

The Beavers-Lee House Historic Structure Report



Georgia State University

Master in Heritage Preservation

HIST 8620 - Conservation of Historic Building Materials Spring 2021

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Joseph Smith, AIA - Instructor



Methodology

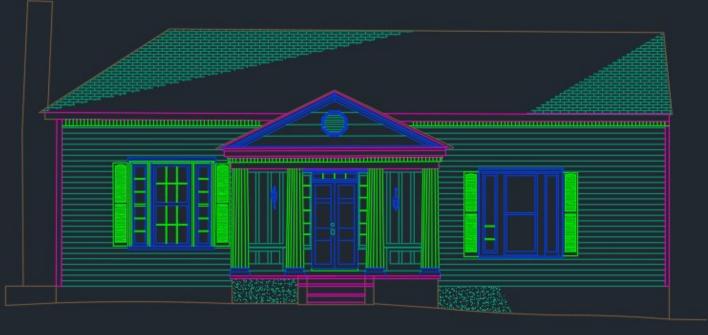
- Site visits
- Interviews
- Research
- Measured drawings and photogrammetry



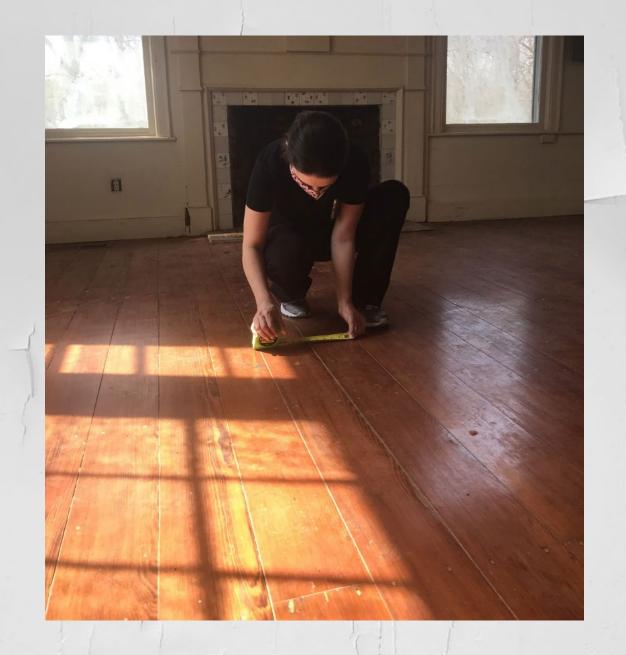


Measured & Photogrammetry Documentation

SOUTH ELEVATION









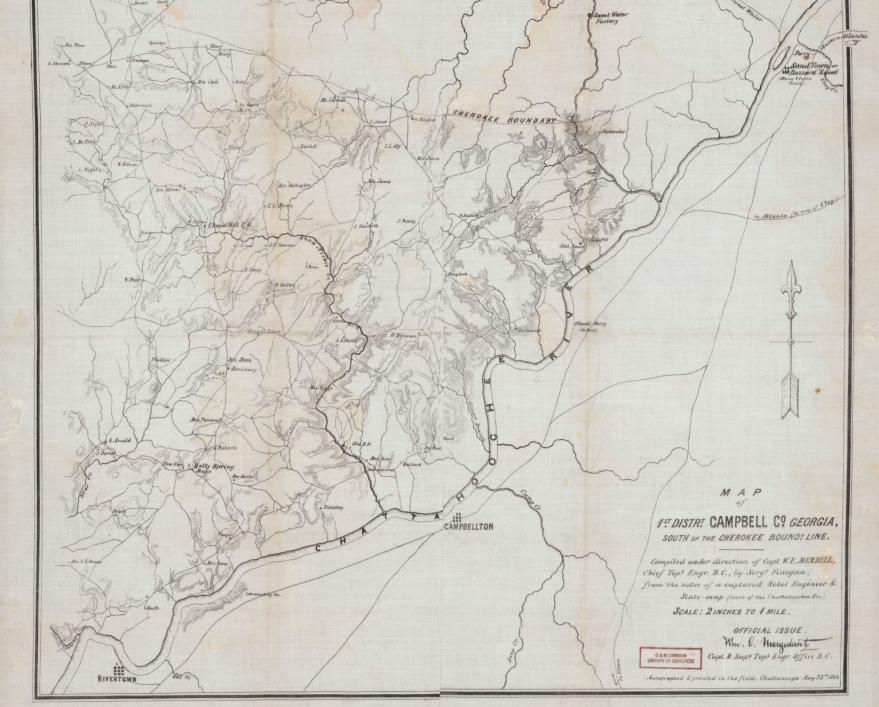


History

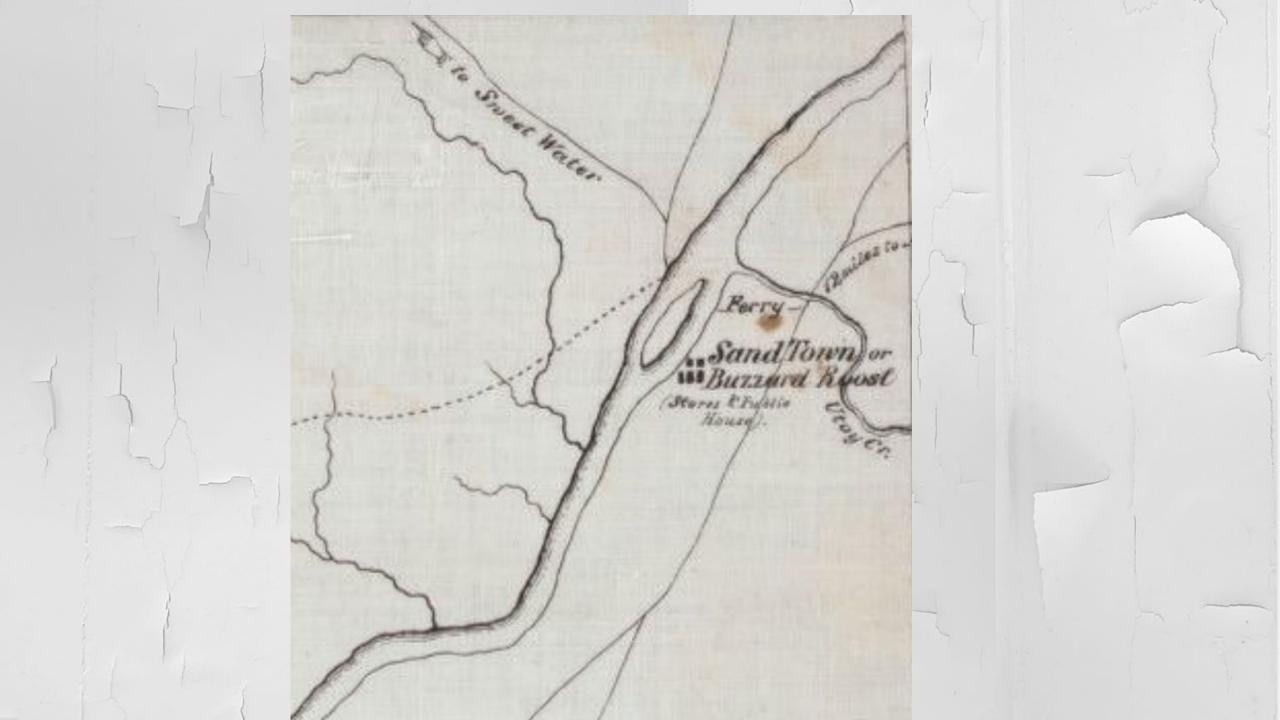
Native American

Campbellton

• The Beavers Family



https://www.loc.gov/item/2012655032/xt

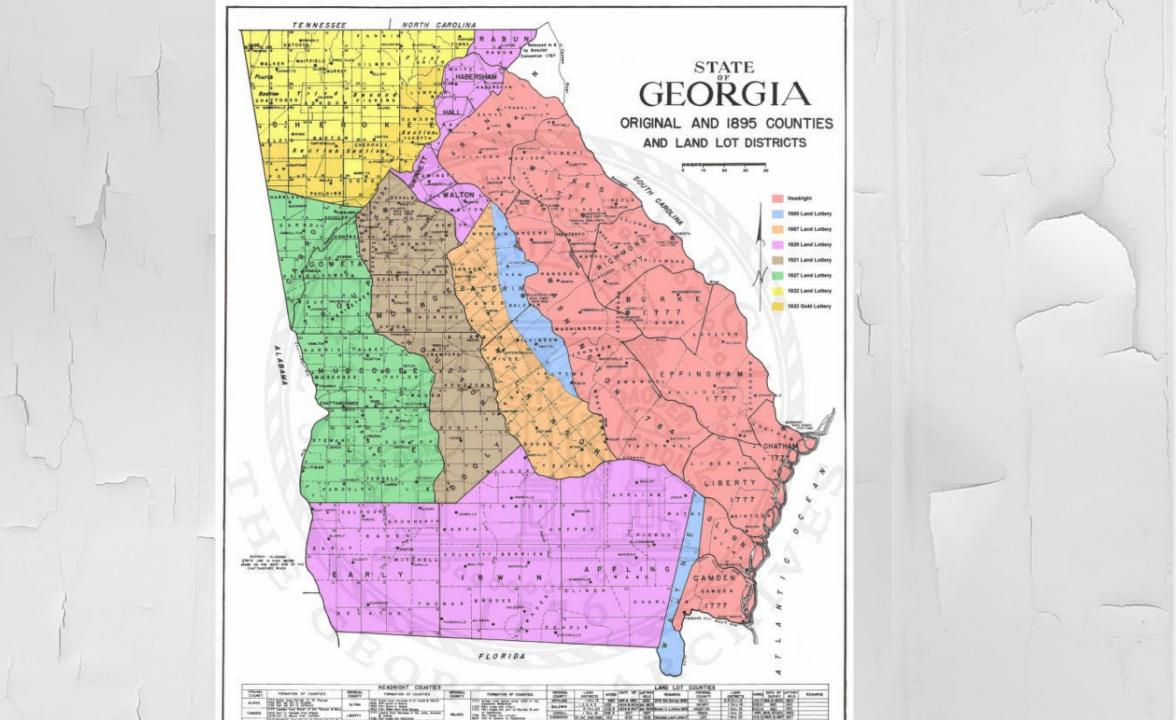


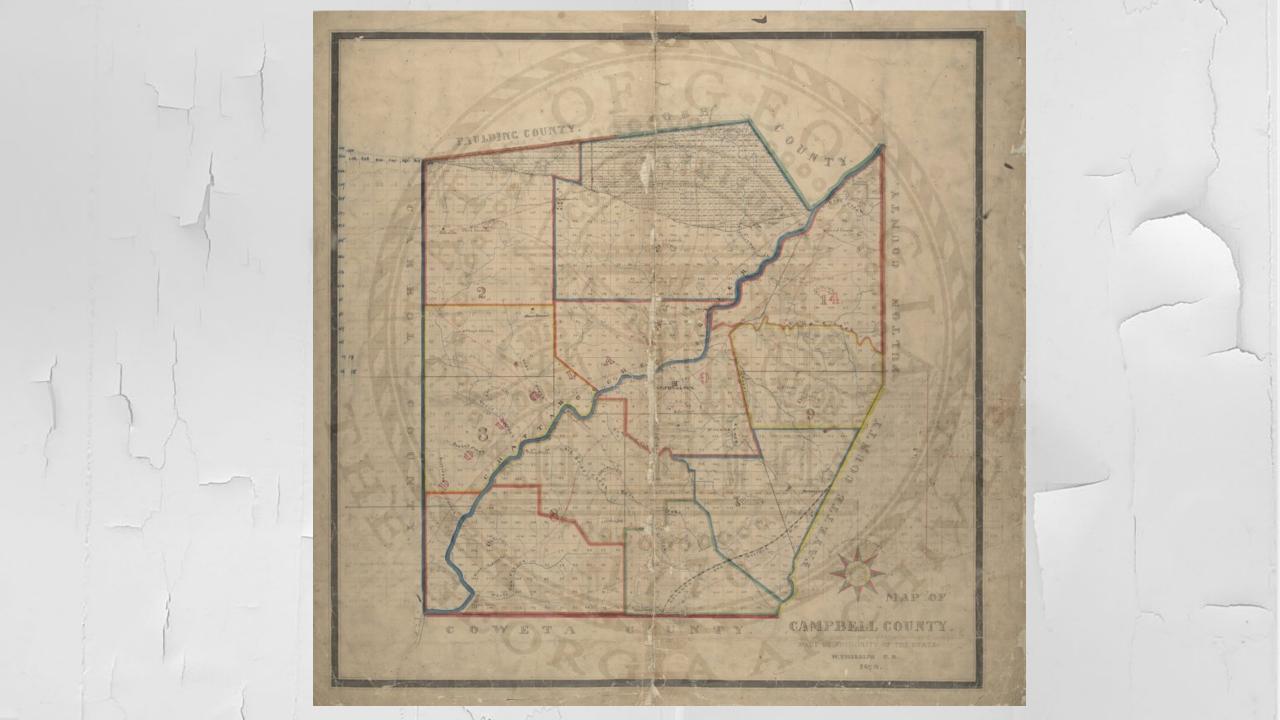
1821 Treaty of Indian Springs - specified one mile to remain with Creeks near Buzzard Roost...

1825 Treaty of Indian Springs

1826 Treaty of Washington







1860 Federal Slave Schedule for Campbell County

- John Beavers
- Reuben Beavers
- Sarah Beavers

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1867 Oath of Allegiance to US

Had to sign before registering to vote

• By 1870 - Major changes to town

E OF GEO No. TATY OF / STATE OF GEORGIA, PERSONALLY APPEARED before me this COUNTY OF COMMENTER agush 1867, Rentin le Brann at he resides in the 133 Election Precinet of Completell that he reald David GEORGIA, and who makes oath as follo " Recubin To, Beavers do solemnly swear in the presence of Almighty God, that I am a citizen of the STATE or GEORGIA; that I have resided in said State for next preceding this day, and now reside in the County of Uninplell am 21 years old; that I have not been disfranchised for participation in any rebellion or civil war against the United