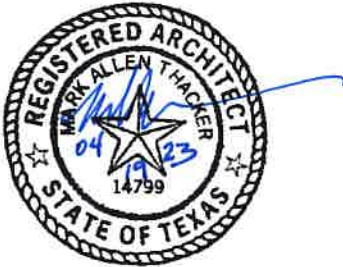


Rosenwald School, Concord Mt. Enterprise, Texas

Investigation Report
April 19, 2023



Mark A. Thacker, AIA
Commercial & Preservation Architecture

LLC

203 S. Henry

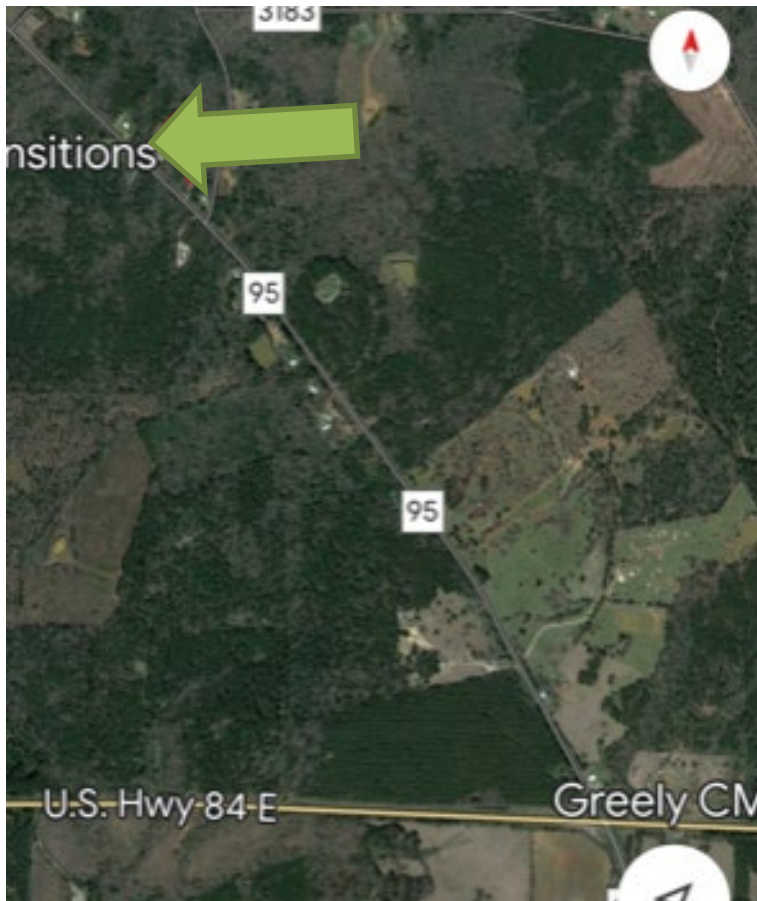
Lindale, Texas 75771

**Concord: A Rosenwald School
19447 FM 95 South
Mt. Enterprise, Texas**

**Historic Structures Report
&
Master Plan
April 19, 2023**

Introduction

The architectural firm Mark A. Thacker, AIA ~ *Commercial & Preservation Architecture* was selected to perform an investigation and potential development report for the historic Concord – Rosenwald School located near Mt. Enterprise, Texas.



Site location. 19447 FM 95 South.

Scope

The scope of this project is to create an investigation report. There are two distinct buildings which are connected and were constructed approximately five years apart but will be considered as one building. The building was generally field measured and documented with the following purposes:

- A. Determine the condition of the historic building. (Part I)
- B. Identify issues in need of repair and/ or restoration. (Part I)
- C. Present conceptual restoration floor plans. (Part II)
- D. Provide an Opinion of Probable Construction Cost. (Part II)



1930 West Wing Addition on left, 1925 Original Building on right.

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Background

This general report provides an interpretation of the building's history based on oral interviews and historical record in conjunction with evidence observed on site. Formal historical research is not a part of the project but a cursory look into what is readily available can be beneficial and interesting. Establishing this historical record is an important step in the process of determining the scope of a future restoration or phased restorations. In some cases, the content of a report might suggest the building is deteriorated to the point where demolition is the most financially and reasonable option. The role of the preservation architect is to provide information to the owner and it will be the owner who will determine the building's ultimate fate. This subject building is locally known as the "Concord School" building.

Property Description

The site is located in rural Rusk County with ample space around the building. The original 1925 structure has approximately 2,897 sq. ft. and the 1930 addition has approximately 1,074 sq. ft. Areas around the historic school has been cleared of trees and brush since a 2008 site visit. The property generally drains from west to east.



**Site. 1930 West Wing (red arrow), 1925 Building (blue arrow), 2013 Community Center (green arrow).
Period of Significance**

The period of significance of a building is somewhat different from the original construction period. In terms of a “Rehabilitation”, the exterior and/ or interior may be preserved based on a point in time where modifications had been made but the building was able to maintain its basic character. Buildings change over time; those changes that have acquired significance in their own right should be retained and preserved.” Materials, features, and spaces do not need to be original to be considered “historic” and “character-defining.” A building can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period or illustrates changing tastes, attitudes, and uses over a period of time. Buildings change over time, and these changes often contribute to a property’s historic significance. If a change is important in defining the property’s historic character, the change should be retained and preserved.

Choosing the appropriate period of significance for the Concord School includes reviewing the significant construction dates along with what physically remains. The original building was constructed ca. 1925 and has been altered several times through the 1970’s. The west wing contains two rooms and was completed ca. 1930. Later alterations, primarily during the late 1960’s, are incidental and insignificant.

Both the original building and the west wing addition are at least 50 years old, are both significant as they reflect similar education purpose under the Rosenwald program, and contain much of the construction era’s integrity. **In this case the period of significance is recommended to be established as 1930.**

Style

A misconception about historic, and non-historic architectural styles is that there is one set of criteria, and that criteria will apply to all buildings in every part of the United States. The fact is that there are no governing agencies, no central authority, or one person with responsibility for establishing specific rules and specifications for exactly what is used to determine the “style” of a building. In terms of historic preservation, the general consensus among those who have lengthy education, knowledge and experience analyzing building characteristics are usually accepted as qualifications for the correct identification of a specific style. In some cases, there are disagreements among professionals in judging a building style.

So where does a “style” originate from? Architectural styles are based on the overall appearance of a certain type of architecture, made up of various compositions and arrangement. Identifiers of styles can be categorized as based on: reference to historical or political periods (Colonial or Victorian), descriptive of the building itself (Minimal Traditional), a building’s heritage (Folk or Vernacular), or its form (Bungalow or Shed). Some style names contain a place of origin such as French, Spanish, or Greek.

