



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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Sarah Borcharding
George Doyle
Konpal Kaur
Kristen Thomas

Joseph Smith, AIA - Instructor



Methodology

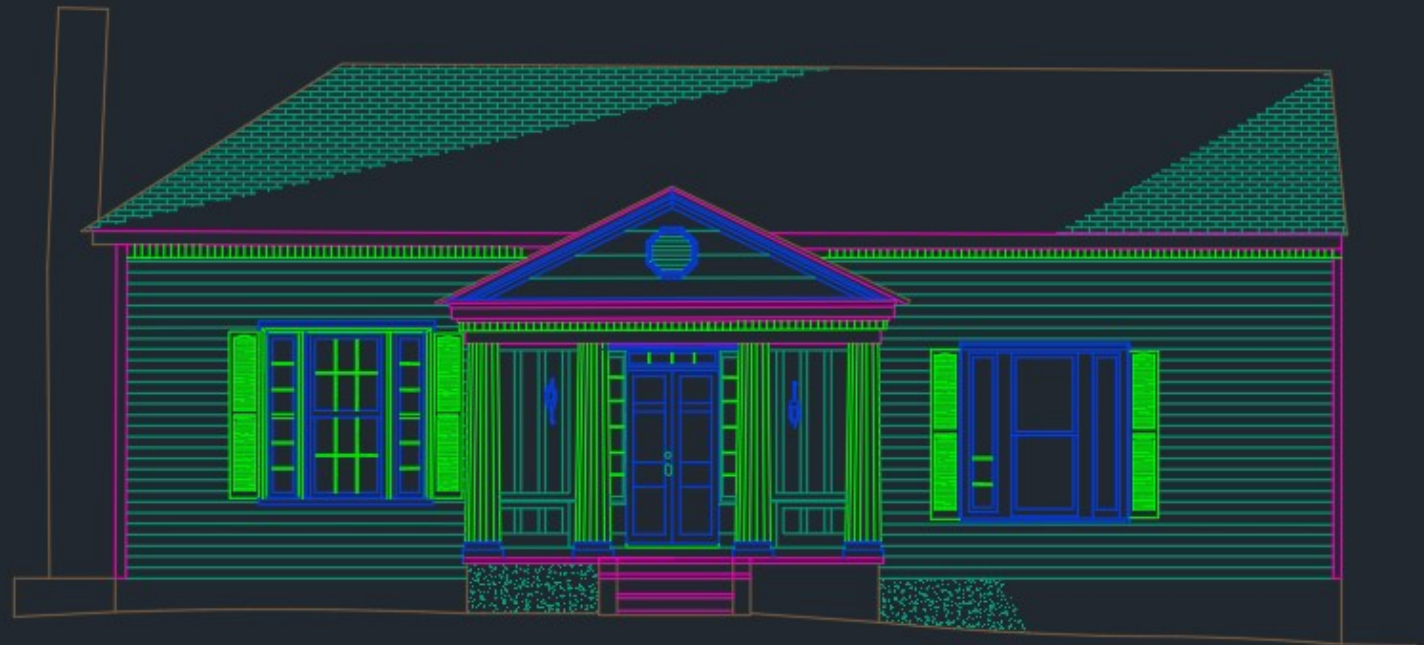
- Site visits
- Interviews
- Research
- Measured drawings and photogrammetry





