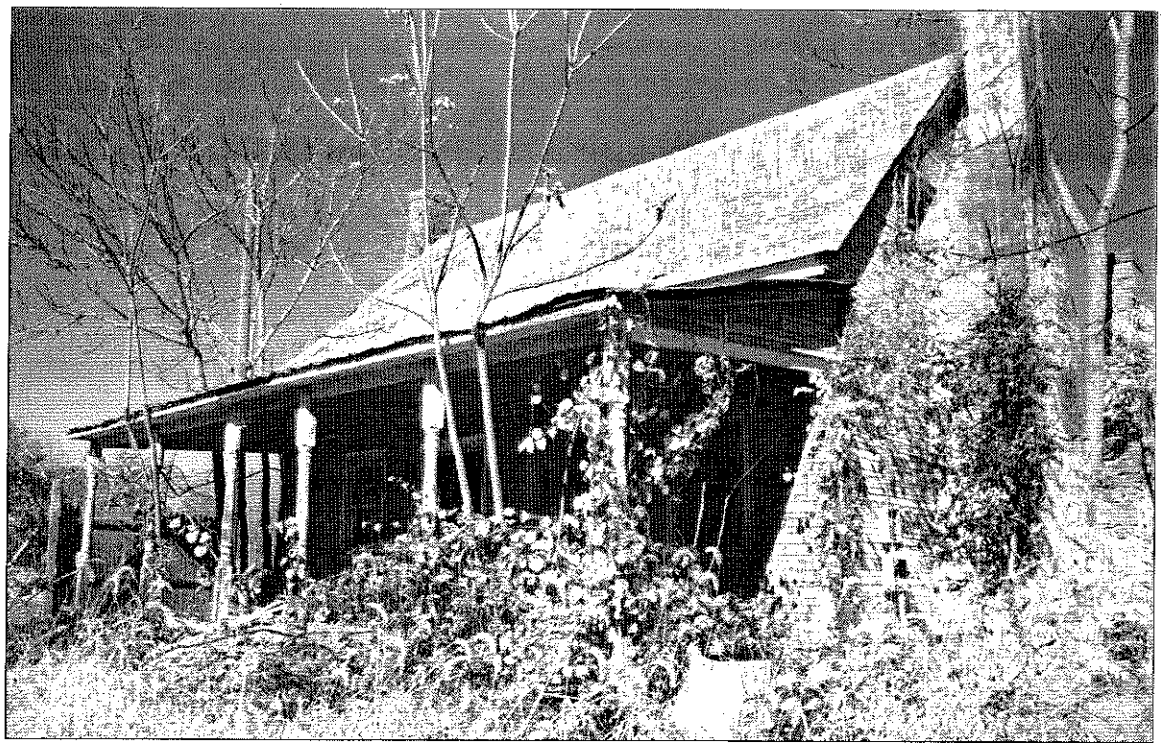
HISTORIC STRUCTURE REPORT

for

THE BARNES HOUSE

Independent Hill vicinity
Prince William County, Virginia



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OCTOBER 2004

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As a result of a project that is underway to widen Rt.234 (Dumfries Road), the Barnes House has been acquired by Prince William County. The county intends to restore it for use as a museum to interpret the African American experience in the vicinity. The house was moved about a half mile from its original location in December 2003, and placed on county land within the bounds of the Prince William County Landfill. Prince William County has contracted with John Milner Associates, Inc. (JMA) to prepare a Historic Structure Report (HSR) on the house, in order to provide recommendations regarding the relocation and restoration of the house, and to lay some of the groundwork for interpreting it in the future.

PURPOSE:

The purpose of this report is to provide Prince William County with guidance regarding:

- the history, significance, and other qualities of the Barnes House,
- assessment of the building's current conditions and appropriate treatment of both the building components that are original and those that are not,
- restoration techniques appropriate to the historic fabric of the building in relation to the specific methods used in its construction, and
- recommendations and specifications relating to the proposed restoration.

METHODS:

The methodology for this project included an investigation stage, wherein information was gathered from the building itself and from research into historic documents such as deeds and maps, as well as a review of literature about architecturally comparable buildings in the region. During the initial site visit, the various parts of the building were measured and the conditions of all visible materials were recorded. Close inspection revealed some identifiable historic building techniques and many components of an early house with about two or three easily-identified later layers of remodeling materials. Research into legal documents revealed title information back to the late nineteenth century. This information was compared to historic maps and to information from other documents, such as Eppa Barnes's 1931 obituary. Additional research was conducted at the Ruth E. Lloyd Information Center (RELIC), Manassas Virginia. The Manassas Museum was also contacted regarding potential information. Several people were consulted regarding local history and specifically relating people historically associated with the Barnes House, including Lillian Gaskill, Darlene B. Dobbs-Farmer, and Ron Turner.

Research was conducted into the historic context of various building components. Conclusions were drawn based upon the relative integrity and significance of various building materials and the relative integrity and significance of the elements still in place from the building's design at various key moments in the past. The Recommendations below reflect careful analysis of a variety of alternatives. Finally, this report contains some specific recommendations about construction methods appropriate to the restoration of the house following the recommendations for treatment of the house as a whole.

Conditions assessment and research was undertaken by Terry Necciai, project architect. Research was conducted by Kirstin Falk, project historian, and Elizabeth Campbell completed the architectural drawings and assisted with the fieldwork. John Mott served as principal for the project. Hank Handler of Oak Grove Restoration Company provided price information for the cost estimate.

SUMMARY OF FINDINGS:

The Barnes House is a typical example of "Tidewater" vernacular frame construction (also identified in some documents as "Chesapeake" frame construction), a building tradition that dates back to the seventeenth and eighteenth centuries and continued to be used in examples constructed as late as the 1850s. An example of a hall-and-parlor plan, the Barnes House contains the essential architectural details usually associated with pre-Civil War vernacular frame buildings of this tradition, from historically hidden details like the framing to the original finishes of the interior and exterior walls.

The house also has a variety of building materials, mostly covering interior and exterior surfaces, dating from the twentieth century. Careful review of these materials has confirmed that they are not of great architectural significance, and may be removed to reveal the earlier design. Almost all of the twentieth century materials were installed after Eppa Barnes's death in 1930, probably in one or two major remodeling campaigns between about 1940 and about 1970.

The majority of the essential elements of the original design are still evident, in spite of the fact that newer materials cover most of the house's surfaces. Most of the original braced frame is intact, as well as some large sections of early beaded weatherboarding and some interior beaded sheathing. However, a variety of structural problems common to old houses are also evident, such as extensive damage from water and termites along sections of the end wall sills.

Historically associated with the Barnes House, the Barnes family lived in the house and within the general vicinity for several generations. A significant resident was Eppa Barnes, who resided in the house at the time of his death in 1930. Mr. Barnes's wife was a member of a Free Black family that lived in the vicinity prior to the Civil War, though it does not appear that that branch of the family was associated with this house until after the war.

JMA recommends that the Barnes House be restored as an example of a Tidewater hall-and-parlor house built prior to the Civil War. As such, it will provide an appropriate facility to interpret what was previously a common farmhouse type in a large area of Virginia, built for both wealthy and poorer inhabitants, across the Tidewater Region.

Although the restoration of the Barnes House to a state prior to the Civil War will not provide a specific link to any construction methods unique to the area's African American experience, it will provide an appropriate setting for interpreting the lives of African American families in small frame houses in Virginia's rural landscape.

STATEMENT OF SIGNIFICANCE

The Barnes House's primary significance is architectural. Its association with a locally important African American family is also a key part of the house's history. Across the county, this may be one of the last remaining examples of a small house constructed prior to the Civil War, which had a long-time association with an African American family.

However, while the house was the long-time residence of the Barnes family, it appears to have been changed very little during Eppa Barnes's lifetime. The evidence of the house's association with the local African American community (including Eppa Barnes who lived there until 1930) is primarily found in the antebellum architecture that predates the Barnes family's residence here: it is a small antebellum house that was occupied, at least after the Civil War, by an African American family. The house has many features matching the prototypical antebellum frame construction traditions, significant because of the geographic association this house type has with a large area of Virginia and other southern states. Few enough Tidewater frame houses have survived into this century to make the case for the Barnes House as a rare opportunity to interpret a once-common architectural form.

The house is additionally significant as a good example of the setting of a local African American household in the late nineteenth and early twentieth centuries. It appears that the house was well maintained while in the care of the Barnes family. The story of the Barnes family's association with the house comprises an important part of the local history of Prince William County. The restoration of the Barnes House to its original design will provide an appropriate venue for interpreting the Barnes family's story, in part *because* the Barnes family maintained the pre-Civil War design and character of the house, and therefore *because* they appear to have lived in the house without making many changes.

Some other important parts of the history associated with the Barnes House are not actually reflected in the building as it now exists (separated from its original site and in storage at the Prince William County Landfill). As such, these historic themes are not technically part of the significance that guided the conclusions and recommendations found in this report, because they are neither part of the building's present condition nor restorable using materials that are presently apparent. An example is the beautiful gardens that local tradition indicates once surrounded the residence. Such gardens can be recreated at the new site, but they are not part of the significance of the house as it now stands. Associated themes and features of this type can be appropriately recreated or otherwise represented in tandem with an authentic restoration of the house's original design.

The relocation of the Barnes House to its current site has resulted in the loss of several historic features and the potential for archeological investigations. Major elements of the building were not relocated and are currently missing from the Barnes House, including the foundations, rear addition(s) and the wall that contained the house's third chimney. Additionally, several elements which were transported to the new (temporary) site are no longer intact. For example, the two chimneys originally attached to the main portion of the building, are now just two piles of rubble located within the vicinity of the building.

Also, several elements specifically associated with the site have also been lost due, at least in part, to the relocation. Potentially significant landscape features could have included the gardens surrounding the house as well as agricultural elements within the surrounding area. Additionally, documentary research indicates that several gravesites and family cemeteries are located within the vicinity of the Barnes House original site.

HISTORICAL CONTEXT OF THE PROPERTY

Although there is notable accuracy to the elegance and prosperity experienced by many Virginia plantation owners prior to the Civil War, this image does not represent the majority of residents living in the state during the 17th and 18th century. Statistics indicate that the majority of people who migrated to Virginia during the 17th century settled onto tracts of "moderate dimensions" (Glassie 1975:176), and there is also considerable evidence that the majority of farmers lived in modest-sized houses. Though historical documentation supports the belief that most white farmers owned slaves, the same documentation provides a more accurate understanding in regard to the broader picture. In addition to the large plantation owners, the majority of planters (white farmers) owned small numbers of slaves, and both slaves and owners appear to have lived in the intimate setting of small farm houses and other small residences.

While less may be known about the area in the antebellum era, there is a strong consensus between historians regarding the impact of the Civil War on Prince William County. The war had significant effects on the economic state of the county, including the destruction of livestock and crops due to "extensive troop movements" (Roach 2002). In addition to the major battles near Manassas (Bull Run, 1861 and 1862), several skirmishes and small raids took place throughout the county (OR).

The Independent Hill vicinity was not immune to the effects of the war: historical documents record a skirmish taking place there in March 1863 (OR). Prior to the war, the area surrounding Independent Hill included planters, farmers, tenant farmers, free blacks, and slaves.

THE BARNES HOUSE

The Barnes House, an example of a small antebellum Prince William County farmhouse, is currently located in the Prince William County Landfill, just northwest of the original site. In an effort to preserve the building from the prescribed demolition, in relation to the expansion of Route 234, the Barnes House has recently been relocated to the Landfill site. Relocation again to a more permanent, stable environment is planned for the near future.

The original site for the Barnes House was 14823 Dumfries Road. Also known as Route 234, the present section of highway from Dumfries to Independent Hill, generally follows the "same route of the eighteenth-century Dumfries Road through Brentsville to Gainesville" (WPA 1961:100). Independent Hill is located approximately five miles southeast of Brentsville, Virginia. (Formerly the location of the county courthouse, Brentsville is often used as a reference point in historic documentation.)

Several parcels of land were purchased by the United States from various Copen Estates as part of the 50,000 acre Guadalcanal expansion of Marine Corps Base Quantico in 1942. Beginning in the 1950s, and continuing on an accelerated rate, the area surrounding the Barnes House site is being transformed by construction of residential communities. The rural landscape is giving way, as the area becomes more of a bedroom community for Washington, D.C. (Balicki et al. 2003).

The Barnes House was situated in close proximity to Independent Hill, on the north side of the road. Historic maps indicate that land within the vicinity of the house was owned by several

different families (individuals). Names included on cartographic documentation include (listed in order of general vicinity to location of Barnes House): Barnes, Florence, Davis, Lynn, Martin, Reid, Posey, and Copen (Wood 1820); Matthew, Sam Davis, B. Coles (several), O. Cooper, and Keys (several) (USTE 1862; Appendix II, Map 1); Tacketts and Davis (1864); Copen, Carter, [John] Burke (1936); Barnes, Florence, Davis, Lowe, Taylor, Keys, and Copen (Brown 1901). (See Appendix I: Chain of Title.)

The Poorhouse Track, located south of Route 234, is also included on historic maps (See: Appendix II, Map 1). Opened in 1794, the Poorhouse provided housing for the county's poorest residents until 1927 (Roach 2002). In September 1904, Eppa Barnes purchased a track of land adjoining the Poorhouse Tract (See Appendix I: Chain of Title).

There are several similarities between names found on historic maps and names found in deeds for the extended properties owned by Eppa Barnes. However, historic maps are not always an indication of who owned the property; sometimes maps indicate the names of the land tenants.

It is believed that the building is referred to as the Barnes House because of the historical association with Eppa Barnes, and his family, who owned the building and the surrounding property until the 1960s. Additional research is necessary in order to determine if the reference maps referring to the project area are an indication of who lived at the house and in the vicinity or only an indication of the names of property owners. Similarly, additional research is necessary in order to establish the precise date when the site of the house was acquired by the Barnes family.

THE BARNES FAMILY

Eppa Lee Barnes was born in April 1852 in Prince William County (PWC CR, 1900). Although the name of his father is unknown, records indicate that his mother was Jane Barnes (born 1812, Virginia; died 1896, Independent Hill). Eppa is known to have had (at least) two siblings, Lucretia (born 1837, PWC, married Alexander Cole) and John R. (born 1849, PWC, married Sarah A. Cole).

In 1875 (July 1), Eppa married Amanda (Mandy) Catherine Lambert. Born in 1855, Amanda was the daughter of Caroline Lambert. It appears that Caroline Lambert and her family was one of several free black families named Lambert living in Prince William County prior to the Civil War. One source specifically referencing the status of Caroline Lambert is the 1860 Census record, listing her as a 26-year-old free mulatto (PWC CR 1860).

