

Sitton Dogtrot at Millard's Crossing

Historic Structures Report

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Sitton Dogtrot Historic Structure Report

Building Description

The building's general architecture is a typical dogtrot log home (Fig. 1.1). It has two sections divided by a space way covered with a wooden shingled roof; however, the building has three major additions that change the look and design of the original structure. The original structure was built in 1842 and the three additions were built later on. The addition of a porch changes the front facade and characteristics of the original log structure. The addition of a second story does not change the feel of the building when viewed from the front, but when viewed from the side (Fig. 1.2) the second story siding does not match the original structures construction materials. The second story addition is also not fitted snugly and the siding materials are slightly protruding where they meet the original structure. This creates a shoddy appearance to the general construction of the original structure.

The other addition is an extension of the structure in the rear of the building (Fig 1.3). The additional 10 feet that has been added and this section is quite noticeable. The materials of this addition do not line up with the original structure and the addition is not secured very well either, for section of siding are coming away from the building (fig. 1.4). This rear addition is beginning to separate from the original structure and its weight is pulling the original building apart. Direct evidence can be seen throughout the house of the strain the addition has added to the original structure. The roof is separating down the middle and the separation can be seen down almost the entire peak from the

inside (Fig 1.5-7). The two halves of the roof are pulling apart from each other, which creates more problems than just the rear addition coming off. Water enters freely into the house and is creating significant water damage throughout (Fig 1.8). Further evidence of the strain the addition is causing can be seen in the second story windows and siding. While the front side windows are squared and plumb, the rear side windows are tilted towards the rear of the house (Fig 1.9). This shows a lean towards the rear of the house on the second story, and this can also be seen within the addition, as the side windows inside the addition are also leaning towards the rear and losing their square alignment (Fig 1.10).

From the exterior the rear addition can be seen pulling itself apart. One can look directly into the rear addition from the outside of the house (Fig.1.11). The siding is pulling apart and separating from the original structure as it leans towards the rear of the house. The rear addition does not create a level line when one views the bottom support beams from the original structure to the rear addition. The rear addition is slightly slanted down and away from the original structures alignment, and is further evidence that it is beginning to pull away from the original and creating strain on the general structure.

Site Context

Grade and Drainage

The site the building is located on has an adequate grade to allow drainage and prevent water from collecting under the house (Fig 2.1). The grade slopes down

from the front of the house to the rear and after a heavy storm I saw no signs of standing water under or around the house.

Vegetation

With the exception of the porch, the house is also far enough off the ground to allow enough air flow that any moisture is easily dried out. However, vegetation is an issue. There are two trees growing up from underneath the house (Figs. 2.2-3), and while one does not touch the building at all the root system may cause problems for the stone piers that hold up the house. Another tree is growing up along the side of the west chimney (Fig. 2.4), and while the tree is still relatively small it needs to be taken care of immediately before it grows and begins to cause major damage to the building. This tree's proximity to the house can lead to trapping more moisture on the side of the building and create further deterioration of the original logs. There is a tree located near the east side of the structure (Fig 2.5), and this tree poses a threat to damaging the roofing material. It can act as a condenser to provide a place for moisture to build and allow the growth of fungus and molds, as well as a place where the branches can cause harm to the roof during a severe storm. Another tree that poses the same threat is growing on the North side of the building, and it is also hanging over the structure (fig. 2.6). There is also a row of trees 20 feet in front of the house in a line along the entry way to the village in front of the house, which poses no threat to the structure, and does not obstruct the view of the structure. With the exception of the two trees the grass and other vegetation is well controlled and

maintained and provides neither threat nor detracting from the appearance of the building.

Fabric Survey

Foundation

The building sits upon rock support columns about 18 inches off the ground (Fig 3.1). The columns support the main support sills (or beams) that run the length and width of the entire structure. These columns appear to be composed of rocks and stones from the buildings original location and supplemental modern material to level the structure. The original rock materials add to the historic quality and feel of the building, but the modern materials detract from it. Concrete blocks, red brick and even pieces of wood, are sometimes used in place of actual stones or rocks (Fig 3.2-3) and these materials stand out among the natural and historic materials. Many of these support columns are also in dire need of adjustment as they are leaning and in danger of failing from uneven pressure (Fig 3.4). The lean also creates an instability issue for the entire structure, which could collapse if the leaning support columns fell or crumbled from the uneven weight. Along with the lean and separation of the addition, the leaning support columns show more lean under the addition than under the original structure (Fig 3.5). The general lean appears to follow the grade of the land from front to back, but also along an east to west axis in the rear of the house.