Measured & Photogrammetry Documentation

SOUTH ELEVATION



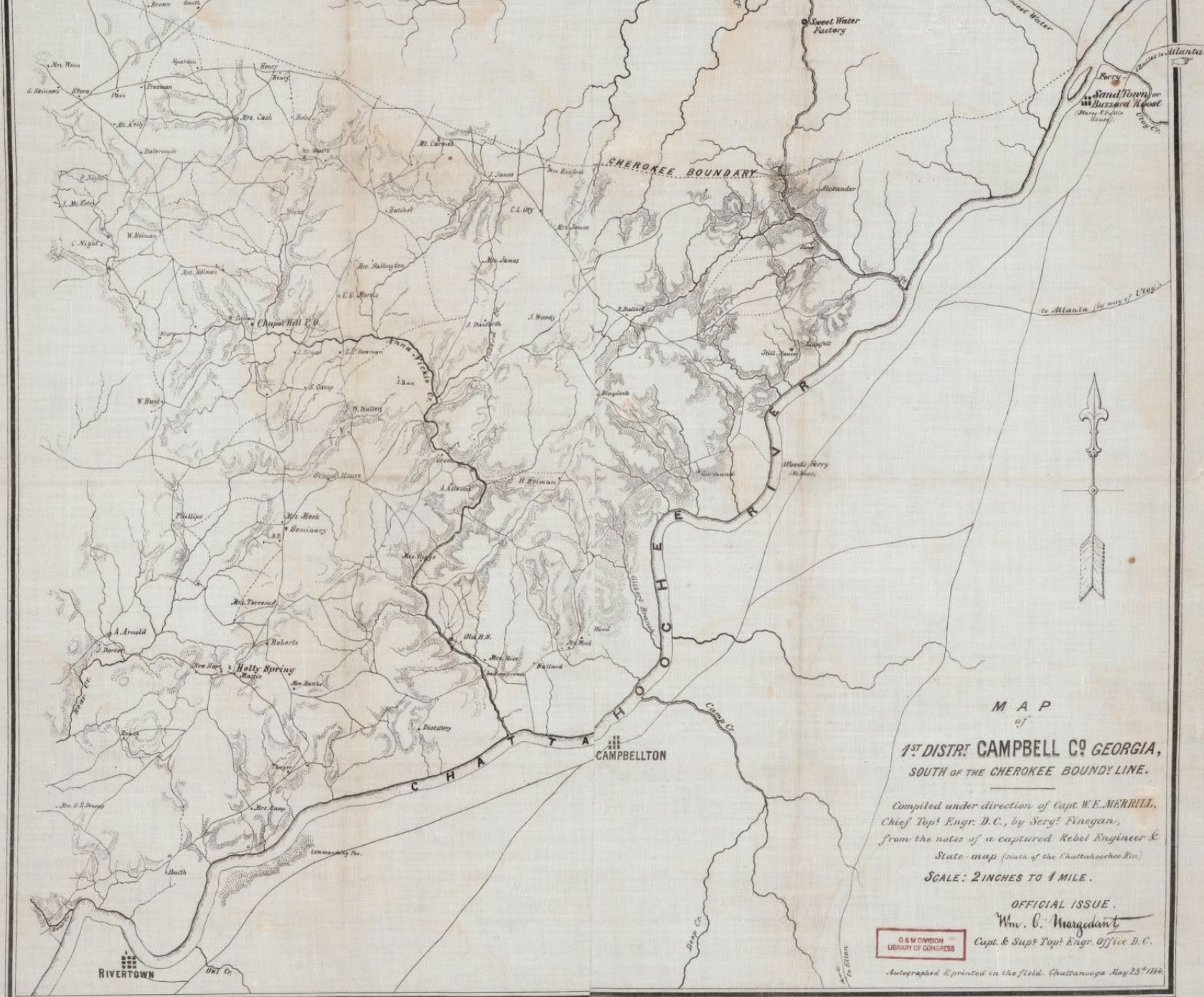






History

- Native American
- Campbellton
- The Beavers Family





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

1825 Treaty of Indian Springs

1826 Treaty of Washington





- John Beavers
- Reuben Beavers
- Sarah Beavers

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 SCHEDULE 2. Slave Inhabitants in the County of Camden State
 of Georgia, enumerated by me, on the 28th day of July, 1860. Ass't Marshal.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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1867 Oath of Allegiance to US

- Had to sign before registering to vote
- By 1870 - Major changes to town

142

STATE OF GEORGIA, No. 91

COUNTY OF *Camphell* PERSONALLY APPEARED before me this *23* day

of *August* 1867, *Reuben C. Beavers*

who states that he resides in the *733* Election Precinct of *Camphell* COUNTY,

GEORGIA, and who makes oath as follows:

"I *Reuben C. Beavers* do solemnly swear

in the presence of Almighty God, that I am a citizen of the State of Georgia; that I have resided in said State for *12* months

next preceding this day, and now reside in the County of *Camphell* in said State; that I

am 21 years old; that I have not been disfranchised for participation in any rebellion or civil war against the United States, nor for felony com-

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 executive or

judicial office in any State, and afterwards engaged in insurrection or rebellion against the United States, or given aid or comfort to the enemies

thereof; that I have never taken an oath as a member of Congress of the United States, or as an officer of the United States, or as a member of any

State Legislature, or as an executive or judicial officer of any State, to support the Constitution of the United States, and afterwards engaged in

insurrection or rebellion against the United States, or given aid and comfort to the enemies thereof; that I will faithfully support the Constitution

and obey the laws of the United States, and will to the best of my ability encourage others so to do. So help me, God."

The said *Reuben C. Beavers* further swears

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 restoration," under this or

any other name, in this or any other Election District; and further, that he was born in _____

and naturalized by _____ on the _____ day

of _____, 18 _____ in the _____

SWORN TO AND SUBSCRIBED before me *date previous to registration*

Jeff R. Smith

Register of the *36* Registration District.

