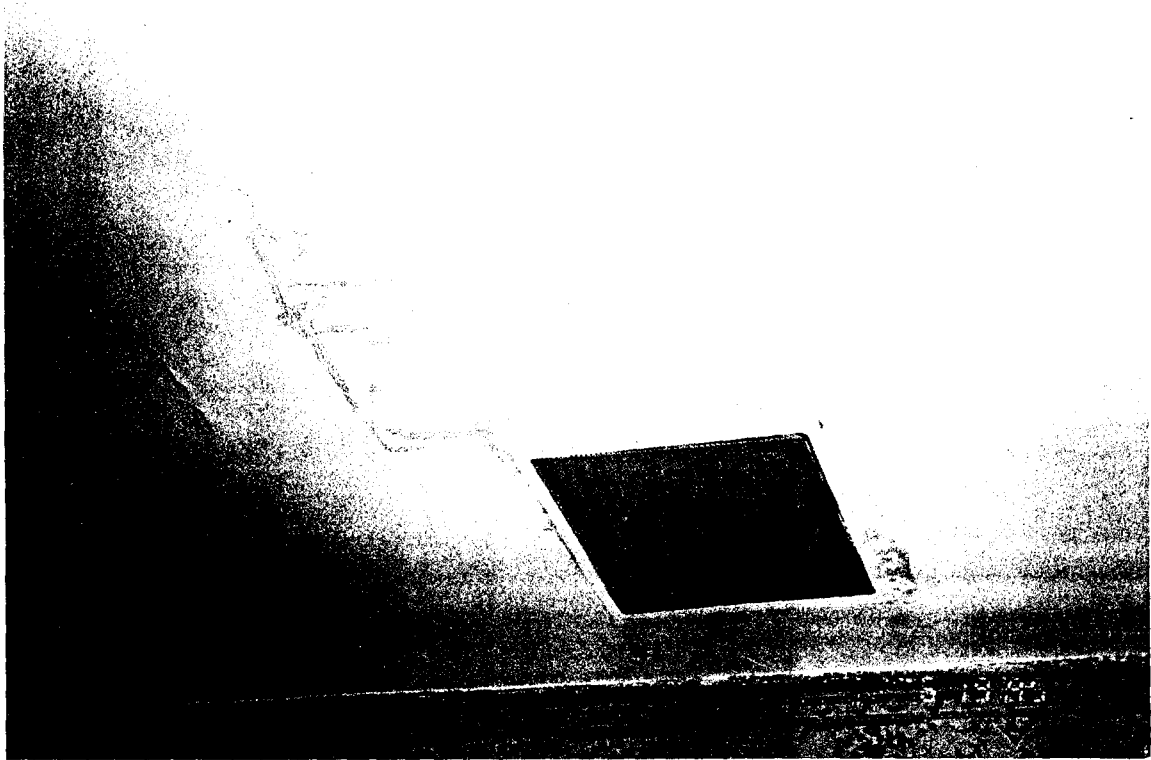


59-A Main House - West porch floor,
raw wood, nails exposed. (ABA)



60-A Main House - Rusted shutter dogs. (ABA)

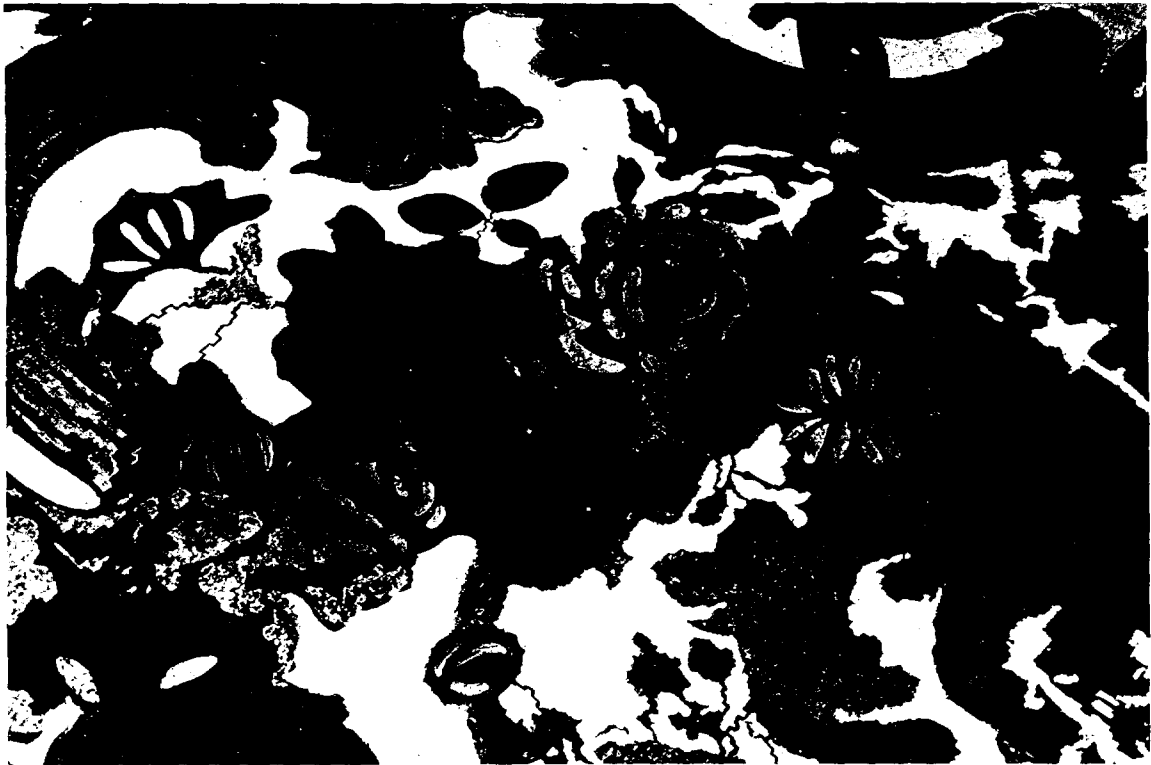




61-A Main House - North Front Bedroom ceiling plaster damage. (ABA)



62-A Main House - Floor damage caused by humidifiers. (ABA)



63-A Main House - Infill paint to decorative floorcloth. (ABA)



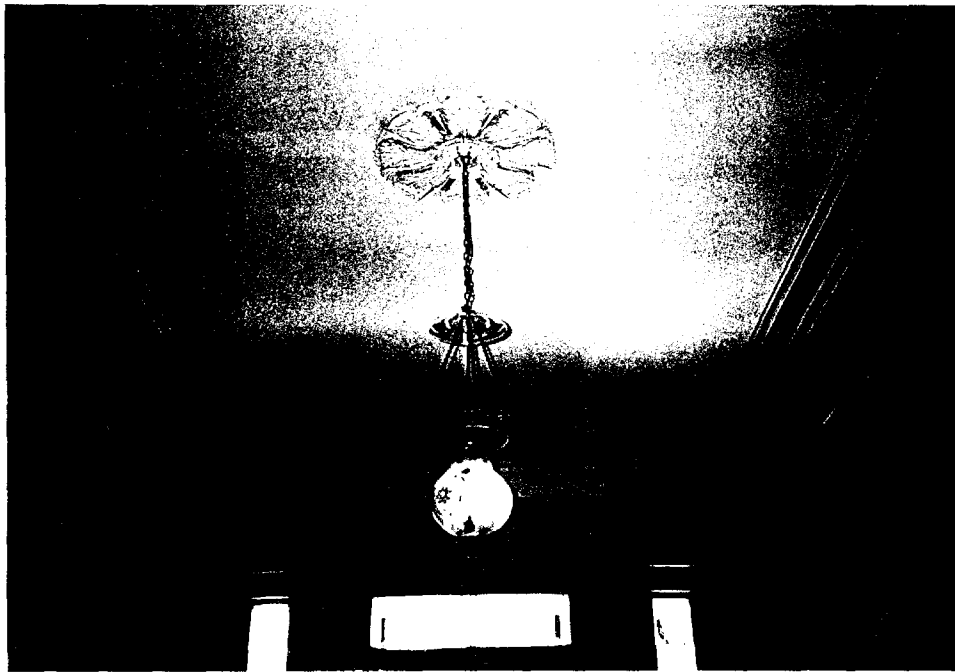
64-A Main House - Infill paint to decorative floorcloth. (ABA)



65-A Main House - Wood panels showing moisture damage to Front Hall. (ABA)



66-A Main House - Crack in fireplace hearth in Middle Bedroom. (ABA)



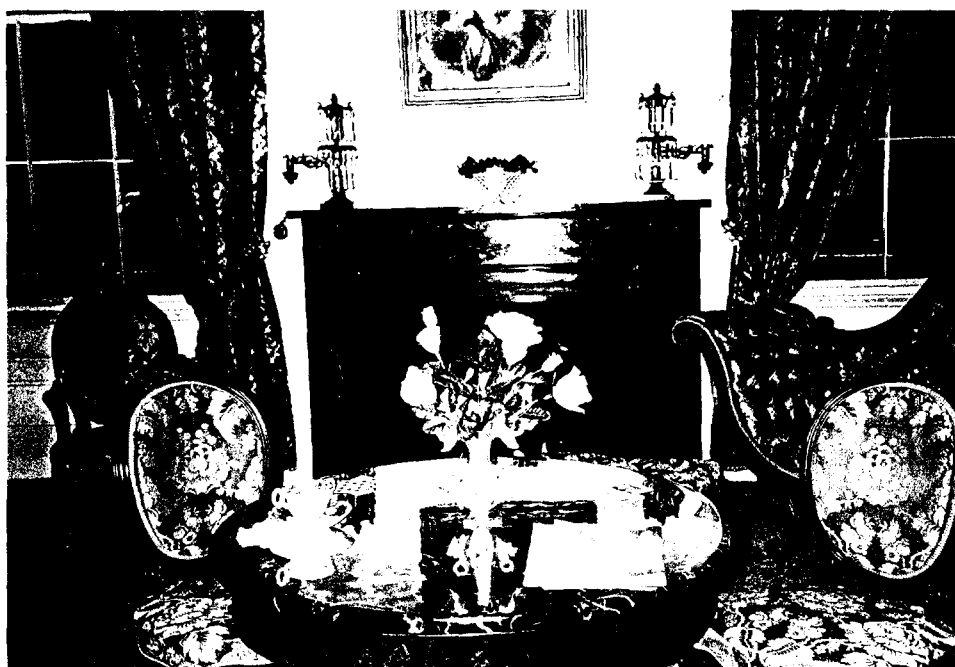
67-A Main House - Front Hall light fixture. (ABA)



68-A Main House - Drawing Room valance. (ABA)



69-A Main House - Parlor fireplace mantel, window valance, and chandelier. (ABA)



70-A Main House - Parlor fireplace mantel. (ABA)



71-A Main House - Library fireplace mantel and window valance. (ABA)



72-A Main House - Dining Room punkah. (ABA)



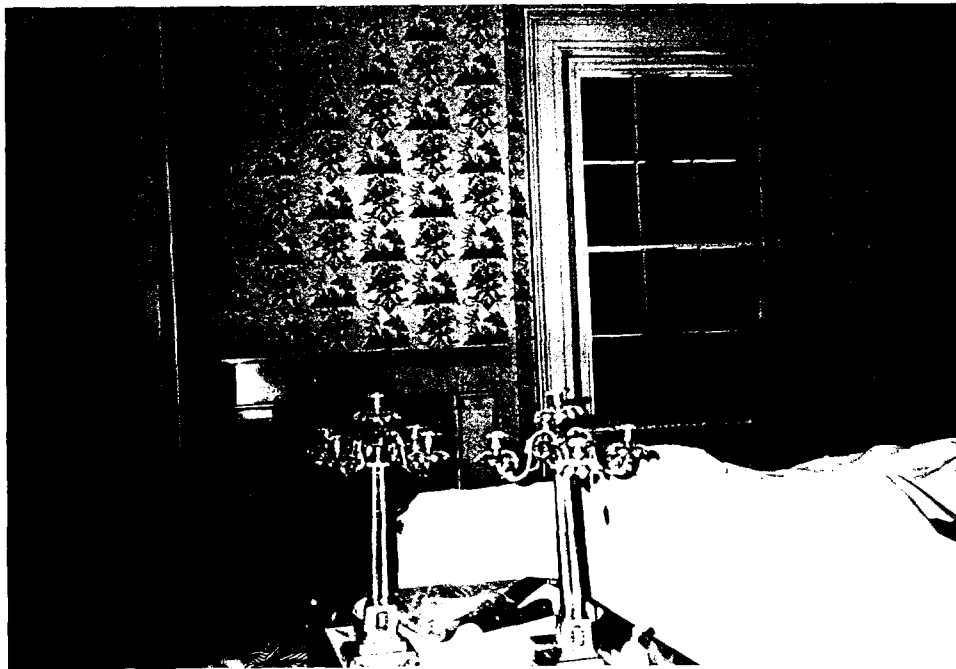
73-A Main House - Stairhall as seen from Saloon. (ABA)



74-A Main House - Doorway between Saloon and Stairhall. (ABA)



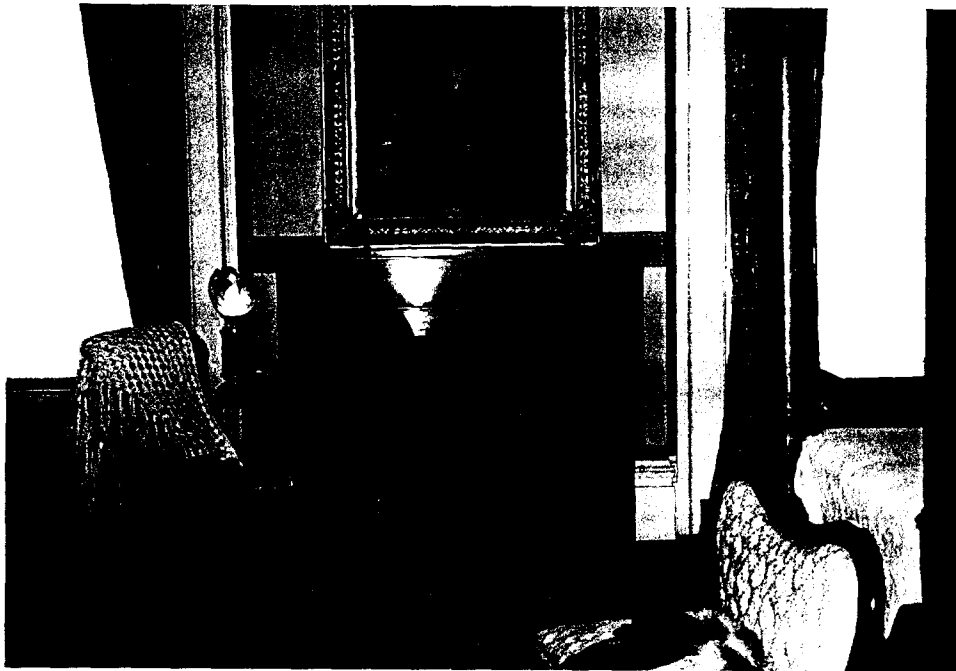
75-A Main House - Upper Saloon door casing on west wall wrapping onto south wall. (ABA)



76-A Main House - North Front Bedroom fireplace mantel. (ABA)

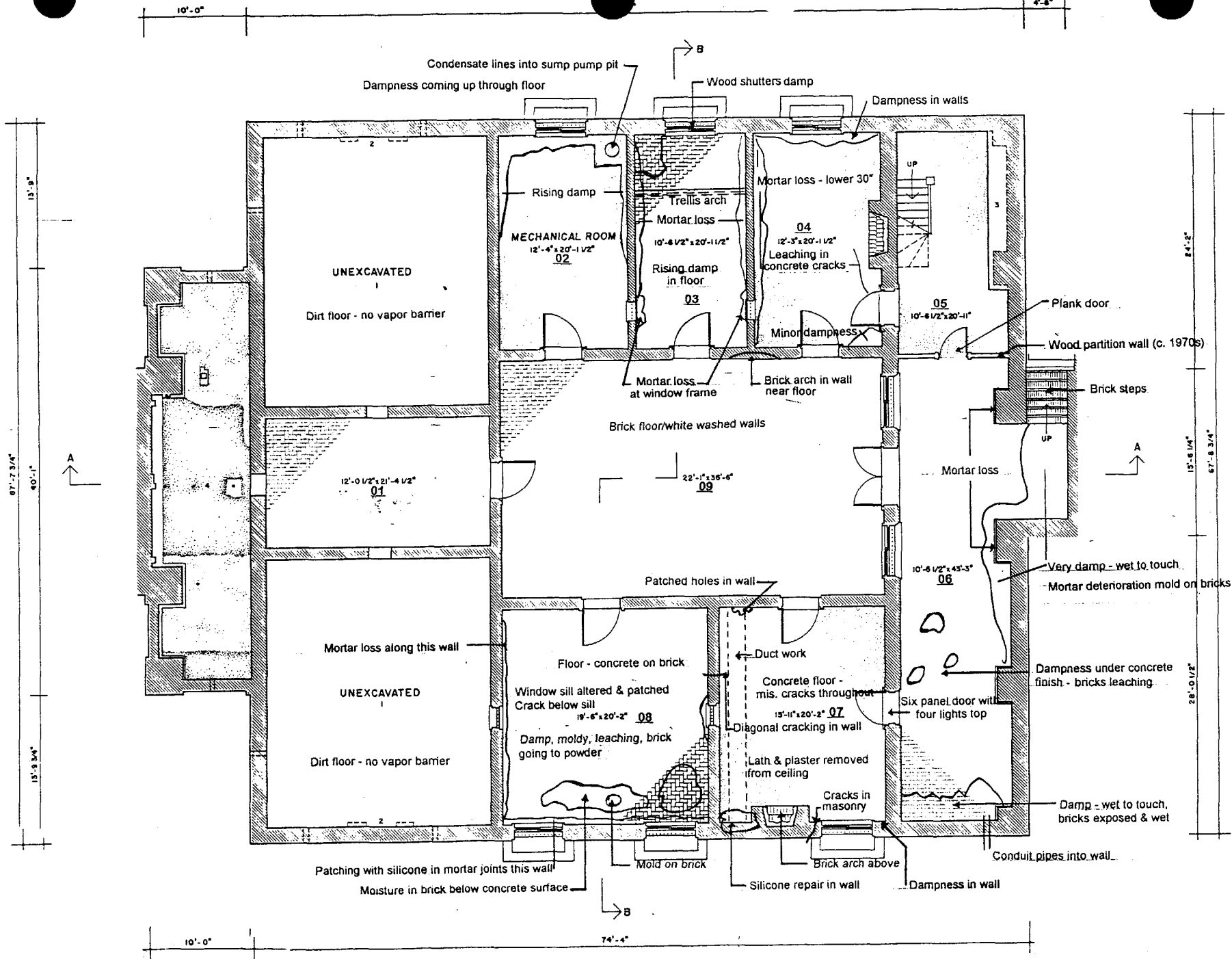


77-A Main House - West Front Bedroom. (ABA)

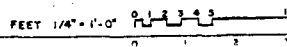


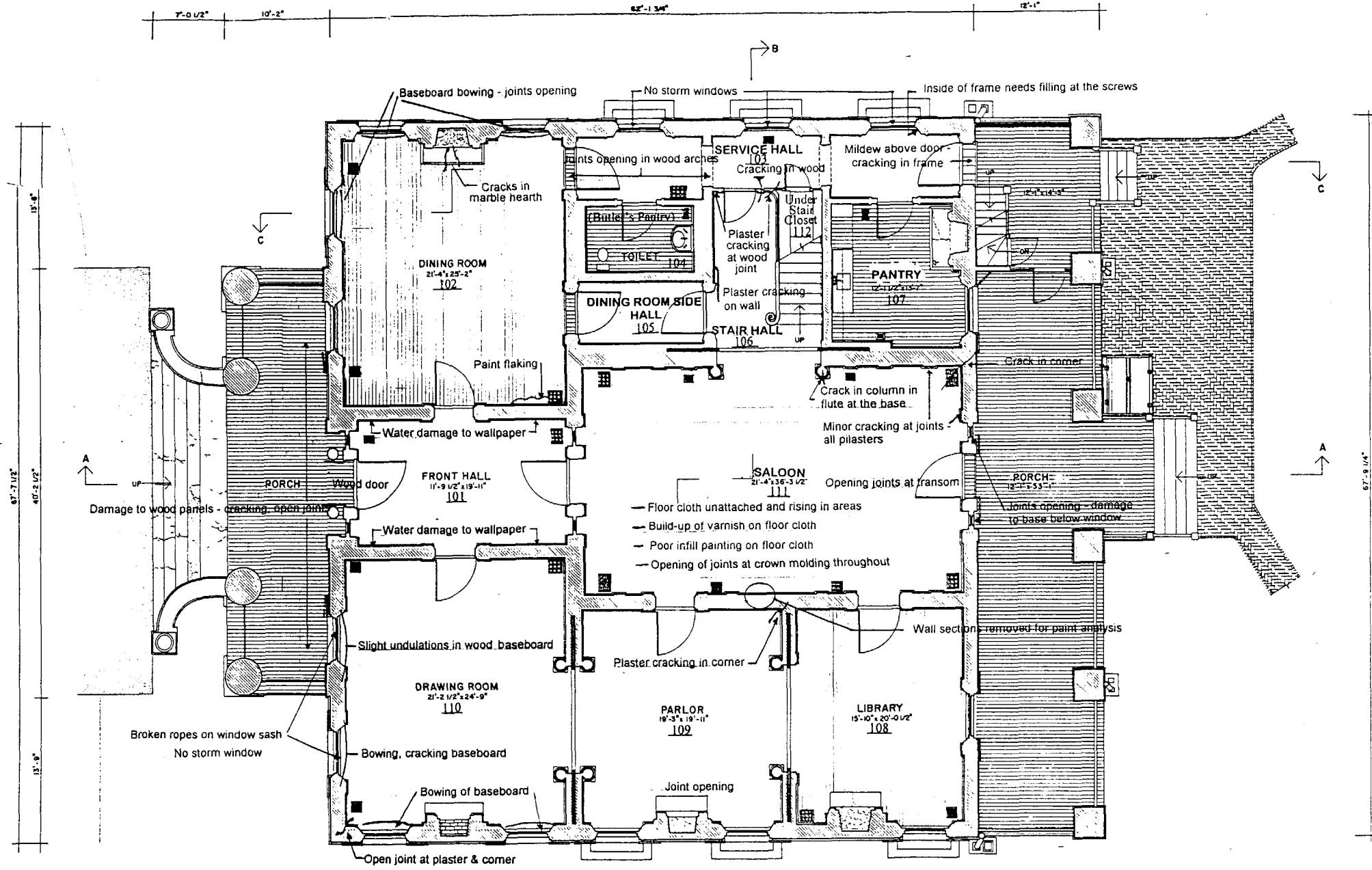
78-A Main House - Middle Bedroom fireplace mantel. (ABA)





BASEMENT FLOOR PLAN
Existing Conditions



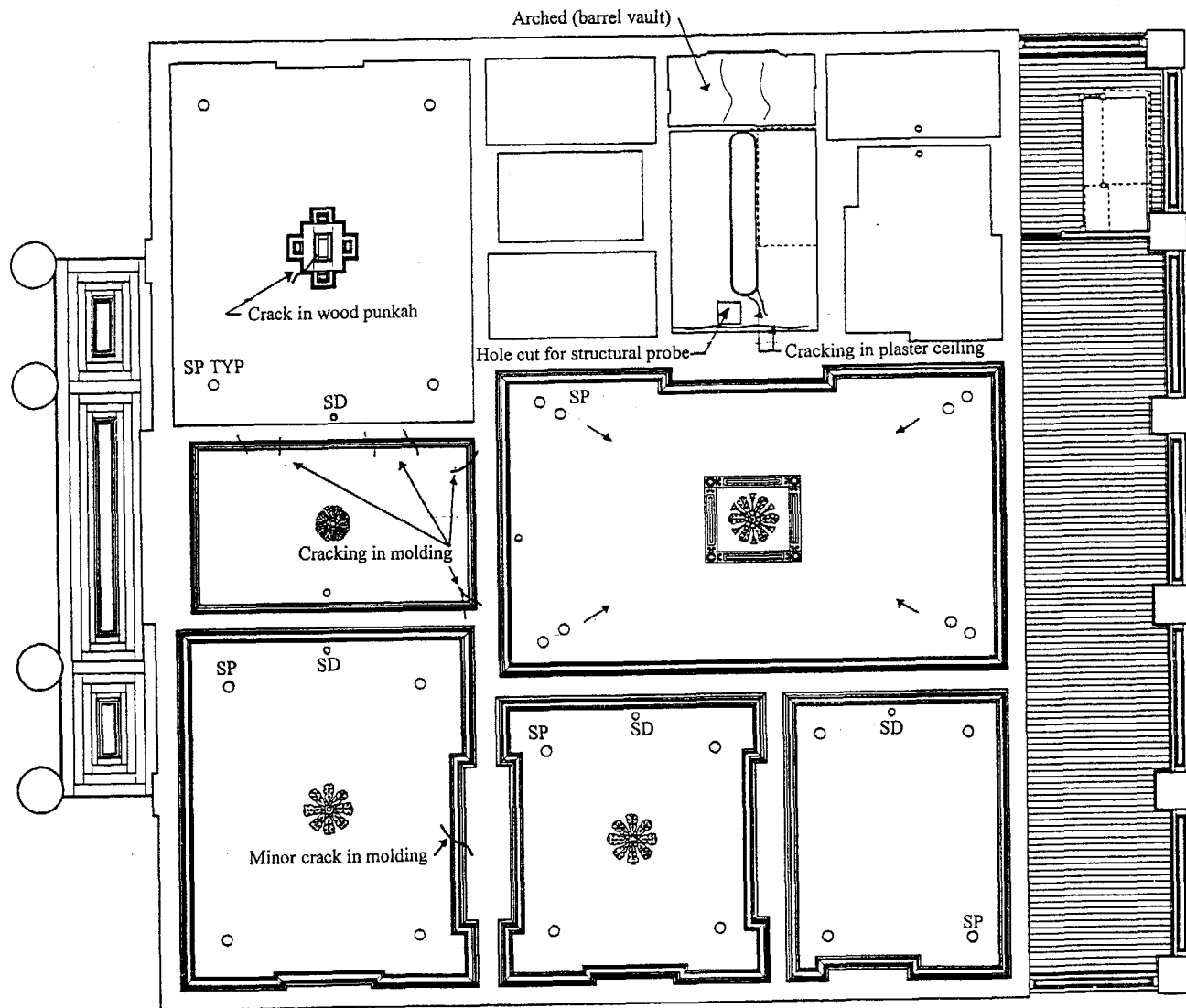


FIRST FLOOR PLAN

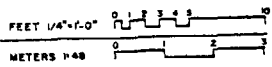
Existing conditions

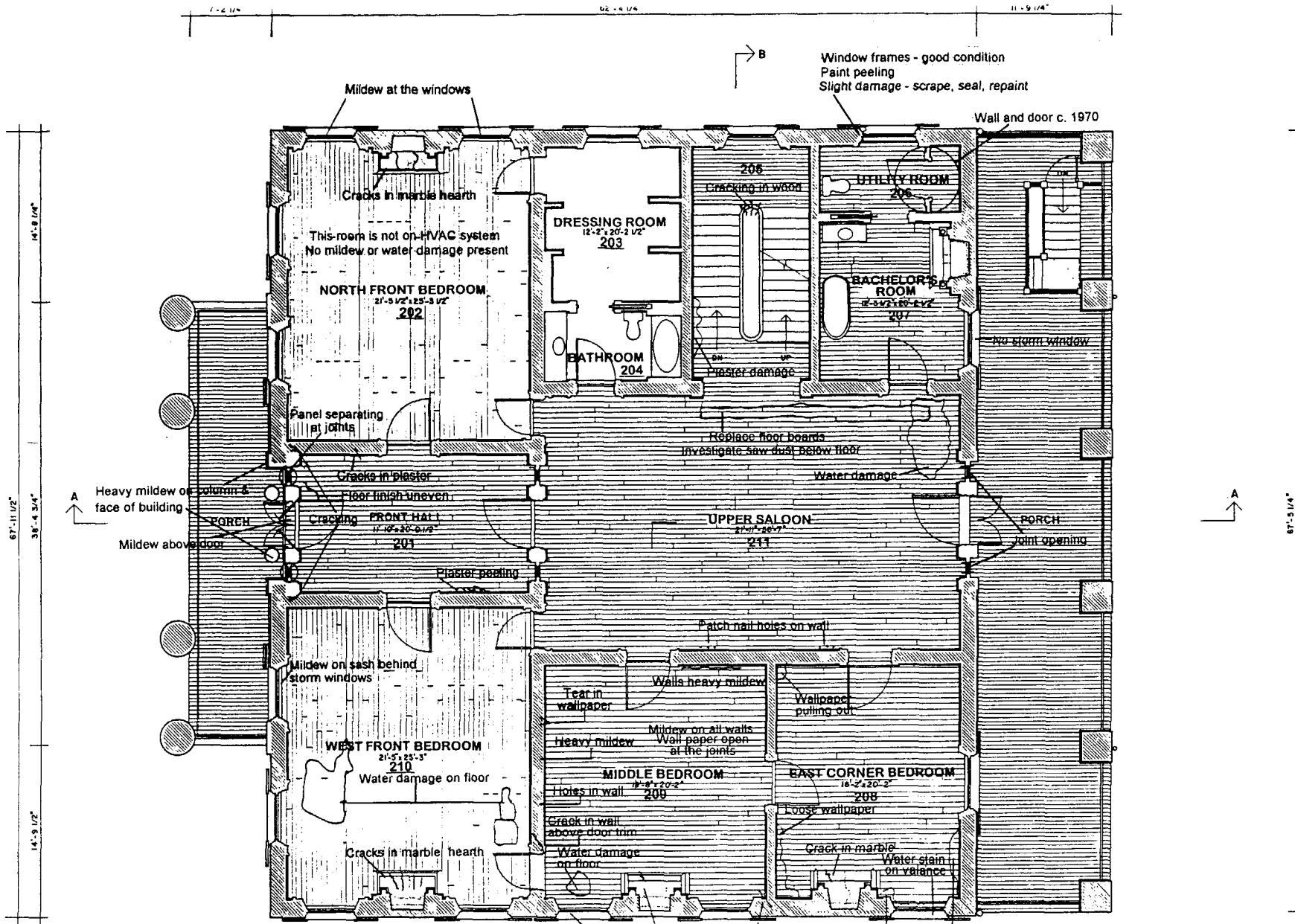


- MATERIALS**
- FLOORS WOODEN BOARDS, CARPET, FLOOR CLOTH
 - WALLS PLASTER
 - CEILINGS PLASTER



FIRST FLOOR REFLECTED CEILING PLAN
Existing Conditions



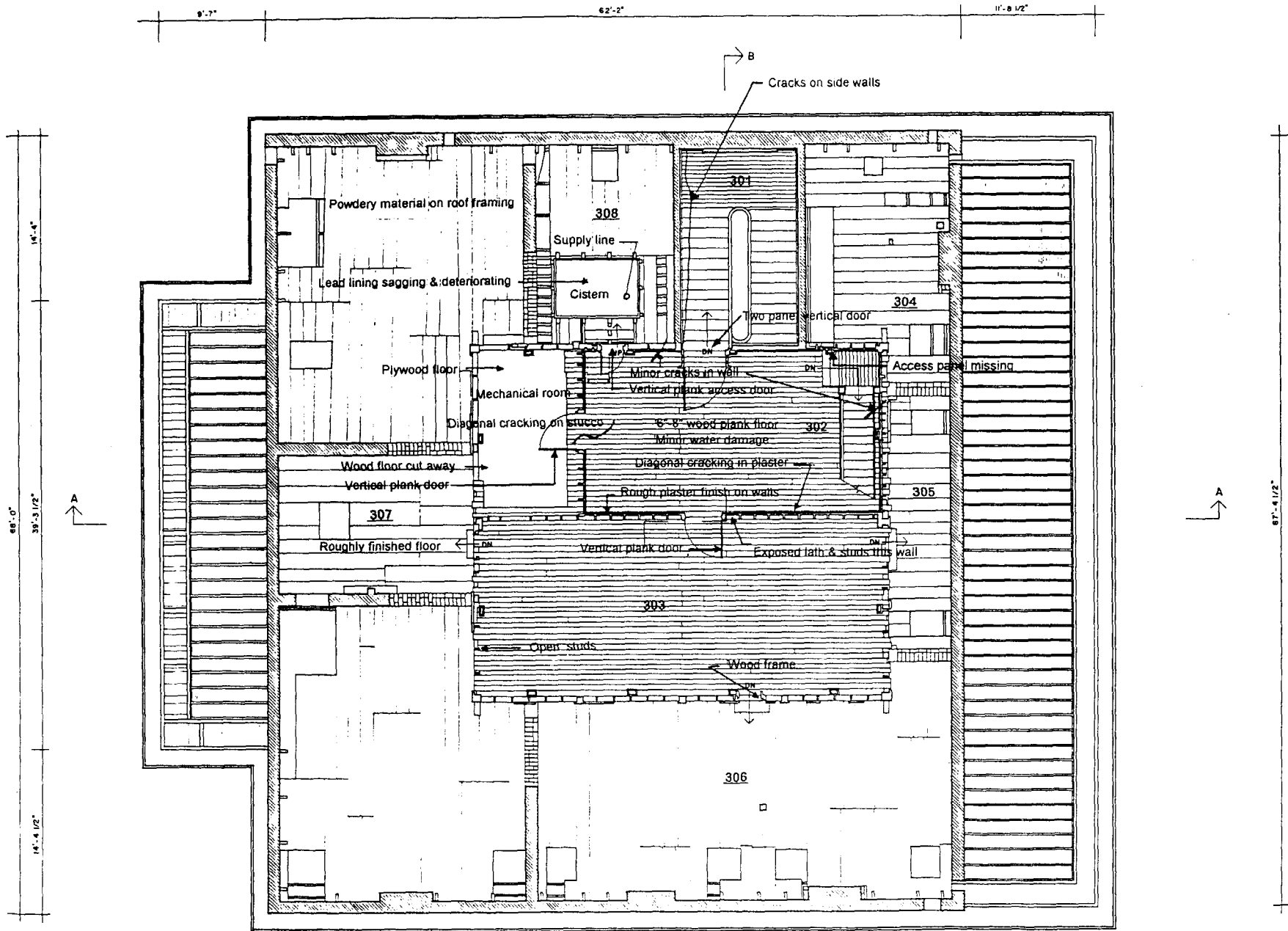


SECOND FLOOR PLAN
Existing Conditions



MATERIALS

| | |
|---------|-----------------------|
| FLOORS | WOODEN BOARDS, CARPET |
| WALLS | PLASTER |
| CEILING | PLASTER |

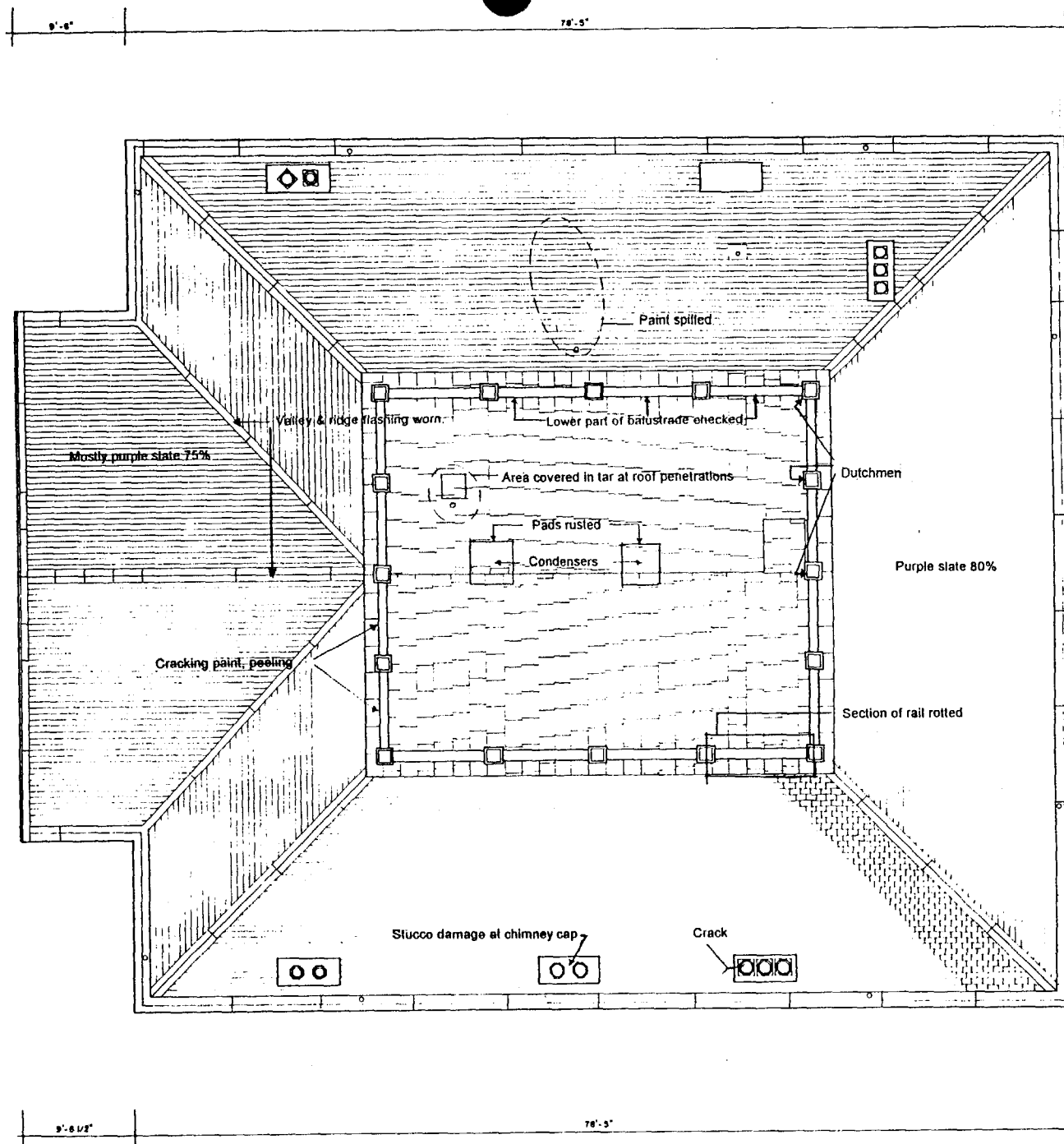


- All doors & frames - good condition
- Hardware missing on some clerestory pull boxes
- All windows in good condition
- Unpainted wood base - good condition

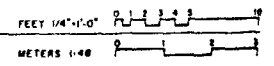
ATTIC FLOOR PLAN
Existing Conditions

FEET 1/4" = 1'-0"

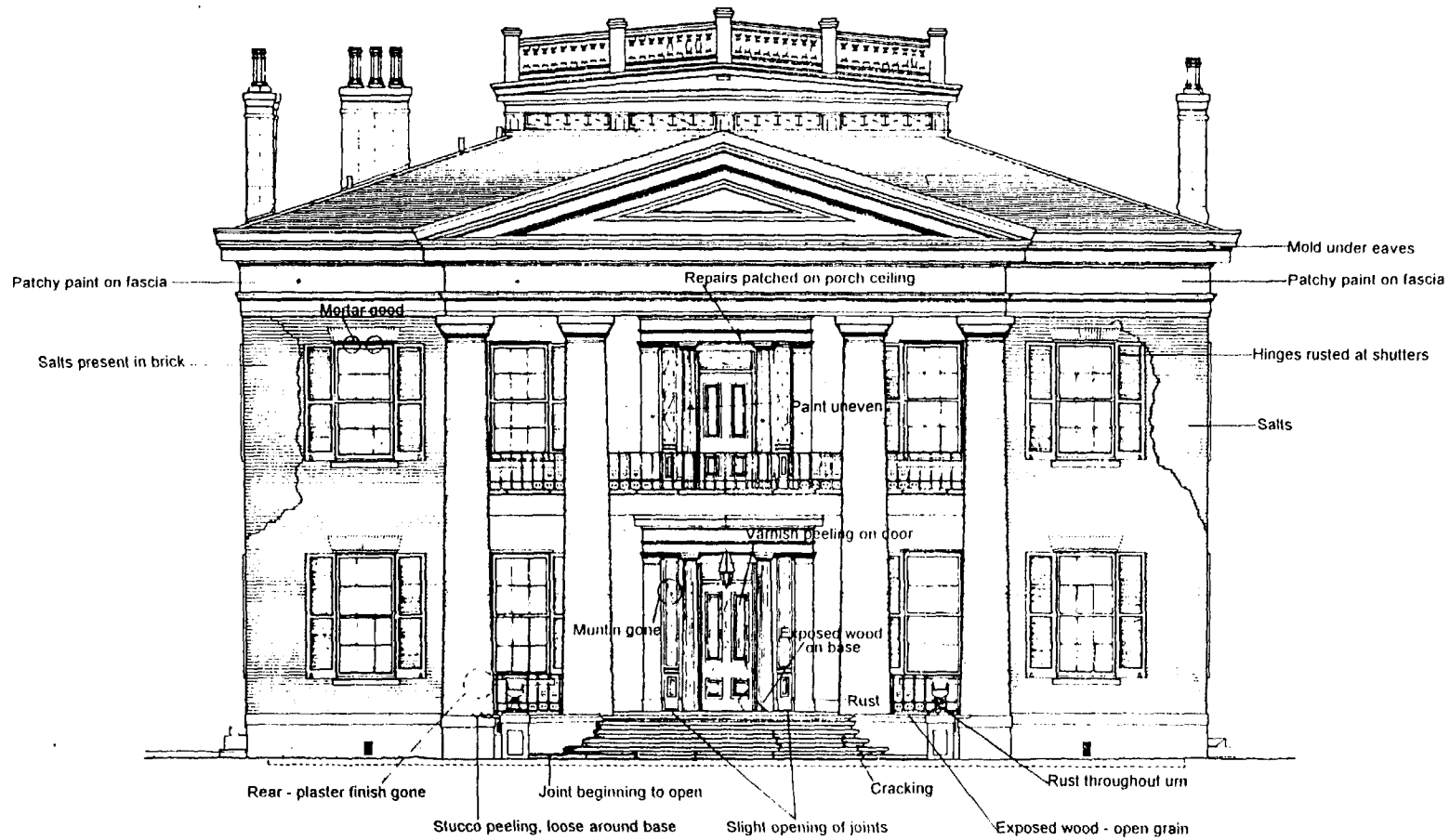
HABS Drawing 1992
Prepared by National Park Service



ROOF PLAN
Existing Conditions

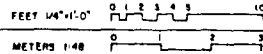


MATERIALS
SLATE SHINGLES
METAL ROOFING ON CUPOLA



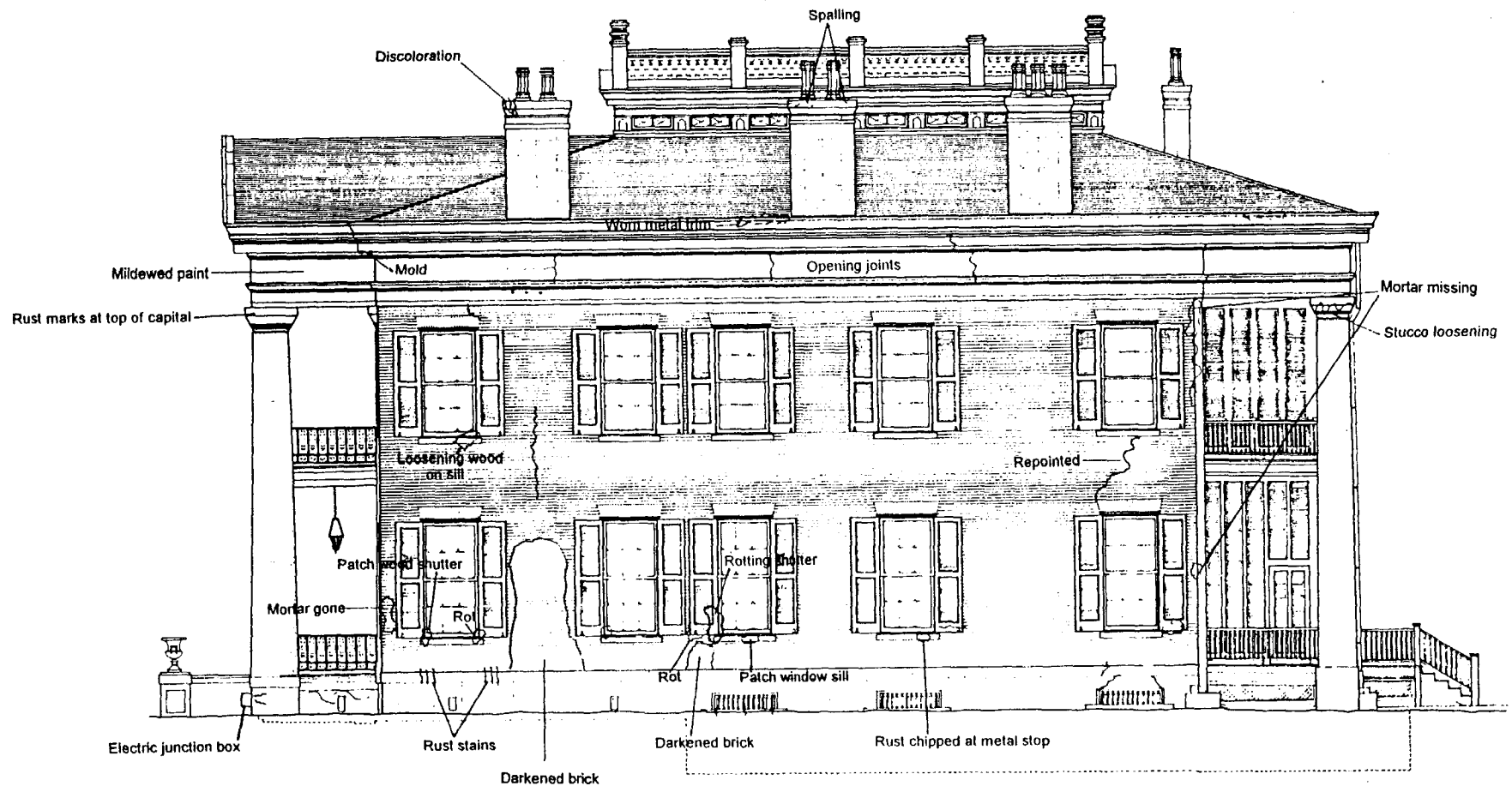
WEST ELEVATION

Existing Conditions

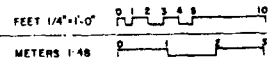


MATERIALS

| | |
|------------|---------------------------|
| FOUNDATION | BRICK |
| WALLS | STUCCO ON BRICK AND BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |

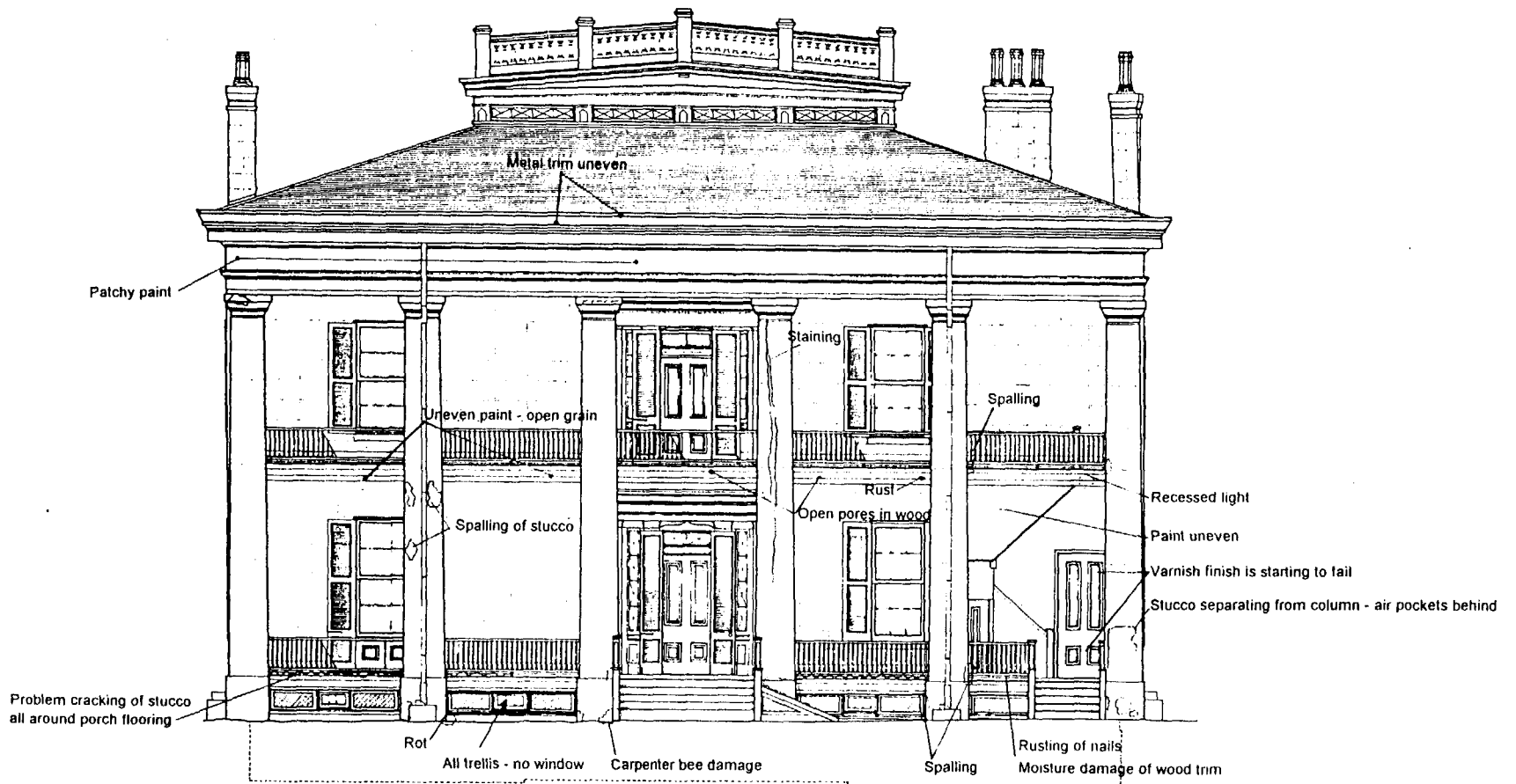


SOUTH ELEVATION
Existing Conditions



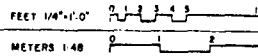
MATERIALS

| | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |



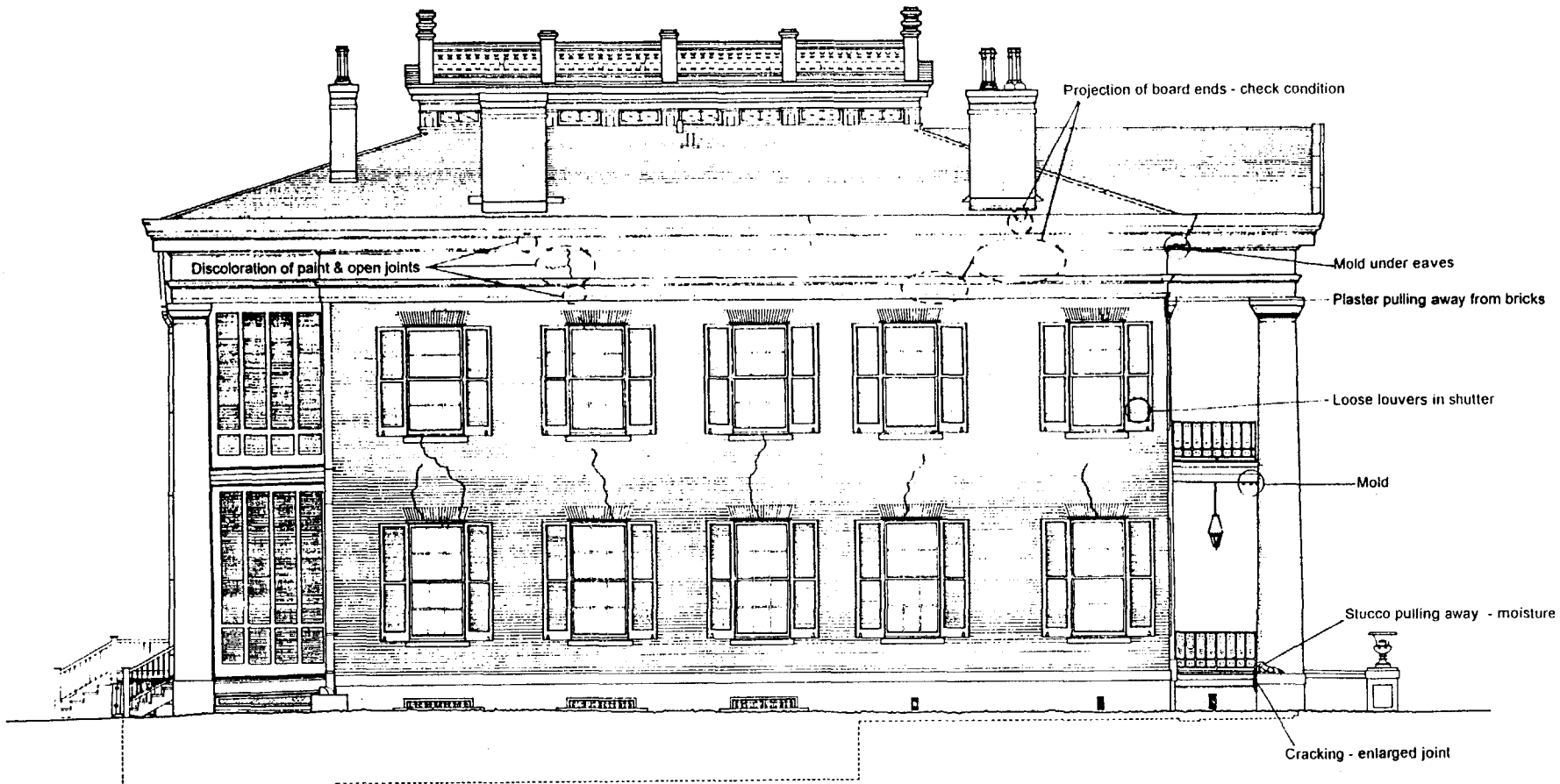
EAST ELEVATION

Existing Conditions



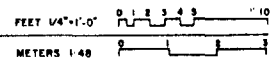
MATERIALS

- | | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | STUCCO ON BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |



Only four windows visible

NORTH ELEVATION
Existing Conditions



MATERIALS

| | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |





79-S Main House - Crack in southeast corner of basement.
(Robert Silman Associates - RSA)



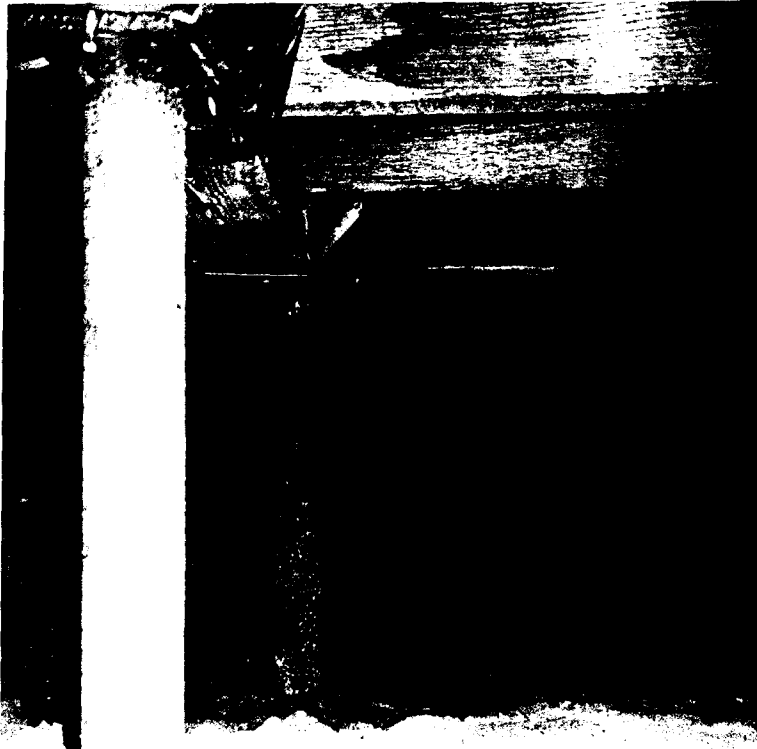
80-S Main House - Spalling brick in basement. (RSA)



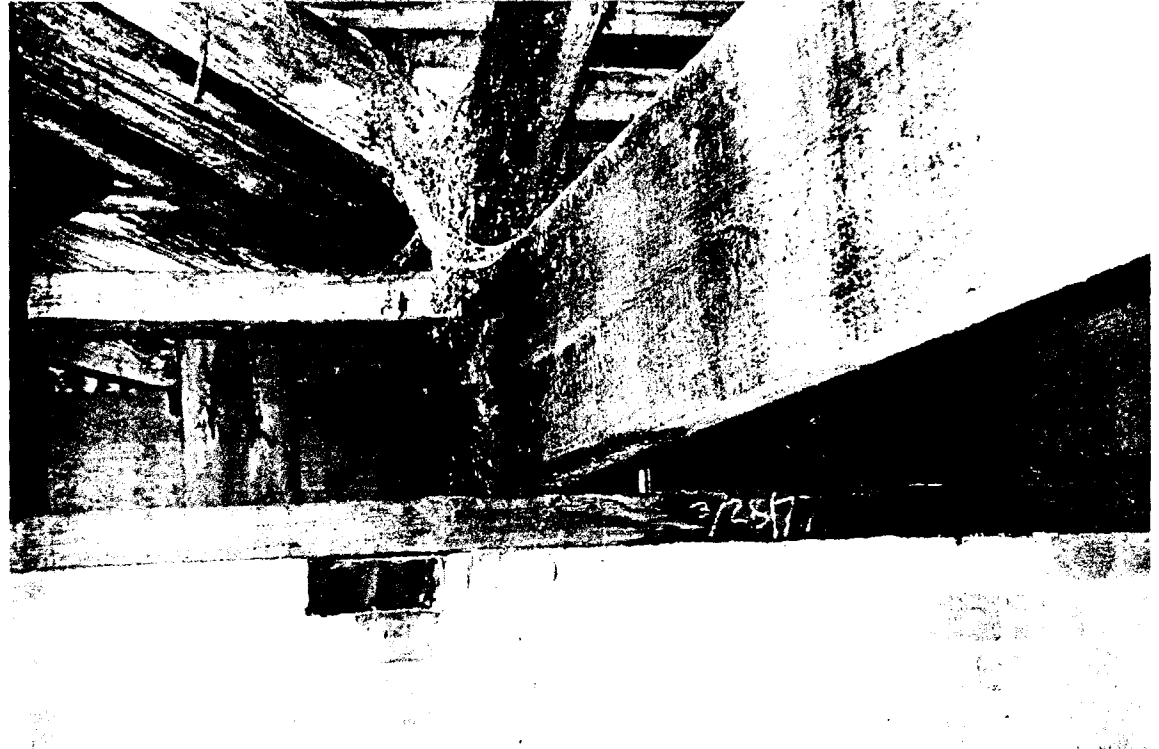
81-S Main House - Crack in exterior brick wall. (RSA)



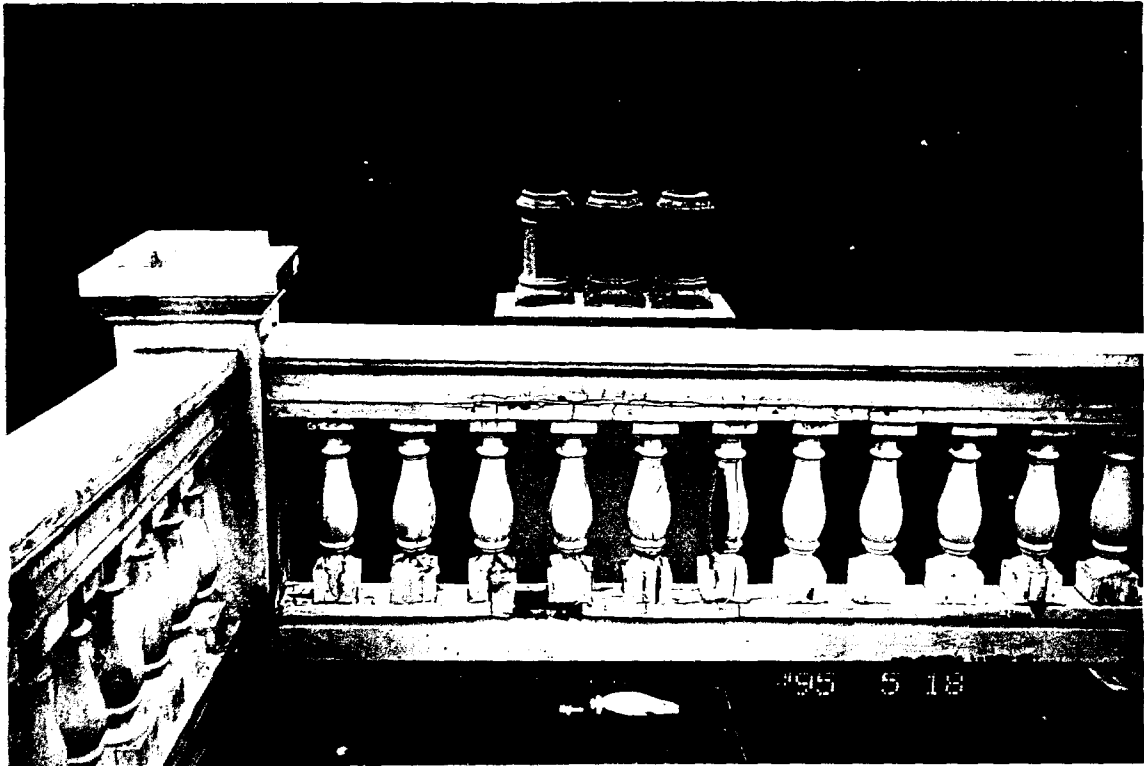
82-S Main House - Crack in exterior brick wall. (RSA)



83-S Main House - Rusting columns and deteriorated brick wall under west porch. (RSA)



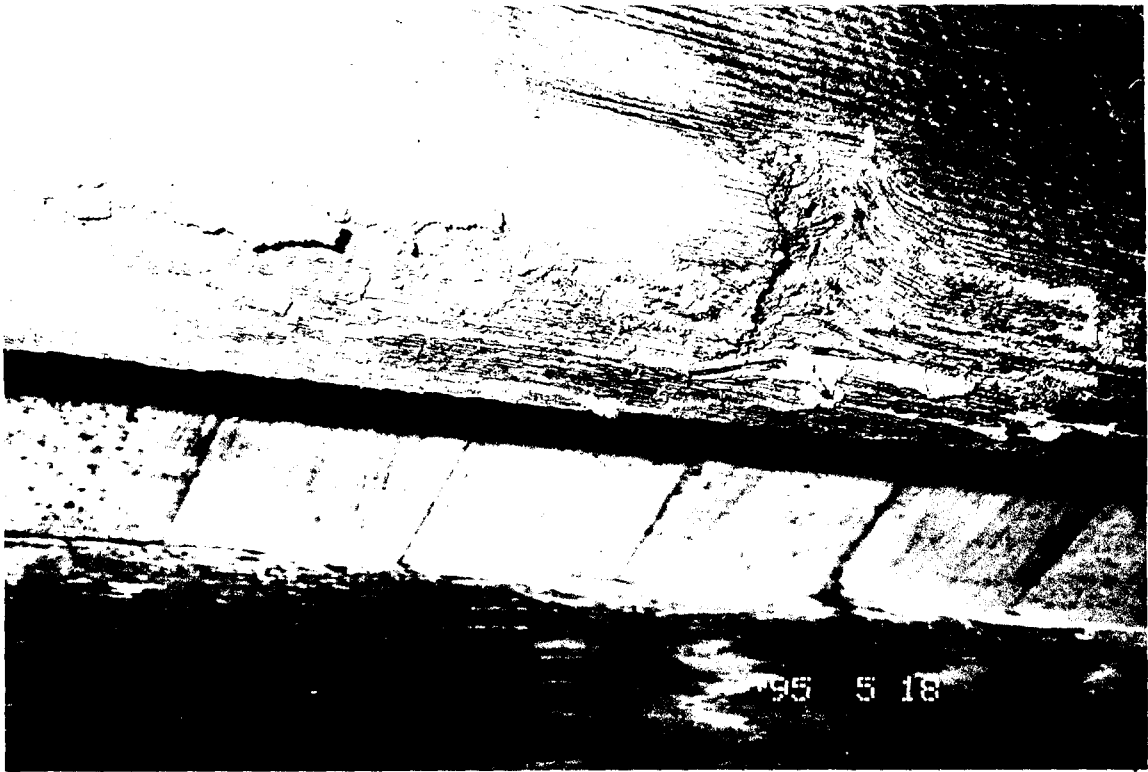
84-S Main House - Wood rot in roof framing. (RSA)



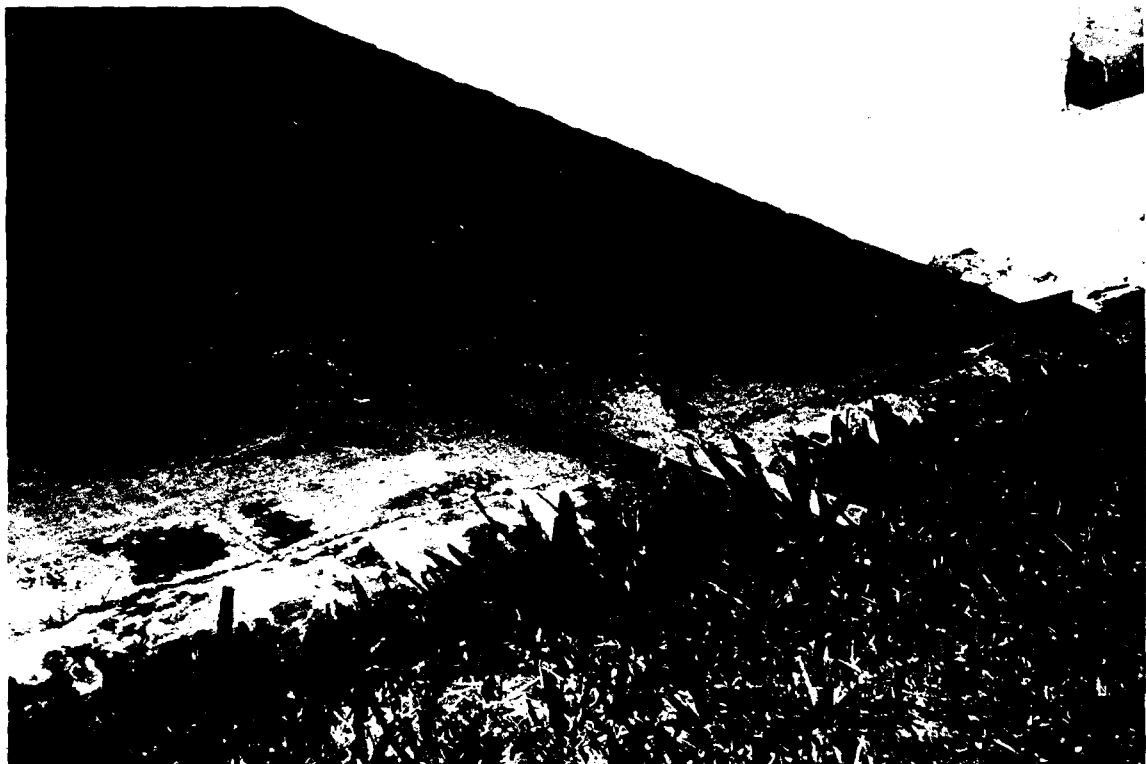
85-S Main House - Wood deterioration in roof balustrade. (RSA)



86-S Main House - Insect damage to wood under south porch. (RSA)



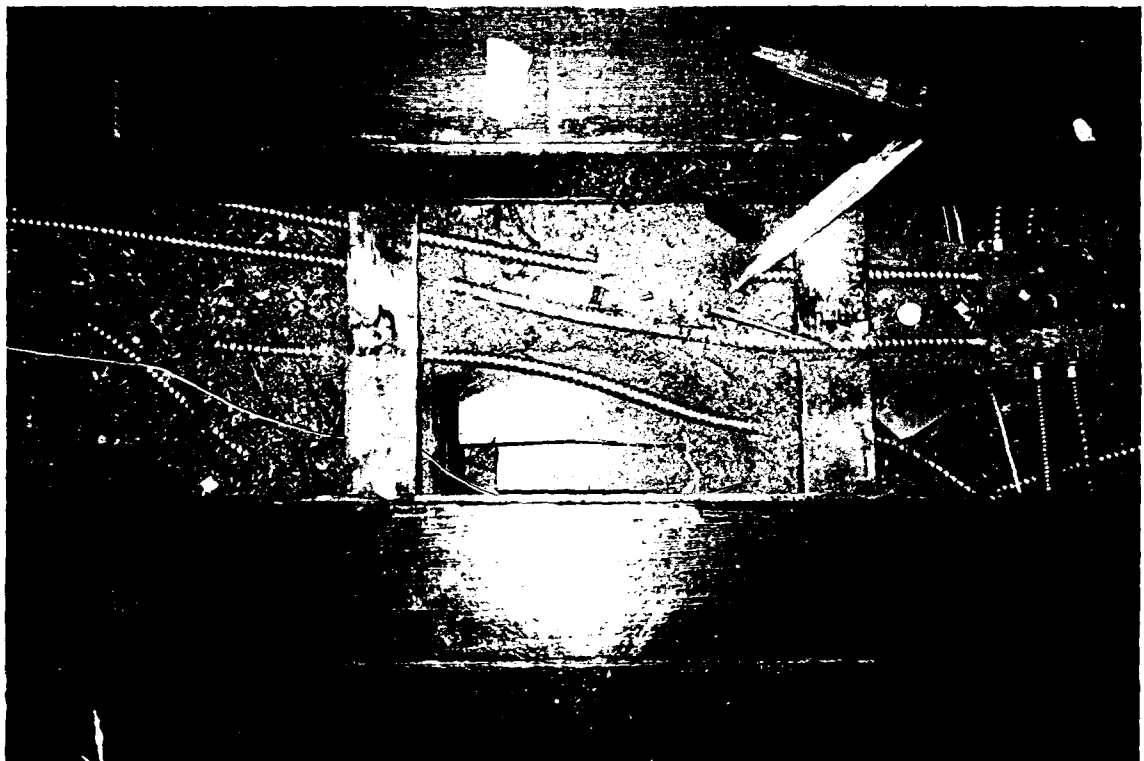
87-S Main House - Close-up of 86-S. (RSA)



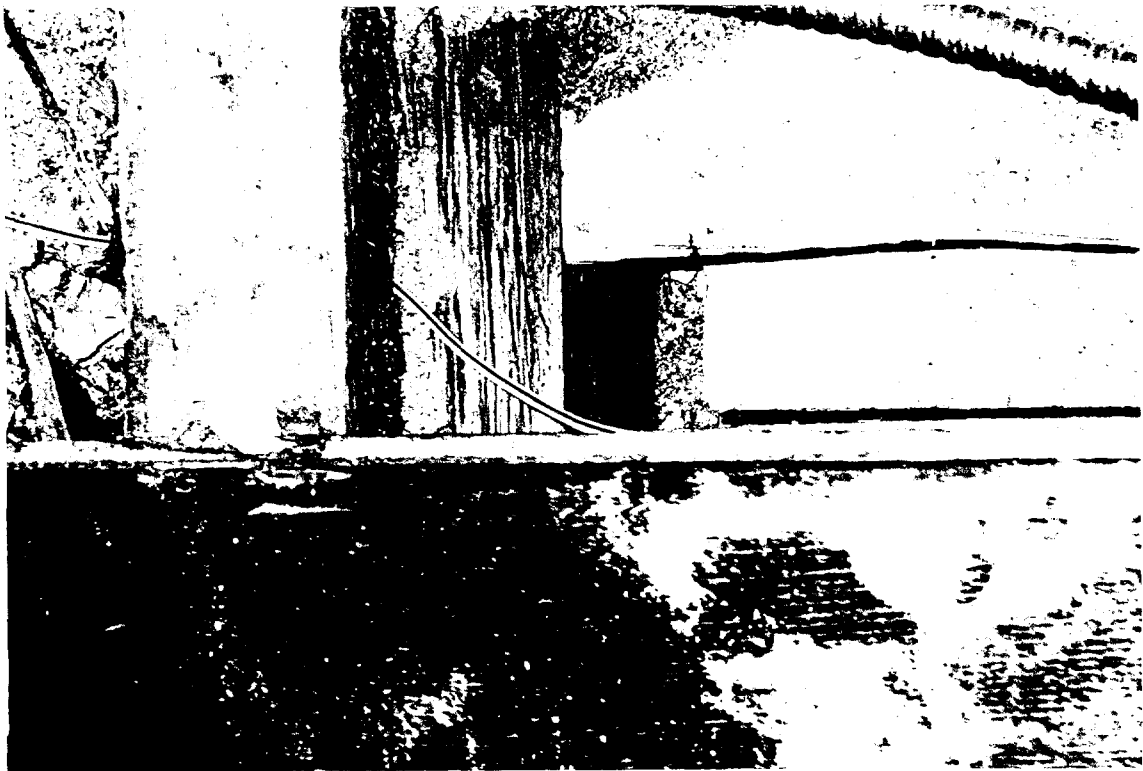
88-S Main House - Evidence of carpenter bees underneath south porch stairs. (RSA)



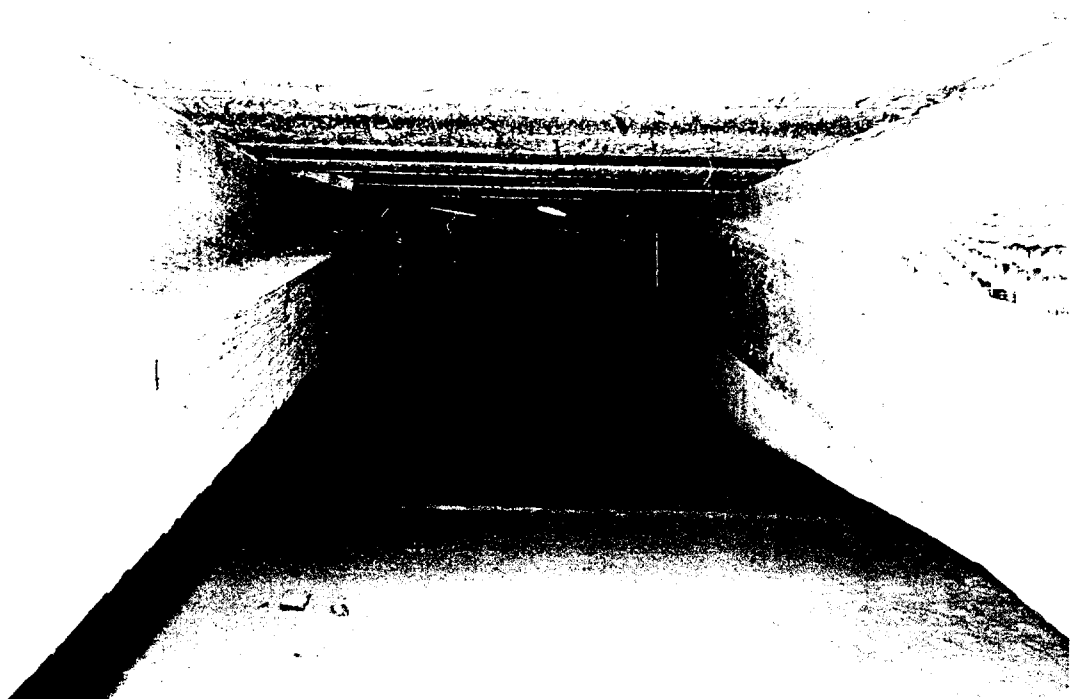
89-S Main House - Probe to reveal second-floor joists. (RSA)



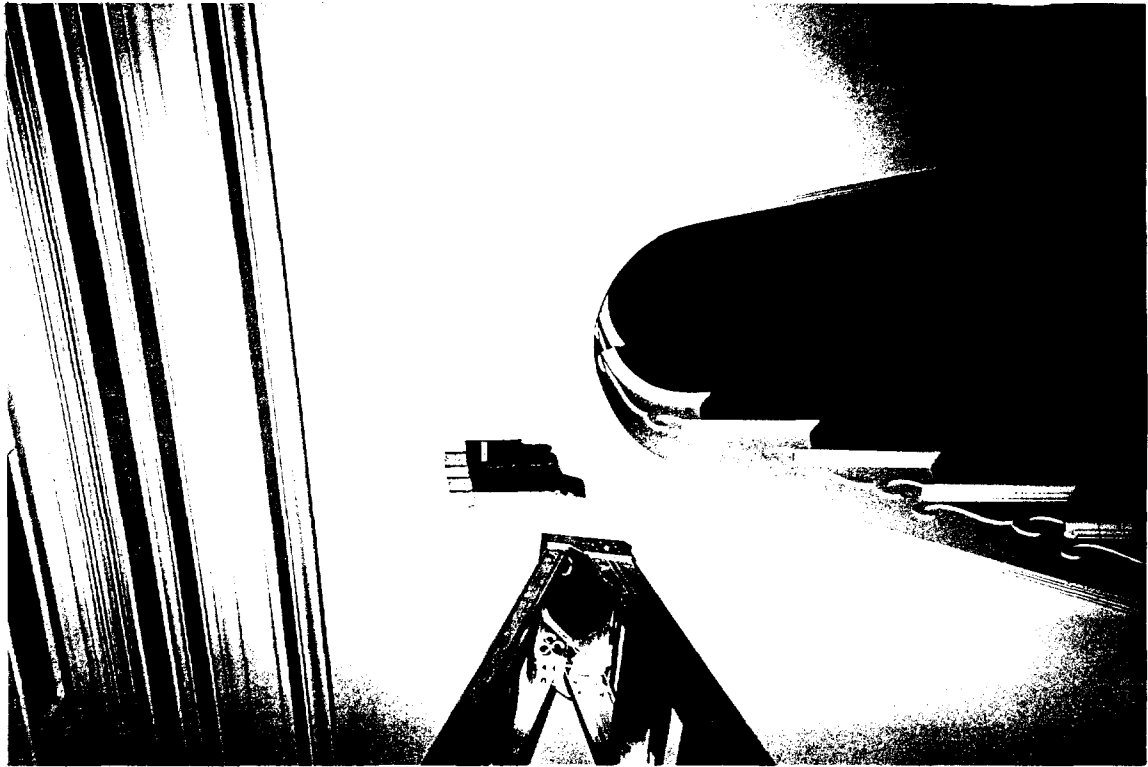
90-S Main House - Probe to reveal second-floor joists. (RSA)



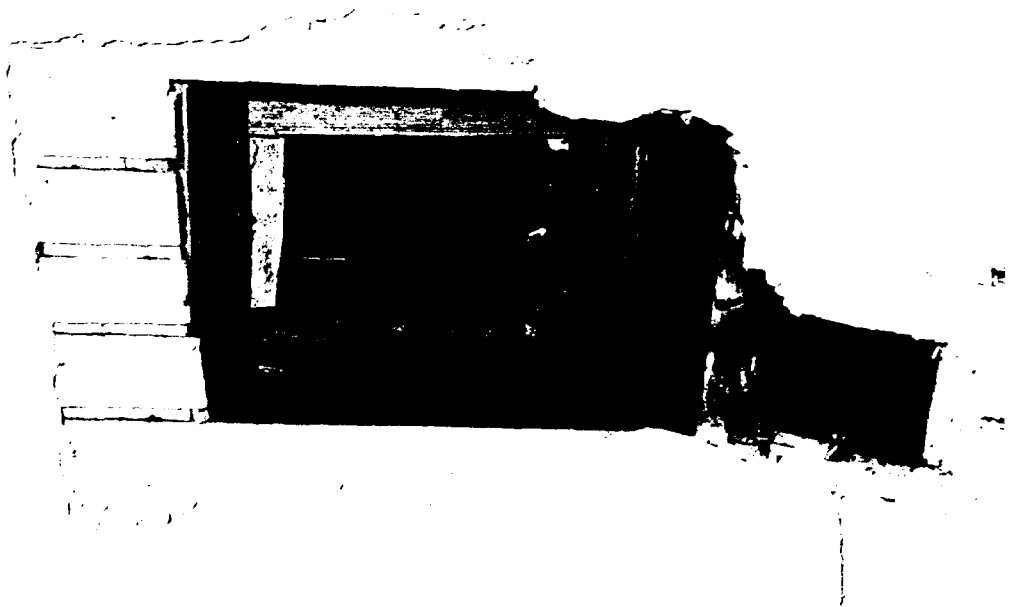
91-S Main House - Close-up of 90-S. (RSA)



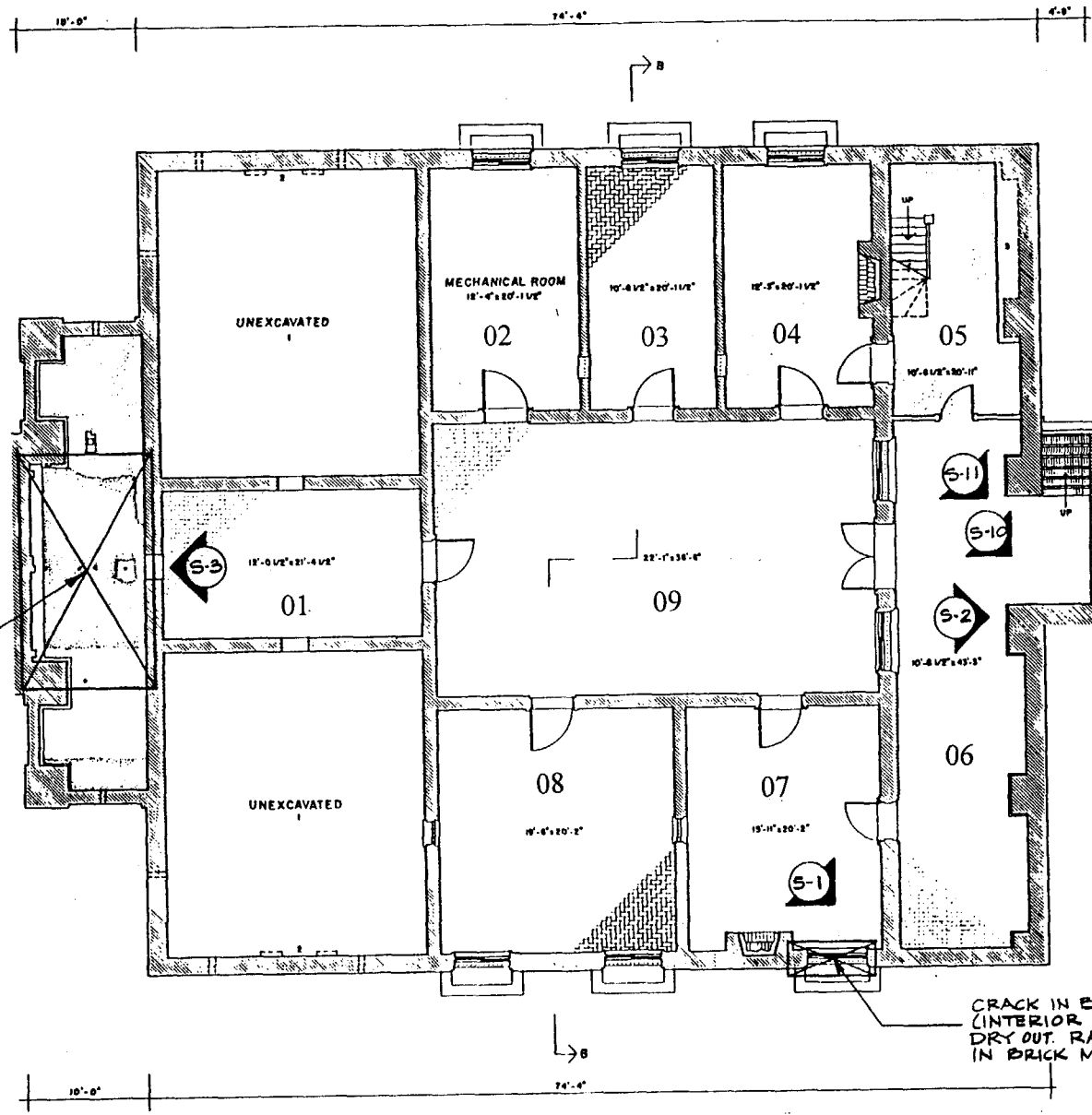
92-S Main House - View of attic-floor joists. (RSA)



93-S Main House - Probe into second-floor landing of main stairway. (RSA)



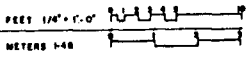
94-S Main House - Close-up of 93-S. (RSA)



REMOVE THE RUST FROM THE STEEL PIPE COLUMNS UNDERNEATH THE NORTH PORCH. REPAINT THE COLUMNS WITH A RUST INHIBITIVE PAINT, REPAIR OR REPLACE THE BEARING SUPPORT UNDERNEATH THESE COLUMNS. RAKE AND REPOINT ALL ERODED BRICK MORTAR JOINTS.

CRACK IN BRICK MASONRY WALL (INTERIOR FACE). ALLOW WALL TO DRY OUT. RAKE AND REPOINT MORTAR IN BRICK MASONRY WALL.

BASEMENT FLOOR PLAN
Existing Structural Conditions

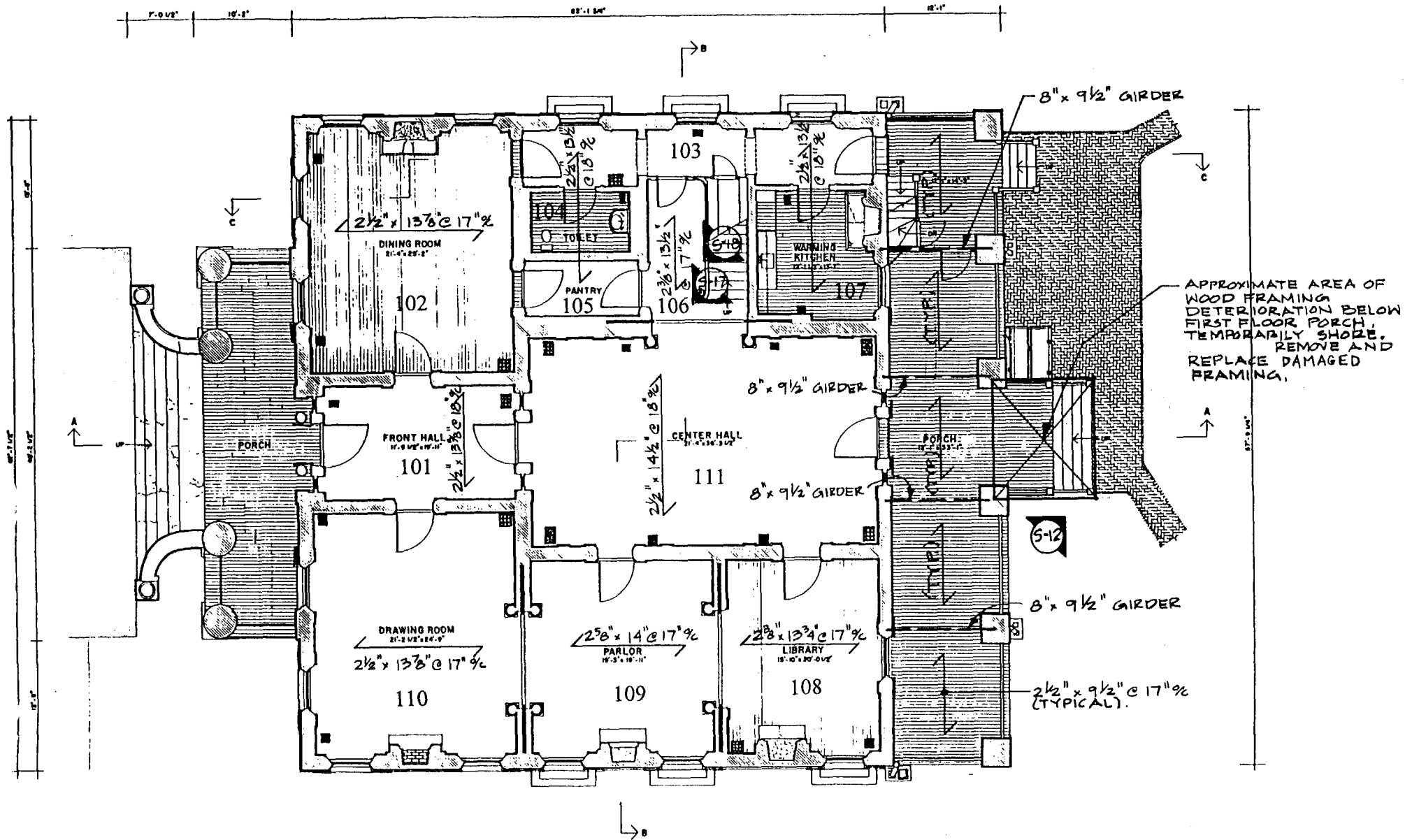


MATERIALS

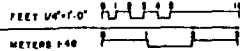
| | |
|-----------|-------------------------------------|
| FLOORS: | CONCRETE AND BRICK WITH CEMENT WASH |
| WALLS: | BRICK |
| CEILINGS: | EXPOSED WOODEN STRUCTURE |

- NOTES**
- 1 UNEXCAVATED AREAS CONTAIN MECHANICAL DUCT WORK
 - 2 FIREPLACE SUPPORTS IN UNEXCAVATED AREAS ARE APPROXIMATE, HAVING BEEN LOCATED BY HANDS
 - 3 ELECTRICAL PANEL 1, WITH ASSUMPTION THAT BRICK PIERS EXIST BEHIND IDENTICAL TO OPPOSITE END
 - 4 AREA UNDER FRONT PORCH PARTIALLY EXCAVATED EARTH

REFERS TO PHOTOGRAPH LOCATION - SEE REEF



FIRST FLOOR PLAN
Existing Structural Conditions

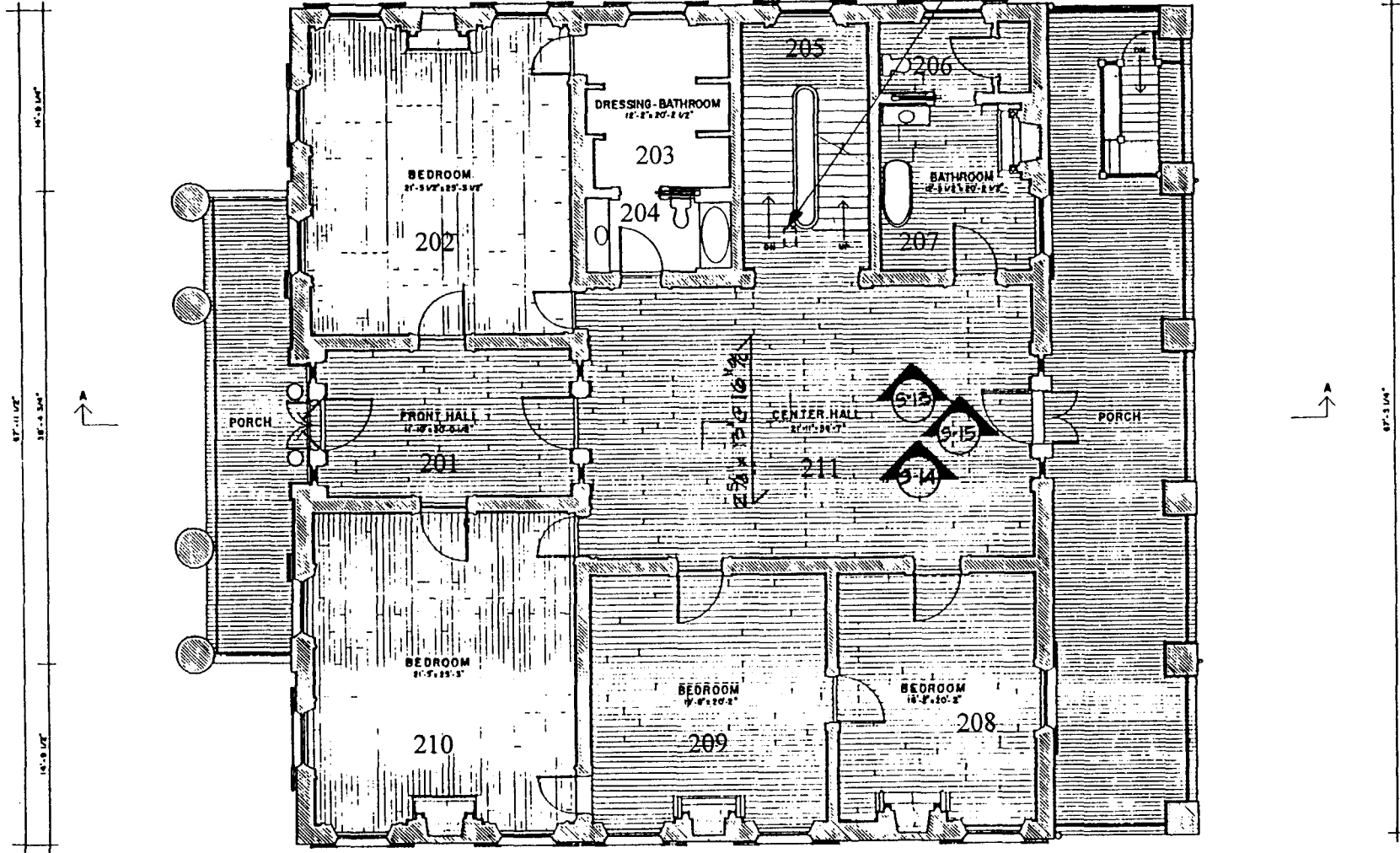


MATERIALS
FLOORS WOODEN BOARDS, CARPET, FLOOR CLOTH
WALLS PLASTER
CEILINGS PLASTER

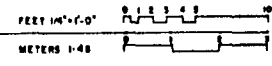
X-X REFERS TO PHOTOGRAPH LOCATION - SEE REPORT.