The support sills (or beams) need to be replaced, for they are deteriorating (Fig 3.6-8). The sills are in such a state, that in some locations half of the beam has rotted away. Along the entire structure, there are significant signs of rot along

the support sills and if not taken care of soon will lead to a failing of the support for the entire structure.

Roof Systems

Sheathing and Rafters

The sheathing appears to be of the same age as the additions. It also appears to be in the same condition. There are many gaps in the sheathing along both the front and rear of the house (Fig 4.1-3). Some planks suffer from splitting and many have cracks that run along the length of the sheathing. In some spots one can see light coming through the gaps in the sheathings and these holes in the sheathing and the flashing allow water to easily penetrate the buildings interior (Fig 4.4), and in many places the roof does not meet in the middle to form a seal (Fig . 1.5-7) There is also a heavy amount of rot in sheathing that is located further up towards the roofs peak. The closer proximity to the middle of the roof where the water leakage is bad, the more rot the wood has (Fig 1.8). The rafters also suffer from this severe rot, and in many locations the black rot is so severe the rafters need to be replaced (Fig 4.5-7). Due to the gaps that run along the center of the roof the water damage to the sheathing and rafters is significant, and this added moisture is also leading to mold and fungus growing throughout the second story addition (Fig. 4.8-10).

Shingles and Flashing

Wooden shingles came in a variety of types and sizes, and need to be replaced often. The shingles on this roof retain the historic feel of how an original log cabin

roof is composed, but the shingles are deteriorating. Wooden shingles should be kept clear of debris and mold and fungus, and while there was no evidence of debris there was evidence of mold and fungus growth on shingles that have recently fallen off.

Between the gaps in the sheathing one can see that there is a modern flashing in place. The flashing is sometimes damaged and allows light to shine through and along both chimneys the seal is long gone. Wooden shingles cover the flashing and keep the historic feel of the house, but many of these shingles are in poor condition. Walking around the building one can pick up shingles that have fallen off the roof and these pieces are about a quarter inch in thickness. Wooden roofing shingles need replacement between 15 to 60 years, and should be replaced before any damage can occur to other parts of the building.¹ Shingles should be replaced if there is over 20% cracking splitting or missing pieces, and on the building there appears to be at least 30% of the total area that has damage in one form or another.² Wooden shingles will thin over time and the quarter inch thickness shows extreme wear as wooden shingles are commonly 3/8 to 3/4 inch thickness. Wooden shingles should be replaced once they are half their original thickness.³

¹ Park, Sharon C., "The Repair and Replacement of Historic Wooden Shingle Roofs" in *Preservation Briefs* no. 19. p. 1.

² Ibid. p. 6

³ Butcher-Youngmans, Sherry. *Historic House Museums: A Practical Handbook for Their Care, Preservation, and Management*. New York: Oxford University Press. 1993. p. 146-167.

Porch Systems

The deck of the porch is in poor condition. It is stable and sturdy in most places, with no major signs of instability, and it supports weight easily but has areas of evident deterioration. Section of the wooden planking in the deck material are broken off and creating holes in the decking (Fig 5.1). The support sill along the front of the porch is cracked, and the entire sill rests upon the ground (Fig 5.2-3). The posts of the porch are in fair condition, but they do not add to the historic feel of the log house (Fig. 5.4). The posts are modern machine sawed wood and stand out against the historic hand hewed logs of the front facade of the building. The ceiling of the porch is in better condition than other areas of roofing. Where it attaches to the main structure it is in good condition and the sheathing appears to be in better shape than that of the main roof.

Structural Framing Systems

The Sitton Dogtrot House is constructed primarily of hand hewn log. Typically this type of construction would leave a rounded interior surface and have a flat exterior, but this building has a flat surface on both the interior and exterior. The logs are square notched and fitted snugly, which is typical in Swedish construction methods but does not necessarily indicate that this building is of Swedish design.

Most of the logs are still in good condition, however there is evidence of insect damage throughout the building (Fig 6.1). These areas indicate two types of insects as the causes of the problems. One is dry wood termites and the other is

powder post beetles. “Dry wood termites, found primarily in the warmer and moister climates typical of the southeastern states, do not build shelter tubes. However, they can be identified by their fecal pellets, which often appear spilling from cracks in wood. Another telltale sign is the wings that fall from the insects during a period in their life cycle.”⁴ Some logs along the exterior of the building have been severely damaged by dry wood termites, and the building needs to be treated for this pest. “Powder-post beetles are wood borers, and at the active larval stage will tunnel inside wood, causing great damage. Watch for exit holes made by the adults and for powdery dust beneath the holes.”⁵ I witnessed a beetle exist one of these exit holes of the west side of the building in the location in figure 6.2.