States, nor for mitted against the laws of any State or the United States; that I have never been a member of any State Legislature, nor held any judicial office in any State, and afterwards engaged in insurrection or rebellion against the United States, or g iven aid or comfort to the enry parameters of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of the United States, or as a member of Congress of the United States, or as a member of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of Congress of the United States, or as a member of Congress of the United States, or as an officer of the United States, or as a member of Congress of the United States, State Levislature, or as an executive or judicial officer of any State, to support the Constitution of the United Sta tes, and afterward insurrection or rebellion against the United States, or given aid and comfort to the enemies thereof sit Jui and obey the laws of the United States, and will to the b The said Benchin & Branes further swears. iss not been prov. that he has not been previously registered under the provisions of "An act supplementary to "an act to provide a ficient governin the more efficient government of the rebel States'-passed March 2, 1867-and to facilitate restoration," under this name, in this or m any other name, in this or any other Election District ; and further, that he was born in and naturalized by Render 6 Binvers SWORN TO AND SUBSCRIBED before me dale preasuch & Constant preasing NO AND SU Register of the 3 Ce Registration Distri STATE OF GEORGIA. TATE OF GEOR COUNTY OF Campbell PERSONALLY APPEARED before me this 22 OUNTY OF of Angush William In Bastlett Allere who states that he resides in the 730 Election Precinct of Current lell Coustry take that he resides