The National Parks Service utilizes a classification system consisting of 40 categories in which buildings with a National Register designation, or those eligible, can be evaluated and a style determined. Even with the 40 categories a building can contain other various style characteristics and will be sub-categorized.

The Concord School is probably a representation of the Craftsman style of architecture in simple wood frame construction. It lacks ornamentation and is utilitarian in composition.

Historic Buildings – TAS

Texas Accessibility Standards (TAS) recognizes the importance of maintaining the context and character of historic buildings with designations. Some allowances are made in order to reasonably achieve accessibility which is not afforded to non-historic buildings. For example, a new building or alteration may require accessible parking adjacent to the buildings' main entry but a historic building can contain an accessible entry connecting at a secondary facade.

A further example; historic buildings typically have a primary floor level some distance above grade and will require a ramp (with handrails). A ramp located at the front of the historic building could have an adverse effect on the historic context of the building. It is therefore acceptable to locate the ramp to access a secondary location, sometimes at the rear of the building. In some cases, it is advantageous to formally designate an historic building with a marker in order to preserve some significant characteristics, but apply the TAS requirements within certain allowed exceptions. In some cases, the designation is irrelevant and the building is renovated for compliance as any other non-historic existing structure would be subject to.

TAS contains the following requirements in regard to historic buildings:

202.5 Alterations to Qualified Historic Buildings and Facilities. Alterations to a qualified historic building or facility shall comply with 202.3 and 202.4. Alterations to buildings or facilities that are eligible for listing in the National Register of Historic Places or are designated as a Recorded Texas Historic Landmark or State Archeological Landmark shall comply to the maximum extent feasible with this part. If it is determined that it is not feasible to provide physical access to an historic property that is a place of public accommodation in a manner that will not threaten or destroy the historic significance of the building or the facility, alternative methods of access shall be provided pursuant to these requirements.

EXCEPTION: Where the State Historic Preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply when approved by the Department in accordance with the variance procedures contained in Chapter 68, Texas Administrative Code. Advisory 202.5 Alterations to Qualified Historic Buildings and Facilities Exception. State Historic Preservation Officers are State appointed officials who carry out certain responsibilities under the National Historic Preservation Act. State Historic Preservation Officers consult with Federal and State agencies, local governments, and private entities on providing access and protecting significant elements of qualified historic buildings and facilities. There are exceptions for alterations to qualified historic buildings and facilities for accessible routes (206.2.1 Exception 1 and 206.2.3 Exception 7); entrances (206.4 Exception 2); and toilet facilities (213.2 Exception 2). When an entity believes that compliance with the requirements for any of these elements would threaten or destroy the historic significance of the building or facility, the entity should consult with the State Historic Preservation Officer. If the State Historic Preservation Officer agrees that compliance with the requirements for a specific element would threaten or destroy the historic significance of the building or facility, use of the exception is permitted when approved by the Department in accordance with the variance procedures contained in Chapter 68, Texas Administrative Code.

This section is included in case a future owner might consider applying for a historical marker designation. A future owner may consider tax credits under a future restoration along with a historical designation. It is most likely the building will simply be rehabilitated. Consult the Texas Historical Commission regarding possible tax credits; the criteria and requirements frequently change.

For the purposes of this report, TAS requirements will only be briefly described. Once a use or tenant is identified, a specific accessibility review should be conducted. This would be in conjunction with development of plans and specifications for remodel and would occur as a part of a later phase.

The Concord School finish floor at the main entry is only about 8 inches above grade; a new acceptable walk or ramp can easily be constructed. The building does not contain significant floor elevation differences. The former school building is an exhibit in itself; it would probably be inappropriate to add an accessible restroom when restrooms are available in the Community Center building across the driveway.

The building specific is not listed on the National Register but is likely eligible for nomination.

Original Building Plans

Even though the Concord school is not currently listed on the National Register, it is generally included with others under the subject of "Multiple Property". The nomination form submitted in 1998 contained the following information pertaining to physical building designs.

Teacher Type Plans

Until the mid-1920s, the six-teacher type schoolhouse was the largest building for which the fund provided aid. After that year, schoolhouses as large as nine-teacher types were funded and in 1927 ten-teacher types and larger with maximum aid of \$2100 for any type building. Aid for one-teacher type schools was discontinued after July 1, 1930. To encourage the erection of permanent buildings (those constructed of masonry-type materials) the Fund offered an additional \$50 per room. Historian Ullin Leavell wrote in 1930 that, "The extension of the type of school assisted is a definite effort on the part of the Rosenwald Board to increase the number of well-equipped high schools, which will be comparable to the high schools for whites throughout the South. ""^ Members of the Tuskegee Conference in 1920 recommended that the Fund offer assistance for the construction of teacher's homes. Thereafter, \$1,000 was given to assist in the erection of such buildings on the campuses of rural schools.

The conference members believed that the school property would be better taken care of and that the teacher would become a part of the community, if there were a teacher's home nearby. However, only 217 teacher's homes were recorded being built by the time the Fund ceased operations in 1932." Further research is needed to determine why so few homes were built. Perhaps one reason might be that often African American families would accommodate these teachers in their homes as a cultural onus of "taking care of one's own".