Overall the logs are in good condition with no signs of rot or fungal growth. Some logs will need to be repaired, and the sill logs mentioned in the foundation section will need replacement. *Preservation Brief 26* describes repair methods for logs that are in place.

Chimneys

The two exterior chimneys on the east (fig 7.1) and west (fig. 7.2) sides are in the same condition. They are made of good quality stonework and solid mortar and are in a good and stable condition. The appearance of the chimneys adds to the

⁴ Wendy Jessup. “Biological Infestations”, in National Parks Service’s *Museum Handbook*, pt. 1: *Museum Collections*.

⁵ Sherry Butcher-Younghans and Gretchen E. Anderson, *A Holistic Approach to Museum Pest Management*, Technical Leaflet, no. 171 pp. 6-7.

historic appeal of the building. The stonework appears to be made of local stone and they are prominently displayed on both sides of the dogtrot. The chimneys signify the importance of a method of heating for the log structure and the need for a chimney on each side of the dog trot.

There are no signs of deterioration are evident and the chimneys are level.

There is plant growth on the exterior stone work, and over time this will break apart the mortar and weaken the towers. The two trees that are located under the building are also close to the base of the chimneys. The removal of the trees is of even more important when considering the root system that may go under the chimneys. However, once the trees are removed the chimneys much be watched for shifting in the soil beneath due to the decay of the tree's root system.

Where the chimneys are supposed to connect to the roof, has come loose. There is large separation from the roof and without this connection the chimneys are subject to instability if an earthquake should occur because there is nothing maintaining their upright position. The chimneys are stable on their own, but need to be secured to the building in a better manner.

Fireplaces

The fire places are in great need of cleaning. Without adequate cleaning of the fireplace, the structure could be susceptible to fire. The fire places are located centrally with the original dog trot structure and reveal the importance of this method of heating. Each side has its own fireplace so that each side of the building can be heated during occupancy. Figure 8.1 shows the condition of the

west sides fireplace, and figure 8.2 shows the general condition of the eastern rooms fireplace. Both fireplaces show no signs of structural problems, and like the chimneys they are part of are in good condition. The interior of the fireplaces has been lined with modern firebricks, and they are not the original materials used.

Doors

The age style and condition of the doors varies throughout the house. With door modern door knobs and machined materials that doors do not fit with the original dog trot appearance, but do fit in with the rear addition, and doors that fit the original style that would have been used in 1842.

The two doors located on the original structure within the central walkway appear to be in the original locations of dog trot. These doors are in good condition and do not have a modern appearance (fig 9.1-2). They both are in working condition and retain the historic feel of the dogtrot.

The rear addition also has two entrances into the walkway, and these doors allow an entrance into the rear portion without going through the main section of the structure. These rear doors on both sides are no longer plumb, and show the general state of disrepair of the addition. There is water damage along both entryways and the doors are no longer flush with the structure. Both of these doors are of modern construction, and look nothing like the two doors on the original entrances (fig 9.3).

Three other doors are inside the addition and appear to have been cut into the original structure. The original exterior walls of the log cabin are the interior south

side walls within both sides of the addition. Three openings have been cut out of the original walls to allow access into the main structure from the addition. Two openings have doors that lead into the main houses rooms, and one has a door, which opens to a set of stairs leading up to the second story addition. The three doors are like the other doors of the structure and appear to be of the same age as the rear addition (fig. 9.4).

Windows

The windows on the entire structure are of a more modern construction than the original dogtrot. They are made with a wooden sash and framed construction and are single paned, so they do not break the feel of the historic integrity that a metal window frame would have done. There are also two basic styles of windows located throughout the house.

The most common window is the one pictured in figure 10.1. This style is in the eight windows located in the dogtrot's main rooms and the six windows in the rear addition. There are two window holes in the north wall of the dogtrots original walls that are now being used as shelving, and do not have any glass within. The majority of this style of window is intact, but there are two that are broken as shown in figure 10.2.

The remaining windows are on the second floor. All of these windows are of a similar style as the ones in the main dogtrot, but instead of being double hung they are single hung. There are eight windows on the second floor and they are

all exactly the same in appearance. The front windows are seated firmly, but the side windows are not as figure 1.9 shows.

