

Ellmore Farmhouse Historic Structure Report

Prepared by:
Shaffer, Wilson, Sarver & Gray, PC

Prepared for:
Fairfax County Park Authority

May 12, 2011 - Final



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EXECUTIVE SUMMARY

Ellmore Farmhouse is significant due to its association with dairy farming and as the residence of Fairfax County Board of Supervisor member William H. Ellmore. The Period of Significance is 1891 to 1954, when the property was likely no longer used by the owners as a dairy farm.

The treatment plan for the house involves rehabilitating the interior from mixed residential and office use to solely office use. The exterior shall be restored to the period of significance, though due to funding constraints, this effort may be performed in phases.

The structural capacity of much of the house was determined to be inadequate for office use and light storage. Where feasible, additional shoring is recommended. In order to protect the historical integrity of key spaces, it is further recommended that some rooms no longer be used for any purpose, including light storage.

CHAPTER 1. INTRODUCTION

PURPOSE OF REPORT

The Fairfax County Park Authority (FCPA) acquired the Ellmore farmhouse in 2001. The house was previously used by the Chantilly Bible Church as office space.

The primary purposes of the report are as follows:

1. to document the historical associations and significance,
2. to record the floor plans in drawings and photographs,
3. to evaluate the structural capacity of the rooms and prescribe appropriate uses,
4. to develop a treatment plan to be used as a guide for repairs for use of the house as office space, and
5. to develop a schematic design that would restore the exterior of the house to its period of significance while maximizing office space.

Important components of this study entail documenting the existing floor plans and assessing the structure's condition. A thorough analysis of both the physical evidence and historical documentation was desired to develop theories pertaining to the principle phases of construction.

PRESERVATION OBJECTIVES

The Ellmore farmhouse is listed as a contributing structure within the new Floris Historic District. The district was listed on the National Register of Historic Places on August 12, 2010 by the Virginia Department of Historic Resources.¹ The Ellmore farmhouse is therefore listed as a contributing structure within the Floris Historic District on the Virginia Landmarks Register. In addition, the Ellmore farmhouse is a contributing structure within the Floris Historic District on the Fairfax County Inventory of Historic Sites.

Interior

The Fairfax County Park Authority intends to utilize the Ellmore farmhouse as office space. The house is currently used as a residence on the first floor and for light storage on the second floor. Since the farmhouse was previously rehabilitated for classroom and office use by the church, which resulted in modifications that altered the floor plan and replaced some historic features, the most appropriate preservation treatment for the interior spaces is rehabilitation.

Rehabilitation is defined by the Secretary of the Interior as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

With a rehabilitation treatment, the historic character of the property shall be maintained, including distinctive materials, features, finishes, and construction techniques. Repair is the appropriate action when features are deteriorated. Replacement is appropriate only when the level of deterioration precludes repair.

Exterior

Because the Ellmore farmhouse is a component of a landscape whose purpose is to depict the cultural environment of a 1920s through 1950s farm, the Fairfax County Park Authority would like to restore the exterior of the farmhouse to its appearance during the period of significance. Therefore, this study includes an evaluation of the phases of construction to determine if building additions and modifications occurred within the period of significance.

RELATIONSHIPS TO OTHER PLANNING DOCUMENTS

The revised master plan for Frying Pan Park, approved in 2002, supersedes the 1980 master plan. The purpose of the park, as stated in the revised master plan, is to preserve and interpret a 1920s through 1950s farm and rural community. The Ellmore farmhouse is situated within the Visitor Orientation Zone.

A Cultural Landscape Report for Frying Pan Farm Park was prepared by John Milner Associates, Inc. in September 2008 and suggests that the Ellmore farmhouse could be utilized as offices. The report notes that the Ellmore farmhouse is not currently interpreted and that restoring the exterior of the house so that it could be interpreted may not be necessary since the Kidwell farmhouse is already restored and interpreted.

METHODS OF EVALUATION

Historical Research

Limited research was conducted to identify historical associations relative to the Ellmore farmhouse. Historians at Frying Pan Farm Park assisted in gathering research from newspapers and land tax records.

Research undertaken in the course of this study included:

- A search of Fairfax County deed records.
- A search of Virginia land grants and patents.
- A search of Fairfax County will records.
- A search and review of Fairfax County Chancery Cases
- A search of the Fairfax County Public Library (FCPL) historical newspaper index and the subsequent review of newspaper articles on microfilm.
- A search of the *Washington Post* historical newspaper database.
- Review of historical photographs obtained from Frying Pan Farm Park.
- Scrutinizing the 1937 and 1954 aerial photos.
- Researching federal census records.
- Conducting a map survey.

All of the above referenced documents were examined for historical references to activities associated with the Ellmore Farmhouse, and are listed chronologically in a chain of key events.

Existing Conditions Survey

The primary method used to evaluate the structures was through visual inspection of the design and materials. Identification of original components and the dating of subsequent introduced elements combined for a comparative analysis that developed a theory of building evolution. Piece-by-piece scrutiny of visible structural and architectural elements provided a condition assessment.

Photographic documentation was taken of the house.

Engineering Assessments

Visual examination of the structure was performed to identify areas of structural concern. Data was collected on the size of structural members and the material composition of the house so that the load bearing capacity in each room could be determined. Because there is a tenant currently renting the first floor, minimal intrusions were made into the building fabric. Therefore, some structural properties were assumed based on structural members observed in other locations of the house and traditional building practices. The evaluation was used to make recommendations on the use of each room and to make recommendations for structural repair.

Mechanical and electrical systems were evaluated to determine anticipated equipment life span, capacity to serve a new use, and compliance with building codes.

Measured Drawings

Field measurements of the existing floor plans and elevations were taken to create measured drawings. Photographs supplemented field measurements during preparation of the elevations.

LOCATION OF PROPERTY

The Ellmore farmhouse is situated on a 4.6-acre parcel of land located at 2739 West Ox Road, Herndon, Virginia in the Hunter Mill District of the County of Fairfax. The Fairfax County tax map number for the parcel is 0251 01 0030. The USGS quadrangle is Herndon.

The Fairfax County Park Authority owns additional parcels that, combined with the Ellmore farm tract, comprise Frying Pan Farm Park. The total park assemblage is approximately 140 acres.²

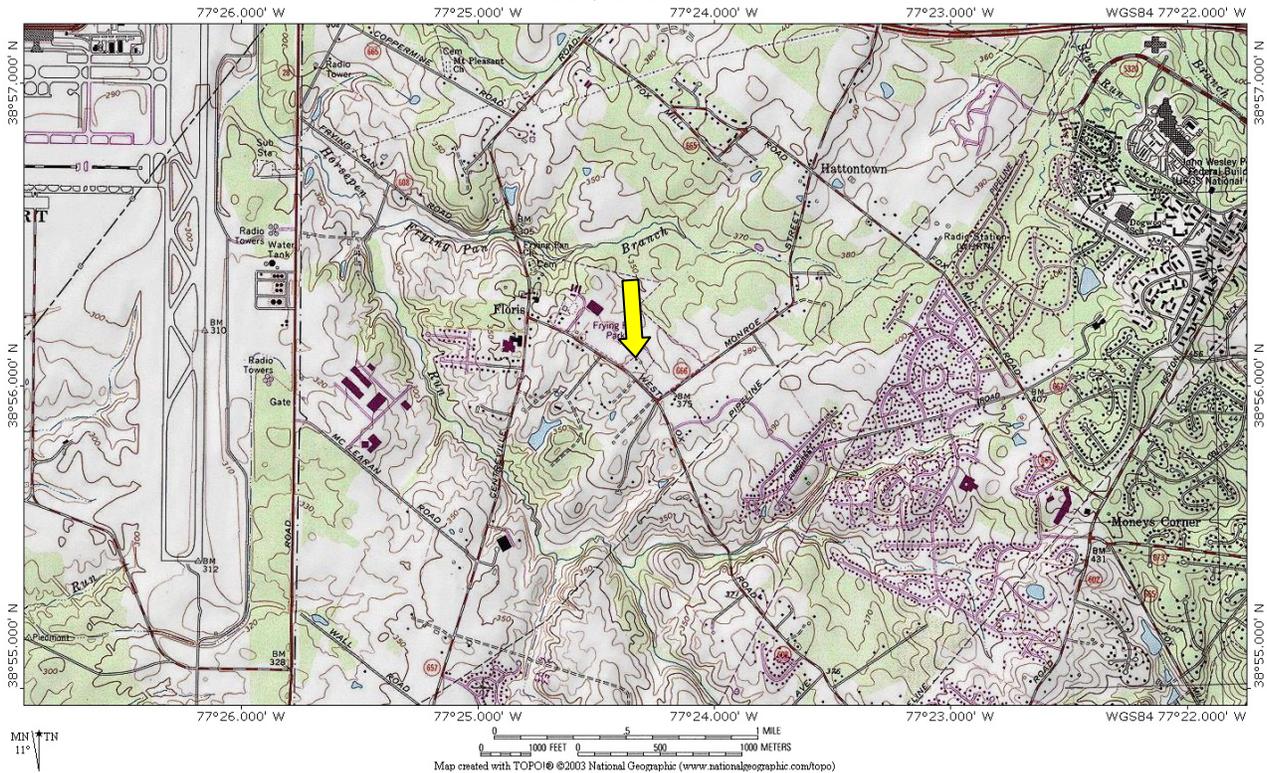


Image 1.1: Portion of Herndon USGS Quadrangle Map, Arrow Points to the Ellmore Farmhouse

¹ John Milner Associates, Inc., *Frying Pan Farm Park Cultural Landscape Report*, September 2008, pp. 128-129; Updated per park staff comments to reflect new listing status.

² Fairfax County Park Authority, *Frying Pan Farm Park Master Plan Revision*, Approved September 25, 2002, p. 5.

CHAPTER 2. DEVELOPMENTAL HISTORY

HISTORICAL BACKGROUND AND CONTEXT

The scope of work for the historical research portion of this report was to supplement the site history provided in the Frying Pan Farm Park Cultural Landscape Report as it pertains to the Ellmore farmhouse and its environs.

Prehistory to Early Contact, ca. 10,000 BC - ca. AD 1720

Evidence of a previous native American presence in the area was documented when Europeans first settled the area around Frying Pan Farm Park. When William Berkley obtained a grant of land in 1727, the survey description noted a *poyson field* near the future location of the Ellmore farmhouse.¹ Poyson fields have been attributed to native-American hunting practices.

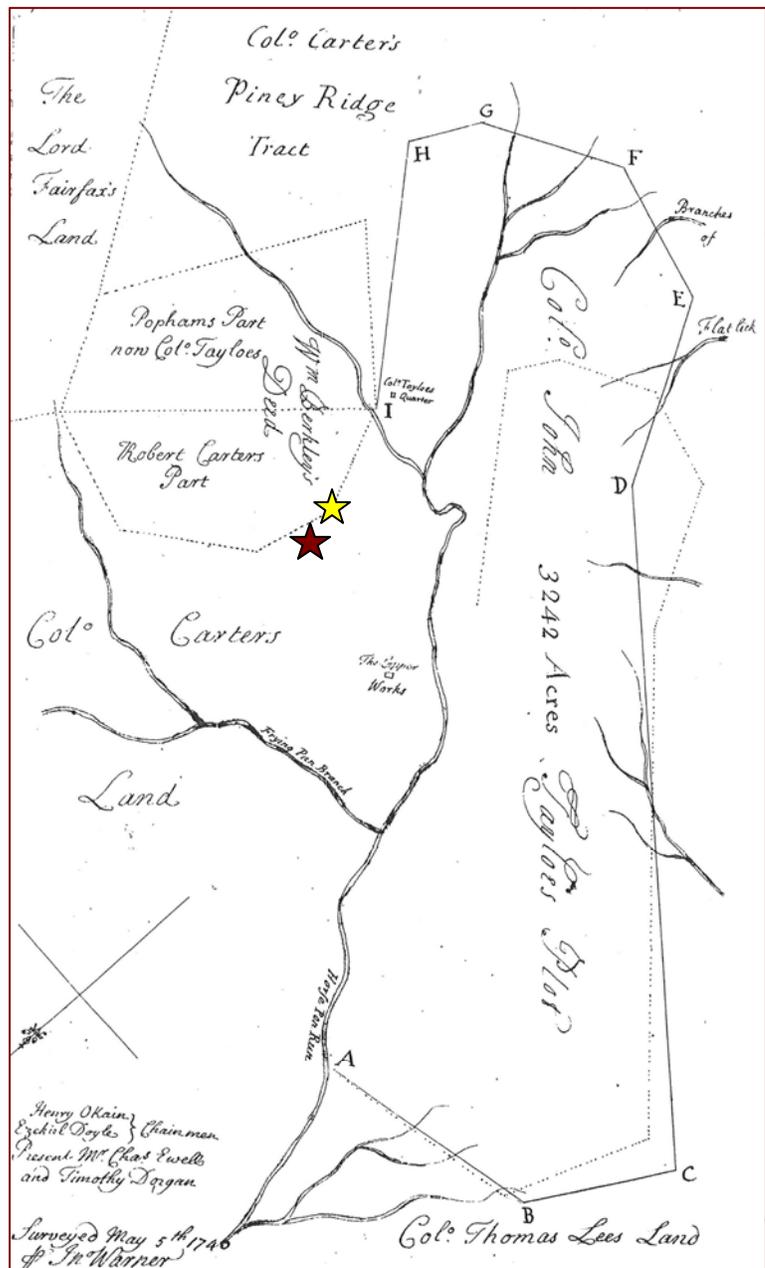


Image 2.1: Yellow Star Indicates Location of Poyson Field and Red Star Indicates Future Site of the Ellmore Farmhouse as Depicted on a Survey Prepared for a Grant to Col. John Tayloe in 1740 (NN E:179)

Early European Settlement, Ca. 1720-1800

The land for the future site of the Ellmore farm was made up of a portion of three different grants. The first grant was to William Berkley in 1727 for 936 acres. The second grant was to Robert Carter, Jr. and Charles Carter in 1728 for 762 acres. This land became known as the Frying pan tract. The third grant was to Robert Carter Jr. for an adjoining 8,141 acres in 1729. This land became the property of the Frying Pan Company, which was established to mine copper. The Ellmore farmhouse is located near or on the boundary of the two Carter grants.

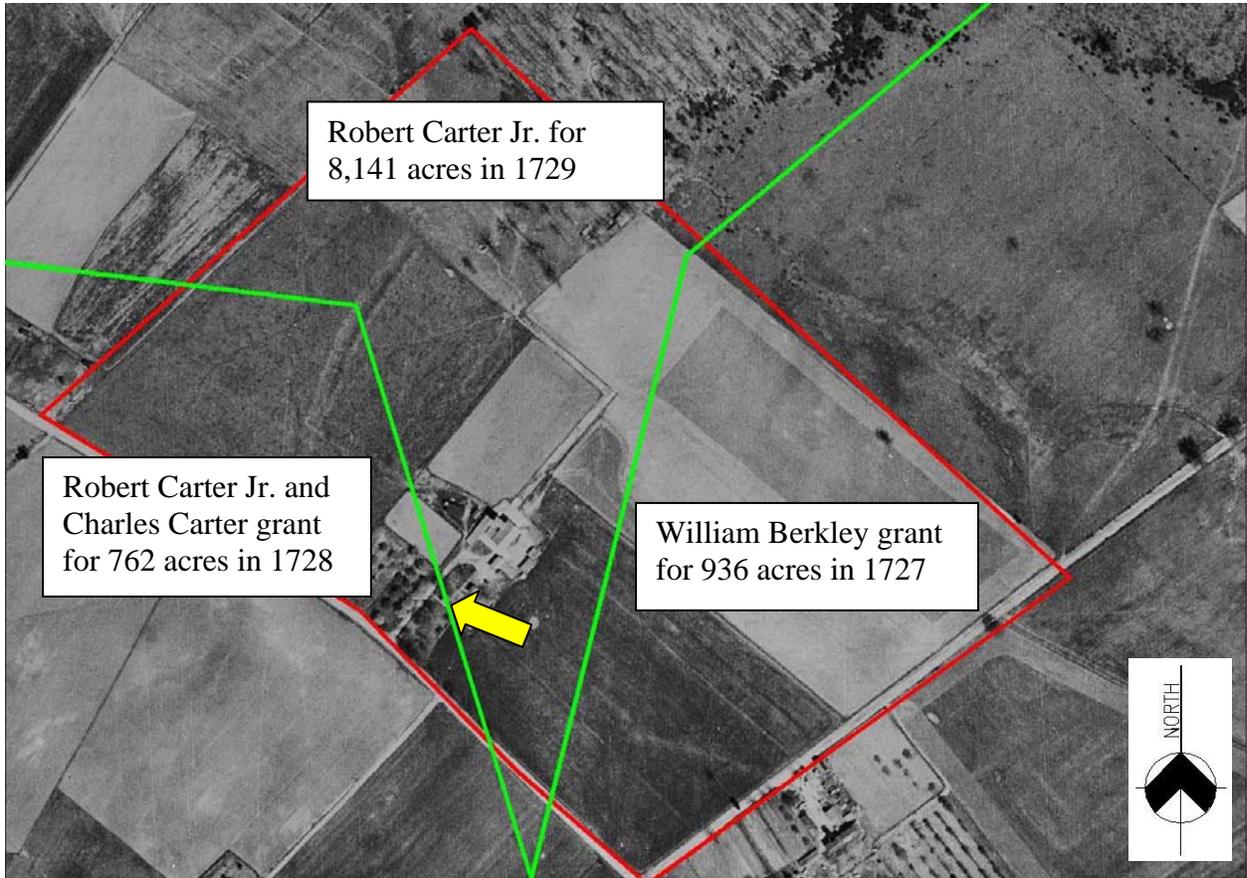


Image 2.2: Northern Neck grants in the area of Ellmore Farm depicted on 1937 USDA aerial photo. The green line depicts the dividing line between the two Carter grants and the Berkley grant. The red line depicts the Ellmore farm boundary. The yellow arrow points to the farmhouse. Aerial photo image courtesy Fairfax County Park Authority.