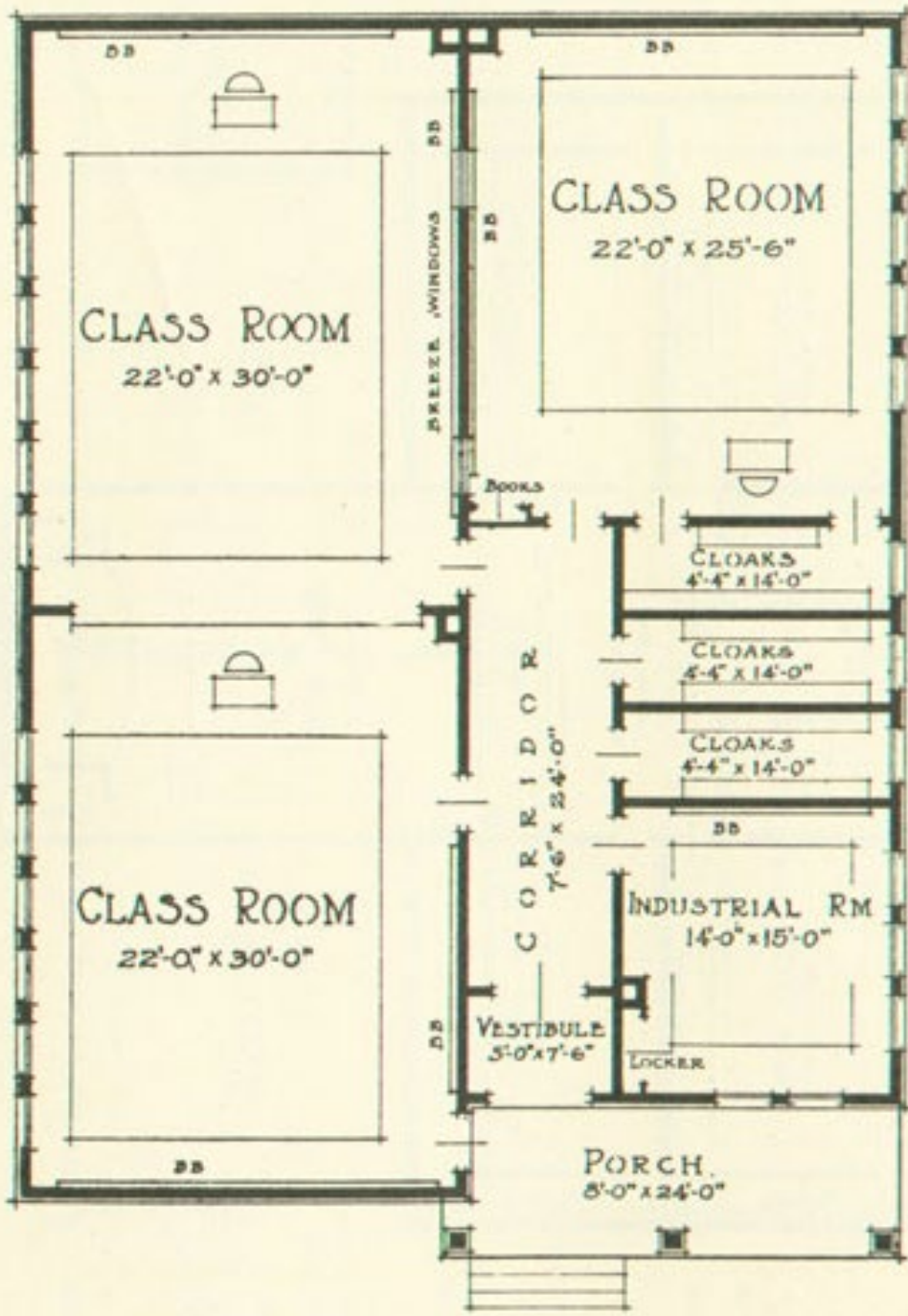
Revision of the Community Plans

The "Community School Plans" were revised in 1931 to "meet the growing demands and trends in education". One of the trends S. L. Smith was writing about was rural school consolidation. By this time, the Fund was already aiding the cost of transportation to bus students in rural areas to larger schools. Architect Walter R. McCornack was consultant on the revisions project. Mr. J. E. Crain who was formerly with the Fund designed and drafted the plans. The revisions included plans for only one-story buildings: and two plans were designed for each teacher type. One plan showed the orientation of the building facing east or west, and the other to face north or south, so that all classrooms would receive east or west light only. In order to give architectural character to the communities where these schoolhouses would appear, all plans were revised to reflect the Georgian-Colonial style. Attention was given to standardization of room arrangements in plans above a three-teacher type. For example, a small library room was placed at the rear of a classroom in each plan, for ease of supervision. Additionally, all teacher types featured a "community room" that could also be used for group meetings, improvised health clinics, or home economics. All plans were designed to make future addition easier. To ensure that these buildings were well constructed, arrangements were made with the State Departments of Education to give personal attention to the adaptation of plans and supervision of construction in all the larger types of buildings and for all types in some states. Now the school was heated with central units and modern indoor toilets were included in larger types."

Additions to Rosenwald Schools

In the summer of 1921, aid for "Additions" to Rosenwald Schools that were already completed became a program of the Fund. This type aid eventually became popular, even though in the first year only eight additions were actually built. There were 260 additions made to Rosenwald Schools by 1929 at a cost of \$636,114. The public gave the larger portion of the cost of these buildings with African Americans giving the second largest and the Rosenwald Fund contributing the least amount.^ As of June 30, 1931, a total of 29 additions were recorded for Texas in the Department of Education's report on "Negro Education."

The nomination form also notes the Concord School in Rusk County as a 1924-25, three-teacher, plan # 3-B. It does not mention a 1930 date for an addition however the addition was not a part of the original construction based on observation.