Although the identity of Amanda's father is uncertain, her mother is recorded as living with Robert Langyher (son of Jacob and Judith Langyher) five years after she was born. Robert Langyher's name is recorded as "friend" on the death certificate of Amanda's brother Thomas Lambert (died 1859, at age 5). (Several additional connections are apparent between the Lambert and Langyher families, including a 1879 marriage certificate for Mollie Lambert listing Langyher and Caroline Lambert as her parents.)

Together, Eppa and Amanda had (at least) 12 children. Known children include (in order of birth): Edgar B. Barnes (b.1876), Earnest Barnes (b.18 December 1877), Columbus Barnes (b. May 1880), Martha [Matilda L.] Barnes (b. 24 February 1882, a twin), Mary Barnes (b. 24 February 1882, a twin; d. at age 8 months), Nancy Barnes (b. 5 January 1884, d. at age 10

months), Robert E. [Main] Barnes (b. 13 May 1885), Raymond A. Barnes (b. June 1887), Jennie L. Barnes (b. 14 July 1889, a twin), Bernard Barnes (b. 14 July 1889, a twin; administrator of the Estate of Eppa Lee Barnes), Joseph Barnes (b. July 1893), and Walter Barnes (b. July 1898). Additional information on each of the Barnes children is found in various land deeds and census records.

In addition to their children, records indicate that Eppa and Amanda had numerous grandchildren, many of whom lived with them in the Barnes House. The 1920 census includes the following names of grandchildren living with Eppa and Amanda: Edwin Barnes, Katie Barnes, Florena Barnes, Robert Williams, and Oliver Barnes (PWC CR 1920).

Through his life, Eppa Barnes accumulated over 300 acres of land. This land was acquired from several different sources. Deeds, on file at the Prince William County Court House, indicate that the property of Eppa Barnes included various parcels of land purchased from the following families (individuals): Hezekiah and Mary Cole (5 acres, 1881), Mrs. Pamelia A. Davis (4 acres, 1893 and from her estate 160 acres, 1899), Ms. Sarah F. Davis (40 acres, 1904), Milicant Bumbrey (50 acres, 1912), and J. Frank and Addie Milstead (72 1/4 acres, 1915). (See Appendix I: Chain of Title, with deed reference information.)

Deed records provide a variety of information, in addition to referencing the house where "[Eppa] Barnes' live[ed]," deeds also make reference to where other members of the Barnes family lived. Additionally, specific reference is made to Eppa's land "adjoining the lands of Jane [?] Barnes" (42:250, 1881). The terminology of these deeds suggests that although Jane Barnes owned land prior to 1881, the house where Eppa and his immediate family lived was on land owned by someone else. (Generally terminology states "in Issa Coles' line" (PWC DB 44:123) to indicate ownership of land, as apposed to other references to 'where Coles live.') (See Appendix I: Chain of Title.)

Within the deed of one parcel of land, acquired by Eppa Barnes in 1899 from the executor of the will of Pamelia A. Davis, reference is made to the land "lying on the Dumphries and Independent Hill Road... and known as the Moses Copen Homestead" (PWC DB 47:324). Additional research is necessary to establish the precise location of the Moses Copen Homestead within the total acreage owned by Eppa Barnes.

THE COPEN CONNECTION

Under the heading "Ex-Slave Buried with Honors," the obituary for Eppa Barnes (Manassas Journal 1931:1), states that Eppa was "domiciled with the Copen family" prior to the Civil War, and that the family plot where Eppa Barnes was buried was once part of the old estate.

The Copen (also referred to as Copin and Copien) family name appears in historical records of Prince William County. Several parcels of land were purchased by the United States from various Copen Estates as part of the 50,000 acre Guadalcanal expansion of Marine Corps Base Quantico in 1942. (Historical documentation indicates that land acquired by the Marine Corps had previously been owned by several 'Copin' families in addition to the acquisition of the L.D. Copen Estate.) A preliminary search of potential resources found that reference to the Copen family within the project vicinity dating back to 1799. Additional research is necessary to further clarify the connection between the Barnes House and the Copen family.

BUILDING CHRONOLOGY

BEFORE 1870:

The oldest materials and architectural characteristics of the Barnes House are typical of frame construction in Virginia from the seventeenth century through the Civil War. The one and a half story form and other characteristics typical of houses built in this time period (ca.1700-1870): a box cornice, hewn timbers, mortise and tenoned/pegged framing with diagonal bracing, beaded siding, clay nogging, riven lath, beaded interior wide-plank wall and ceiling finishes in the upper story, an enclosed staircase, beaded exposed studs at the back of the staircase, wide proportioned doorways, and plank doors with beaded boards. Photographic documentation also indicates that the Barnes House featured ogival/segmental arches in the second story fireplace openings of its recently demolished chimneys. Additionally, the random plank pine flooring, the proportions of the window openings, and the lapped-and-pinned rafters with no ridgepole are consistent with antebellum construction in Virginia. These details suggest a date prior to 1870 (earliest date documented by deed) for the house's original construction. While many of these materials and design elements would have been normal for the 1830s, they would have been considered unusually old-fashioned (if used at all) by 1870.

Physical evidence suggests that at least one section of the rear wing (the kitchen, now missing) was added at a very early date. The kitchen wall that adjoined the main house was diagonally braced, as if it were once a separate building. It is possible that this "addition" was first built as a freestanding building, maybe even pre-dating the main part of the house, but it is clear that it was not attached at the time the front section was constructed, because the adjoining wall of the main house was finished with exterior weatherboarding that is still visible under the remaining fragment of the kitchen wall.

Photographs taken of the Barnes House prior to the building's relocation indicate that the chimneys (demolished when the house was moved) were typical of pre-1870 Tidewater architecture. The chimney at the side of the kitchen wing appears to have been about as old as the other two chimneys.

CA.1870-CA.1890:

The short section of balustrade with cut-out balusters at the top of the stairs appears to date from around 1870 (Figure 3). A typical detail of Italianate style buildings of that time period, such balustrades often follow models found in carpentry pattern books of the era.

CA.1890-CA.1920:

Photographs and salvaged materials provide a limited basis for evaluating the now dismantled front porch. The detailing of the porch appears to have been a blend of late nineteenth or early twentieth century elements. The lathe-turned posts are probably no older than 1880 (more likely from ca.1890-ca.1920). However, it is possible that the porch could have been built earlier, and the posts changed at a later date.

Figure 2: The Barnes House prior to the December 2003 move, showing the three chimneys

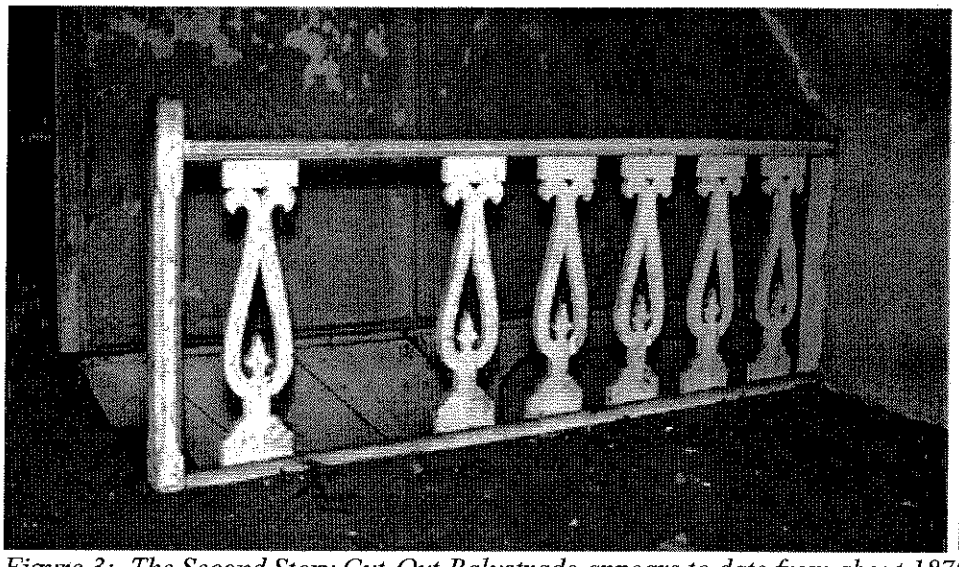
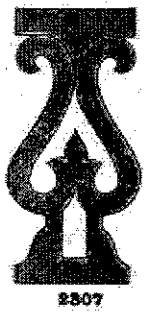


Figure 3: The Second Story Cut-Out Balustrade appears to date from about 1870

Figure 4: The cut-out baluster pattern illustrated below is from Universal Molding Book (W.L. Churchill, 1878)



CA.1920-CA.1960:

The walls of the second floor (attic) are plaster on steel mesh lath, installed at some point between about 1920 and about 1960. The plaster covers beaded wide planks, the original finish of the second story walls. A fragment of cinderblock construction at the original site indicates

that repairs were made to the foundation of the chimney of the larger room between 1920-1960. The remaining 6-light window sashes in a few window openings probably date from this period as well. Though they follow what was almost definitely the original style of windows used in the house, the sashes themselves appear to be replacements. The exterior sawn wood siding (the layer of boards that are not beaded) probably date from somewhere between 1910 and 1940. The addition of Inselstone siding (asphalt composition board siding, installed as rigid sheets, with a gray stone pattern finish) probably dates from 1940-1960 (This type of siding was invented in 1935, and this particular style of stone surface patterning probably dates to some point after 1940).

CA.1960-CA.1980:

The former mantelpiece in the smaller of the first floor rooms (brushed red brick, seen in photos and in the debris at the former site) was installed at some point in the twentieth century, probably around 1950-1960. The knotty-pine interior paneling in both first story rooms dates from around 1960. Additionally, around this time, concrete was poured into the spaces beneath the first floor hearths where there is usually a box of sand.

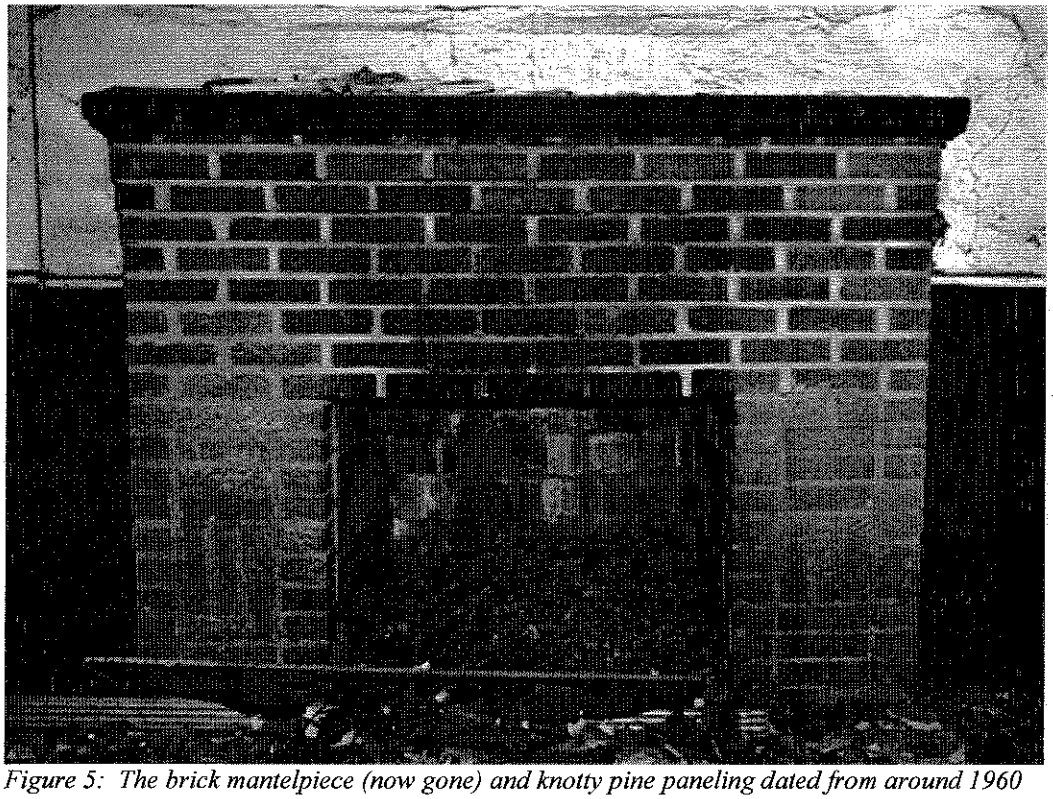


Figure 5: The brick mantelpiece (now gone) and knotty pine paneling dated from around 1960

At some point, insulated acoustic panels were added to cover or reinforce the ceiling of the larger first floor room. It is probable that this alteration occurred after 1970. Although it appears that the panels, measuring approximately 4 ft. by 8 ft., were designed for a lay-in suspended ceiling system, here they are installed with nailed-on strips of wood instead. The panels appear to be made of the same material used in stapled on acoustic ceiling tile in this era, basically Homasote, Celotex, or a similar pressed fiber product.

CA.1980-2003:

The house was used as a storage building for used autmobile parts as part of a scrapyard (still in operation at the former site). Although maintenance appears to have been deferred in general in this period of the house's history, the wood shelving assembled from rough pieces of scrap wood in the larger first floor room was installed at this time.

2003-2004:

In December 2003, the house was moved about a half mile from its original site to a temporary location within the Prince William County Landfill. In the process of this move, the rear additions were torn down and most of the materials discarded, and the front porch and all three chimneys were removed. The porch posts were saved and are now located within the house. Some of the fieldstone from the chimneys was moved to the landfill site, though some of it is also at the former site (some fragments of other chimney materials, such as the brushed red brick and the cinderblock, are still at the former site). To prepare the house for the move, the openings were closed in with plywood. When the chimney openings were closed in, a framework of 2X4 studs was also added to brace the frame, a precautionary measure that appears to have been effective in keeping the house's frame relatively plumb and square. Some sections of rotted framing at the lower corners were lost in the move. The house was placed on a framework of steel I-beams, stacked as cribbing, where it remains today.