GEORGIA, and who makes oath as follo is and who makes out William Mr. Bos herres e of Almighty God, that I am a citizen of the STATE or Gr these of Almighty Gal next preceding this day, and now reside in the County of Chines lell am 21 years old; that I have not been disfranchised for participation in any rebellion or civil war against the United States, nor for felory esp og this day, and now mitted against the laws of any State or the United States; that I have never been a member of any State Legislature, nor hold any executive resid; that I have not by udicial office in any State, and afterwards engaged in insurrection or rebellion against the United States, or given aid or comfort to the commitatt the laws of any Sta thereof; that I have never taken an eath as a member of Congress of the United States, or as an officer of the United States, or as a member of an finio any State, and aff State Legislature, or as an executive or judicial officer of any State, to support the Consti insurrection or rebellion against the United States, or given aid and comfort to the enemies od States, and afterwards engaged in at I will faithfully m and obey the laws of the United States, and will touth belows of the United St Willia Me. Bartlett The said that he has not been previously registered under the provisions of "An act supplementary to 'an act to provide for the more efficient government of the rebel States'-passed March 2, 1867-and to facilitate restor as not been previoe under this or toffcient governme any other name, in this or any other Election District; and further, that he was born and naturalized by ane, in this or s William the Bartet SWORN TO AND SUBSCRIBED before me day preasured floure ofors RY TO AND SU gister of the AC Registration District.