Room Finish System

The house has two distinct interior finishes. The original structure has the original logs showing with nothing covering them in the two main rooms. The spaces between the logs would have originally been chinked and daubed with materials such as rocks and clay, and this method of filling the gaps in the logs for insulation is easily damaged and requires continued maintenance. Currently, there is no chinking in the spaces, and the daubing is concrete (Fig 11.1). The concrete is held in place by wire mesh or chicken wire, which can be seen in several places because the concrete has chipped away. Chinking and daubing not only stopped the wind and provided insulation, but also stopped water from entering the building. Unfortunately in many places there are large gaps where the daubing is no longer present. Light can be seen shining through multiple cracks in the interior (Fig 11.2). The entire house needs to be rechinked and daubed if there is to be an historic feel. Even continued use of the concrete does not elude this step due to due continued required maintenance and problems already occurring with the current material.

The interior rooms in the addition have two types of finishes. The exterior walls are wall papered, and the walls of the original structure remain exposed and are chinked and daubed. The wall paper in these rooms is in about the same condition as the rest of the addition. The paper is falling off in sections and is

showing signs of rot and significant deterioration in many places. It has become water damaged from holes and spaces in the exterior walls and from leaks in the ceilings. The interior walls chinking and daubing is in fair condition because they are no longer exposed to the elements, but they have the concrete and wire mesh materials, which detracts from the historic feel of stone and clay.

There are three other major changes to the interior walls of the addition. Three sections have been cut out of the original rear walls of the dogtrot to allow access to the addition, and a staircase. These sections now have two doors, one in each addition, leading into the dogtrots interior. While this would have made it simpler to live in with the addition, it has drastically altered the original structures appearance. If the addition is ever removed, then the rear wall will have three openings that were never meant to be. The windows are still in place in these interior walls, which creates an odd feel because one can look through windows into another part of the houses interior.

Stairs

There are only two sets of stairs in the structure. One set of stairs is located in the space way between the two sections of the dogtrot and appears to be in an original location (Fig. 12.1-2). The stairs are in poor condition and relatively unstable. While they will bear weight, they do not feel very secure or safe because there is shifting as weight is applied. Secondly, they no longer actually lead into the second story. There is a covering above the stair case that was securely closed, and could not be opened.

The second set of stairs appears to be added as part of the addition. They are located in the building's east side rear addition, and have an opening cut out of the original structures back wall. This provides a secure entrance into the second story because it cannot be accessed from outside the house or from the unsecured space way. This does however, alter the original structures appearance. The front east side room in the dogtrot now has a stair case located in the North West corner, which would not have been there in the original home. These stairs are stable and secured properly. They do not feel unsteady and they bear weight with ease.

Flooring

The condition of the floors varies greatly as one traverses the different sections of the house. The floors in the original structures main rooms are in good condition. They are stable, sturdy, and have tight fitting planks. These floors also appear to be level with no warping evident. The boards are in good condition and do not show signs of water damage that are evident throughout the rest of the house.

The floor in the east side rear addition is in bad shape. The floor has major water damage along the north wall and along the threshold leading into the space way (Fig 13.1). The floor in this room is also not tightly fitted, as there are gaps between the boards. The floor also has a slight unsteady feeling as you traverse, but it is relatively level with a slight slope from the front to the rear of the house.

The floor in the west side rear addition is in terrible shape (Fig 13.2-3). The floor feels unsafe to walk upon, as it has a squishy feeling from extensive water damage. The planks of flooring do not fit together well any longer and major gaps occur where you can see the ground beneath the house. The floor is also warped badly due to the water damage, and one does not need a level to see the different directions of slope that occur within this room. There is major water damage along the base boards of the exterior walls and the threshold that leads into the space way.

The floors in the second story are like the floors on the first floor of the main structure. They are relatively level and have a strong sturdy feel. The water damage appears to be limited to the roof and the floor seems to be basically spared. This may change over time if the leaks are not fixed, and significant damage could occur to these floors.

Mechanical and Electrical Systems

The entire building has been fitted with electricity. The original rooms have sections of studio lighting, but this electrical system is in bad shape, and should not be used. There are bad connections and the wiring has shorts in some locations, which causes the lights to flicker. The electrical system also detracts from the historic feel of the dogtrot. The studio lights stand out along with ceiling fans in several rooms. The ceiling fans on the second story are in locations that have significant water damage. Turning these fans on, and any electricity that runs to them, should be avoided at all costs.

Another modern installation in the building is a toilet. The toilet is located in the addition, and it goes along with the modern addition on the historical dogtrot. It was obviously added for convince ad modern plumbing systems, but it does take away from the historic log building feel.

The building needs to be fitted with lightning protection. This can be done in an inconspicuous way, and will provide a necessary benefit to the structure.