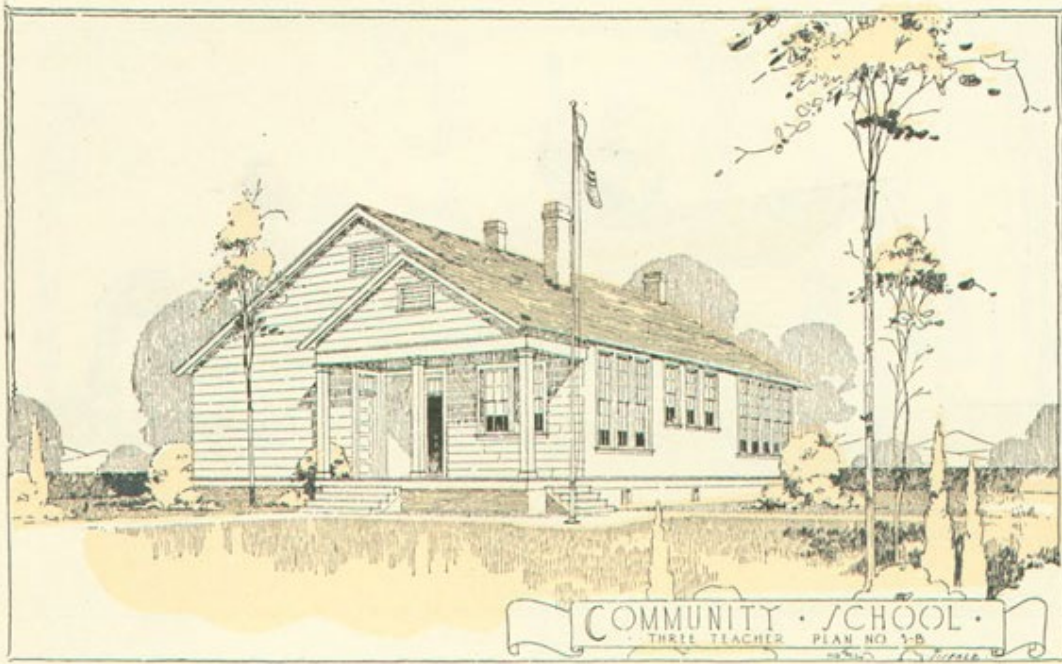
THREE TEACHER COMMUNITY SCHOOL

TO FACE NORTH OR SOUTH ONLY

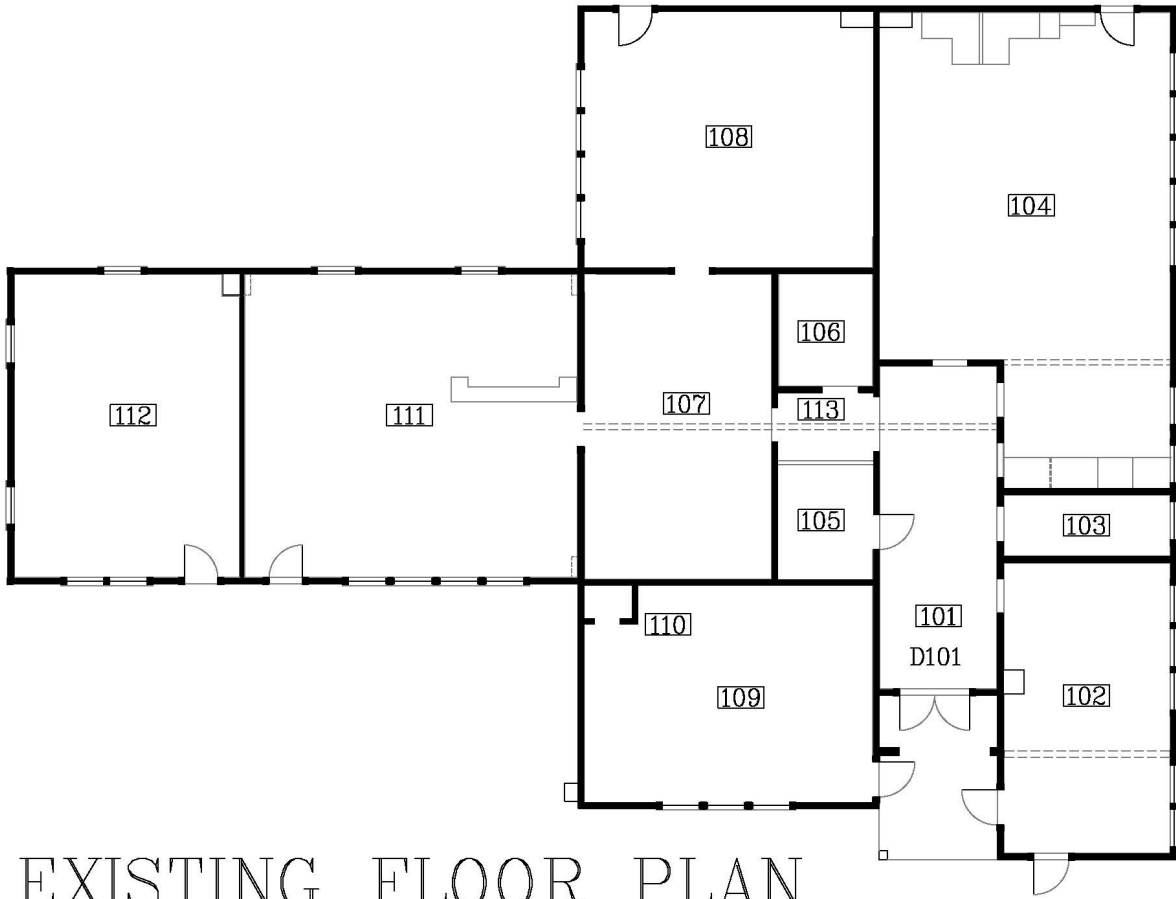
FLOOR PLAN No 3-B

Three Teacher, Nashville Plan No. 3-B, Exterior.

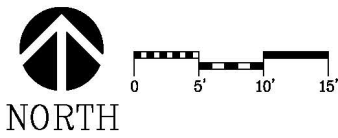
COMMUNITY SCHOOL PLANS



Three Teacher, Nashville Plan No. 3-B, Exterior.



EXISTING FLOOR PLAN



Existing Floor Plan. Room numbers for reference.

HISTORY AND CONDITION

BUILDING EXTERIOR

Foundation

Piers

General:

Floor joists are supported on brick piers of various length and widths.

Brick mortar consists of cement based mortar.

The 1930 West Wing pier mortar appears to contain more coarse iron ore aggregate than the original 1925 building.

Water migration and soil saturation has contributed to pier settlement and rotation.

Some piers are missing.

Recommendations:

Fine grade along the south elevation to prevent surface run-off from entering crawl space.

Level the foundation.

Utilize brick from interior piers to construct visible new piers around building perimeter.

Repoint mortar on piers that are to remain.

Shim between top of piers that are to remain and bottom of sills.

After leveling and repair of foundation system, apply soil treatment for termites.

Remove organic and inorganic debris from crawl space.

Sills

General:

Sills are supported on brick piers.

Some interior and exterior sills are severely deteriorated.

Some sills are deteriorated to the extent exterior wall segments have sagged.

Recommendations:

Replace deteriorated sills.

Install screws at sill intersections.

Reinforce sills that contain deterioration at isolated areas.

Shim sill connections where necessary to level floor system.

Continue termite prevention.

Joists

General:

2x wood joists span between sills.
Joist spacing is approximately 24" o.c..

Recommendations:

Replace deteriorated joists.
Reinforce by sistering additional joists where limited damage is present.
Shim where necessary to ensure joists are bearing tightly on sills.
Install screw where joists cross over sills.



Foundation system. Piers (red arrow), Sills (blue arrow), and Joists (green arrow).



East Elevation. Missing piers.



West elevation. Damaged piers and failed sill.

Exterior Stairs

General:

The north elevation of the 1925 Building had a stair from floor to ground at the two exterior doors.

The 1930 addition had a wood stair. The existing may contain original 1930 components but is severely deteriorated and is not suitable for restoration.

Original wood stairs were simply supported by the ground.

Recommendations:

Replicate original wood stairs.

Construct new stairs on concrete pads stained a light red color for the north elevation.

Construct new stairs on concrete pads stained a light red color for the west wing, south elevation.

Construct accessible ramp at south entry (main entry) of the 1925 building.

Install thin profile handrails at all stairs.



1925 Building. North elevation, remains of exterior stairs. West (2008 photo) and east stair.

Exterior Walls

General

Exterior walls consist of 2x4 wood studs at 24" o.c. and extend to top of sills.

The interior side of exterior walls are either 1x6 tongue and groove or shiplap.

Walls are not insulated.