1938 Aerial Photo

- Old road/ferry
- Open fields
- Terracing
- Wooded area
- Buildings along Cochran Road



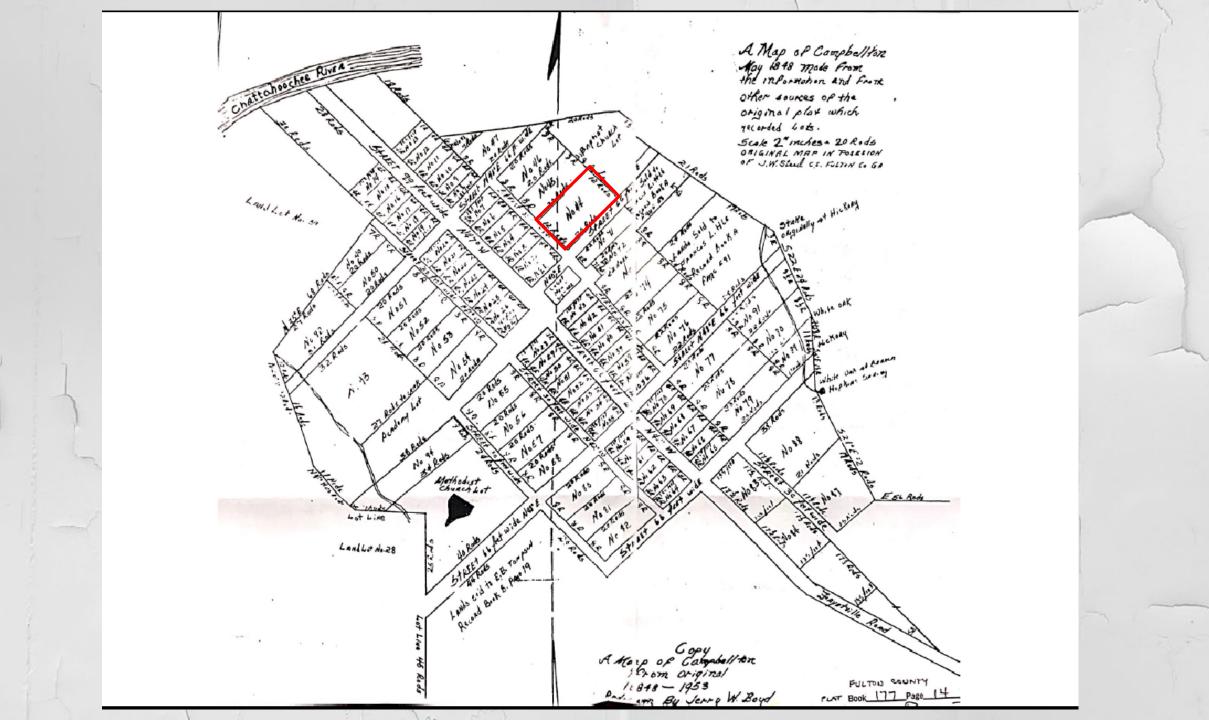
2021 Google Earth

- Many changes (road)
- Major forest encroachment
- Buildings gone along Cochran Road
- Post 1986 renovation outbuilding lost, new garage and pool
 Pool filled in ~2009