Frying Pan Company

In March 1728, prior to issuance of the Carter grants, four men entered into a co-partnership agreement to form a company to mine copper or other rich ore. Robert Carter Jr. (the younger), Charles Carter, Mann Page, and Robert Carter (the elder) of Corotoman agreed to share the costs and profits arising from the mine. The costs included providing servants and slaves, finding tools and utensils, acquiring horses and carriages, building convenient houses, clearing roads, and acquiring food for the workers and animals. Over 100 barrels of corn were needed within one

year, along with ten butchered and salted hogs. Two or three African-American carpenters and coopers were acquired in order to construct shop buildings.²

Several warrants were issued for Robert Carter Jr. and Charles Carter to have land surveyed in order to acquire tracts of land for the mine and for transporting the ore to a landing on the Occoquan river. It was agreed that all of the land granted for the company would be held equally among the four men. The total amount of land acquired by the company was approximately 27,906 acres. Included in this total was 436 acres, part of the William Berkley grant, which Robert Carter Jr. purchased from Berkley for the price of *one negro man and one female negro child*.³ This land may have been purchased in order to clear the land to constructed a road, now known as West Ox Road.

Robert Carter Jr.'s one fourth interest was bequeathed to his son Robert Carter, who was only five years old when he father died. As each of the original partners died, their interests were conveyed to their heirs. From 1761 to 1797 the land was managed by Robert Carter (the third). His agents established tenants on the property and collected rents. Attempts to mine copper had evidently ceased with the death of the original partners.

In 1797, the heirs of the other three partners sued Robert Carter for their interests in the land and any slaves that may have been owned jointly by the company. The land was surveyed by William Harding on February 23, 1797 as a result of the chancery action styled Carter of Shirley &c vs Carter. Robert Carter received lot number 3, which comprised the land shown on the following plat.⁴

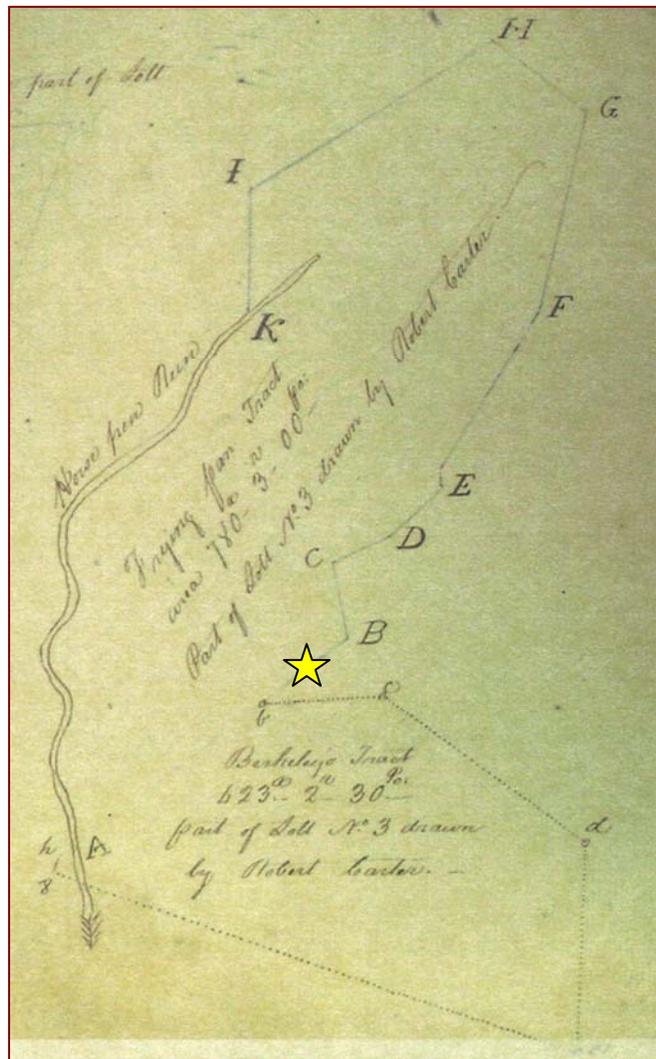


Image 2.3: Survey of Frying pan Tract by William Harding, February 23, 1797. Star locates the future site of the Ellmore Farmhouse. Image Courtesy Frying Pan Farm Park

At Robert Carter's death, the courts divided the property among his heirs. Lot number 8 may have been devised to his daughter, Julia Carter, wife of Robert Berkley. At Robert Berkley's death, the property may have been devised to his son, Robert C. Berkley.

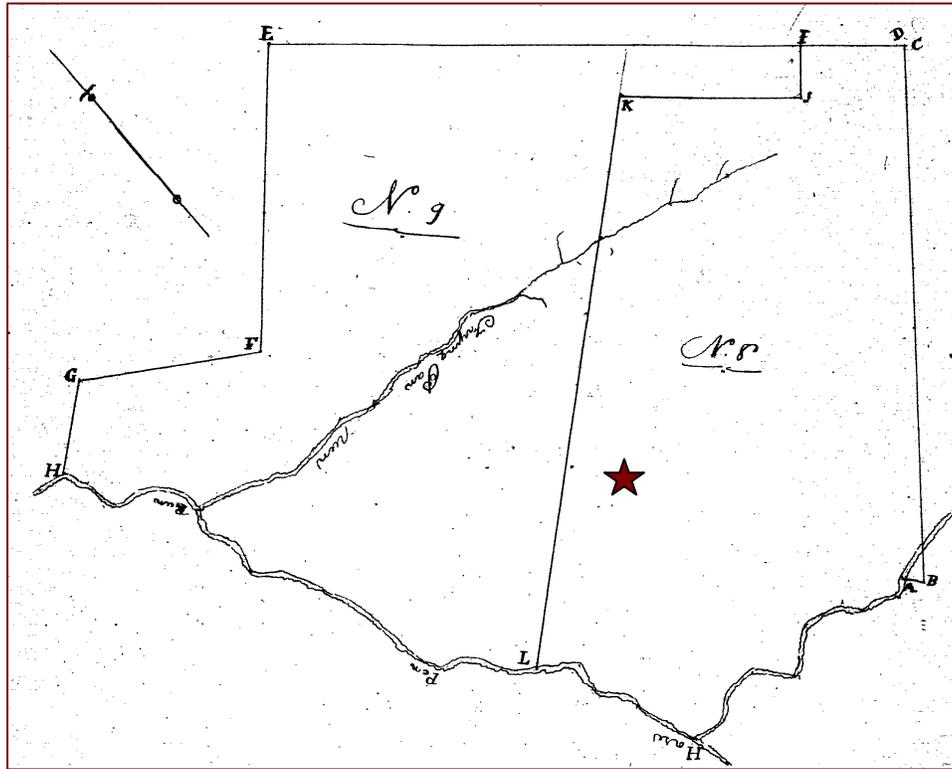


Image 2.4: Plat Depicting Robert Carter Division Lots 8 and 9, September 1822. Image located in FX DB B3(54)417. Star located future site of Ellmore Farmhouse

Robert C. Berkley had the property surveyed by J. R. Grigsby. The plat that was prepared is undated; however, it does depict Ox Road passing through the property.

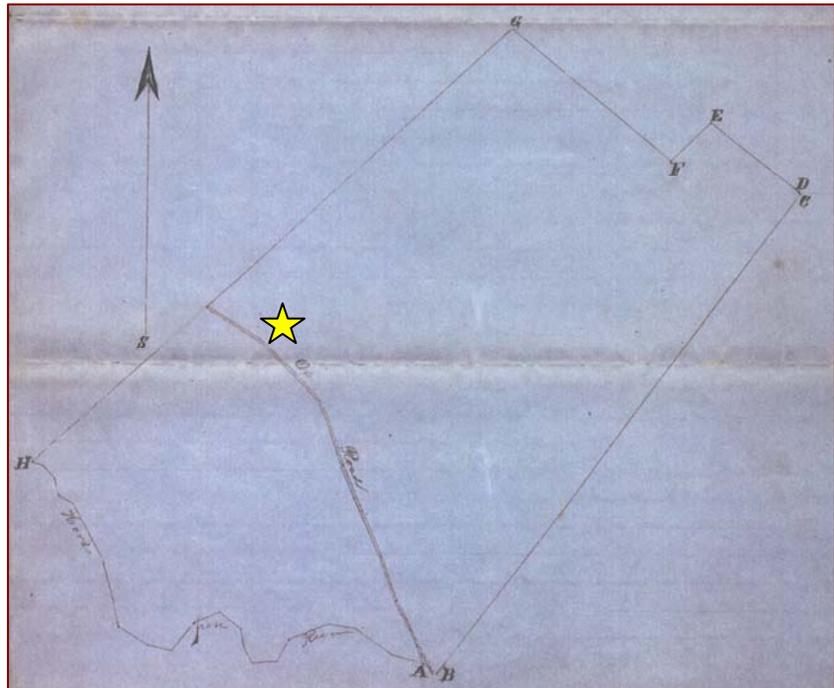


Image 2.5: Plat Prepared by J. R. Grigsby for Robert C. Berkley, Undated, Star depicts future site of the Ellmore farmhouse.

When Robert C. Berkley died intestate and without children, the land passed in six equal shares to his mother, Julia Berkley; his four sisters: Elizabeth W. Berkley, Lucy M. Harris, Sophia Carter, and Mrs. Julia Harris (then the wife of Marshall Harris); and Fanny T. Davis, the only child of a deceased sister. A court case resulted in the land being offered for sale.

At the time, there were two small houses on the tract, both deemed unfit to live in, one of which was considered very old and out of repair. A large portion of the tract was in commons, i.e. not enclosed within fencing, and where there was fencing, it was in bad condition. The land was advertised as having a large portion in timber, the original growth being chiefly oak.⁵

This 831 acre tract of land was purchased by William B. Harris.⁶ He sold 231 acres of the land to John F. Hanna, William Hanna, and Milton Hanna in 1868.⁷

Mary W. Ellmore Ownership

Mrs. Mary Ellmore, likely a widow at the time, purchased 50 acres from Milton Hanna in 1890.⁸

Previously, she had been married to Samuel F. Ellmore, a farmer and merchant, and lived in Loudoun County.⁹ She moved to the Floris area after her home was constructed in 1891 with her son, William H. Ellmore, and daughter, Nora F. Ellmore.¹⁰ Her father, William W. Cockerille, lived nearby but died about 1893. Her sister, Nancy Hutchison was married to M. A. Hutchison, a nearby sawmill owner who is known to have sawn and sold yellow pine.¹¹ Mary Ellmore had a house constructed on her property in 1891, principally of yellow pine.

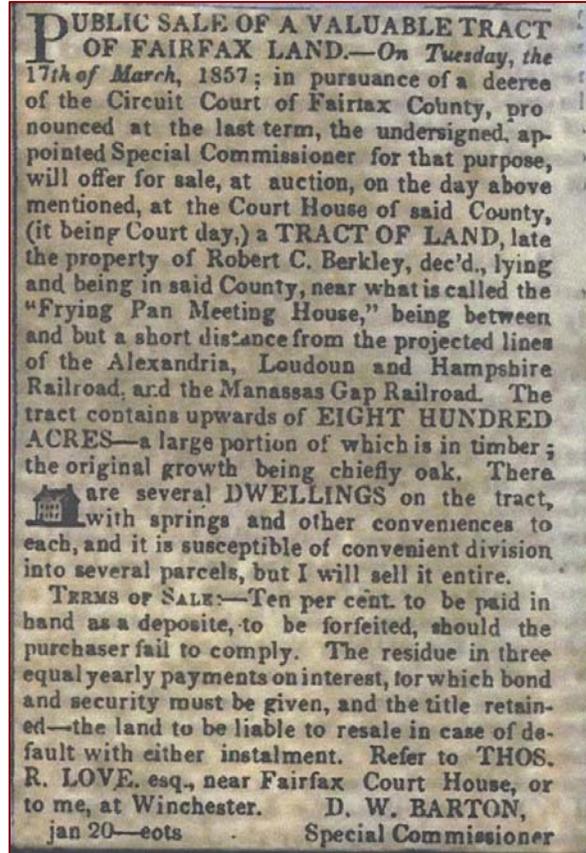


Image 2.6: Sale Advertisement for Land of Robert C. Berkley, Image Courtesy Library of Virginia

Land tax records show a house valued at \$250 in 1892. In 1891, the land tax was still being charged to Milton Hanna, who had a house valued at \$200 that year. When Ellmore purchased the 50 acre parcel, Hanna retained the house valued at \$200; therefore, the house taxed with a value on \$250 in 1892 was new.

1891 Land Tax

Milton Hanna, 193 acres, building value \$200

1892 Land Tax

Milton Hanna, 128 acres, building value \$200

Mary Ellmore, 50 acres, building value \$250

(Hanna also sold two other parcels totaling 15 acres to others.)

Mary Ellmore had given birth to four children; however, by 1900 only two were living. Nora Ellmore was about 18 years old and William was about 15 years old when they moved into their new house. It is unknown if any other children were alive when the Ellmore family moved into the Ellmore farmhouse.¹² Mary Ellmore lived in the house for 13 years before she died in 1904.¹³

William H. Ellmore Ownership

William H. Ellmore became a prominent dairy farmer and local politician during the difficult years of the Great Depression. He served on the Fairfax County School Board as a trustee for the Dranesville District in the mid-1920s.¹⁴ In 1930, he served on the Fairfax County Board of Equalization, which was responsible for the real estate property reassessment that occurred every 10 years during the early 20th century.¹⁵ The following year, he was elected president of the County Agricultural Board.¹⁶ His political service culminated with his term as representative of the Dranesville District on the Fairfax County Board of Supervisors from 1932 until his death in 1935.¹⁷

By the end on 1932, Ellmore had 38 cows that produced, on average, approximately 1,155 gallons of milk that year. He had both Guernsey and Grade Holstein breeds.¹⁸ Ellmore also cultivated and sold wheat using certified seed from Virginia Polytechnic Institute (V.P.I.).¹⁹



Image 2.7: Grain Ricks on the Ellmore Farm, Image Courtesy Fairfax County Park Authority

Nora Franklin Ellmore, William H. Ellmore's sister, was active in the Floris community both socially and civically. She joined the Roman Catholic Church after becoming a trained professional nurse. She never married and continued to live with her brother at the Ellmore farmhouse. She died in the house in 1938.²⁰

William H. Ellmore married Minnie Middleton in 1904.²¹ They had two daughters and a son who grew up at the farm and attended Floris Elementary School. Mary Elizabeth Ellmore graduated from the State Teachers College at Harrisonburg, Virginia and was appointed the principal of the Floris school in 1929.²² Emma Virginia Ellmore also attended the State Teachers College, then known as the State and Normal School for Women. She taught at Floris school and later Herndon High School.²³

Mathew Franklin Ellmore, called Franklin, was attending V.P.I. when his father died in 1935. He was active in the 4-H Club and was a Future Farmers of American club officer.²⁴ Franklin took over operation of the dairy farm after his father's death. He married Mildred Rose, a teacher at the Floris school, in 1942.²⁵



Image 2.8: Franklin Ellmore, Image Courtesy Fairfax County Park Authority

Minnie Ellmore and her children sold the Ellmore farm in 1945 to Mason F. Smith Jr. and his wife, Mary Peck Smith.²⁶

Masonry Farm, 1945-1954

Mason F. Smith Jr. called the farm Masonary Farm, an amalgamation of the names Mason and Mary. He continued to operate the farm as a dairy business. Smith was a leader of the Floris 4-H Club.²⁷

Four children were raised on Masonary Farm: Channing Smith, Ann Brook Smith, Leslie Smith, and Benny Smith.