Treatment and Use

Preservation treatments should be started as soon as possible. The water damage is extensive and will only continue to worsen if not taken care of. Water is your greatest enemy in a building and it should be the first problem dealt with. The roof needs to be made waterproof as a first step in this process. The wooden shingles need to be replaced and treated with fire retardant. The trees that overhang the structure need to be trimmed before any more damage can occur, whether through physical damage or the trapping of moisture on the wooden shingles leading to mold and fungal growth. The trees that are growing out from underneath the building need to be cut down immediately before their root systems can displace the stone pillars or damage the chimneys.

Another problem that needs to be addressed quickly is the insect problem. While there are relatively few areas of major damage, those areas can spread as the insects spread to new sections of the wood. As much of the original logs needs to be saved as possible and this will require treatment immediately. Techniques for repairing the logs can be found in *Preservation Brief 26*.

Efforts should be made to preserve as much as possible, before restoration is begun. Preservation will not only save money and expenses by not having to replace areas, but also it will retain more of the original feel and look of the dogtrot the way it was in 1842.

Restoration Plan 1

Restoration Plan 1 is the most recommended, yet extensive plan. This recommends that the building be restored to the original 1842 appearance as much as possible. To do this a series of steps will need to be followed. First, as recommended in the treatment and use section, the roof needs to be fixed. This is a main priority for any work that will be done to the building, but the materials used need to be consistent with the original materials. Many rafters need to be replaced due to the extensive damage and black rot, so modern machine sawed 2X4 rafters should be replaced with logs. The sheathing that is water damaged needs to be replaced, but it is ok to keep modern machine sawed sheathing as it will fit tighter than hand hewed and not have that noticeable of a difference visually. The wooden shingles need to be replaced, as they are the first line of defense in the battle against water. They need to be treated shingles with fire retardants. The retardant will make them more brittle, but where water damage may be fixable, a fire burned out building is not. The foundation stones need to be leveled. The building needs to be jacked up in location to level it out and all pieces of wood and cinder blocks/red bricks need to be replaced with large flat stones. This will add to the stability of the structure,

which is in danger of falling down if a pillar collapses, and it will return the look of the foundation to an original appearance. The support sills also need replacing. They bear the load of the entire building and must be in prime condition. Weak half rotted logs should be replaced when foundation work is being done with hand hewn squared logs for historical accuracy.

The condition of the porch is good enough to stay part of the building, but it is not a typical part of a dogtrot built in the 1800s. The porch does add to the beauty of the house, but also detracts from the front facades true log construction. To restore the building to an original historic look the porch should be removed. If the decision is to keep the porch then it needs to be fixed with replacement planks, and the sill needs to be repaired as well. The porch sill should also be slightly raised off the ground using stones or rocks (not bricks) to keep it from being damaged by the ground moisture, and being attacked by ground termites. The rear addition needs to be removed. It is in very poor condition and not worth attempting a restoration. It also does not fit with the 1842 dogtrot appearance. The removal would be simple and would save a lot of expenses in the future. With the removal of the rear addition, there will be three extra entrances to the building that were not originally intended in 1842. By replacing the doors with doors like the ones located in the main entry way these three new door ways can be blended in. This method will not detract from the historic feel of the house, and will help by removing the modern doors, which need to be replaced anyways. The stone steps leading to the space way can be moved to meet the

original space way, and additional steps can be made to go to the new doors.

The new steps will make is so three doors do not leading to nothingness.

The second story of the building needs to be fixed. The wood siding needs to be replaced with a more historic log siding. The original siding was probably replaced when the roof was redone during the additional work that added the rear section, as the wood is the same as that addition. Cleaning the white rot with bleach will kill it and prevent any damage from occurring, and making the windows plumb and after the siding is replaced will restore the historic feel.

The chimneys and fireplaces are in great shape. The fire brick inside the chimneys in not historic, but does not detract from the historic feel greatly. They do add extra fire protection if the chimneys were to be light for reenactments, so the added protection is good. The vegetation should be removed from the chimneys before it can damage the mortar and stone work, and the trees located near the chimneys should also be removed carefully to avoid any damage. The chimneys should also be cleaned, as a chimney fire can be almost impossible to suppress once started. This will make use of the fireplaces a safe practice as long as they are inspected yearly.

The windows need to be plumb and the ones replaced with shelving fixed when the rear addition is removed. They should be the same style windows, and the windows in the addition that is being removed has the same type. They can be used to replace the missing windows in the original structure, as long as the glass is replaced.