7'-8 1/4" 62'-4 1/4" 11'-8 1/4"

APPROXIMATE LOCATION OF PROBE UNDERNEATH FIRST TO SECOND FLOOR STAIRWAY.



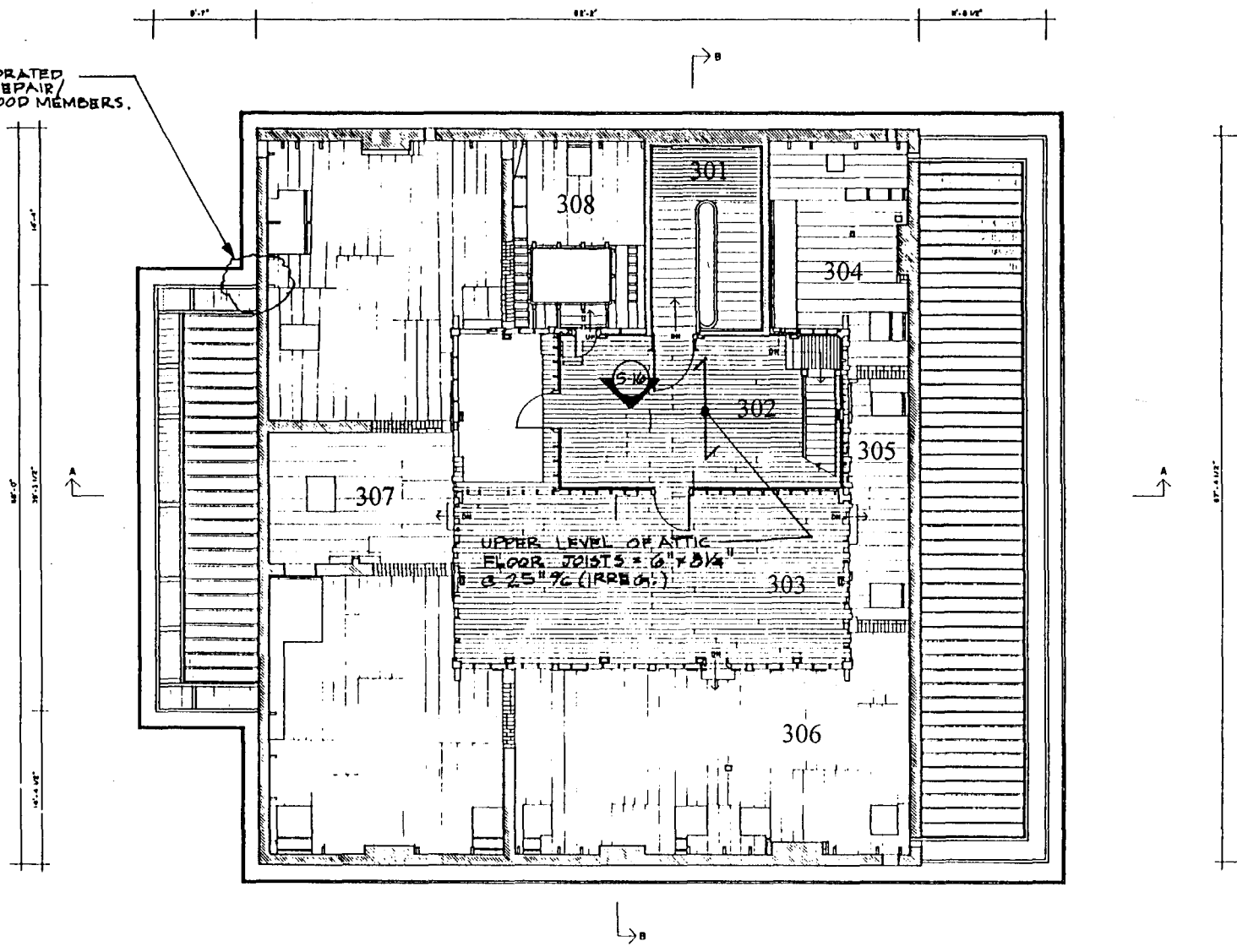
SECOND FLOOR PLAN
Existing Structural Conditions



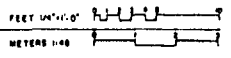
MATERIALS
FLOORS: WOODEN BOARDS, CARPET
WALLS: PLASTER
CEILINGS: PLASTER

X-X REFERS TO PHOTOGRAPH LOCATION - SEE REPORT

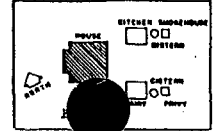
AREA OF DETERIORATED
ROOF FRAMING. REPAIR/
REPLACE EXIST. WOOD MEMBERS.



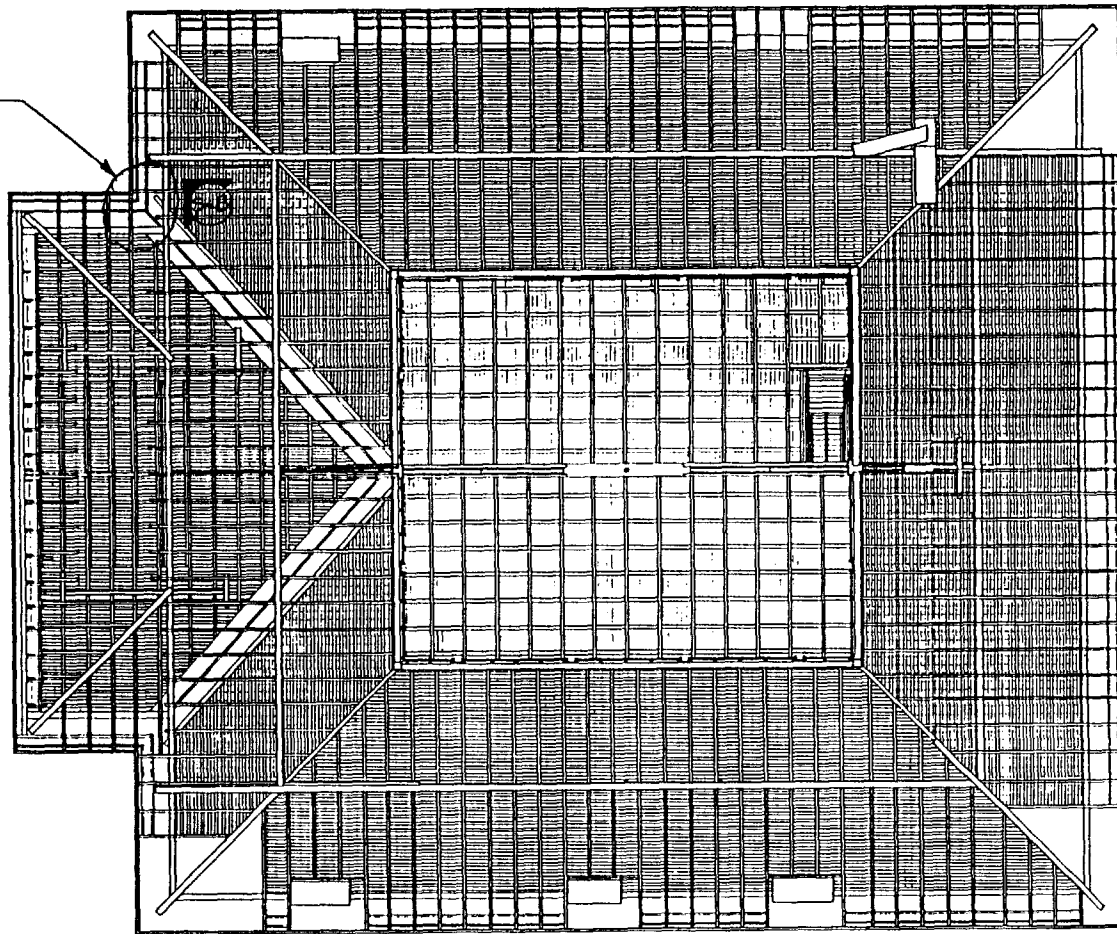
ATTIC FLOOR PLAN
Existing Structural Conditions



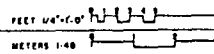
X-X REFERS TO PHOTOGRAPH LOCATION - SEE REPORT



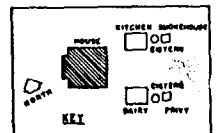
AREA OF DETERIORATED ROOF
FRAMING, REPAIR/REPLACE
EXIST. WOOD MEMBERS.

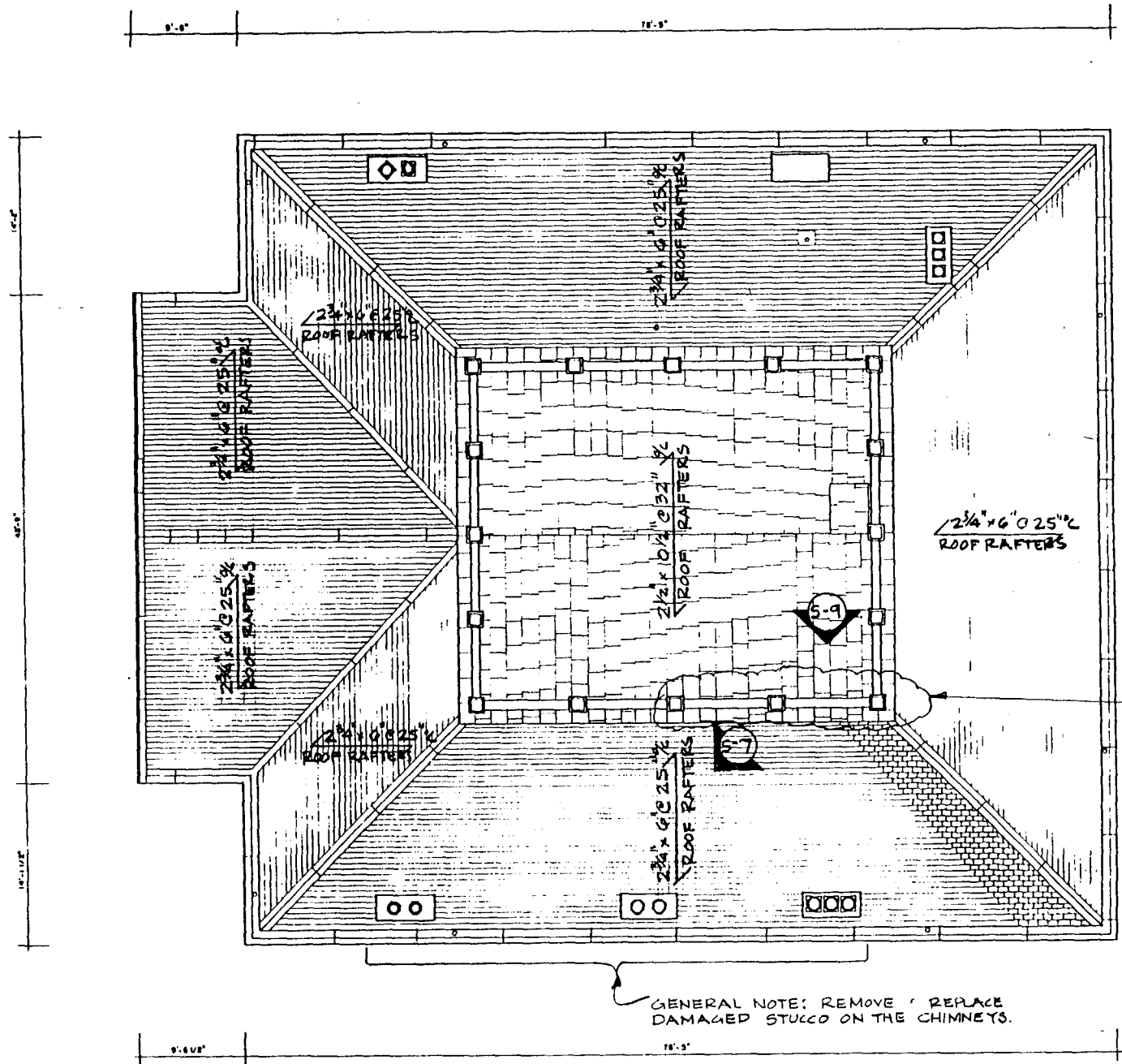


REFLECTED ATTIC CEILING PLAN
Existing Structural Conditions



X-X REFERS TO PHOTOGRAPH
LOCATION - SEE REPORT

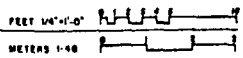




REMOVE AND REPLACE THE ROTTED WOOD BALUSTER AND SILLS THAT ARE ON THE PERIMETER OF THE FLAT ROOF.

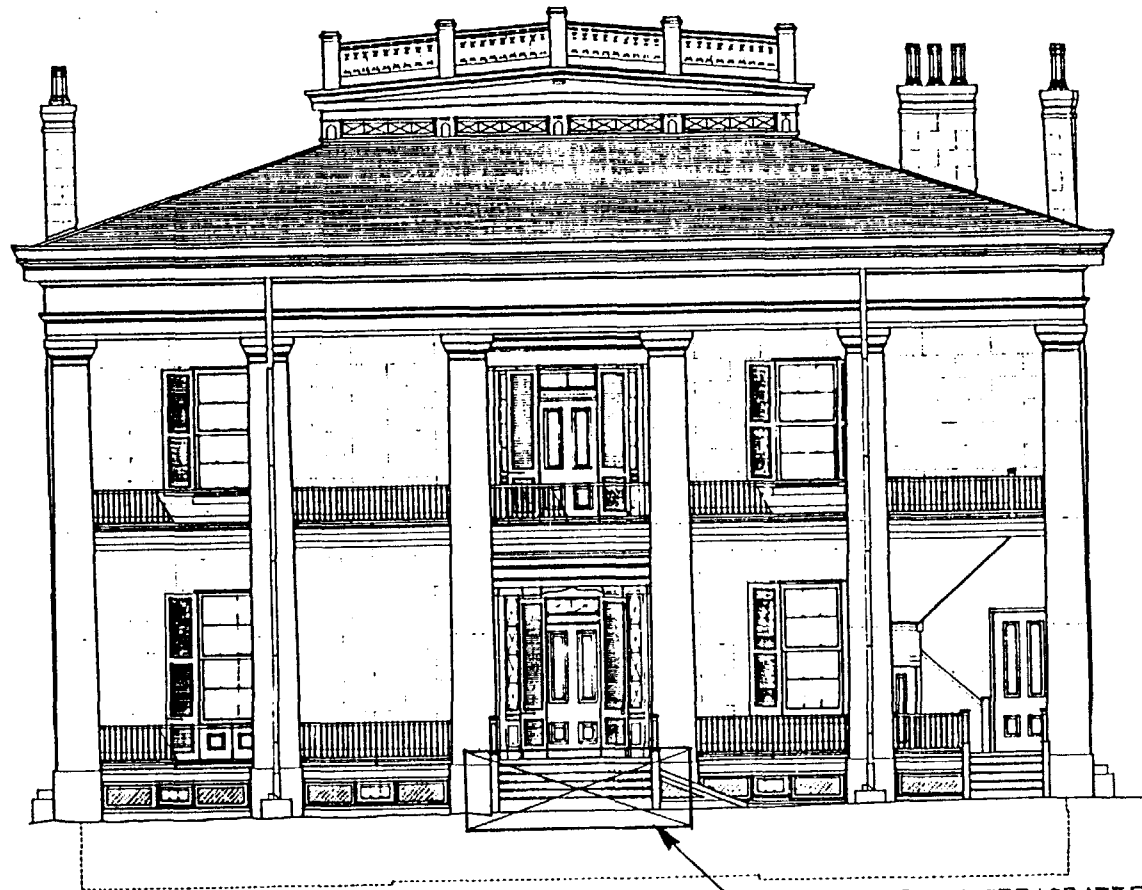
GENERAL NOTE: REMOVE & REPLACE DAMAGED STUCCO ON THE CHIMNEYS.

ROOF PLAN
Existing Structural Conditions



MATERIALS
SLATE SHINGLES
METAL ROOFING ON CUPOLA

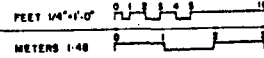
(X-X) REFER TO PHOTOGRAPH LOCATIONS SEE REPORT



AREA OF DETERIORATED WOOD FRAMING.
 TEMPORARILY SHORE, REMOVE AND
 REPLACE DAMAGED FRAMING.

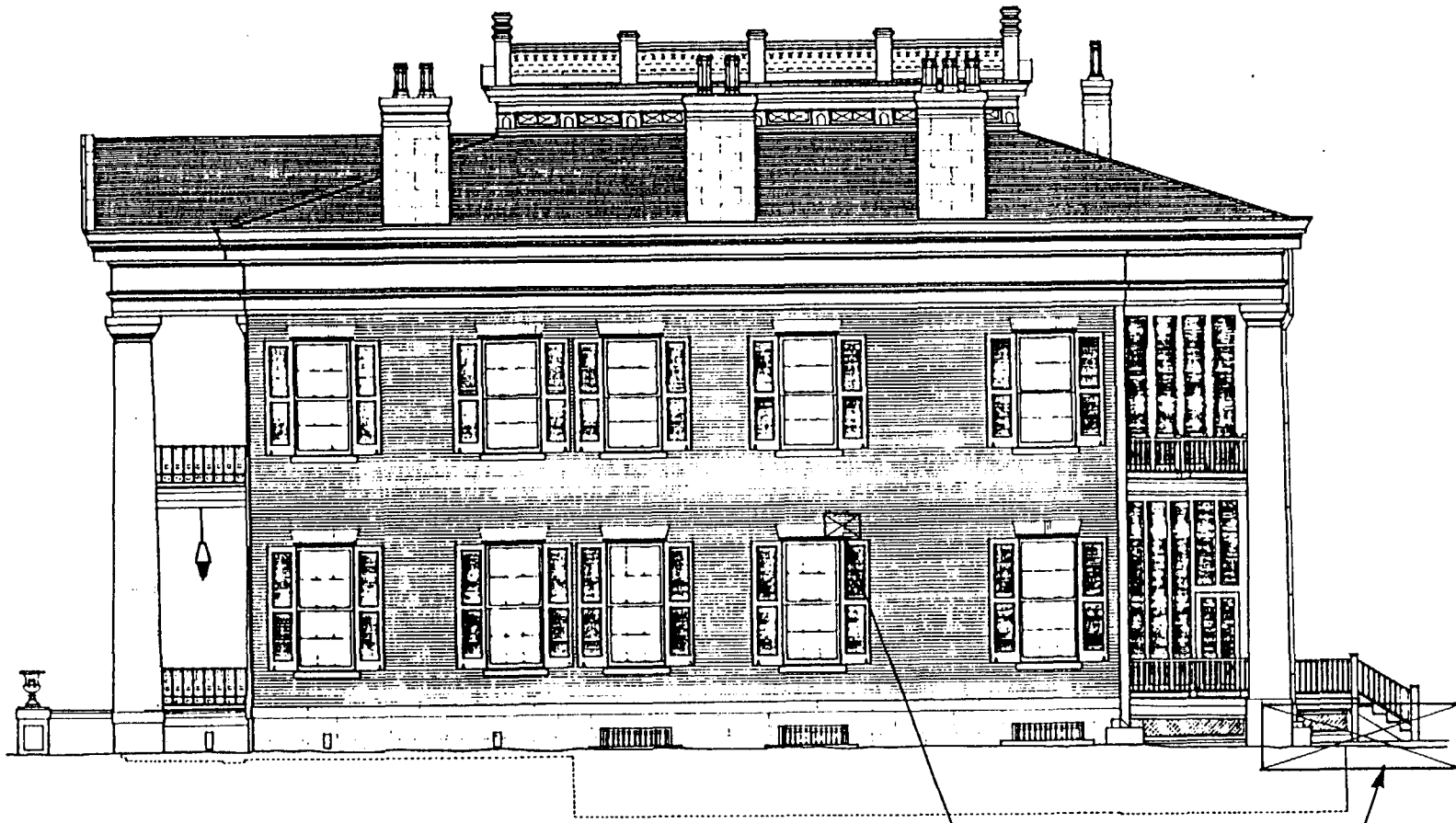
EAST ELEVATION

Existing Structural Conditions



MATERIALS

| | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | STUCCO ON BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |

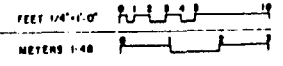


CRACKING IN BRICK NEAR OR IN JACK ARCH. REBUILD AND REPOINT THE BRICKWORK AS REQUIRED.

AREA OF DETERIORATED WOOD FRAMING. TEMPORARILY SHORE. REMOVE AND REPLACE DAMAGED FRAMING.

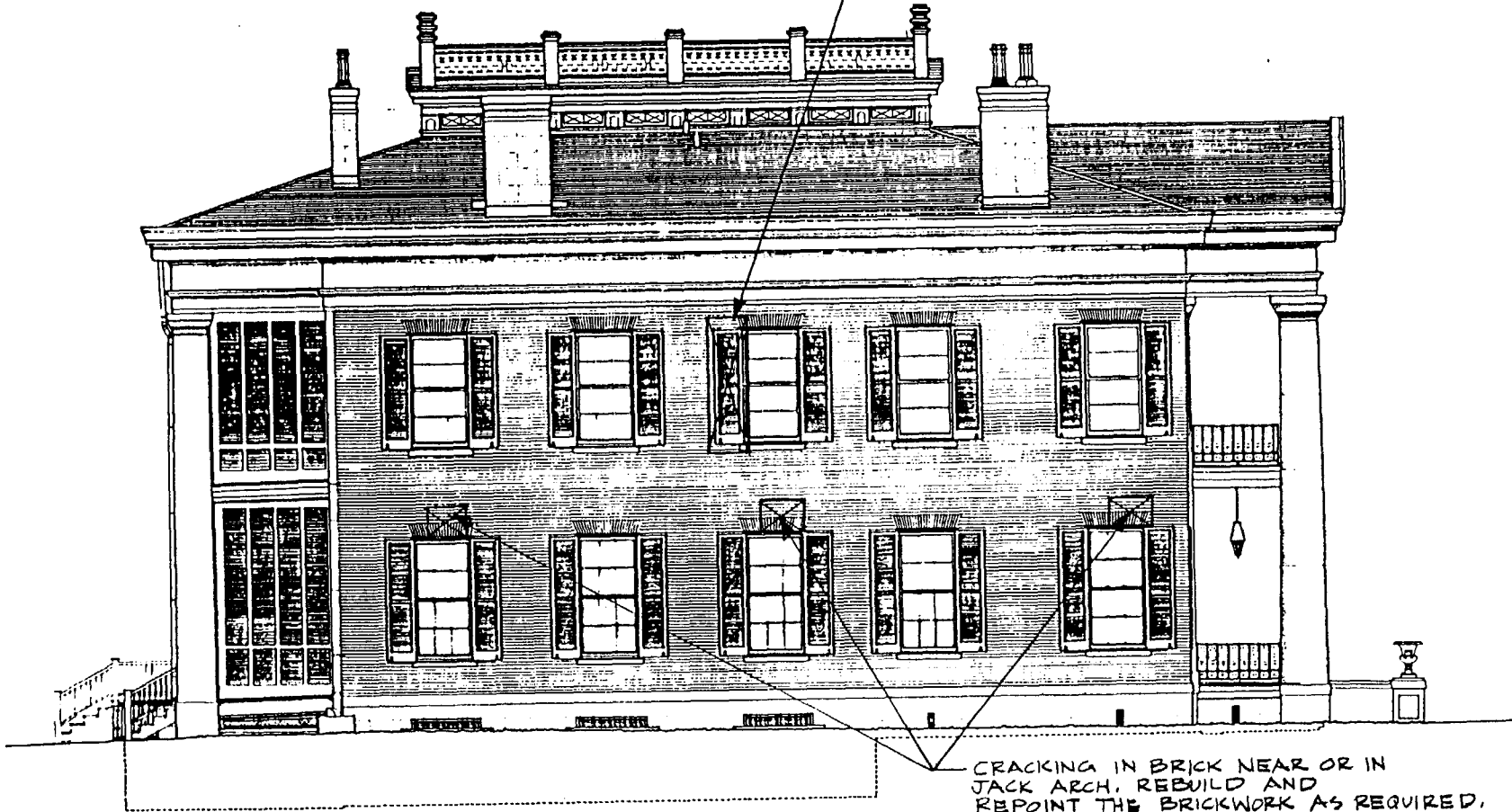
SOUTH ELEVATION

Existing Structural Conditions



| MATERIALS | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |

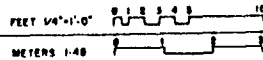
SHUTTER WHICH IS TEMPORARILY
MISSING FROM EXTERIOR.
REPAIR AND RE-ATTACH.



CRACKING IN BRICK NEAR OR IN
JACK ARCH. REBUILD AND
REPOINT THE BRICKWORK AS REQUIRED.

NORTH ELEVATION

Existing Structural Conditions



MATERIALS

- | | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | SLATE SHINGLES |



5.3 Kitchen (NATC HS-06, LCS #90312) - Physical Description

5.3.1 Exterior

Appearance 1848-1910. The Kitchen Dependency was located to the east of the Main House, with the north wall of the house aligning with the south wall of the Kitchen. It was a two-story rectangular shaped building with an east-west orientation and a gable roof. The principal elevation faced south and was dominated by a two-story portico, extending the length of the facade. It was supported by four colossal, evenly spaced piers, which appeared to sit directly on grade. There was a full entablature above the columns, which wrapped around the west and north elevations. The facade was covered with a light cream stucco finish. All other elevations were of common bond brick, with a header course every sixth course.

The first floor, south elevation, had three doors entering directly into the three first-floor rooms. There was a fourth opening, to the narrow spiral stair rising counter clockwise to the second-floor porch. The second floor had four doors, three entering directly into rooms, and the fourth at the top of the stairs. Doors were typically four-panel and the windows were twelve-over-twelve double-hung sash. The doors to the center rooms had transoms overhead, and the first-floor door was a board-and-batten door, unlike the others.

The second floor had openings which aligned with those below, the only difference being the opening to the stair that was shifted to the west to align with the top of the stair. The porch flooring was painted wood, with the boards running north-south. It is not known if this decking was ever covered with canvas as the front porch of the Main House may have been. There was a simple rail, approximately 2" deep with a rounded top, and rectangular 1"-by-1 1/2" balusters running between the piers. The roof is believed to have been wood-shingle, with the metal standing-seam roof replacing the shingles sometime after 1901.³⁴⁹ The roof consisted of flat sheet panels, approximately 2'-0" on center, which wrapped the eaves.

The west elevation had four windows, two per floor, with jack arches above. It is not known if the windows had blinds, or if they were originally louvered or tongue-and-groove board. Some historic photographs on file at Melrose (Panorama 166) show windows without blinds. The southern third of the elevation was the end of the portico. The elevation was capped off with a pediment, which was the end of the gable. Centered within the pediment was a half-lunette round louver (metal louvers) to vent the attic space framed by a rowlock arch. The ends of the roof projected out beyond the building, creating a shallow eave with a wide rake board below.

³⁴⁹ Kim Fuller, NATC Maintenance Supervisor, conversation with Kathleen Jenkins, September 17, 1996. In 1993, during the installation of a new HVAC unit in the attic, Kim observed broken shingles in the attics of both the Kitchen and Dairy, as well as nail patterns on the inside of the roof indicating an earlier use of wood shingles.

The east elevation was similar to the west except there was only one window, per floor, centered within the wall. Rain leaders sloped from the north and south gutters to a scupper and downspout to the north of the windows (28-H). There was no louver vent in the attic, and instead of a gable end there was a parapet wall with no trim.

The north elevation contained six windows, three per floor, with jack arches above. The windows were asymmetrically placed, nearly aligning with door groupings opposite, with two on the eastern half and four on the western half. A simple square chimney of running bond brick with corbel-ring, consisting of three rows of bricks around the top, projected through the roof.

Alterations. The exterior has seen several modifications from its original appearance. The parapet wall was removed from the east elevation by the Kellys sometime after 1905, and replaced with a gable end to match the west elevation.³⁵⁰ The door at the top of the stairs was removed, and interior screens were added to the windows. During the 1976-1978 rehabilitation, the center door and transom on both floors were removed and converted to a window. The stucco on the first floor was replaced with Portland cement at some time, possibly when the foundation was worked on and the porch floor replaced. Two stack vents were installed about the same time and project through the roof on the north slope. All windows currently have louvered blinds.

5.3.2 Interior

Appearance 1848-1910. The Kitchen was built with three rooms on the first floor, two of which may have been interconnected, and three sleeping chambers on the second floor. The east and middle rooms of both floors originally had a central fireplace. The first-floor middle room housed the primary kitchen for Melrose. The flooring is believed to have originally been concrete.³⁵¹

Access to the second floor was through an exterior stair that led to the second-floor porch. The original partition walls were lath and plaster. Floors on the second floor were cypress, and as in the Main House, were unfinished.

Alterations. The partition between the westernmost room and middle room on the first floor was removed prior to 1950. The modern kitchen facilities were installed during the 1976-1978 rehabilitation. The rehabilitation work involved the addition of an opening in

³⁵⁰ Photograph 28-H of this report shows the parapets had a cement parging applied to them. This would indicate the parapets had started to deteriorate and the parging was applied as a quick fix. There may have been an ongoing problem and that is why it was finally decided to replace the parapet. The bottom three feet of the wall are also covered with a cement parging. This was removed by the Callons. See NATC CALLON IV.A.3-4 on file at Melrose. This shows the walls being rebuilt where the parging was removed in the Dairy.

³⁵¹ Photograph 25-H of this report shows the porch floor as concrete. Concrete analysis of the Dairy floor indicates that the earliest layers date from the late-nineteenth century to the first quarter of the twentieth century. One could make a correlation between the two dependency buildings because they mirror each other on the exterior.

the wall to the north of the fireplace. New cabinetry was installed along the north wall of Room 101, Room 102, and the south wall of Room 101, along with a large island in the middle. The cabinets are stained wood, with flush panel doors. The flooring was converted from concrete to the present brick floors during rehabilitation.³⁵² The door sills were replaced at this time to give the appearance of being old. During this same time the fireplaces were restored. Stoves for cooking had been placed in front of both first-floor fireplaces with their flue pipes connected into the chimney.³⁵³

The second floor was also converted in 1978 to be used as a bedroom, sitting room, and bathroom. The partition between Room 201 and the middle room was taken down, and a new partition built, enlarging Room 201 by about two feet.³⁵⁴ A bathroom was installed in the middle room, with a hall on the north side and pocket doors leading to the two end rooms. The fireplace opening was covered over to allow for installation of a shower stall and sink. The fire surround that was removed during the rehabilitation is still in storage on the site. Some of the original plaster interior walls and ceilings were covered over with gypsum board in the 1970s. The cypress floors were most likely finished for the first time during the 1976-1978 rehabilitation, which is when the floors in the Main House were first finished.

The east room of the first floor is currently used as a bookstore for the National Park Service, and the west room as a breakroom. The second-floor end rooms are used as curatorial offices.

5.3.3 Structural

The Kitchen building has exterior bearing brick masonry walls. The first floor appears to be a floor on grade. The second-floor joists, while not directly observed, probably run north-south (the short direction of the interiors). The attic floor and the roof rafters, also not directly observed, probably run in the north-south direction. All evidence suggests that the second floor, the attic, and the roof are framed in wood. The Callons worked on the foundations ca. 1978.

5.3.4 Heating, Ventilation, and Air Conditioning

The rooms in the Kitchen were initially heated by the fireplaces. In the 1950s, a gas furnace was installed in the fireplace of Room 202. This was most likely removed during the 1976-1978 rehabilitation work when central heat and air conditioning were installed.

³⁵² The new cabinets and floor can be seen in NATC CALLON IV.B.50 on file at Melrose.

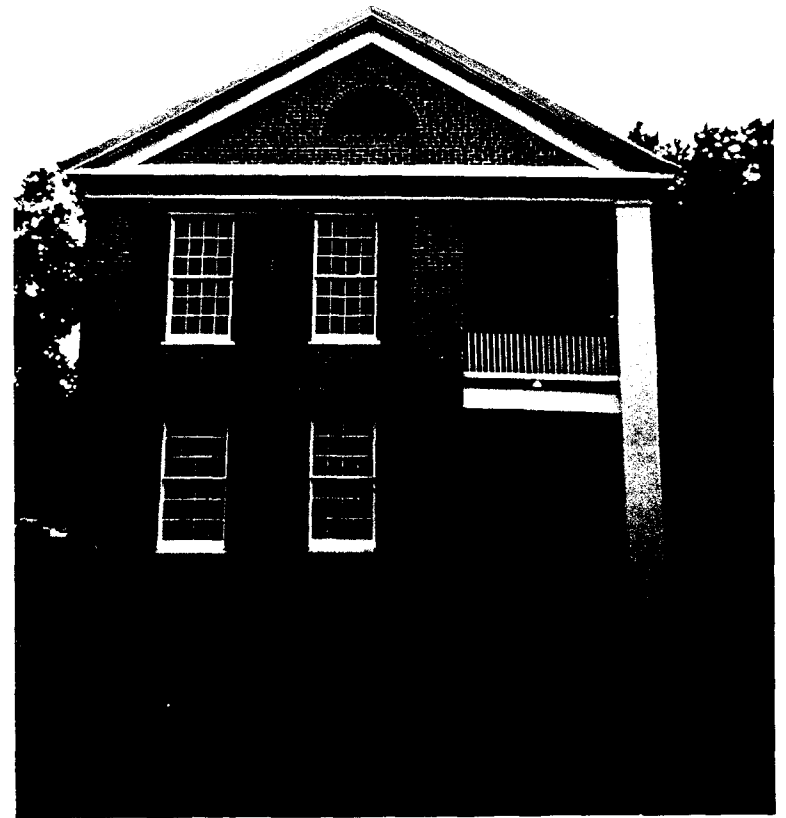
³⁵³ The stove in Room 102 can be seen in NATC CALLON IV.B.32 on file at Melrose.

³⁵⁴ The ghost of the original partition can be seen on the floor of Room 201.





95-A Kitchen - South Elevation (ABA)



96-A Kitchen - West Elevation (ABA)

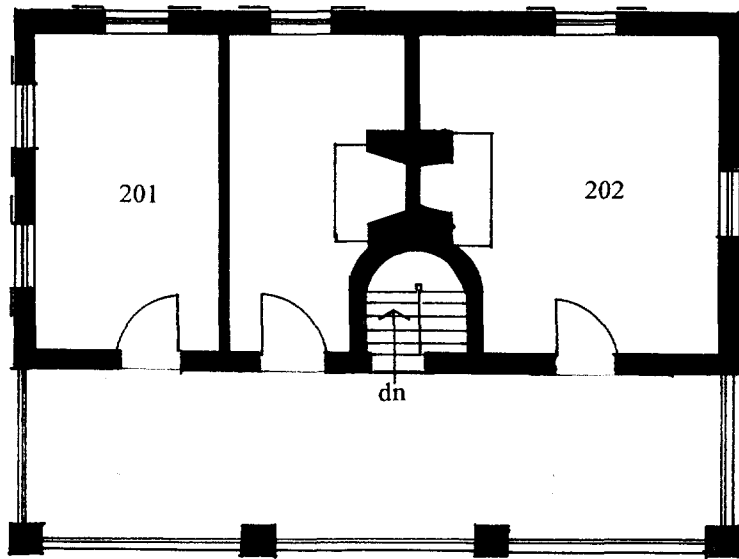


97-A Kitchen - North Elevation (ABA)

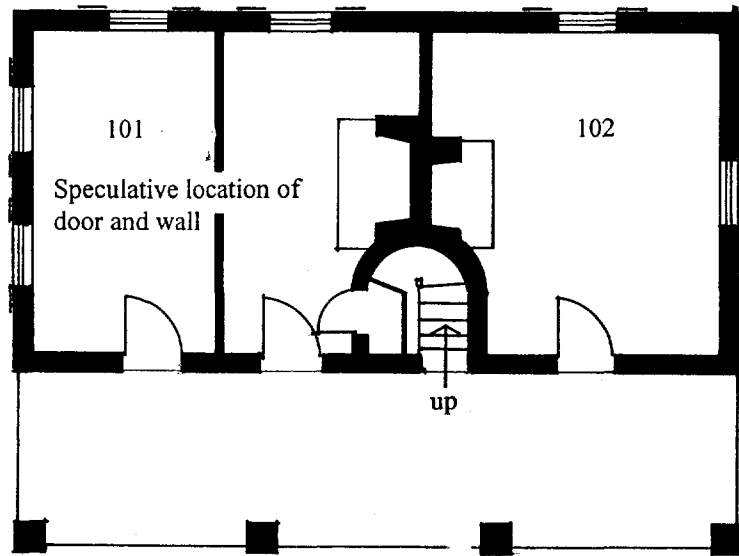


98-A Kitchen - East Elevation (ABA)

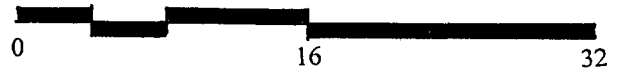




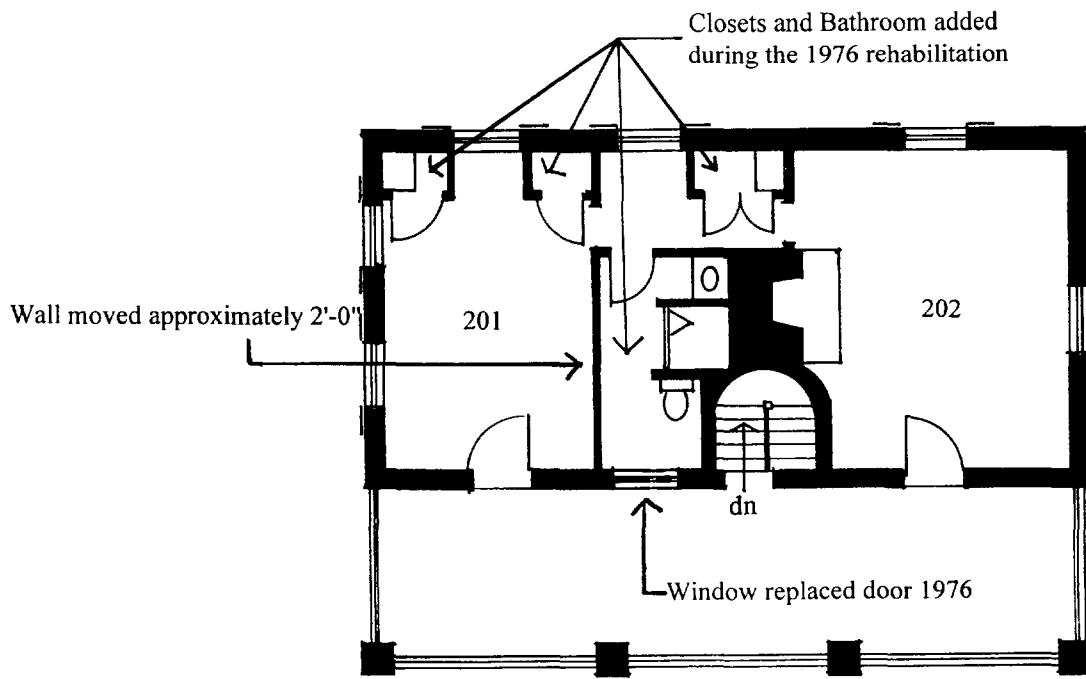
Second Floor Plan



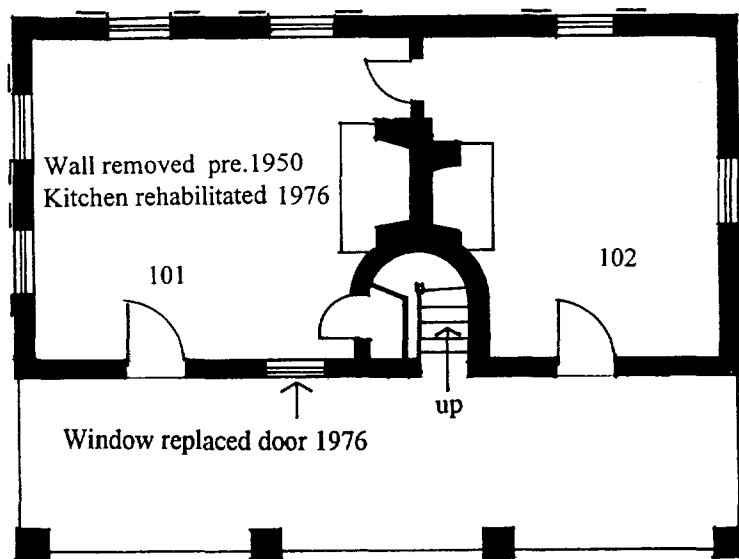
First Floor Plan



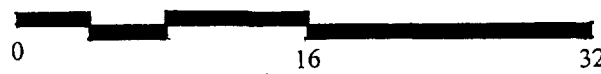
KITCHEN DEPENDENCY
ca. 1848-1910



Second Floor Plan



First Floor Plan



KITCHEN DEPENDENCY
ca. 1911-1995

5.4 Kitchen (NATC HS-06, LCS #90312) - Conditions Assessment

5.4.1 Roofing and Gutters

The current standing-seam metal roof is in fair condition. There are many layers of old, peeling paint and rust visible. There is some sagging on the south side over the porch that appears to be due to defective structural members (99-A). Metal gutters have open joints, and metal flashing on the wood eaves is ragged and peeling. There appear to be new rain leaders on the east side, which may have been installed by the National Park Service.

5.4.2 Masonry

Masonry is generally in good condition, though there are areas of re-pointing which do not match the original; the most evident being a diagonal crack on the gable on the east side. In addition, work was done on the foundations by the Callons, ca. 1978. This is documented in photographs from the Callons which are on file at Melrose.

5.4.3 Wood Trim and Porches

In May of 1993, the National Park Service requested that stabilization be provided for the first-floor ceiling of the porch. Moisture was penetrating the decking above, and collecting over the first-floor ceiling, causing the ceiling to sag and pull away from the fascia. Currently, a 1"-by-4" board is nailed in place along the outside edge of the ceiling to hold it in place. This is only a temporary solution. The ceiling is in poor condition and is an ongoing problem. The skirt board at the porch is also rotted. The National Park Service replaced 3'-0" of this board in 1991, along with 3'-0" of the fascia board at gable ends. The rails and spindles appear to be in good condition, as does the wood trim at the eaves.