Image 2.9: Channing Smith, Ann Brook Smith, and Leslie Smith at Farmhouse, Image Courtesy Fairfax County Park Authority, Channing Smith Collection

The children were actively involved in tending the farm. Channing Smith recalled that he got up around 4:30am/5:00am every morning to milk the cows before school, then milked again after school.

They had about 30-35 cows, and could accommodate 28 cows at a time in the dairy barn. There was an older barn that was also still on the property. The cows were both Guernsey and Holstein breeds. About 2/3rds of the cows were Guernsey cows, which yielded milk with a higher butter fat content. Guernsey cows produced a higher volume of milk, but with less fat. The farm produced from 80 to 120 gallons of milk per day using three milking machines. From 1950-1952, Masonary Farm pasteurized and bottled their milk for local sale. Channing Smith delivered the milk on several routes, including a morning route in Herndon. They also sold and delivered butter, eggs, and sometimes chocolate milk. They

purchased the eggs and butter and resold them. Mary Peck Smith handled the billing when they sold milk on the delivery route.

Because the Smith's only owned 50 acres, they rented additional land. This cut into their profits. They grew corn and hay, and raised some cattle, pigs, and chickens for family consumption. There was a pen for the pigs. The chicken house was in the front yard of the farmhouse.

Mason Smith Jr. became a milk tester and went out testing milk during the week, leaving the farm chores to his children. Mary Peck Smith bought and sold horses and had two gardens. They also had a male hired hand in the house. Mary Peck Smith taught Channing Smith how to sew. She made curtains and clothes out of Red Rose Pig Feed sacks. Channing made cow blankets.



Image 2.10: Mason Smith, Jr. With One of Mary Peck Smith's Horses, Image Courtesy Fairfax County Park Authority, Channing Smith Collection

During the Smith's ownership of the farmhouse, they had electricity and telephone service. Water was pumped from a well that had a concrete pad. When they first moved into the house, there was a wood/coal-fired furnace with one register in the floor to provide heat. Mason Smith, Jr. installed an oil-fired burner with ducts that extended into the rooms, not within the walls.

The Smith's sold the farm in 1954 and the parents moved to Florida. Channing Smith continued to work as a dairy farmer and his brother became a professor at Clemson University.²⁸

The children were active with the 4-H program. Ann B. Smith won an award at the 4-H dairy show in 1953.²⁹



Image 2.11: Channing Smith and Sister, Image Courtesy Fairfax County Park Authority, Channing Smith Collection

Poole Ownership, 1954-1963

B. Alton Poole and Annie May Poole purchased the 50-acre farm in August 1954.³⁰ B. Alton Poole was a policeman, hence it is likely he did not operate the property as a dairy farm.³¹ Poole resided at the farm for only seven months before his death in March 1955.³²

Annie Poole lived on the farm until 1963. She sold the property divided into three parcels. In 1963, Frank A. Patriacra and Mary Jane Patriacra, his wife, purchased the 5-acre parcel that included the house, barn, and shed.³³ She sold slightly over 21 acres to Robert E. Clark and Ruth K. Clark, his wife, in 1971.³⁴ The Fairfax County Park Authority began condemnation proceedings in 1976 to acquire the Clark parcel.

In 1974 Annie Poole-Whitmer sold 19 acres to the Fairfax County Park Authority.³⁵

Image 2.13: Approximate Boundaries of the Parcels Sold by Annie Poole-Whitmer Over USDA Aerial Image Courtesy Fairfax County Park Authority

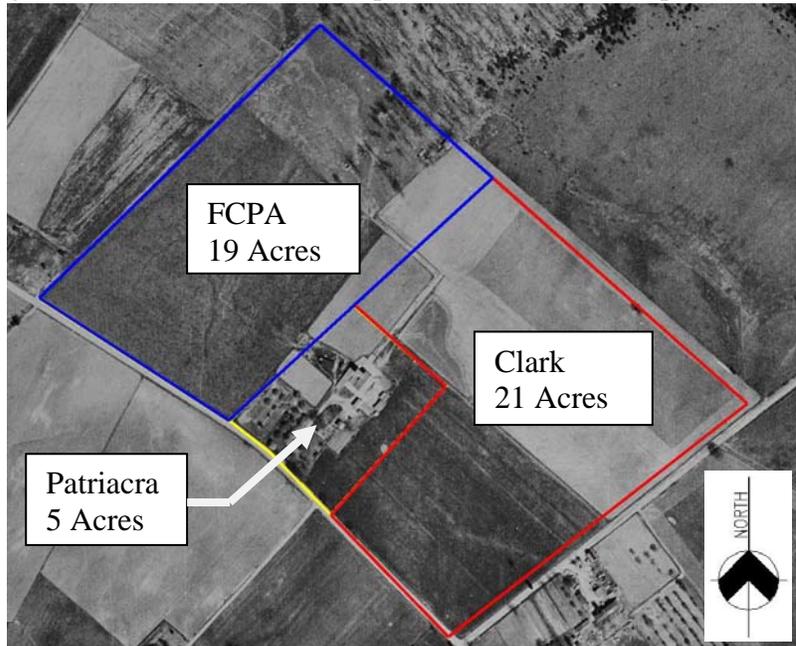


Image 2.12: Sales of Parcels Depicted over 1937 USDA Photo, Background Image Courtesy Fairfax County Park Authority

Subsequent Ownership

In 1979, Frank P. Testa and Natalie A. Testa purchased the 5-acre parcel for \$160,000.³⁶ The Trustees of Chantilly Bible Church acquired the parcel for \$285,000 in 1984. They rehabilitated the barn into a church sanctuary and renovated the house for church offices.³⁷

In February 2001, the Fairfax County Park Authority purchased the property for \$1,550,000 to be included in the Frying Pan Farm Park.³⁸

Endnotes

- ¹ Northern Neck Grant to William Berkley for 936 acres, Northern Neck Book B:57, March 28, 1727.
- ² Chancery action styled “Carter of Shirley &c vs. Carter”, heard throughout the years in various courts, i.e. High Court of Chancery, Superior Court of Chancery, ending with the Spotsylvania District for the Superior Court of Chancery, recorded in 1819, Fredericksburg Circuit Court, Collection CR-SC-H, Record ID 63-1.
- ³ Chancery action styled “Carter of Shirley &c vs. Carter”, heard throughout the years in various courts, i.e. High Court of Chancery, Superior Court of Chancery, ending with the Spotsylvania District for the Superior Court of Chancery, recorded in 1819, Fredericksburg Circuit Court, Collection CR-SC-H, Record ID 63-1.
- ⁴ Chancery action styled “Carter of Shirley &c vs. Carter”, heard throughout the years in various courts, i.e. High Court of Chancery, Superior Court of Chancery, ending with the Spotsylvania District for the Superior Court of Chancery, recorded in 1819, Fredericksburg Circuit Court, Collection CR-SC-H, Record ID 63-1.
- ⁵ Fairfax County Chancery Harris, et. al. vs. Davis, cff 1857-030.
- ⁶ Fairfax County Deed Book (FX DB) Z3(78)301, August 1, 1857.
- ⁷ FX DB J4(88)80, November 12, 1868.
- ⁸ FX DB O5(119)135, August 30, 1890.
- ⁹ 1880 Federal Census.
- ¹⁰ Herndon Observer, May 23, 1935, pp. 1,8. Obituary of William H. Ellmore states that he moved to his farm in Floris in 1891.
- ¹¹ Fairfax County Chancery Benjamin F. Cockerille, et. al. vs. M. A. Hutchison, cff 1899-001.
- ¹² United States Federal Census 1880 and 1900.
- ¹³ Fairfax Herald, November 4, 1904, p. 2.
- ¹⁴ Herndon Observer, September 8, 1927, p. 4.
- ¹⁵ Herndon Observer, December 4, 1930, p. 1.
- ¹⁶ Herndon Observer, November 19, 1931, p. 1.
- ¹⁷ Nan Netherton, Donald Sweig, Janice Artemel, Patricia hickin, Patrick Read, Fairfax County, Virginia A History, 250th Anniversary Commemorative Edition, Fairfax County Board of Supervisors, Fairfax, VA, 1991, p. 731.
- ¹⁸ Herndon Observer, June 1, 1933, p. 1.
- ¹⁹ Herndon Observer, October 1, 1925, p. 4.
- ²⁰ Herndon Observer, December 1, 1938, p. 1.
- ²¹ Fairfax Herald, November 25, 1904, p.3.
- ²² Fairfax Herald, June 28, 1929, p. 6.
- ²³ Fairfax Herald, October 12, 1928, p.6; Also, Herndon Observer, May 23, 1935, pp. 1,8.
- ²⁴ Fairfax Herald, January 27, 1928, p. 1; Also, Herndon Observer, June 1, 1933, p. 1.
- ²⁵ Herndon Observer, July 2, 1942, p. 4.
- ²⁶ Fairfax County Deed Book 473:24, December 29, 1945.
- ²⁷ Fairfax Herald, November 26, 1948, p. 1.
- ²⁸ Channing Smith oral history interview by Yvonne Johnson, Frying Pan Farm Park.
- ²⁹ Fairfax Herald, August 31, 1954, p. 1.
- ³⁰ Fairfax County Deed Book 1212:497, August 31, 1954.
- ³¹ Fairfax Herald, June 28, 1940, p. 1.
- ³² Fairfax County Deed Book 2309:231, June 24, 1963.
- ³³ Fairfax County Deed Book 2309:231, June 24, 1963.
- ³⁴ Fairfax County Deed Book 3421:713, April 8, 1971.
- ³⁵ Fairfax County Deed Book 4105:177, September 12, 1974.
- ³⁶ Fairfax County Deed Book 5123:125, March 2, 1979.
- ³⁷ Fairfax County Deed Book 6169:1764, September 14, 1984.
- ³⁸ Fairfax County Deed Book 11739:1761, February 28, 2001.

CHAPTER 3. DESCRIPTION

SYNOPSIS

The Ellmore Farmhouse is a vernacular-style house constructed in 1891. The original section of the house reflected an L-plan layout that featured a façade with a centered gable and one-story, full-width porch. The fenestrations are symmetrical with two single windows on each side of a central door with five second-floor windows aligned above. A diamond-shaped window in the centered gable has been covered with siding.

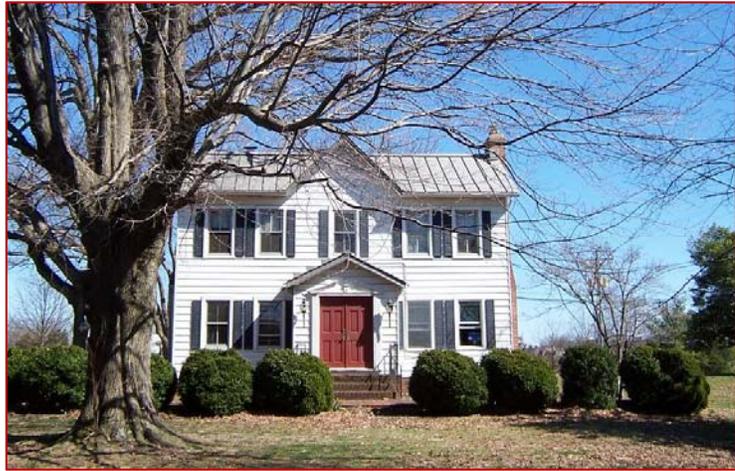


Image 3.1: Ellmore Farmhouse Façade

There have been several modifications and additions to the original house. First a small shed addition was constructed at the rear of the house filling most of the space between the two legs of the L-plan layout. A similar addition was constructed at the nearby Kidwell farmhouse, though the roof sloped in a different direction. This addition was removed when a larger addition was constructed. A later addition was constructed along the back of the house.

Two features are especially noteworthy. While it has not been proven, it is possible that Mary Ellmore constructed the house using yellow pine lumber sawn at the nearby saw mill of her brother-in-law, M. A. Hutchison. Round logs that were sawn flat at the top and hewn at the joinery connections remain as original first-floor rafters.



Image 3.2: Yellow Pine Log First-Floor Joists



Secondly, the Ellmore farmhouse had an early septic system. The septic tank, which would have been out in the yard originally, is exposed in the cellar under an addition. It was constructed of stone and concrete.

Image 3.3: Original Septic Tank

SPACE FUNCTION

The current use of the rooms is listed in the chart below along with hypotheses on what the original room uses may have been and the use in 1945.

The Smith family had a hand that lived with them. Perhaps the last addition on the back of the house was used as a bedroom for the worker.

Table 1: Space Function

<i>Room No.</i>	<i>Current Use</i>	<i>Conceptual Original Use</i>	<i>Conceptual 1945 Use</i>
101	Living Room	Living Room and Hall	Living Room and Hall
102	Bedroom	Dining Room	Dining room
103	Kitchen	Kitchen	Kitchen
104	Family Room	n/a	Family Room
105	Bathroom	n/a	Bathroom in this area
106	Laundry Room	n/a	n/a
107	Bedroom	n/a	n/a
108	Vestibule	n/a	n/a
200	Hall	Hall	Hall
201	Light Storage	Bedroom	Bedroom
202	Light Storage	Bedroom	Bedroom
203	Light Storage	Bedroom	Bedroom
204	Light Storage	n/a	Bedroom

Refer to Appendix C for room names, numbers, door numbers, and window numbers.

ORIGINAL CONSTRUCTION MATERIALS

The house has undergone numerous changes since the original portion was built in 1891. The following materials and features are deemed to be original.

The original doors have four raised panels set within the rails and stiles. This type of door became very popular by the 1870s. The rails were joined to the stiles using through tenons with wedges. This earlier technique lasted through the 1890s, but was replaced by blind tenon joinery that hid the tenon within the stile. The following doors are considered to be the original: D102, D103, D104, D206, and D207. At one time these doors were painted.

The trim on the bedroom side of doors D102, D103, and D104 is original.



Image 3.4: Original Door D103, Similar to Other Original Doors

A few of the original doors still have original door hardware. Other original doors had their locksets replaced with a knob handle and recessed-latch type hardware. Door D103 has an upright rim lock on the interior side of the bedroom door with a brass knob on the other side below a modern deadbolt.



Image 3.5: Original Upright Rim Lock on Door D103 at Bedroom 102



Image 3.6: Door Hardware on Door D103 at Bedroom 102

The hardware on the closet door in Bedroom 201 (Door D206) has a brass knob and brass lever handle. A similar style of door hardware was available from the 1865 Russell Erwin Manufacturing Company catalog.



Image 3.7: Brass Knob on Closet Door D206, Bedroom Side



Image 3.8: Brass Lever Handle on Closet Door D206, Closet Side

Some of the original door hardware remains on the door in Bedroom 203 (D207). This door now serves as a closet door but was originally the bedroom door to the hall. The hall was later enclosed to create the closet. This explains why this door had an upright rim lock rather than a brass knob/brass lever handle similar to what exists on the closet door in Bedroom 202.



Image 3.9: Upright Rim Lock Keeper on Door D207 in Bedroom 203



Image 3.10: Brass Escutcheons on Door D207 in Bedroom 203

The original hinges are decorative Victorian-era-style steeple-tipped iron hinges. There are two styles of decorative hinge.



Image 3.11: Decorative Steeple-Tipped Hinge on Door D206



Image 3.12: Decorative Steeple-Tipped Hinge on Door D207

The original windows are have double-hung wood sash with 2 over 2 lites. The original muntin profile is shown as type A on sheet E1 in the appendix. The following window sash is original: W104, W105, W106, W200, W203, and the top sash of W204. Other early window sash that is from the period of significance but does not date to 1891 has a muntin profile shown as type B on sheet E1. The following window sash has this subsequent muntin profile: W107, W108, W115, W116, W218, W219, W201, W202, W220, W221, the bottom of W204, and the top of W206.