HISTORIC CONTEXTS OF KEY BUILDING COMPONENTS

CONTEXT: THE TIDEWATER HOUSE FORM:

The Barnes House is typical of vernacular frame construction in the Tidewater Region, a region that comprises the coastal plain of Maryland, Virginia, the Carolinas, and Georgia. The Tidewater Region is distinguished from the slightly hillier landscape of the Piedmont, the region which lies immediately to the west. The two regions were historically separated by a change in elevation known as the "fall line," an important ridge containing many places where waterpower could be harnessed. In Virginia, the Tidewater Region consists mainly of the counties that lie east of a north-south line taken through Richmond, almost entirely in the lower watershed of Chesapeake Bay. The Tidewater frame house evolved from the house forms of Medieval England. While some eastern Virginia houses were built in the seventeenth century with designs and details that are recognizable as Post-Medieval English, a distinctively American variation appeared by the late seventeenth century. Eighteenth Century buildings in the Tidewater Region with strong elements of Post Medieval English architecture were often constructed of brick and sometimes had Jacobean era features, like composite chimneys with diagonally-placed stacks. While some of these early buildings, like the Keeling House in Virginia Beach, the Jones House near Newport News, or the Long House in Salisbury, North Carolina, could easily be mistaken for buildings built in England, the Tidewater tradition was distinctively American by a few decades later, and it continued to be the dominant form for small houses in the Tidewater counties through the middle of the nineteenth century. Although many small Tidewater houses were built in brick, it was largely the American innovations in wood detailing and frame construction that resulted in details that were uniquely American. Americans also adopted a less steep roof form as other roofing materials came to replace the thatched roofs used almost universally in England.

Though the prototypical Tidewater frame houses are consistently small, usually between one and four rooms, it is important to note that small houses in this tradition were built as the residences of wealthy farmers as well as poorer ones. Some of the owners of larger farms built several Tidewater houses on the same tract, as the need grew for housing for members of the extended family, tenants, staff, and slaves. Although the larger brick or stone houses in the same region often follow the highly developed architectural fashions of their era, many farmers of means continued to build small frame houses in the Tidewater vernacular tradition for over a century. Roanoke Plantation in Charlotte County, the Alexander Watson Batte House in Greensville County, the Claughton-Wright House in Northumberland County, and the Rochester House in Westmoreland County are all examples of modest frame houses built in the Tidewater tradition as the homes of successful farmers. Park Gate, in Prince William County, home of an important branch of the Lee family, is a slightly larger example built in the eighteenth century in the same tradition.

Although the form of the Barnes House resembles a number of eighteenth century Virginia houses, there are also numerous similarities to buildings constructed in the nineteenth century. Two nineteenth century examples are the Alexander Watson Batte House, located in Greensville County, and the Walter Reed Birthplace, in Gloucester County.

The composite form of the Batte House is very similar in size and scale to the Barnes House. Built in two stages, construction of the first section of the Batte House began in 1815, and the

second half of the building was built in 1835. The Batte House has stone chimneys placed similarly to those at the Barnes House, though the chimneys were recently taken down and re-laid. The Walter Reed Birthplace, believed to date from the mid-nineteenth century, is also similar to the Barnes House. Although it is smaller and has chimneys at only one end (and the chimneys are brick rather than stone), it is very similar in scale and effect to the Barnes House.

An eighteenth century example that is roughly equal in size to the Barnes House is the Peter Francisco House in Buckingham County. The Francisco House is similar in volume and scale to the Barnes House, but has a few details that give it a more vertical appearance. However the Francisco House has dormers and has only one front door, and its chimneys, like those at the Walter Reed Birthplace, are brick. The Francisco House, originally the home of a Spanish immigrant who fought in the Revolution, has recently been restored by Francisco descendants.

Several notable eighteenth century houses of comparable form are now museums (or otherwise open to the public), such as Sycamore Tavern in Hanover County, and Schwartz Tavern in Nottaway County. Both of these houses have dormers, although in many cases when a Tidewater house has dormers, they are believed to have been added later. Sycamore Tavern has a catslide addition with a large kitchen chimney, very similar in arrangement to the Barnes House prior to being moved. Fairfax Arms in Colchester, Fairfax County, is similar in form, though it also has dormers and is on a banked site.

Some small examples of Virginia Tidewater frame construction have suffered considerable decay over several generations. An example is the Claughton-Wright House in Northumberland County, which sat abandoned on a rural site in the Lewisetta vicinity until a careful restoration was begun about 1999. The John Marshall Birthplace, known as "The Hollow," in Fauquier County, is remarkably similar in form and size to the Barnes House. It is also similarly in poor condition, though it is about to be restored as a museum. The Hollow has only one chimney, though it originally had two. Some shed-roofed additions have recently been removed, as they have at the Barnes House. The Hollow differs from the Barnes House, however, in subtle ways. It has only one front door, has a steeper roof, and has no interior plaster. However, in form and floor plan, as well as many of the construction techniques used, the Barnes House and The Hollow are very similar.

CONTEXT: BOXED CORNICE AND FALSE PLATE CONSTRUCTION:

The boxed cornice found in the façade of the Barnes House is a typical detail that appears on Tidewater houses. It is present in almost all examples of frame Tidewater construction except when a porch obscures the lower edge of the main roof or when there is a catslide addition that has a roof that continues from the main roof slope. The boxed cornice evolved with a distinctive American framing detail known as a false plate. The false plate is a variation on a "raising plate," a horizontal member placed at the top of the wall and located so that the bottoms of the rafters can be secured to it. In older types of construction, the joists of the attic level were joined into the top plate of the wall with mortise and tenon joints, so that the top surface of the joists was also the top surface of the walls. The rafters were seated into the plate, with or without an overhang at the eaves, and they rose to a lap joint at the ridgeline. In this framing system, when deterioration or overloading of the roof (such as a heavy snow) led to structural failure, the failure was likely to begin with the rafters pushing the plate outward, causing the tenons of the attic joists to slip out of their mortises, so that the attic floor was likely to collapse into the story below. As American

framing traditions developed, it became apparent that the roof and attic floor could act more effectively as a separate structure placed on top of the top plate of the walls. In the consequent design innovation, the attic joists were usually cut to a length about a foot longer than the width of the house, and then secured on top of the wall plate so that there was an overhang of about six inches at either of the house's two long elevations. A second plate was secured to the top of the joists, and the rafters were placed so that they were seated onto the top surface of this plate, with no additional overhang (i.e., the bottoms of the rafters ended at the edge of the false plate). Sometimes the false plate was a square hewn timber, approximately four inches by 4 inches, placed in grooves cut into the ends of the joists so that it was seated on a diagonal to match the slope of the roof. The more common arrangement, as found at the Barnes House, was a thin board, approximately one inch thick and eight inches wide, nailed directly onto the top of the joists. The false plate evolved in response to the moist American climate and new materials, especially the use of roofing materials other than thatching. The horizontal extension of the heavy-profiled attic rafters lent themselves to a "box-shaped" finish, making boxy cornices with horizontal soffits an almost universal characteristic of Tidewater houses. The consequent overhang of materials below the roof surface provided some protection of the exterior walls from moisture running off the roof, especially since the change from thatch to wood roofing reduced the thickness of the roofing material and consequently reduced the natural overhang that thicker materials like thatch provided. The extension of the attic floor joists beyond the walls contributed to the stability and longevity of the Tidewater houses, particularly because it made it almost impossible for the weight of the roof to cause the walls to bow out or for the roof to slump into a saddle shape, both of which are common problems in the gradual decline of older buildings where the rafters are tied directly to the top of the walls. However, while this innovation represented a move toward making the roof into a unified structure, rafters continued to be installed without a unifying ridgepole at their upper ends (ridgepoles arrived as a later innovation that developed generally across the country about 1830).

The Claughton-Wright House and the Batte House are examples of Tidewater houses with cornices similar to that at the Barnes House. The cornice at the Peter Francisco House is more shallow, perhaps an indication of its earlier construction. Cornice detailing at The Hollow has been lost because the soffit is partially missing.

Some Virginia Tidewater buildings feature ornamental mouldings at the ends or along the length of the cornice. Unfortunately any evidence of the original treatment of the ends of the cornice is lacking at the Barnes House.

EXTERIOR MATERIALS

CONTEXT: HEWN TIMBER:

A braced frame constructed from hewn timber was the most common method for building wood frame houses prior to the 1850s. The hewing of the timber, the mortise and tenon joints, and all other visible structural members of the Barnes House appear to be consistent with general practices of Tidewater frame construction. Documentation of the framing at The Hollow shows that its frame is essentially identical to that of the Barnes House (see Sandbeck, et al, *The Hollow: Architectural Investigation Report*).

CONTEXT: BEADED WEATHERBOARDING:

Weatherboarding with a beaded bottom edge was the most common exterior treatment for frame buildings in the Virginia Tidewater Region for well over a century. Some early examples have the rough surface that results from undressed use of riven boards. When the boards were riven they were usually only about four or five feet long, and are referred to as clapboards. In Virginia, early clapboard siding frequently has a beaded edge, just as the more refined weatherboard siding does. The weatherboarding at the Barnes House is typical of the dressed siding that developed as an improvement on riven clapboards. Weatherboarding is usually tapered. The weatherboarding here is only gently tapered and appears to have been pit-sawn and planed. The boards vary a little in width, between 7 and 7½ inches, with about 5 inches of each board exposed.

CONTEXT: CLAY NOGGING:

The word "nogging" refers to material that was packed into the cavity between the studs, the lath and the weatherboarding. Nogging was often used in Tidewater frame construction. It was recognized as a way to provide insulation in addition to keeping out pests. It also added to the rigidity of the structure. The clay used at the Barnes House was one of several kinds of nogging found in the area (brick infill was also common, sometimes combined with clay or mortar, and sometimes without, though the original meaning of the word "nogging" was in reference to brick-sized wooden blocks, known as "nogs"). Clay nogging is closely associated with the use of weatherboarding as well as clapboarding (shorter siding boards, often riven and tapered). The clay used at the Barnes House was pressed against the original weatherboarding where it hardened long before the boards were replaced, and thus it preserves the shape and spacing of the earlier siding treatment.

INTERIOR MATERIALS

CONTEXT: BEADED WIDE PLANK INTERIOR BOARD WALLS:

Interior surfaces finished with bead board are often found in antebellum Tidewater construction. The planks are often installed horizontally. At The Hollow, the entire interior is finished with such boards. The attic of the Oliphant House, in Sussex County, Delaware, is finished with beaded horizontal boards. The use of horizontal beaded boards in a garret space with knee walls at the Oliphant House creates a spatial effect and appearance almost identical to the original design of the attic space at the Barnes House (though the Oliphant House was located two states away in Delaware).

The attic boards of the Barnes House appear to have a consistently straight, even grain of old growth heart pine; high quality pine lumber produced from very old trees. (The pine available since about 1900 has generally been second growth, coming from much younger trees that have less uniformity in the grain, and are consequently more difficult to work, more prone to warping, and more uneven in appearance.) The bead on the attic sheathing is about 3/8 to 1/2 inch, and is virtually identical to the bead found on the original exterior weatherboarding.

CONTEXT: RANDOM PLANK FLOORING:

The original floor boards found throughout the interior of the Barnes House are old growth vertical grain heart pine, as is also the case with the attic wall and ceiling boards (see above). However, on the first floor, a newer layer of 2 inch tongue-and-groove pine flooring has been installed on top of the earlier boards. In the smaller of the two rooms, the new flooring runs perpendicular to the original flooring, while in the larger room, it runs parallel. Only the top surface of original flooring was planed. The bottom surface was cut with an adz at each joist to fit it at an exact elevation, but the surface remains rough in the segments of the bottom surface that stretches between the joists. This was a common practice in early frame buildings in America, apparently an indication that it was easier to make the adjustments with the adz than to plane the entire surface. Another factor was the presence of any uneven areas on the tops of the joists, which were also hand cut material with minimal effort to smooth the uppermost surface.

CONTEXT: PLANK DOORS:

Doors built of vertical planks with beveled horizontal braces on the interior side are a common (though not universal) feature in Tidewater frame houses. Panel doors were also used in some Tidewater houses, perhaps an indication of more costly construction. Plank doors similar to those at the Barnes House can be seen at the Claughton-Wright House, the Oliphant House, and in many other examples around the commonwealth. At The Hollow, plank doors are only found in interior openings, though it is possible that they were also originally used at exterior entrances as well (see Sandbeck, et al, *The Hollow: Architectural Investigation Report*). One edge of each plank has a 1/4-inch bead, similar to the bead on the planks used to box in the staircase.

CONTEXT: WOOD SASH WINDOWS OF THIS PROPORTION:

The window sashes that are still in place at the Barnes House appear to be twentieth century replacements, although they are correct to the period of the house in their 6-pane-per-sash construction. However, in comparing the various Tidewater house examples sited above, the proportions of the Barnes House door and window openings appear to be distinctively different from the eighteenth century examples. These early examples tend to have taller windows, often with 9 or more panes per sash in the first floor, and often only two panes wide in the attic level. The proportions at the Barnes House, which are closer to square, may be an indication of Greek Revival influence, and this may support the possibility of a later construction date, after about 1837 (when the Greek Revival style was introduced).

While it is possible that in changing the sashes, some windows at the Barnes House were widened, it is not likely that they were all altered. Additionally, the consistent proportions of the façade openings (windows and doors) and the location of visible studs suggest that the current configuration is original. The proportions are similar to those at the Oliphant and the Claughton-Wright Houses. Though the Claughton-Wright House was constructed about 1787, the Oliphant House is believed to date from the early 1800s. Another similarity between the three houses is that the tops of the openings across the façade line up, which is not the case with some of the older examples, where 9/6 or 9/9 windows sashes had been used.

Figures 6 & 7: Exterior and Interior Views of typical 6/6 window sash, taken prior to the house

CONTEXT: EXPOSED BEADED STUDS:

The exposed studs on the outside of the box stair at the Barnes House are an unusual treatment. The beaded edges are an indication that the studs were intended to be exposed. The use of horizontal boards in the stair enclosure made it necessary to use the exposed studs in place, whereas in some other houses, such as The Hollow, where vertical boards were used, the enclosing boards were held in place by the stair stringer.

Figure 8: Interior second story fireplace opening prior to the house being moved.

CONTEXT: OGIVAL FIREPLACE OPENINGS:

Fireplace openings in the two bedchambers (extant prior to the house relocation) were distinctive features, perhaps an indication of lingering influence from the Federal period (up to about 1837) when elliptical arches were popular (Figure 7). The openings were a blend of elliptical and ogival forms, somewhat roughly formed from the arched bricks of the fireplace facing. The use of a wide stone facing with no mantelpiece is also an unusual feature (though it is possible that mantelpieces were removed from these openings at some point).