Walls are balloon framing.

1925 Building

General:

Exterior siding is 1x6 double ogee siding, sometimes referred to as T117.

Siding contains 5" exposure.

Siding is surface nailed.

Remains of a secondary porch was present during the 2008 investigation but has since been removed. There was not enough evidence remaining to determine the approximate construction date.

Recommendations:

Replace exterior siding or interior planking where extent of deterioration renders the entire plank unsuitable.

Remove exterior siding or interior planking where partial deterioration is present. Cut off unsuitable material and reinstall remaining plank if over 4 linear feet in length.

Install like material where necessary.

Obtain services of a structural engineer to review building and design shear wall bracing.

Install flat plank band on south elevation where patch was made after porch was removed.



Original 1925 double ogee siding.



Detail of siding.



2008 photograph of secondary porch and 2023 photograph of porch removed and siding patched. Note patching was conducted with siding material.



2008 photograph of flat plank band.

Historic photograph with flat plank band visible.

1930 West Wing

General:

Exterior siding is 1x8 shiplap with 7" exposure.
Siding is surface nailed.

Recommendations:

Replace exterior siding or interior planking where extent of deterioration renders the entire plank unsuitable.
Remove exterior siding or interior planking where partial deterioration is present. Cut off unsuitable material and reinstall remaining plank if over 4 linear feet in length.
Install like material where necessary.
Resecure exposed nails where studs are solid.
Where nails have rusted in the stud, remove remains of nail, apply adhesive, drive new nail in existing hole.



1930 West wing siding. Note the vertical nail pattern to left follows angled stud brace at corner.

Doors

General

There are three original 1925 single doors present (D102, D108, and D109). These are 4 panel doors.

There is one pair of original 1925 door pair present (D101). Doors are 4 panel.

There are two 1930 single doors present (D102A and D104). These are 3 panel.

Doors D102 and 102A are not in their original location.

Doors are restorable. All will need to be disassembled and some components replaced.

All door hardware has been removed except hinges where doors remain.

Replica hardware can be consistent with the 1920 – 1930 era.

1925 Building

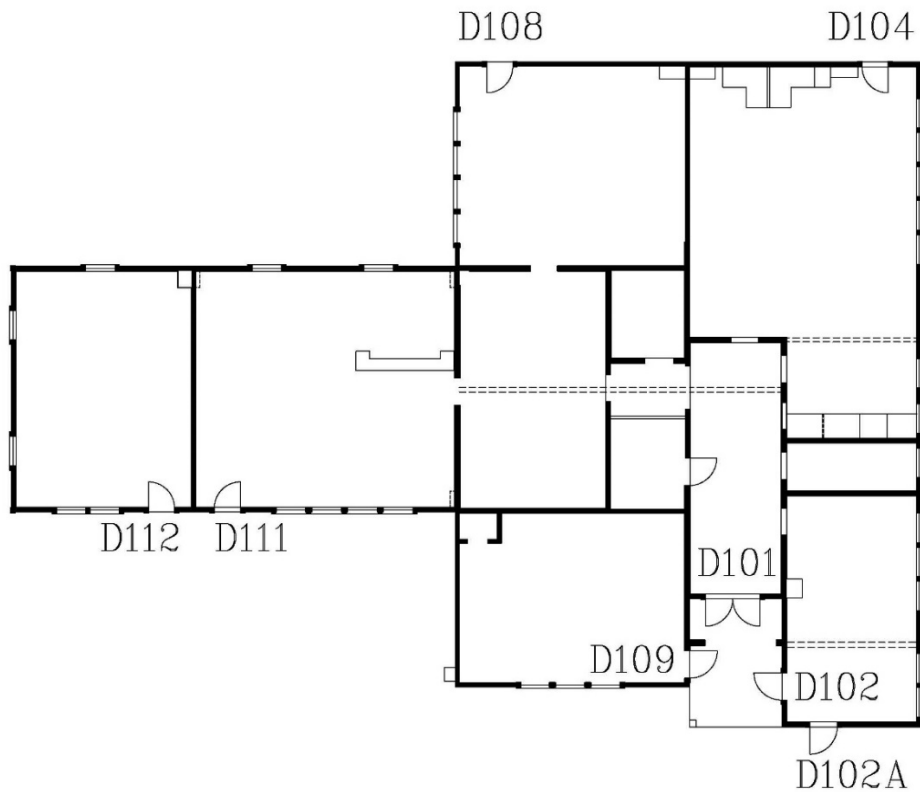
Recommendations:

- Restore all exterior doors.
- Install new period hardware.
- Mill down wood thresholds to conform to TAS.
- Install new wood thresholds where needed.
- Salvage doors D102 and 102A when south porch is restored.
- Consider installation of appropriate door hoods to provide protection of doors.
- Consider construction of landing at doors D104 and D108.

1930 West Wing

Recommendations:

- Replace existing modern doors with 1930 style, 3 panels doors, along with period hardware.
- Consider installation of appropriate door hoods to provide protection of doors.
- Consider construction of landing at doors D111 and D112.



Exterior Door Number Plan.



Door D101



Door D102



Door D102A



Door D109



Door D104



Door D108



Current Door D111 & 112 (modern)



Former Door D111



Former Door D112

Windows

General:

All windows are of the same basic design and most are the same width. Windows of 1925 and 1930 construction were likely obtained from the same source. Some windows may contain inconsistent components; for example, the lower sashes of 5 windows in photo labeled as “1925 Building, east elevation, north area” appear to be too tall in respect to the upper sash. Some interior window shade hardware remains. At least two generations.

Note: Window openings are currently covered with plywood. Photographs of windows were taken in November 2008.

Recommendations:

When exterior walls are funded for restoration, remove plywood coverings from window openings.

Conduct a window investigation to determine condition of each window. It is anticipated some windows will require complete replication.

Replace broken panes with salvaged glass or replica glass of same thickness and color.



1930 West Wing, south elevation.



1925 Building, southwest corner.



1925 Building, east elevation, south area. Non-Period addition (green arrow) has been removed.



1925 Building, east elevation, north area.



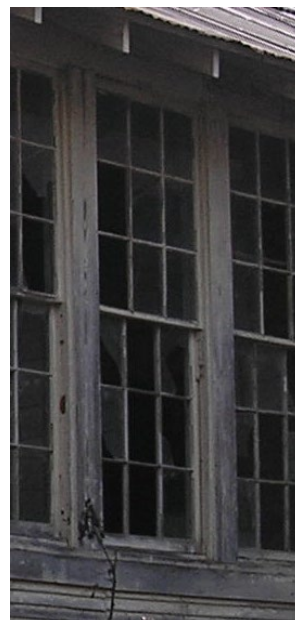
1925 Building, west elevation, north area.