STATE OF GEORGIA, No. 92

COUNTY OF *Camphell* PERSONALLY APPEARED before me this *25* day

of *August* 1867, *William M. Bartlett*

who states that he resides in the *733* Election Precinct of *Camphell* COUNTY,

GEORGIA, and who makes oath as follows:

"I *William M. Bartlett* do solemnly swear

in the presence of Almighty God, that I am a citizen of the State of Georgia; that I have resided in said State for *12* months

next preceding this day, and now reside in the County of *Camphell* in said State; that I

am 21 years old; that I have not been disfranchised for participation in any rebellion or civil war against the United States, nor for felony com-

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 executive or

judicial office in any State, and afterwards engaged in insurrection or rebellion against the United States, or given aid or comfort to the enemies

thereof; that I have never taken an oath as a member of Congress of the United States, or as an officer of the United States, or as a member of any

State Legislature, or as an executive or judicial officer of any State, to support the Constitution of the United States, and afterwards engaged in

insurrection or rebellion against the United States, or given aid and comfort to the enemies thereof; that I will faithfully support the Constitution

and obey the laws of the United States, and will to the best of my ability encourage others so to do. So help me, God."

The said *William M. Bartlett* further swears

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 restoration," under this or

any other name, in this or any other Election District; and further, that he was born in _____

and naturalized by _____ on the _____ day

of _____, 18 _____ in the _____

SWORN TO AND SUBSCRIBED before me *date previous to registration*

Jeff R. Smith

Register of the *36* Registration District.

1938 Aerial Photo

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



2021 Google Earth

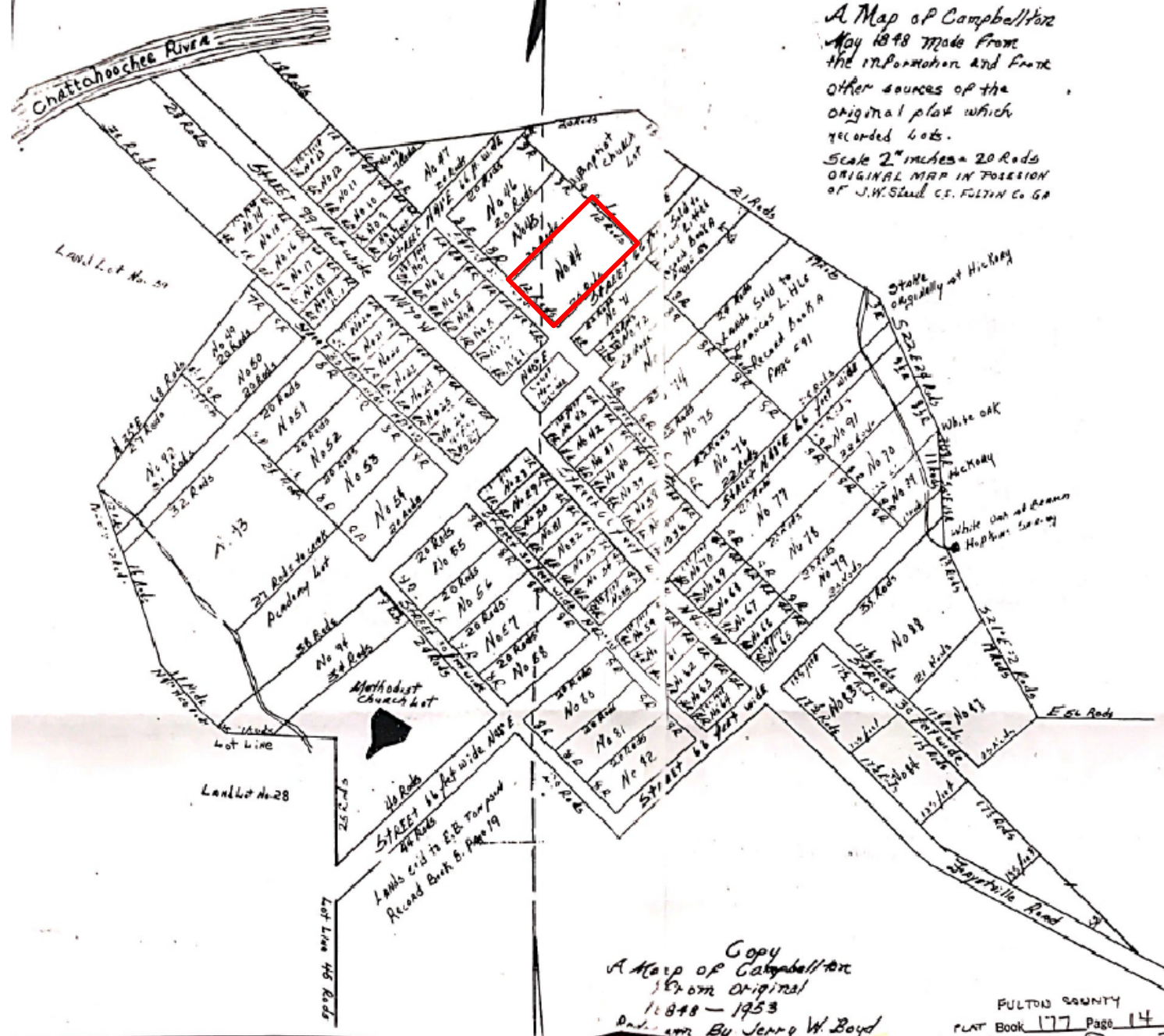
- Many changes (road)
- Major forest encroachment
- Buildings gone along Cochran Road
- Post 1986 renovation – outbuilding lost, new garage and pool
- Pool filled in ~2009