DISMANTLED OR MISSING INTERIOR AND EXTERIOR MATERIALS

CONTEXT: EXTERIOR CHIMNEY FORMS:

The forms of the three chimneys (prior to the house being moved) represent a distinctive characteristic of Tidewater architecture. The chimneys were staged with sloped shoulders that corresponded very closely to the location and shape of the attic windows. They also had an unusual feature, sometimes found in Tidewater examples, in that the top sections of the chimneys (above the second story level) were built of brick. The brick section contained the elegant ogival arches, constructed of parged bricks, as mentioned above.

CONTEXT: LATHE-TURNED PORCH POSTS:

The house's lathe-turned front porch posts were a typical feature of American frame houses between about 1880 and about 1920. The lathe-turned post had its origin in the introduction of the Queen Anne style (and related styles), a style (or group of styles) that dominated the architecture of American houses by about 1890. The technology for lathe-turned details had existed for decades before this, but was rarely used until that point. This style of posts continued to be used into the 1920s, well after the Queen Anne style had gone out of fashion. The beaded, thin ceiling boards and the brackets are other details that may be useful in dating the porch. Taken together, if they were all installed as an ensemble, they appear to be an indication that the porch was added about 1900.

TWENTIETH CENTURY MATERIALS

CONTEXT: PLASTER ON STEEL MESH LATH:

The steel mesh used as lath beneath the second story plaster indicates that the plaster was probably installed in the first half of the twentieth century. It is a material that was invented prior to 1935, but commonly used in the 1940s and 1950s.

CONTEXT: INSELSTONE SIDING:

As later alteration to the Barnes House, Inselstone siding was applied to the exterior of the building sometime between 1935 and 1970. Inselstone is a variation on Inselbrick siding. Inselbrick was one of the first materials invented to cover wood siding and alleviate the need to paint exterior surfaces. Inselbrick was invented in 1935 by Charles L. Millhouse of South Bend, Indiana. The stone-patterned variation on it, known as Inselstone, was probably an attempt to keep up with changing styles in the 1940s or 1950s. Inselbrick and Inselstone were popular until about 1970. Made of composition boards with a colored gravel finish, Inselbrick and Inselstone are similar to Celotex sheathing (also a common building material until about 1970). Though it often contains asbestos, the material is sometimes also considered a fire hazard. (See Hope, Holly article on the Evolution of Residential Siding Materials. Also, several Internet postings on Inselbrick siding claim that it contains asbestos and also that it is highly flammable).

CONTEXT: KNOTTY PINE PANELING:

Another alteration to the Barnes House was the installation of knotty-pine paneling. Knotty pine, or pine boards with numerous knotholes, became a common material for paneling interior walls between the 1930s and 1970s. Knotty pine paneling was often used in an effort to restore 'historic charm' to old houses, though in reality pine lumber with knots was not commonly used as a finish material before 1900 (when higher quality, clear heart pine was still available from old growth forests). Knotty-pine was frequently used as a wainscot material, as in the smaller room of the Barnes House.

CONTEXT: BRUSHED RED BRICK MANTELPIECE:

The brushed surface of the brick mantelpiece formerly located in the smaller first floor room indicates that it was installed after about 1930, possibly in a remodeling project that included the knotty pine paneling, the attic plaster, and maybe even the Inselstone siding.

CURRENT CONDITIONS

CONDITIONS: GENERAL STATEMENT OF CONDITIONS:

On the whole, the Barnes House is in poor condition. The building had fallen into a considerably deteriorated state prior to its acquisition by Prince William County. Some of the building's problems appear to be very old. For instance, it appears that early on, the framework was affected by the warping of some key structural members. The Barnes House has sustained a considerable amount of insect damage, probably in the early stages of the building's history (some of the damage, for instance, was caused by powderpost beetles, an insect that usually infests wood before it has become completely dry and hard). Minor alterations over the years, such as drilling through joists to install wires, may have contributed to a few broken elements in the framing of the lower floor.

It appears some of the rotting at the corners of the first floor sills was related to site drainage and landscape issues. In addition to improper drainage, it is likely overgrown plants, located at the perimeter of the building prior to the relocation, contributed to the deterioration of the sills. Inappropriate materials, such as the Inselstone siding, installed over earlier layers of wood, may have also contributed to the rotting.

There were problems with the way moisture was shed where the chimneys met the weatherboarding in the gable ends, as seen in some recently exposed rotted siding. Some of the house's deterioration is due to its use for several years as a storage facility. A heavy concentration of salvaged automotive parts was stored in the building shortly before its relocation. Only minimal maintenance, as needed for a storage shed, was undertaken over several years prior to the move.

Moving the Barnes House from its original location has also contributed to the building's structural problems. Removal of the catslide additions, containing the kitchen and bathroom took away any support the additions had provided to the house over the years. In the process of the move, the house was directly impacted in a couple of places, resulting in small impact holes piercing through the upper areas of the first floor walls.

From the standpoint of residential use, the Barnes House appears to be in almost irreparable condition. However, the discovery of a consistent, Tidewater vernacular design in the underlying materials provides a different way of seeing this building. While the deteriorated conditions of the house extend to almost all its components, half of the building's fabric is made up of non-historic materials installed after about 1940. Stripping these expendable materials away not only removes half of the problem areas, but it makes it possible to restore some of the underlying items, such as broken or rotted structural members. The remaining fabric, though, does not lend itself to simple repairs, but to restoration using craftsmanship and techniques from the eighteenth and early nineteenth centuries.

Therefore, the following analysis is based upon the questions that arise in duplicating early construction techniques, rather than in repairing the existing fabric.

CONDITIONS: FLOOR JOISTS:

The floor joists are all hewn members that are mortised and tenoned into the sills. They run the shorter span of the house, front-to-back. They are continuous and appear to have been unsupported at mid-span until the building was moved. They range in size, but generally are from three to five inches wide and about seven to eight inches tall. Some of the joists were made from logs of approximately this size, and were left rounded on the bottom and sides. About every third joist shows considerable evidence of termite damage (surface tracking and some broken-away areas), or wood rot (See Figures 8-12, below).

Others show considerable evidence of powderpost beetle damage. (It is probable that the insect damage—both from termites and beetles—occurred many years ago). At least two or three of the joists are seriously warped and have dropped as much as two or three inches at the lowest point.

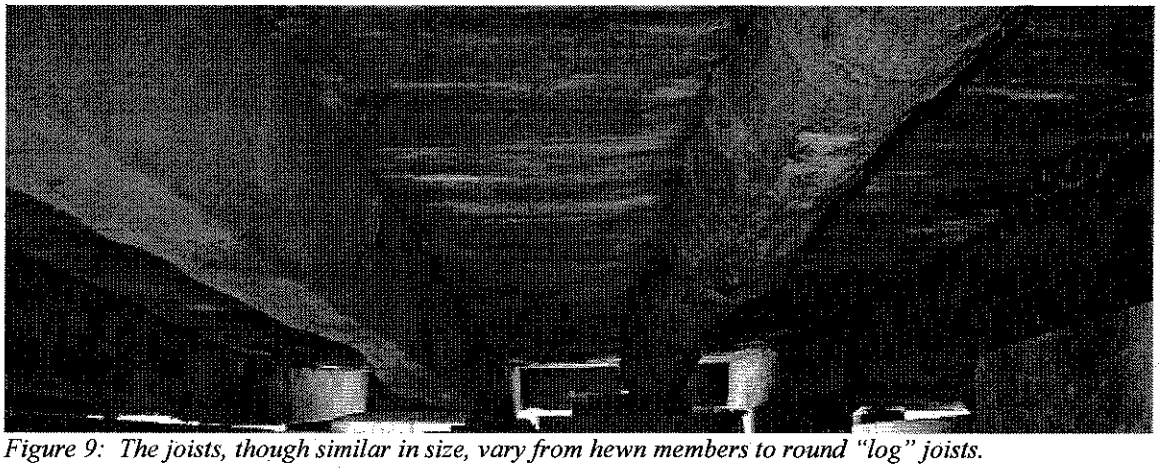


Figure 9: The joists, though similar in size, vary from hewn members to round "log" joists.

Figure 10: The round "log" joist on the left has evidence of powderpost beetle damage—a scattered pattern of tiny holes, about 1/16 inch in diameter. The beetle primarily attacks the sapwood of wood that has not had time to dry completely. Damage from powderpost beetles can result in the sapwood (outer 2 inches or so of each log) being largely hollow, reducing the structural capacity of the member from that of the profile that appears to be represented.

There is also evidence of shear failure in a couple of the joists. Some of this may have occurred many years ago, as there are indications in a few places that they have generally been out of level for many years.

Figure 11: The joist on the left has substantial damage from wood rot, possibly also caused by termite infestation. The effective structural capacity of the member is greatly reduced, and to the degree that it is rotted, the structural capacity should be considered to be zero. The member will need to be either replaced or substantially reinforced.

Figure 12: Two or three of the joists represent extreme examples of warping, as seen on the left. Depending upon how the building is to be used, it may be necessary or desired to replace this joist or shore up the flooring to create a level floor surface.

Figures 13 & 14: The building's worst structural condition is rotting and/or termite damage at the corners of the sill plate. Although the sills (bottom horizontal member of each wall) along most of the two long walls are generally in good condition, the corner sections of the sills, along the short walls between each corner of the house and the nearest chimney, are missing.

CONDITIONS: SILLS:

The sills are in place along a large portion of the house's perimeter, and this appears to be one of the reasons that the joinery of the exterior remains tight and the walls remain relatively plumb in spite of considerable problems with the floor joists. Like the joists, the sills are hewn members pegged together at the corners, with mortises to accept each joist and stud. They are a little heftier than the joists, generally about eight inches tall and about twelve inches deep. However, at the end walls, the sills were interrupted by the fireplaces, resulting in a lesser degree of integrity at the bottom edge of these two walls. The openings left in the framing by the removal of the chimneys were closed in with wood studs and plywood when the house was moved. This may have preserved the integrity of the exterior framing. However, in the course of the move, sections of the end wall sills broke away in areas where there had apparently been some rotting or insect damage. Additionally, a section of one of the long sills is currently missing (rotted away),

at the joint where it met the sill of one of the end walls. A few pieces, a foot or so in length, that had broken away from the framing members at the corners were found lying near the house at the landfill site. They had broken away because they had been completely destroyed by termites, to the point where there was no solid wood left, though the original shape of the wood was still apparent.

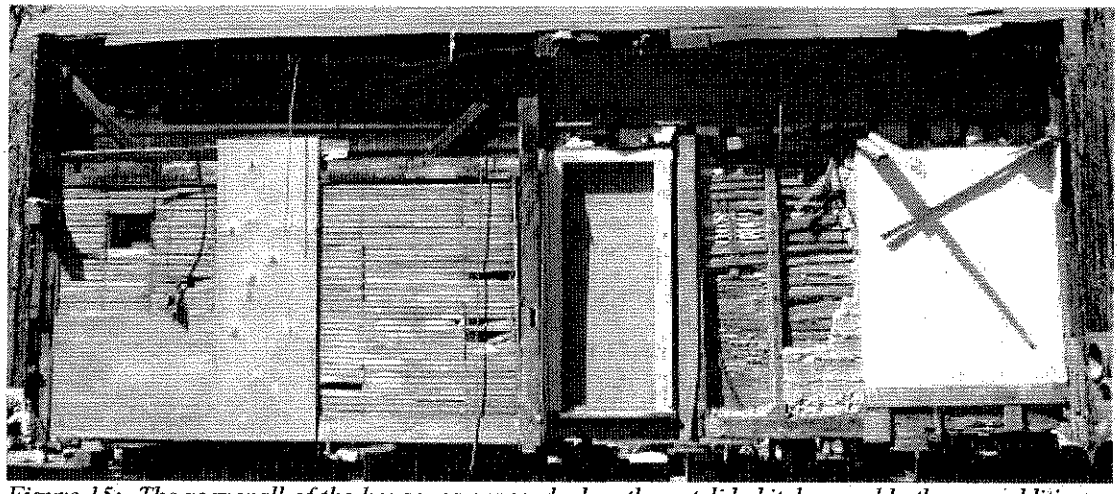


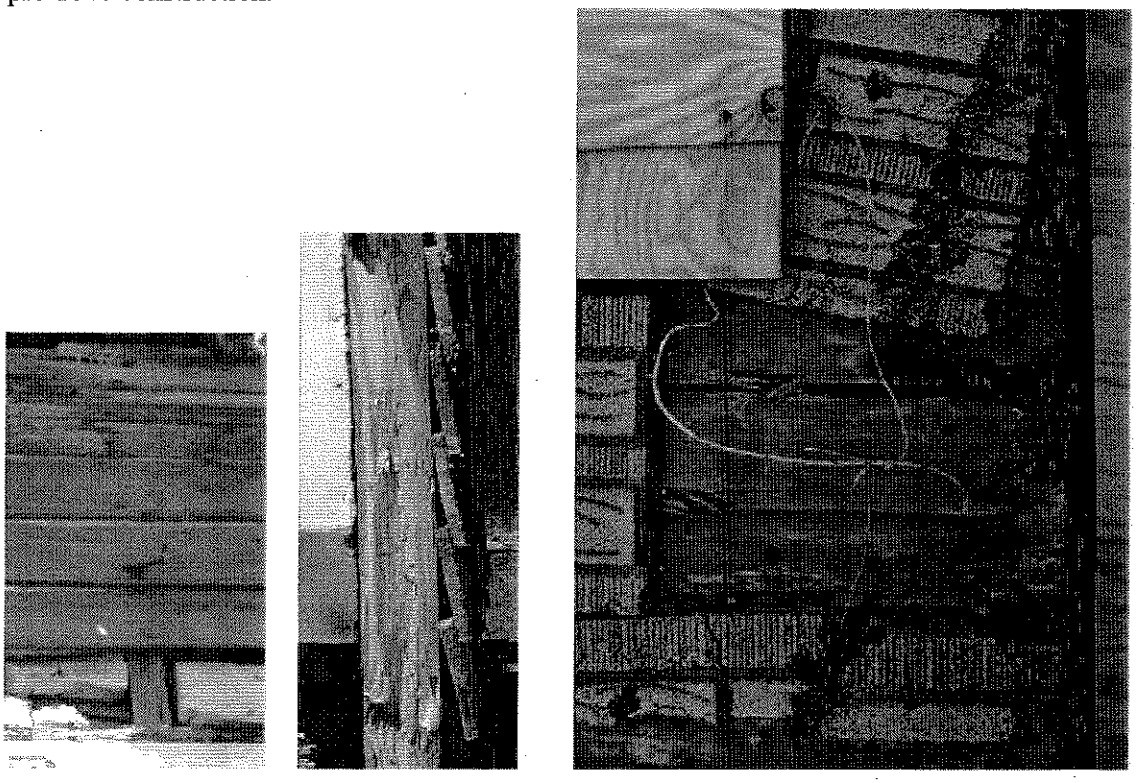
Figure 15: The rear wall of the house, as exposed when the catslide kitchen and bathroom additions were removed, shows layers of materials and construction techniques from several different periods. The main studs are visible in some areas, particularly in the right half of this view, where some of the clay nogging between the studs is also now exposed. Behind the nogging there are two layers of wood lath. The layer touching the nogging (and the not-quite parallel strips above it) is the riven lath from the original construction. Spanning from stud to stud, it is held in place by narrow ledgers nailed to the edges of the studs. Newer sawn lath is on the inside side of the studs, also visible in this photo (bottom half of the space between the studs just to the right of the door). It holds the plaster that was added to finish the interior at some point in the nineteenth century. In the left half of this view, the sawn lath is a remnant of the interior finish of the now-demolished kitchen. The heavy framing and diagonal bracing were the wall of the kitchen wing, framed independently from the presumably older wall of the original house, just beyond it. In the sandwiched materials where these walls come together are some of the remnants of the original beaded weatherboarding. The weatherboarding is visible (in shadow) across the top of the wall in this view.