1930 West Wing, north elevation.



1930 West Wing, west elevation.



Typical window enlarged view.

Roof Framing

General:

Roof framing is conventional 2x4 wood framing.
Rafters are spaced at approximately 24 to 28 inches on center.
Framing design appears adequate based on spans and interior bearing wall locations.
Approximately 50% of the original 1925 building roof framing is in need of replacement.
Approximately 10% of the 1930 building roof framing is in need of replacement.
Replacement of framing includes 1x wood lath.
Owner has installed some shoring in the attic space at Room 104.

Recommendations:

Remove the entire sheet metal roofing system.
Replace deteriorated rafters, lath, diagonal bracing and vertical bracing.
Install wood blocking where necessary to close gaps in framing.
Remove deteriorated rafter tails and splice with new wood.
Install hatch for access into attic space.
After design of restoration by preservation architect, consult with structural engineer for possible additional bracing for code compliance.

Roof

General:

No evidence of asphaltic shingle granules were observed around the building drip lines.
The south porch of the 1925 building was deteriorated in 2008 but has since been removed; it did contain composition shingles.
No evidence was observed indicating wood shakes.
The severely corroded corrugated sheet metal is likely original material.
The original corrugated sheet metal is a wide rib; most ca. 1925/ 1930 in East Texas contains closer spaced flutes.
The original corrugated sheet metal profile is very similar to modern material.

Recommendations:

Remove corroded metal roof panels.
Straighten roof planes by sistering onto rafters.
Replace wood lath where deteriorated.

Replace the remainder of the roof with modern corrugated sheet metal.
Replace flashings at chimneys.
Remove any Plumbing vents that remain.
Remove flues and restore brick chimneys.



Current roof. Light color is modern metal replacement.



1930 West Wing. 2008 photograph.



1925 Building. Roof patching and historic material.

Exterior Color Scheme

The original 1925 Building exterior color was white.

The 1930 West Wing color was white. The 1925 building was not repainted in 1930.

Exterior door frames were painted 3 times, all white.

It is suspected the building was painted 1925/1930 and then painted again about 1950.

Recommendations:

Restore exterior siding, doors, and windows. Prime and paint exterior wood white, flat sheen.

Paint all window sashes, frames, and trim white.

The “white” color should be an off-white, not basic white.

Remove previous paint using proper handling procedures for lead paint removal.

Paint surfaces with high quality oil-based primer and paint.



1925 Building. Remains of 1st generation white (blue arrow), 2nd generation white (red arrow).

HISTORY AND CONDITION

BUILDING INTERIOR

Flooring

General

1925 Building originally was a single layer of $\frac{3}{4}$ " x $3\frac{1}{4}$ " long leaf pine planking. When the 1930 West Wing was constructed, a layer of $\frac{3}{4}$ " x $2\frac{3}{8}$ " red oak planking was added as an overlay to the 1925 Building flooring.

The 1930 West Wing flooring is $\frac{3}{4}$ " x $2\frac{3}{8}$ " red oak over $\frac{3}{4}$ " x $3\frac{1}{4}$ " long leaf pine subflooring. The floor elevation between the buildings is approximately flush.

Flooring is blind nailed in most locations.

Flooring in the 1925 Building is mostly damaged beyond restoration.

Recommendations:

Remove all flooring in the 1925 Building. Salvage any suitable material.

In the 1925 Building, install red oak planking over $\frac{3}{4}$ " plywood substrate.

In the 1930 West Wing Addition, after foundation leveling, install $\frac{3}{4}$ " plywood as a new substrate where necessary. Install as much salvaged $\frac{3}{4}$ " x $2\frac{3}{8}$ " red oak as possible.

Install like material over remainder.

The 1930 West Wing flooring may need to be removed and reinstalled depending on condition after foundation leveling.



1925 Building. Long leaf pine wood flooring.



1925 Building. Long leaf pine wood flooring.



1930 West Wing. Subflooring visible from crawl space.



1930 West Wing. Oak flooring.

Interior Walls

General:

Interior walls are 2x4 studs with 1x tongue and groove planking. Most original interior partitions extend to, and connect to, the sills below.

Recommendations:

Do not remove large areas of planking unless supplemental shoring is installed. Where necessary, planking can be removed from one side only for access to stud cavities. Remove and replace deteriorated planking and studs where necessary. Reconstruct areas with excessive deterioration.



Typical condition of interior studs connecting to sill. Flooring is interrupted.



Excessive deterioration at interior wall corner.

Ceilings

General:

Ceilings are comprised of 1x tongue and groove planking.

General interior ceiling planking is 1x6.

South porch ceiling material is $\frac{3}{4}$ " x 3 $\frac{1}{4}$ " long leaf pine floor planking.

The attic space was not insulated.

Recommendations:

Replace deteriorated ceiling planking.

Caulk open joints in ceiling planking that is to remain.



1925 Building. Typical ceiling material.



1930 West Wing. Typical ceiling material.

Millwork

1925 Building, Room 104 – North end of room.

General:

Millwork may be related to homemaking.
Millwork appears no earlier than the late 1940's or early 1950's.
Sinks have been removed.
Some furnishings remained during a 2008 site investigation.
The millwork does reflect an important phase in the building's history.

Recommendations:

Remove the millwork since it does not correspond with the period of significance.
Salvage the millwork for possible restoration.
Consider creating a free-standing exhibit from the millwork.



1925 Building. Room 104 – North end of room. 2008 photograph.



1925 Building. Room 104 – North end of room. 2023 photograph.



1925 Building. Room 104 – North end of room. Colors indicating millwork was painted twice.

1925 Building, Room 104 – South end of room.

Millwork is in the configuration of closets.

Millwork was not a part of original construction; it abuts a former door opening. This millwork may have been relocated from one of the original cloak rooms.

Recommendations:

Remove millwork.

Consider rehabilitation and use as free-standing display or storage.



1925 Building. Room 104 – South end of room.

1930 West Wing, Room 111 – East end of room.

General:

It is suspected the desk is a library circulation desk.
Desk was added after original 1930 construction.

Recommendations:

Restore the desk and utilize as a free-standing exhibit or display.



1930 West Wing, Room 111. 2008 photograph.



1930 West Wing, Room 111. 2023 photograph.

Chalkboards

General:

Chalkboards were located throughout the building. None are currently present. Some locations may have been tackboards, not chalkboards. There may have been two generations of chalkboards where rooms were altered.