5.4.4 Doors and Windows

In 1993, the National Park Service repaired and repainted the wood sill of the first floor, east window (Room 102). On the north elevation, sash have been painted shut. There is still evidence of rot on some of the windows, particularly at the sills, and glazing is loose. The windows and doors on the south side appear to be in good condition.

5.4.5 Interior Finishes

The interior is in good condition. The present brick floors on the first floor date to 1978; the original floors were most likely concrete. Floors on the second floor are wood and thought to be original. Many interior walls and ceilings have been refinished in gypsum wallboard. The walls on both the first and second floors are in good condition.

5.4.6 Structural

No deterioration of the interior floors or the roof of the Kitchen was observed. However, some deterioration of the plaster on the underside of the second-floor porch framing was however observed (100-S). This damage is likely to be accompanied by some rotting of the wood joists of this porch. The results of the probing of the same portion of the Dairy building, discussed in section 5.6.6, revealed just this sort of deterioration.

Some loss of mortar from the exterior brick walls of the Kitchen was also observed.

5.4.7 Mechanical, Electrical, and Plumbing

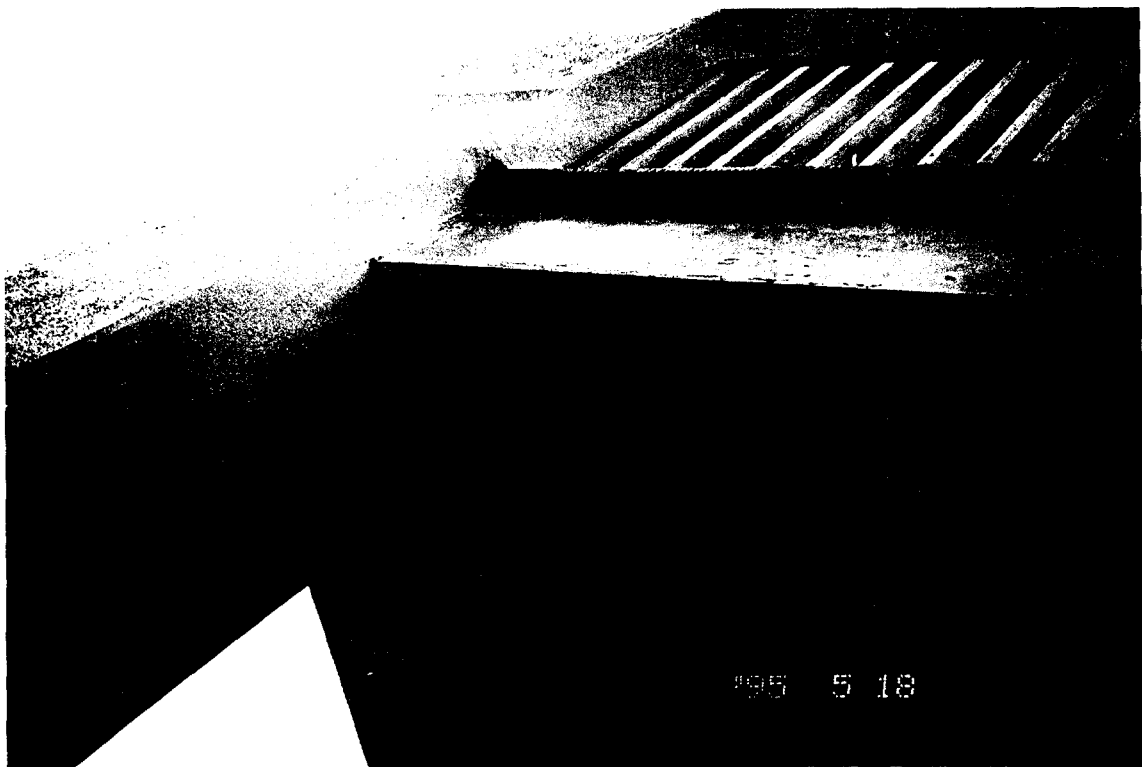
a. Mechanical. The Kitchen Dependency has fan coils installed in the attic, with remote condensing units at grade to the north of the building. The installed units are heat pumps with 36,000 Btu/hr cooling, and 26,000 Btu/hr at 27° for heating. Both systems seem to operate properly and there are no complaints. Room 102 is used as the bookstore, Room 101 as a breakroom for the staff, and Rooms 201 and 202 as offices; thus, normal comfort conditions are satisfactory.

b. Electrical. There are concerns from the staff about the electrical in the Kitchen. The Kitchen is fed from the panel in the Main House, and, since the addition of the new heat pumps in the Kitchen, that panel is full. There is also concern that the wire serving the Kitchen is not large enough for the current load if all systems are operating. A re-work of the electrical service for this building and the Main House was put out to bid last year, but was over the programmed money and delayed. There is now a revised amount of money available for this work and the National Park Service is planning to put it out for bid again very soon. This work should correct the shortfall in the electrical for the Kitchen. The bookstore seems to have satisfactory lighting and power.

c. Plumbing. There is a kitchen sink along the north wall of the west room. Also, an icemaker was just installed by the National Park Service in August 1995. On the second floor, a bathroom with a shower, lavatory, and toilet exist. This was installed by the Callons when the building was used as a bed and breakfast. A water dispenser is located on the first floor for National Park Service employee drinking water.

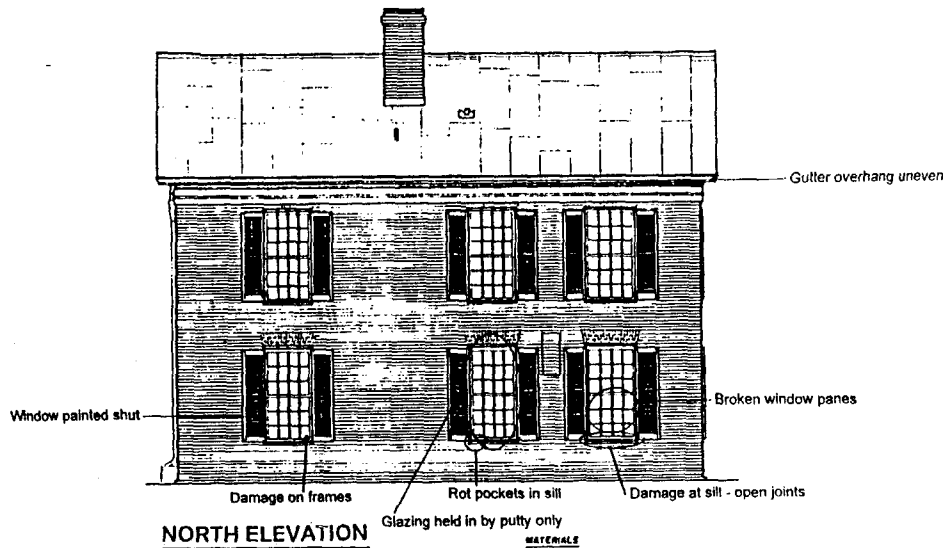


99-A Kitchen - Sagging in roof. (ABA)



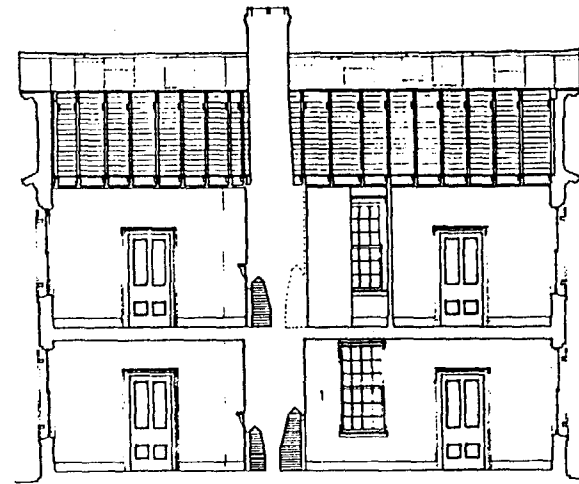
100-S Kitchen - View of deterioration of underside of second-floor porch. (RSA)





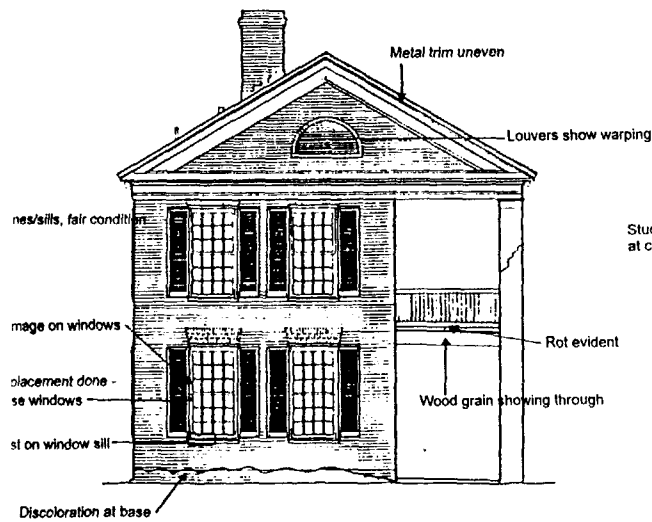
NORTH ELEVATION

MATERIALS
 FOUNDATION PLASTER
 WALLS BRICK
 ROOFING METAL



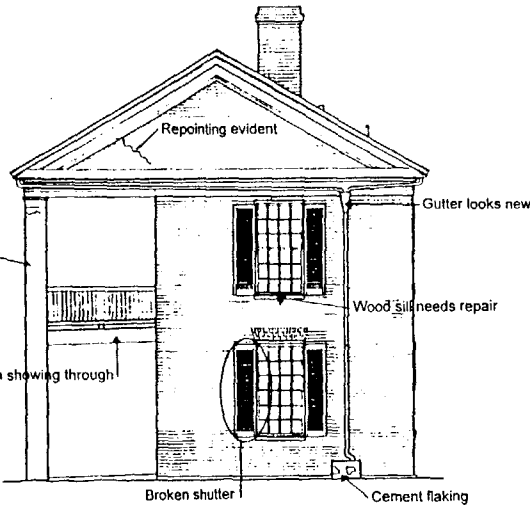
SECTION A-A

MATERIALS
 FLOORS BRICK AND WOODEN LATHS
 WALLS PLASTER
 CEILING PLASTER



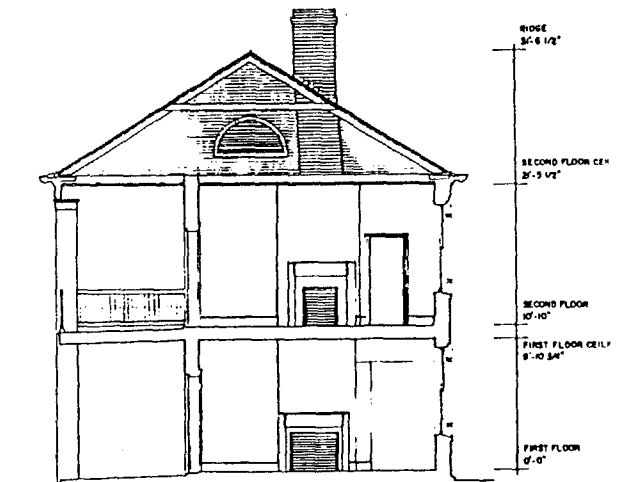
WEST ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS STUCCO ON BRICK
 COLUMNS METAL
 ROOFING



EAST ELEVATION

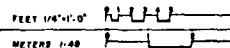
MATERIALS
 FOUNDATION BRICK
 WALLS STUCCO ON BRICK
 COLUMNS METAL
 ROOFING

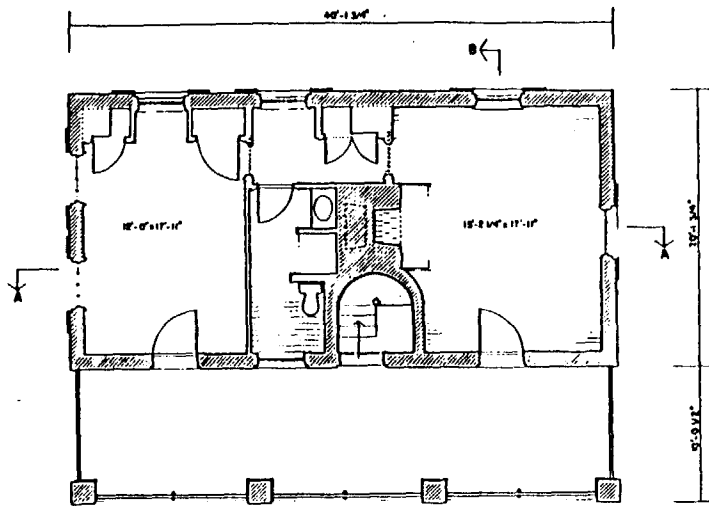


SECTION B-B

MATERIALS
 FLOORS BRICK AND WOODEN BOARDS
 WALLS PLASTER
 CEILING PLASTER

KITCHEN DEPENDENCY
 Existing Conditions





SECOND FLOOR PLAN

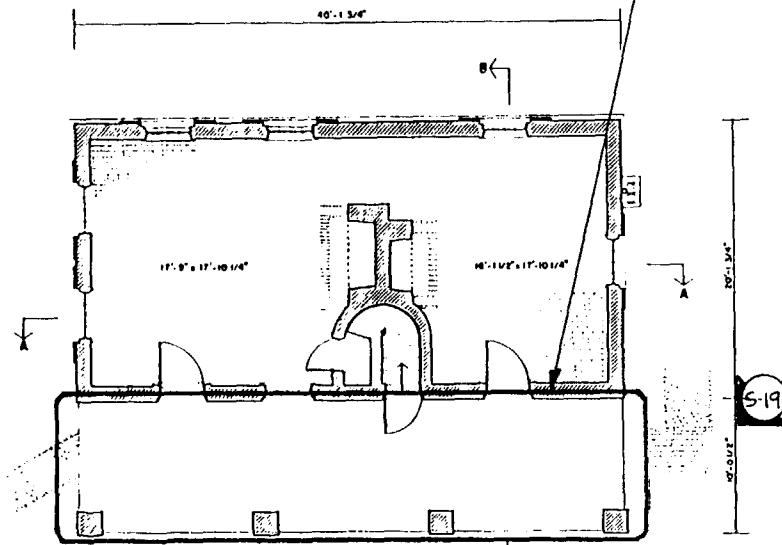
MATERIALS
 FLOORS: RANDOM WIDTH WOODEN BOARDS
 WALLS: PLASTER
 CEILING: PLASTER



SOUTH ELEVATION

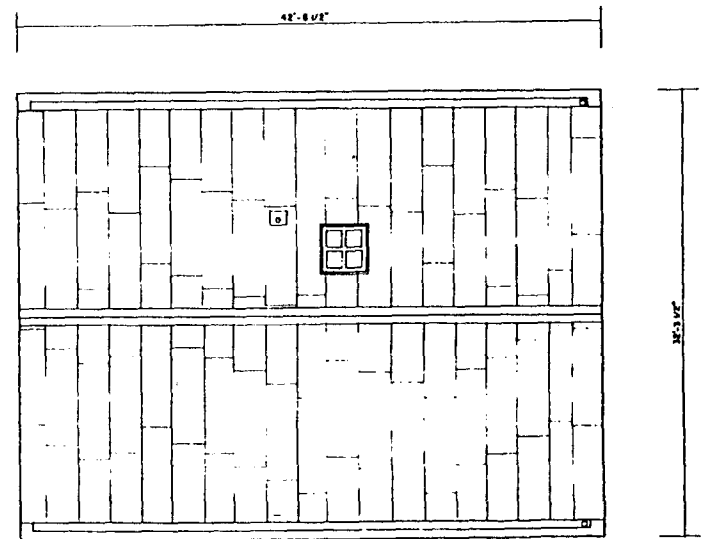
MATERIALS
 FOUNDATION: BRICK
 WALLS: STUCCO OVER BRICK
 ROOFING: METAL

REMOVE AND REPLACE PLASTER
 CEILING OF THIS PORCH (FIRST
 FLOOR CEILING). REPAIR WOOD
 JOISTS & GIRDERS AFTER THE EXTENT
 OF DETERIORATION IS REVEALED,

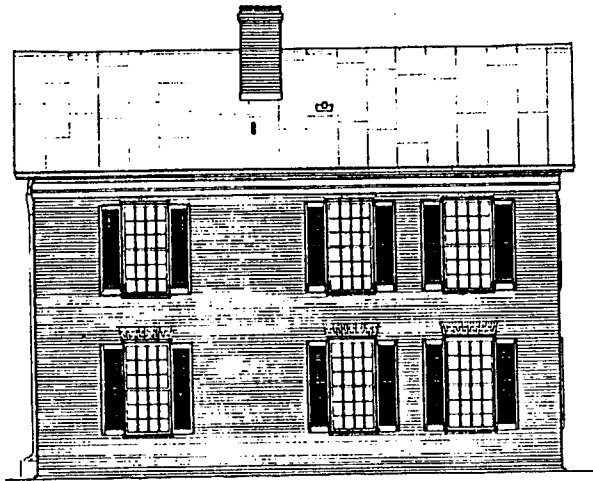


FIRST FLOOR PLAN

MATERIALS
 FLOORS: CONCRETE AND WOODEN BOARDS
 WALLS: PLASTER
 CEILING: PLASTER

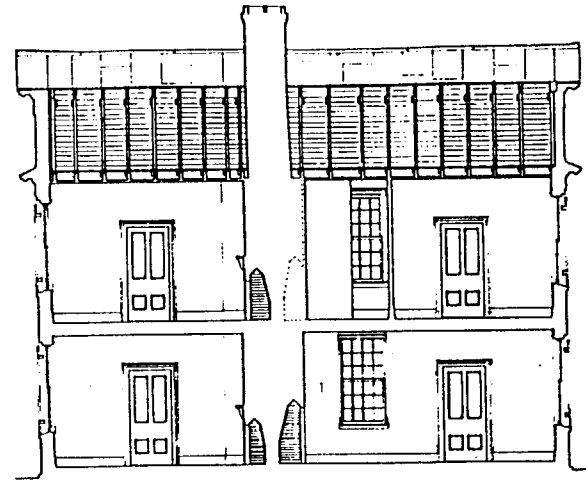


ROOF PLAN



NORTH ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS METAL
 ROOFING

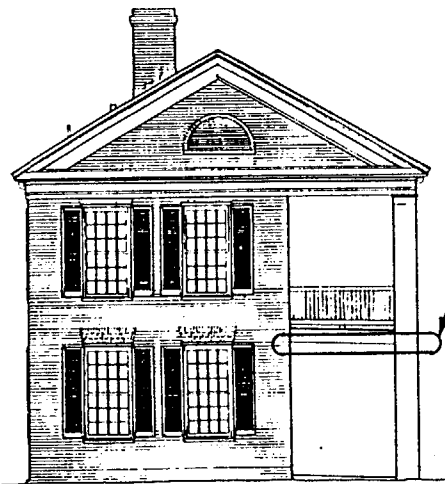


SECTION A-A

MATERIALS
 FLOORS BRICK AND WOODEN BOARDS
 WALLS PLASTER
 CEILING PLASTER

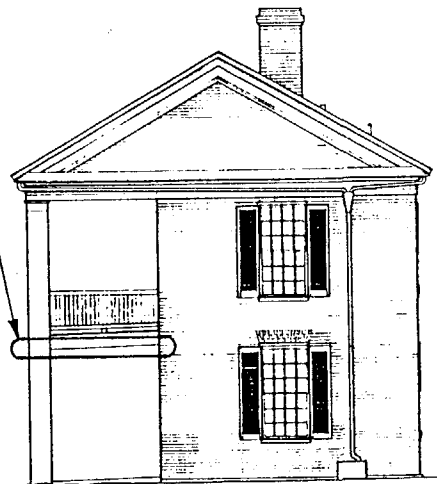
RIDGE 31'-6 1/2"
 SECOND FLOOR CEILING 21'-3 1/2"
 SECOND FLOOR 10'-10"
 FIRST FLOOR CEILING 9'-10 3/4"
 FIRST FLOOR 8'-0"

REMOVE AND REPLACE PLASTER CEILING OF THIS PORCH (FIRST FLOOR CEILING). REPAIR WOOD JOISTS & GIRDERS AFTER THE EXTENT OF DETERIORATION IS REVEALED.



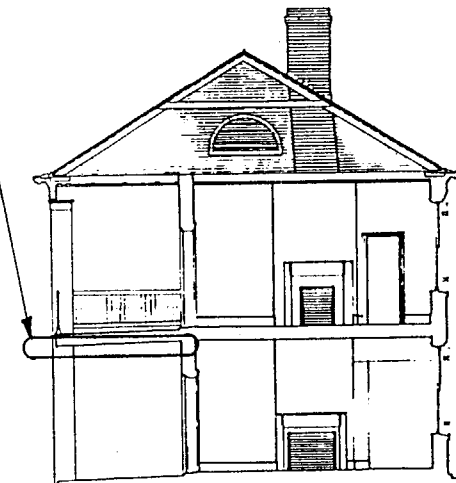
WEST ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS STUCCO ON BRICK
 COLUMNS METAL
 ROOFING



EAST ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS STUCCO ON BRICK
 COLUMNS METAL
 ROOFING

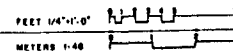


SECTION B-B

MATERIALS
 FLOORS BRICK AND WOODEN BOARDS
 WALLS PLASTER
 CEILING PLASTER

RIDGE 31'-6 1/2"
 SECOND FLOOR CEILING 21'-3 1/2"
 SECOND FLOOR 10'-10"
 FIRST FLOOR CEILING 9'-10 3/4"
 FIRST FLOOR 8'-0"

KITCHEN DEPENDENCY
 Existing Structural Conditions





5.5 Dairy (NATC HS-05, LCS #90311) - Physical Description

5.5.1 Exterior

Appearance 1848-1910. The Dairy Dependency was a mirror image of the Kitchen with several minor modifications. The stairs, for example, ascended clockwise, and there were only two door openings on the first floor of the north facade, with a window in the middle. The second floor had three doors, with a window between the middle and west doors. The north window on the first floor of the west elevation was removed, and a pair of eight-panel garage doors were installed. This change was made when the Kellys purchased an automobile sometime before 1908. Four round vent holes were cut into the walls of the first floor, east room. They were approximately one foot in diameter, and eight feet above grade. There were two on the east facade flanking the single window, and one each on the north and south facades near the eastern end. It is uncertain when these holes were added, possibly soon after the original construction of the building, since they appear in the earliest photographs of the building.³⁵⁵

Alterations. Like the Kitchen, the exterior today has only undergone minor modifications from its original appearance. The parapet wall was removed from the east elevation by the Kellys sometime after 1905, and replaced with a gable end to match the west elevation. The door at the top of the stairs was removed, and interior screens were added to the windows. All windows currently have louvered blinds.

5.5.2 Interior

Appearance 1848-1910. The interior was similar in layout to the Kitchen Dependency. The major difference was that both floors are believed to have had only two rooms, instead of three. Room 101 had a pair of two-level raised cement troughs running along the eastern wall. These were similar to other troughs in dairy or laundry buildings in the Natchez area, and would have been filled with cold water and used to keep dairy products cool. It is unclear what the original floor in this room was, but it was cement by the late nineteenth century.

A grease pit was installed in the floor of Room 102 when it was converted to a garage prior to 1908.

Alterations. The floor of Room 102 was covered with a wood floor in 1978 for the filming of the movie, *Beulah Land*. The second floor was converted to a bedroom, bathroom, and sitting room during the 1978 rehabilitation, and appears similar to the second floor of the Kitchen Dependency. The second floor, and Room 102 on the first floor, are currently used as office space. Room 101 is open to the public as exhibit space.

³⁵⁵ Panorama photographs were taken at Melrose ca. 1905 and the vent holes can be seen in the photographs of the show the Dairy. These photographs are on file at Melrose.

5.5.3 Structural

The Dairy building has exterior bearing brick masonry walls. The first floor appears to be a floor on grade. The second-floor joists, while not directly observed, probably run north-south (the short direction of the interiors). The attic-floor joists and the roof rafters were observed through a probe into the ceiling above the second-floor porch. These framing members run in the north-south direction. The framing members of the second-floor porch span in the north-south direction.

5.5.4 Heating, Ventilation, and Air Conditioning

The rooms in the Dairy were initially heated by the fireplaces. In the 1950s, a gas furnace was installed in the fireplace of Room 102 and Room 202. These were most likely removed during the 1976-1978 rehabilitation work, when central heat and air conditioning were installed.



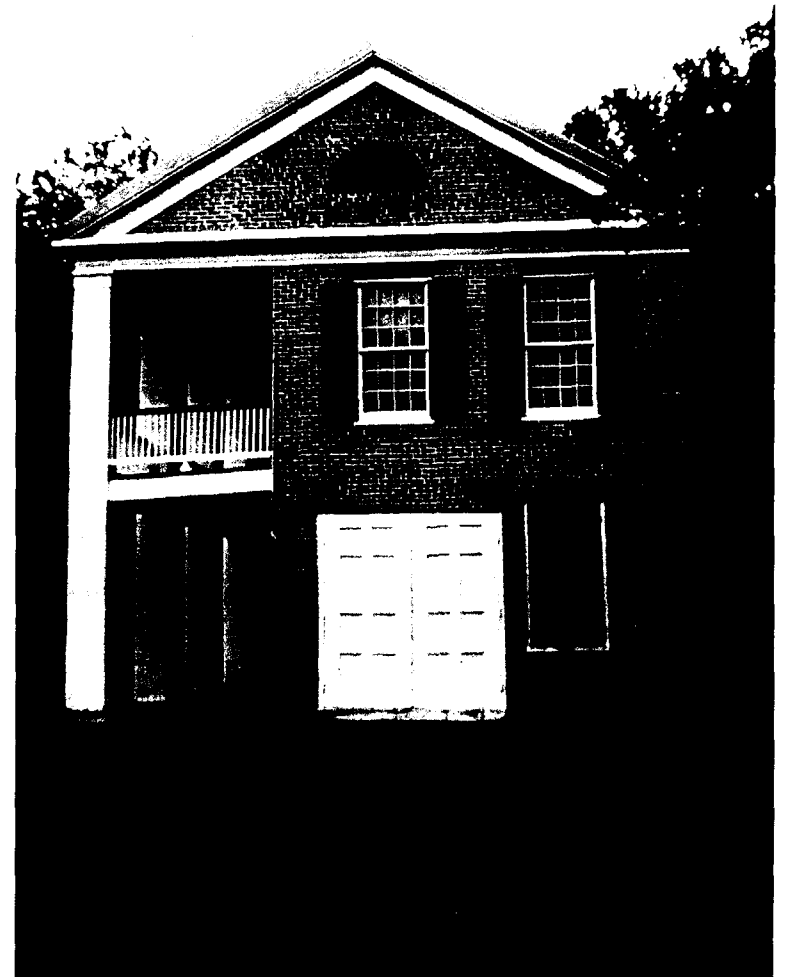
101-A Dairy - North Elevation (ABA)



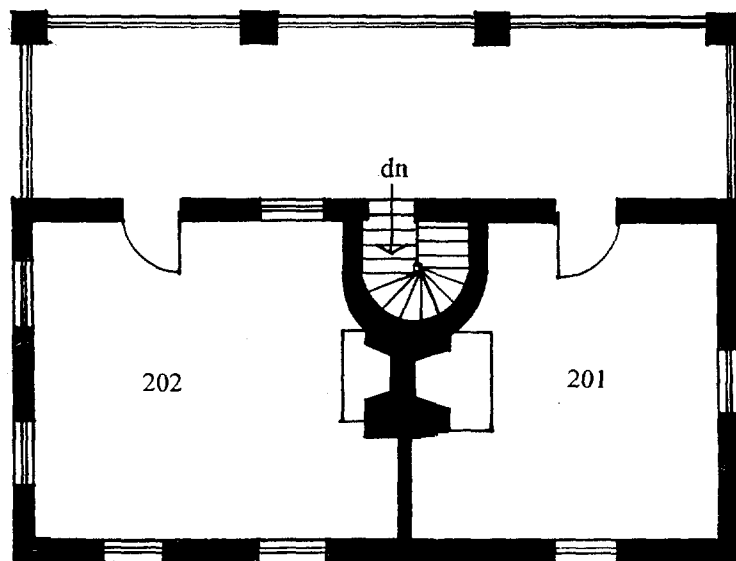
102-A Dairy - East Elevation (ABA)



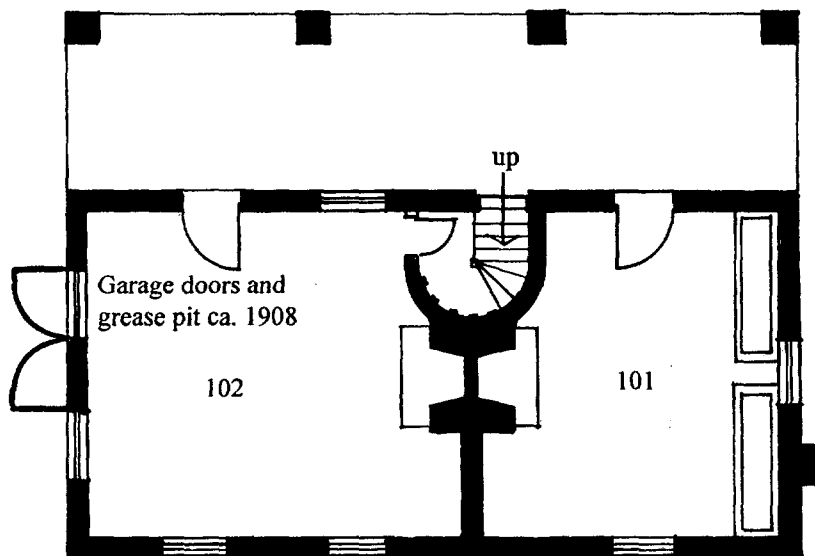
103-A Dairy - South Elevation (ABA)



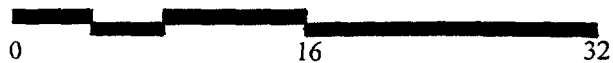
104-A Dairy - West Elevation (ABA)



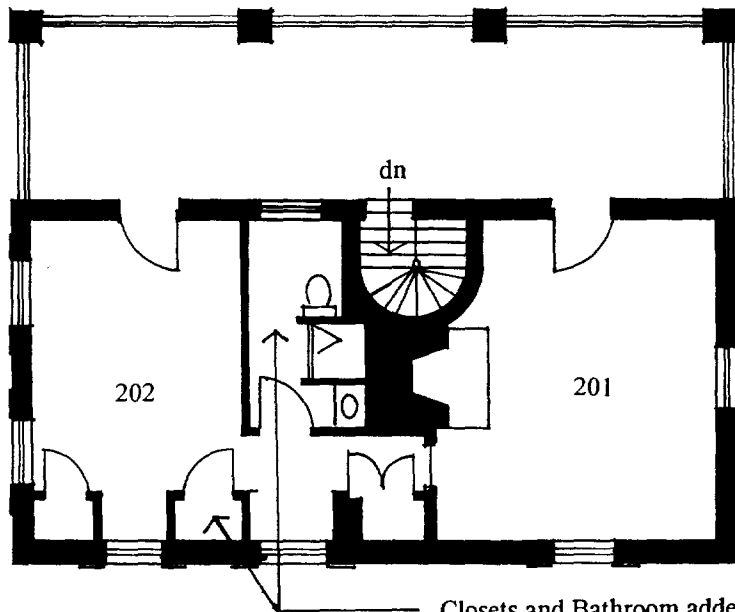
Second Floor Plan



First Floor Plan

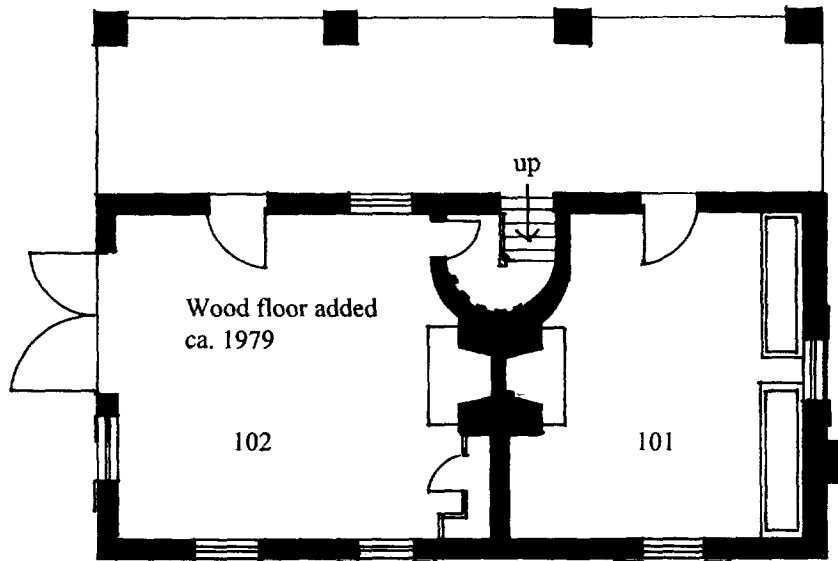


DAIRY DEPENDENCY
ca. 1848-1910

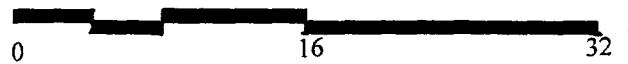


Second Floor Plan

Closets and Bathroom added during 1976 rehabilitation



First Floor Plan



5.6 Dairy (NATC HS-05, LCS #90311) - Conditions Assessment

5.6.1 Roofing and Gutters

The current standing-seam metal roof is in fair condition. The exact age is currently unknown, and there are many layers of old, peeling paint and rust visible. There is some deflection on the east end of the ridge. Metal gutters have open joints, and metal flashing on the wood eaves is ragged and peeling. There appear to be new rain leaders on the east side, which may have been installed by the National Park Service.

5.6.2 Masonry

The masonry is generally in good condition, though there are areas of re-pointing which do not match the original (105-A). The most evident is a diagonal crack on the gable on the east side, and below the second-floor windows on the south side. In addition, work was done on the foundations by the Callons, ca. 1978. This is documented in photographs from the Callons which are on file at Melrose.

There appears to be a rising-damp problem in this building. Moisture damage is apparent in both rooms on the first floor, up to approximately three feet above the finish floor. Severe damage has occurred on the exterior masonry on the east facade to approximately the same height as the interior. The heart of the brick is exposed, causing even more concern on the status of the masonry. This appears to be related to use of hard Portland cement for re-pointing the lower walls on the exterior, and for replastering on the interior. These exterior walls had been covered with a cement parging which the Callons removed (106-A). (See Section 5.6.6 Structural for more information and recommendations for treatment.)

5.6.3 Wood Trim and Porches

In May 1993, the National Park Service requested that stabilization be provided for the first-floor ceiling of the porch. The ceiling is experiencing the same problems as the Kitchen ceiling. Moisture is penetrating the decking above and collecting over the first-floor ceiling, causing the ceiling to sag and pull away from the fascia. The ceiling is in poor condition and is an ongoing problem. The rails and spindles appear to be in good condition, as does the wood trim at the eaves.

5.6.4 Doors and Windows

In 1991, the National Park Service repainted all exterior window frames and sashes. It was noted at that time that all exterior wood surfaces exhibited damage or deterioration, including peeling paint, rotted sills, and/or missing shutter holdbacks. There is still evidence of rot on some of the windows, particularly at the sills, and glazing is loose.

The windows and doors on the north side appear to be in good condition, and are somewhat protected from the weather.

5.6.5 Interior Finishes

In Room 102, there is moisture damage on the north, east, and south walls, approximately three feet above finish floor. The plaster finish on the walls is spalling off, and the walls feel damp to the touch. Moisture damage also occurs in Room 101 on the west wall, mainly at the stairwell. Large cracks in the plaster finish are evident on the west wall.

On the second floor, the finishes are in better condition. There is some cracking in the plaster finish on the south wall of Room 201, but these are easily repairable. A bathroom was added in the 1970s by the Callons. The partition for this room is of gypsum wallboard. There is cracking and damage to the plaster on the exterior face of the stairwell. Again, this damage appears to be from moisture damage.

The wood floor in Room 201 was added for the filming of a movie in 1978. The floor is not highly finished. It appears to be in good condition now, although the National Park Service reports that termite infestation was so severe that in the summer of 1995 someone put their foot through the floor. The floor has since been repaired and treated for termites.

5.6.6 Structural

Two probes were performed to reveal the condition of the framing of this building. The first was into the ceiling *under* the second-floor porch; the second was made into the ceiling *above* the second-floor porch. The probe into the ceiling under the second-floor porch revealed that the plaster is spalling and cracking, the metal lath supporting the plaster is rusting, and the wood joists that support the metal lath are starting to rot (at least in the area of the probe). (See photographs 107-S and 108-S for a general view of this probe and a close-up view of the probe.)

In addition to the deterioration of the porch ceilings, significant deterioration of the bricks on the exterior of the building were noted (109-S, 110-S, and 111-S). A number of bricks have spalled on the three sides of the structure that are not covered with stucco. These spalls have exposed the interior "heart" of the brick. In some cases, this portion of the brick is starting to return to the original clay of which the brick was made. Loss of mortar on a large area of the brick exterior was noticed, especially near the base of the building. It is likely that this deterioration is tied to the rising damp movement of moisture through the walls.

We observed that a portion of the plaster/stucco on one of the interior walls was spalling (112-S). This spalling, in the first-floor Room 101, is also probably tied to the rising of moisture through the walls. The plaster/stucco below this point is probably a newer material that is more tightly adhered to the base brick.

The other significant deterioration we noted was some insect damage to the wood stair that goes from the first floor to the second floor. The exact extent and cause of the deterioration is not known. The extent of the repairs can best be determined as the work to replace the damaged wood is undertaken. (See photograph 113-S of the damaged wood around this stair.)

5.6.7 Mechanical, Electrical, and Plumbing

a. Mechanical. The Dairy has a fan coil installed in the attic for the second floor with remote heat pump unit at grade to the south of the building. The installed unit is a heat pump with nominal cooling capacity of 30,000 Btu/hr. Room 102 has a wall-mounted fan coil unit with a remote heat pump unit at grade to the south of the building. The unit has 22,000 Btu/hr cooling, and 23,000 Btu/hr heating. Room 101 does not have any heating or cooling installed, and cannot be used as exhibit space. If the space is to be restored to interpret dairy operations, however, those systems might not be desirable.

b. Electrical. The circuit-breaker panel located in the closet on the first floor does not have current code clearances, but likely was up to code when installed. The lighting in Room 102 gives enough light, and the offices on the top floor seem to have enough light. It was noted that extension cords were used in the offices, indicating a shortage of electrical outlets. Room 101 does not have any lights or receptacles, and these might need to be added if the space were to be converted to display space.

c. Plumbing. The lower floor of the Dairy has no plumbing. The upper floor has a bathroom with lavatory, toilet, and shower. The faucets operated properly, and the water closet flushes properly. It was not possible to view the piping for the toilet, but there are no complaints about function.