CONDITIONS: WALL STUDDING:

The walls have hewn studs, mortised into the sills. They run to the ceiling level of the first story. They are about 21 inches on center. There is some variation in their size. The smallest studs appear to have been centered above the window and door openings. Some diagonal bracing is also visible in areas where the exterior siding is missing. In spite of the use of hewn wood for the studs, the plaster is generally on sawn wood lathe (the plaster may have been a later replacement for an earlier material, such as plaster on riven lath as seen in the rear elevation, or beaded boards as seen in the upper level). There are elements of a diagonally-braced wall, placed over the earlier exterior wall of the house, where the kitchen met the house. This may be an indication that the kitchen was once a freestanding building (or a re-used room from another building), attached to the house at some point. Since only this one vestige of the kitchen wall remains, definitive conclusions can not be made. However, physical evidence on the lower section of the kitchen side (now exterior side) fragment of wall framing indicates that this section of the wall was finished with a dado of horizontal boards that were painted, with plaster above.

CONDITIONS: ROOF:

The asphalt shingle roof of the Barnes House is in fair condition, but has kept the buildings interior reasonably dry in recent years. Beneath the asphalt is plywood sheathing. One face of the roof has wood nailers spaced about six inches on center, an indication that the roof originally had wood shingles (pine shingles have also been found in the top cavity of the attic). The rafters are approximately three inch by three-inch members lap-jointed and pegged at the peak of the roof, without a ridgepole. This construction technique is generally considered an indication of pre-1840 construction.



Figures 16-18: Three layers of siding. The view on the left is of the small area of the original beaded 4-inch-wide weatherboarding that was hidden in the attic of the catslide addition until recently. The center view shows the lapped plain boards used when the house was re-sided around 1900. The view on the right shows some shifting sections of Inselstone siding nailed over a section of this second layer of siding.

CONDITIONS: EXTERIOR SIDING IN GENERAL:

The Barnes House has remnants of three layers of exterior siding. Physical evidence indicates that the first exterior treatment was beaded weatherboarding. At some point later (probably early twentieth century), the house was re-sided with 5/8 inch thick lap siding, with each board being 5 inches in width. More recently, at some point after about 1940, the building was wrapped in *Inselstone* siding.

Figure 19: Beaded siding across top of recently-exposed rear elevation.

CONDITIONS: BEADED LAP SIDING:

The oldest siding appears to be lapped boards that are about four to six inches in width and feature a beaded bottom edge. This was a typical type of weatherboarding for frame houses in the Tidewater region of Virginia prior to 1840. The boards are consistent in width and appear to have been of a good quality, straight-grained wood (possibly pine). Large areas of the original weatherboarding were apparently replaced when new siding was installed about 1900. A small section of the original weatherboards is now visible in the back wall of the house, in a section of wall that was hidden in the attic cavity above the kitchen and bathroom additions throughout much of the building's history. The clay nogging that is visible in the back wall of the house (in the lower section of the wall where the kitchen and bathroom additions have been removed) corresponds closely in dimension to these siding boards. Nogging is a material often found in houses built in the era when such siding was used. The nogging, which is now seen in areas where the siding is now missing, is marked by the shape and spacing of the lapped boards.

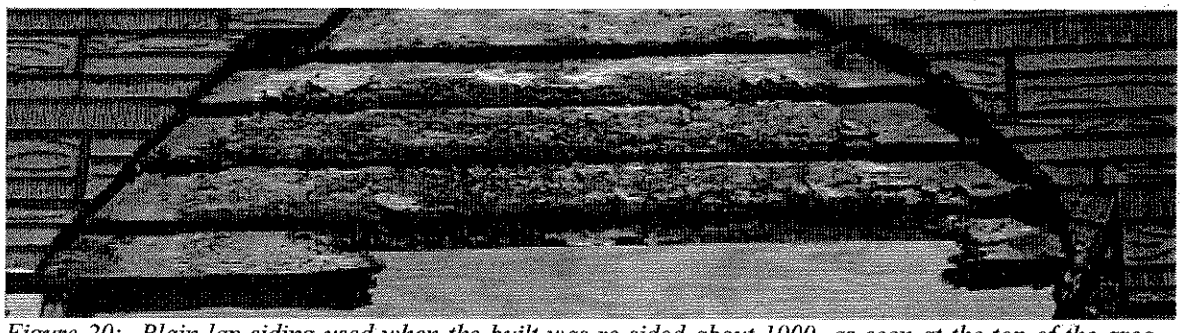


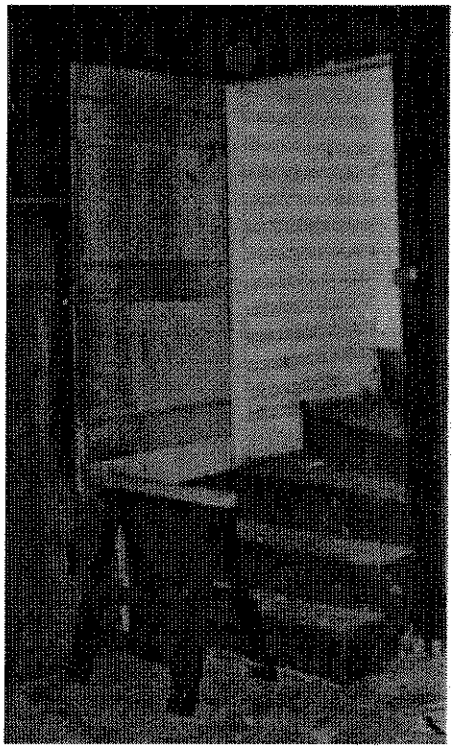
Figure 20: Plain lap siding used when the built was re-sided about 1900, as seen at the top of the area where the chimney has been removed. Note the deterioration from water trapped behind the masonry.

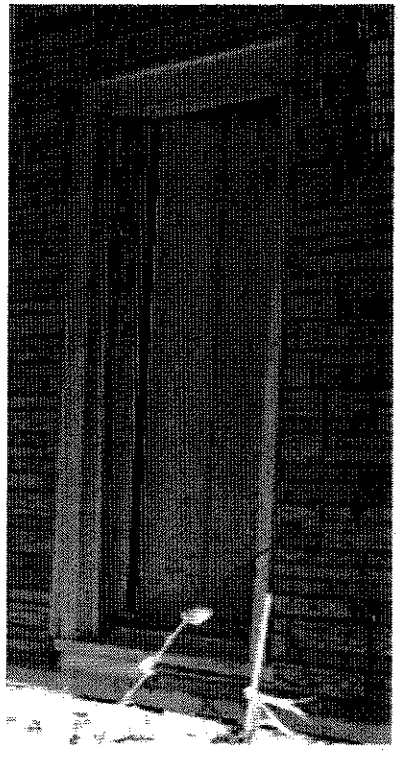
CONDITIONS: TWENTIETH CENTURY LAP SIDING:

The second layer of siding dates from the early twentieth century. It consists of thin (5/8" thick by five inches wide) boards overlapped so that four inches are exposed. It is badly weathered in some areas, to the point where the surface has eroded, such as at the chimneys. In a few places, the ends of the siding members are rotted away (at the former chimney locations). Generally, only a small amount of this siding is visible, because it is covered with a later insulation board siding; the areas now visible were exposed in the process of demolishing additions in preparation of moving the house.

CONDITIONS: "INSELSTONE":

The entire house was covered with a layer of "Inselstone" siding (a variation on "Inselbrick" siding, a product manufactured by the Mastic Corporation of South Bend, Indiana beginning in 1935, but in this case, a later variation made to resemble random-coursed sandstone). The product was made of sheets of pressed fiber insulation board with black bituminous coatings, with a colored gravel finish as is normally used on asphalt roof shingles. The colored gravel finish is arranged to look like thin layers of stone. This siding was common through the Mid-Atlantic Area and Midwest in the middle decades of the twentieth century, used to cover deteriorated wood siding and to eliminate the need for painting exterior wall surfaces. The Inselstone siding is old, broken in many places, missing on one entire wall (where the addition was removed), and difficult to repair (it is very difficult to find matching pieces). It also may be retaining moisture and contributing to deterioration of older materials beneath it, and it may be a fire hazard and may contain asbestos.

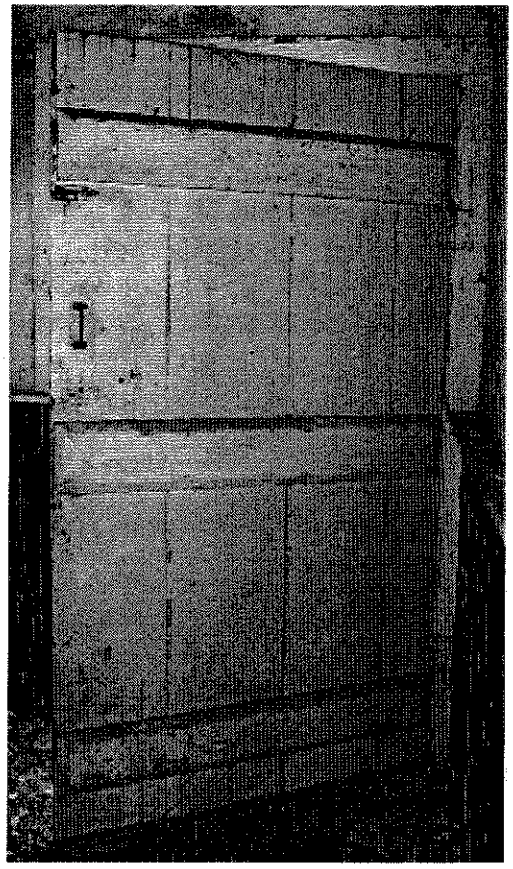


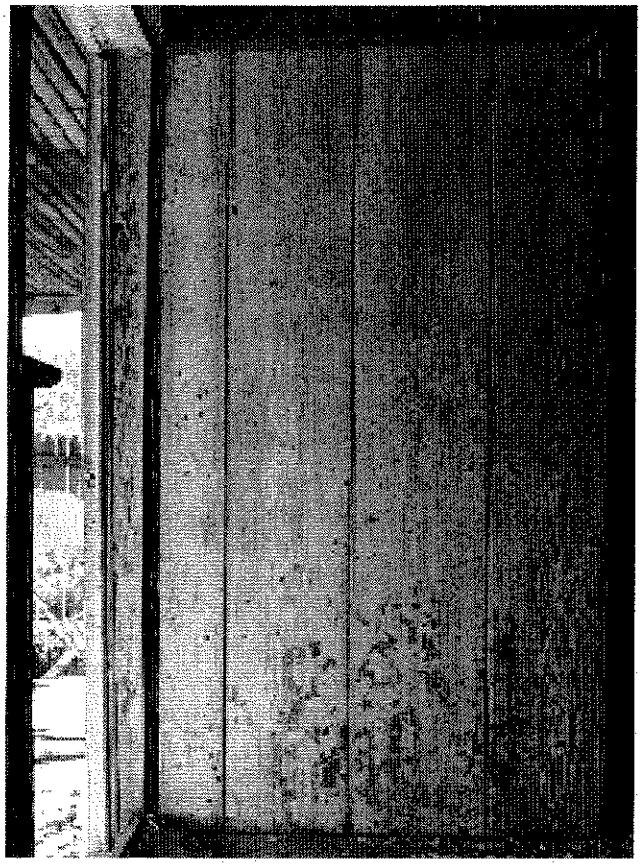


Figures 21 & 22: The plank doors at the front entrance and in the opening to the enclosed stair are excellent examples of the style and craftsmanship that accompanied the Tidewater frame tradition. They are constructed of beaded vertical boards with horizontal braces on the back. Fortunately, they are in good condition and can be repaired and retained. The house formerly had several others just like these two.

CONDITIONS: PLANK DOORS:

The house has intact plank doors, which are in good condition, at two doorways: at the front door to the smaller first story room and at the door to the enclosed stair. The doors are hung with wrought iron hinges of two or three knuckles each, with wrought nails, some of which have rose heads. The doors likewise have wrought iron latches and other hardware components typical of the period before the Civil War, with about four vertical planks per door, secured by three bevel-edged horizontal battens. The proportions of the two front door openings and the door to the stair enclosure are consistent with an earlier (pre-1860) construction date, rather than a later one.





Figures 23 & 24: These views of the front door, taken just before the house was moved, show the beading, the beveled cross-braces, and the hardware on the front door to the smaller first floor room.

CONDITIONS: RANDOM PLANK PINE FLOORING:

There is random plank pine flooring in place in both stories. From the exposed bottom area of the house, one can see that the flooring was notched with an adz to adjust each board to the floor joists. The flooring generally appears to be in good condition. The floors are considerably uneven, but this is due mostly to structural problems in the joists and sills, rather than to broken, warped, or misaligned floor boards.