2021 SATELLITE WITH ORIGINAL FOOTPRINTS

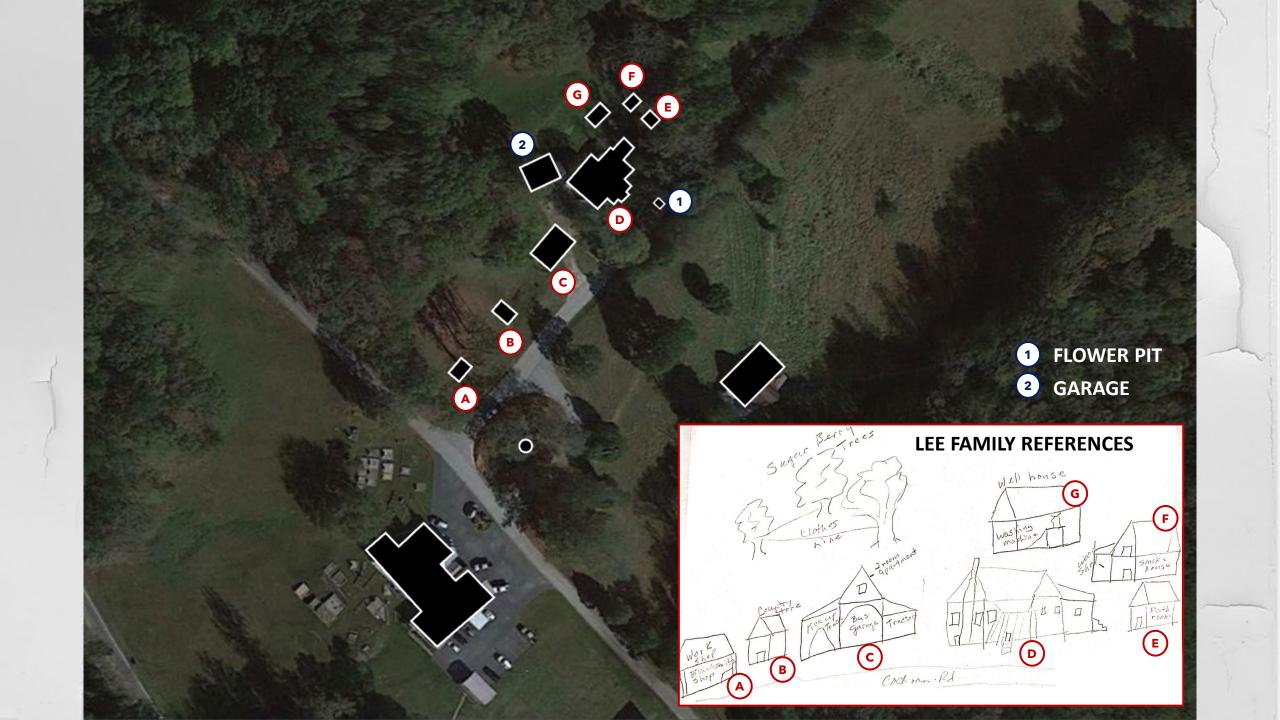


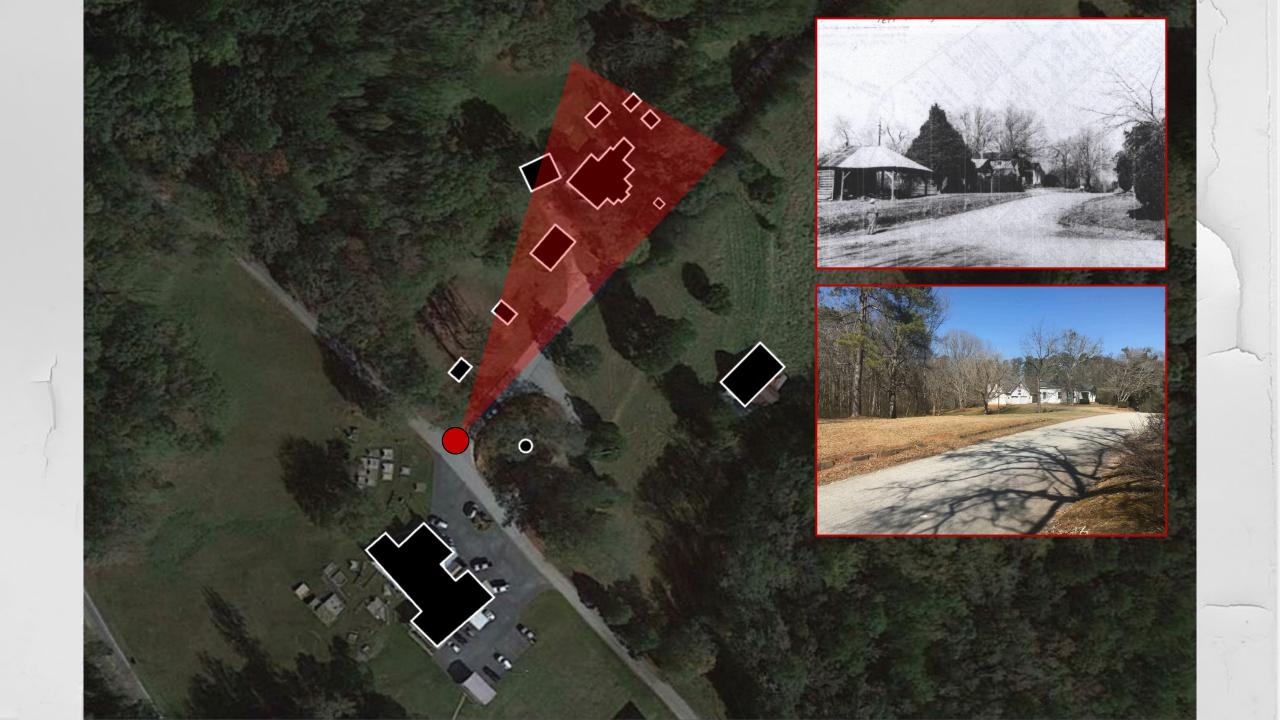


2021 SATELLITE WITH ORIGINAL FOOTPRINTS +1848 PARCELS













TIE POINT CLOUD

NORTHWEST AERIAL



TIE POINT CLOUD

NORTHEAST AERIAL



TIE POINT CLOUD

SOUTHWEST AERIAL







SOUTH ELEVATION

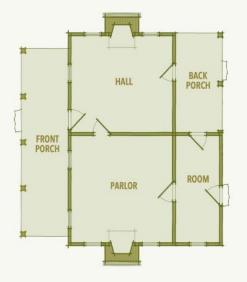


EAST ELEVATION

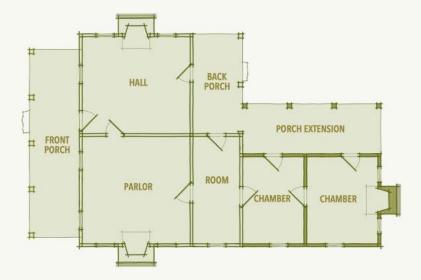


NORTH ELEVATION

House History



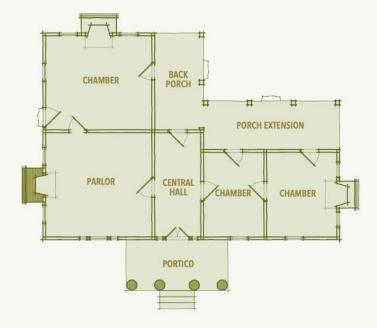
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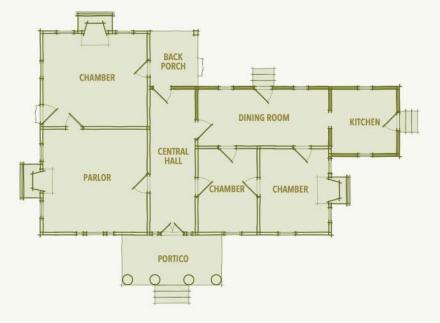