Some of the first floor windows have original trim and stools. They are windows W104, W105, W106, W107, W115, and W116. Windows W100 and W101 in the living room do not have original trim or stools, so perhaps these windows were relocated to the bathroom and laundry room (Windows W115 and W116).

Much of the pine tongue & groove (T&G) flooring throughout the original portion of the house was installed at time of first construction. The boards are variable width 2 ½”-4” and are attached directly to the top of the floor joists.

Some of the original painted wood wall base has been replaced with modern painted wood wall base. Original wall plaster and lath is still remaining on most of the walls and ceilings of the original section of the house. Identification of the original wall base and plaster is noted in the individual room sections described below.

DESCRIPTION OF EXISTING CONDITIONS

Site

The house is located within Frying Pan Farm Park in the Visitor Orientation Zone adjacent to the parking lot and the visitor center/auditorium. The Visitor Orientation Zone is bounded by hedgerows on the north and east that defined the property boundary of the 5-acre parcel created when the farm was subdivided in 1954. The house is set back approximately 150’ from West Ox Road and is aligned with the road. The front and northern yards include several large trees and a row of boxwoods. The oak tree adjacent to the house has a caliper of 188”.



Image 3.13: Ellmore Farmhouse and Visitor Center

Concrete sidewalks lead from the parking lot to the house. There is a brick patio at the front of the house, with elevated brick planters, and a brick patio at the rear of the house beneath the existing wood porch.

The dairy barn, which was converted into a church sanctuary and now functions as the Visitor Center/auditorium, is situated approximately 75' northeast of the house.

Exterior

Southwestern Elevation (Front)

The Ellmore farmhouse is a 2-story house with an L-plan layout. The southwestern elevation, or front of the house, is 5-bays wide. A cross gable is centered on the façade. The foyer enclosure at the front entrance has double colonial-style doors and a pediment roof.



Image 3.14: Ellmore Farmhouse Southwestern Elevation

Brick stairs lead up to a brick stoop from the brick patio. Brick planters are located on each side of the entrance foyer abutting the exterior wall.

Metal siding covers the entire house exterior walls. There are two windows on each side of entrance at the first floor. The second-floor windows align with the first-floor windows and doors. All of the windows on the southwestern elevation have sashes with 2 lites over 2 lites.

Southeastern Elevation

The southeastern elevation includes the original section of the house as well as the two major additions and introduction of the roofed screened wood deck built on the rear of the house.



Image 3.15: Ellmore Farmhouse Southeastern Elevation

A brick exterior end fireplace chimney is centered on the gable roof of the original section of the house. The chimney is the focal point of the southern elevation.

Two second-floor windows flank the chimney. The first addition has two second-floor windows aligned above two first-floor windows. The second addition has two second-floor paired windows above two first-floor paired windows. The windows in the original

portion of the house have sashes with 2 lites over 2 lites, while the paired windows have sashes with 6 lites over 6 lites.

Northeastern Elevation (Rear)

The rear elevation features the latest addition to the house. In addition, a screened wood deck was built on the rear of the house through which the access to rear entrance is provided. Currently there are no screens installed within the porch framing. A wood ADA accessible ramp extends along the northern side of the porch.



Image 3.16: Ellmore Farmhouse Northeastern Elevation

The second floor has two sets of three windows, each with sashes containing six lites over 6 lites. One bank of windows is aligned above a similar bank of windows on the first floor, the other bank of windows is centered over French doors with side lites.

An enclosed secondary stairway provides a second means of egress from the second floor. The entrance door to the stairway is accessed via a concrete landing.

The roof gable of the short wing of the original “L” shaped building layout can be seen projecting above and beyond the new low sloped roof line of the addition. A substantial brick chimney projects above the low-sloped roof.

Northwestern Elevation

Similar to the southeastern elevation, the northwestern elevation has the original section of the house as well as the two major additions and the wood porch on the rear of the house. The attached enclosed stair addition stands out as a stick-on building element with its sloped roof lines and projecting wall lines out of the plane of northwestern elevation.



Image 3.17: Ellmore Farmhouse Northwestern Elevation

The gable-end roof and standing-seam sloped metal roof over the short wing of the original “L” shaped building layout dominate this elevation. The low-sloped roof line of

the additions form a base line for the brick chimney addition that projects up through the roof line.

Roof

The entire roof of the house is made of various materials and shapes. The original portion of the house has sloped standing-seam metal roofs with modern vent caps. Low-sloped asphalt and metal roof areas cover the additions.

Foundation and Basement

The original foundation walls were constructed using rough cut fieldstone laid in irregular courses. There is a crawl space underneath the front of the house, i.e. Living Room 101 and Bedroom 102, and a cellar beneath the kitchen. The small cellar beneath the kitchen has parged interior walls all around, except for the wall as shown at right. The foundation walls on the exterior have been parged with concrete.



Image 3.18: Original Foundation Cellar Wall That Has Been Modified

The first major addition has basement retaining walls made of the concrete masonry units. Corner repair of the original rubble stone basement walls was achieved using brick masonry. When the earth was excavated away from the original cellar wall to expand the cellar, cement-based mortar was used to patch between the uneven and projecting stones that were thereby exposed.

The second major addition was built on grade, though the cellar wall was modified due to the introduction of the chimney foundation.

Within the original cellar is an old boiler with its exhaust pipe connected to an existing masonry flue that was part of the original construction of the house. Access to the front crawl space is located next to the flue. A vent window in the exterior wall opens into this space, and there is evidence of additional vent windows that have since been infilled. A sump pit with pump was installed by cutting through the concrete floor close to exterior wall.

The original cellar was partitioned with a wood stud wall finished with gypsum wallboard sheathing, thus providing intermediate support for the first-floor wood joists that are located above.

An enclosed stair provides access from the first floor rear entrance foyer to the cellar. The steps are made of brick masonry.

The clear ceiling heights in the cellar areas are typically lower than 7 feet.

Within the corner of the first major addition of the cellar space is a remnant of an abandoned septic tank. It partially extends beyond the existing CMU foundation wall.

Two iron pipes extend through the concrete septic tank. The vertical pipe was the original sanitary pipe from the fixture to the tank. The horizontal pipe discharged waste to the septic leech field. A square opening at the top of the tank would have had a cover that could be removed to empty the tank. A sump pit, sump pump, and PVC discharge pipe were added more recently.

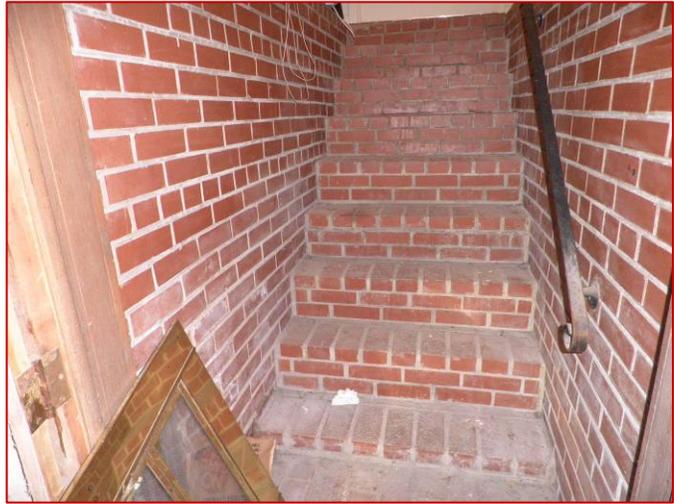


Image 3.19: Enclosed Brick Masonry Stair



Image 3.20: Top of Interior of Septic Tank

Framing

The original section of the house was constructed using a balloon-framing method over a random rubble stone foundation. The lumber was sawn and connected with cut nails; smaller cut nails were used to attach wood lath (for the plaster walls and ceilings). The dimension of the lumber measures its actual size; i.e. 2x4 lumber is truly 2" by 4". The sawn lumber was observed in many locations.

Exterior Walls

The exterior wall wood studs at original section of the house are 2"x 4" (actual size) with lap wood siding attached directly to the exterior side of the studs. There is wood lath and plaster attached to the interior side of much of the original exterior wall wood studs and ceilings.

First-Floor Framing

The first-floor framing in the front portion of the original house is made of +/- 6" diameter wood timber log joists supported on fieldstone rubble foundation walls and a ladder-type, wood truss-shaped intermediate supports.

The round log timbers, spaced approximately two feet on center, are supported on the front and rear foundation walls. Intermediate supports are constructed of +/- 7"x7" wood lumber running perpendicular to floor joists, and connected together in a ladder truss shape using varying dimensions (4"x4" to 6"x6") of wood blockings spaced from 2 to 4 feet apart. The intermediate ladder truss is supported on masonry stone piers.

While most of the log joist extend from the front to the back of the original portion of the house, the joists beneath the stairs and the section of the living room that used to be a hallway extend from side to side.



Image 3.21: Log Joists in Original Portion of House



Image 3.22: Intermediate Ladder Truss Supports

The rest of the first-floor framing is made of dimensional wood lumber extended from side to side and supported on basement fieldstone rubble retaining walls and concrete masonry unit retaining walls.

Second-Floor Framing

The second floor framing is made of dimensional lumber supported by wood-framed bearing walls.

The second-floor framing of the original section of the house consists of dimensional lumber floor joists running from front to rear at the front of the house, while the floor joists in the original L-plan wing extend in a side-to-side direction. The second-floor framing of the first and second additions consists of floor joists running from front to rear.

Roof Framing

The roof framing is made of wood rafters supported on wood-framed bearing walls. Intermediate supports made of dimensional lumber extend from some of the second-floor ceiling joists to the rafters. The second-floor ceiling joists are dimensional lumber that extend in the same direction as the second-floor floor joists.

The rafters of the sloped roofs are sheathed with skip boards, which are covered with asphalt saturated felt paper and a prefinished standing seam metal roof.

The rafters bear on false plates at the eave.



Image 3.23: Attic



The roofs over both additions have shallow slopes; therefore, there was no attic space required.

Image 3.24: False Plate at Eave

Fasteners

The fasteners are cut nails in the original section of the house and wire nails in the later additions.



Image 3.25: Cut Nail

Doors and Windows

The original door type has raised panels set within stiles and rails. The rails were joined to the stiles using through tenons with wedges. This earlier technique lasted through the 1890s.

Most of the doors in the house are modern flush wood doors.



Image 3.26: Original Door Type



Image 3.27: Through Tenon in Original Door



Image 3.28: Modern Flush Door

The windows are typically double-hung wood widows with sashes containing 2 lites over 2 lites. The corner blocks in the Hall 200 and Bedroom 201 were later modifications.



*Image 3.29: Corner Blocks Added Later
(W202)*

Interior Spaces

First Floor

Living Room (100)

The living room is an enlarged space that consists of the original living room and the original center hall. The wall between the hall and living room has been removed.

A brick fireplace was constructed with an exterior flue, replacing an earlier interior end chimney and flue. Bookshelves surround the fireplace.

A single layer of tongue and groove wood board flooring runs perpendicular to and is supported on the log floor joists. There is no subfloor. The flooring in the area that was originally the hall runs perpendicular to the original living room flooring.

Baseboard heaters extend along the front and rear walls of the room. They heaters are newer than the baseboard units on the second floor.

The trim around the windows (W100 and W101), the trim around the front door (D100), the trim around the passageway into the vestibule, and the door trim at the bedroom door (D102) is all similar and modern. The original trim was likely replaced when the front vestibule was constructed. The original window stools were removed and replaced with modern stools. The windows do not have muntins. Modern crown molding encircles the room.

The robust newel post is original and typical of 1890s newel posts that were readily available as stock millwork. The round turned wood balusters are also likely original. Pendants remain at the living room ceiling below where the second-floor balustrade posts were originally located.



Image 3.30: Living Room 101



Image 3.31: Newel Post



Image 3.32: Stairway Pendants

Floor: 3" - 4" variable width tongue-and-groove pine flooring
Wall Base: Modern wood baseboard
Walls: Gypsum wall board, except for the wall along the stairway adjacent to Bedroom 102, which is plaster over wood lath.
Ceiling: Gypsum wall board

Bedroom (102)

The room, now used as a bedroom, has original window sash in three of the four windows in this room. Each window has sash lift hardware. The window trim is modern and matches the trim in the living room and entrance vestibule. All of the window stools are original.

The door trim around all of the doors in this room (D102, D103, and D104) is original.

The chair rail and crown molding is modern. The wood baseboard and base molding may be original.



Image 3.33: Bedroom 102

Baseboard heaters in this room are older than those in the living room and are similar to the units on the second floor. There is a duct chase in the western corner of the room that was likely installed by Mason Smith, Jr.

Floor: 2 3/4" - 4" variable width tongue-and-groove pine flooring
Wall Base: Painted wood with base molding and modern quarter-round base shoe.
Walls: Plaster over wood lath
Ceiling: Gypsum wall board

Kitchen (103)

The kitchen was significantly modified ca. 1960s. Knotty pine stained wall and base cabinets dominate the room. The chimney flue extends upward and penetrates through the roof.

Floor: Sheet vinyl
Wall Base: Modern painted wood base.
Walls: Plaster over wood lath on both sides of door D103, gypsum wall board on all other walls. Brick veneer on chimney flue.
Ceiling: Gypsum wall board with a textured finish.



Image 3.34: Kitchen 103

Family Room (104)

The kitchen opens up into the family room through a wide passageway. A large brick chimney breast dominates the room. A raised hearth extends into the space. It appears that there used to be a firebox in the chimney above the hearth that has since been infilled.

Doors to the bathroom and laundry room open into the family room.

- Floor: Sheet vinyl, wood flooring near the vestibule.
- Wall Base: Modern painted wood base
- Walls: Gypsum wall board
- Ceiling: Gypsum wall board



Image 3.35: Family Room 104

Bathroom (105)

The bathroom has one toilet and one lavatory with a base cabinet. All of the plumbing fixtures are modern, including the shower stall.

The door is a modern wood flush door within a modern door assembly.

The trim around the window (W116) matches the wood trim around other windows that were installed when this addition was constructed. The window stool matches the original stools located in Bedroom 102. Perhaps the two missing window stools from Living Room 101 were relocated to the bathroom and laundry room when the addition was built.

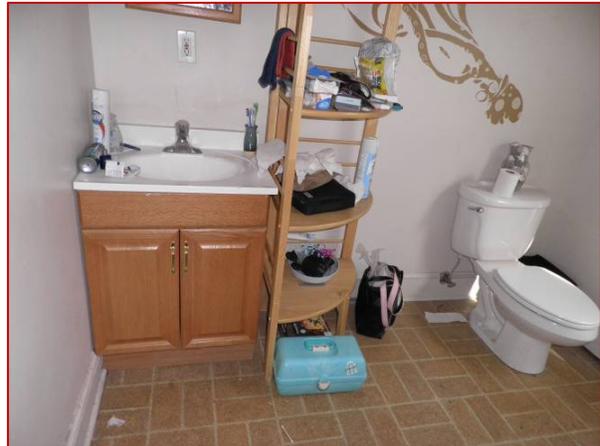


Image 3.36: Bathroom 105

There is baseboard heat along the exterior wall.

- Floor: Sheet vinyl
- Wall Base: Modern painted wood base
- Walls: Gypsum wall board, except on the exterior wall which is plaster over wood lath. The plaster finish is very smooth.
- Ceiling: Gypsum wall board

Laundry Room (106)

The laundry room currently has a washer, dryer, and utility sink.

The window (W115), trim, and stool is similar to the window in the bathroom (W116).

The door is a modern wood flush door within a modern door assembly.

Baseboard heaters extend along the exterior wall and the northeastern wall.



Image 3.37: Laundry Room 106

- Floor: Sheet vinyl
- Wall Base: Modern painted wood
- Walls: Gypsum wall board
- Ceiling: Gypsum wall board

Bedroom (107)

Bedroom 107 was constructed as part of the second major addition. Windows and a large brick chimney dominate the room.

The door is a modern wood flush door within a modern door assembly.

Baseboard heaters extend along the exterior walls.

Modern wood crown molding encircles the room.

The closet has two flush sliding doors.



Image 3.38: Bedroom 107

- Floor: Sheet vinyl
- Wall Base: Modern painted wood
- Walls: Gypsum wall board
- Ceiling: Gypsum wall board



Image 3.39: Fireplace with Raised Hearth

Rear Vestibule (108)

The rear vestibule was constructed at the same time as Bedroom 107 and has similar materials.