Recommendations:

Conduct a specific investigation to document wall evidence of former locations. Define which locations are associated with the buildings period of significance. If any chalkboards have been salvaged, restore and reinstall. Replicate chalkboards and install at period of significance locations.



1925 Building. Room 109, North wall, Green chalkboard. 2008 photograph.

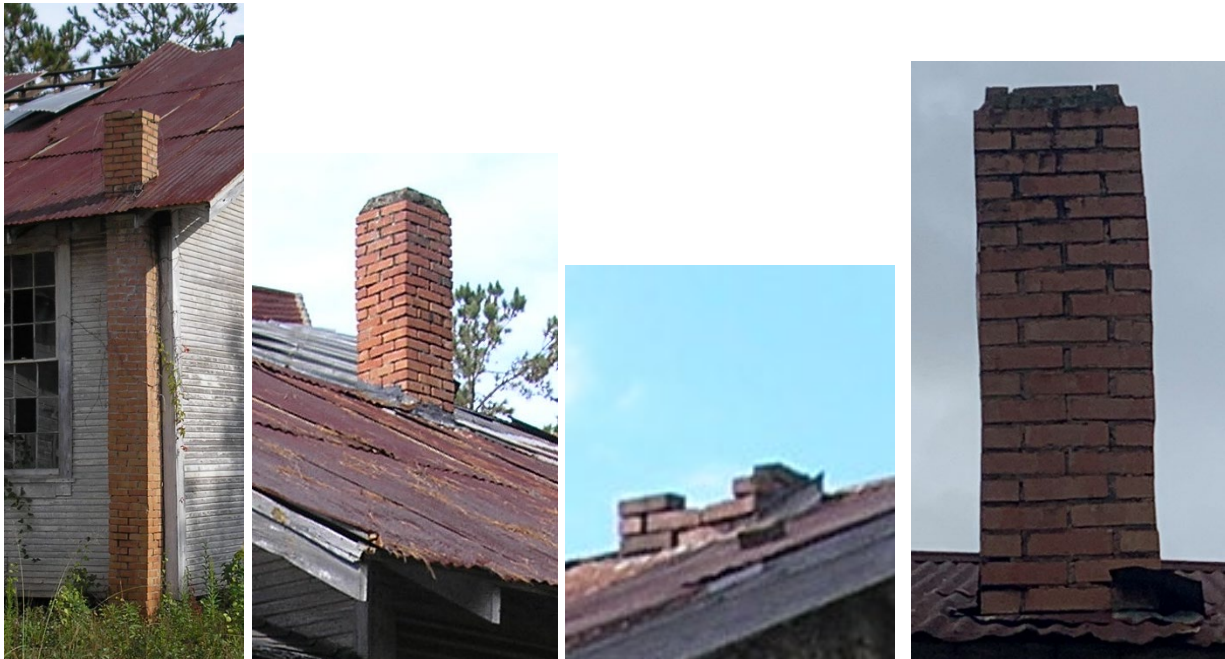
Chimneys

General:

Chimneys originally served wood burning heaters.
Brick are modular and of medium hardness.
Original mortar and later repair mortar appears to be cement based.

Recommendations:

Point masonry.
Prevent presence of water around chimney base in crawl space.
Cap top opening to prevent water entry.
At a minimum, restore flue opening at room interior.



Remaining chimneys that penetrate roof.

Lighting

General:

The building has a few original light fixture bases remaining and one “schoolhouse” fixture with its globe.
There is one remaining historic exterior light fixture. The fixture is of a 1930’s era design.

Recommendations:

- Attempt to determine when electricity was available in the area.
- Rewire the one remaining “schoolhouse” fixture. Install new fixtures of similar design.
- Rewire the exterior fixture.
- Where supplemental lighting is required, install LED can fixtures.
- Install low profile lighting around perimeter for security.



1930 West Wing. Light fixture with globe present.



1925 Building. South elevation. Exterior light fixture.

Power

General:

Attempt to determine when electricity was available in the area.

The electrical service appears to have been at the southwest corner, west elevation, of the 1930 addition.

Existing power infrastructure only serves a minimal number of non-operable lights and outlets.

Some outlets and light switches may have been installed during original construction and some are later additions.

Recommendations:

Remove and salvage all ebonite switch and receptacle cover plates.

Install new wiring throughout building.

Install underground service and meter on rear (north) side of the 1930 addition.



Probable 1930 service entry.



Original ebonite receptacle cover plate.

HVAC

General:

The buildings have not had mechanical cooling.

Natural cooling was provided via double hung windows.

The first generation heating was probably open wood burning heaters with an exposed metal flue inserted into a chimney.

The second generation heat was probably space heaters utilizing LP gas. It is not understood the type of heater visible in the 2008 photograph and why it required a metal flue.

The second generation heaters contained a flue system which was connected to brick chimneys.

The attic was vented by wood louvers installed in exterior wall gables.

Recommendations:

Restore windows.

If the owner wants to mechanically climatize the building, air handlers can be installed in the attic and condensing units on the north (rear) elevation.

If mechanical cooling is installed, walls and attic should be included.

Obtain period wood burning heaters along with period furnishings.



Former Space Heater (second generation heat system).



1925 Building. South elevation. Attic ventilation. 1925 Building. North elevation. Attic ventilation.



1930 West Wing. West elevation. Attic ventilation.

Plumbing

General:

Buildings did not contain plumbing until possibly the late 1940's.

Steel piping present was used with propane gas for heating.

Millwork present in room 104 is not original to the building, post late 1950's possibly. It contained two sinks (which have been removed).

Recommendations:

Remove all plumbing that was added for restrooms.

Remove all steel gas piping.

Remove attached millwork in room 104. It is historic and does reflect a point in time that is worthy of salvaging. Consideration should be given to establishing an installation period. Detach from floor and wall and create an exhibit. Plumbing would not be necessary.



Room 104, homemaking millwork with sinks. Photograph from 2008 and 2023.

Interior Color Scheme

General:

Color samples taken at several locations indicate first generation paint color was white. It is estimated the building was white at least through the late 1940's.

In some areas the first generation white was scrapped extensively prior to application of the next color, in most cases was gray.