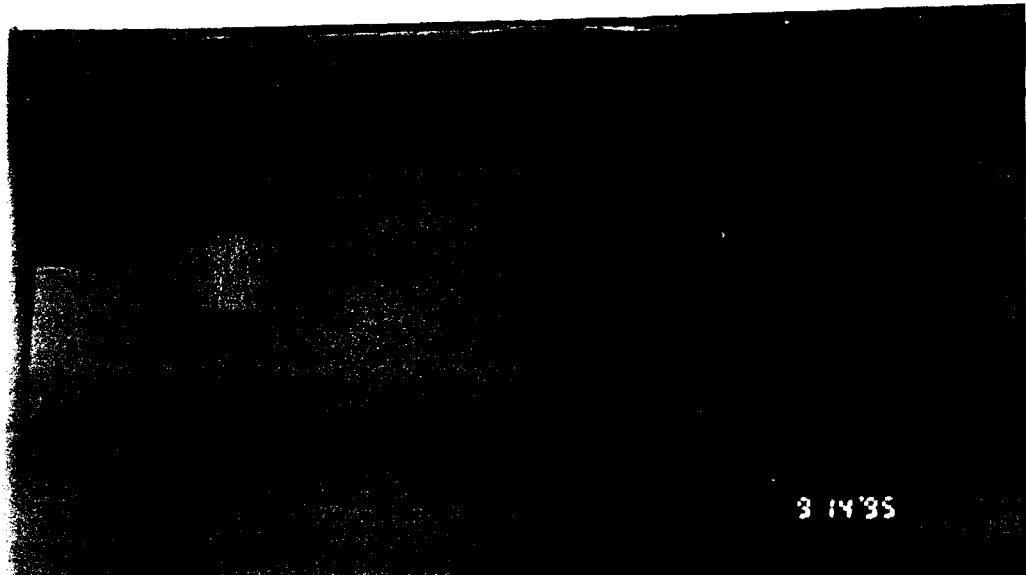




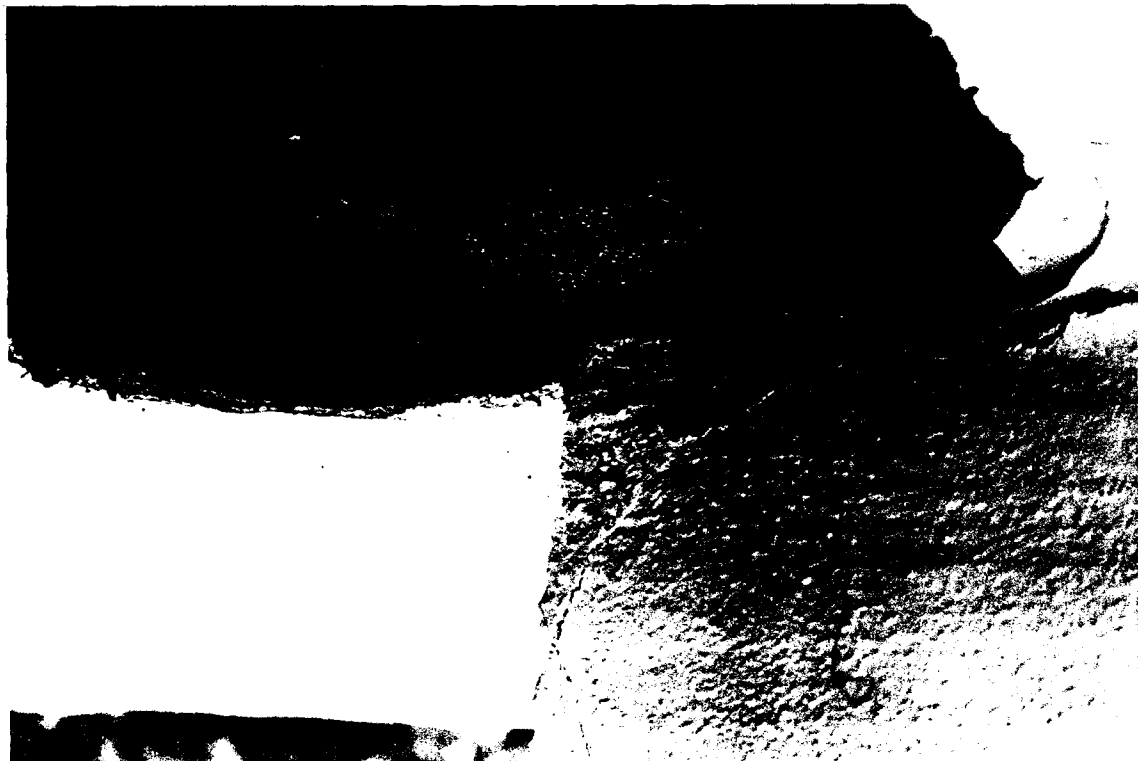
105-A Dairy - Re-pointing on the east end of the Dairy Dependency. (ABA)



106-A Dairy - Spalling bricks due to removal of parging. (ABA)



107-S Dairy - View of probe into underside of second-floor porch. (RSA)



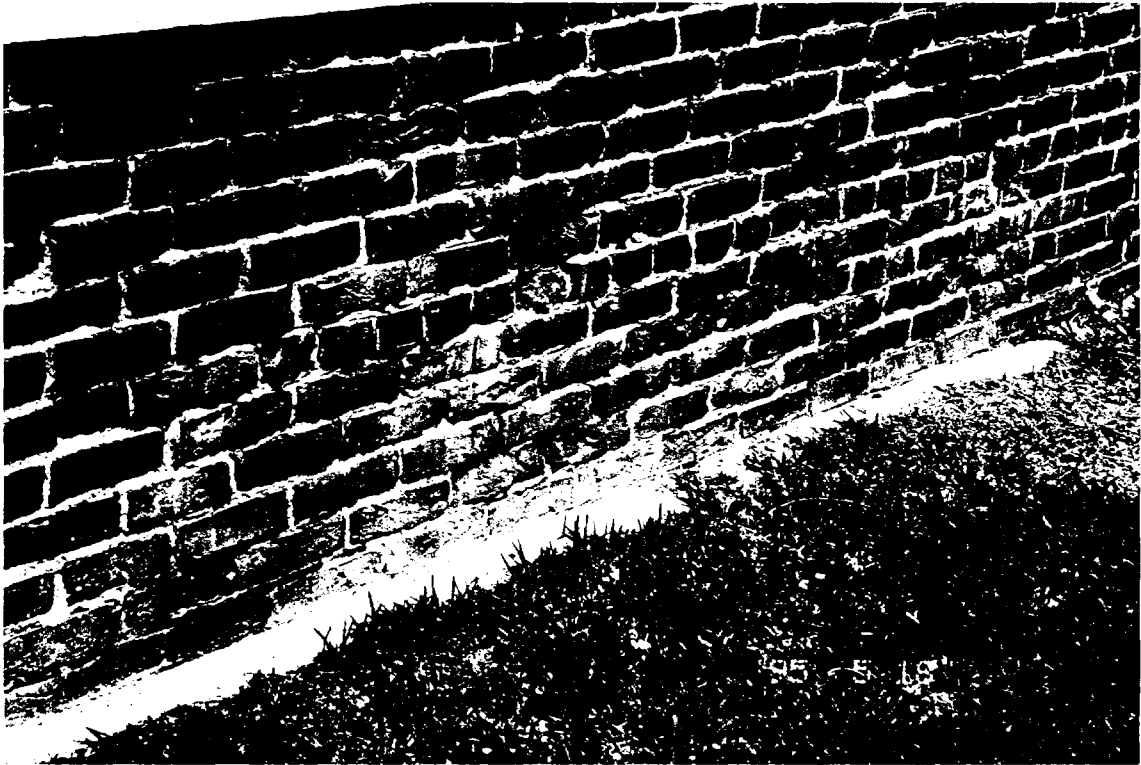
108-S Dairy - Close-up of probe shown in 107-S. (RSA)



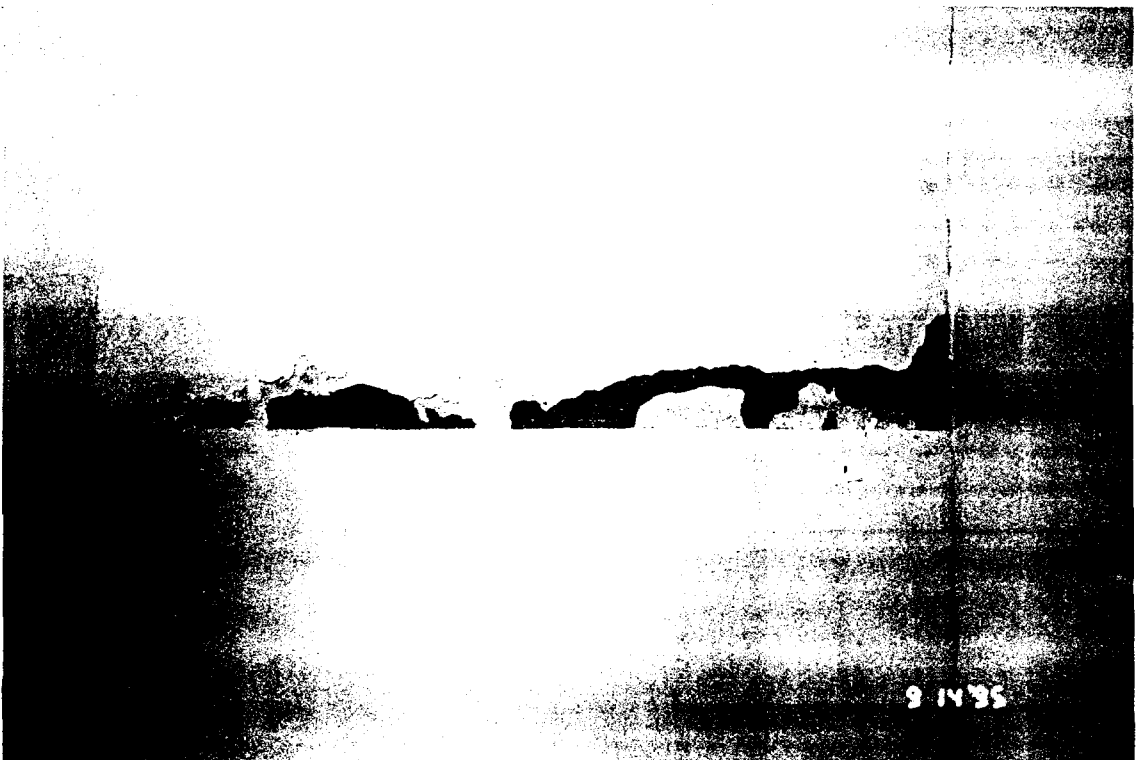
109-S Dairy - South facade. (RSA)



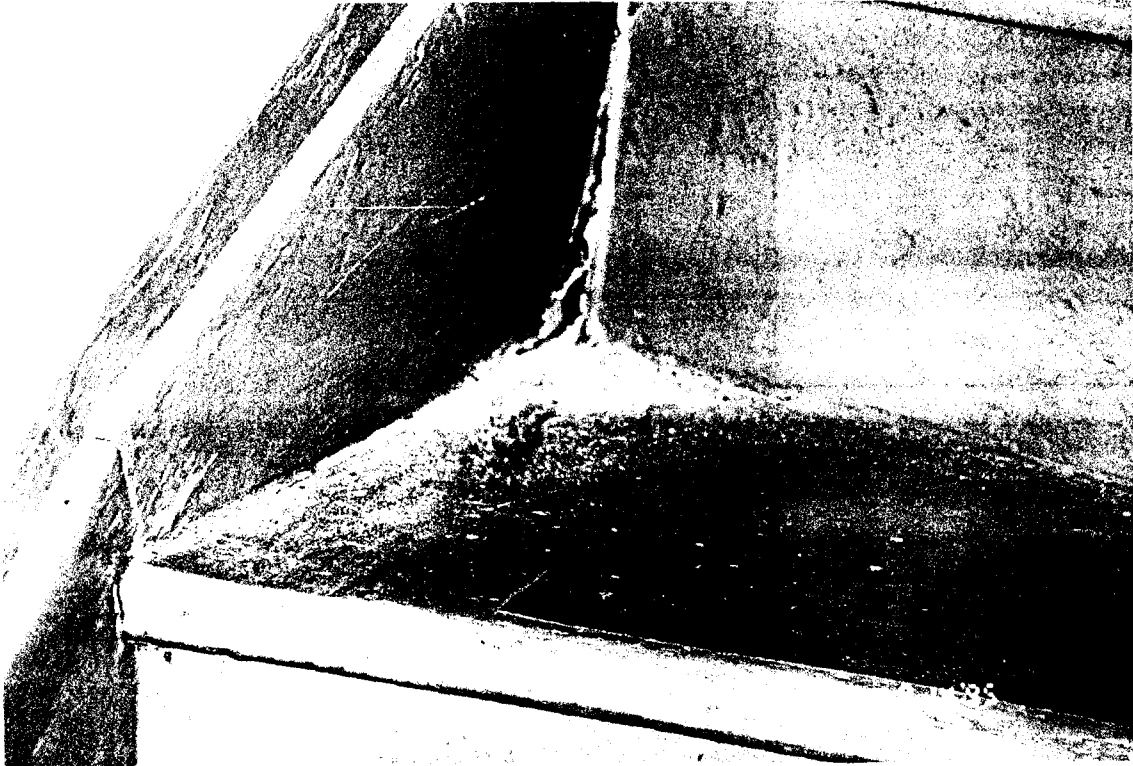
110-S Dairy - View of southwest corner showing rising damp and related damage. (RSA)



111-S Dairy - Close-up view of 109-S showing rising damp and related damage. (RSA)



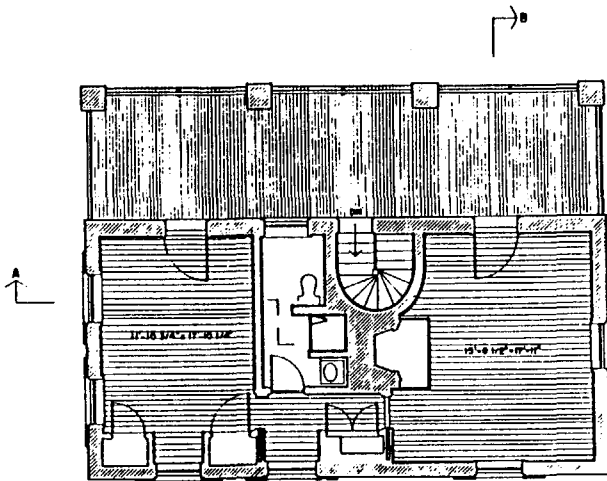
112-S Dairy - Damage to interior plaster. (RSA)



113-S Dairy - Damage to wood stairs. (RSA)



40'-4 1/2"



SECOND FLOOR PLAN

MATERIALS
FLOORS RANDOM WITH WOODEN BOARDS
WALLS PLASTER
CEILING PLASTER

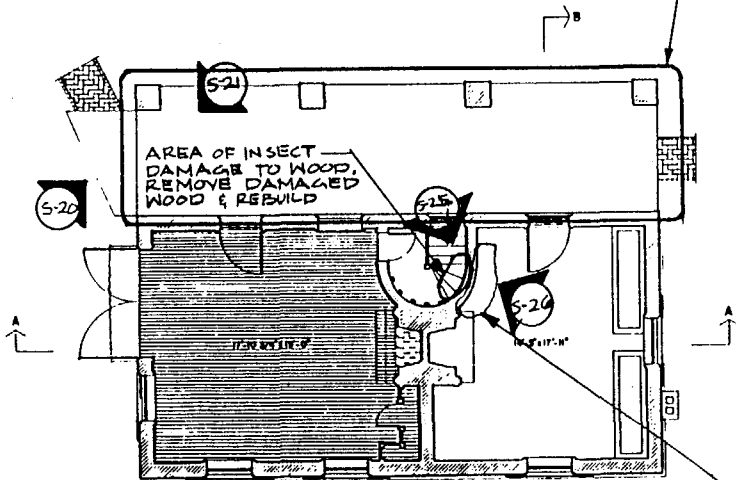


NORTH ELEVATION

MATERIALS
FOUNDATION BRICK
WALLS STUCCO OVER BRICK
ROOFING METAL

REMOVE AND REPLACE PLASTER CEILING OF THIS PORCH (FIRST FLOOR CEILING), REPAIR WOOD JOISTS & GIRDERS AFTER THE EXTENT OF DETERIORATION IS REVEALED.

40'-3 1/4"



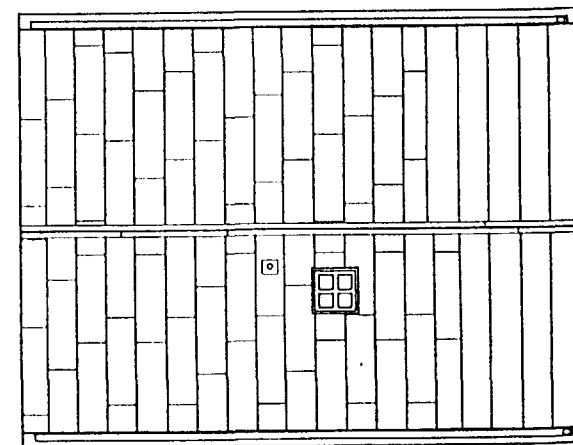
FIRST FLOOR PLAN

MATERIALS
FLOORS CONCRETE AND WOODEN BOARDS
WALLS PLASTER
CEILING PLASTER

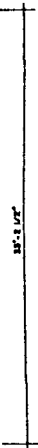


AREA OF SPALLED PLASTER, REMOVE & REPLACE.

42'-10 1/2"

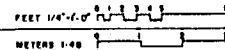


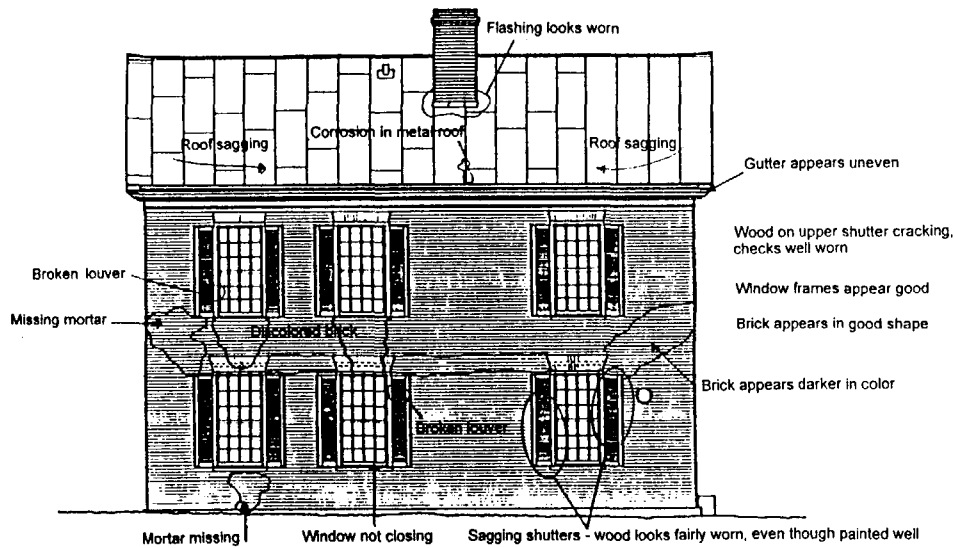
ROOF PLAN



DAIRY DEPENDENCY

Existing Structural Conditions





SOUTH ELEVATION

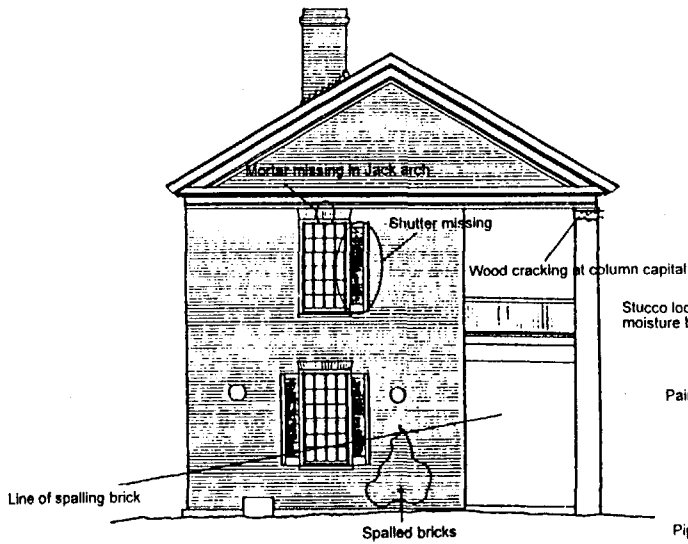
| MATERIALS | |
|------------|-------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| ROOFING | METAL |



SECTION A-A

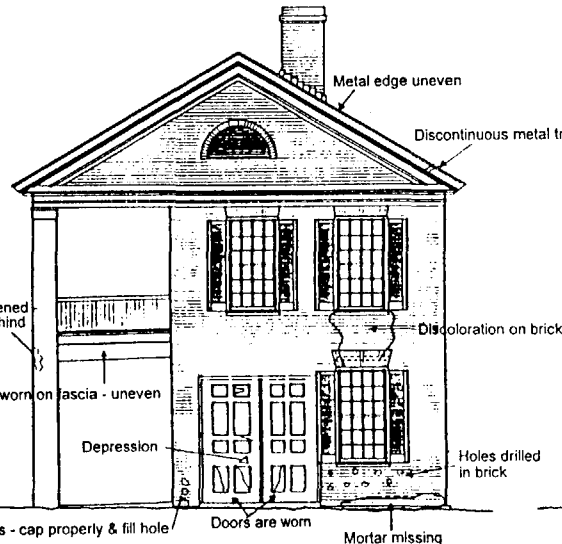
| MATERIALS | |
|-----------|----------------------------|
| FLOORS | CONCRETE AND WOODEN BOARDS |
| WALLS | PLASTER |
| Ceilings | PLASTER |

| | |
|----------------------|------------|
| RIDGE | 26'-8" |
| SECOND FLOOR CEILING | 22'-1" |
| SECOND FLOOR | 11'-7" |
| FIRST FLOOR CEILING | 10'-3 1/4" |
| FIRST FLOOR | 8'-0" |



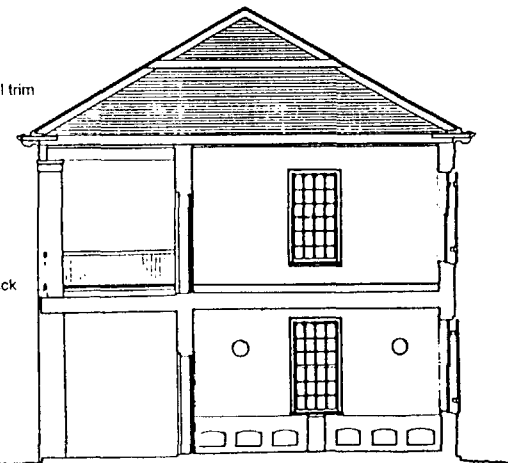
EAST ELEVATION

| MATERIALS | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| COLUMNS | STUCCO ON BRICK |
| ROOFING | METAL |



WEST ELEVATION

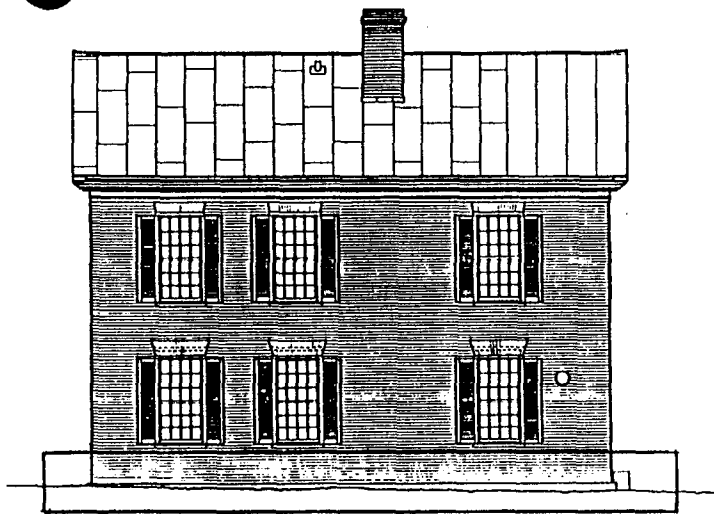
| MATERIALS | |
|------------|-----------------|
| FOUNDATION | BRICK |
| WALLS | BRICK |
| ROOFING | STUCCO ON BRICK |
| ROOFING | METAL |



SECTION B-B

| MATERIALS | |
|-----------|----------------------------|
| FLOORS | CONCRETE AND WOODEN BOARDS |
| WALLS | PLASTER |
| Ceilings | PLASTER |

| | |
|----------------------|------------|
| RIDGE | 22'-7 3/4" |
| SECOND FLOOR CEILING | 22'-1" |
| SECOND FLOOR | 11'-7" |
| FIRST FLOOR CEILING | 10'-3 1/4" |
| FIRST FLOOR | 8'-0" |



SOUTH ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS BRICK
 ROOFING METAL



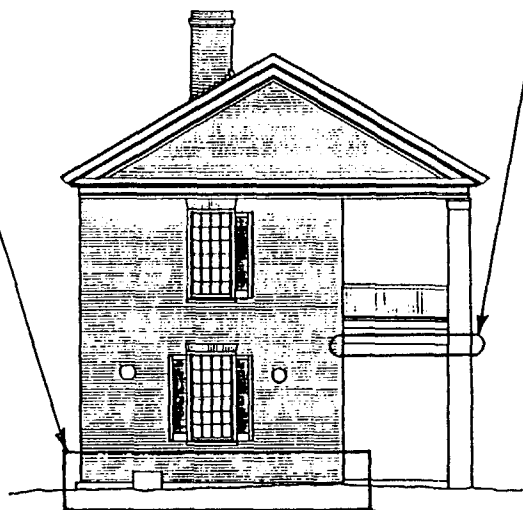
SECTION A-A

MATERIALS
 FLOORS CONCRETE AND WOODEN BOARDS
 WALLS PLASTER
 CEILING PLASTER

RIDGE 22'-9"
 SECOND FLOOR CEILING 22'-7"
 SECOND FLOOR 17'-7"
 FIRST FLOOR CEILING 10'-3 1/4"
 FIRST FLOOR 9'-0"

AREA OF BRICK DAMAGED BY RISING DAMP, REBUILD BRICK AS REQUIRED.

REMOVE AND REPLACE PLASTER CEILING OF THIS PORCH (FIRST FLOOR CEILING). REPAIR WOOD JOISTS & GIRDERS AFTER THE EXTENT OF DETERIORATION IS REVEALED.



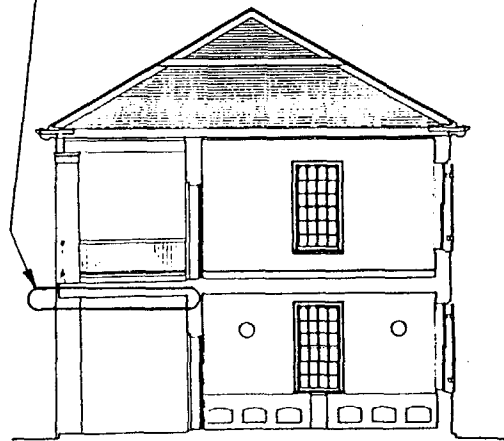
EAST ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS BRICK
 COLUMNS STUCCO ON BRICK
 ROOFING METAL



WEST ELEVATION

MATERIALS
 FOUNDATION BRICK
 WALLS BRICK
 COLUMNS STUCCO ON BRICK
 ROOFING METAL

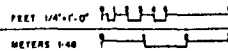


SECTION B-B

MATERIALS
 FLOORS CONCRETE AND WOODEN BOARDS
 WALLS PLASTER
 CEILING PLASTER

RIDGE 22'-7 3/4"
 SECOND FLOOR CEILING 22'-7"
 SECOND FLOOR 17'-7"
 FIRST FLOOR CEILING 10'-3 1/4"
 FIRST FLOOR 9'-0"

DAIRY DEPENDENCY
 Existing Structural Conditions





5.7 Carriage House (NATC HS-11, LCS #90615) - Physical Description

5.7.1 Exterior

Appearance 1848-1910. The Carriage House was a two-story high rectangular structure with an interior loft. The decorative architectural character of the north elevation of the main building was different from the plain, unadorned design of other walls of the building. It was divided into three bays, the center bay being approximately one-and-one-half times wider than the outer two, by pilasters with modified Doric capitals supporting elliptical or basket arches. Within each bay was a vertical board panel which mimicked the shape of the bay, the panel in the west bay being an operable door swinging out. A large half-round louver was centered in the gable end above, divided into sections, which repeated the tripartite division of the bays. The outer two sections had fan-shaped wood louvers, while the inner had horizontal louvers. Siding was butted together with squared edges. The rest of the elevations were clapboard.

The south elevation of the original building was also divided into three bays with three pairs of equally spaced barn doors, swinging out. Centered above the middle door was a loft door flanked by two smaller window openings, which had six-over-six double-hung sash and vertical board shutters. The east and west elevations were unadorned and had no openings. The original roof material is unknown, but by 1905 the Carriage House had a metal seam roof (35-H).

Alterations. The main building still stands with only minor modifications. A shed addition was added to the east elevation sometime between 1920 and 1930. The shed is entered through a pair of doors centered in the wall of the south elevation. The shutters on the south elevation are now closed and the windows in a state of disrepair.

5.7.2 Interior

Appearance 1848-1910. The interior of the original building was one large room on the first floor. It is unclear what type of original flooring existed. The loft was also one large open space. Access may have originally been by a ladder through a hatch in the floor, or through the loft door.

Alterations. Around the same time that the shed was added, a concrete floor was poured and a stair to the loft was added in the main building. This is evident because the loft floor joists have been cut, and the framing reworked.

The main space on the first floor is currently used by the National Park Service as a wood shop. Wood is stored in the shed addition. The loft space is used for storage.

5.7.3 Structural

The entire Carriage House and shed addition are framed in wood. The second-floor joists are approximately 9-1/2" by 2-1/2" at 18" on center. Given the span of these joists (approximately 30'-0"), they have a live-load capacity of less than 40 psf.

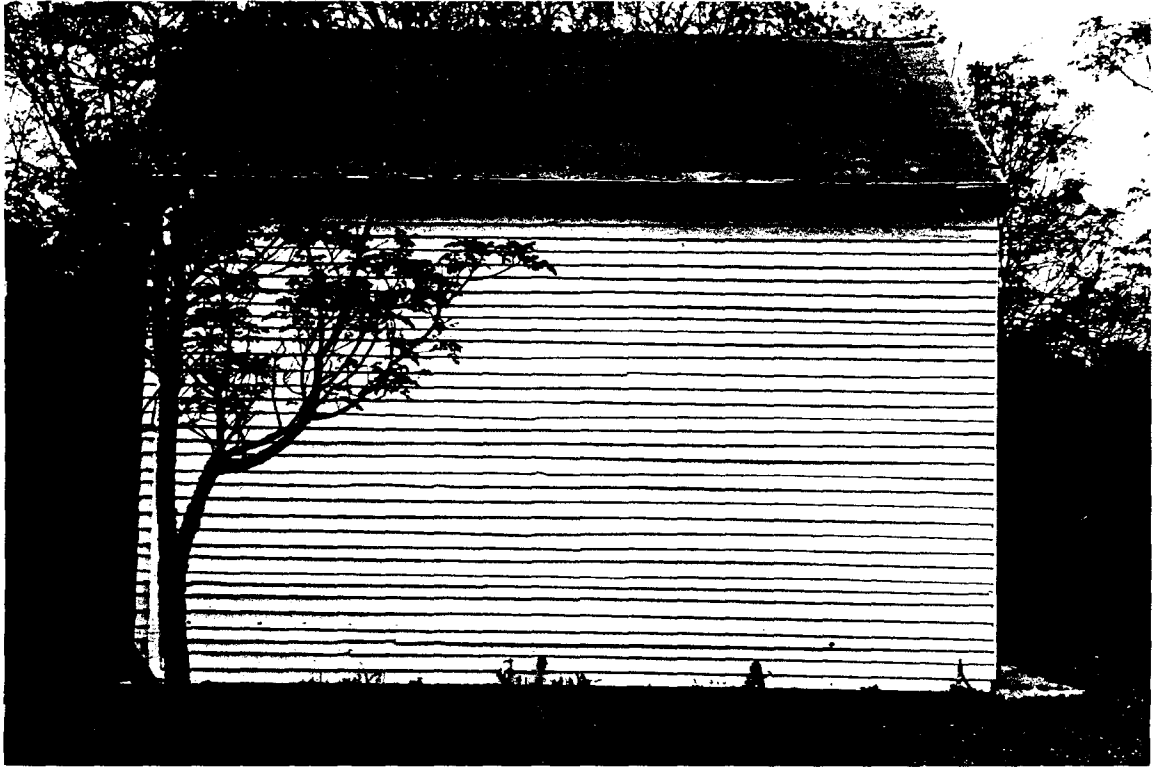




114-A Carriage House - North Elevation (Richard Rothman Associates - RRA)



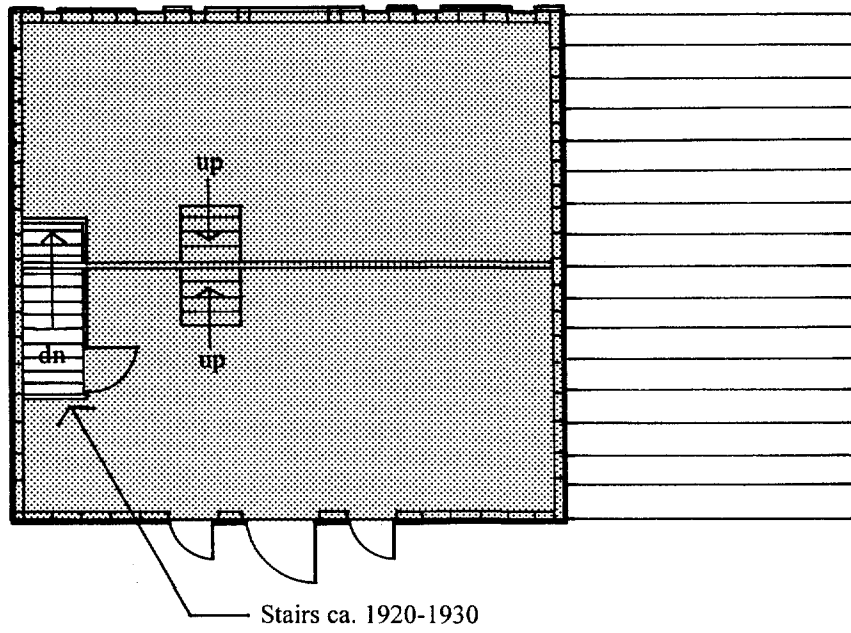
115-A Carriage House - South Elevation (RRA)



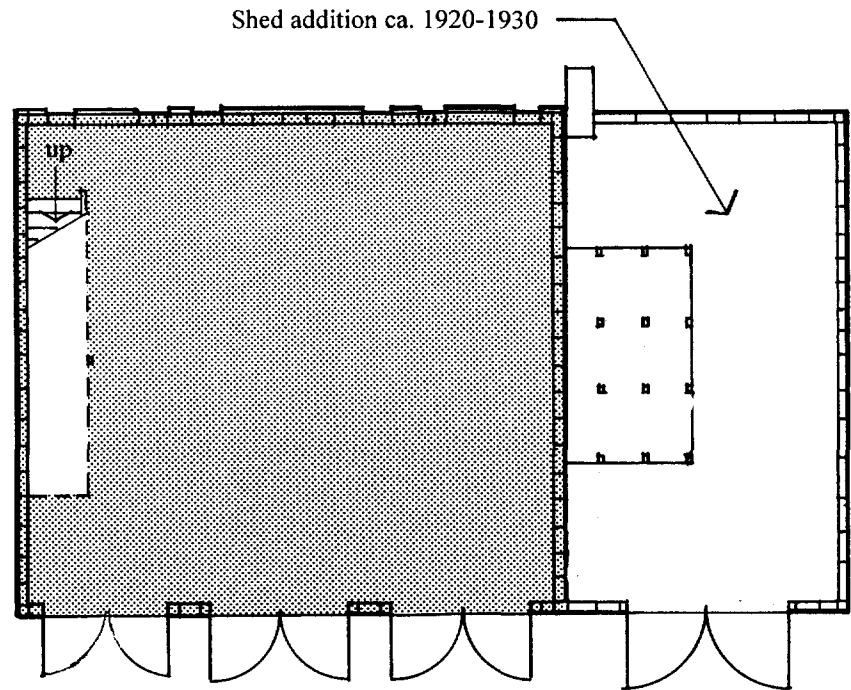
116-A Carriage House - West Elevation (RRA)



117-A Carriage House - East Elevation (RRA)

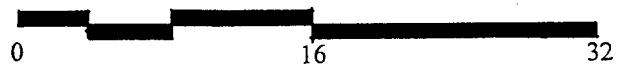


Upper Level



Lower Level

 Original building



CARRIAGE HOUSE
ca. 1848-1995



5.8 Carriage House (NATC HS-11, LCS #90615) - Conditions Assessment

5.8.1 Sitework

The building is located on a mound, and there is positive drainage away from the building. Trees on the north side overhang the building.

5.8.2 Roofing and Gutters

The main portion of the building has a painted standing-seam metal roof. The roof has a small overhang on the north, east, and west sides. The shed roof is painted metal, but laid in flat overlapping sheets. Metal roofing overhangs all edges of both roofs without any flashing or edge detailing, leaving wood decking exposed to water on sides and the bottom edge.

There is a gutter on the west side with one downspout. The gutter appears to be too small, and probably results in water splashing off the ground against the lower boards of the wall. This may explain why the siding on the lower portion of the west wall does not match the siding on its upper portion. The lack of gutters on the east side is weathering the wood siding on the east wall, due to splashing from the ground (118-A).

A leak in the metal roofing of the shed is suspected because of algae build-up along the northeast corner, and the ground is moist at that corner, even though there had been no rain prior to the site visit.

5.8.3 Concrete Foundation Wall

The foundation wall is cracked at the northeast corner of the shed (119-A).

5.8.4 Wood Siding and Trim

On the west side, the wood fascia and soffit, and the edge molding of the fascia are rotted. The wood material in the overhang on the east side is in good condition. There is no overhang on the south side, but the rake-edge molding is deteriorated (120-A). Siding is entirely horizontal lap, except on the west side where boards are placed flush with a butt joint to about six feet above grade, above which lap siding is used. The siding is in good condition on the north side, but about 40% of siding on the west side, and 20% of siding on the east side needs replacement. Wood-louvered vents are painted and are in good condition (121-A).

5.8.5 Doors and Windows

The double-hung windows that were on the south side of the loft are in a state of disrepair, and covered over with wood shutters. Doors are plank type and in good

condition. The decorative doors have been rebuilt by the National Park Service in the last five years.

5.8.6 Interior Finishes

Floors of the main building and shed are concrete. There are no interior finishes. Water stains mark the west wall.

5.8.7 Structural

There are some indications that water had previously entered the roof and adjacent wood framing (122-S & 123-S), but significant signs of active rot damage to the wood in the structure were not observed. There were no areas where the wood was actively damp or alternately damp and dry. In general, the wood structural frame of this building appears to be in good condition. It is our understanding that the National Park Service staff will soon be moving to a new structure to perform their basic carpentry and wood repair work. The size and location of the framing of the Carriage House was not systematically surveyed.

5.8.8 Mechanical, Electrical, and Plumbing

Currently in the Carriage House there is no mechanical system or plumbing. Additional electrical service was added by the National Park Service to support its previous use as a wood shop.



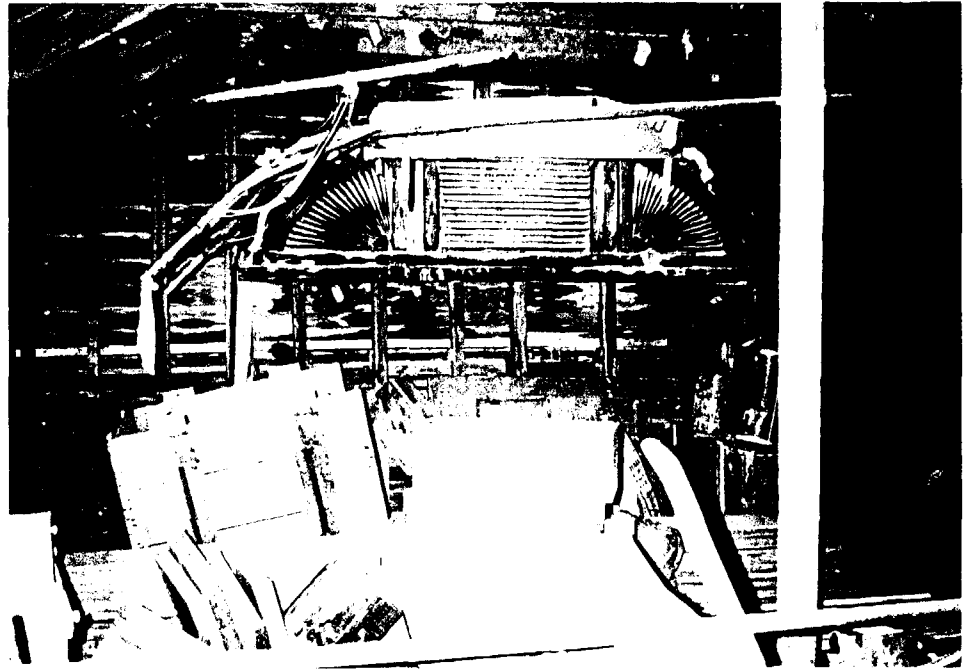
118-A Carriage House - Lack of gutter on north side. (ABA)



119-A Carriage House - Cracked concrete foundation wall
at northeast corner of shed. (ABA)



120-A Carriage House - Deteriorated wood rake trim on south side. (ABA)



121-A Carriage House - Wood vents, interior view. (ABA)



122-S Carriage House - Wood wall studs and underside of loft-floor joists. (RSA)



123-S Carriage House - Water infiltration to wood roof framing. (RSA)



5.9 Stable (NATC HS-15, LCS #90619) - Physical Description

5.9.1 Exterior

Appearance 1848-1910. The Stable was constructed as a one-and-one-half-story rectangular building with a gable roof. It was sided with wood clapboards painted white, and 1"-by-4" cornerboards. The roof is believed to have been covered with wood shingles. Filter boxes indicate the building originally had gutters, which may have fed a cistern.

The primary elevation was the west, which contained two vertical-plank doors. The northernmost door was approximately four feet wide, while the easternmost was approximately three feet wide.

The north elevation contained a vertical-plank loft door, which is approximately four feet wide. The east elevation had one vertical-plank door, approximately four feet wide, which aligned with that on the west elevation. Three shuttered openings to the south of this door may have been original, or were added at the same time as the others. The south elevation had two equally spaced vertical-plank doors, approximately three feet wide, on the first floor, and three loft doors above. One loft door was centered in the gable above, while the other two were unequally spaced and located just above the first-floor doors.

Alterations. The Stable has undergone many modifications, but it is unclear as to when many of them occurred. There were four wood-shuttered openings added to the west elevation of the building. This is evident as early photographs show no openings (35-H). They were most likely added in the 1920s by the Kellys. Six wood-shuttered openings were added to the first floor of the north elevation in the 1920s. These openings are roughly square, and gradually increase in size from west to east. The only remaining nineteenth-century clapboards remaining are in the gables.

The roof is covered with a metal standing-seam roof, which was most likely added in the first half of the twentieth century. Metal gutters run along the east and west eaves, attached to the building by wires suspended from the roof. A large roof vent projects from the center of the gable, with a decorative star attached to the top of it. The cornerboards, doors, and wood shutters are currently painted red.

5.9.2 Interior

Appearance 1848-1910. The original appearance of the Stable interior is unknown, and has undergone many alterations. As discussed in the paint analysis section, a full history of the alterations would require the examination of the construction framing.

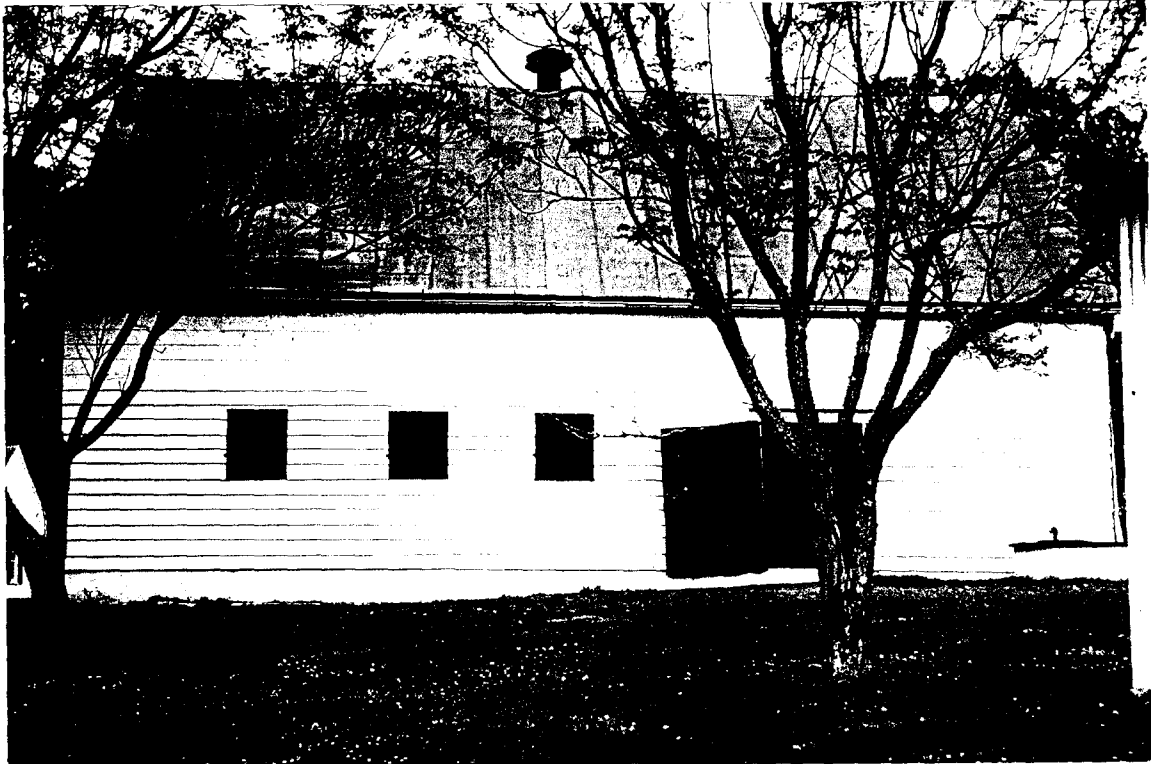
The interior is entered through one of the 4'-0" wide doors on the east or west. A passage connects the two doors with six stalls located to the north. The area to the south of the corridor is divided into a combination of stalls and storage space. A wall of horizontal

boards, spaced approximately 6'-0" on center, separates this space. It is accessed through one of three doors. A set of stairs in the corridor leads to the open loft space above. There is a large round wooden tank located in the southern end of the loft. It is unclear if this was original to the Stable, or what function it served. It is approximately 8'-6" in diameter, and 8'-6" high. The original flooring was most likely dirt.

Alterations. The concrete floor was probably added in the 1920s, or later. A shallow trough drain in the poured concrete floor runs between the stalls and the corridor, and then drains out the east end of the building.

5.9.3 Structural

The Stable is framed with wood studs, posts, and timbers. The building has one main floor and an attic loft above the stalls for the animals. At present there are no animals kept in the structure. The Stable is currently being used as a storage area for architectural collections. These items have hampered review of the structure, and have made detailed construction documentation and analysis of the structure very difficult. Most of the framing of the Stable appears to be standard wood stud-and-joist construction; it appears to be comparable to that of the Carriage House, albeit not necessarily of the same age and condition. A thorough examination during the design phase of work, made after the collections stored here are removed, may reveal areas of deterioration that were not seen during the present observation phase.



124-A Stable - East Elevation (RRA)



125-A Stable - West Elevation (RRA)



126-A Stable - North Elevation (RRA)



127-A Stable - South Elevation (RRA)

5.10 Stable (NATC HS-15, LCS #90619) - Conditions Assessment

5.10.1 Sitework

The Stable is located on a slight mound, with positive drainage away from the building on all sides. There are trees on the east side. Foundation is slab on grade.

5.10.2 Roofing and Gutters

Roofing is painted metal standing-seam. There is one sheet-metal roof vent. The roof is improperly detailed at eaves and rakes. Metal should overhang at rake (gable ends) and at eaves to form a drip, and eaves should be flashed (128-A). Wood soffits to which the metal roofing is attached, are deteriorating badly (129-A). The metal roofing is not deteriorated. Gutters do not appear to be adequately sized in width or height to capture water from this steep-sloped roof. Because of rotted soffit boards, gutters on both sides of the building are hung from wires, nailed into the wood roof decking, through the metal roofing. The gutter on the west side slopes only to one downspout, rendering the other downspout ineffective. On the east side there is only one downspout, although two are needed. Several downspout hangers have pulled loose from the building (130-A).

5.10.3 Wood Structural Frame, Siding, and Trim

Interior wood columns, particularly on the east and west side, are in very poor condition, with considerable rot and insect damage (131-A). The insect damage appears to be from both termites and carpenter bees, but insects no longer pose a threat. The west wall is noticeably out of plumb (132-A). Siding is horizontal-lap. The wood siding is extensively rotted, and paint is peeling on the west side (133-A). Doors are plank type and are severely deteriorated and warped, with about 60% of wood needing replacement. Door frames are deteriorated and need total replacement. Window frames, sills, and shutters are warped and deteriorated; about 50% of this material needs replacement.

Undersized gutters are probably partly responsible for the deteriorated condition of the siding and interior paint.

5.10.4 Interior Finishes

The back surface of exterior siding and wood structural frame can be seen from the inside. Paint on all inside wood surfaces is largely deteriorated. Floors are concrete throughout.

5.10.5 Structural

The building, especially the west elevation, is out of plumb, and the entire structure is in fair condition. The sills and lower portions of many of the studs are deteriorated from insect damage and rot. Because of the large amount of materials that are stored on the main floor and in the loft of the building, a systematic observation of the size, spacing, or condition of the wood framing of the building could not be made.