Modern wood crown molding encircles the room.

The doors into the closet (D108), the bedroom (D107), to the cellar (D109), and into the exterior stairway (D112) are all modern flush wood doors within modern door assemblies.



Image 3.40: Rear Vestibule

French doors provide access to the porch. The double doors have 15 lites each and modern hardware.

- Floor: Sheet Vinyl
- Wall Base: Modern Wood, similar to base in Bedroom 107.
- Walls: Gypsum Wall Board
- Ceiling: Gypsum Wall Board

Front Threshold (109)

Upon entering the house from the front entrance one arrives into a rather small foyer area that its width is greater than its depth. The foyer opens into the open area in front of the stair to second floor.

Modern paired front entrance doors have six raised panels each. Sidelight windows on the end walls of the vestibule have one lite over one lite.

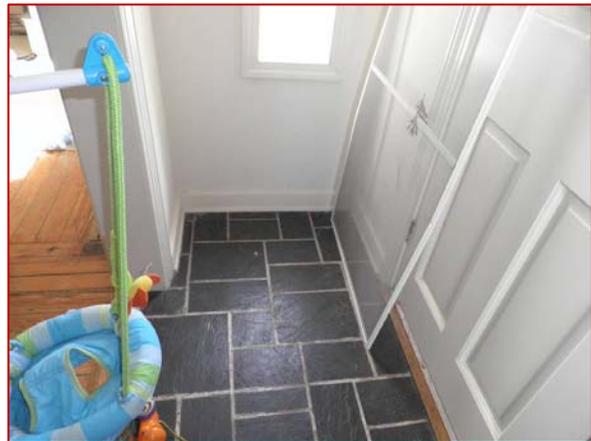


Image 3.41: Front Threshold

- Floor: Ceramic tile, black
- Wall Base: Modern wood
- Walls: Gypsum Wall Board
- Ceiling: Gypsum Wall Board

Patio (113)

The patio was constructed over an earlier brick patio. Framing members support a flat roof. The patio may have been framed to permit installation of screens at a later date.

The floor of the patio is wood. A wood handicap accessible ramp leads up to the patio.



Image 3.42: Patio

Second Floor

Hall (200)



Image 3.43: Front of Hall 200



Image 3.44: Rear of Hall 200



Image 3.45: Addition Abuts Original Portion of House

The second-floor hall was constructed at two different periods. The front of the hall is from the original construction, though it was significantly modified when the stairway was enclosed. The attic access is in the ceiling of

the hall.

The doors leading from the hall to other spaces are all modern flush wood doors within modern door assemblies.

The window in the hall has original trim, though the decorative corner blocks were added later.

Baseboard heaters extend along the front wall of the hall.

Floor: 3"-4" variable width tongue-and-groove wood pine flooring. The flooring runs from side to side in the original portion of the hall and front to back in the addition. The original flooring was attached directly to the floor joists, whereas the additions flooring was attached to a subfloor.

Wall Base: Modern wood baseboard.

Walls: The wall that adjoins Bedroom 201 and the front wall are plaster over wood lath with a textured finish. The stair wall is gypsum wall board. All of the hallway walls in the addition portion of the house are gypsum wall board.

Ceiling: In the original portion of the house the ceiling is, for the most part, plaster on wood lath with a texture finish. The ceiling of the addition is gypsum wall board.

Bedroom (201)

Bedroom 201 was part of the original portion of the house.

Steam baseboard heaters extend along the walls with the windows.

The window trim and stools are original, though the decorative corner blocks were added later. The door into the room is a modern flush wood door within a modern door assembly.



Image 3.46: Bedroom 201



Image 3.47: Corner Block Added Later

- Floor: Carpet over pine tongue-and-groove wood floor with a variable width of 2 ½" - 4". The waxed floor has been sanded. You can see an area of the floor with a ridge where the sander could not reach.
- Wall Base: Original baseboard and base molding is in Closet 205 along the back and exterior wall of the closet. The baseboard in the closet was originally stained brown, then painted grey, then a cream color. Original baseboard and base molding is also along the wall partitioning the room from the hall. Some of the wall base around the doorway is new, probably installed when the door location was slightly modified.
- Walls: Most of the walls are plaster over wood lath except for the walls that abut Closet 208.
- Ceiling: Plaster of wood lath, except for a corner of the ceiling near Closet 205 that was repaired with gypsum wall board.

Bedroom (202)

Bedroom 202 was part of the original portion of the house.

Steam baseboard heaters extend along the walls with the windows.

The window trim and stools are original. Some of the window sash is also original. The trim appears to have been originally stained. The closet door is original. It is currently stained, though it had been painted at one time. The hardware is original.



Image 3.48: Bedroom 202

- Floor: Pine tongue-and-groove flooring that runs from side to side and affixed directly to the floor joists.
- Wall Base: The baseboard is likely original, though the profile differs from the baseboard in Bedroom 201. However, like the baseboard in Bedroom 201, the baseboard in Bedroom 202 was originally stained. Some of the baseboard on the rear wall is modern, and was likely installed with the original doorway location into this room was infilled. The original baseboard did not have base molding.
- Walls: Plaster on wood lath, except near the door into the bedroom. The closet walls are fiberboard.
- Ceiling: Plaster over wood lath with a textured finish. The closet ceiling is fiberboard.

Bedroom (203)

At some time after original construction, built-in closet shelves were added to the space between the flue and exterior walls.

Baseboard heaters extend along the exterior wall. The unit stops 2-4” away from the rear wall.

The door for Closet 207 (D207) is original. This was the original passageway into the Bedroom 203. The hardware that remains is original. There is an early light switch in the closet that likely served the hallway lights.



Image 3.49: Bedroom 203

The windows have original trim. The window stool is a plain wood board, rather than the more intricate millwork seen in the other original bedrooms. The trim was originally stained.

Floor: Variable width tongue-and-groove pine flooring runs from front to back. It was attached directly to the floor joists. the flooring in Closet 207, which used to be the landing at the top of the stairs, runs from side to side.

Wall Base: The baseboard is the same as in Bedroom 202. There is no base molding. Original base is located around the chimney flue, on the wall with the closet door, and along the interior partition until it reaches the door (D203). There is no original baseboard in Closet 207.

Walls: Plaster over wood lath exists on the exterior wall and the wall in the back of Closet 212. All of the rest of the walls are gypsum wall board.

Ceiling: Gypsum wall board

Bedroom (204)

Baseboard heaters extend along the exterior wall. This is the same type of heater as in all of the other second-floor rooms.

The door is a modern flush wood door within a modern door frame assembly.

The windows have a different trim and stool that the original windows in Bedroom 201 and Bedroom 202.

Modern shelves were added to the rear wall and built into the wall that partitions this room and the hallway.



Image 3.50: Bedroom 204

- Floor: 2 ¼” wide pit tongue-and-groove flooring over a subfloor. The flooring runs from front to back. The width does not vary.
- Wall Base: Wood baseboard with base molding, likely from the time of original construction of the addition.
- Walls: Cementitious plaster over gypsum lath, except there is gypsum wall board on the wall that partitions the room from the hallway. Gypsum wall board is on all of the closet walls.
- Ceiling: Gypsum wall board over cementitious plaster over gypsum lath.

Office (209) and Office (210)



Image 3.51: Office 209



Image 3.52: Office 210

Office 209 and Office 210 were constructed as a second major addition, and have similar construction materials. A small hallway connects the two rooms. There is a step up from this connecting hallway to Hall 200. Baseboard heaters extend along all of the exterior walls, though they are in poor condition. There are two diffusers high on the rear exterior walls.

The doors into these rooms are modern flush wood doors within modern door frame assemblies. Modern crown molding encircles both rooms.

A robust chimney breast only extends into the room by one wythe of brick. It has a hearth finished with terracotta tile.

The windows are paired on the side walls and grouped into a bank of three windows on the rear elevation. All of the windows in these rooms have sashes with 6 lites over 6 lites.

- Floor: Tongue-and-groove, variable width 4” - 8” wide oak.
- Wall Base: Plain wood board measuring 3 ½” high.
- Walls: Sheets of wood paneling
- Ceiling: Cementitious plaster with a thick coat of textured plaster

Toilet Room (211)



Image 3.53: Lavatory in Toilet Room 211



Image 3.54: Previous Location of Toilet

The toilet room was constructed using modern material. The water closet has been removed. A water fountain in Hall 200 adjacent to the toilet room was also removed.

The door is a modern flush wood door within a modern door frame assembly.

There is an exhaust fan in the ceiling.

- Floor: 12" Vinyl Composite Tile (VCT)
- Wall Base: Modern wood baseboard
- Walls: Gypsum Wall Board
- Ceiling: Gypsum Wall Board

New Stairway (212)

There is an octagonal window at the intermediate stair landing and a 6/6 double-hung window at the base of the stairs. Wood handrails are on both sides of the stair. The door is a modern flush wood door within a modern door frame assembly.

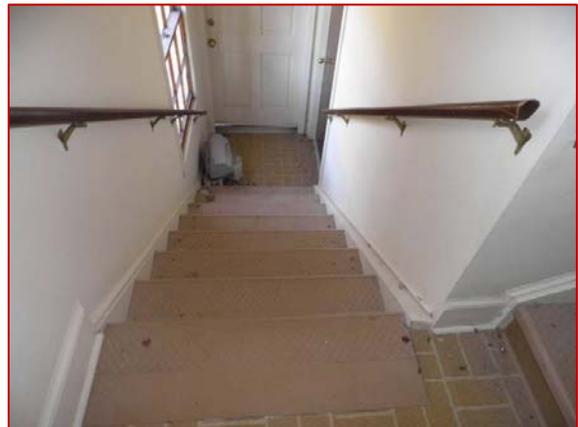


Image 3.55: Stairway 212

Floor: Vinyl Stair Tread
Wall Base: Modern wood baseboard
Walls: Gypsum Wall Board
Ceiling: Gypsum Wall Board

Attic Space

The attic has exposed framing members and blown-in insulation. The framing for the original attic access, as well as the framing for the diamond centered gable window, is evident in the attic.

The early tube wiring and ceramic insulators were observed in the attic.



Image 3.56: Early Electrical Wiring

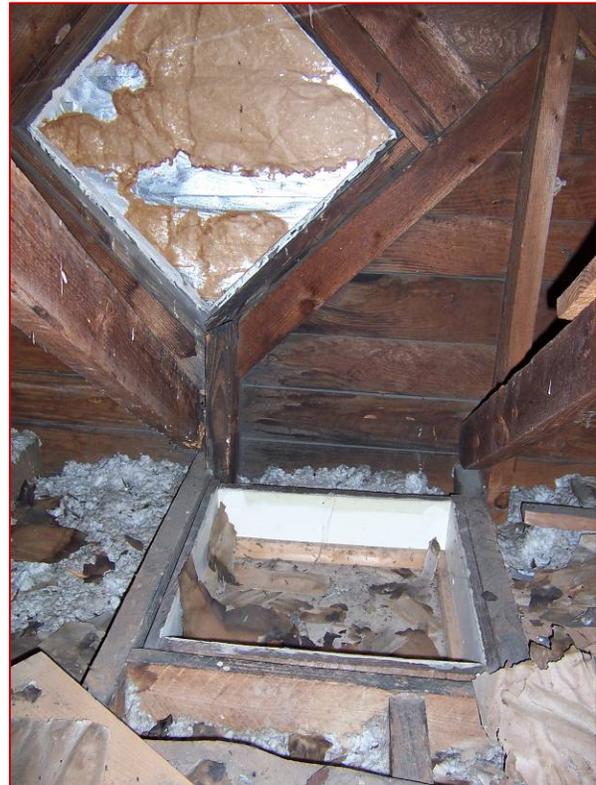


Image 3.57: Attic

PRINCIPAL PHASES OF CONSTRUCTION AND KEY INDICATORS

The Ellmore Farmhouse was studied in order to develop a theory regarding the phases of construction the house underwent throughout its history. Following is the most likely scenario for the phases of construction based on the design, materials, workmanship, and historical record. Refer to Appendix D for conceptual drawings of key phases of construction.

Phase I - Original Construction 1891

The original section of the two-story house was built in 1891. The house had an front-facing L-plan layout with a crawl space under the front of the house and a cellar space below the rear wing. The crawl space was accessed from the cellar area.

1. Fairfax County land tax records and a newspaper article confirm construction of the house in 1891.

The cellar likely had a stairway leading up to grade on the exterior of the house, perhaps with a sloped cellar access hatch door opening against the exterior wall. It is conjectured that the original access to the cellar was located on the southeastern side of the rear wing at the passageway from the Mechanical Room B01 to the Work Area B02. There is a 3' distance between the end of the current fieldstone foundation wing wall and the fieldstone foundation wall at the rear of the house.

2. Since a cellar access hatch is not shown in an early photo, it is believed that the hatch was located on the southeastern side of the cellar.
3. The stones at the termination of the stone wall dividing rooms B01 and B02 are dressed. They only appear to be broken off in the area where the retaining wall would have extended up to grade.



Image 3.58: Photo of Rear of House ca. 1920 Does Not Show Cellar Access Hatch



Image 3.59: Stone Wall At Original Cellar Access

4. The concrete pour for the original cellar extends beyond the face of the stone wall.



Image 3.60: Joint of Two Concrete Pours

The house originally had two flue chimneys: the existing chimney that extends into the kitchen and Bedroom 203 and an interior-end chimney in the Living Room 101 and Bedroom 201 that was later removed when a new exterior-end chimney was constructed.

5. The interior-end chimney was removed and floor boards infilled the opening. This is evident in the floor of Bedroom 201 (22" x 13 1/4").
6. Wall plaster at the exterior wall in the area of the removed chimney shows a later plaster patch; probably plaster over wire lath.



Image 3.61: Infill at Previous Chimney Flue in Bedroom 201

7. There is brick dust and brick fragments in the attic where the chimney was removed. In addition, there is evidence of mortar on the stud where the brick chimney abutted the exterior wall.



Image 3.62: Brick Fragments and Mortar on the Nearby Stud

8. The original roof sheathing indicates that the roof was patched after the chimney was removed.



Image 3.63: Roof Patch at Earlier Chimney Location

9. The interior-end chimney is evident in an early photo.

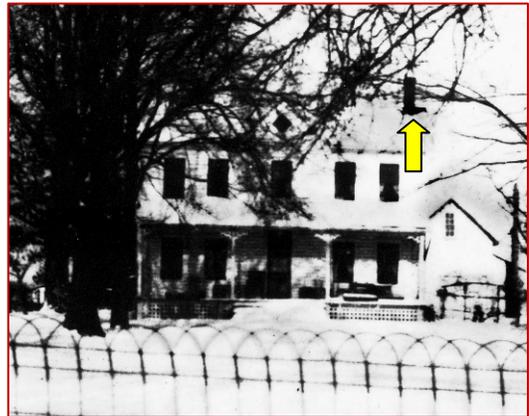


Image 3.64: Chimney in ca. 1920 Photo, Image Courtesy Fairfax County Park Authority, Ellmore Farm Photo Collection

The house had a full-width porch.

10. The porch is evident in several early photos.

There was a diamond shaped window in the central front gable. The window may have had four lites.

11. The framing for the window was observed in the attic.
12. The window is evident in early photos.

The house was constructed using the balloon framing method.

13. There is no evidence of a sill plate for the wood wall studs to bear on at the second floor, as observed through a hole in the wall of Closet 205. This wall would have been the exterior wall of the original section of the house.

Originally, the house had wood siding.

14. A fragment of the siding was observed in the basement between the first-floor joists. This siding would have been located on the back of kitchen wing.



Image 3.65: Exterior Siding Observed Where the Joists for the Rear Stairs Attach to the Back of the House at the Kitchen

First Floor (Refer to conceptual plan D2 in Appendix D)

Originally, the house had a center hall plan that extended from the front door to a back door. The stairway was situated within the hallway.

15. There are indications of an original wall separating the central hallway from the living room on the wood flooring. In two locations, one close to the exterior wall near the entry foyer and the other one on same axis next to the opposite wall of the living room, that exhibit the location of posts in that the area beneath the posts wasn't stained and there are nail holes.
16. The first floor wood joists in the center hall area are made of dimensional lumber running from side to side the width of the hallway.
17. Wood floor boards in the center hall run from front to back.



Image 3.66: Post Location at Original Center Hall Wall

Access from the Hall 117 to the Dining Room 102 was through a door beneath the stairs at the back of the house.