The chinking and daubing needs to be replaced and maintained twice a year. Daubing will crack and break, no matter the material used, as the building settles or the ground shifts slightly. Due to the fragility of daubing, it should not be replaced or repaired until after the building has been shored up and any replacement logs have seasoned. Daubing was typically made from clay and the chinking was any available materials, from wood to rocks and stones. However, *Preservation Brief 26* lists modern mixes that will retain an historic feel but be sturdy and long lasting.

The original stairs should be fixed and reopened. While the rear stairs are more stable, they are not part of the original structure and should be relegated as additional stairs. The original stairs should be reincorporated as the main stairs for the house.

The electrical system needs a major overhaul. Ideally there should be no electricity in an 1842 building, but if hidden properly the building may have electricity. Some candle holders may be replaced with electric candle lamps that, while using electric light, look like candle holders, and are safer than an exposed flame. All ceiling fans should be removed and the holes left behind repaired. All modern lighting should be removed and replaced. Any electrical outlets should be hidden behind furniture and not visible to any patrons visiting the building. The electrical meter should be hidden, but still accessible by the electric company. A way to do this is to have wooden barrels stacked up against the building where the meter is located. The top barrel can have a hole cut in the side to allow the meter to be inside the barrel and the front side can have a hinged door for the

meter reader to open easily and read the device. This will add to the historic feel outside the building as there will be what appear to be barrels for storage and supplies.

Restoration Plan 1 is the recommended plan, and Restoration Plan 2 has utilizes many of the same concepts and will refer to Plan 1, but it also has major differences.

Restoration Plan 2

This plan is not as drastic as the first plan, but also not as historic. Plan 2 does not call for the building to return to its 1842 appearance. The rear addition is kept on the building, but it needs the most work. To keep the rear addition the building will not have the 1842 feel, but it will show how a building can change as new occupants inhabit the building. The rear addition can be used to show the different life styles that have used that building throughout its history. However, major work is needed to fix the rear addition. It may even be necessary to completely rebuild it. The floors are in such a poor condition that they are basically unsafe to walk upon. While they do support weight, they feel as if they can collapse at any moment, and there are places that you can fall through if not careful. If the decision is made to keep and rebuild the rear addition, the pictures of the existing materials should be used to ensure that it is rebuilt exactly the way it was. The same doors and windows should be used, and the wood siding should look the same as it does currently (except for it falling apart).

The porch and second story can retain their modern features as they will be part of the rear additions history. The porch posts can be saved and the second story can have wooden siding. The siding on the second story will still need to be fixed and replaced along with the rear addition, but it should be done exactly the same way the rear addition is done.

The roofing materials can also be modern, with the exception of the wooden shingles. The rafters can stay as 2X4s but the rotted ones will still need to be replaced as soon as possible.

The major difference between the two is whether the building goes back to 1842 as much as possible or keeps its current look. Either way major restoration work is needed.



Figure 1.1 shows the Sitton Dogtrot built in 1842. Note the two sides separated by the middle passageway.



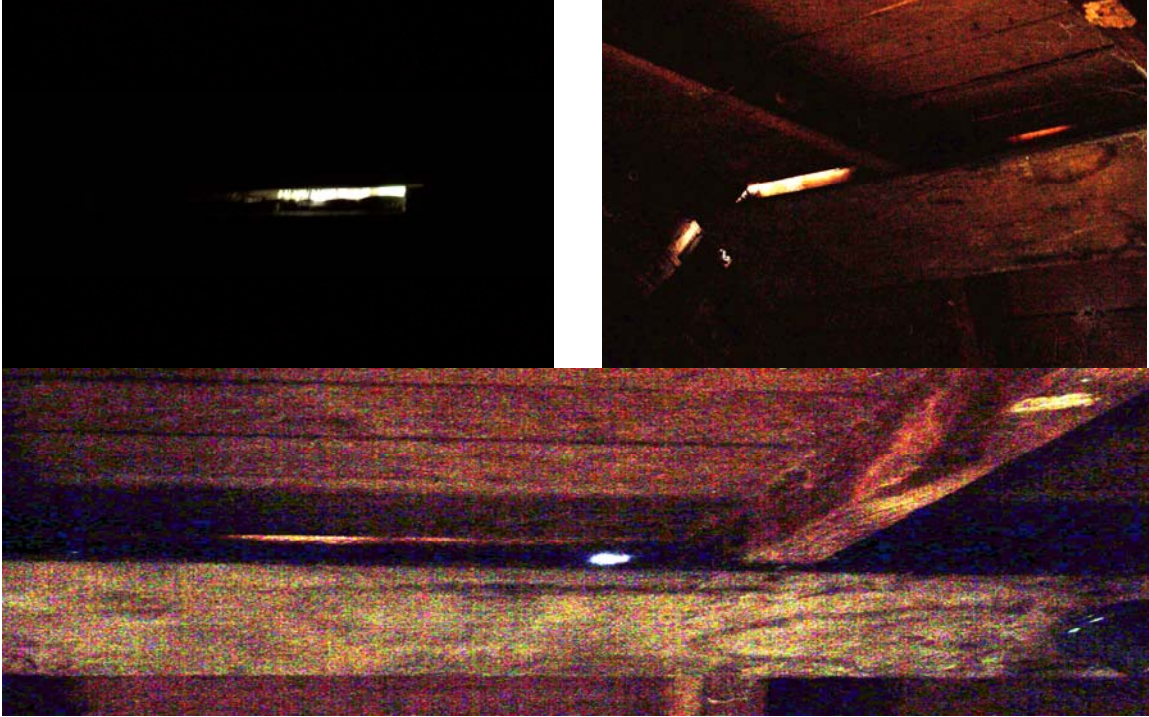
Figure 1.2. The siding on the second story is mismatched to the original log construction and does not fit snugly to the original structure. The window in the picture seems ready to fall out as well.