INTERIOR WALL FINISHES

CONDITIONS: FIRST STORY PLASTER AND EVIDENCE OF EARLIER PLASTER:

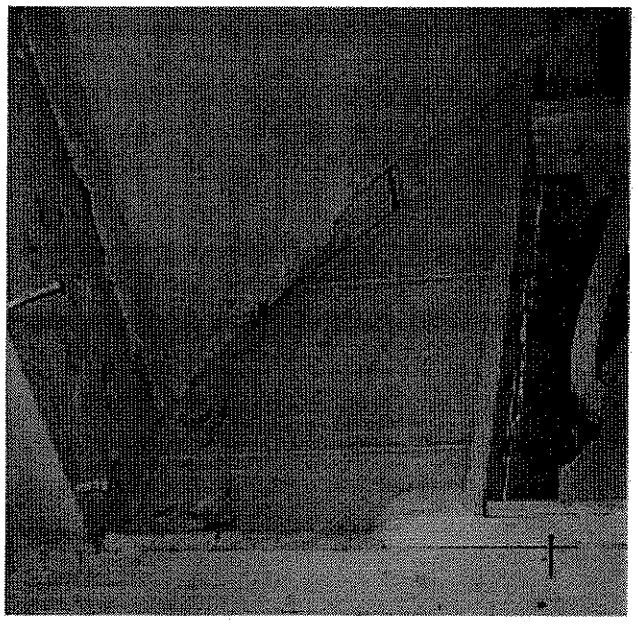
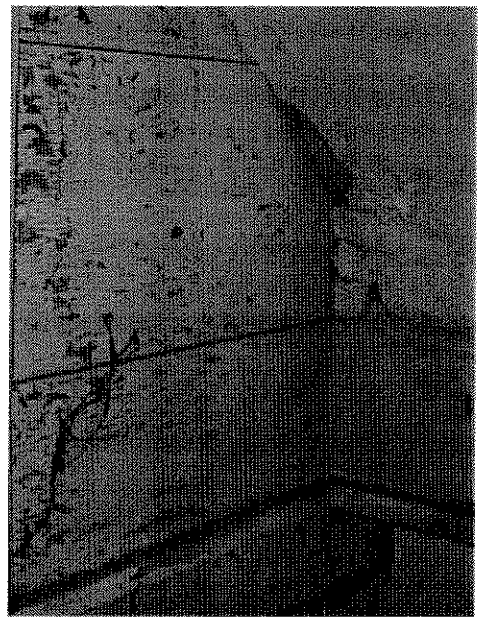
The first story plaster was applied in the traditional "wet plaster" method on sawn wood lath. It was probably a ca.1900-1920 replacement for an earlier first story interior wall treatment. Behind it, between the sawn lath and the clay nogging, is an older layer of wood lat, visible in some exposed areas. This older layer is riven from approximately 2-inch-wide pieces of wood, and is consistent with much earlier construction (pre-1840). The pieces are not continuous, as in later lathing methods, but instead are located only between the studs. This configuration was

sometimes used in tandem with nogging so that the lath provided rigidity between two layers of wet-applied material (the clay nogging and the brown-coat of the earlier plaster). Much of the first floor plaster has been covered-over with knotty pine paneling (entire height of the walls in the larger room, and up to a chair rail height in the smaller room). The exposed areas of the plaster in the first story are in reasonably good condition, but it may be appropriate to remove the plaster and sawn lath to restore the earlier kind of plaster treatment (and to leave some areas of riven lath exposed—see Recommendations).

Figure 25: The second story (or attic) consists of two large rooms shaped by the roofline, knee-walls, and a narrow ceiling. Beneath twentieth century plaster on expanded metal lath, the original wall treatment of horizontal bands of beaded interior sheathing appears to be intact.

CONDITIONS: SECOND STORY PLASTER AND BEADED BOARDS BENEATH IT:

The second story plaster was applied wet over metal mesh lath. It is most likely composed mainly of gypsum. It was installed at some point between about 1920 and about 1950. The metal mesh lath was nailed directly on to beaded horizontal wall boards. The earlier boards appear to be relatively intact under the plaster. The second story plaster is intact in some areas and damaged by water in others, with some large sections missing. However, it would be appropriate to remove it to expose and restore the earlier wall treatment design, the beaded boards (see Recommendations).

Figures 26 & 27: Small areas of the beaded sheathing wall treatment in the second story are exposed, especially in the area immediately above the winder part of the stairs.

CONDITIONS: WOOD SASH WINDOWS:

The windows that remain throughout the house are either 6-pane single sashes or 6/6 double sashes. Those that remain in place appear to be in restorable condition. However, although they generally appear to be the correct configurations for the various parts of the house, they also appear to be replacement sashes from the twentieth century. Since they are not original to the house's Period of Significance, it would be appropriate to replace them with new 6-pane sashes (with matching wood profiles) if that is more cost-effective than restoring them.

OTHER INTERIOR FINISHES

CONDITIONS: WOOD AT STAIRS ENCLOSURE:

The wood at the stairs enclosure includes beaded studs on the side facing away from the stairs. The beaded edges are an indication that they were expected to remain exposed. The beaded studs and the board walls that they are supporting are in good condition and could be easily restored. At the top of the stairs is a small section of cut-out balustrade that appears to date from about 1870. Although most of the individual pieces of the balustrade are cracked (and one baluster is missing), the railing is still secure, and the design of the balustrade could be easily restored.

CONDITIONS: STAIR RISERS AND TREADS:

Some sections of the stairs are in good condition, while others are not. One wedge-shaped tread is completely broken and needs to be replaced. There is also some unevenness in the riser heights, which could be a problem if the building is restored for a use that involves allowing the public to go to the second story.

Figure 28: Some of the stair treads, particularly in the winding section, are broken.

CONDITIONS: DOOR AND WINDOW CASINGS:

The trim elements of the door and window openings are remarkably simple. Many of them appear to be replacements. If the house is restored to an early design, it may be most appropriate to replace them in the course of restoring the walls, doors, and windows.

CURRENTLY DISASSEMBLED PARTS OF THE BUILDING

CONDITIONS: PORCH COMPONENTS:

The porch posts and other porch elements that were retained when the house was moved appear to date from around 1900. The lathe-turned posts are in good enough condition that they could be restored. Some other components of the porch (floor framing, bead-boarded ceiling) may have indicated an early construction date and perhaps suggested an earlier design appearance. However, these pieces are now gone.

CONDITIONS: CHIMNEY MASONRY:

There are two or three piles of stone rubble and brickbats that came from the chimneys. Generally the stone is random, apparently fieldstone, consisting of some sandstone and possibly some other kinds of sedimentary stone. No record was kept of which stone went where, except that photographs were taken before the chimneys were torn down. The stone appears to be re-

Figures 29 & 30: Some of the stone from the Barnes House chimneys was moved to the temporary site at the Prince William County Landfill (left) and some is still to be found at the house's original site (view on right).

usable. The photographs show several distinctive shapes in the chimneys, notably the shouldering of the exterior shape of the chimneys toward the center and toward the top, and the ogival-arched openings of the second story fireplaces. These shapes should be followed very carefully in restoring the chimneys. The first story had at least one red brick interior mantelpiece. This was a design from the mid twentieth century. All the bricks in the piles of discarded masonry are from this period. It would probably be appropriate to restore all the fireplaces to the earliest known design, based on the ogival-arched stone openings seen in the photographs of the second story.

CONDITIONS: MATERIAL INFORMATION IN FORMER SITE:

The former site has largely been destroyed. Any opportunity for careful archaeological investigation of building techniques, for instance, may have been lost. However, there are some elements, such as the exact dimensions of the rear wing that should be investigated to gather and record the information.

RECOMMENDATIONS

RECOMMENDATIONS: GENERAL STATEMENT OF RECOMMENDATIONS:

JMA recommends the restoration of the Barnes House to its appearance before 1900. This would involve removing twentieth century finishes (Inselstone siding, knotty-pine paneling, wiring, second story plaster, etc.) Special attention should be paid to authentic reproduction of any early nineteenth century components. Modern materials may be appropriate in some concealed areas, but the broken joists and sills should be restored with hand-hewn members. Some small areas of materials that were intended to be concealed may be left exposed to show how the house was constructed (clay nogging, riven wood lath, etc.). The restored house would not include the rear wings. The remnants of rear-wing framing now in place would be removed. It would be appropriate to restore the house to its appearance before it had a front porch.

RECOMMENDATIONS: FLOOR JOISTS:

Reinforce approximately five floor joists, where there are signs of complete structural failure, heavy termite damage, etc. See architectural documents for specification on wood dryness, etc.

RECOMMENDATIONS: SILLS:

Remove rotted and heavily damaged sections, especially near ends of the longer sills. Use consolidant epoxies to rebuild missing sections. Replace the sills at the end walls, where large sections are missing or where there is heavy termite damage, etc. Use hand-hewn (oak?) to match existing, with mortise and tenon joints. See architectural documents for specification on wood dryness, etc.

RECOMMENDATIONS: WALL STUDDING:

Restore any rotted or broken sections, using epoxy consolidants where possible, or hand-hewn timbers with mortise and tenon joints where replacement is necessary. Remove fragments of framing where the structure of the kitchen abutted the original house.

RECOMMENDATIONS: ROOF:

Remove asphalt shingle roof and plywood sheathing. Replace the missing nailers and any nailers that are rotted, broken, or otherwise structurally unsuitable for new roofing. Install new wood shingle roof. See architectural specifications for recommendations on products, etc.

RECOMMENDATIONS: EXTERIOR SIDING:

Remove the Inselstone siding and the twentieth century wood siding and prepare the walls for new beaded lap siding. See architectural specifications for wood species, dryness, and other qualities.

RECOMMENDATIONS: PLANK DOORS:

Repair doors as needed and install new hardware (latches and locks to match originals; keep intact historic hinges in place).

RECOMMENDATIONS: INTERIOR WALL FINISHES:

In first story, remove knotty pine paneling and restore plaster on sawn wood lath without disturbing the earlier design on the riven lath. See architectural specifications for information on plaster composition, wood for lath, etc.

In second story, remove plaster and expanded metal lath and restore beaded sheathing interior surfaces, replacing small sections that are badly damaged and broken.

RECOMMENDATIONS: WOOD WINDOW SASHES:

Remove and replace sashes with new six-pane, true divided light sashes with the same muntin profiles as are in place now.

RECOMMENDATIONS: OTHER INTERIOR FINISHES:

Clean exposed wood and beaded studs at stairs, prepare for painting, and paint. Replace broken stair tread. (Adjust heights of other stairs to provide even stair spacing?) Repair balustrade at top of stairs to its original ca.1870 design. Remove newer layer of flooring and repair and sand original flooring to prepare it for a new finish. Use natural finish on floors and stair treads. Repair baseboard and chair rail, replacing missing pieces as may be needed. See architectural specifications for details on wood species and dryness, paint type, fasteners and glues, etc.

CURRENTLY DISASSEMBLED PARTS OF THE BUILDING

RECOMMENDATIONS: CHIMNEYS:

Rebuild stone sections of chimneys using existing field stone (and new stone as needed), to match the profile and random coursing of the earlier chimneys, as seen in photographs. Minimize cutting of the stone. Place stones so that all bedding planes are in their natural horizontal orientation. Restore interior first story fireboxes with stone facings and segmentally-arched openings, similar to those shown in photographs of the second story fireplaces before the move (but using stone facings in the first story). See architectural specifications on mortar composition and mortar profiles to be used. Reconstruct the brick top sections of the chimneys and interior fireboxes in second story with parged brick facings the width and height of the original wall

opening (wood-to-wood), and with the same ogival/segmental type arch as seen in the photographs of the second floor. New brick used in the brick sections shall be of the size, texture, and color to match historic handmade brick, as typically found in the area before the Civil War. Provide mantelshelf at each fireplace, as per architectural specifications.

RECOMMENDATIONS: PORCH:

It is not our recommendation to reconstruct the porch. The porch components shall be delivered to Prince William County for storage, along with any additional stone or other such building materials, as well as the fragmentary framing materials and fragmentary wainscoting remaining from the kitchen wall fragment which is to be removed, as mentioned above.

COST ESTIMATE

(Prepared with the assistance of Hank Handler, Oak Grove Restoration, Laytonsville, Md.)

Floor Joists:
Replace approximately five floor joists (hand-hewn to match existing, with mortise and tenon joints—using salvaged lumber, or hewing new; or more likely keeping the present joists in place, but sistering new wood for structural stability).

$3,000.00

Floors:
Remove top layer of flooring (twentieth century), repair lower layer as needed, repair/replace baseboard as needed.

$5,000.00

Sills:
Remove heavily damaged sections near ends of the longer sills. Use consolidant epoxies to rebuild missing sections.

$8,000.00

WALL STUDDING:
Restore any rotted or broken sections, using epoxy.

$8,000.00

Fragment of Old Wall from Addition:
Remove fragments of framing where the structure of the kitchen abutted the original house.

$1,500.00

Roof:
Remove asphalt shingle roof and plywood sheathing. Replace any nailers that are missing, rotted, broken, or structurally unsuitable for new roofing. Install new wood shingle roof. (sawn, 5/8 butt, 24 inch Western red cedar shingles from J&L Cedar Co.)

$8,000.00

Exterior Siding:
Remove the Inselstone siding and twentieth century wood siding, prepare the walls for new beaded lap siding, and install new siding (clear, all-heart western red cedar, bead to be custom cut at the site to match oldest layer of siding).

$16,000.00

Plank Doors:
Repair doors as needed and install new hardware (latches and box locks; keep intact historic hinges in place). Reconstruct (3 or 4) missing doors to match existing ones (vertical grain Douglas fir, 1¼ inch thick beaded tongue & groove, chamfered battens, and clinched nails).

$8,000.00 for reconstructed doors

$3,000.00 for hardware

Interior Wall Finishes—first story:
In first story, remove twentieth century panelling and restore plaster on sawn lath, with window to show earlier design on the existing riven lath (repairing plaster as needed, and possibly gluing any loose sections where keys are broken).

$15,000.00

Interior Wall Finishes—second story:
In second story, remove plaster and expanded metal lath and restore beaded sheathing interior surfaces, replacing small sections that are badly damaged and broken.

$9,000.00

Wood Window Sashes:
Remove and replace sashes with new six-pane, true divided light sashes with the same muntin profiles as are in place now (custom built from mahogany with cylinder glass).

$2,500.00 second story

$6,000.00 first story

Other Interior Finishes:
Clean exposed wood and beaded studs at stairs, prepare for painting, and paint. Replace broken stair tread(s). Adjust heights of other stairs to provide even stair spacing.

$2,000.00

Second Story Balustrade:
Repair balustrade at top of stairs to its original ca.1870 design.