18. The rear wall of the existing Closet 112 is made using gypsum wallboard rather than plaster, which suggests that this area was infilled at a later date.
19. Having a door centrally located at the rear of the stair made for efficient circulation from the kitchen to the hallway, living room, and the back exterior door. This allowed for faster travel through the house by shortening the distance.

The existing door from the hall into Bedroom 102 is an original door; however, it is questionable whether this was an original door location.

20. This is not the typical doorway location from the hall to the dining room when the stair is that close to the front entry door and exterior wall. The usual location was behind the stairs.
21. While there is original door trim on the Bedroom 102 side, the hinge hardware is not original.

Second Floor (Refer to conceptual plan D3 in Appendix D)

The original access into Bedroom 202 and Bedroom 203 was from a landing that included space that was later converted into Closet 207.

22. The door trim on inside of Closet 207 is the original decorative wood trim.
23. There is a double light switch on the wall adjacent to Bedroom 202 that may have operated hallway fixtures on the first and second floors. The wiring is old.
24. The original door opening into Bedroom 202 was infilled with gypsum wallboard and the baseboard does not have the original profile.
25. The wall at the original door opening extends into the room for the length of the landing, likely so that additional width would be achieved in the hallway.



Image 3.67: Light Switches in Closet 207.



Image 3.68: Wall Extends Into Bedroom 202 to Increase Original Width of Hallway

26. Closet door D207 is the original raised wood panel door that opened from the hall into Bedroom 203. The key side of the lock hardware is on the closet side, which makes sense when you consider that this was originally the hall side. The door hardware for the closet door in Bedroom 202 was not the keyed rim lock type.
27. The walls in Closet 207 are all constructed using gypsum wall board except in locations where the original walls would have been located next to the doors that led into the bedrooms.
28. The current bedroom door D203 is a modern solid flush door that was added later.

Bedroom 201 is the largest of the three bedrooms on the second floor when you consider that Closets 205 and 208 are not original. Therefore, this room may have been used by the parents. Consequently the original wood baseboard with OG type molded trim at the top were used on the walls of the second floor Hall 200 and within Bedroom 201. The smaller secondary bedrooms, i.e. Bedroom 202 and Bedroom 203, had baseboards that matched the profile of the exterior drop siding.

29. The baseboard in Bedroom 202 was attached using cut nails. The door trim at D206 was also attached using cut nails.

The windows in Bedroom 201 and Hall 200 have molded wood trim with corner blocks as opposed to the windows in Bedroom 202 and Bedroom 203 that do not have corner blocks. The corner blocks may have been added at a later date, based on the poor quality craftsmanship of the installation. Had the window trim been cut prior to being attached to the wall, it is more likely that the cut would be square.



Image 3.69: Window Trim Cut on an Angle, Rather than Square, for Installation of Corner Block

Within Bedroom 201, Closet 205 was added later. There originally were two windows along this wall.

30. Window W225, as shown on sheet D3 in Appendix D, was infilled. The patching is evident on the rear wall of Closet 205.

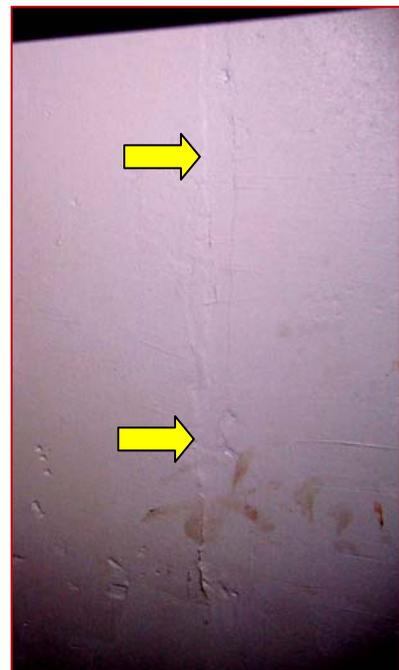


Image 3.70: Patching at Original Window W225

Closet 208 was installed when the addition was constructed, taking space from Bedroom 201. Window W224 would have been removed at that time.

- 31. The back wall of Closet 208 is new made of gypsum wallboard on both sides of the wall studs.

Originally there was a window at the end of the second floor hall. (W223)

- 32. The window is shown in an early photo of the house.

There had also been a rear window in Bedroom 203. (W222)

- 33. This window, as well as a window at the kitchen, are shown in an early photo of the house.
- 34. The window in the back wall of Bedroom 203 was removed and infilled, possibly when the second major addition was constructed.

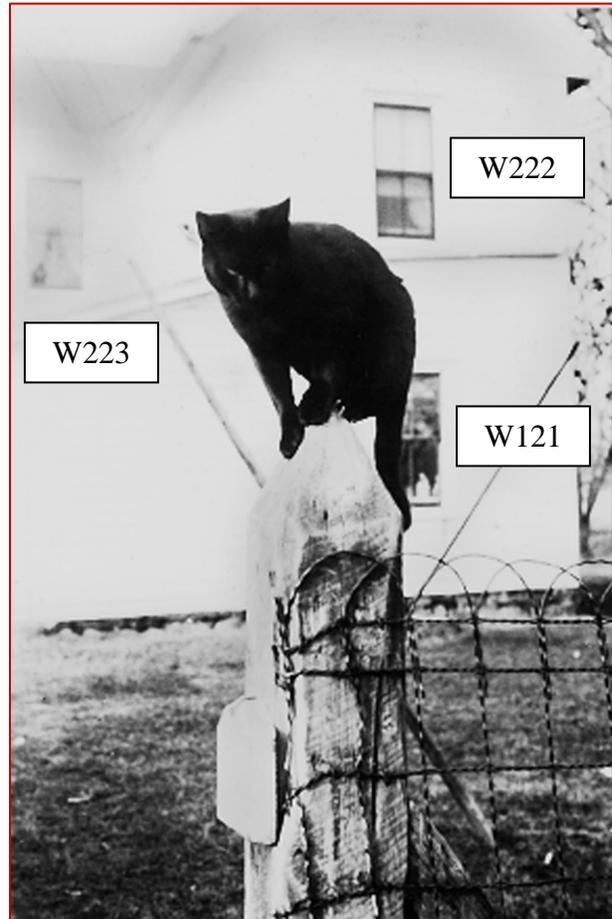


Image 3.71: Rear of Ellmore Farmhouse ca. 1920, Image Courtesy Fairfax County Park Authority, Ellmore Farm Photo Collection

Each of the bedrooms was originally heated with a stove that had a flue penetrating a chimney.

- 35. The chimney in Bedroom 201 was removed and the floor infilled. The ceiling was patched with metal lath and plaster.
- 36. The original flue opening in the plaster-covered chimney in Bedroom 203 has been patched.

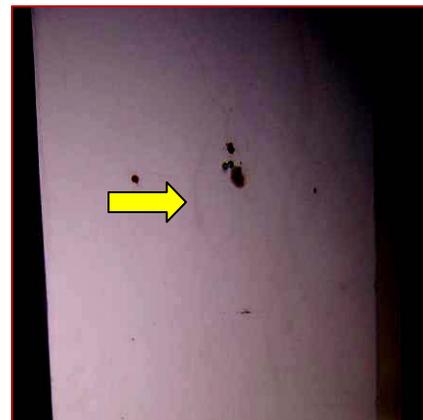


Image 3.72: Patched Flue Penetration in Bedroom 203

The original attic access was a smaller opening near the front of Hall 200.

37. The framing is evident in the attic.



Image 3.73: Framing for Original Attic Access

Phase II - Small Shed Addition ca. 1920

The very first addition was a one story shed room was built against the rear wing of the L-plan next to where the kitchen exterior wall would have been located. This shed room likely included the cellar access hatch and stair as well as an indoor bathroom. The shed room may have been accessed from the exterior side as well as the living room. Refer to sheets D8-D14 in Appendix D.

38. The existence of a one story shed structure can be seen in the old photograph showing the rear of the original house and the black cat sitting on the fence. See photo on previous page.

39. The remnant of the septic tank in the cellar indicates that an indoor bathroom was existing prior to construction of the first major addition, since the first major addition was constructed on top of the septic tank. There is a square opening in the top of the tank that was no longer easily accessed once the floor was constructed above.



Image 3.74: Opening at Top of Septic Tank

Phase III - First Major Addition ca. 1945

The first major addition was a two-story structure constructed in the void section of the L-plan layout of the original house, replacing the one-story shed roof addition. This addition provided additional cellar space and caused the access into the cellar to be relocated to approximately where the current cellar stairway is located.

40. The addition is shown in photos taken during the period of 1945-1954.

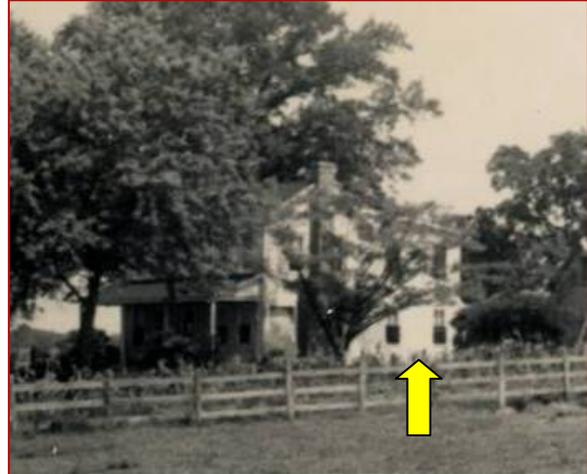


Image 3.75: Photo Showing First Major Addition, Image Courtesy Fairfax County Park Authority, Channing Smith Photo Collection

This addition probably provided a family room and bathroom at the first floor and a bedroom on the second floor.

41. The back of Closet 205 is from the original period of construction while the other side of the wall in Bedroom 204 was constructed as a result of the first major addition. The closet side of the wall is plaster over wood lath and on the opposite side of the stud wall there is a cementitious plaster over gypsum lath.



Image 3.76: Plaster of Gypsum Lath

An exterior fireplace may have been added to the living room about this time. In addition, the wall separating the living room from the hall was likely removed when the fire place was constructed. This was similarly done in the Minnick House near Colchester, Virginia.

The floor boards are attached to a subfloor, rather than directly to the joists as occurred in the original portion of the house.

42. The floor boards do not bear of the last joist at the wall, as evidenced by a gap; therefore, they must bear on a subfloor.

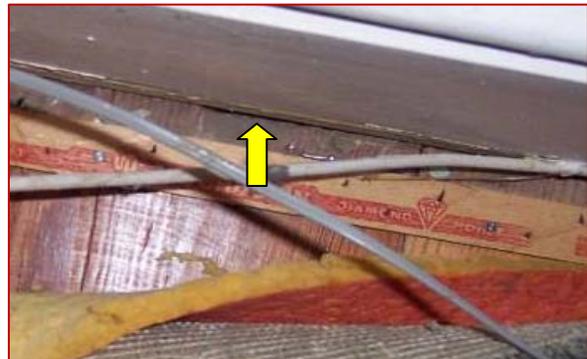


Image 3.77: Floor Boards Over a Subfloor

At some time during the Smith ownership, Mason Smith Jr. installed central air conditioning. It is conjectured that he created the closet under the first-floor stairs as a room for the duct work. As a result, the door into the bedroom needed to be relocated, thus creating door location D102 at the foot of the stairs.



Image 3.78: Ductwork in Closet at Stairs

The exterior of the house may have been covered with asbestos-panel shingles. It was later clad with the existing prefinished aluminum siding.

- 43. The cladding is evident in a photo from the period.
- 44. The original wood siding remains; the back of which can be seen in the attic at the gable ends.



Image 3.79: Mid-20th Century Asbestos-Panel Shingles

Phase IV - Second Major Addition, ca. 1984

Onto the first major addition was constructed a second addition, possibly to create office space and a second means of egress for church offices. This may have occurred about the time that Chantilly Bible Church purchased the property. An enclosed stair was built onto the side of the house to provide access to the second floor without having to enter into the first floor, as that level may have remained residential.

The addition has a slab-on-grade at the first floor that is lower than the rest of the first floor by about 8". The floor levels on the second floor are also about 8" below the corresponding floor elevations.

The wall between the kitchen and the family room may have been removed at this time to create an open floor plan that was popular at this time.

A large masonry chimney was constructed between the family room and the addition. A firebox on the first floor initially served the family room and a firebox on the second floor served the office within this new addition.

45. The foundation for the chimney uses a different CMU from the cellar walls built during the first major addition. Also, there cellar wall was patched with brick after construction of the chimney foundation.

At a later time, the firebox on the family room side was infilled and a new firebox was opened on the opposite side.

The brick used to modify the chimney to infill the existing firebox and create a new firebox is a different color than the original chimney brick.



Image 3.80: Rear Chimney Foundation

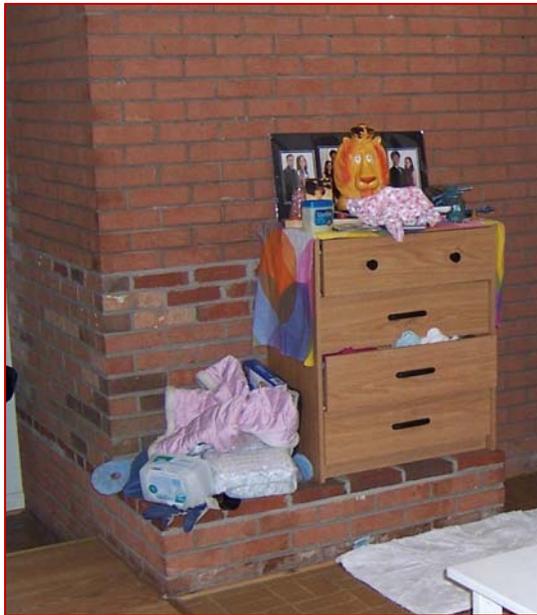


Image 3.81: Brick Infill at Family Room Hearth



Image 3.82: Modifications for New Fire Box in Bedroom 107

The large bedroom that was constructed during the first major addition was likely modified at this time to provide a new hallway for access to the various offices. A small toilet room was constructed at the hallway.

46. The hallway and toilet room walls were constructed using gypsum wall board.

A closet (Closet 208) was constructed for room 204.

47. The closet wall was constructed using gypsum wall board.

The opening for door D201, providing access from Hall 200 to Bedroom 201, was enlarged and retrofitted with a modern flush wood door.

48. The original baseboard and base molding was cut and then visibly nailed back down through the molding.



Image 3.83: Re-nailed Baseboard and Base Molding

The gypsum wallboard enclosure of the original stair was introduced when the house was converted into mix use occupancies of Residential and Business Office.

49. Pendants observed at the ceiling by the stair on the first floor indicates that there were stair posts at these locations on the second floor.

CHAPTER 4. TREATMENT PLAN

INTRODUCTION

Ellmore Farmhouse is significant due to its association with dairy farming and as the residence of Fairfax County Board of Supervisor member William H. Ellmore. The Period of Significance is 1891 to 1954, when the property was likely no longer used by the owners as a dairy farm.

The treatment plan for the house involves rehabilitating the interior from mixed residential and office use to solely office use. The exterior shall be restored to the period of significance, though due to funding constraints, this effort may be performed in phases.

A structural analysis of each room in the house was performed to determine the bearing capacity. Many of the spaces do not have the capacity to serve their present function. Where feasible, additional supports are recommended to permit use of the room. The Structural Condition Assessment and Treatment Plan portion of this chapter identifies allowable room use based on structural capacity.

ARCHITECTURAL CONDITION ASSESSMENT AND TREATMENT PLAN

The major scope of work items involved in restoring the exterior include: removal of the aluminum siding, removal of the front brick masonry stair, stoop, front entry vestibule, and brick masonry planters against the front wall of the house. In addition the rear stair enclosure and back porch shall also be removed. The front of the farmhouse shall be restored by constructing a porch based on the earliest available historical photos. (Refer to appendix A.)

Exterior

Issue: Sometime after World War II, aluminum siding was installed over the original wood clapboard siding. This changed the character of the house by reducing the profile of the existing trim and diminishing the impact of reveals and setbacks. Consideration was given to the fact that the aluminum siding may have been applied to the building in its history; however, the aluminum siding prevents the inspection of the concealed wood, potentially allowing wood rot to worsen. Therefore, the recommended treatment involves removal of the aluminum siding. In addition, the exterior aluminum siding has some deterioration in the form of dents and broken areas.