Figure 1.3. The rear addition begins where the vertical siding is located on the left side of the picture. All three areas of modern construction can be seen in this picture; the porch, the second story siding that does not match up, and the rear addition with its vertical siding similar to the material used on the second story.



Figure 1.4 displays evidence of the siding on the rear addition of the building coming off.



Figures 1.5, 1.6, and 1.7 (above) reveal the light that shines through the peak of the roof where separation is occurring. The two sides of the roof are pulling apart from each other.

Figure 1.8 (below) shows the significant water damage that is occurring in the roofing materials. This shows damage to the sheathing and rafters and extensive black rot.





Figure 1.9 reveals the slant towards the rear of the house. This is the west side of the building and the window on the left is slanting towards the rear of the building.



Figure 1.10 shows a view from east side inside the rear addition. The window is slanted towards the rear of the building.



Figure 1.11 shows the large gaps in the siding of the rear addition, through which the interior can be seen.



Figure 2.1 shows the grade of the land sloping from the front to the back of the building.



Figures 2.2 and 2.3 show trees growing from underneath the house.



Figure 2.4 shows the base of the smaller tree growing along the west chimney. This tree can also be seen in figures 2.1 and 1.3.



Figure 2.5 shows the tree on the right side of the picture with branches extending over and touching the roof of the building. Figure 2.6 shows the tree on the North side of the building. This can cause damage during severe weather, and trap moisture on the wooden shingles, which will lead to mold and fungal rot on the roof.



Figure 3.1 shows the stone pillars that support the building. In this picture you can see that three pieces of wood are used on this support. The wood is also splitting and can possibly fail from the weight bearing down upon it and puts the entire structure in danger of collapsing if the wood should fail.



Figures 3.2 and 3.3 show another piece of wood in a precarious position and two red bricks support the weight of the house.



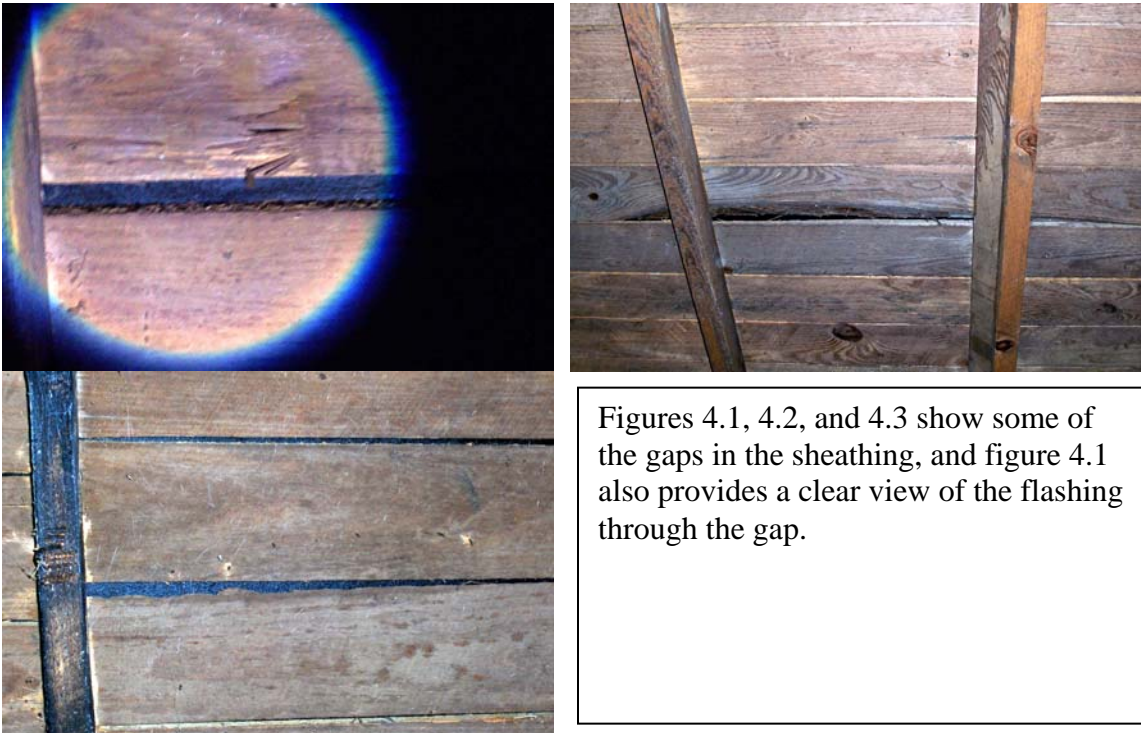
Figure 3.4 shows a cinder block being used as support and a distinct lean to the pillar causing uneven pressure on the support.