$4,000.00

Chimneys:
Rebuild chimneys using existing field stone (and new stone as needed), to match the profile and random coursing of the earlier chimneys, as seen in photographs. Minimize cutting of the stone. Place stones so that all bedding planes are in their natural horizontal orientation. See architectural specifications on mortar composition and mortar profiles. Reconstruct all four interior fireboxes with facings the width and height of the original wall opening (wood-to-wood), and with the same ogival/segmental type arch as seen in the photographs of the second floor.

$38,000.00 (not counting footings)

Mantel pieces and mantel shelves:
Provide mantelshelf, as per architectural specifications at each opening.

$5,000.00

Porch:
Rebuild porch using columns that were salvaged from the porch as it existed prior to the move, matching details shown in photos from before the move. (Note: It is not our recommendation to reconstruct the porch, but this price is included in the event that rebuilding it is the county's choice).

$15,000.00

plus: General Conditions/Contingency (including wiring, etc.):
Provide other related construction work as needed.

Total of Cost Estimate Categories:

Floor Joists:	$3,000.00
Floors:	$5,000.00
Sills:	$8,000.00
Wall Studding:	$8,000.00
Fragment of Wall:	$1,500.00
Roof:	$8,000.00
Exterior Siding:	$16,000.00
Plank Doors (reconstr):	$8,000.00
Plank Doors hardware:	$3,000.00
Interior Wall Finishes —first story:	$15,000.00
Interior Wall Finishes —second story:	$9,000.00
Wood Window Sashes:	
second story:	$2,500.00
first story:	$6,000.00
Other Int. Finishes:	$2,000.00
2nd Story Balustrade:	$4,000.00
Chimneys:	$38,000.00
Mantels:	$5,000.00
Porch:	$15,000.00
(sub total: $157,000.00)	

General Conditions:	$39,250.00 (25% of the above)
TOTAL	$196,250.00

PLUS: Cost of move, Foundations, etc.

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ARCHITECTURAL DOCUMENTS

PLANS

ELEVATIONS

DETAILS

FIELD NOTES

A1.1

First Floor Plan

Revisions:

Date: October 22, 2004
Drawn By:
Checked By:
Status:
Project Code:

Historic Barnes House

Independent Hill, Virginia

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

JOHN MILNER ASSOCIATES, INC.
ARCHITECTS ▪ ARCHEOLOGISTS ▪ PLANNERS
5250 Cherokee Avenue Suite 300 Alexandria, Virginia 22312
telephone: 703.354.9737 facsimile: 703.642.1837

Second Floor Plan

A1.2

Revisions:

Date: October 22, 2004
Drawn By: -
Checked By: -
Status: -
Project Code: -

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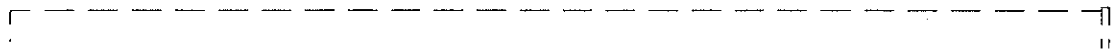

Elevation

A2.1

Revisions:

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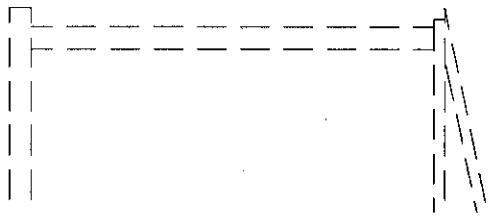

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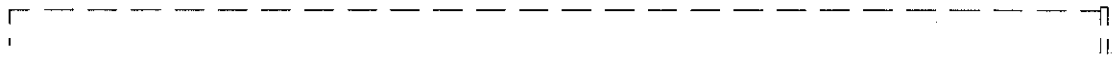

Elevation

A2.3

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Historic Barnes House

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Elevation

A2.4

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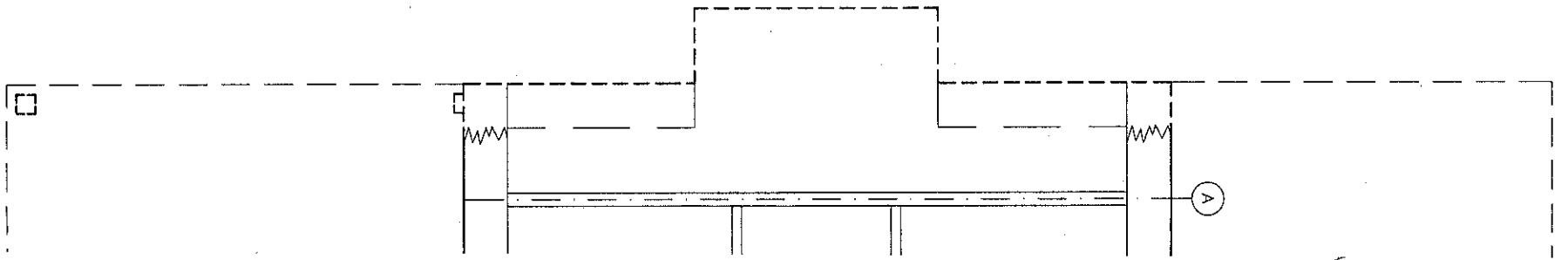

ARDS OVER OLDER BOARDS.
ARE 7-8" WIDE.

A3.1
Framing Plan

Date: October 22, 2004
Drawn By:
Checked By:
Status:
Project Code:
Revisions:

Historic Barnes House

Independent Hill, Virginia

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ING

1 / A4.1 BARNES HOUSE WEATHER BOARD
NTS

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5250 Cherokee Avenue Suite 300 Alexandria, Virginia 22312
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Historic Barnes House

Independent Hill, Virginia

Date: October 22, 2004
Drawn By: -
Checked By: -
Status: -
Project Code: -

Revisions:

Details

A4.1

APPENDIX I: CHAIN OF TITLE

Liber/Folio	Grantee (to)	Grantor (from)	Date:	Notes:
1109:642	Jean S. Venable	William O. Bevins	February 19, 1980	Grantees Mailing Address: P.O. Box 25 Triangle, Virginia Route 234 (1965 Mortgage lists both Jean S. and Frank Venable – mortgage satisfied in 1982)
674:785	William O. Bevins	Jack and Dolores R. DeVall	March 8, 1973	14823 Dumfries Road, Manassas, Virginia, 22110 25 ac.
411:206	Jack and Dolores R. DeVall	Thad C. DeVall (widower), Jack and Dolores R. DeVall	August 11, 1966	Map Book 15, Page 27
251:113	Thad C. DeVall and Marian E. DeVall (husband and wife)	Columbus Barnes, Mary Barnes (his wife); Bernard Barnes, Henry Barnes, Florine Barnes and Katie Barnes	November 4, 1959	Described according to a survey dated March 9, 1955 …residue of land of which the late Eppa Barnes died seised and possessed …ingress and egress to and from a private burial ground located on the land hereby conveyed together with the right of an adequate turn-around or roadway around the cemetery…
188:418	Cleopatra Branson (Trustee)		June 25, 1955	"…by and between Cleopatra Branson, Trustee…" Reference to deeds: 157:126, 185:136 and 157:126
185:136	Cleopatra Branson, widow of Otho D. Branson	James N. Johnson, unmarried	March 17, 1955	Deed includes plat map of "Barnes Property, Independent Hill, VA."
157:126	Cleopatra Branson, Trustee	Otho D. Branson	November 17, 1951	Otho D. Branson died December 12, 1951
131:311	James N. Johnson and Otho D. Branson	Federal Bank of Baltimore	April 26, 1948	332.66 Acres Less 7 1/2 Acres "referred to in a decree entered on the 18th day of February, 1937, by the Circuit Court of PWC… in a certain cause [sic] there pending between

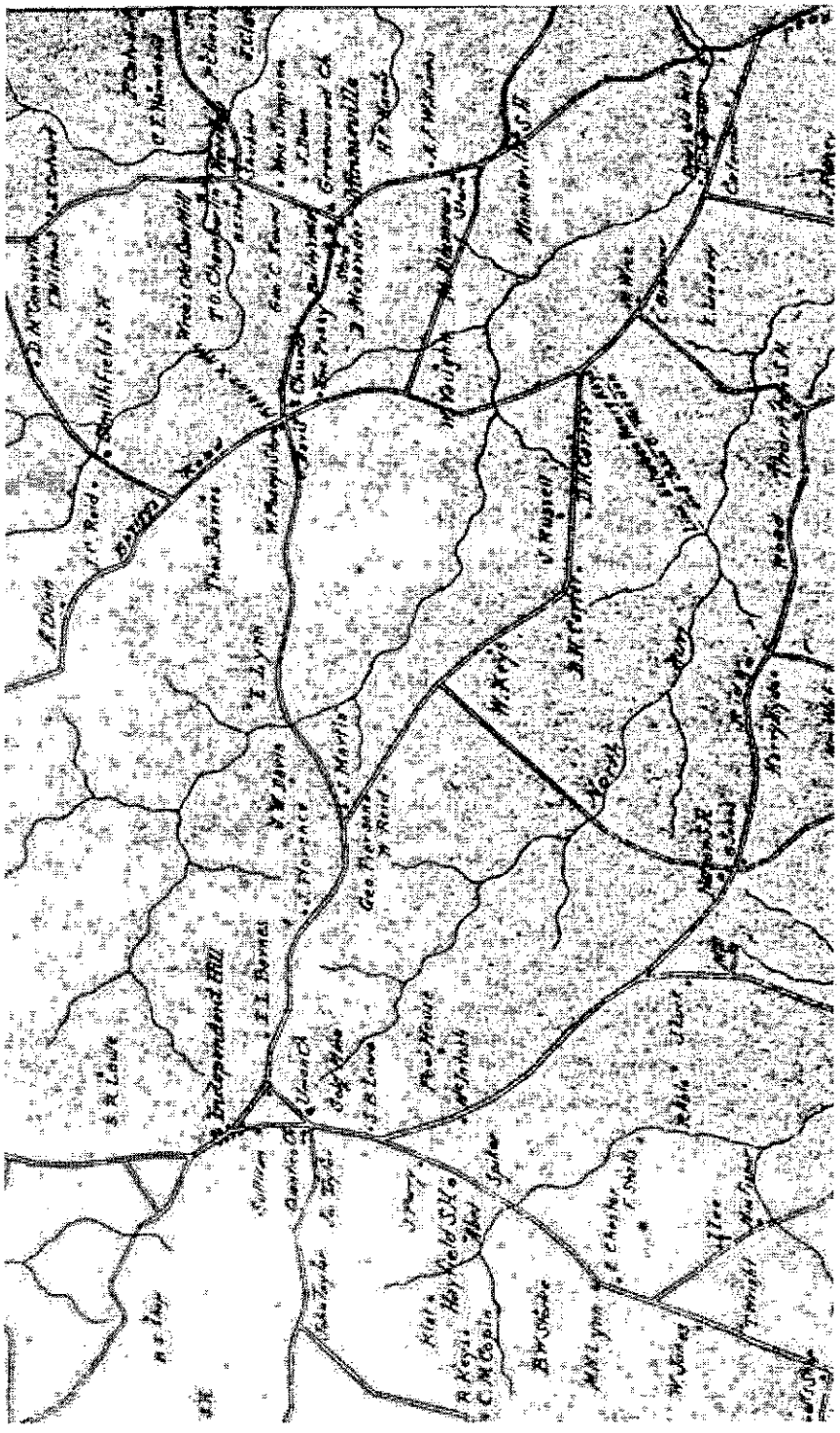
				The Federal Land Bank of Baltimore and Bernard B. Barnes, et al, defendants…" Also, except a strip of land (5.88 Acres) conveyed to the Commonwealth of VA 1/4 Acre graveyard lot (Sarah F. Davis to Eppa Barnes, Sept. 1904)
99:89	Federal Bank of Baltimore	Thos. H. Lion, special commissioner	May 21, 1937	Mortgage debt due to bank Bernard B. Barnes "Administrator of the Estate of Eppa Lee Barnes" 346.04 Acres (less 7 ½ Acres)
HISTORY OF LAND OWNED BY EPPA L. BARNES:				
77:478	Federal Land Bank of Baltimore	Eppa Lee and Amanda C. Barnes	November 24, 1922	Mortgage Barnes indebted to Federal Land Bank, $4600. 327 Acres
A				
47:324	Eppa Barnes	Edwin Nelson, Executor of Pamelia A. Davis will	September 29, 1899	160 Acres $200. Lying on the Dumphries and Independent Hill Road and Known as Moses Copen Homestead
47:345	Jas. E. Nelson, Trustee	Eppa and Mandy Barnes	September 29, 1899	Land Trust
B	**BUILDING NOT LOCATED ON THIS SECTION OF LAND**			
67:439	Eppa Barnes	J. Frank Milstead and Addie Milstead	December 16, 1915	72 1/4 Acres $500. Graveyard reserved Right to cut and remove all timber also reserved
62:478	J. Frank Milstead	Emily C. and	September 25, 1912	72 1/4 Acres

		George C. Round		$900. Old graveyard about 25 sq. ft.
C				
53:181	Eppa L. Barnes	Sarah F. Davis (single person)	September 16, 1904	40 Acres $112.50 Near Poor House Tract 1/4 Acre surrounding the family graveyard Pay all taxes assessed and due against the land for 1904
49:41	[Davis]	E. Nelson, Clerk of the Court	August 7, 1894	
27:233	Charles Davis	Isaac Davis	November 2, 1869	Later deed refers to Thos. W. Davis as apposed to Charles Davis
D				
62:210	Amanda Barnes	Milicant C. Bumbrey	April 12, 1912	50 Acres $190. Land which William Simms died sized and possessed *Bryan Gordon, Special Commissioner in the suit of Milicent C. Bumbrey against Helen Viola Henderson et al.* Amanda Barnes received Sept 21, 1912
E				
58:169	Amanda Barnes	Robert A. Hutchison, Special Commissioner	June 6, 1907	10 Acres $127. (Amanda Barnes, highest bidder) "which was conveyed to Edgar Barnes by deed from Pamala A. Davis bearing date the 26th day of June, 1895…44, p. 123) Court case: Posey vs. Barnes et al. Land sold at auction
44:123	Eppa L Barnes	Pamelia A. Davis	January 3, 1893	Two lots (3 Acres and 1 Acre) $20.

				"…in Issa Coles' line west of the said Barnes' house, thence…Barnes' live… Jarnes [?] Barnes live.."
F				
42:250	Eppa L. Barnes	Hezekiah and Mary E. Cole	March 12, 1881	5 acres $25. Adjoining the lands of Jane (?) Barnes, John D. Davis and others

APPENDIX II: HISTORIC MAP

Map 1: Independent Hill vicinity in 1862 (*Map of Northern Virginia and Vicinity of Washington*, United States Topographic Engineers, 1862)



APPENDIX III: EPPA BARNES OBITUARY

***Manassas Journal*, 8 January 1931**

EX-SLAVE BURIED WITH HONORS

Manassas Journal
Jan. 8, 1931
p. 1

Eppa Barnes, colored, aged about eighty-eight, died at his home at Independent Hill in the closing hours of 1930 after an illness of several years.