Google Earth

2021 SATELLITE WITH ORIGINAL FOOTPRINTS



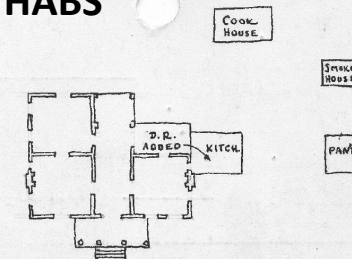


2021 SATELLITE WITH ORIGINAL FOOTPRINTS +1848 PARCELS



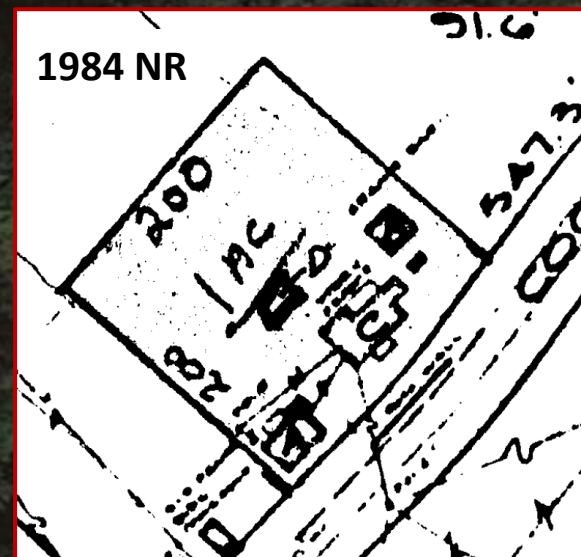