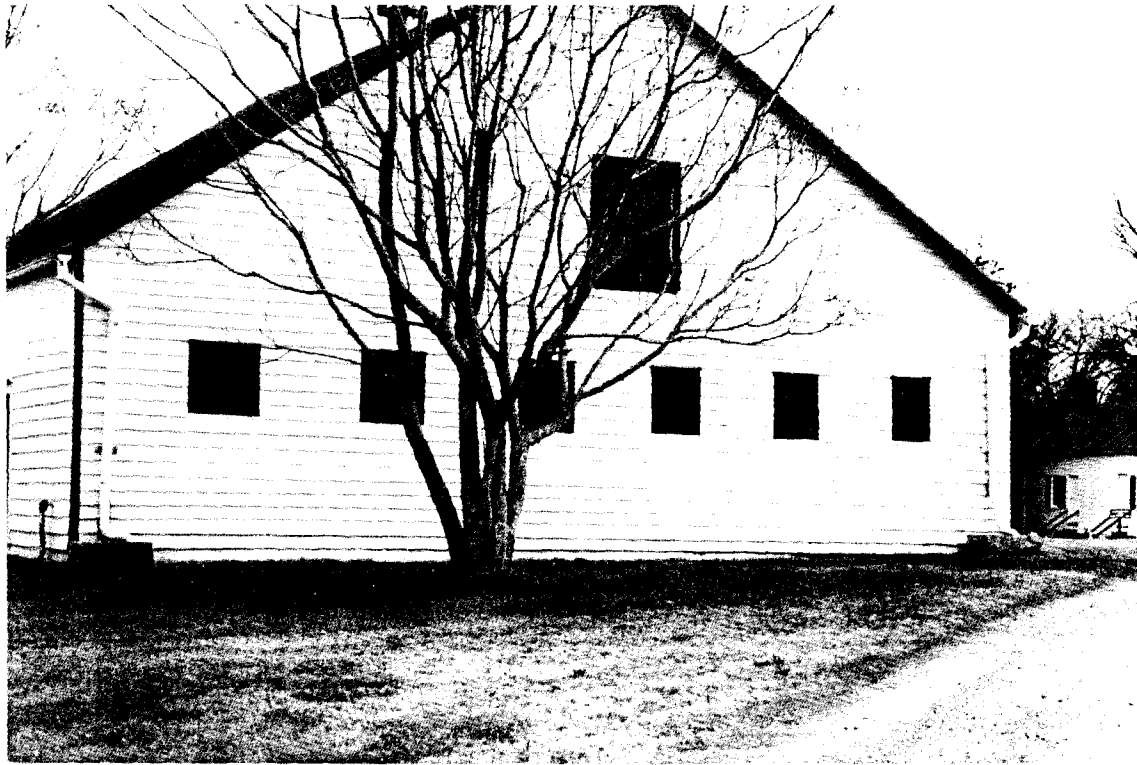




128-A Stable - Metal roofing turned down and nailed into eaves and rakes. (ABA)



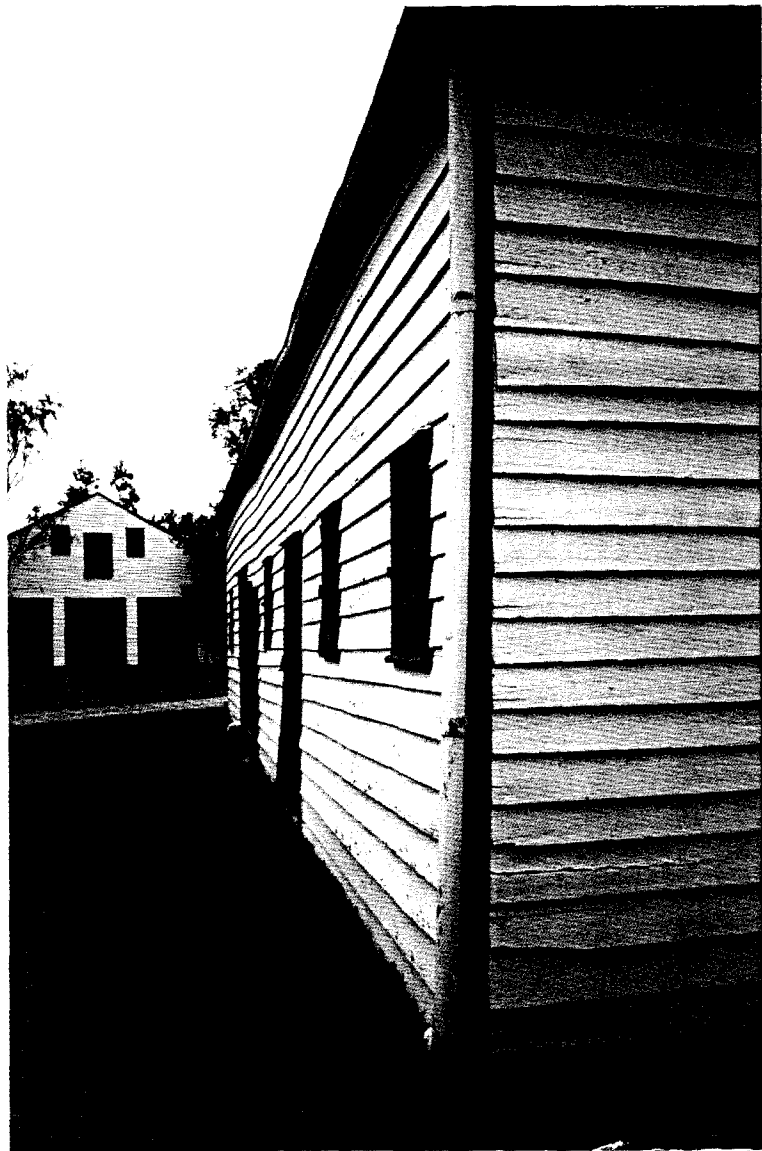
129-A Stable - Hanging gutters. (ABA)



130-A Stable - Loose downspout hangers. (ABA)



131-A Stable - Rotted and insect damaged columns, interior view. (ABA)



132-A Stable - West wall is not plumb. (ABA)



133-A Stable - Rotting wood and peeling paint on west wall. (ABA)



5.11 North Slave Cabin (NATC HS-12, LCS #90616) - Physical Description

5.11.1 Exterior

Appearance 1848-1910. The North Slave Cabin was constructed as a simple rectangular structure two bays wide and one bay deep, with a high-pitched gable roof. It sat on brick piers, approximately two feet square. The building was sided with wood clapboards which were initially left unpainted, and had 1"-by-4" corner boards. In NATC photograph #171, taken in 1905, the building still appears to be unpainted. The building was eventually painted white. Windows are believed to have been six-over-six double-hung sash, and doors were tongue-and-groove bead-board. Windows are believed to have always had louvered blinds. The roof was covered with wood shingles. A simple rectangular chimney of running bond brick with corbel-ring, consisting of three rows of bricks around the top, projected through the roof.

The west, or front, facade had two doors, one centered in each bay. There were two windows, one to the south of each door. Two steps led to the southernmost door. The east elevation had two doors which aligned with those on the west. It is unknown if there were any windows. Marian Ferry indicates that there was a lean-to shed attached to the east elevation. It is unclear whether this was an early addition, but the shed does help explain the brick piers under this portion of the structure, matching the original cabin.

The north elevation had one window centered on the gable. The south elevation had one window to the west of center, and a wood-plank loft door centered on the gable.

Alterations. The North Slave Cabin has had three major changes, apparently added in successive stages. The space between the brick foundation piers was filled in with brick during one of the rehabilitations. The roof was covered with a standing seam metal roof, added by the Kellys. There are two roof vents, one to each side of the chimney.

The front porch was added to the west facade after the 1920s, and it has a shed roof with a low pitch roof supported by seven posts, approximately five inches square. A simple balustrade, with square balusters, spans between each of the posts. The decking runs east-west, and there are two sets of steps which align with the doors. Screen doors were added sometime during the twentieth century.

In the 1920s, a shed roof addition was added across the entire length of the east elevation and projected approximately ten feet to the south. A door is centered in the west side of this extension. The present east elevation has two doors, which almost align with the original openings. There is a six-pane window to the south of the southernmost door, and a typical double-hung window centered in the ten feet extension. There is a window in the north elevation. The roof is a metal-standing seam one, matching the house.

The carport addition was originally added to the south by the Kellys. Historic photographs on file at Melrose show that it projected out approximately ten feet, and it was later extended another four feet by the Callons.³⁵⁶ The carport roof is also covered with a metal standing-seam roof.

5.11.2 Interior

Appearance 1848-1910. The building had two rooms with a central chimney serving a fireplace in each room. Both fireplaces had a simple wood mantel and surround. The walls and ceiling were plaster, with the exception of the partition between the two rooms which was wood plank. The floor was wood with the flooring running east-west. Doors were vertical board attached to two horizontal battens on one side.

Alterations. The original plaster walls and ceiling were all replaced in the twentieth century. The shed addition is divided into three equal compartments directly behind the original cabin. The northern section is a dressing room, the middle section, a bathroom, and the southern section a kitchen. The walls are gypsum wallboard, and the ceilings are wood plank. The floors of the Dressing Room and bathroom are carpet, and the floor of the Kitchen is wood. The room to the south of the Kitchen and behind the carport is for storage and the furnace.

The building was originally used as living quarters for slaves. During most of the twentieth century, it was used to house families of hired help. The building was most recently rehabilitated in the 1970s to serve as guest quarters for bed-and-breakfast accommodations. It is currently used by the National Park Service as office space.

5.11.3 Structural

The foundation walls of the North Slave Cabin are of bearing brick masonry. The floor consists of wood joists that span over the crawlspace. The main exterior walls appear to be wood post-and-timber construction. The attic and roof are also framed in wood. All of the wood beams appear to frame in the short-dimension direction of the structures.

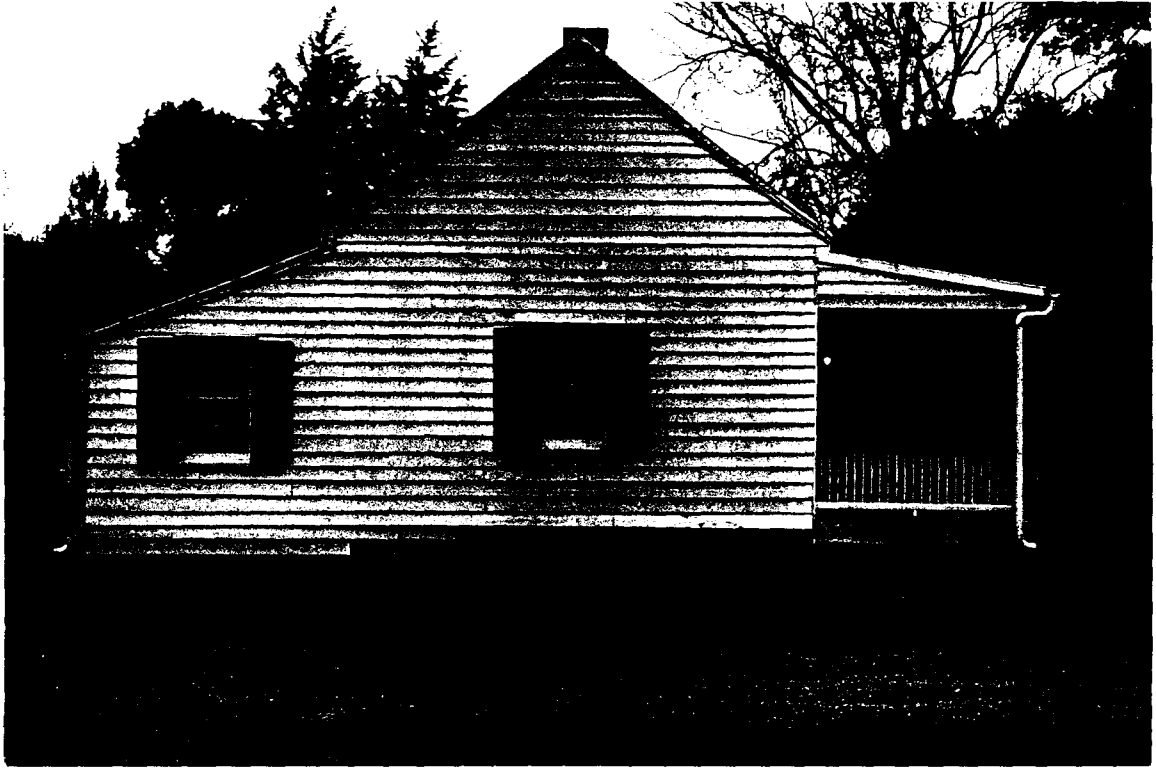
³⁵⁶ Photograph 37-H was taken before the Callons purchased the property. It clearly shows a carport. Other photographs on file at Melrose show that the carport did not extend beyond the end shed as it now does.



134-A North Slave Cabin - East Elevation (RRA)



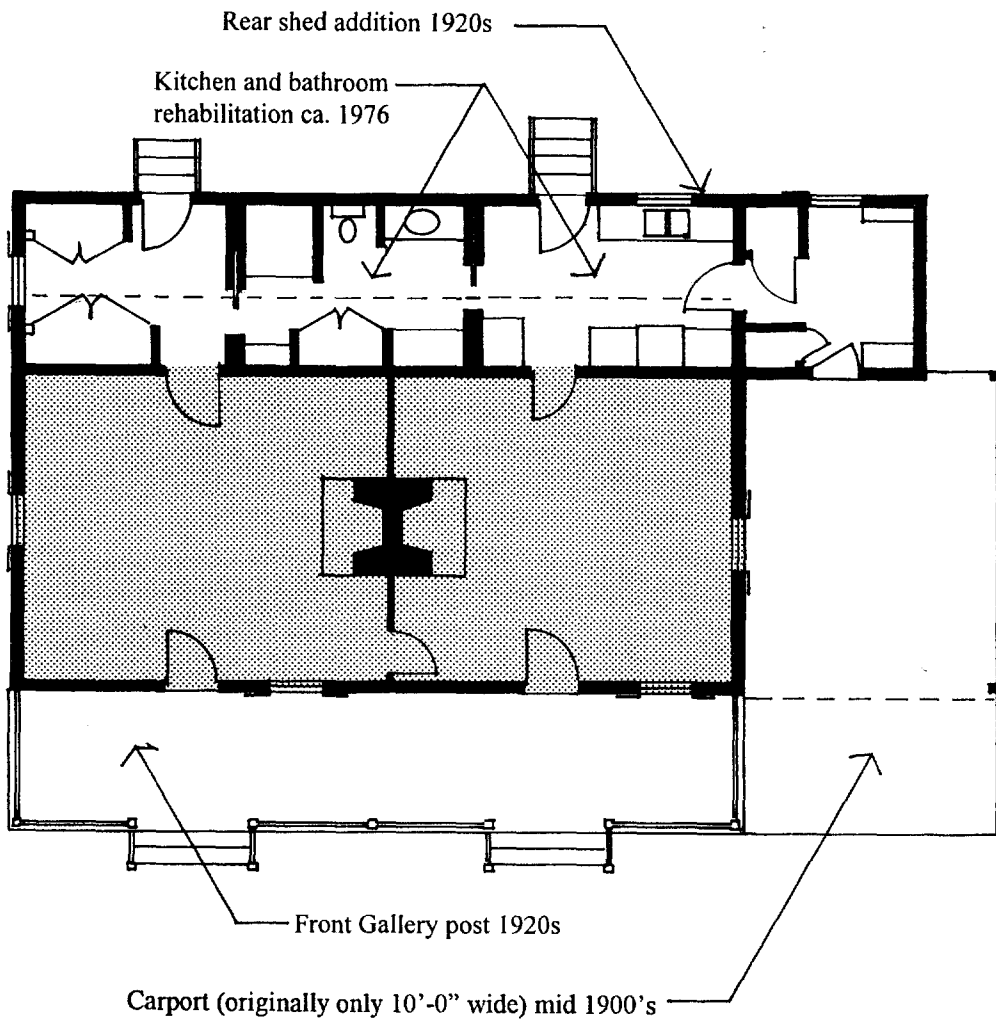
135-A North Slave Cabin - West Elevation (RRA)



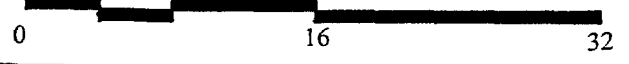
136-A North Slave Cabin - North Elevation (RRA)



137-A North Slave Cabin - South Elevation (RRA)



 Original building



NORTH SLAVE CABIN
ca. 1848-1995



5.12 North Slave Cabin (NATC HS-12, LCS #90616) - Conditions Assessment

5.12.1 Sitework

Two sets of nonhistoric wood stairs lead to the front porch. The stairs are set on landings made of brick, with mortared joints set on concrete slabs. The landings have cracked mortar with weeds growing through the cracks (138-A). There is algae on the brick. The brick pads obstruct the flow of ground-surface stormwater drainage, and capture water at corners where the brick pads meet foundation walls. Downspouts that discharge stormwater on grades are not draining away from the building, causing seepage into crawlspaces. This condition exists at three of the five downspouts (139-A).

A cistern is located on the south side of the building, with concrete walls and a metal top.

5.12.2 Roofing, Gutters, and Downspouts

Painted metal roof with standing-seams, and painted metal flashings, are recent. Two painted sheet metal attic vents have been added; these are large gravity-type vents set on the ridge line, and detract from the historic appearance of the building (140-A). There are roof penetrations, including plumbing vent pipes and a furnace flue, which are painted metal. Nonhistoric half-round gutters and round downspouts are painted metal.

Both the metal roofing and flashing system appear to be in poor condition. There is extensive peeling of paint. Turned-down edges of metal have insufficient lapping in many places. Termination of metal roofing at rakes (gable ends) and eaves is an improper detail that is susceptible to moisture penetration (eaves and rakes have no overhang and eaves have no flashing) (141-A). Metal ends are pulling away from the structure, exposing the roof to moisture penetration at sides and ends of metal panels. Gutters appear to be functioning, but paint is peeling, and there are sags in gutters where water sits, due to long runs without sufficient downspouts. Many metal straps are missing or not anchored to the siding, where nails have pulled out from the siding. It is doubtful that the gutters are of proper size to handle the water flow during a storm.

5.12.3 Masonry

Brick masonry foundation walls enclose the crawlspace of the porch, the central section of the house, and the rear addition. There are seven original brick piers at the corners of the central section of the house, along a portion of the rear addition. It appears that brick was later used to infill between the piers, and to enclose the crawlspace of the front porch, a rear porch, and the Main House. The piers are in excellent shape. The brick used between piers as an infill material is in poor shape; many bricks have a deteriorated surface and, along the front porch, some bricks are cracked. Numerous mortar types have been used over the years, with many colors, tooling details, and composition of mortar. The variety of conditions, color, texture, and tooling of mortar joints creates an

appearance of unprofessional craftsmanship. The brick masonry chimney appears to have been recently pointed, but the mortar color does not match that of the masonry chimney in the South Slave Cabin.

5.12.4 Wood Siding and Trim

The building is clad in painted wood, horizontal clapboard siding. The building has been re-sided at some point in time. The central section of the house and the rear addition are sided with continuous boards without a joint between, even though the rear addition was clearly built after the central section. Lapped wood siding appears to be in good condition except for several boards, which are buckled at the floor line, where the open front porch intersects the house (142-A). Apparently, water from the porch entered into the wood wall construction at the bottom and caused the siding at that location to warp. This could have caused damage to the framed floor materials as well. Wood skirts surrounding the porch are rotted. Caulking of the porch flooring with a silicone caulk is underway at the time of this report. Wood-porch flooring material appears to be in good condition, and is painted. Wood trim at cornices, roofing edges, and corners is painted and functional. About 25% of the wood siding and trim material appears to be rotting or deteriorating, and is in need of replacement.

Windows are double-hung six-over-six wood sash replacement windows that were recently added. They are in good condition. Window frames are sagging. Sills appear to be in good condition and probably have been replaced recently. Replacement blinds are in good condition. Door sills are in good condition, in need only of caulking.

5.12.5 Interior Finishes

All rooms in the central portion of the house have heart-of-pine wide board flooring, as well as the room currently used as a kitchen. Wood flooring used in the hall of the addition, but not in the kitchen, is narrower than the wide boards used in the central part of the house. The remainder of the addition to the north of the hall and kitchen is carpeted. A storage and utility room to the south of the kitchen is accessible from both the kitchen and outside. This room has a concrete floor at a lower level from the rest of the house.

All wood floors are sealed and in good condition. Walls in the addition are generally gypsum wallboard, painted. In the center section of the house, the divider wall is a painted wood wall, with a modern baseboard and a plastered fireplace. Ceilings are painted sheetrock in the central section, and painted wood boards in the rear addition. Doors are wood-plank, with modern hardware. Doors are the swinging type in the central section, and pocket doors in the rear addition. Doors are generally in good condition. Wood baseboard exists in the central section, and is in good condition. There are no corner or ceiling moldings. Wood base molding in the rear addition is modern material and in good condition.

5.12.6 Structural

This building appears to be in good condition. (See South Slave Cabin for further comments.)

5.12.7 Mechanical, Electrical, and Plumbing

a. Mechanical. The North Slave Cabin that is used as offices and weight room for the staff has a vertical furnace located in a closet, with remote condensing unit located to the north of the building. The unit capacity is 36,000 Btu/hr. The condensing unit had recently been replaced, and there are no complaints about the comfort level of the building.

b. Electrical. The North Slave Cabin has electricity from the period when it was a bed-and-breakfast. The panel was located in the hall to the bathroom, the lighting seemed satisfactory for its use.

c. Plumbing. This cabin, has plumbing left over from the time it was part of the bed-and-breakfast establishment. The North Slave Cabin contains a bathroom with shower, lavatory, water closet, and a kitchen sink. The plumbing seems to operate properly.





138-A North Slave Cabin - Brick landings with loss of mortar and settlement. (ABA)



139-A North Slave Cabin - Downspout at southwest corner does not discharge onto a sloped grade. (ABA)



140-A North Slave Cabin - Non-historic roof vents. (ABA)



141-A North Slave Cabin - Metal roofing turned down and nailed into eaves and rakes. (ABA)



142-A North Slave Cabin - Loose siding at floor line on north wall. (ABA)



143-A North Slave Cabin - Algae growing on brick on north wall. (ABA)



5.13 South Slave Cabin (NATC HS-13, LCS #90617) - Physical Description

5.13.1 Exterior

Appearance 1848-1910. The South Slave Cabin was a simple rectangular structure two bays wide and one bay deep, with a high-pitched gable roof. A third bay was added to the south shortly after construction of the original structure. The structure sat on brick piers, approximately two feet square. The space between the piers was filled in with vertical wood boards spaced slightly apart. It is not known if these were original, or later additions. The third bay had a brick foundation. The building was sided with wood clapboards, which may have initially been left unpainted, and had 1"-by-4" corner boards. The building was eventually painted white. Windows were typically six-over-six double-hung sash, and doors were tongue-and-groove beaded-board. Windows are believed to have always had louvered blinds. The roof was covered with wood shingles. A simple rectangular chimney of running-bond brick with corbel-ring, consisting of three rows of bricks around the top, projected through the roof in the center of the original building. A second square chimney of similar construction projected through the roof at the southern end of the building.

The west, or front, facade had three doors, one centered in each bay. There were two windows: one to the south of the northernmost door and the middle door. There was a four-pane, fixed-sash window in the foundation to the south of the southern door. Wood steps with open risers led to each door. The number of risers increased from three to five, with each set of steps from north to south as the ground sloped. The balustrades consisted of a 1"-by-6" handrail and a 2"-by-4" newel post. There were no balusters. It is unclear if these were original to the building, or later additions.

The east elevation had three doors, with the two in the original building aligning with the doors on the west. The third door was to the north of center, with a window occupying the center of the bay. There was also a window located to the north of the center door, and one to the south of the northern-most door. A wood bulkhead leading to the basement was centered in the southern bay below the window. Wood steps, like those on the front, led to each door.

The north elevation had one window centered on the gable, and a loft door in the gable end directly above the window. The south elevation had one window at the eastern end of the main level, and one four-pane, fixed-sash window in the foundation wall directly below it. There was a loft door to the east of center in the gable end.

Alterations. The main alteration to the exterior was the removal of the wood shingle roof, and the addition of a standing-seam metal roof. This alteration was made after

1976.³⁵⁷ All doors have been replaced except the east door to Room 102. (See Paint and Concrete Analysis in this report.) During the 1976-1978 rehabilitation, a large portion of the south wall was rebuilt (39-H).

5.13.2 Interior

Appearance 1848-1910. The original South Slave Cabin had two rooms (101 and 102), with a central chimney serving a fireplace in each room. The fireplace in the Room 101 had a simple wood mantel with no surround, and Room 102 had a simple wood mantel and surround. Room 103, added shortly after construction of the original building, had a fireplace and surround on the south wall similar to the Room 102. The walls were plaster, the ceiling joists were exposed, and the partition between the original two rooms was vertical wood plank. The flooring was wood running north-south. A 1"-by-4" wood casing surrounded each door and window, and 1"-by-4" baseboard with a quarter round at the floor. All casings and baseboards were painted.

Alterations. Minor alterations were made to the interior to accommodate families that lived in the building during the twentieth century. Most of the woodwork and plaster was replaced in the 1970s. The Callons added central heating and cooling. The building was originally used as living quarters for slaves. Today it is used as an exhibit depicting slave life.

5.13.3 Structural

The foundation walls of the South Slave Cabin are of bearing brick masonry. The first-story floors are wood joists that span over the crawlspace and basement. The main exterior walls appear to be wood post-and-timber construction. Each structure has an attic and a roof that also appears to be framed in wood. All of the wood beams appear to frame in the short dimension direction of the structures.

³⁵⁷ The wood shingles can be seen in photograph NATC MDAHHP I.18 which was taken in 1975 and is on file at Melrose.



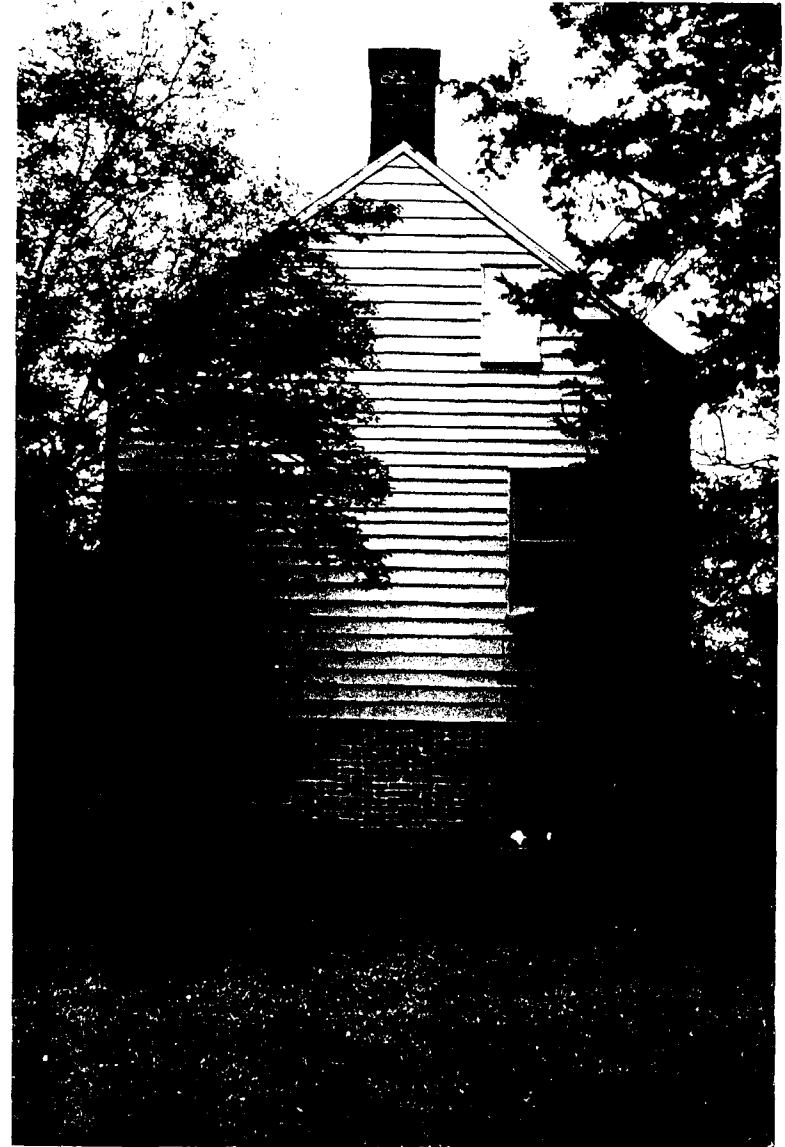
144-A South Slave Cabin - East Elevation (RRA)



145-A South Slave Cabin - West Elevation (RRA)

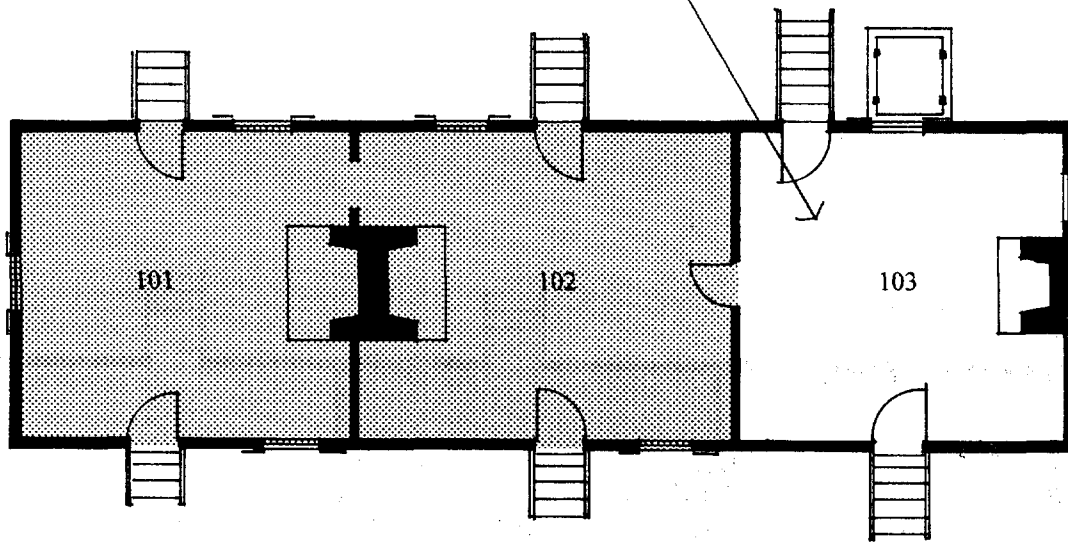


146-A South Slave Cabin - North Elevation (RRA)



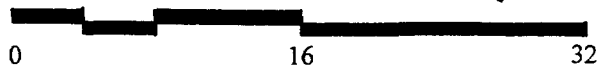
147-A South Slave Cabin - South Elevation (RRA)

Room addition believed to be ca. 1849



 Original building

← N



SOUTH SLAVE CABIN
ca. 1848-1995



5.14 South Slave Cabin (NATC HS-13, LCS #90617) - Conditions Assessment

5.14.1 Sitework

Considerable moisture is penetrating into the crawlspace from the site on the north, west, and east sides. Water on the north end of the building, where there is no direct sunlight, has created algae on the brick foundation walls (143-A). Soil was moist long after there had been any rain. There is not adequate slope to the grade to allow proper drainage away from the building. On the west side, grades slope toward the crawlspace. There are three wood stairs on the east side and three on the west side, set on three brick pads, in the same condition as on the North Slave Cabin: mortar is missing, weeds grow between bricks, and there is algae on brick surfaces.

5.14.2 Roofing, Gutters, and Downspout

Similar conditions exist as on the North Slave Cabin, except paint is not yet peeling. Edge details are improper, and cannot keep water from blowing in below the metal roofing. Downspout anchors are coming loose. Unlike the North Slave Cabin, there are no roof vents.

5.14.3 Masonry

The only masonry is in the two masonry chimneys, which are in need of re-pointing, and in the cellar and crawlspace walls. Due to poor site drainage, the brick walls on the three sides of the cellar show considerable spalling, efflorescence, and mortar deterioration (148-A). The brick cellar wall is bowed on the south side, probably due to crumbling mortar. There is evidence of very recent patching of this wall (149-A).

5.14.4 Wood Siding and Trim

Wood cladding typically is in good shape, but in need of painting. Some siding, especially the boards at the lower portion of the house below the sills, are rotted (150-A). About 35% of siding needs replacing due to rotting. The boxed cornice is largely deteriorated. The four cornerboards need replacing, as well as the roof edging. Windows are relatively new wood-replacement windows, as in the North Slave Cabin, with a six-over-six design consistent with the building's scale. Windows need repainting. Replacement blinds are in good condition. Doors are wood plank with modern hardware and in good condition.

5.14.5 Interior Finishes

Interior floors are heart-of-pine, and are in good condition, except for numerous scratches. There are two locations, one each in Room 101 and Room 102, where the flooring has rotted. Walls and ceilings are wood boards, gypsum wallboard, and plaster, with the exception of the two divider walls between rooms being wood plank walls with plastered fireplaces.

5.14.6 Structural

The primary area of damage within these two Slave Cabins was observed in the basement of the South Slave Cabin. In this basement, there was little or no drainage of water away from the building, and significant water infiltration into the basement. As a result, cracks on the interior side of the basement brick walls, bulging of the brick on at least one of these walls, and loss of mortar over large portions of these walls were observed (151-S & 152-S). However, significant signs of active rot damage to the wood in the basement were not observed. There is evidence of previous water penetration of the wood in the first-floor joists (visible from the basement), but we did not see areas where the wood was actively damp or alternately damp and dry. Those portions of the building's structural framing that were covered with architectural finishes, or were otherwise very difficult to observe, were not examined for their size, spacing, or condition.

In the crawlspace of the South Slave Cabin there is a gap between the top of a wood post and the main wood girder under the first-floor joists. (See photograph 153-S for the depiction of the post and the girder.)

On the exterior of the building, near the northeast corner of the structure, there is some rot damage to the end of the wood cornice. This damage appears to have been initially caused by water spilling out of the end of the gutter. It is possible that the damage shown in photograph 155-S was made worse by an animal that may be living in the cornice. It should be noted that damage from these areas of deteriorated wood may extend to the interior framing. The extent of such damage should be revealed when repairs to the exterior are undertaken; repairs to the interior should be completed at that time.

5.14.7 Mechanical, Electrical, and Plumbing

a. Mechanical. The South Slave Cabin is set up as a display for public view. It houses reproductions of Slave Cabin contents, and provides the public an air-conditioned and heated space to view the contents. There is a horizontal furnace installed under the cabin in the crawlspace, with remote condensing unit located to the north of the cabin. The capacity is nominal 30, 000 Btu/hr. The relative humidity is not monitored in this building, and does not appear to be a problem. There are no complaints about this building.

b. Electrical. The south cabin has hidden lighting in public-access space. The panel for this building is located under the cabin in the crawlspace, requiring the maintenance personnel to climb under the cabin to shut off the power. This does not meet code clearances or access requirements, and provides a potential safety problem.

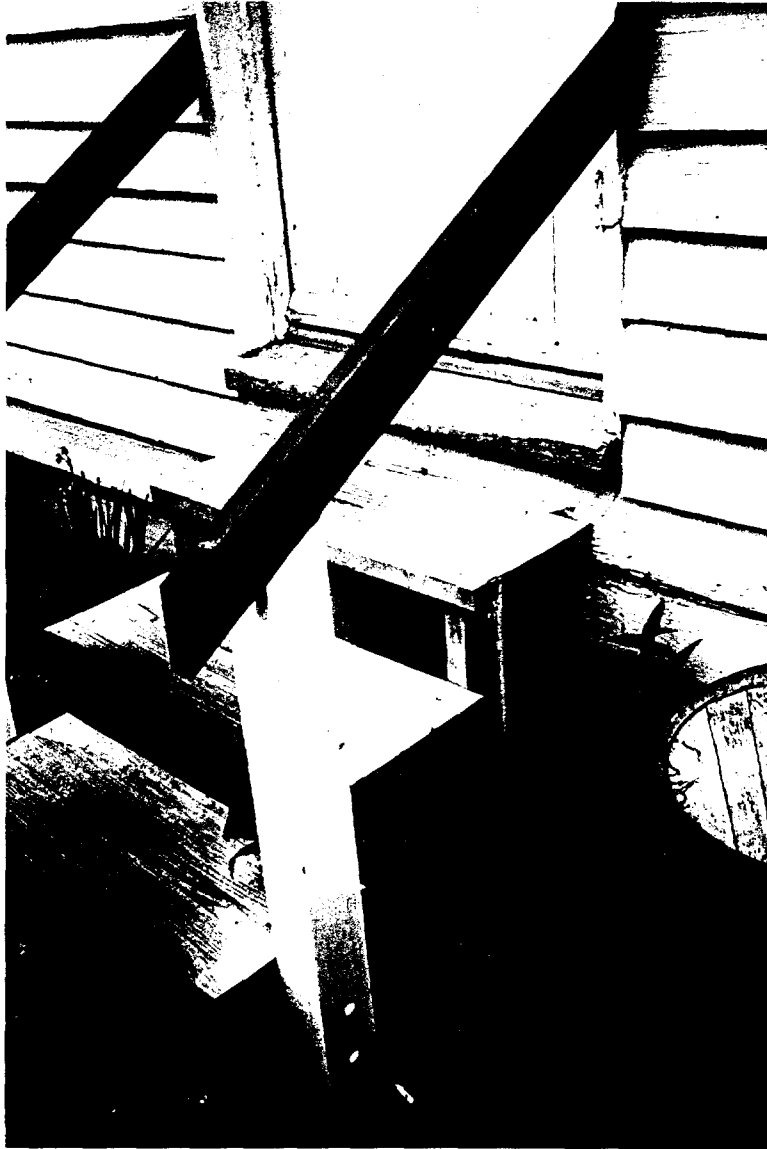
c. Plumbing. There is no plumbing in this building.



148-A South Slave Cabin - Spalling and efflorescence on cellar brick walls. (ABA)



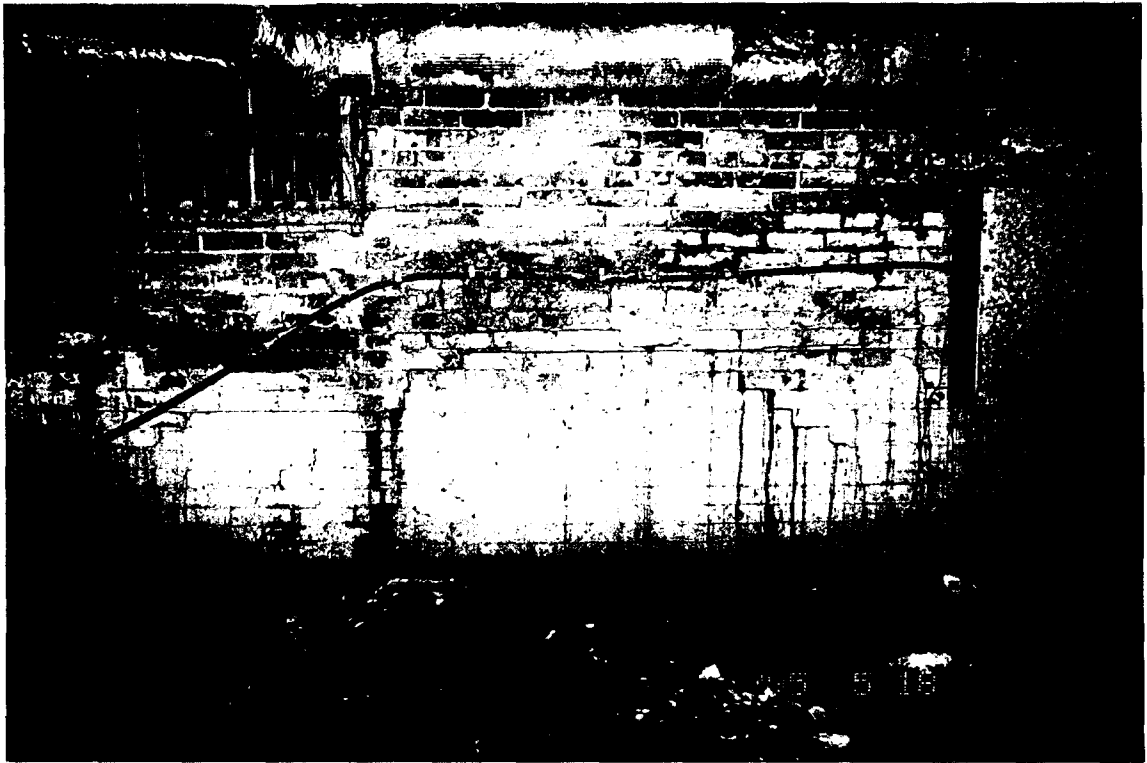
149-A South Slave Cabin - Bowing south brick wall of cellar. (ABA)



150-A South Slave Cabin - Rotted wood siding below sills,
west side. (ABA)



151-S South Slave Cabin - Deteriorated brick on inside of basement walls. (RSA)



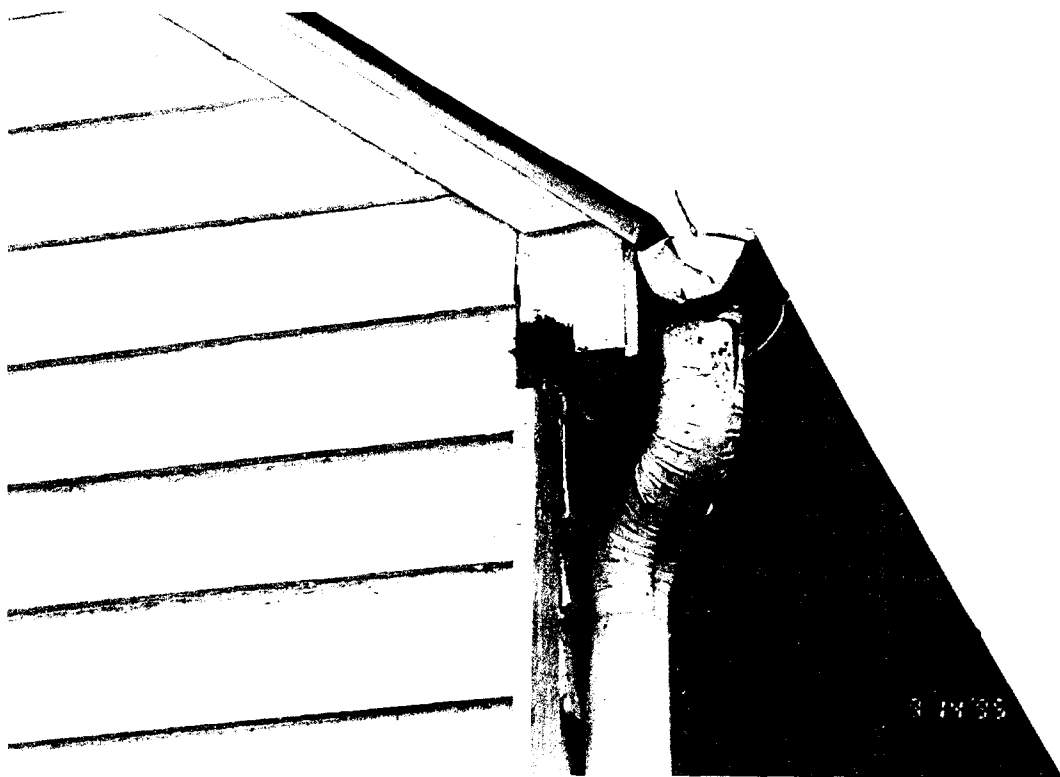
152-S South Slave Cabin - Deteriorated brick on inside of basement walls. (RSA)



153-S South Slave Cabin - View of wood post in crawlspace which is loose and requires better connection to the underside of the wood girder. (RSA)



154-S South Slave Cabin - Rising damp damage, including algae growth, on brick. (RSA)



155-S South Slave Cabin - Damage to wood cornice. (RSA)



5.15 Privy (NATC HS-10, LCS #90613) - Physical Description

Appearance 1848-1910. The Privy was located east of the South Cistern House. It was a square brick building with a hip roof. The bricks were laid in common bond with a header course every sixth row, and jack arches over all door openings. There were four doors, two with transoms. Doors were typically tongue-and-groove bead-board. The roof was covered with wood shingles, and had an "obelisk" similar to the Smokehouse (28-H). A metal gutter wrapped the wood eave, and water was carried by a four-inch downspout on the west elevation to a cistern.

The north elevation had one 2'-6" wide door, which swung out on the western portion. The original use of this space is unknown. The walls were exposed brick, and the original flooring surface is unknown.

The east elevation had two doors. The southern one was 2'-6" wide and had a transom. It provided access to a Privy (Room 103) with four holes, two for adults and two lower ones for children. The space had a wood floor with the boards running north-south, and plaster walls. The northernmost door on the east elevation was 3'-8" wide and swung out. Like the other bathroom, the original use of this space is unknown; the walls are exposed brick, and the floor, poured concrete.

The south elevation had one 2'-6" wide door with transom centered on the western half. This door swung in and provided access to a Privy (Room 104) with five holes, three along the north wall for adults and two lower ones along the west wall for children. The walls were plaster, and the floors were wood with the boards running north-south.

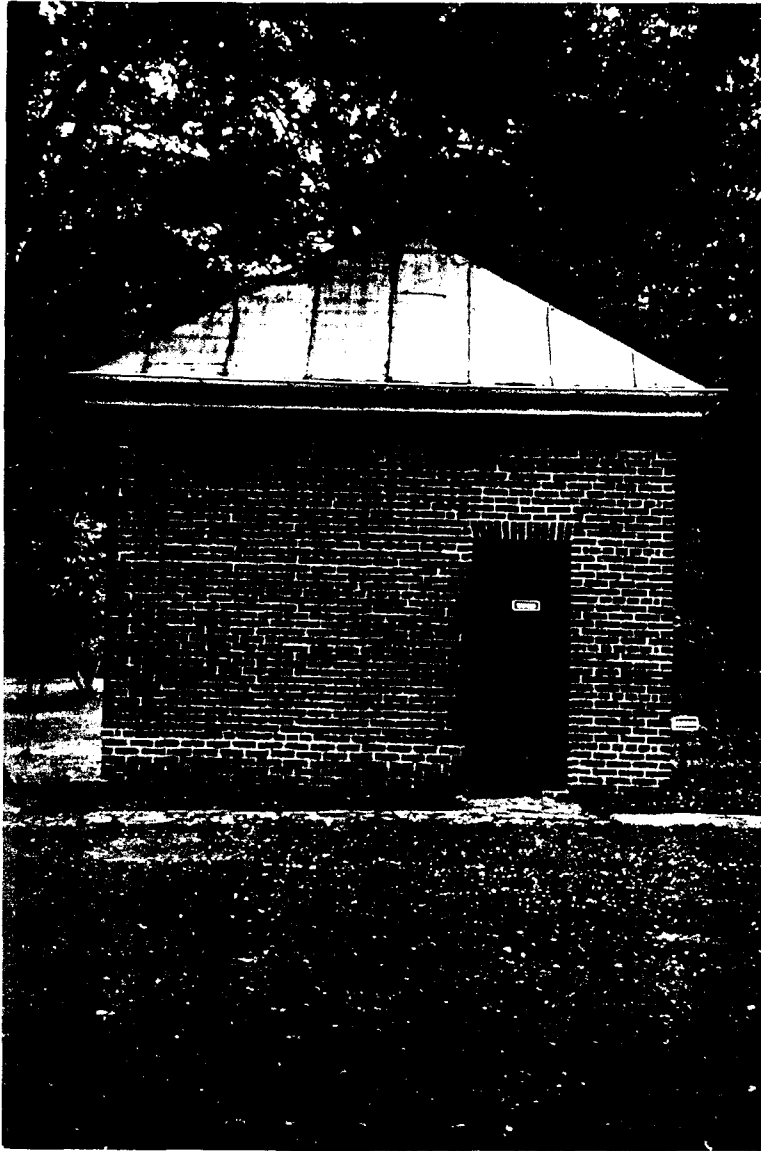
The west elevation had no doors or windows.