The old fellow was very popular. During his long confinement many people would call on him to cheer him up. His wife, who survives him, is equally well known and well liked.

Back in the days "Befo' de war," Uncle Ep is stated to have been domiciled with the Copen family, well known in the annals of Prince William. The family plot in which he was buried was a part of the old estate.

He leaves eight sons and one daughter.

The funeral which took place on New Year's Day was one of the county's biggest in recent months, and there was a profusion of beautiful flowers.

Elder A. J. Garland, of Clarendon, performed the rites at Uncle Ep's home, and many who attended came from without the county.

Prince William misses its old timers who have lived right and tried to lead their sons and daughters in the same path.

APPENDIX IV: INFORMATION ON INSELSTONE SIDING

THE THRILL OF A NEW HOME WITHOUT THE COST; THE EVOLUTION OF RESIDENTIAL SIDING MATERIALS IN ARKANSAS

From: http://www.arkansaspreservation.org/history/siding_index.asp
[Abridged by JMA to include only sections applicable to the Barnes House Project]

By Holly Hope

Arkansas Historic Preservation Program

Introduction

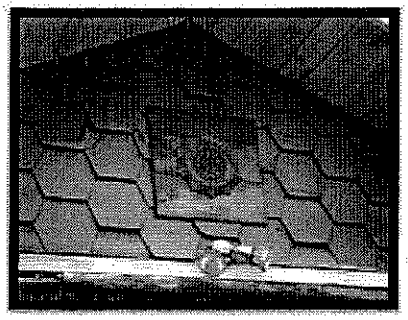
Transformations in Arkansas housing, whether folk or styled, have been numerous over the course of the state's history. Architectural changes are evident in scale, style, ornamentation and siding materials and each have been influenced by evolving social, cultural and economic factors in the nation, which were mirrored in the state. The environment met by the first settlers, the industrial age, mass-prefabrication, World War I, urbanization and the Depression were early underlying agents in new housing styles as were materials and the amount - or lack thereof - of new construction across the state, which was dictated by regional variations in employment opportunities, population and availability of construction materials. World War II had another pervasive effect on architectural character, as did post-war prosperity and suburbanization.
Modern materials for the exterior of homes and commercial buildings were a way for people to improve, safeguard and beautify what was considered old-fashioned and out of style. Each social and cultural influence in Arkansas's history added a layer to its architectural face either through the recycling of old buildings with new siding materials and additions, or through the introduction of a modern identity using current styles in newly developed areas. This layering process began as soon as the influx of non-Native Americans to the state started. Thus, one should remember that there might be more than meets the eye when examining the architectural character of a building or a historic district...

Asphalt Roofing Materials

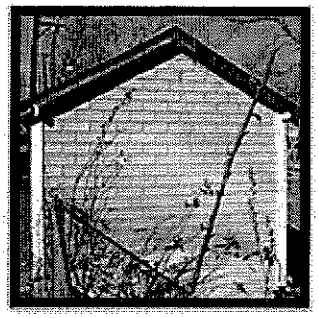
Composition roofing materials using fabrics covered with pine tar or sand were in use on the East Coast by the 1840s. This form was later improved through coatings of asphalt and talc, sand, powdered limestone or gravel to add color and endurance. Modern roofing shingles were formed from units of felt saturated with asphalt, a bitumen produced from refined petroleum, and colored mineral or ceramic granules. Shingles cut from rolls in 8" X 12-1/2" shapes made their appearance in 1903 in rectangular and hexagonal forms. The Prepared Roofing Manufacturers Association was formed in 1911 to advance the sales of asphalt products and to improve upon them while widening the market.[60]

While asphalt was not yet sweeping the nation as a wall covering in the early twentieth century, there were murmurings among the construction industry about applying it as siding in remodeling jobs. Architect Charles G. Peker wrote in a 1918 issue of *American*

Builder that chipped slate asphalt roll roofing could be used as a substitute for stucco in the gable end of a house, creating a half-timbered effect. It also served as an insulating covering when nailed over drafty wooden drop siding. [ii][61] Hexagonal and rectangular asphalt shingles marketed nationwide as wall covering did not appear until 1929. Those shingles can still be spied on sidewalls of dormers or on outbuildings in rural areas of Arkansas, however such coverings could have been roofing shingles applied pre-1929. Perhaps as a sign of the times

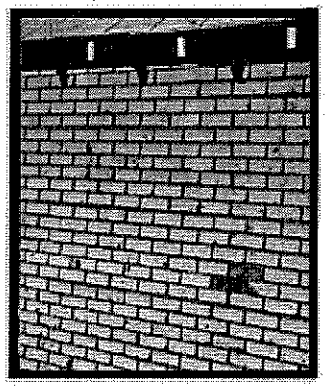


Asphalt hexagonal shingles were used as alternative wall coverings in gable ends and dormers.



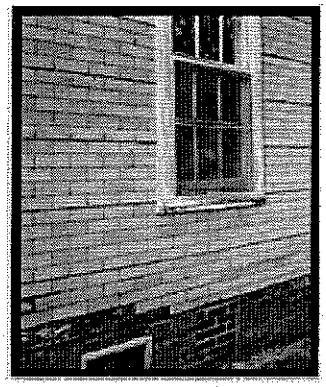
Garages and outbuildings would sometimes be sheathed in rectangular asphalt shingles.

asphalt was primarily offered as a renovation material that eliminated the need to paint wooden siding. Roofing companies were left with a glut of material when the Depression forestalled new construction, so they augmented their manufacturer's lines with offerings that catered to the current building market and offered the look of traditional materials at a lower price. Johns-Manville and Certain-teed Products Company offered a strip shingle with a 2-1/2" exposure and 9-1/2" length in imitation of brick in 1931. Each strip shingle was divided into individual "bricks" available in red, buff or gray featuring "mortar" lines in white, brown or black. Faux brick was the prevailing asphalt siding style during the 1930s. Mastic Corporation reported that 100% of its sales in 1935 were in the brick design marketed as panels called Inselbric, but wall shingles were still marketed in a variety of patterns and colors such as rectangular, hexagonal and pyramidal in green, tan and blended.[iii][62]



Asphalt strip shingles in imitation of brick hit the market in the early 1930s.

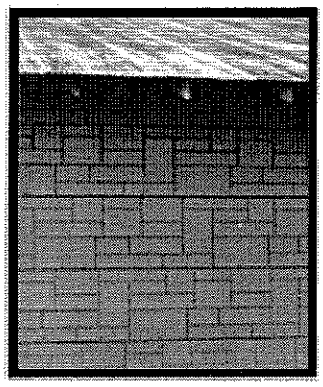
In 1940 Sears, Roebuck & Company catalogues offered brick-type insulating panels in 14" X 43" units, five bricks high and four-point (hexagonal) asphalt siding in brown tone, red tone, jade green and tile red. Advances in the production of roll



Rolled asphalt brick siding was made possible through the introduction of heated rollers that pressed patterns into the surface.

roofing introduced heated rollers that pressed detailed patterns into granulated surfaces, making it possible to offer rolled asphalt brick siding in the early 1940s.[iv][63] By 1941 Sears invited customers to "make old houses look new" by applying Honor Bilt Brick Roll-Type siding in 32" X 43' sections, which was offered in addition to the four brick double lap siding - marketed by the company beginning circa 1937. To lend a finished look to the job accessory strips for inside and outside corners, edge trim and soldier courses were available.

By 1943 they included 32" X 43' asphalt rolls of irregularly coursed "ashlar stone" (also known as Inselstone) in gray.[v][64] The 1954 Sears catalogue introduced a new insulating stone design called "Ranch Stone", featuring elongated multi-colored asphalt units resembling cut-sandstone in irregular courses on 15" X 48" panels. Color selections were gray/green and crab orchard. [vi][65] In 1966 the Sears, Roebuck catalogue featured "Random Stone" as a new siding product. This was very similar to Ranch Stone but it included randomly placed raked shapes in imitation of wire-cut bricks among the multi-colored units. Random Stone consisted of wood fiber insulation board impregnated with bitumen and thickly overlaid with mineral-stabilized asphalt on the weather side and surfaced with mineral granules for color. Color ranges became rather elaborate in comparison to earlier asphalt siding choices. The color selections were referred to as "Holiday," which was brown and light gray with coral highlights and beige mortar, "Riviera," consisting of shades of gray with occasional coral and gray mortar and "Lakeside," displaying green overtones with harmonizing

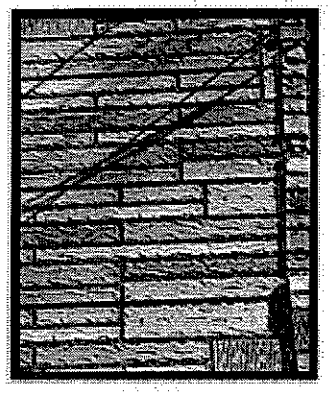


Asphalt rolls that imitated irregular courses of cut stone could be purchased by the early 1940s.

The popular 1950s look of cut sandstone could be achieved through the inexpensive application of Ranch Stone asphalt siding.

gray and beige mortar.[vii][66]

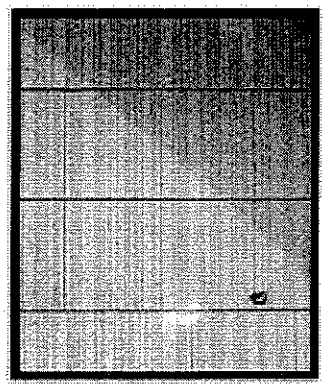
Application of Brick-Type Sidings



Mid-1960s Random Stone was similar to Ranch Stone but it featured a wire-cut brick shape among the "courses" of stone shapes.

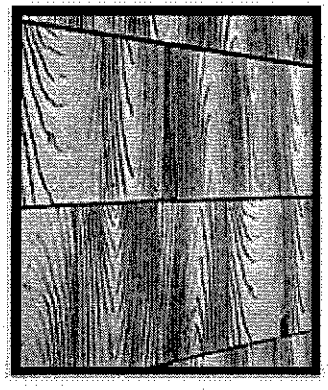
Strip sidings were usually applied over clapboard structures so a smooth sheathing surface was required. Pressed cellulose known as fiberboard or Celotex was offered on the market in conjunction with the multi-tab asphalt shingles. The sheathing provided a layer of thermal insulation, which added to its appeal. By 1935 Bird & Sons was offering insulated brick siding in sheets consisting of 12" X 8-1/2' long panels of asphalt "bricks" attached to 1/2" thick cellulose backing.[viii][67] Roll siding could be applied by squaring off a strip through a vertical mortar joint. One end would be set even with a corner and the top of the strip would be even with a previously applied horizontal chalk line. Roofing nails would be placed along the salvage edge, 1/2" above the lower edge of the overlying course and would be spaced approximately 4" apart. Nails spaced 2" apart would be located in vertical joints; inside corners and at windows, doors, and other openings 1/2" from the cut edge of the strip. A nail would also be placed in each vertical mortar joint across the siding. Corner pieces that matched the siding would be applied to outside corners. The piece would be embedded in cement and nails placed in the mortar line 1" from the edge of the strip on both sides of the corner.[ix][68]

The four-point and rectangular-style asphalt siding can still be seen on Arkansas homes, mainly as gable treatment. Ashlar stone, or Inselstone, and Ranch Stone still exist on many homes as well, but the faux brick siding was a more frequent treatment with Ranch Stone a close second and both are still extant in most regions of the state. The roll brick-type siding continued to be popular into the 1950s. The 1934 issue of Polk's Little Rock and North Little Rock City Directories contains the first mention among the classified listings of Johns-Manville brick-type siding sold by J.R. Grobmyer Lumber Company in Little Rock.[x][69] The Greater Little Rock Telephone Directory of 1937 contains the first mention of asphalt siding under the "roofing" category of the classified section. It was listed as a Mule-Hide Roofing product available at Arkmo Lumber Company in Little Rock but did not specify as to whether it was brick-type siding or another form.[xi][70] The incidence of asphalt siding in Arkansas seemed to closely follow the national availability of that product, which would have been an ideal material for frugal homeowners in the early 1930s. Arkansans who had headed west in easier times began losing their jobs, so by 1931 thousands returned to join relatives or take up squatter's rights. Many of these people hoped to support themselves through subsistence farming on the outskirts of towns so suburban shifts with its accompanying new construction was continuing even in the throes of the Depression. Asphalt siding would have been one of the economical alternatives for thrifty farm families.[xii][71]



Asphalt shingles with a raked cedar shake texture replaced imitation brick siding in popularity by the 1950s.

The popularity of asphalt siding did not wane in the 1950s as various roofing companies and mail order catalogues offered the asphalt 15-1/2" X 48" shingle style in wood grain and striated design. By 1950 shake textured shingles were available from Sears, Roebuck in white, dark gray, dark green and dark brown. [xiii][72] The color selection was expanded during the mid-1950s with the availability of mint green and pink blend. After aluminum siding use began to rise and the textured shingles were replaced by the more popular Ranch Stone and Random Stone covering, the color selection reverted to fewer and more bland choices. This type of siding was applied on new construction as well as continuing as a popular remodeling resource during the post World War II housing boom. Mastic Company of South Bend, Indiana, reported that Inselbric sales had dropped to 5% in 1956 while Instelstone panels and Inselwood shingles represented respectively 30% and 65% of its sales totals.[xiv][73] The 1960s began a period of decline for asphalt siding when aluminum and steel clapboard style siding came into vogue as more desirable remodeling materials and by the 1970s production of asphalt roll siding had ceased.



The texture of cut wood shingles was a popular asphalt siding style through the 1960s.

Listings in the Little Rock, North Little Rock and Suburban Areas Telephone Directory for asphalt sidings appear for the last time in 1970 under the heading for "roofing materials" in the yellow pages.xv[74] By the late 1950s to 1970 the Inselbric style was usurped by the more popular Ranch Stone and shingle styles (Durawood or Inselwood) in the state. Specific mention of insulated brick siding and Inselbric occurred for the last time in the 1957 telephone directory.xvi[75] In a demonstration of the longevity of Ranch Stone siding, Garland Cravens, a resident of New Blaine, Arkansas reported that he applied it to the local post office as late as 1967.xvii[76]