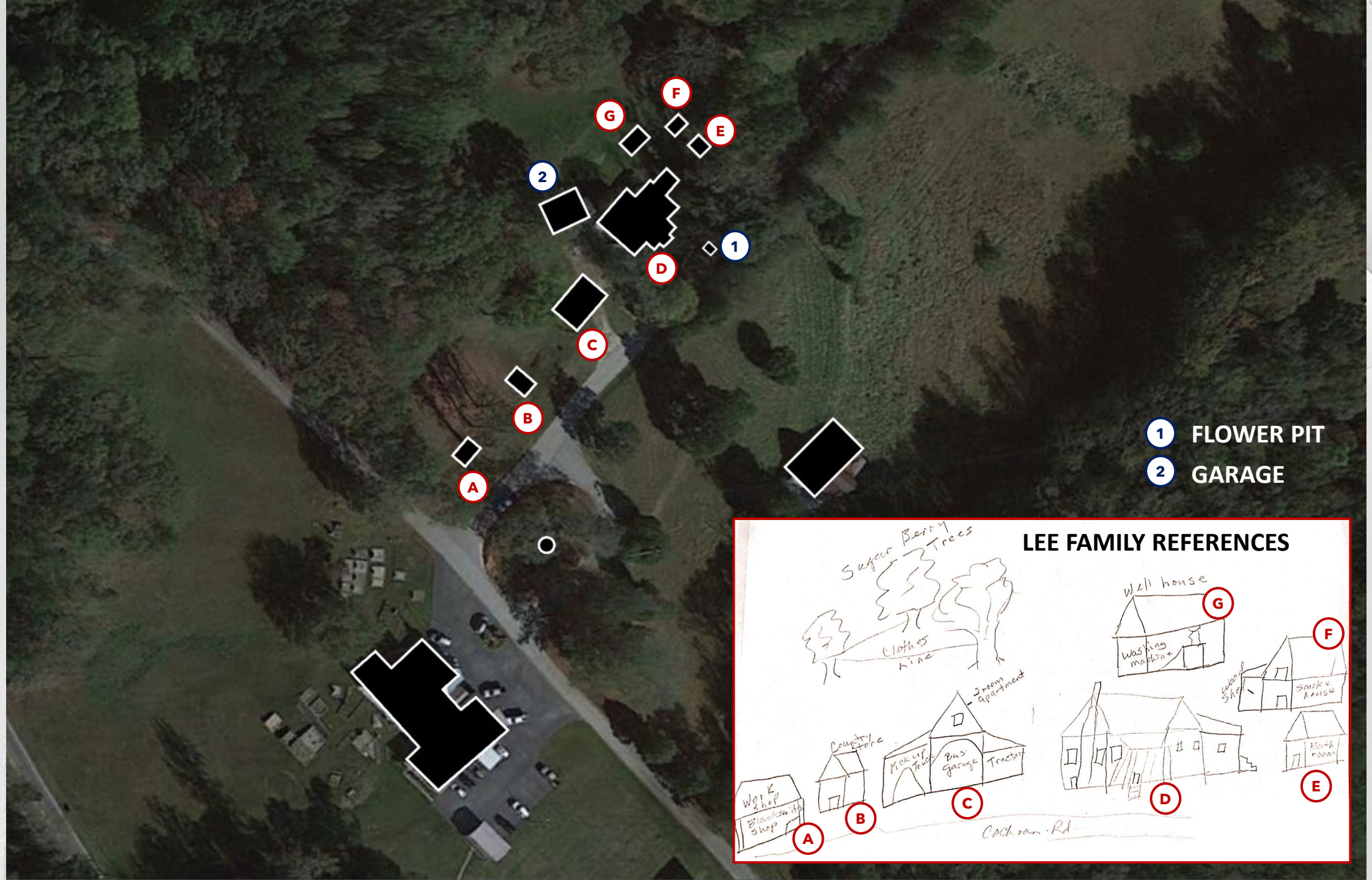
1936 HABS



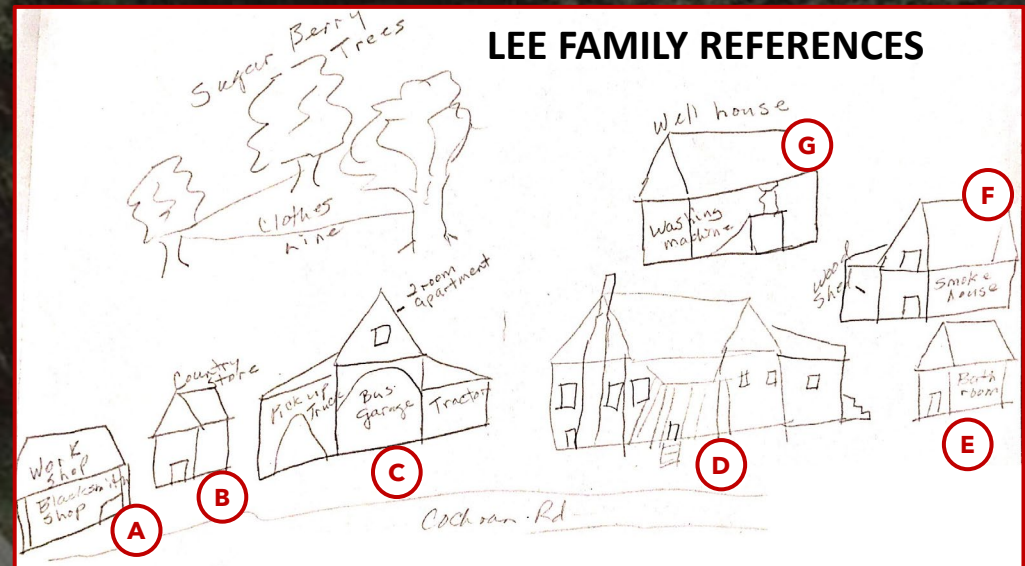
Harold Bush-Brown %Ga. Tech, Atlanta,
Susie W. Thomas, Co-author June 30, 1936