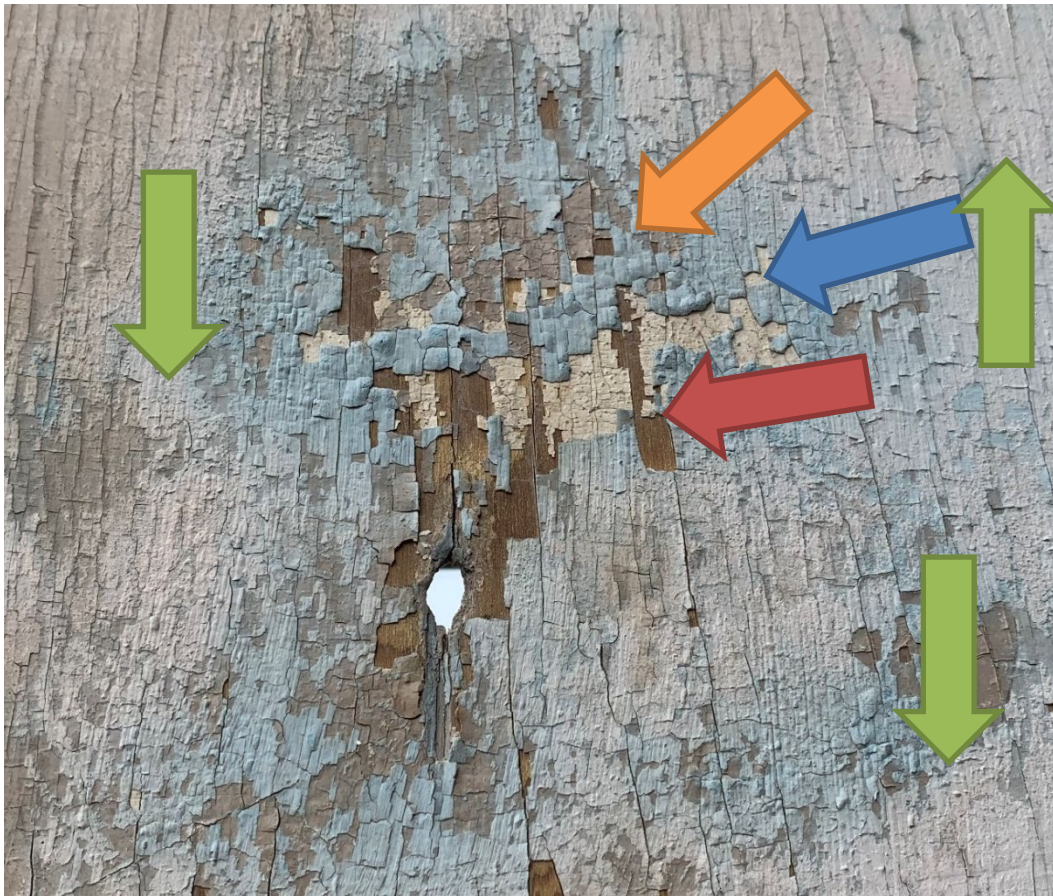
Historic doors observed commonly contain various colors but the first generation appears to be the same as was painted on the building exterior surfaces.

The first generation paint is not noticeably different between the 1925 construction and the 1930 construction in terms of type or color.

Recommendations:

It appears for a restoration to a 1930's period of significance the appropriate color for all exterior painting is white.

It is recommended to repaint with white color, flat sheen.



1925 Building. Door 102A. 1930 style door. Paint generations: 1930 white (red arrow) – gray (orange arrow) – blue (blue arrow) – white.

RESTORATION

Priority 1 (Year 2024)

Drainage	\$	4,500
Demolition	\$	22,000
Foundation	\$	42,000
Exterior Walls	\$	63,000
Interior Wall Framing	\$	4,000
Roof Structure	\$	36,000
Exterior Painting	\$	15,500
Roof	\$	66,000
Contingency	\$	<u>35,000</u>
Total	\$	288,000

Priority 2 (Year 2025)

Electrical Service	\$	7,500
Exterior Doors	\$	21,700
Exterior Windows	\$	55,180
Flooring Installation	\$	62,400
Interior Walls	\$	21,000
Porch Ceilings	\$	8,500
TAS Compliance	\$	3,700
Contingency	\$	<u>25,000</u>
Total	\$	204,980

Priority 3 (Year 2026)

Interior Electrical	\$	15,000
Interior Walls	\$	14,000
Replica Chimneys	\$	5,900
Floor Finishing	\$	8,000
Interior Doors	\$	7,500
Interior Finishing	\$	35,000
Exterior Windows	\$	32,000
Painting	\$	9,300
Chalkboards	\$	3,500
TAS Compliance	\$	25,000
HVAC	\$	37,500
Contingency	\$	<u>20,000</u>
Total	\$	212,700

Total All Priorities:	\$705,680
Professional Fee Budget	<u>\$ 55,000</u>
Total Project	\$760,680

Notes:

1. General conditions of general contractor and subcontractors are included in each category of work.
2. It is anticipated the total project cost may be reduced if priority's are combined into a larger scope of work.

PRESERVATION TEXAS COMMENTS

A copy of the report draft was sent to Mr. Conor Herterich for review. He provided comments (in blue) and Mark Thacker responded (in red) via email. The potential grant amount is \$100,000 and an attempt has been made to at least replace the roof of the 1925 Building by adjustment of the Phase I scope contained in this report and as follows:

- Looking at Priority 1, there are 8 items totaling 253k (not counting the 35k contingency). Since Alpheus will have likely only have 100k to work with initially, what items do you suggest we fund? Again, thinking of using the money in the most effective/efficient way to minimize further structural deterioration while the group continues to fundraise for the project.

Initial amount in report		Adjusted budget amount
Drainage \$4,500 running under building.	\$ 0	Deleted grading to prevent water from
Demolition \$ 22,000 wall access.	\$ 2,000	Reduced removal of siding to minimal for
Foundation \$ 42,000 wall sills and interior load bearing sills.	\$ 5,000	Reduced to only shoring along perimeter
Exterior Walls \$ 63,000 support roof.	\$ 5,000	Reduced to budget only minimal work to
Interior Wall Framing \$ 4,000 support roof.	\$ 1,000	Reduced to budget only minimal work to
Roof Structure \$ 36,000	\$36,000	Remains the same.
Exterior Painting \$ 15,500	\$ 0	Deleted all painting.
Roof \$ 66,000	\$66,000	Remains the same.
Contingency \$35,000 unforeseen discoveries.	\$ 0	Deleted. There will be no contingency for
	\$115,000	

We can reduce the roof and wall structure by \$7,500 each to reduce the total to \$100,000. Another option is to set up roofing/ repairs over the majority of the 1930 addition as an alternate.

- What is the "demolition" (22k) line item? Is that demo of the roof/floor/walls? Demolition of areas to access roof structure and stabilize exterior and interior walls.

Maybe all we can get done is the roof? That is 99k. I assume that figure consists of removal, repair, replacement, of all wood structural members and metal roofing. Yes, I recommend that some work be conducted to support the new roof. Otherwise, I am afraid the roof structure will have movement and have continuous leaks.

END OF REPORT