House History



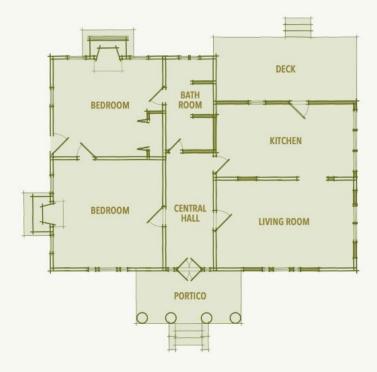
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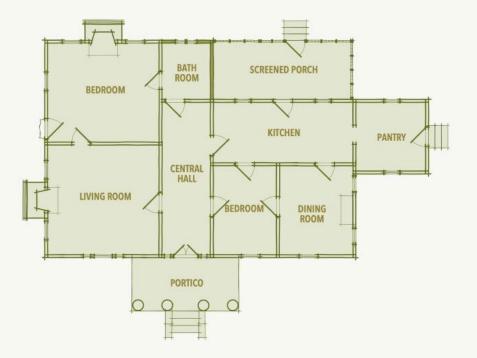
BEAVERS-LEE HOUSE HISTORIC AMERICAN BUILDING SURVEY, 1936

House History



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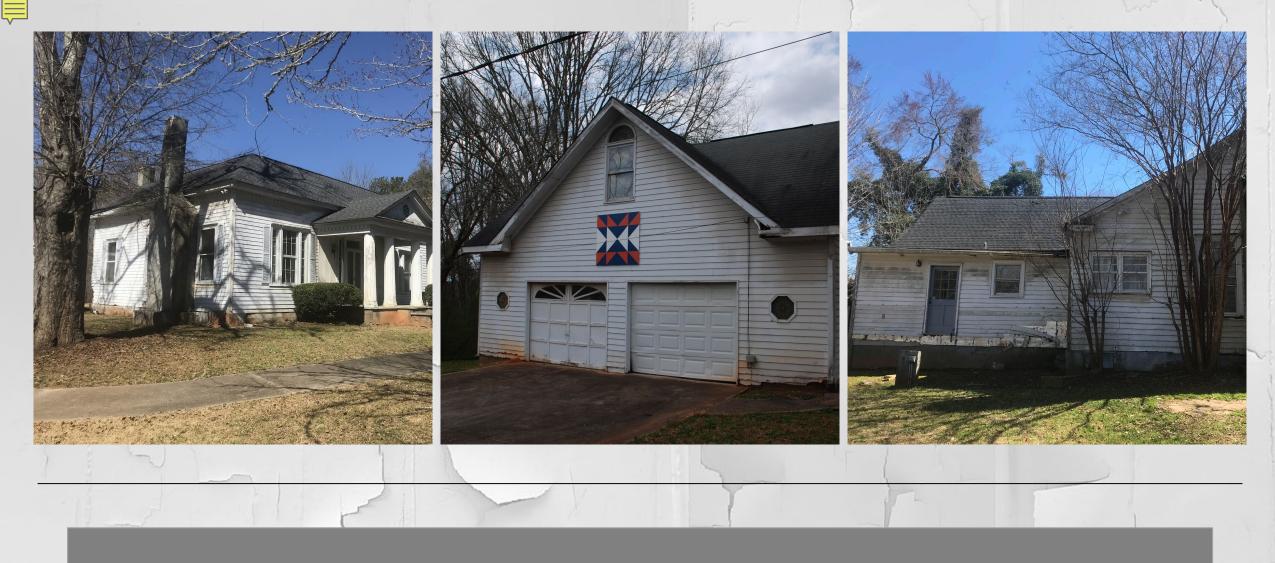