Completed - Recommendations: ~~Carefully remove the aluminum siding, plastic shutters, insulation boards, and any furring strips used to attached the aluminum siding to the house. After removing the aluminum siding, and associated components like wood blocking and Styrofoam insulation that may be attached to the exterior wood siding with adhesive. Inspect the house for wood deterioration. Repair wood components when feasible, including puttying holes caused by attachment of the siding. Replace components when repair is not feasible or when missing using similar materials and design.~~

~~Repair and/or replace deteriorated and missing wood components of the windows with similar wood components. Construct replacement components based on similar features from the same period. In other words, use woodwork from the addition to model replacements for deteriorated window components in the addition, and use woodwork from the original portion of the house to model replacements in that portion of the house.~~

~~Remove any mildew from any remaining components of the house using a solution of one cup non-ammoniated detergent, one quart household bleach, and one gallon water. Scrub affected surfaces with a medium-soft brush. For particularly stubborn areas, an additional quart of bleach may be added. After removal of any mildew, rinse the areas with a direct stream of water, and allow to dry thoroughly. Repaint these areas with a "mildew-resistant" primer and finish coat.~~

~~Since the existing paint on the wood siding is most likely peeling due to its age, remove all loose paint with a nylon brush. Feather out the transition between remaining paint and bare wood using a chemical paint blender. Do not use sandblasting, rotary sanders and strippers, or blow torches. The paint was not tested for the presence of lead; however, lead-based paints are likely present. New painting shall include one coat of oil-base primer with two coats of acrylic paint as the finish surface. Paint shall be a white color to match. Apply caulk around windows, doors, and other penetrations.~~

Issue: The front entry vestibule, brick stoop and steps at the vestibule, and the brick planters against the front wall of the house are not the original building components. These components were built late in the history of the house, therefore not bearing any historic significance. The original front porch was removed in order to built these components.

Completed - Recommendations: ~~As part of the restoration of the historically-significant components of the original building, it is recommended to demolish the existing front entry vestibule, brick stoop and steps at the vestibule, and brick planters against front wall of the house and construct a new front porch utilizing building materials to match the original.~~

~~The front porch shall extend almost the full width of the house. The wood posts shall be chamfered for a portion of the length of the posts. Decorative wood brackets shall be installed at the top of the posts. The floor of the porch shall be wood, and the crawlspace enclosed with lattice. Three wood steps shall lead up to the porch. The porch roof shall be clad with a standing-seam metal roof.~~

~~The existing standing-seam metal roof was not installed using traditional construction methods. Consider replacing the roof with a standing-seam metal roof that has been crimped at the ridge rather than installed with a cap.~~

Issue: The stair with an enclosure attached to the side of the house was part of the second major addition when the second floor of the house was used as an office occupancy and the first floor remained as residential. The proposed new use for the entire house will be office use. The gross floor area for the first and the second floor (each) is approximately 1,515 S.F. Therefore the occupant load for each level will be approximately 16 persons per floor. The exit access travel distance from the most remote place at the second floor of the house to bottom of the new stair at proposed new porch in front of the house is approximately 74 feet.

Completed - Recommendations: Consider the following two options:-

1. ~~Keep the original open stair inside the house and provide an enclosure with a 1-hour fire-rated assembly. Remove the existing second stair attached to the side of the house. Maintain the existing stair to cellar area.~~
2. ~~Restore the original open stair inside the house and modify the second stair on the side of the house by removing the projected section of the stair from the side of the house and constructing a second open stair terminating inside the house near the rear entrance to the house. By providing two stairs the occupant load of 16 persons would be divided into 8 persons per each stair. Since each stairway serves an occupant load of less than 10 and do not serve more than two floors then they can be open stairways. (IBC 2006 Section 1020.1 Exception 1.)~~

Issue: The covered porch at the rear of the house was added after the Period of Significance.

Completed - Recommendations: ~~Remove the existing covered rear porch. Build a new smaller wood deck with accessible wood ramp down to the existing concrete sidewalk in order to provide an accessible entrance on the rear of the house.~~

Issue: Single-pane glass sash windows at the first-floor living room do not match windows from the Period of Significance, which had two lites over two lites.

Completed - Recommendations: ~~Replace the living room window sashes with sash to match the other windows in the original section of the house.~~

Issue: Lack of crawl space vents.

Completed - Recommendations: ~~Install two operable load bearing metal vents in the foundation wall on the front side of the original house, one within 3 feet of the each corner. Install one on the east and west walls of the crawl space within 3 feet of the corner from the rear side of the house.~~

Issue: Broken window screens.

Completed - Recommendations: ~~Repair or replace as required those windows with broken or damaged screens.~~

Interior

Issue: Deteriorated crawl space insulation.

Recommendations: Replace all crawl space batt insulation with new (6" R-19) batt insulation with supporting plastic mesh attached to underside of first floor wood timber joists.

Issue: Lack of crawl space vapor barrier.

Recommendations: Install 6 mil polyethylene vapor barrier on top of exposed grade and cover vapor barrier with minimum 2" thick pea gravel.

Issue: If the option of enclosing the original open stair is chosen, then it will have to include a vestibule at the new front entry door at the termination of the stair enclosure.

Recommendations: Maintain existing stair enclosure at second floor including the exit door (Minimum requirement of 1 hour fire-rated assembly of such enclosure to be verified in the field). New 1 hour fire rated enclosure to be constructed around the same stair at the first floor with a vestibule at the front entry. The rooms on both sides of the existing original stair would be accessed from the same vestibule.

Issue: If the option of providing two open stairways is chosen, then the existing second stairway would need to be modified by reconstructing it to terminate inside the house near the rear entrance to the house. The stair to the cellar area would have to be modified and rebuilt to terminate next to stair from the second floor.

Recommendations: Remove the existing enclosure around the original stair opening at the second floor. Remove the existing projected section of the stairway on the side of the house. Rebuild the stair by continuing it from second floor on interior side of the house and terminate at first floor in the area where the existing stair to Cellar area is located now. The existing Cellar stair would need to be modified as well and the access door to be next to the stair from second floor.

Issue: Damaged ceiling in Bedroom 201.

Recommendations: Patch and finish existing damaged area of ceiling in Bedroom 201 to match adjacent area.

Issue: Damaged wall in closet 205.

Recommendations: Patch holes and damaged areas of the wall in Closet 205.

Issue: Dislocated wood base and hole in the wall at Bedroom 202.

Recommendations: Reinstall dislocated wood base and patch wall hole in Bedroom 202.

Issue: Damaged ceiling in the closet of Office 209.

Recommendations: Replace damaged ceiling area in the closet of second floor Office 209 with like material.

Issue: Non-functional second floor Toilet Room 211.

Recommendations: Remove vanity top, base cabinet, mirror on wall and toilet accessories in addition to capping toilet drain pipe and patching floor in second floor toilet room 211. Install carpeting and a closet shelf.

Issue: Damaged wall finish in closet of Bedroom 203.

Recommendations: Patch damaged wall paper cover and paint to match adjacent surface on wall of the closet in Bedroom 203.

Issue: Unfinished gypsum wallboard covered ceiling at Hallway outside of Office 209.

Recommendations: Patch, spackle, finish and install ceiling molding at existing gypsum wallboard ceiling to match adjacent surface at Hallway outside of Office 209.

Issue: Deteriorated attic insulation.

Recommendations: Replace all blown type attic insulation with (9" R-30) batt type insulation throughout the attic space.

Issue: Roof leak near gable end wall on east side of original section of the house.

Recommendations: Locate the roof leak and fix the same. Repair the damaged areas of the attic as needed due to roof leakage.

Issue: Uncovering the centered gable wall louver from attic side.

Recommendations: Remove the insulation board from the back side of the louver on centered gable wall accessible from the attic space subsequent to removal of the aluminum siding from the exterior side of the building. See mechanical treatment report for installation of exhaust fan on attic side of the attic louvers.

Issue: Unscreened louvers at the attic.

Recommendations: Install new bird screens on interior side of all louvers at the attic space.

Issue: Mechanical equipment support framing in attic space.

Recommendations: Install framing to support new mechanical equipment on top of 2nd floor ceiling joists in the attic space without damaging new batt insulation.

Issue: Abandoned old double Light switches on closet 207 wall have no cover plate.

Recommendations: Cover the abandoned old recessed double electric light switches with clear acrylic shielding cover.

Issue: The repairs will warrant painting the whole house.

Recommendations: Subsequent to implementation of all recommendations for issues discussed in this report and other minor repairs and patching of surfaces not specifically mentioned in the treatment report, paint all interior spaces of the house.

ADA ACCESSIBILITY

Issue: Providing ADA accessible route to primary function areas.

Recommendations: Remove existing wall and door into the first floor room with fireplace in rear of the house in order to build a new ADA accessible ramp in the vestibule area near the rear entrance. The ramp shall connect the rear vestibule with the existing family room space that is at a higher elevation.

Issue: Alteration of existing Kitchen area to suit proposed new Office use and ADA accessibility requirements.

Recommendations: Remove existing center island next to flue chimney. Remove the counter areas with base and wall cabinets next to the chimney flue and along the window wall. The remaining existing sink, counter, and cabinets in the kitchen shall be replaced or altered as required in order to be made ADA accessible.

Issue: Alteration of existing laundry room and bathroom to accommodate proposed new Office use and ADA accessibility requirements.

Recommendations: Demolish existing laundry room and bathroom. Build new Men's and Women's Toilet rooms in addition to building a janitor closet and installing new drinking fountains outside of the toilet room walls.

STRUCTURAL CONDITION ASSESSMENT AND TREATMENT PLAN

Crawl Space Shoring Walls

Issue: The first-floor joist framing in the front two rooms and front hallway have been shored with three combination timber and stone shoring walls. Two of the walls are parallel to the front of the house and the third wall is perpendicular to the front of the house.

The walls consist of two horizontal continuous beams, vertical timbers between the two beams, and stone piers below the bottom beam. It appears these were added after original construction, possibly to stiffen up an otherwise bouncy and sagging floor system. The shoring walls are potentially unstable because the timbers are not securely fastened to each other and the stones, which are placed loosely without mortar, are stacked up to three pieces high.

Recommendations: Add stabilization bracing to the shoring walls to be located at each stone pier. The stabilization framing will include four horizontal 2x4's secured to the existing vertical posts, two vertical 2x6's fastened to the new 2x4's, and blocking between the vertical members and the existing stone support piers to prevent roll-over, tilting, or buckling of the shoring walls. Refer to Details 6 to 9/S2 of the Design Development plans for more information.

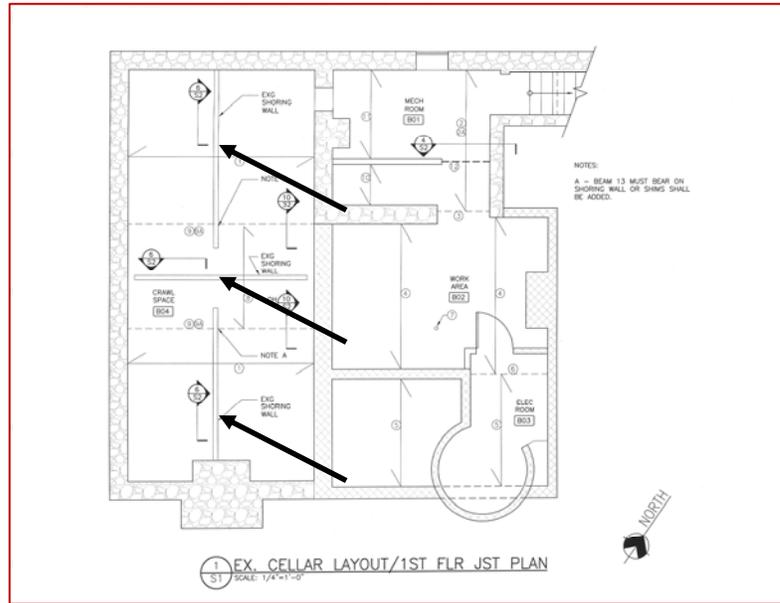


Image 4.1: Crawl Space Shoring Walls

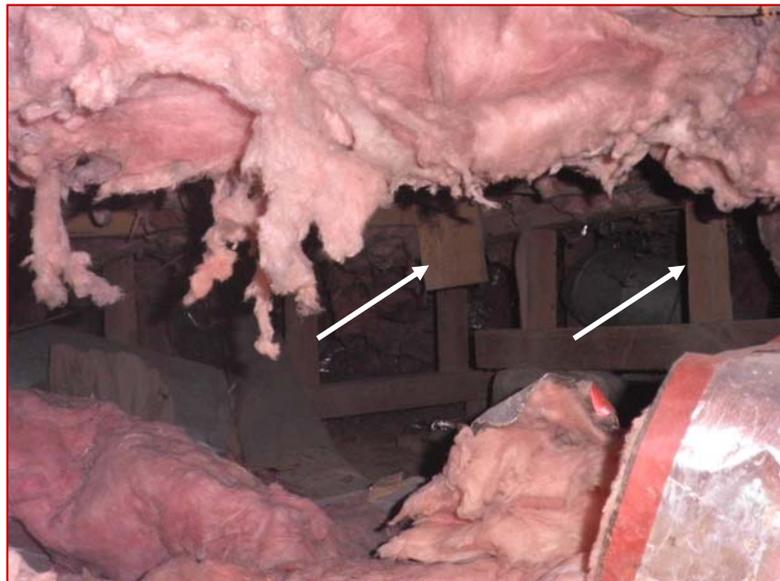


Image 4.2: Crawl Space Shoring Walls

1st Floor Joist Headers below Main Stairs

Issue: On the first floor below the stairs (between the dashed lines indicated by Arrow 1 in the sketch below) the joist framing (direction indicated by Arrow 2) is parallel to the front of the house, and is comprised of dimensional lumber. This area is between the two front rooms that have round logs as floor joists that run perpendicular to the front of the house.

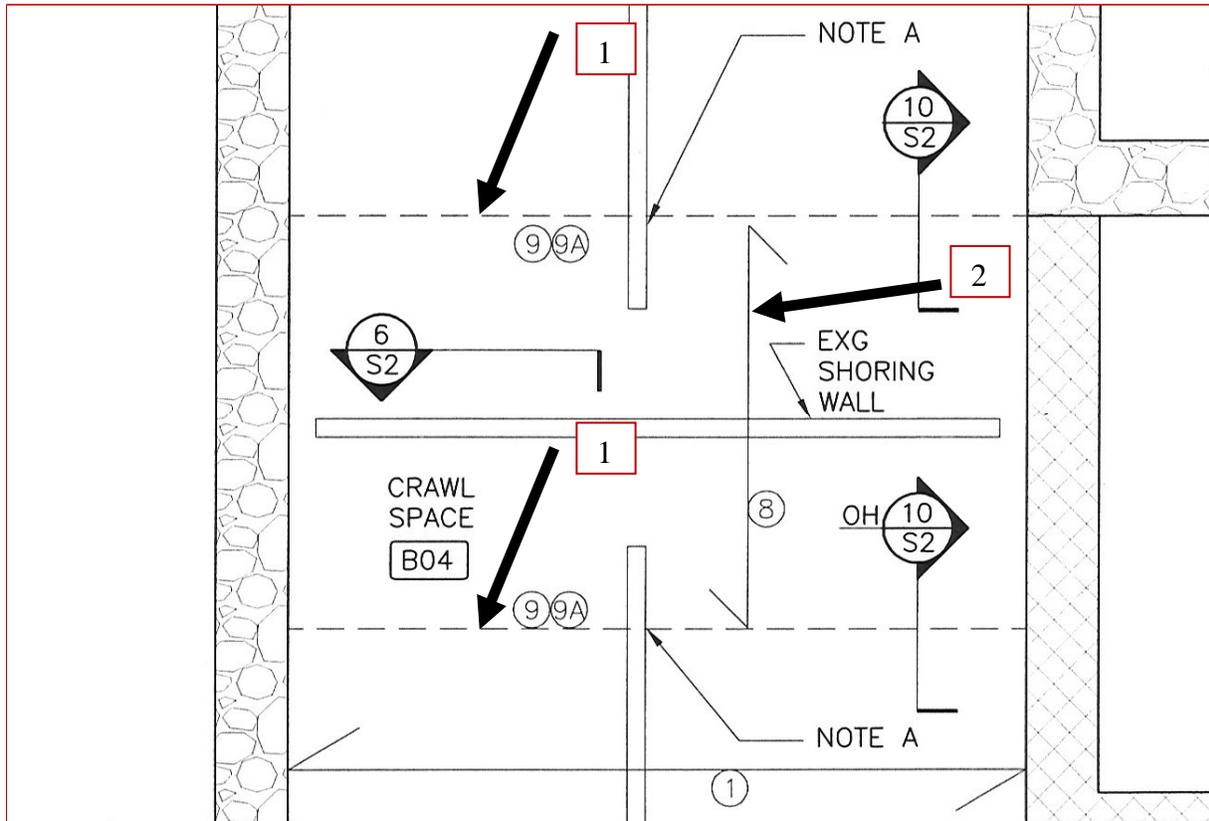


Image 4.3: First Floor Joist Headers

The dimensional lumber joists are 2x6's and are supported at their mid-points by the shoring wall that is perpendicular to the front of the house. They are adequate in size, but are attached at their ends to single 2x6 headers (at the Arrow 1's) that are severely undersized.