Figure 3.5 shows that the support pillars on the rear addition are leaning to the west side of the building.



Figures 3.6, 3.7, and 3.8 show the support sills' deterioration. These sills are typical of all the sills that support the house. Every sill should be replaced with new, treated timber before long to provide a strong support system for the house.



Figures 4.1, 4.2, and 4.3 show some of the gaps in the sheathing, and figure 4.1 also provides a clear view of the flashing through the gap.



Figure 4.4 reveals the light pouring through the sheathing. This occurs in multiple locations and allows water to penetrate the structure.



Figures 4.5, 6, and 7 reveal the black rot that is plaguing the rafters. Clear signs of water damage are also evident and provide a reason for the black rot to occur so badly. Figure 1.8 also shows the same evidence.



Figures 4.8, 9 and 10 show the extensive white rot along the interior of the roof. White rot can be seen on the sheathing, rafters and the partition walls of the second floor.



Figure 5.1 shows the deck planks cracked and missing sections. This hole is on the west side of the porch decking.



Figure 5.2 and 5.3 show the crack and separation of the front porch's sill.



Figure 5.4 shows the modern squared posts, and it also shows the separation of materials along the sill and decking on the western corner of the porch.



Figure 6.1 shows extensive dry wood termite damage along the west side of the building. This is a rare example, as no other logs are in this poor condition.



Figure 6.2 shows another location along the east side that shows signs of powder-post beetles. These holes can be found throughout the entire structure.



Figure 7.1 shows the chimney on the west side of the building, and figure 7.2 shows the chimney on the east side. Both chimneys are in good condition as are evident from the pictures. However, note the vegetation on the west chimney in figure 7.1. A tree is growing along the north side and a vine is growing up the chimney on the north side. These need to be removed.



Figure 8.1 shows the fireplace in the west side front room. Figure 8.2 shows the fireplace in the east side front room. They are both centrally located within their rooms and are in good condition. Note the modern firebricks that are clearly visible in figure 8.1.



Figure 9.1 shows the east side entrance and figure 9.2 shows the west side entrance. Both doors are in good condition and fit the historic feel of the house



Figure 9.3 shows the modern style door that contrasts greatly with the historic doors on the original section of the house.



Figure 9.4 shows that the interior doors leading to the dogtrot's main rooms are of the same style as the doors that lead into the addition. All three doors look like the one shown.



Figure 10.1 shows the style of window on the first floor. All 14 windows on the first floor are exactly like this one.



Figure 10.2 shows this window in the east side rear addition is the same style as the one located in the original dogtrot (fig 10.1), but this one's glass is broken. Another window in the west side rear addition is also broken.



Figure 11.1 shows the concrete daubing used and the wire mesh chinking. This daubing is broken and as seen in figure 11.2 are typical. Many locations are void of daubing material and allow the light to enter the building. Daubing and Chinking require routine maintenance.



Figures 12.1 and 12.2 show the stair case that is located in the space way. You can see that the stairs are sealed off and no longer used, but they appear to be in the original location.



Figure 13.1 shows the flooring in the east side rear addition. The water damage is clearly evident along the north wall flooring and the threshold.

Figures 13.2 and 3 show the flooring in the west side, and one can see the gaps and cracks in the flooring. Looking closely at Figure 13.2 the threshold has a cracked section. This section is not secured and if you were to put weight on it you would fall through the floor.



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