NATIONAL REGISTER NOMINATION, 1983

Conditions Assessment

Historic fabric - Overall condition good





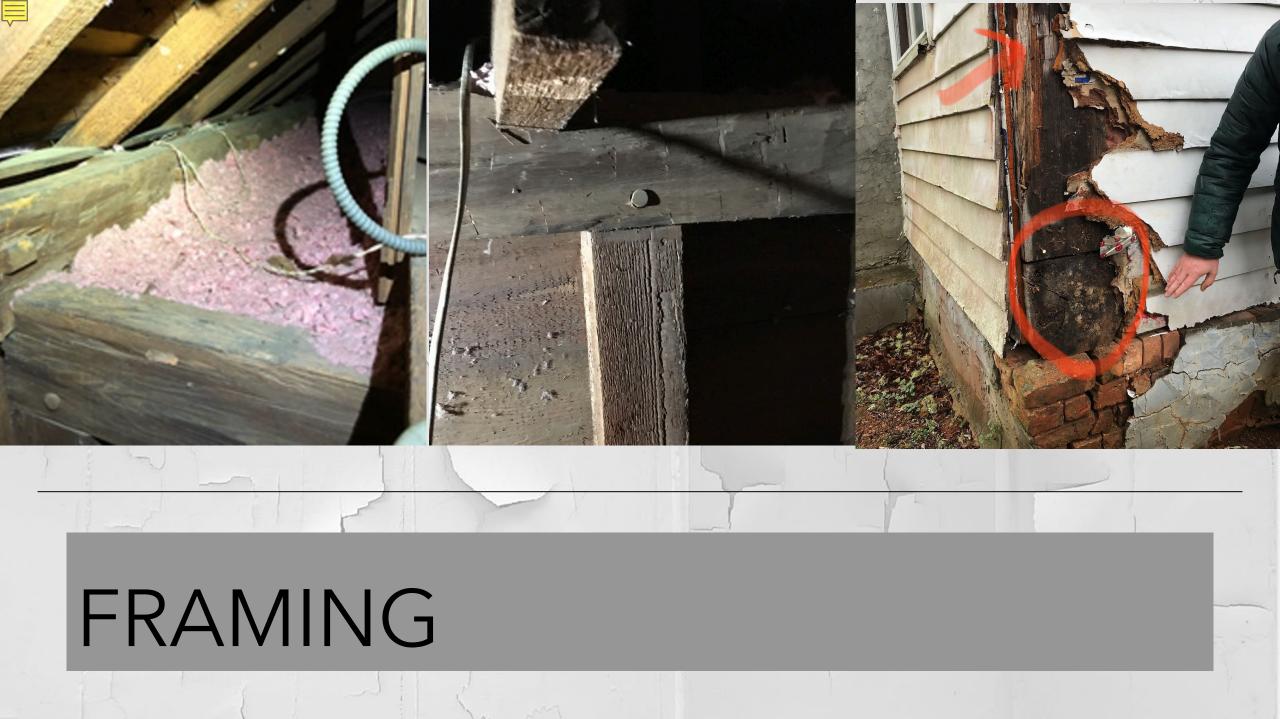
LANDSCAPING AND GROUNDS



FOUNDATION



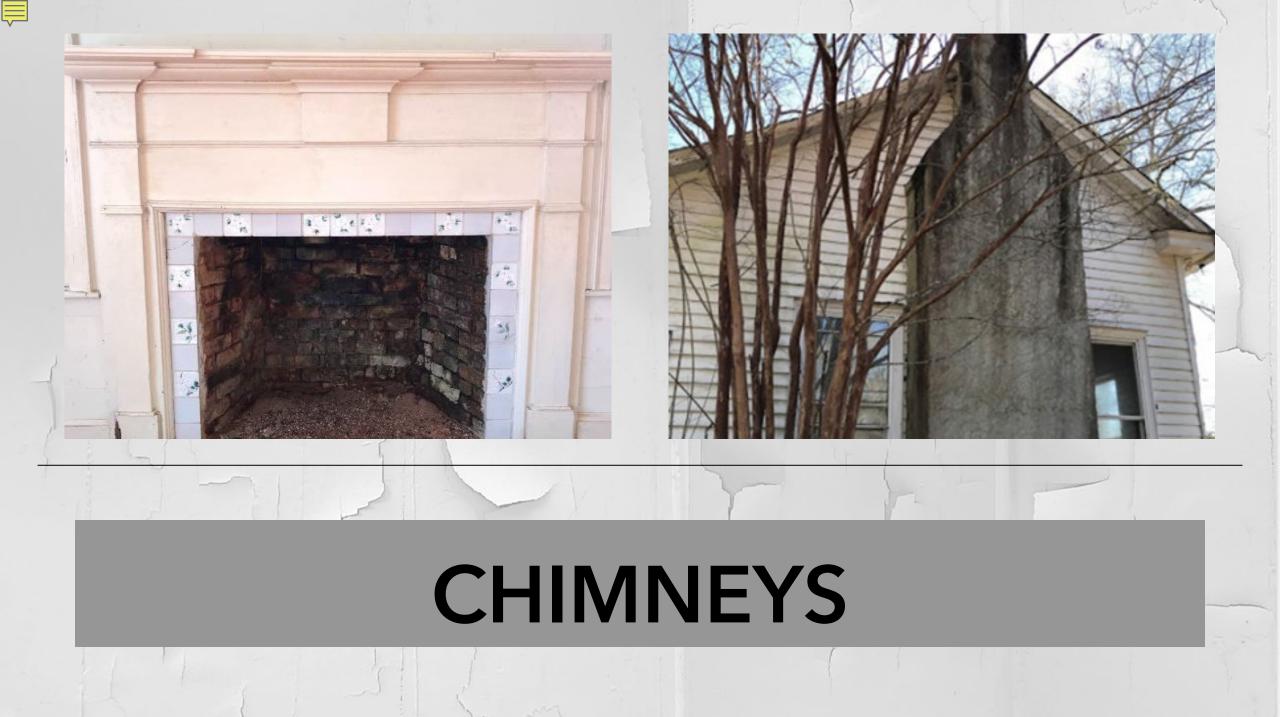
FOUNDATION



CHIMNEYS

- Chimney Deterioration
- West Wall Chimney





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PORTICO

- Concrete Deck
- Column and Plinth Base





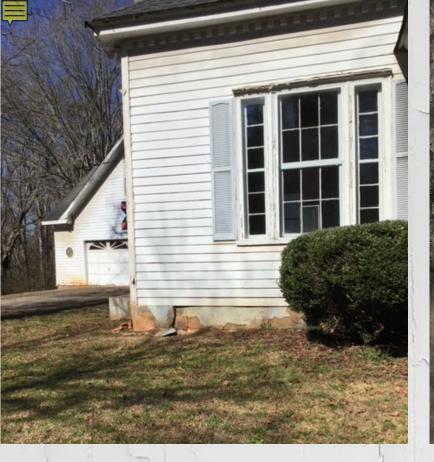


PORTICO

Portico StepsRamp









WINDOWS

- All but one window is non-historic and was replaced.
- Condition of replacement windows is fair to poor