1984 NR





- 1 FLOWER PIT
- 2 GARAGE









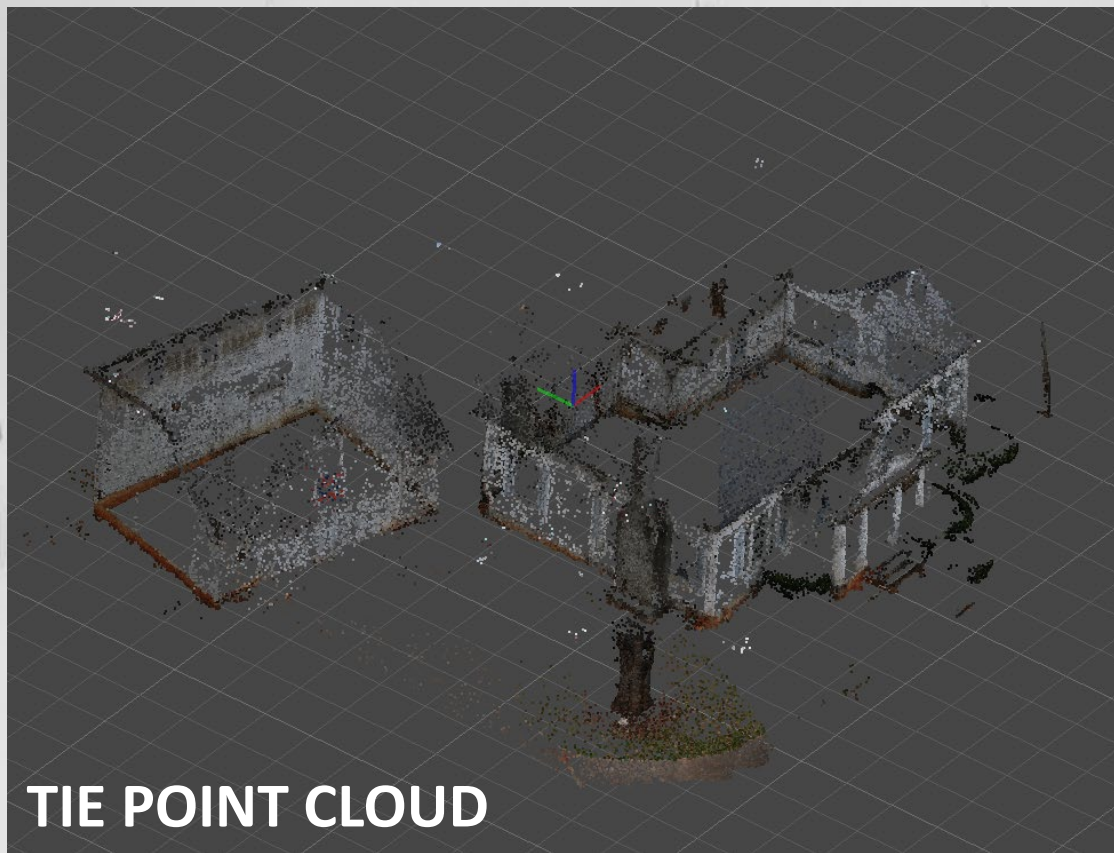


TIE POINT CLOUD

NORTHWEST AERIAL



3D VIRTUAL MESH



TIE POINT CLOUD

NORTHEAST AERIAL

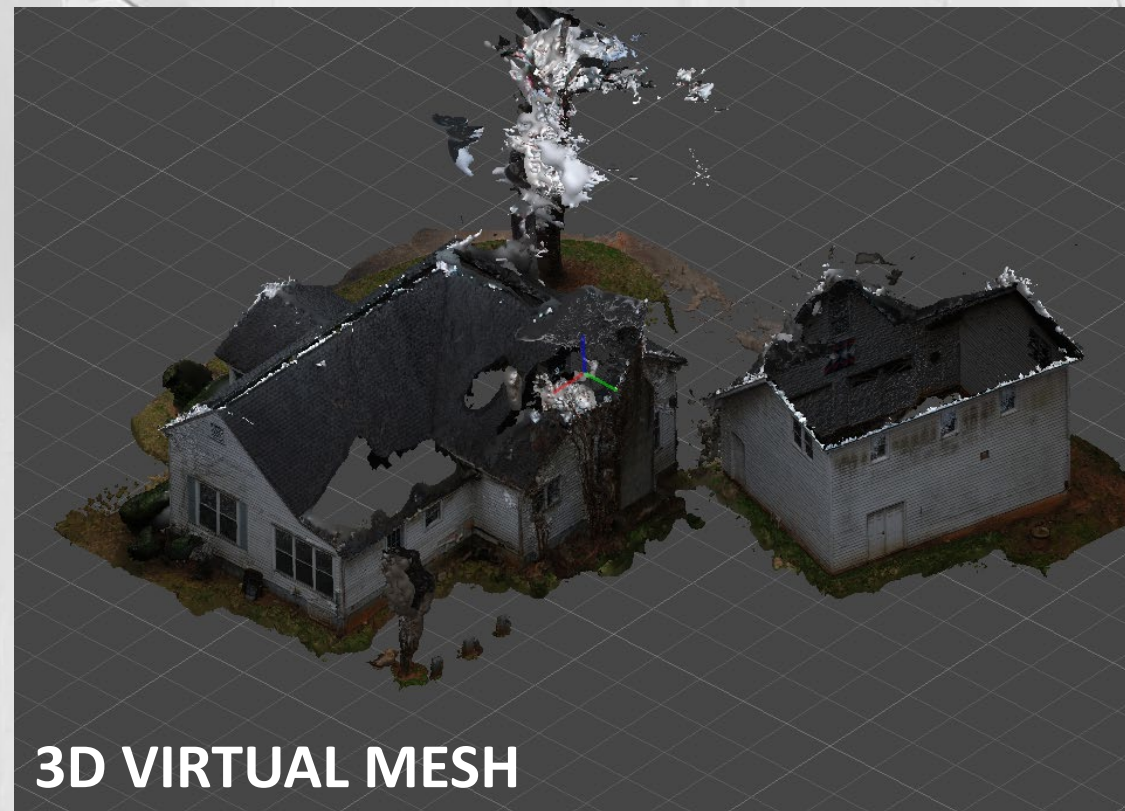


3D VIRTUAL MESH



TIE POINT CLOUD

SOUTHWEST AERIAL



3D VIRTUAL MESH



WEST ELEVATION



SOUTH ELEVATION

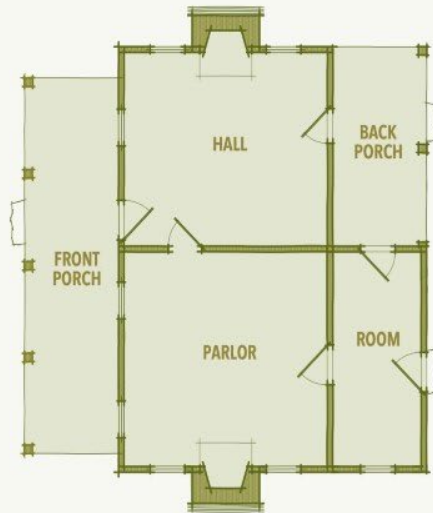


EAST ELEVATION



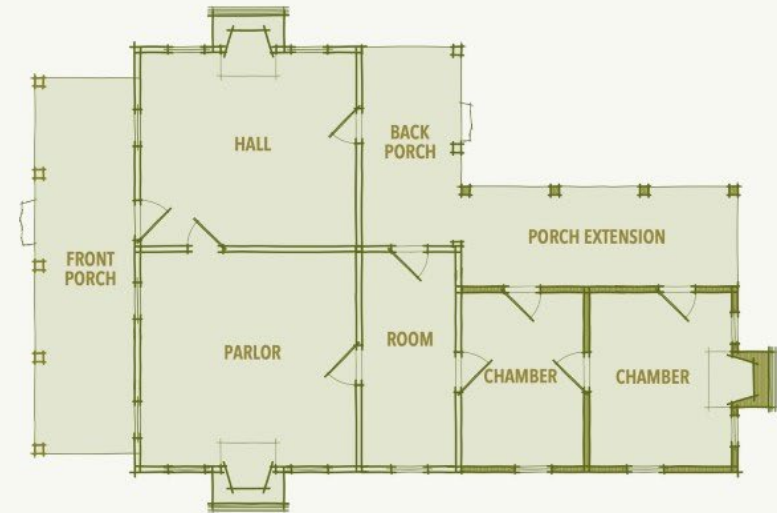
NORTH ELEVATION

House History



BEAVERS-LEE HOUSE

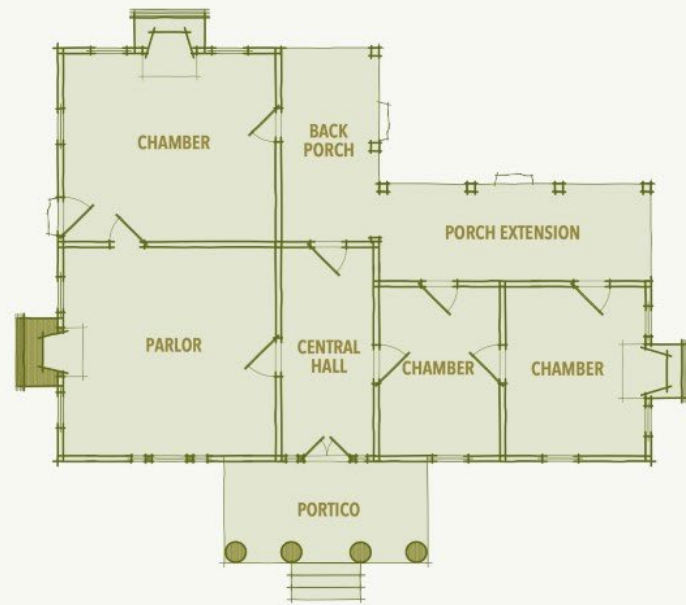