Alterations. The Privy has undergone several modifications. The roof is a standing-seam metal roof, which replaced a wood shingle roof during the first half of the twentieth century. The "obelisk" may have been removed when the roof material was changed. The cornice was also replaced in the twentieth century. The door on the south elevation was replaced with a four-panel door, and the doors to the northwest (Room 101) and northeast (Room 102) rooms were reconstructed. This is confirmed in the paint analysis portion of this report. The northwest room (Room 101) and the northeast rooms (Room 102) were converted to modern bathroom facilities. One of the rooms was converted by the Kellys, and one by the Callons. Concrete floors were poured in these room, but this may have been prior to the bathroom conversions. Room 102 has been made handicap accessible. The plaster was removed from the walls and ceiling in Rooms 103 and 104. This may have been done after 1976, when the modern bathroom facilities were installed in the other rooms.

5.15.1 Structural

The Privy has exterior bearing brick walls. The roof of the building is framed in wood.





156-A Privy - North Elevation (RRA)



157-A Privy - East Elevation (RRA)



5.16 Privy (NATC HS-10, LCS #90613) - Conditions Assessment

5.16.1 Sitework

Brick walks, leading to the entrance door, are missing mortar, and bricks are cracked and loose (158-A). There is evidence that water stands at the corner between the modern public bathrooms 101 and 102, causing damage to brick (159-A).

5.16.2 Roofing, Gutters, and Downspouts

The pyramidal roof has metal standing-seam roofing, with small overhangs and half-round gutters on all four sides. There is no detailing or flashing of the metal roofing at its bottom edge at the gutter (160-A). There is one downspout, leading to a French drain, but this drain may not be working well because the brick and mortar at grade for the first few courses is deteriorated. Sags in the gutters are creating numerous low portions which do not drain. Paint on the metal roofing is beginning to peel.

5.16.3 Masonry

There is considerable spalling of brick on all four walls, and some deteriorated mortar. There are numerous cracks in individual bricks. Walls have recently been re-pointed, but the varied colors and textures of mortar and workmanship (as well as the spalling) has created an unsightly appearance (161-A). Brick walls appear to be plumb. In several places below the floor line, most noticeably below the door of the men's restroom 102, and at the corner between the men's 102 and women's 101 restrooms, bricks have deteriorated badly.

5.16.4 Wood Trim

There is a boxed cornice on all four sides, with a painted wood fascia and trim in good condition, except for the approximate 25% of rotted fascia at the downspout (162-A). Wood blinds are generally in good condition. Door sills and wood-plank doors are in good condition as well.

5.16.5 Interior Finishes

There is a wood floor in the historic Privies 103 and 104, and a concrete floor in the modern bathrooms 101 and 102. The plaster has been sandblasted off of the brick walls of the historic privies 103 and 104. The plaster has also been removed from the ceilings of these two rooms. All ceilings are currently painted plywood, and are in good condition.

5.16.6 Structural

The most significant damage to the Privy is the spalling of exterior brick and the loss of mortar in the joints between the bricks. Some of this is caused by rising damp. In addition to this damage, there is also some cracking of the walls.





158-A Privy - Brick walks. (ABA)



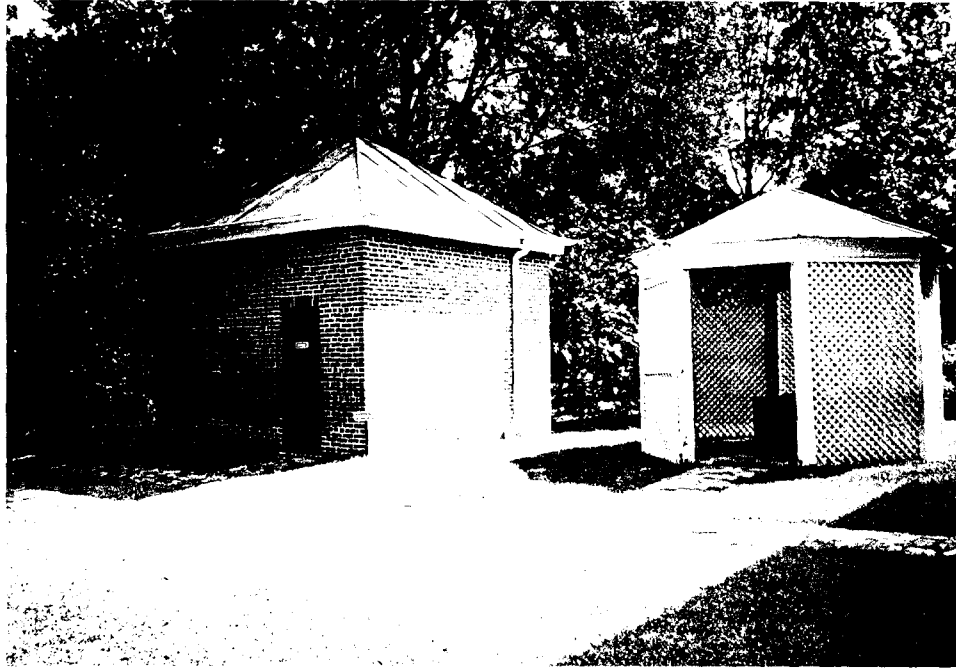
159-A Privy - Deteriorated brick at corner. (ABA)



160-A Privy - Bottom edge of roofing, no overhang or flashing. (ABA)



161-A Privy - Visually incompatible restoration attempts on brick walls. (ABA)



162-A Privy - West wall, deteriorated fascia and downspouts. (ABA)



5.17 Smokehouse (NATC HS-09, LCS #90612) - Physical Description

Appearance 1848-1910. The Smokehouse was located east of the North Cistern House. It appeared as a near mirror image of the Privy with some minor modifications. There was one tongue-and-groove bead-board door, approximately 3'-8" wide, centered on the south elevation. The only other fenestration was a wood-louvered opening, approximately 2'-0" wide by 3'-6" tall, centered on the north elevation.

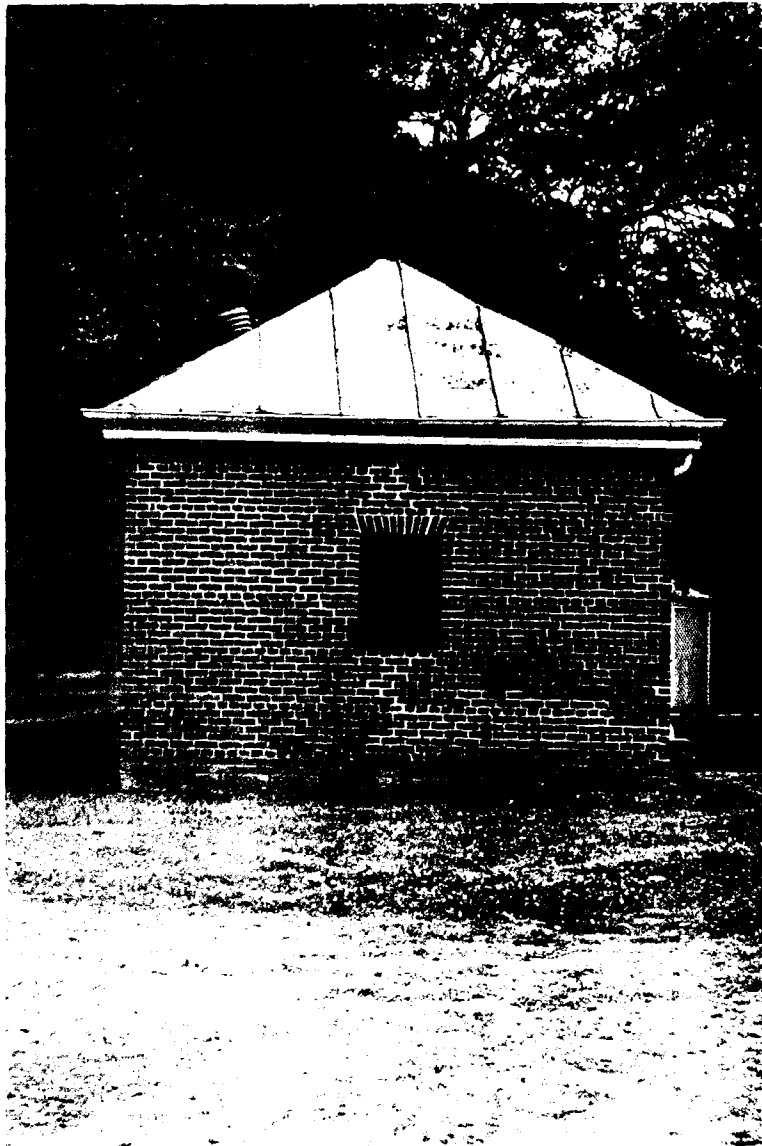
The interior was one large room, which was believed to have been used to smoke meats, though no evidence remains. The roof framing was exposed and the walls were exposed brick.

Alterations. The original wood roof was replaced with standing-seam metal by the Kellys. An "obelisk" projects approximately one foot from the peak of the hip roof. There is a flat roof jack on the west slope, and a roof fan and vent stack on the east slope. During the first part of the twentieth century, a concrete floor was poured, and a pump was added to pump water to the second floor of the Main House. When the Callons installed a new HVAC system in the Main House in 1976-1978, they located the compressor inside the Smokehouse. The condensor unit was placed on a concrete slab located on the east side of the building. Air ran to the house through underground ducts.

5.17.1 Structural

The Smokehouse has exterior bearing brick walls. The roof of the building is framed in wood.





163-A Smokehouse - North Elevation (RRA)



164-A Smokehouse - South Elevation (RRA)



165-A Smokehouse - Sags in gutters. (ABA)



166-A Smokehouse - Deteriorated bricks below floor line. (ABA)

5.18 Smokehouse (NATC HS-09, LCS #90612) - Conditions Assessment

5.18.1 Sitework

Reasonably good drainage exists away from the building on all sides. There is no landscaping. Brick walks, leading to the entrance door, are missing mortar, and bricks are cracked and loose.

5.18.2 Roofing, Gutters, and Downspouts

The pyramidal roof has metal standing-seam roofing with small overhangs and half-round gutters on all four sides. There is no detailing or flashing of the metal roofing at bottom at gutters. There is one downspout leading to a French drain. There are sags in the gutters creating numerous low portions which do not drain (165-A). An additional downspout seems needed. There is one roof vent at the top of the hip. An exhaust vent, that is no longer used, is capped with metal. Paint on the metal roofing is beginning to peel.

5.18.3 Masonry

There is considerable spalling of brick on all four walls of the Smokehouse. The cause of the spalling is unknown. There are numerous cracks in individual bricks as at the Privy. The exterior walls have been recently re-pointed, but the varied colors and textures of mortar have created an unsightly appearance. Brick walls appear to be plumb. On the exterior of the entrance wall, bricks have deteriorated below the floor line (166-A). This condition worsens beneath the doorway, where bricks are coming loose.

Ivy once grew on the southeast wall, and condensing units were once located outside this wall, causing vibration. This was documented in photos taken by the Callons, and are on file at Melrose (34-H). Perhaps this explains the cause of the cracked masonry on the southeast wall.

Brick in the building's interior has poor efflorescence and mortar deterioration. Some bricks over the window are cracked. While the crack over the window does not appear outside, there are small fissures in the mortar over the window, possibly indicating that deterioration is continuing. There is considerable cracking in interior walls at the southeast and northeast corners, and over the doorway. The crack in the southeast corner is visible from outside as well, where there is mortar missing and evidence of past attempts at tuckpointing (167-A).

5.18.4 Wood Trim

There is a boxed cornice on all four sides, with a painted wood fascia and trim in good condition, except for the approximate 25% of rotting fascia at the downspout (168-A).

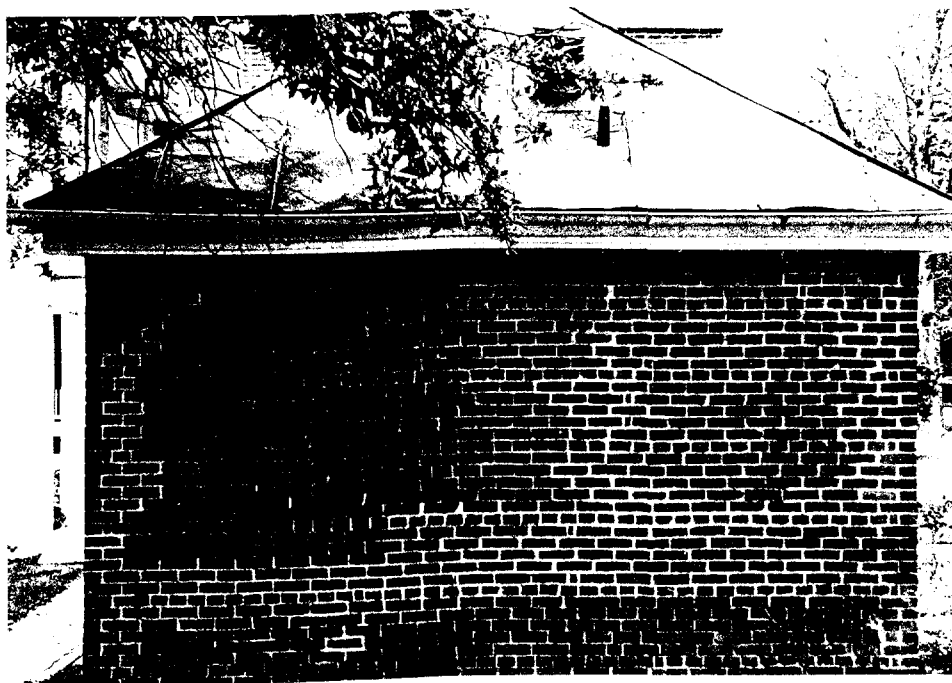
Wood-louvered vents, door frames, and sills, and wood-plank doors are all in good condition.

5.18.5 Interior Finishes

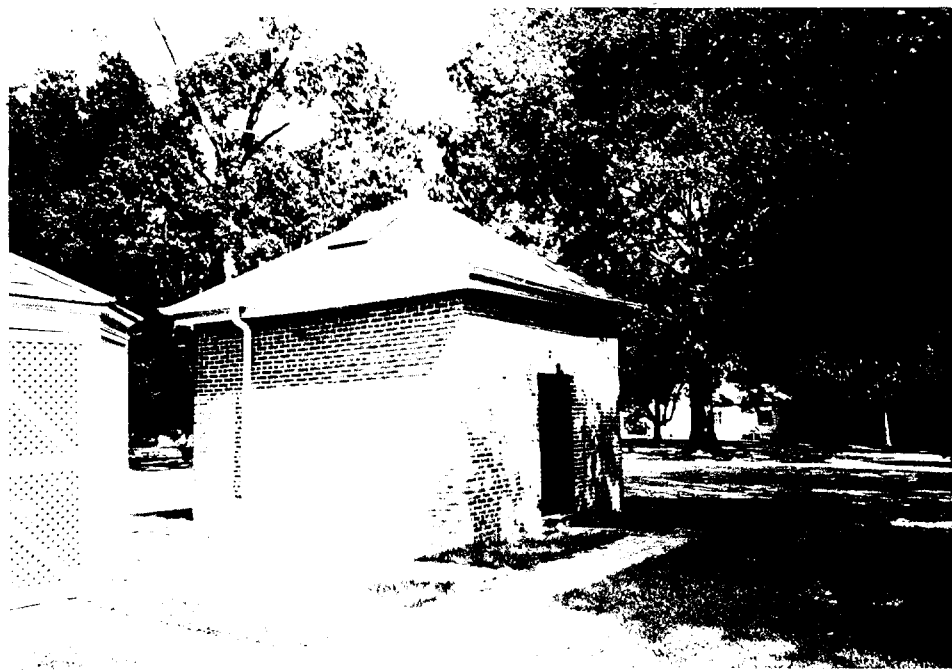
Wood-roof decking shows evidence of water staining, but it is not clear if this is from an active water leak (169-A).

5.18.6 Structural

There is some cracking of the walls. The largest cracks can be found on the interior face of the east wall (170-S). The most significant damage to the Smokehouse is the spalling of exterior brick and the loss of mortar in the joints between the bricks. Rising damp is the cause of the mortar loss and spalling of exterior brick (171-S).



167-A Smokehouse - South wall, missing and cracked bricks. (ABA)



168-A Smokehouse - North wall, rotted fascia. (ABA)



169-A Smokehouse - Water stained roof deck. (ABA)



170-S Smokehouse - Crack in interior face of exterior brick wall. (RSA)



171-S Smokehouse - Rising damp and related damage to masonry. (RSA)



**5.19 North Cistern (NATC HS-07, LCS #90610) and
South Cistern (NATC HS-08 #90611) - Physical Description**

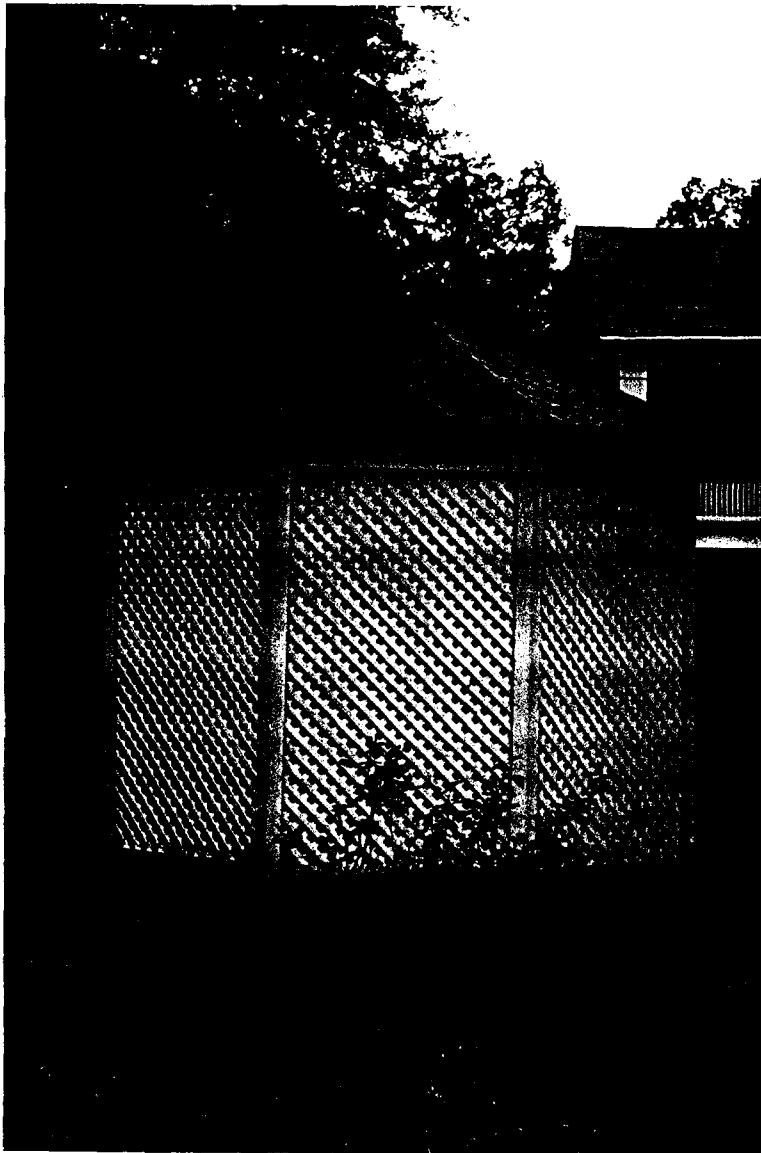
Appearance 1848-1910. The Cisterns were mirror images of each other. The northernmost one was located between the Kitchen and Smokehouse, and the southern one was located between the Dairy and Privy. They were open lattice structures in an octagonal plan, with a low-pitched roof sheltering an iron pump over an underground cistern chamber. They were connected by piping to the gutter systems of the Kitchen and Dairy. The original roofing material is unknown, but they have been covered with metal shingles as early as 1905. It is possible that the Cisterns were constructed several years after the other buildings were completed, however, they were constructed in the nineteenth century.

Alterations. The Cisterns appear as they always have. The doors have been replaced.

5.19.1 Structural

The North and South Cisterns are wood-framed structures, resting on brick masonry bases.





172-A Cistern - North Elevation. (RRA)



**5.20 North Cistern (NATC HS-07, LCS #90610) and
South Cistern (NATC HS-08 #90611) - Conditions Assessment**

5.20.1 Roofing, Gutters, and Downspouts

Both Cisterns have a low-pitched roof with painted metal shingles, and a small overhang. There are no roof penetrations. No gutters or downspouts exist.

5.20.2 Wood Structural Frame, Siding, and Trim

The North Cistern has eight wooden posts, and the wood roof-framing members, deck, and trim are in generally good condition, except for some structural members, especially the two columns also serving as door posts, and some trim, that have been damaged by rot. Peeling paint has contributed to the wood deterioration. Wood skirt members, running along the periphery, are set on the brick floor, in the pathway of water draining from inside the covered structure (173-A & 174-A), causing the skirts to rot. The wood door frame is rotted and sagging (175-A), and should be replaced. Some of the wood lattice in the door frame is rotting.

On the South Cistern, the wood is in generally good condition, but there is some damage from Carpenter bees, as well as from rot. Paint is peeled, contributing to the weathering of wood. Wood skirt members are rotted because they are set on the brick floor in the path of draining water. The wood door frame is missing some framing members (177-A).

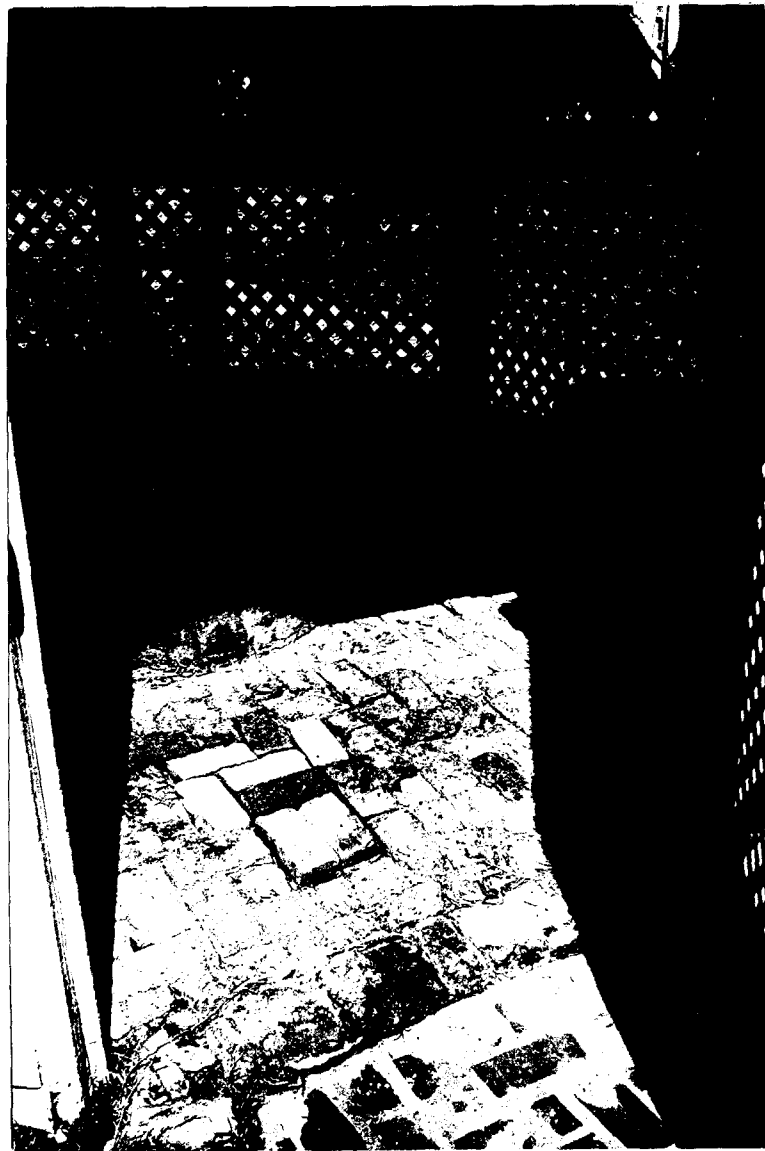
5.20.3 Interior Finishes

Both Cisterns have floors of loose-set bricks laid on mounded earth in a basket weave pattern. In the South Cistern, the loose-set brick floor is severely deteriorated (178-A). More bricks are crumbled than that in the North Cistern.

5.20.4 Structural

There is localized damage by rot and insects to the wood framing of the Cisterns.

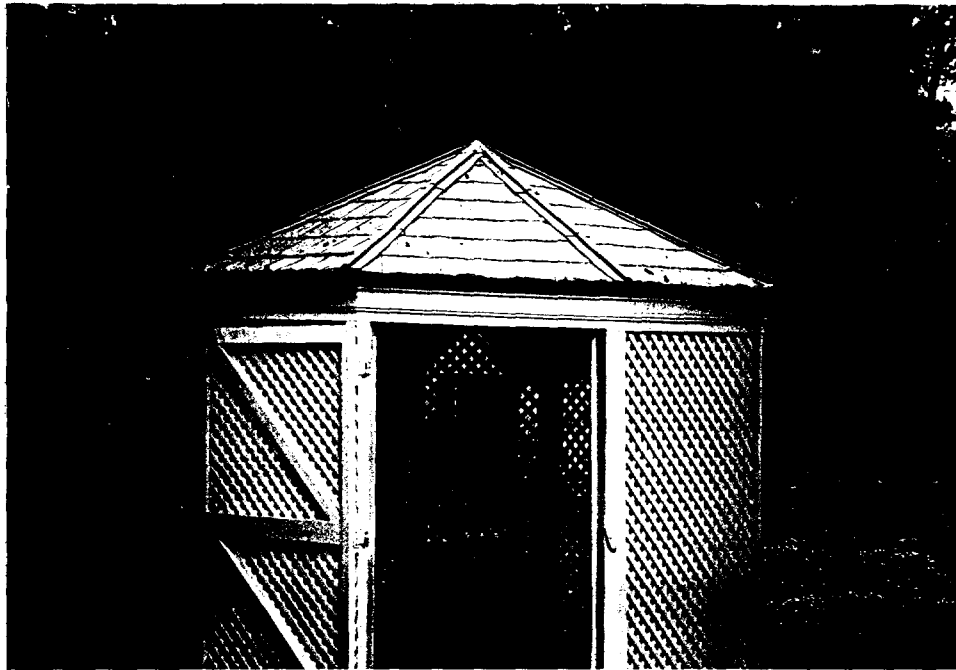




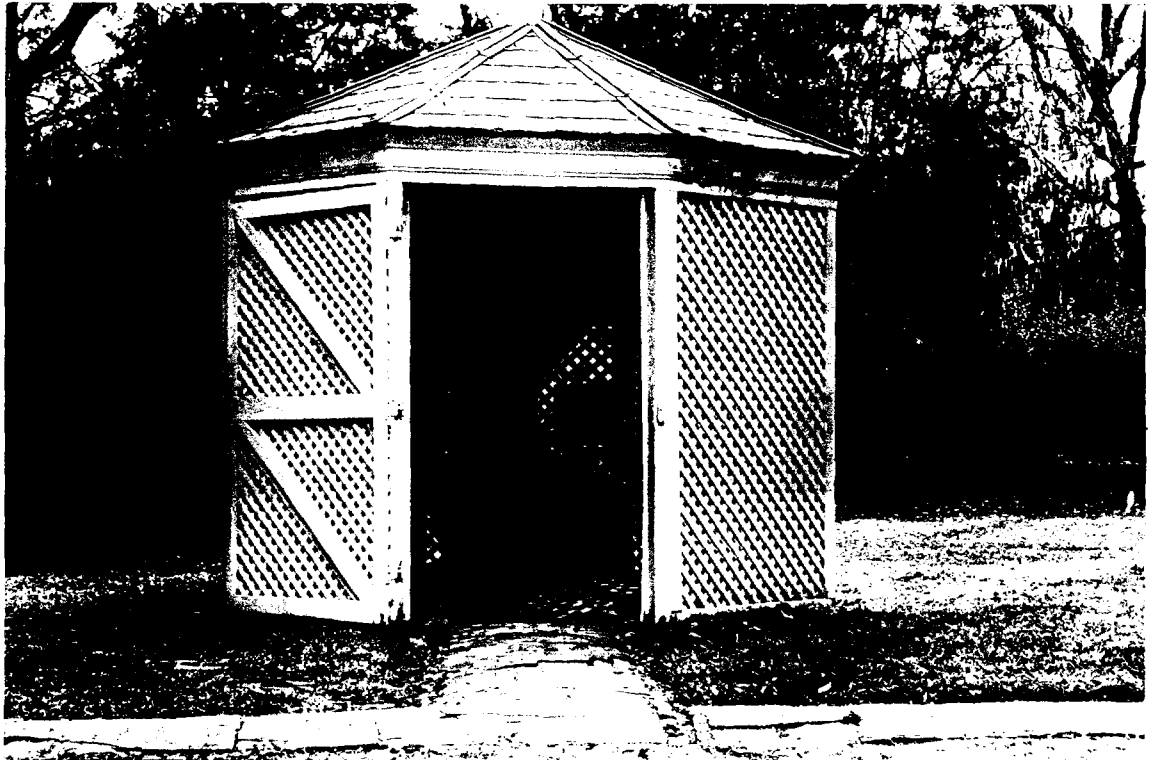
173-A Cistern - Loose and cracked bricks in floor of North Cistern. (ABA)



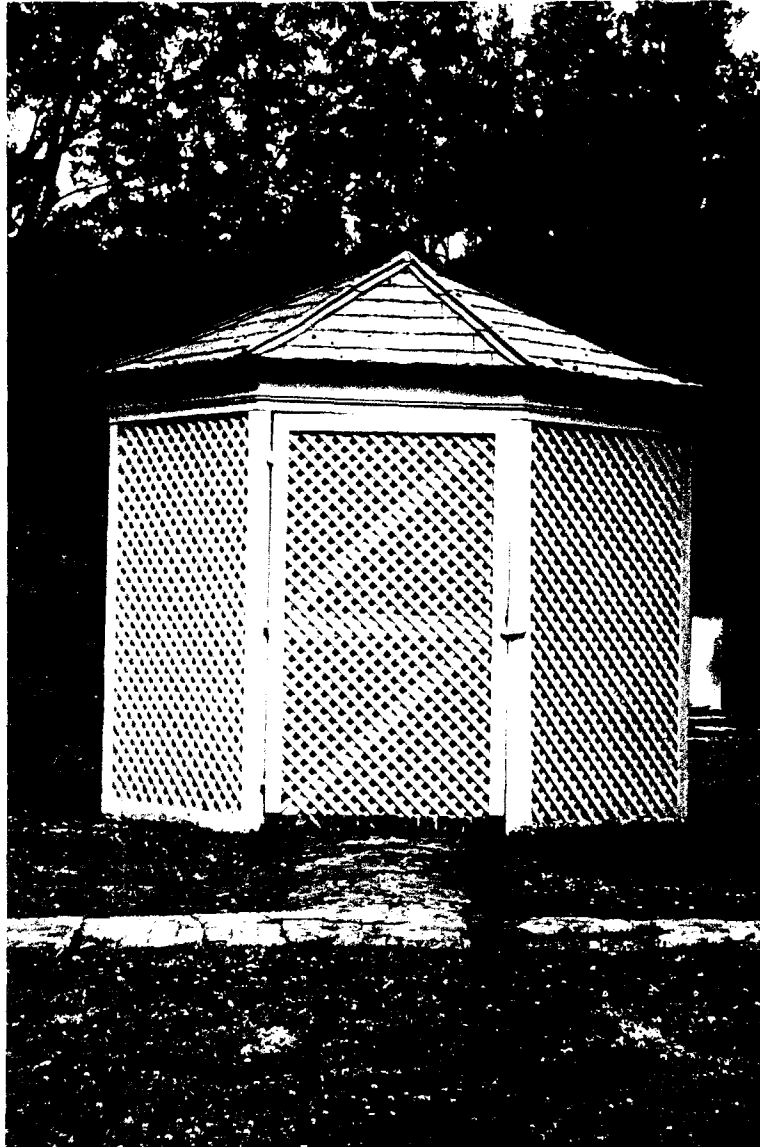
174-A Cistern - Wood framing set on brick floor in North Cistern. (ABA)



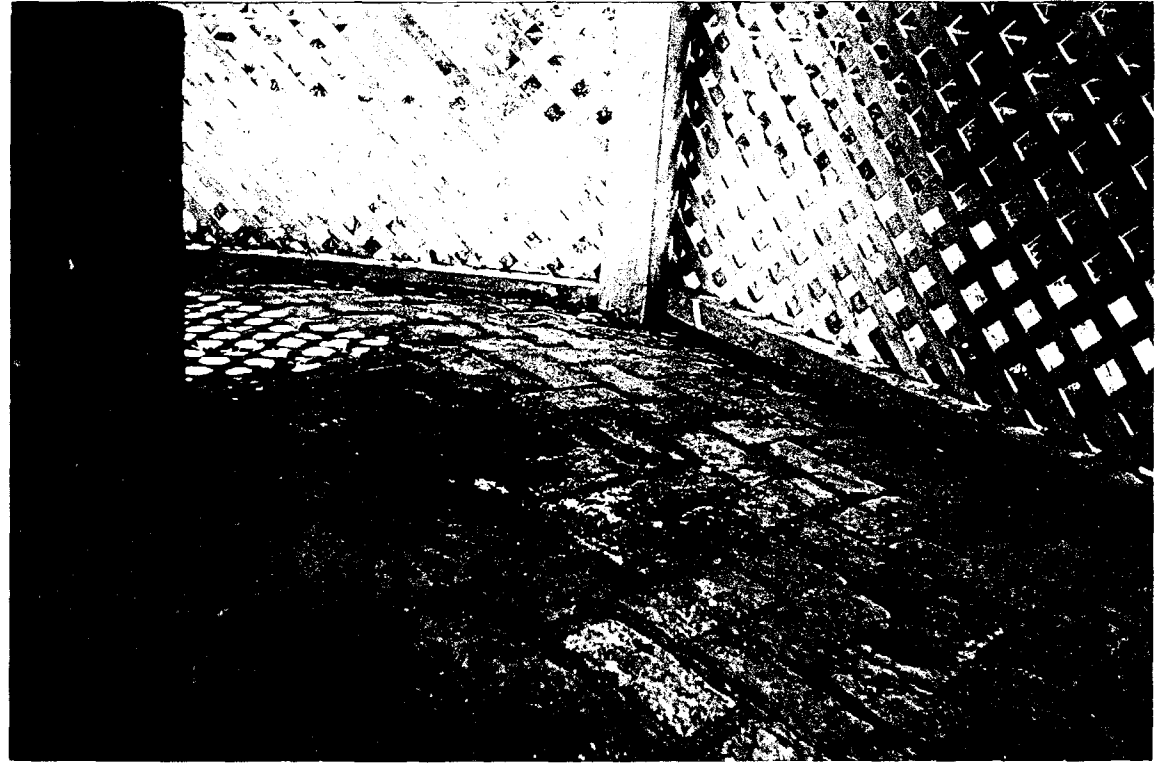
175-A Cistern - Door sag on South Cistern. (ABA)



176-A Cistern - Deteriorated brick walks at South Cistern. (ABA)



177-A Cistern - Missing bottom door frame at South Cistern. (ABA)



178-A Cistern - Crumbling brick floor at South Cistern. (ABA)



5.21 Slave Privy (NATC HS-14, LCS #90618) - Physical Description

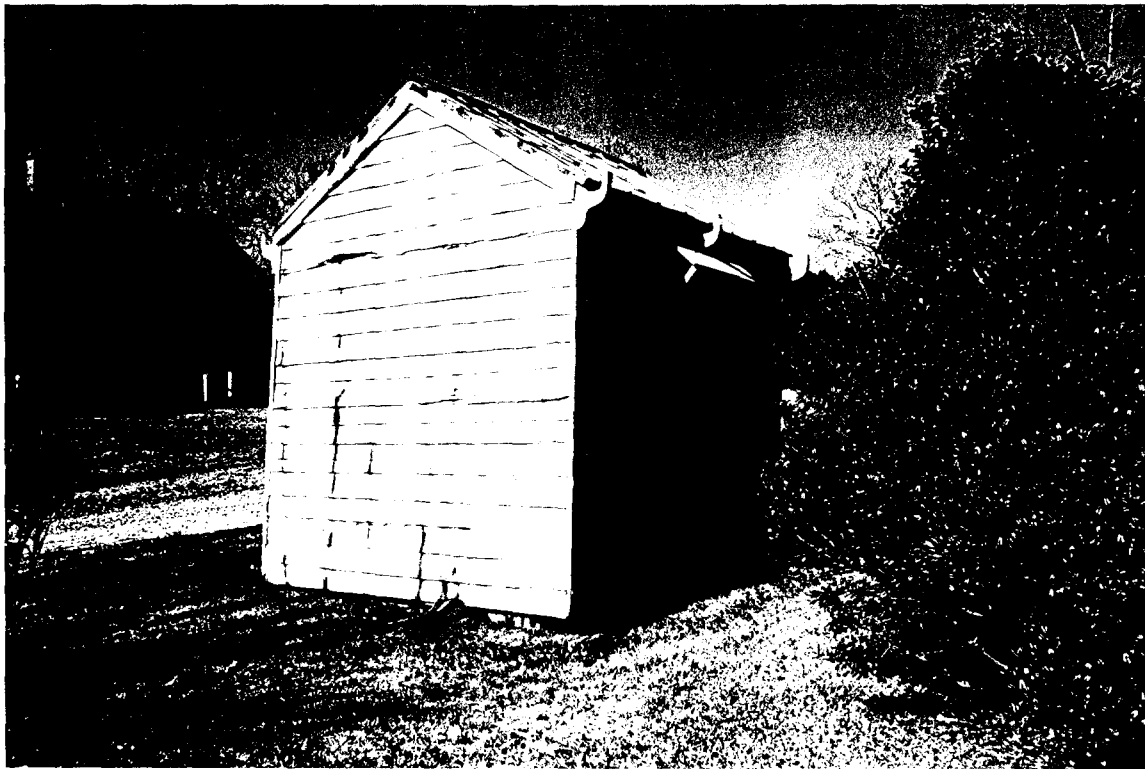
Appearance 1848-1910. The Slave Privy was located to the east of the South Slave Cabin. Its date of construction is unknown, but it is believed to have been after 1850. This is based on the cut nails used and circular saw marks. It was square in plan, covered with wood clapboards, with a brick foundation. The clapboards were left unpainted. The gable roof was covered with wood shingles.

There were two vertical-board doors which swung in, one centered on the east elevation and one centered on the west. A small shed roof, consisting of a single piece of wood supported by two 1"-by-4" boards at 45° angles, protected the door opening on the west.

A vertical-board partition divided the building in half. Each side contained three holes, two adult and one, lower, for a child. The interiors were unfinished wood with the structure exposed.

Alterations. The major alterations to the Slave Privy consist of replacing a majority of the clapboards, corner boards, and door frames. During the twentieth century, the clapboards and doors were painted white. The seat cabinets were also painted. The wood shingles were replaced with a standing-seam metal roof, and the gutters have been removed, but the wood brackets which supported them remain. It is not known if the building originally had gutters because they are not evident in ca. 1975 photographs (40-H).





179-A Slave Privy - South and West Elevations. (ABA)



180-A Slave Privy - West Elevation. (ABA)



181-A Slave Privy - Interior of privy. (ABA)

5.22 Playhouse (NATC HS-20) - Physical Description

Appearance 1848-1910. The Playhouse was a rectangular wood structure located north of the Kitchen. It was constructed in the late 1870s, or early 1880s. The primary elevation faced south and had two door openings symmetrically placed.

The walls were vertical-board with window openings cut out on the east and west ends, as well as two openings on the north, which aligned with the doors. The windows had board-and-batten shutters (21-H). The gable roof was a board roof, painted red to imitate the seamed metal roofs of the dependencies. There were scalloped vergeboards at the gable ends.

On the interior, a wood-plank partition, with a door opening in the middle, divided the structure in half. The floors were wood plank.

Alterations. The Playhouse has remained relatively unchanged in appearance. The Kellys covered the board roof with shingles. It was relocated to the south of the Dairy by the Callons and they reroofed the building with wood shingles. The scalloped vergeboards at the gable ends were also removed. The entire structure currently rests on six brick piers.





182-A Playhouse - North Elevation. (ABA)





6.0 Previous Preservation Treatments



6.0 PREVIOUS PRESERVATION TREATMENTS

6.1 Completion Report

There is very little information known about the maintenance work, or other improvements, done on any of the Melrose buildings before the site was acquired by the National Park Service in 1990. The following chronological listing summarizes the known documentation concerning its construction, ownership, improvements, and maintenance:

| DATE | INTENT OF WORK | COST | CONTRACTOR |
|-----------|---|------|---|
| 1848 | <i>Construction of Main House completed.</i> | | <i>Architect-builder was John Jacob Byers of Natchez;</i> |
| ca 1860 | <i>Door added between West Front Bedroom and Middle Bedroom.</i> | | <i>Carpenter-possibly Thomas Seaton</i> |
| 1901-1910 | <i>House rehabilitated for permanent occupancy by Kellys. Tennis court constructed to south of Main House.</i> | | |
| ca 1908 | <i>Garage doors added to the west elevation of the Dairy Dependency.</i> | | |
| ca 1920 | <i>House completely electrified.</i> | | <i>Louis Alexander and Ed Barland installed. Barland was the overseer at Melrose.</i> |
| 1976-1978 | <i>Major rehabilitation undertaken. In Main House, work included all new heating, air-conditioning, electrical, plumbing, telephone, and stereo music systems. The Butler's Pantry was converted to a bathroom, and two existing upstairs bathrooms were rehabilitated. All exterior painted surfaces were repainted. New wallpaper was installed in the Front Hall and all bedrooms and bathrooms.</i> | | <i>Contractor-Dix Fowler; Interior Decorator-Linda Hootsell Reed</i> |

The oilcloth on floors of the Front Hall and Saloon were stripped and repainted. The wood floors throughout the house had a finish coat applied for the first time.

In the Kitchen Dependency, foundation repair work was done, and brick floor replaced; installed new kitchen facilities; converted second-floor rooms to bedroom, bathroom, and sitting room; removed fireplace surround and put in storage. The second floor of the Dairy Dependency converted in a similar manner.

Exterior and interior doors repainted by graining technique to simulate natural wood grain; however this did not match the original graining from the mid-1800s.

- | | | |
|-----------|--|----------------------------|
| 1978 | <i>New foundations added beneath Kitchen Dependency, east gable end repointed.</i> | |
| 1978 | <i>Wood floor installed in the first floor, west room, of the Dairy for the filming of the movie <u>Beulah Land</u>.</i> | |
| 1991 | <i>Sections of the balustrade on the clerestory of the Main House replaced.</i> | <i>Contractor-NPS Crew</i> |
| May 1991 | <i>Approval to install interim detection for fire and intrusion at the Main House at Melrose.</i> | |
| Apr 1991 | <i>Repairs made to window frames, sills, and sashes of Kitchen and Dairy buildings; all windows then painted.</i> | <i>Contractor-NPS Crew</i> |
| Sept 1991 | <i>Approval given for installation of three-phase electric service to Carriage House.</i> | |

- Nov 1991 *Approval given for construction of Bally Building for curatorial storage, and for installation of underground telephone cables.*
- Dec 1991 *Approval given for installation of new locks and keys system in historic buildings.*
- March 1992 *Approval given for erection of security fence around Bally Building and maintenance area, and for repair and painting of Main House.*
- May 1992 *Approval given for installation of new HVAC equipment, electrical outlets, and related repair work to Dairy building. Plaster repairs to end room and framing of new room for HVAC equipment.*

Work on Main House was primarily a paint job for the front and rear porches; bid alternates were required for new shutter dogs, painting of shutters, reglazing and painting of window sash, and painting of pediments above second-floor porches; east porch repair work included removal and replacement of floor framing at ground-floor decking, replacement of a small number of balusters in the porch railing, replacement of porch steps and newel posts, replacement of floor decking at top of stairs, painting of all decking, and the addition of a new center stringer to the stairs; work at west facade porch included wire brushing and painting of cast-iron balustrade, and replacement of sixty feet of concrete nosings at the front entry stairs; the cellar door frame was also replaced and painted.

\$32,700.