WINDOWS

Insulated Glass UnitsPaint loss



EXTERIOR DOORS

- Front Door
- Back Door



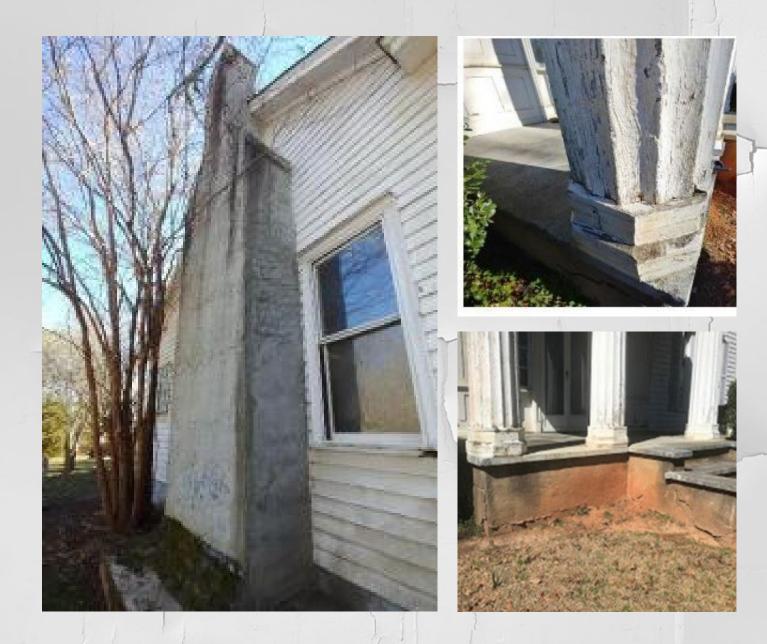


ROOF AND GUTTERS

- Asphalt Shingles
- Leaf accumulation
- Kitchen Roof
- Gutters

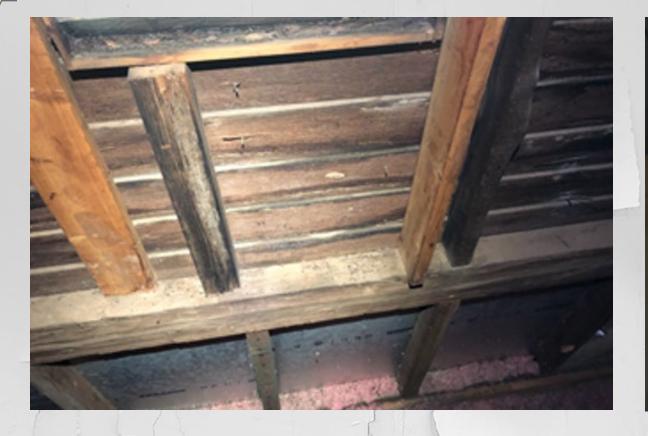






EXTERIOR PAINT

- The exterior requires cleaning and repainting
- Power washing should be avoided.



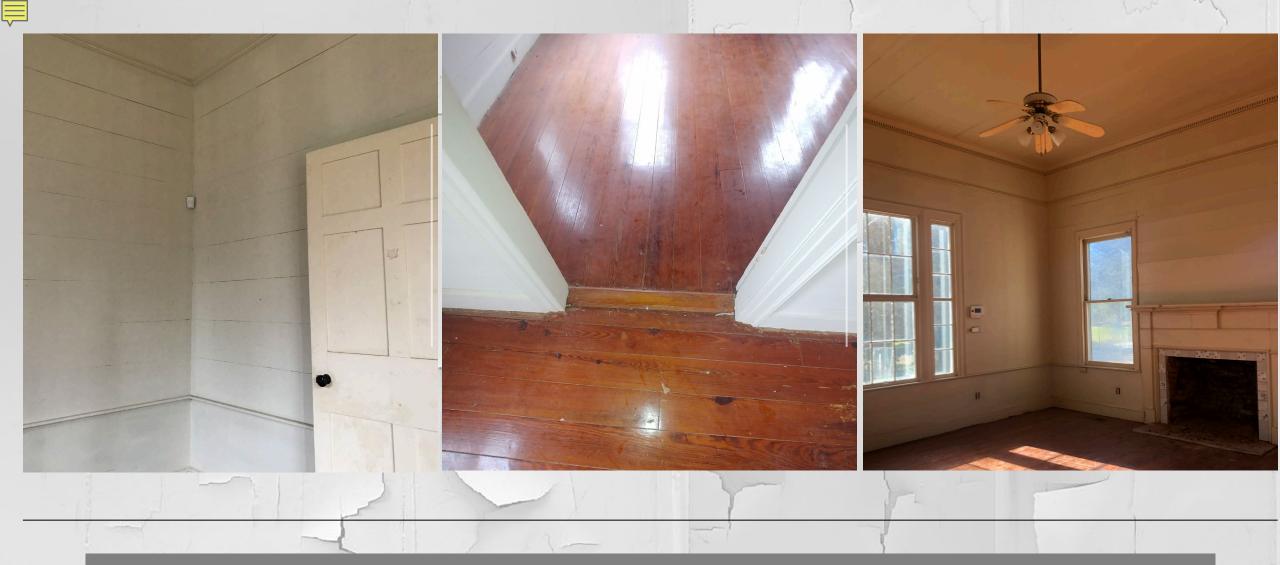


SIDING AND TRIM

• Hardboard Sidings

• Dentils





Interior Walls and Floors

SYSTEMS OVERVIEW

ELECTRICAL

MECHANICAL

FIRE AND SECURITY

REHABILITATION RECOMMENDATIONS AND FEASIBILITY ISSUES

High-Priority Projects	House Location	Action Needed	Reason for Action
1	Roof and gutters	Repair roof/replace gutters	Keep house watertight and route water away from foundation
2	Landscape	Tree and shrub management plan	Prevent any damage to the house from falling trees, minimize leaves that collect in gutters
3	Exterior Siding	Replace existing siding	Current siding is non-historic, failing/missing; cannot be repaired
4	Chimneys	Repair (especially west chimney); remove parging, add proper flashing and caps	Safety, aesthetics, prevent water intrusion inside fireboxes
5	Exterior	Repaint	Protects new siding and minimizes decay

REHABILITATION RECOMMENDATIONS AND FEASIBILITY ISSUES

Option	Building Use	Recommended Ideas to Program New Space
1	Public Space	Town Meetings, Troop Meetings/Activities, Summer Camp Activities
2	Event Space	Private rental events - parties, weddings, receptions
3	Recreational Rest Area	Bike Path/Trail terminus; include bathrooms, bike pump station, water fountain - <u>detached building</u> that is architecturally sympathetic to house
4	Market Day Events	Introduce monthly farmer's market/ garden events on the grounds
5	Non-Profit Office	Potential office space for a non-profit, like OCCHS
6	Interpretive History Center	Emphasize or rotate interactive exhibits (Native American, antebellum, and/or life of a yeoman farmer?)
7	Residential Property	Subsidized housing for a municipal employee (policeman? teacher?)
8	Combination of options	For example, OCCHS could have office there with local history exhibits; restroom building outside