ORIGINAL CONSTRUCTION c. 1835



BEAVERS-LEE HOUSE

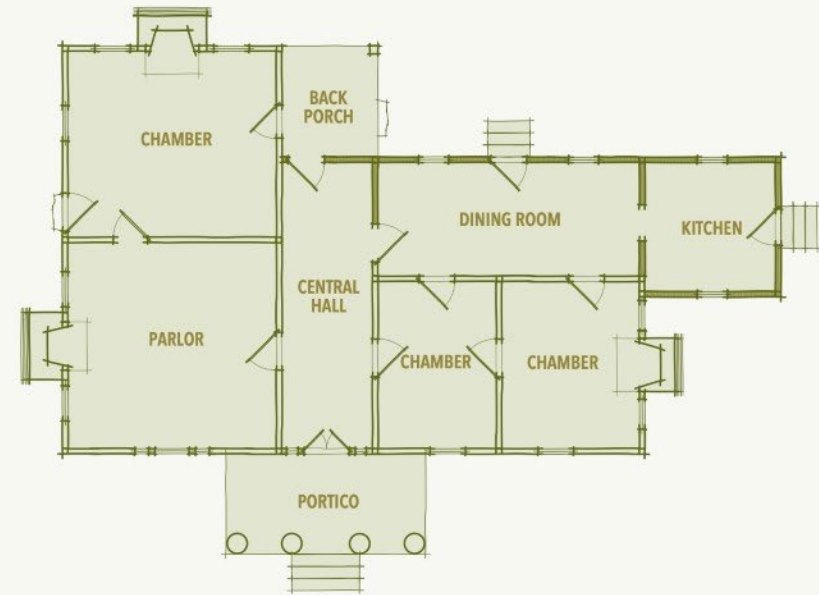
REAR ELL CONSTRUCTION c. 1830s/1840s

House History



BEAVERS-LEE HOUSE

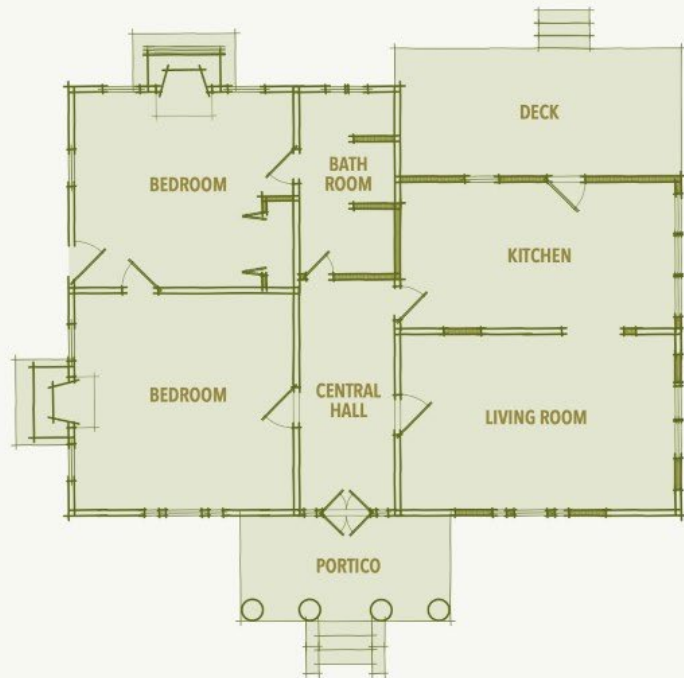
REORIENTATION c. 1850s



BEAVERS-LEE HOUSE

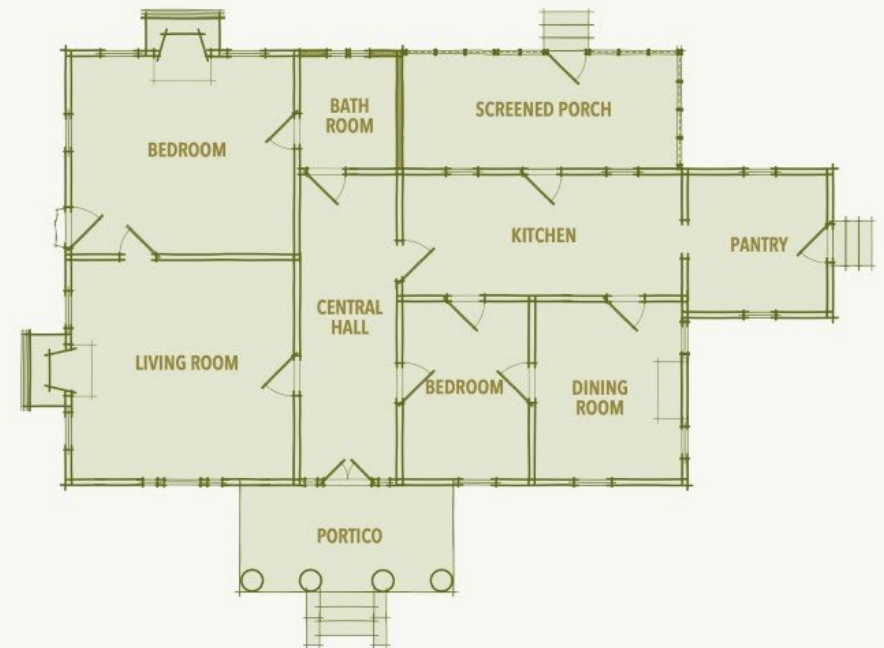
HISTORIC AMERICAN BUILDING SURVEY, 1936

House History



BEAVERS-LEE HOUSE

FOUNTAIN REMODELING, 1985-86



BEAVERS-LEE HOUSE

NATIONAL REGISTER NOMINATION, 1983



Conditions Assessment

Historic fabric - Overall condition *good*



Components added in last forty years - *failing*

Siding

Windows

Parging



LANDSCAPING AND GROUNDS



FOUNDATION



FOUNDATION



FRAMING

CHIMNEYS

- Chimney Deterioration
- West Wall Chimney





CHIMNEYS



PORTICO

- Concrete Deck
- Column and Plinth Base





PORTICO

- Portico Steps
- Ramp





WINDOWS

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

WINDOWS

- Insulated Glass Units
- Paint 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



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