Contractor-NPS Crew

-
- July 1992** *Request to repair or replace in-kind deteriorated fabric in Dairy Building.*
- Main House Rear Gallery (ground level): Deteriorated sill timber revealed during skirt board repairs, repaired with a half-lapped splice using laminated pressure treated lumber. New ledger board installed to carry ends of floor joists.*
- Contractor-NPS Crew*
- Front Gallery: Kneewall constructed and installed to support three deteriorated floor joists, which were reinforced using sister boards of treated lumber. The ends of an existing 4'-0"-by-6'-0" floor joist header beam was supported using a timber post and the framing of the entry hatchway.*
- Approximately eight running feet of deteriorated porch decking across the front center of the porch replaced with short deck boards staggered between the second and third floor joists. Proposed as a temporary measure until all new decking can be installed.*
- Aug 1992** *Work order for materials, labor, and supplies to paint front and rear porches of the Main House at Melrose.*
- Contractor-NPS Crew*
- 1991-1995** *Replaced several bricks in flat arch over first-floor window at south end of east elevation of the Main House; cracks re-pointed above same window to window opening directly above; NPS repaired foundations of north and south elevations of Main House.*
- Contractor-NPS Crew*
- Oct 1992** *Approval given for construction of new maintenance facility.*
-

- Apr 1993** *Approval given to proceed with replacement of rotted wood at windows of Kitchen and Dairy buildings.*
- Apr 1993** *Approval given to proceed with replacement of deteriorated floorboards in Slave Cabins.*
- May 1993** *Approval given for temporary stabilization of first-story porch ceiling in Kitchen building.*
- June 1993** *Approval given for replacement of non-historic gates on site.*
- Oct 1993** *Installation of ultraviolet filtering Plexiglas in several rooms of the Main House.* Contractor-NPS Crew
- Nov 1993** *Request for replacement of portion of plaster ceiling in Room 202 of Main House.*
- Aug 1995** *Approval given for installation of handicapped lift at rear porch of Main House.*

6.2 Technical Data

Selected technical data will be provided in Appendix 8.7.



7.0 Treatment and Proposed Use



7.0 TREATMENT AND PROPOSED USE

7.1 Ultimate Use

According to the *Natchez National Historical Park General Management Plan/Development Concept/Environmental Impact Statement*, Melrose would serve as the Park's focal point for interpreting the antebellum history of Natchez, specifically the story of the cotton-based economy/culture of Natchez. The first and second floors of the Main House, the first floor of the Kitchen and Dairy Dependencies, the South Slave Cabin, and the Carriage House would be exhibit space. The second floor of the dependencies and the North Slave Cabin would be office space.³⁵⁸ Information and tickets would be sold at the Carriage House, which would act as the interpretive center for the estate, with exhibits and a cooperating association sales office. No video program has been planned, although it is recommended to provide complete accessibility. A new maintenance complex has been built on site, the existing maintenance building is to be preserved, and the gazebo has been removed.

On December 13, 1995, a meeting of National Park Service staff and all consultants was held in Natchez to determine the period of significance for the restoration and interpretation of Melrose. All participants initially agreed that the site should be interpreted to 1848-1865, based on the fact that the site was occupied by the McMurrin family from 1848 until the end of 1865, at which time the house and many of its furnishings were sold to the Davis family. It was acknowledged, however, that the Cultural Landscape Report uncovered little definitive information on the appearance of the historic landscape in this period. While it is certain that the site was a planned picturesque landscape, the exact original layout is unknown. The earliest photographs date from the turn of the century and the earliest survey of the property was not completed until in 1908.

On May 6, 1996, a meeting of Park Service personnel was held in the Southeast Field Area Office in Atlanta, and it was decided to extend the period of significance to 1848-1910 to reflect the fact that the estate represents historical and cultural values from this entire period. The period of interpretation for the interior of the Main House was left at the McMurrin period.

In accordance with these decisions, this report recommends restoring the museum spaces on the interior of the Main House, the Kitchen and Dairy to their 1848 appearance, but to restoring all building exteriors and the landscape to their ca. 1910 appearance to respond to the availability of documentation for that period. In an ideal situation, the interiors and exteriors of the buildings would be restored to the same time period. However, the choices would either be to interpret the entire site to 1910, thereby losing the opportunity to

³⁵⁸ Department of the Interior, National Park Service, *Natchez National Historic Park General Management Plan/Developmental Concept Plan/Environmental Impact Statement*, Denver Service Center ([Denver, CO]: January 1994), 49.

reproduce significant interior finishes, or to interpret the entire site to 1865, in which case the landscape would be largely conjectural. Instead, the consultant team feels that visitors can be introduced to the larger context of significance through the landscape and buildings, and then encounter the 1848-1860 period through the finishes and furnishings of the building interiors. This approach also minimizes the removal of existing building fabric.

It is recommended that interior spaces which are not open to the public, such as offices on the second floors of the Kitchen and Dairy, be preserved in their current configuration and that any further alterations to these spaces be reversible. The National Park Service may decide at a future date to restore the building exteriors and/or the landscape to the 1848 period, either in response to new information about the landscape or to recreate the significant earlier exterior paint finishes. At that time, the garage doors in the Dairy would be removed and bricked in, and the projecting parapets on the Kitchen and Dairy would be reinstated.

On a building-by-building basis, the current approved treatments are as follows:

| | |
|----------------------------|--------------------------------------|
| Melrose Main House | Restoration |
| Melrose Dairy Dependency | Restoration |
| Melrose Kitchen Dependency | Restoration |
| Kitchen Cistern | Restoration |
| Dairy Cistern | Restoration |
| Melrose Smokehouse | Restoration |
| Main House Privy | Restoration |
| Carriage House | Restoration |
| Slave Cabin North | Restoration |
| Slave Cabin South | Restoration |
| Slave Privy | Restoration |
| Melrose Stable | Preservation |
| Brick walks | Being Rebuilt in 1995 ³⁵⁹ |

7.2 Code Analysis and Regulations

The National Historic Preservation Act of 1966 established the Section 106 Review, which requires that "every Federal agency 'take into account' how each of its undertakings could affect historic properties."³⁶⁰ The Mississippi Antiquities Act of 1971 empowers the Mississippi Department of Archives and History to review all work proposed on buildings of historic significance within the State of Mississippi. Any work proposed to be done on Melrose, its dependencies, or out buildings, would be subject to

³⁵⁹ Department of the Interior, National Park Service. *List of Classified Structures*. Historic Architecture Division, Southeast Regional Office. Atlanta, GA, June 14, 1995.

³⁶⁰ Department of the Interior, Advisory Council on Historic Preservation, *A Five-Minute Look at Section 106 Review* (Washington, DC, 1986).

review because it is a National Historic Landmark, and to ensure the work follows *the Secretary of the Interior's Standards for Rehabilitation*.

A brief review of code and functional requirements for the structures at Melrose was made based on the uses recommended in Alternative 2 of the *General Management Plan*. A more detailed assessment will need to be made once the actual plans for use are determined. The City of Natchez has adopted the *1994 Standard Building Code*. That is the code used for this review, along with the *NFPA 101 Life Safety Code*, and Americans with Disabilities Act (ADA).

The Main House has the largest groups of people going through it at one time. Reviewing the attendance records for the past twelve months, on the busiest day of the year the average number of people being guided through the house per hour would be less than fifty. The capacity of the other buildings is less than fifty occupants each based on the square footage available for visitors to occupy. Based on the *Life Safety Code*, which has the strictest requirements for occupancy, all structures would be classified as a "Business Occupancy". If the number of occupants was greater than fifty, the structures would be classified as "Assembly Occupancy". The security and interpretive policies of the National Park Service currently require that access be limited in most cases to groups of a limited size accompanied by trained staff. Even if the number of visitors to the site were to increase, we would recommend that the tour sizes not increase to allow more than fifty people in the house. All buildings fall under the provisions of 3401.5 Special Historic Buildings Code (SBC) because they are listed on the National Register. Section 3401.5 states:

The provisions of the technical codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the building official to be safe and in the public interest of health, safety and welfare regarding any proposed constructions, alteration, repair, enlargement, restoration, relocation or moving of buildings within fire districts.³⁶¹

The extent of noncompliance allowed will depend on the judgment of the governing official. At a minimum, the following requirements should be considered:

a. Means of Egress. The Main House currently has at least two means of egress from both the first and second floors. The two means of egress for the second floor are the main stair off the hall, and the servants' stairs on the east, or rear, porch. There is only

³⁶¹ U. S. Department of the Interior. National Park Service. *1994 Standard Building Code*. Birmingham, Southern Building Code Congress International, Inc., 1994.

one means of egress from the third floor, so any plans to open this floor for public view in the future would require review by the local code enforcement officer.

The Kitchen Dependency currently has two means of egress from the first floor, and two means of egress from the second floor of the building onto the porch. There is only one set of stairs from the second-floor porch to the ground level, however, this structure meets all of the requirements permitting only one exit. The second floor is currently intended to be used as office space, but could be exhibit space in the future with no further means of egress needing to be added. Local building officials would have to confirm that the present stair is acceptable.

The Dairy Dependency has the same condition as the Kitchen Dependency, except that there is only one means of egress from each first-floor room. It should be treated in the same manner as the Kitchen Dependency.

The Carriage House currently has two means of egress from the first floor, and one from the second. The means of egress from the first floor are through the large carriage doors on the south elevation, and plank door on the west end of the north elevation. Further research and design work needs to be done to determine how these openings can be altered to be used by the public. If the second floor is to be open to the public as part of the Visitors Center, a second means of egress would need to be added unless the building is sprinklered. Another stair could be added inside the Carriage House because this space is being rehabilitated to a new use. An exterior stair would detract significantly from the character of the building. In addition to the stair, an elevator would also need to be installed to make the second floor accessible. This would increase the costs, therefore it would be recommended to keep the second floor for storage.

Both of the Slave Cabins have at least two means of egress, and meet current code requirements. The Smokehouse and Privy also meet all egress requirements for their uses.

None of the doors, which would be used for exits, swing in the direction of travel or have panic hardware. Local building officials do not require this on historic buildings used as museums.

b. Exit Signs and Emergency Lights. Exit signs must be installed, if they are not already in place, to indicate all means of egress. All means of egress need to be illuminated during the hours the building is occupied. This level of illumination needs to be determined by the local fire official. A separate source of power is not required in the buildings due to their size and occupancy loads, but we would recommend that historic light fixtures in egress paths be put onto emergency circuits.

c. Fire Alarm System. Heat and smoke detectors are currently installed in the Main House, with an alarm system that goes to a remote monitoring station in Jackson. They must be installed on all levels of the other buildings, with an alarm audible throughout the

building, as well as to a remote monitoring station for periods when the building is unoccupied. Manual pull stations are not required due to the low occupancy level. Fire extinguishers, inspected every six months, are currently located in the Main House, per the local fire official's directions. They are inspected every six months. Extinguishers should be located throughout all other buildings, as directed by the local fire official.

d. Accessibility. The ADA requires that "persons with disabilities are to be provided accommodations and access equal to, or similar to, that available to the general public." With regard to existing buildings, the law requires only that "reasonable accommodation" must be made without "undue burden" and provides consideration for instances in which the owner of a building has made a "good faith effort" to comply with the law.³⁶² However, these and all other provisions of the law must be tested in the courts.

In the case of a building which is listed on the National Register of Historic Places, such as Melrose, if the owner believes that compliance with the ADA would threaten or destroy its historic significance, then the State Historic Preservation Office can be consulted, and an alternative solution provided.

The first floor of the Main House is reached by going up five steps. The National Park Service installed a lift, next to the center set of stairs on the east porch, in December 1995 which permits accessibility to all.³⁶³

The second floor is currently not accessible, nor are the basement or attic levels, which are currently not part of the tour, but contain many significant elements. We recommend that a video taped tour of these areas be made available for viewing by visitors unable to use the stairs. While installation of an elevator may be possible, we feel that it would have an adverse impact on the historic fabric.

The Kitchen and Dairy Dependencies are both accessible, or could easily be made accessible, on the first floor, but not the second floor. The thresholds on the first-floor doorways do not all meet the requirements of the ADA, and further research needs to be done to see whether they can be maneuvered without being altered. If the National Park Service ever decided to open the second floors to the public, the best alternative for accessibility would be a video tour set up in one of the first-floor rooms. There is no good location for installing a lift or elevator.

The first floor of the Carriage House is at grade level and accessible, or can easily be made accessible. If the second floor is to be open to the public, access will need to be provided.

³⁶² Ibid., Section 3403, 676.

³⁶³ Department of the Interior. National Park Service. *Scope of Work for Installation of Wheelchair Lift, Main House, Melrose*. Memorandum to Ann Beha Associates, Boston, 1995.

Neither Slave Cabin is currently accessible. The North Slave Cabin is approximately 1'-6" above grade, and the South Slave Cabin is approximately three feet above grade. Because the North Slave Cabin will not be open to the public, it need not be made accessible. The National Park Service may want to make plans to make it accessible in the future if the need should arise to accommodate their staff. The South Slave Cabin could be made accessible with a video tour, or a ramp. Care needs to be taken in the design of the ramp to make the least possible impact on the historic fabric of the building. Another option might be a lift like that at the Main House. A video tour would be a less acceptable solution because the visitor would miss out on the entire effect of being inside the building. Yet, since this is a comparatively minor building on the tour, this solution would not be totally unacceptable.

The Privy is accessible to everyone. The National Park Service has plans to install accessible restrooms in the Carriage House when it is rehabilitated as a Visitors Center.³⁶⁴

7.3 Functional Requirements

The Main House is well-suited to tell the story of how a wealthy cotton planter lived in the antebellum South. With minor modifications, it can meet all current building regulations for a museum without harming its historical significance. Systems for conservation of collections are in place, though they require some improvement.

The Kitchen and Dairy Dependencies are also well-suited to show the use of dependency buildings on a suburban villa. The first floors can easily be made accessible to the public, and meet current building regulations with only minor modifications. The second floors can easily be made accessible with a video tour if desired, but they do not have the best forms of egress. The existing curved stairs are narrow and can be difficult to negotiate. The South Slave Cabin is better suited as an interpretive center for slave quarters on a suburban villa estate than the North Slave Cabin, as it has been altered the least. The Smokehouse is well-suited for a mechanical room if the space is needed, and the Privy, to continue its current use of part historic privy and part modern restroom facilities.³⁶⁵ The Smokehouse interior could also easily be restored for interpretation. The exterior appearance of these buildings is most important to the historical character of the site, and this will not be affected by these proposed uses.

The Carriage House would make a good Visitors Center, though care must be taken to ensure that modifications do not destroy the historical significance of the building. It would require the installation of plumbing for restrooms and HVAC systems, as well as build-out for different spaces, such as offices, a bookstore, and exhibits.

³⁶⁴ Ibid., 49.

³⁶⁵ Ibid.

7.4 Alternatives for Treatment

The following detailed recommendations are made for each building on the site. All recommendations are based on the period of significance. Any repair work done on buildings at Melrose should follow the *Secretary of the Interior's Standards for Rehabilitation*:

- Deteriorated architectural features should be repaired rather than replaced wherever possible.
- When replacement of original building material is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.
- Replacement of missing architectural features should be accurately duplicated based on historical or physical evidence, rather than conjecture.
- Repair methods, such as surface cleaning of the buildings, should be undertaken using the gentlest methods possible.³⁶⁶

These principles recognize that historic materials and details have proven records for durability and compatibility, and that a small amount of maintenance at regular intervals avoids large investments in repairs.

Any work that is done, or original fabric that is removed, should be carefully documented for future reference. Further research needs to be completed before some spaces or buildings can be restored. These recommendations can be found in section 7.5 and should be completed before restoration work is begun on the particular space or structure. Until that time, the space or structure should be preserved and further alterations or deterioration prevented.

7.4.1 Main House

General

- Consider having the existing alarms ring at a remote monitoring station in Natchez instead of Jackson. If possible, have them ring at the local fire and/or police station.

³⁶⁶ “The least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the replacement in kind or with compatible substitute material of extensively deteriorated or missing parts of features when there are surviving prototypes.” Department of the Interior, National Park Service, *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1983)*, by Gary L. Hume and Kay D. Weeks, Report, Technical Preservation Services (Washington, DC: Preservation Assistance Division, 1983), 5, 6, and 9.

Selective Demolition

- Remove plumbing fixtures from Butler's Pantry 104, Utility Room 206, and Bath Room 204.
- Remove closet partitions and curtain tracks from Dressing Room 203.
- Remove closet from Utility Room 206.

Sitework

- Investigate existing perimeter drainage by digging test holes on the south and east sides of the house (this is where moisture penetration is greatest). If an existing system is in place, modify it as necessary to carry water away from the building. Install a new system around the perimeter of the building, which will carry water away from the building. After this drainage work has been completed, remove the paint from the lower portions of the interior face of the brick walls. This paint should be documented, and records kept on file at Melrose.
- Remove the brick patio to the east of the Main House and brick walks to the dependencies. Document these areas before removing, and keep records on file at Melrose. The Cultural Landscape Report should better address this issue.

Masonry

- Rake and re-point the mortar joints on the exterior brick surfaces of the building, where there are substantial cracks in the joints or there is loss of mortar from the joints greater than 1/4" into the brick thickness (approximately 20% of the north and south elevations, and 5% of the east elevation and west facade). A historically and structurally appropriate mortar should be used.
- Carry out test probes to determine exact location and density of foam insulation that was installed during the 1970s. Also, identify the type of foam insulation used (urea formaldehyde, rigid, etc.). Probes should be done on all four elevations of the house from inside of the walls, removing as little historic fabric as possible. Once location and density are determined, create an action plan to determine if insulation is causing problems, and the best procedures for removal, if feasible, without serious damage to historic fabric.
- Clean salts and mold from west facade (20%) and treat wall with mildew inhibitor appropriate to masonry. Record moisture levels on interiors of building on first and second floors. Simultaneously monitor and record efflorescence activity on the exterior and develop appropriate actions once the pattern of moisture movement is understood.
- After the basement walls have had an opportunity to dry out, the open joints on the interior surfaces of the basement brick walls (\pm 2,000 s.f.), should be raked and re-pointed with compatible mortar. Once this work is complete, continue to monitor rising damp to determine if it is still active, and when it occurs. Removal of some

basement flooring may be required to examine conditions below the floor level; any removals should be coordinated with archeological investigations.

- Leave cracks in fireplace hearths. Deterioration is not active, and repairs would be more intrusive than beneficial.
- Locate missing coal grate for the Drawing Room 110 based on historic photographs, and re-install, or fabricate new grate to match (an allowance for replacement is assumed for cost-estimating purposes).

Rough Carpentry

- Repair or replace the bearing support underneath the four steel-pipe columns underneath the west porch with either small brick or concrete footings.
- Temporarily shore the underside of the east porch that has suffered from rot and insect damage. Repair, including removal and replacement, the deteriorated members underneath the porch (approximately seven 2 1/2"-by-9 1/2" joists, plus four steps). The number of people on the porch at one time should be limited to no more than forty. If more people are going to be on the porch, it will need to be structurally reinforced as discussed in section 5.2.6.
- Remove the rotted wood framing from the northwest corner of the roof (\pm 30 s.f.). Repair the wood valley rafter and other rafters (approximately four) with new wood, as required to match the existing. As required, replace the damaged wood roofing. This repair work is a high priority.
- Limit the number of persons visiting the second floor to no more than forty at one time; making sure that they are spread out over an area approximately 15'-0" by 15'-0" (or one-third of the Saloon 211) to equally distribute the weight. Use test probes to determine the size of the stair framing members. Implement repairs to the main stairway stringers, as deemed necessary, including placing new structural reinforcement underneath the stairs. This reinforcement could take the form of wood, L.V.L. stringers, new steel stringers, or possibly even carbon-fiber reinforcement of the existing wood elements (for cost-estimating purposes assume an allowance). Until repairs are made to the main stairs, limit the number of visitors on the stairway to no more than five people at a time.

Finish Carpentry

- Repair balustrade around clerestory roof (two 24 l.f. sections). Remove and replace the rotted wood balusters and rails that are on the perimeter of the clerestory. Balusters for removal should be evaluated on an individual basis. If enough of the baluster can be salvaged, treat with anti-rot materials and then consolidate.
 - Tighten joints of five column bases on west porch, fill cracks and splits with epoxy.
 - Remove loose paint from wood balustrade on east porch (70 l.f. on each level). Repair any rotted sections of wood balustrade; consolidate, and fill if possible, or fit with new dutchmen (assume an allowance for pricing purposes). Treat with water resistant wood preservative and paint.
-

Doors and Windows

- Document photographically, then remove interior tracks for screens on windows. These were installed in the twentieth century.
- Restore original wood pediment above existing exterior door pediment, west facade, second floor. (This is shown on the paint analysis worksheets.)
- Caulk with sealant and backer rod around second-floor north window frame on west facade.
- Caulk with sealant and backer rod around all ten window frames on the south elevation.
- Examine all hinges, shutter dogs, and wood elements of the blinds for signs of rust or rot; replace or repair all damaged elements (25% need wood repaired, and 50% need hardware repaired).
- Examine all windows for proper working order. Repair any that are not completely operable. (Assume sixteen for cost estimating.)
- Install Plexiglas panels with ultraviolet filters and ventilation holes on the inside of windows in the Front Hall 101, Service Hall 103, Drawing Room 110 (two windows), Saloon 111, Hall Bedroom 201, Stair Landing 205, Bachelor's Bedroom 207, and Upper Saloon 211. Install ventilation holes on existing UV Plexiglas panels in the other rooms.
- Polish all silver or nickel plated hardware and cover with a protective lacquer coating. This will help prevent the need for constant polishing, which will wear away the finish. The lacquer finish should be monitored and reapplied when worn away.

Roofing and Gutters

- Remove all roofing slates. Salvage original purple slates, and reinstall together on a selected roof face. Install new roofing felt and slates to match those on the remainder of the roof. (Assume 75% new slates and new roofing felt on entire roof.)
- Remove existing ridge, valley, and step flashing (\pm 425 l.f.), and replace with new lead-coated copper flashing.
- Remove clerestory roofing material. Replace with new standing-seam lead-coated copper (\pm 1,400 s.f.). Flash and caulk all penetrations (\pm 75 s.f.) thoroughly.
- Replace copper lining in gutters where it has deteriorated. Check seams on existing gutters to remain, reseal as necessary. Survey existing downspouts for any blockage. Clean out all gutters and downspouts (provide an allowance for cost estimating purposes).

Stucco and Plaster

- Remove and replace the damaged stucco (\pm 60 s.f.) on the chimneys.
- Patch all cracks and holes in plaster walls and sand smooth (assume an allowance for cost estimating purposes).

-
- Remove existing coverings on interior ceilings ($\pm 3,500$ s.f. per floor). Examine plaster for original paint colors and/or decorative treatments. If decorative treatments exist, conserve all plaster. If not, remove all loose plaster that cannot be reattached, repair cracks, and replaster ceiling areas of missing plaster.
 - Repair minor plaster damage to ceiling medallions.

Paint

- Repaint all interior painted surfaces original paint color or painted decorative finish, and grain doors with appropriate finish.
- Repaint all exterior painted surfaces to the appropriate color or decorative finish to coincide with the interpretation of the surrounding site and landscape. Restore faux-marble finish on stuccoed surfaces of east and west porches, and on foundation and front steps only if it is appropriate to the interpretation period of the exterior.
- Carefully remove existing wallpaper, not original to the house. Retain samples for records. Refinish walls with either wallpaper (Rooms 101, 110, 201, 202, 203, 204, 206, 207, 208, 209, and 210) or paint, appropriate to 1848 per the 1996 Historic Furnishings Report and the Paint Analysis. Restore all interior woodwork to the 1848 period.
- Clean rust from two support plates of air-conditioning equipment. Prime steel plates with rust-inhibiting primer.
- Scrape old paint from both front and rear porches. Replace nails and/or seal existing nails. Properly prepare deck surface for repainting, replacing deck boards as necessary. Caulk all joints and openings in surfaces.
- Wire-brush decorative iron rail at front porch to remove loose paint and rust. (Sandblast only if necessary.) Caulk screws. Prime with rust inhibitor.
- Clean both porch ceilings and soffits, and treat with anti-mildew solvent ($\pm 1,000$ s.f.).
- Scrape and repaint stairs on east porch and second floor decking ($\pm 1,225$ s.f.).
- Clean entablature and treat with mildew inhibitor (± 300 l.f.).
- Scrape window frames on second floor of the west facade (four large and two around door frame), all windows and frames on south elevation (ten total), and all window frames (four large windows plus glazing around both doors) on east elevation. They may need to be treated for mildew.
- Remove the rust from the steel pipe columns (four) underneath the west porch. Repaint the columns using a rust-inhibitive primer.

Flooring

- Refer to Historic Furnishings Report for treatment of floorcloths.
- Repair wood floors in rooms that have water damage (± 15 s.f. each in Middle Bedroom 209, West Front Bedroom 210, Upper Saloon 211, and Attic 302). Retain as much of historic fabric as possible. Reproduce area rugs or carpeting for all rooms as recommended by the Historic Furnishings Report. If floors have been refinished,

they should be stripped to reflect appearance during 1848-1910. Floors that are currently covered with wall-to-wall carpeting are reported to still be unfinished.

Mechanical

- Relocate thermostats from inside return air ducts to inside rooms.
- Install two humidistats, one on the first floor and one on the second, to sense relative humidity.
- Rework the HVAC system so heat is installed downstream of the cooling system in the reheat position.
- Replace the large metal grilles (seventeen) in the ceilings with less obtrusive grilles.
- Reduce the existing air-conditioning capacity closer to the load requirements of the house.
- Replace the filtration system for the house with filters having 85% efficiency.
- Install a return air grille in attic.
- Install flexible connectors between the furnace and cooling coil.
- Purchase more data loggers and setup a regular environmental monitoring program for the entire house. This program should include monitoring the rising damp in the basement.
- Install a vapor barrier over the dirt floor in the crawl spaces under the Dining Room 102 and Drawing Room 110.
- Install a sprinkler system throughout the house. This concurs with recommendations made previously by Gene Brady Associates.³⁶⁷ The Smithsonian Institution, the New England Document Conservation Center, and other authorities recommend installation of sprinkler systems in collections' display and storage areas. In the past, sprinkler systems were discouraged in these areas because of the concern over damage to the collections by water. In fact, it has been shown that the incidence of accidental discharge is extremely rare; the amount of water delivered by a sprinkler head is significantly less than that delivered from a fire hose, and paper artifacts damaged by water can be repaired, where those totally destroyed by fire cannot.³⁶⁸ Most of the authorities recommend that a wet-pipe system be used, because it is simpler, more reliable, and there appears to be no significant increase in risk from accidental discharge. In the case of Melrose, we believe that any potential damage to historic fabric caused by the installation of sprinkler systems would be no greater than that which has already occurred through the installation of the HVAC and audio systems.

Electrical

- Remove the stereo speakers (forty-four) installed in the ceiling during the 1976-1978 rehabilitation.

³⁶⁷ Department of the Interior, National Park Service, *Museum Security and Fire Protection Survey Report for Natchez National Historical Park*, Gene Brady Associates (November, 1994).

³⁶⁸ This is not the case with documents on parchment or vellum.

- Emergency lighting should be installed by putting current historic lighting on emergency circuits.
- Security lighting should be installed as discussed in the 1994 Museum Security Report by Gene Brady Associates. (Put existing interior lights on timers and provide some floodlights in yard.)³⁶⁹
- Emergency exit signs need to be installed at exits. These need only to be illuminated if the house is used at night (assume lighting for cost estimating purposes).
- Continue with the electrical replacement in house as previously planned and funded.

7.4.2 Kitchen

General

- Remove twentieth-century modifications (cabinetry, plumbing, etc.) to first floor, and restore partitions between three rooms.
- Restore upstairs mantels.

Masonry

- Remove old pointing (10%) that does not match original. Rake and re-point all deteriorated areas (10%) and joints where the loss of mortar is greater than 1/4" into the brick thickness.

Rough Carpentry

- Remove first-floor porch ceiling (\pm 400 s.f.) and replace any rotted structural elements or portions thereof (assume minor replacement). It may be possible to use epoxy consolidation for repairs instead of replacement. Examine elements at this time to try and determine if ceiling was originally plaster or wood.

Finish carpentry

- Repair second-floor deck, and provide shims to correct slope and drainage problems. Enclose first-floor ceiling with plaster similar to Main House porch ceilings (\pm 400 s.f.), or wood based on findings while ceiling is removed. An allowance should be made for vents to allow for air circulation.

Doors and Windows

- Caulk the gaps around all door (five exterior and four interior) and window (fourteen) frames.

³⁶⁹ *Museum Security and Fire Protection Survey for Natchez National Historical Park, 27.*

- Consolidate and fill damaged window frames, sills, and jambs (50%) with an epoxy, and paint frames and sash. Restore any windows to full operation that currently are not. (Assume five for cost estimating purposes.)
- Repair broken louvers on blind (one blind).
- Replace the two windows on south facade with doors and transoms as they were in 1848-1910. This is depicted in historic photographs on file at Melrose.
- Document photographically, then remove interior tracks for screens on windows. These were installed in the twentieth century.
- Install a door at the top of the stairs to match the original. This can be seen in historic photographs.

Roofing and Gutters

- Check conditions on all gutters. Seal seams if repairable, otherwise replace with new copper gutters. Check drain leaders for any obstructions (provide an allowance for cost estimating purposes).
- Remove rust and loose paint from existing metal roof. Replace any portions of the roof that have deteriorated beyond repair. Apply a rust-inhibiting primer and paint. (\pm 1,300 s.f.).

Finishes

- Paint all the exterior trim to its appropriate historic color.
- Paint the rooms, including all trim and doors, of the first floor to match their 1848 appearance.
- Strip the finish from the wood floors (\pm 1,200 s.f.) to reflect their appearance from 1848-1910. If these rooms are used for something other than exhibit space, then the floors should be protected from damage.
- Restore the flooring in the first-floor rooms to concrete. Archeological work should be done at this time to try and determine if the floors were always concrete or if they may have originally been dirt.

7.4.3 Dairy

General

- Determine water table level, and if any foundation drainage system exists. Install a drainage system to carry water away from the building if it is determined that ground moisture levels are high.

Masonry

- Rebuild those portions of the exterior walls that have suffered the most severe deterioration, due to rising damp, with new brick to match the original (10 % of west

elevation, 30% of south elevation, and 15% of east facade). Rake and re-point mortar joints that have deteriorated, or were re-pointed with the wrong mortar on the exterior brick walls not rebuilt (assume 5% or walls). Repair the interior plaster that is spalling ($\pm 10\%$).

Rough Carpentry

- Remove first-floor porch ceiling (± 400 s.f.) and replace any rotted structural elements or portions thereof (assume minor repair). Examine elements at this time to try and determine if ceiling was originally plaster or wood. Enclose first-floor ceiling with plaster similar to Main House porch ceilings (± 400 s.f.), or wood based on findings while ceiling is removed. An allowance should be made for vents to allow for air circulation.
- Repair second-floor deck with proper drainage by adding shims (± 400 s.f.).
- Treat the building's wood elements for insect infestations if it has not already been done. Repair the wood elements of the central circular stair, from the first floor to the second floor.

Doors and Windows

- Caulk the gaps around all door (five exterior) and window (thirteen) frames.
- Consolidate and fill damaged window frames, sills, and jambs (approximately two frames) with an epoxy, and paint frames and sash. Restore any windows to full operation that currently are not. (Assume five for cost estimating purposes.)
- Repair broken louvers in blinds (approximately four pairs).
- Document photographically, then remove interior tracks for screens on windows. These were installed in the twentieth century.
- Install a door at the top of the stairs to match the original. This can be seen in historic photographs.

Roofing and Gutters

- Check conditions on all gutters. Seal seams if repairable, otherwise replace with new copper gutters. Check drain leaders for any obstructions (provide an allowance for cost estimating purposes).
- Remove rust and loose paint from existing metal roof. Replace any portions of the roof that have deteriorated beyond repair. Apply a rust-inhibiting primer and paint. ($\pm 1,300$ s.f.).

Finishes

- Paint all exterior trim its appropriate historic color.
- Paint the rooms, including all trim and doors, of the first floor to match their original color.

-
- Strip the finish from the wood floors ($\pm 1,500$ s.f.) to reflect the appearance from 1848-1910. If these rooms are used for something other than exhibit space, then the floors should be protected from damage.
 - Remove the wood floor from Room 102 and restore the grease pit. The flooring under the wood should be restored if any remains. If not, archeological work should be done to try and determine what the original flooring may have been.
 - The spalling stucco in Room 101 should be removed and replaced after efforts to minimize water infiltration into the walls have been completed.

7.4.4 Carriage House

General

- This building will eventually be rehabilitated on the interior for use as a Visitors Center containing exhibit space, video presentation space, and restrooms. The scope of this work is currently unknown, but will require, at a minimum, the installation of plumbing, insulation, and HVAC systems. Because the shed is not part of the original 1848-1910 structure, further study will need to be done to determine if this space is needed for the Visitors Center. (No cost is carried for this work.)

Rough Carpentry

- Because the interior is to be rehabilitated, the structure should be stabilized to prevent any further deterioration. This may require the replacement or repair of some framing members (provide an allowance for this work).

Finish Carpentry

- Replace wood siding on east (20%) and west (40%) walls.

Roofing and Gutters

- Replace roof with wood shingles, including underlayment ($\pm 1,250$ s.f.), and add roof flashing (± 60 l.f.) at rake and bottom edges of main building and shed.
- Install proper-sized gutter (± 30 l.f.) and additional downspout on west side. Add downspouts (two) to east side.

Finishes

- Repaint all exterior wood with appropriate historic colors.
- Remove water stains and insect trails from interior walls and ceilings.

7.4.5 Stable

General

- The primary concern with this building is stabilization until further research on the appearance and use of this building can be completed.
- Organize and secure historic materials stored inside. (No cost carried, to be done by site staff.)

Rough Carpentry

- Repair/replace wood structural frame, roof deck, and soffit. (Assume 25% of structure for cost estimating).

Finish Carpentry

- Repair/replace wood siding, cornice and, corner trim (50%).

Doors and Windows

- Repair wood doors where wood has deteriorated (60%).
- Remove window openings and shutters not original to the building. Base this on historic photos on file at Melrose. Photos are not available for all elevations. (Assume twelve openings for pricing purposes.)

Roofing and Gutters

- Install proper-sized gutters (80 l.f.), and two downspouts total. Add one downspout to east side.
- Replace roof with wood shingles, new flashing, and underlayment.

Finishes

- Repaint all exposed exterior wood surfaces with appropriate historic colors.

7.4.6 North Slave Cabin

General

- Restore the exterior to the 1848-1910 period. This requires removal of the west porch, shed addition on the east, and carport on the south. The brick foundation should also be removed, exposing the original piers. See the further research listed in section 7.5.6 before proceeding with this work.

Sitework

- Remove brick pavers in front of two stair landings.
- Add fill, and grade earth around downspouts to achieve positive drainage away from the building.

Masonry

- Re-point mortar in chimney to match the South Slave Cabin (or vice versa).

Finish Carpentry

- Repair wood siding and trim by replacing deteriorated sections (\pm 25% of surfaces need repair).
- Restore the exterior to its appropriate historic paint colors.

Roofing and Gutters

- Replace roofing with wood shingles, underlayment, new copper flashing, gutters (\pm 145 l.f.), and downspouts (4). Add downspout on east side.

Mechanical

- Provide new vents for attic ventilation when replacing roof (assume flat roof jacks for cost-estimating).

7.4.7 South Slave Cabin

Site

- Remove brick pavers on six exterior stair landings (90 s.f.).
- Add fill, and perform minor grading of earth to increase slope away from building on north, west, and east sides.

Masonry

- Reconstruct south wall of cellar using as many original bricks as possible (+ 130 s.f.).
- Restore brick on remaining cellar walls; rake and re-point joints on both interior and exterior faces where mortar has deteriorated. Remove the insulation from the underside of the first-floor joists until the basement is sealed and kept adequately dry, otherwise moisture might be held against the wood by this insulation.

Rough Carpentry

- Install a shim in the gap between the wood post and wood girder in the crawlspace, and connect the post to the girder with metal fasteners.
- Stabilize floorboards and replace, as necessary, rotted flooring in Room 101 and 102 (\pm 18 s.f.).

Finish Carpentry

- Replace deteriorated portions of wood siding and trim (\pm 35% of wall surface).
- Remove and replace the damaged sections of the wood cornice (approximately 10 l.f.).

Roofing and Gutters

- Replace roofing with wood shingles, new underlayment, new copper flashing, gutters (\pm 120 l.f.), and downspouts (four).

Finishes

- Restore the interior finish to its 1848 appearance in all rooms.
- Restore the exterior to its appropriate historic paint colors.

Mechanical/Electrical

- Provide attic ventilation (assume flat roof jacks for cost-estimating).
- Relocate the electric panel from the basement to an accessible space on the first floor, not used for exhibit space (or hidden from view). The HVAC controls should be relocated as well.
- Monitor the relative humidity on a continuous basis to assure proper care of museum collections.

7.4.8 Privy

Site

- Grade site away from building at northeast corner between men's and women's rooms.
- Evaluate and repair subsurface drainage system as necessary.

Masonry

- Restore masonry. Rebuild those portions of the exterior brick bearing walls that have suffered the most severe deterioration, due to rising damp, using new bricks that match the original (approximately 15% of each facade). Rake and re-point mortar joints on the brick walls where there has been mortar loss or re-pointing done with a mortar, not matching the original (assume 20% of wall surfaces for cost estimating).

Finish Carpentry

- Replace wood fascia where deteriorated (25%).
- Restore the plaster finish to walls and ceiling in both historic Privy rooms.

Roofing and Gutters

- Replace roofing with wood shingles and new underlayment; add new copper flashing.
- Restore the original "obelisk" to the roof.
- Repair gutter (64 l.f.). Add one downspout.

Doors and Windows

- Restore transom sash to both historic Privy rooms.

Finishes

- Repaint all interior wood surfaces to reflect 1848 appearance.
- Repaint all exterior wood surfaces to appropriate historic color.
- Strip paint from seat cabinets in both historic Privies to reflect original appearance.
- Replaster walls and ceilings in historic Privy rooms.

7.4.9 Smokehouse

General

- Remove pump and wood structure, added in the twentieth century, from interior. These should be documented and the pump put into storage, since it was installed by the Kellys. The pump could be left in place if it is decided not to interpret the interior of the building as a Smokehouse.

Site

- Remove existing deteriorated brick walks (120 s.f.). The Cultural Landscape Report should address this further.

Masonry

- Restore masonry. Rebuild those portions of the exterior brick bearing walls that have suffered the most severe deterioration, due to rising damp, using new brick to match the original (15-20% of each facade). Rake and re-point mortar joints on the brick walls where there has been mortar loss or re-pointing done with a mortar, not matching the original (assume 20% of wall surfaces for cost estimating).
- Remove concrete flooring, unless it is decided to leave the pump.

Finish Carpentry

- Replace wood fascia (25%).

Roofing and Gutters

- Replace roof with wood shingles and underlayment; add new copper flashing (\pm 130 l.f.).
- Repair gutter (\pm 32 l.f.). Add one downspout.

Finishes

- Repaint all interior wood surfaces to reflect their 1848 appearance.
- Repaint exterior wood surfaces to appropriate historic color. Note the wood blind on the north elevation still has the 1850s-1860s paint finish, and should be protected.

7.4.10 North and South Cistern Houses

Site

- Reconstruct brick floor (200 s.f.) if it is determined to be appropriate to the 1848-1910 period.

Rough Carpentry

- Repair/replace damaged (due to rot and insects) wood framing members (approximately 25%) . Replace wood floor skirt with wood member placed above the floor to allow water to pass under (\pm 80 l.f.).

Finish Carpentry

- Repair/replace damaged door frame and wall lattice (due to rot and insects) in each house.

Finishes

- Repaint all wood to appropriate historic paint colors.

7.4.11 Slave Privy

Finish Carpentry

- Replace the missing gutters.

Roofing and Gutters

- Replace roof with wood shingles and underlayment; add new copper flashing.

Finishes

- This building was not painted on the exterior until the twentieth century. Consideration may want to be given to removing the existing paint, or letting it weather, and not repainting.

7.5 Further Research

The recommendations discussed in this chapter have been based on the historical documentation currently available as well as the careful visual inspection of the site and structures. Some historical information has emerged late in the research process, and other information remains in the possession of family members of former owners. It should be noted that Marian Kelly Ferry has much of the original documentation from both the Davis and Kelly families stored in her home in Michigan. Much of what is speculated or hinted at in this HSR could be confirmed by a review of these documents. Minor destructive investigations were carried out in the form of paint analysis, concrete coring, and minor structural probes. Therefore, not everything is known about the appearance of the various structures during the Period of Significance (1848-1910), and it should be recognized that some questions will remain unanswered. We can, however, still learn more by doing further selective destructive investigating. It is important to maintain as much original fabric as possible, so this destructive work should be limited to the spaces that we know the least about, with the remaining areas interpreted as best as possible through past documentation and the information recorded in this report. The following is a list of spaces that need further research, and what the research might yield.

7.5.1 Main House

Exterior

- Further study to determine if the canvas pieces found on the west side, first and second-floor porches are from a canvas covering added during the Period of Significance.
- Further research the date of the roof reconstruction on the Main House.

Basement

- Further research to determine the use of the various rooms. There was mention of a wine cellar in the McMurran correspondence, but its location was not indicated. The patch in Room 07 is identical in depth to the troughs in the Dairy, and further study needs to be done to determine if this room was ever a Laundry.
-

- Archeological investigations should be done to help determine original flooring, and when brick and concrete may have been installed.

Front Hall 101

- Further investigate if candelboards were original to the house.

Butler's Pantry 104

- After false walls are removed, do selective demolition to original walls to determine if water was originally supplied to this room. This selective demolition should not be carried out until the walls of the room above (Bath Room 204) have been investigated.
- Look for evidence of shelving on the south wall.

Stair Hall 105

- Determine if this room originally had a hanging light fixture.

Pantry 107

- There is not enough evidence yet to restore this room completely. Selective demolition on the west and south walls could reveal whether pipes ran from above, which may have been supplied by the attic cistern. There is some indication that the room above may have always been a bathroom.

Parlor 109

- Determine if a chandelier preceded the present one in this room.

Dressing Room 203 and Bath Room 204

- These two rooms are the most puzzling, and there really is nothing known about their original appearance. Marian Ferry has given clear descriptions for both of these rooms, and they indicate that no plumbing fixtures existed in these rooms during her lifetime until after 1936. The cistern is quite large and would most likely have fed more than just a sink. Selective demolition to walls and ceilings must go on in these rooms to determine if the cistern did in fact feed either of these rooms, it was not possible to determine this from the attic. It would also be possible to determine if the pipes continued down through the walls to the lower floors as well.

Utility Room 206 and Bachelor's Room 207

- There is not enough evidence yet to restore these rooms completely. Marian Ferry clearly describes a water closet that had a high box with chain that was replaced along the north end of the west wall. Selective demolition should be done to the ceiling and wall in this room to see if this was ever fed by the cistern. Perhaps this room was an original bathroom to the house. Because many of the original materials remain in this room (i.e. plaster and trim), care should be taken when doing this demolition not to destroy a large amount of plaster.
- Research to see where the chandelier in this room is originally from.

Upper Saloon 211

- Determine if wood floor was originally covered with carpeting, a rug, or floorcloth.

7.5.2 Kitchen*Exterior*

- Further research the second-floor deck to determine if it was ever covered with canvas. Some probing should be done along the stucco surface to see if any remnants may remain under this. If canvas is found, it would help confirm that the ceiling below was plaster.
- Further investigate to try and determine if the first floor of the gallery was always concrete. Investigate the original finish of the first-floor rooms at this same time.

Room 101

- Determine the location of the dividing wall in this room, if it existed.

7.5.3 Dairy*Exterior*

- The same research that is being done on the exterior of the Kitchen needs to be done on the Dairy. Some information may be able to be interpolated from the findings on the Kitchen.
- Further study should be done on the use and equipment for Dairies.
- Determine dates of trough installations, if not original to building, and dates for vent holes cut into the walls, if not original to building.
- Study the subsurface soil to the south of the Dairy and Privy to try and determine the cause of rising damp in both of these buildings.
- Further investigate to try and determine if the first floor of the gallery was always concrete. Investigate the original finish of the first-floor rooms at this same time.

7.5.4 Carriage House

General

- Determine the dates for the metal roof, shed addition, stairs to loft, and concrete floor.
- Determine if the flooring in this building was originally dirt or wood.

7.5.5 Stable

General

- Determine the extent of alterations made by the Kellys, and when. What was the original appearance of the building? Determine the date of the metal roof installation.
- Determine if the flooring in this building was originally dirt or wood.
- Investigate the installation date of metal gutters. Were they originally wood?
- Determine how the Callons used the building.

7.5.6 North Slave Cabin

General

- Determine if there were ever any windows on the east elevation. This may be revealed by framing members when the shed addition on the east is removed.
- There are brick piers on the current east shed addition which, along with the step down from the main section of the house, could indicate that this was originally a porch. Demolition of the east shed addition should be done carefully to investigate this possibility.
- Determine the date the metal roof was installed, and the carport added.

7.5.7 South Slave Cabin

General

- Determine the date of the metal roof.
- Determine if steps originally had balustrades, and if not, when they were added.

7.5.8 Privy

General

- Further study to determine if the four-panel door on the south side of the building is original, or if it was a tongue-and-groove door that matched the others. The paint analysis did not look at this. It would make the most sense that it was tongue-and-groove.
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- Determine the original use of Room 101 and Room 102, and when the modern bathrooms were installed. Determine when the concrete floors were first poured. Concrete analysis was not done in this building.
- Do archeological investigations to determine if any artifacts were thrown down the privy holes.

7.5.9 Smokehouse

General

- Do archeological investigations to determine if there is evidence of salt or ash.

7.5.10 Cisterns

General

- Do archeological investigations to determine if brick floors are original and if there are signs of an earlier house which may have been of a slightly different size.
- Further research to try and determine the original date of construction.

7.5.11 Slave Privy

General

- Determine the use during the Kelly and Callon periods. Do archeological investigations to see if any artifacts were thrown down the privy holes.
- Determine the date the gutters were removed.

7.5.12 Playhouse

General

- Finish analysis should be done on this structure.