Recommendations: The single header members shall be doubled in size and shall be provided with solid blocking at their mid-points so as to bear on the shoring walls that are parallel to the front of the house.

Rear Floor Joists Below Kitchen

Issue: There are 2x6 joists under the rear area of the kitchen that are undersized because a bearing wall that bisects the joists at the front of the kitchen does not extend all the way back to the rear of the kitchen. The undersized joists are indicated by the number 2 in a circle in the sketch below.



Image 4.4: Rear Joists Below Kitchen

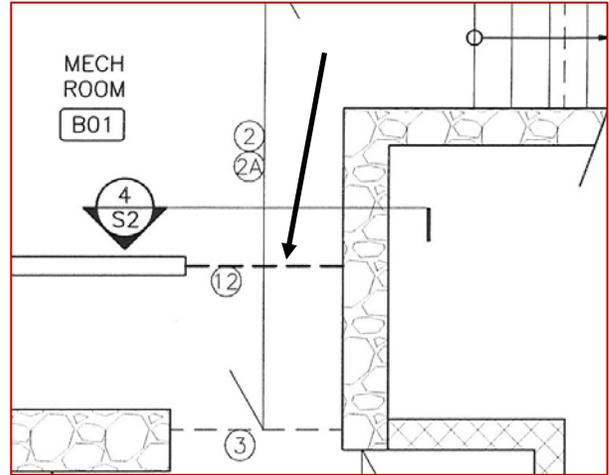


Image 4.5: Rear Joists Below Kitchen

Recommendations: A beam shall be added at the end of the bearing wall so the joists do not have to span their full length without any intermediate supports. The beam shall be supported by jack studs and king studs at each end. The required location of the posts and beam are indicated by the dashed lines in the photo above at the left.

2nd Floor Joists Below Front Bedrooms & Hall

Issue: The joists under Bedrooms 201 and 202 are undersized for code-required loads for office use and they are also undersized for the required loads for use as bedrooms.

Recommendations: No repairs are to be performed to this area at this time. Therefore, the areas shall not be used for office. Existing items stored in these rooms shall be removed and the rooms shall not be used for light storage.

See sketch next page. The area within the dashed line shall not be used for office or storage.

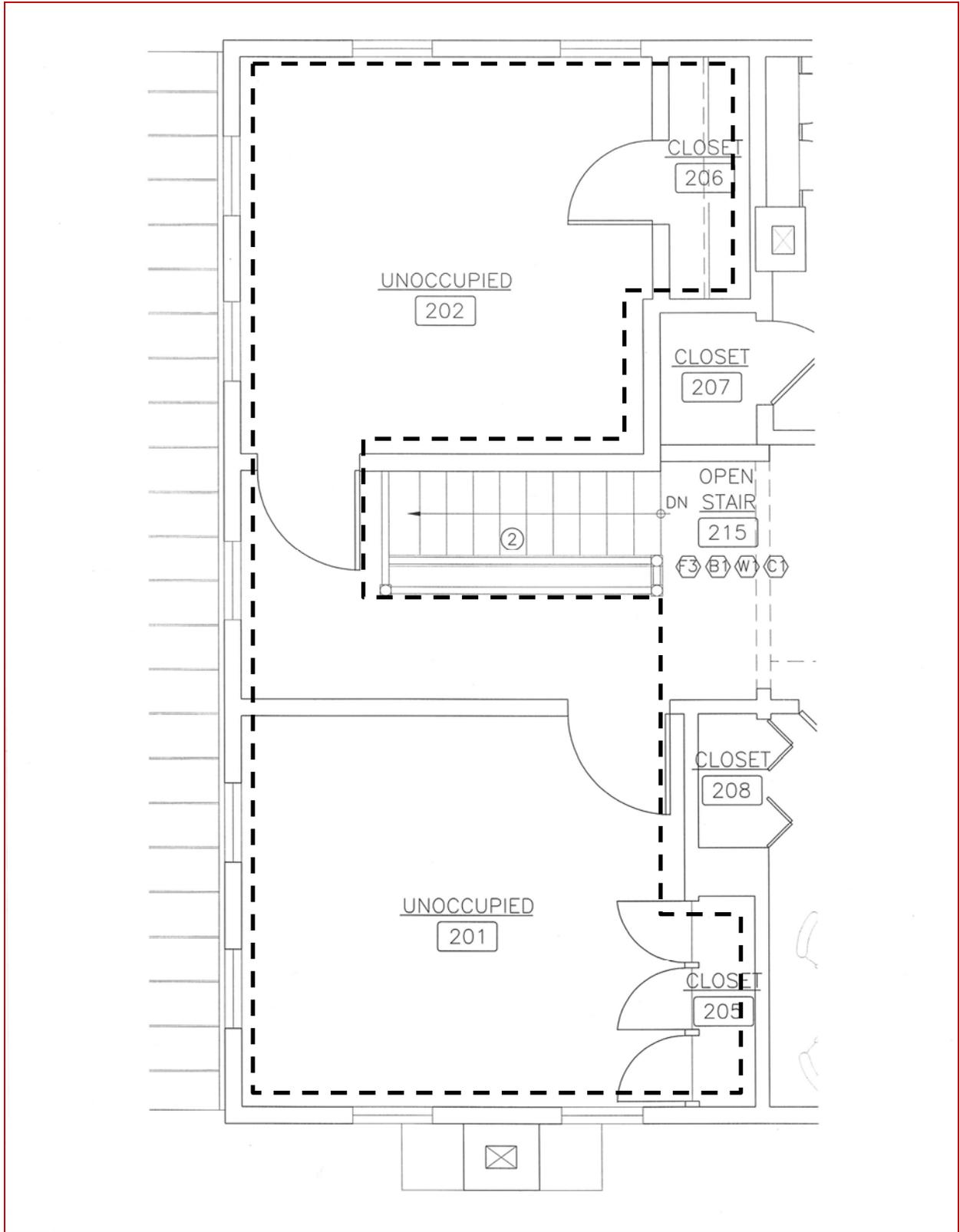


Image 4.6: Second Floor Joists Below Front Bedrooms Are Inadequate

2nd Floor Joists Below Central Hall

Issue: The second-floor joist framing above the family room spans over 16'-0" and is oriented from the front to the back of the house. It is not sufficient to carry the proposed office loads of 50 pounds per square foot.

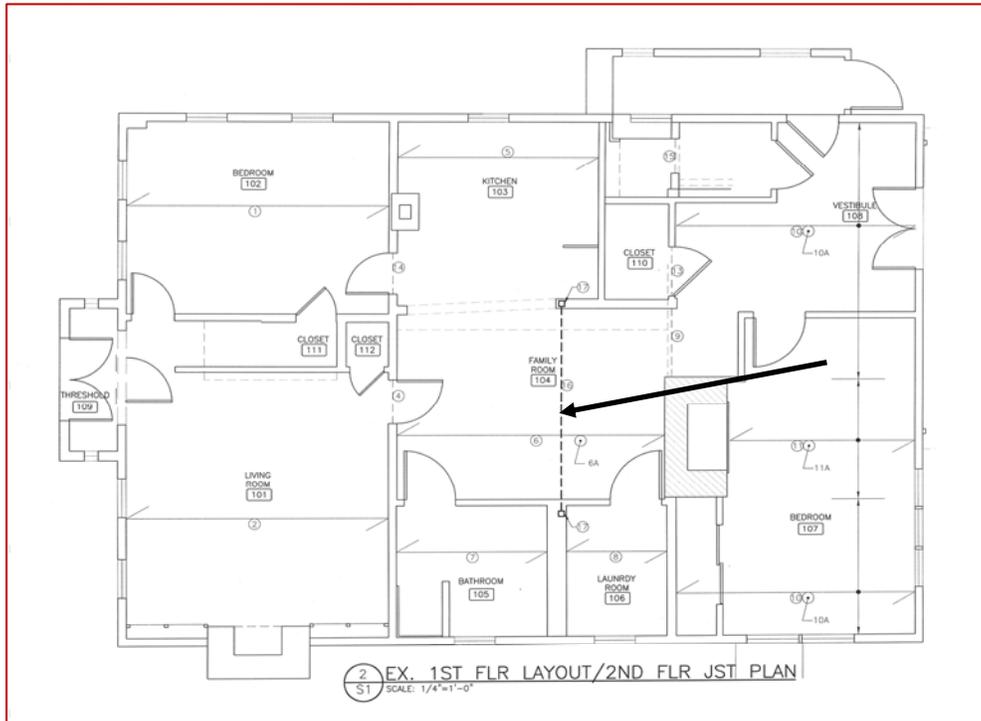


Image 4.7: Second-Floor Joists Below Central Hall

Recommendations: Add a beam below the joists that will span from the demising wall at the kitchen to the wall near the bathroom and Laundry Room. Refer to Item 16 in the sketch above for the required location of the beam. The beam size shall follow the recommendations in the design development drawings in the Framing Table at Detail 5/S1. See dashed line in photo to the left for proposed location.



Image 4.8: Second Floor Joists Below Central Hall

Attic Floor Joists Above Front Bedrooms

Issue: The attic floor joists above Bedrooms 201 and 202 are not adequate to carry storage loads.

Recommendations: Repair of the attic floor joists is not within the scope of this project at this time so no storage items shall be placed in the attic. There are presently no items stored in the attic so removal of attic items is not required.

Roof Rafters Above Front Bedroom 202

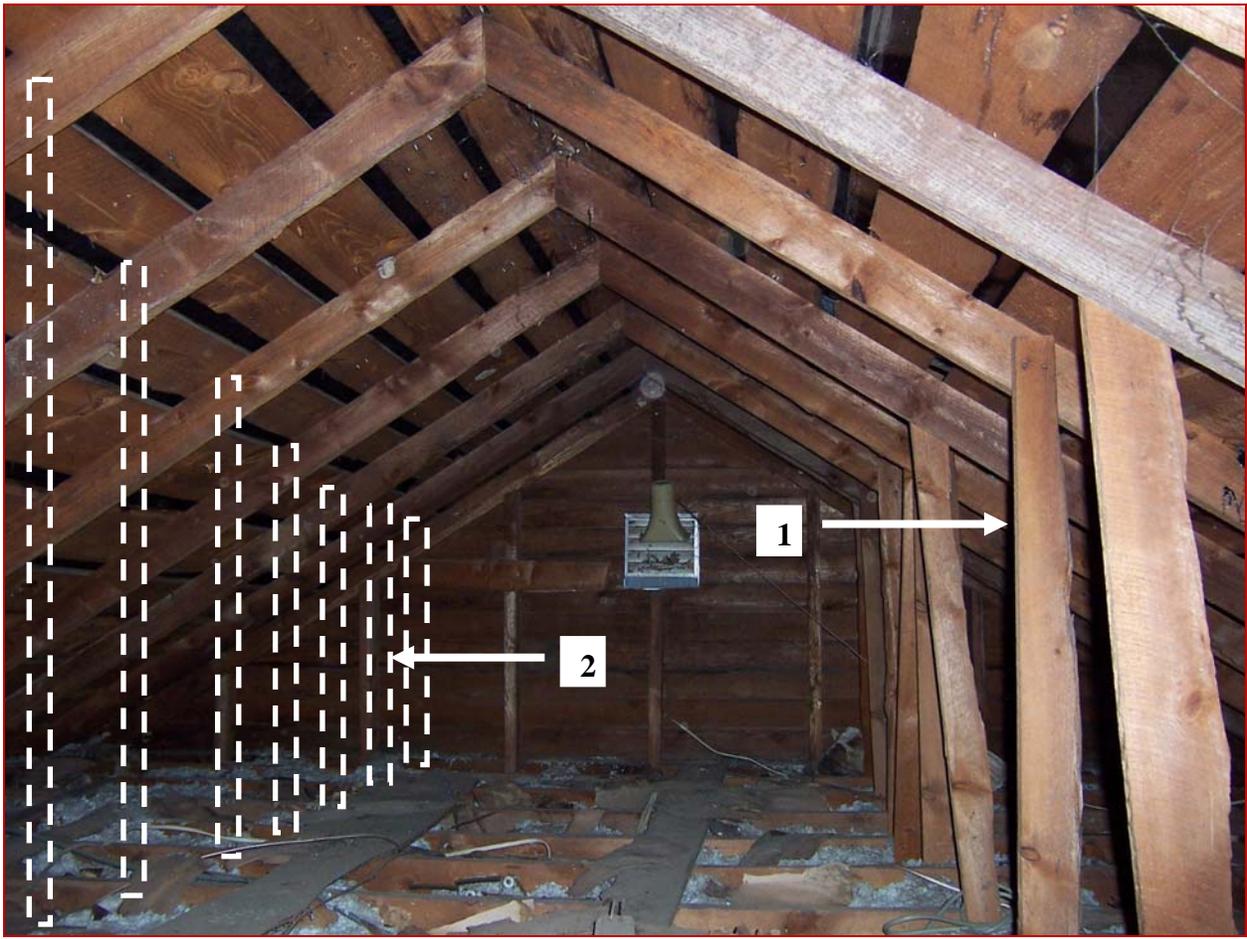


Image 4.9: Roof Rafters Above Bedroom 202

Issue: The rafters above Bedroom 202 have vertical support studs toward the rear side of the house (Arrow 1) but do not have vertical support studs at the front side of the house.

Recommendations: Vertical support studs as indicated by Arrow 1 shall be added to the rafters toward the front side of the house above Bedroom 202.

Storage Loads

Issue: Areas of the house that are not being used as offices are proposed to be used for storage. The building code requires a floor strength for live loads of 125 psf for light storage (files, shelving, boxes).

Recommendations: The area above the Laundry Room is rated for 153 psf and may be used for storage. The slab on grade areas of the first-floor (Bedroom 107 and Vestibule Room 108) may be used for storage.

MECHANICAL CONDITION ASSESSMENT AND TREATMENT PLAN

Mechanical System

The house is heated by an oil-fired hydronic boiler located in the basement. The nameplate information is illegible. There is a single 28x12 combustion air intake (assume 80% free area) which provides for approximately 800 MBH heating capacity based on the 2009 International Fuel Gas Code (one square inch of free area is rated for 3000 BTU/hr). We believe the capacity of the boiler to be between 100 MBH and 150 MBH, therefore the combustion air intake is adequately sized. The age of the boiler is unknown, and there is significant surface rust on the casing. The boiler flue is connected to a masonry chimney. The boiler is not in use at the current time and it is unknown if it is operational. A new gas meter was recently installed and flexible CSST gas piping has been extended into the basement and capped near the existing boiler.



Image 4.10: Uninsulated Copper Piping



Image 4.11: Oil-fired Hydronic Boiler

Heating water is pumped through uninsulated copper piping throughout the house to floor-mounted radiators in a series layout. There are two thermostats on the first floor and two thermostats on the second floor, however there are only three hydronic zone valves controlling three heating zones. It is unknown if the controls are operational.

An expansion tank is located within the basement ceiling and has been concealed with drywall and paint. An underground oil storage tank, located in the Northeast yard near the stairs to the second floor, supplies fuel oil to the boiler through underground single-walled fuel oil piping. The fuel fill pipe is located directly in the yard above the storage tank. The vent pipe extends through the ground and slab and is located near the stairwell going to the second floor on the Northwest side of the house.

The radiator panel covers on the first floor are intact and have minimal damage. On the second floor in Bedroom 201, 204, and Office 209 there is significant damage to the fins and many of the panel covers have been removed.

A single radiator, installed in the kitchen, is a Multifin Type K freestanding floor radiator. It was likely installed at the same time as the baseboard radiators; however, due to its location, this type of radiator was appropriate.



Image 4.12: Typical Damaged Radiator



Image 4.13: Freestanding Floor Radiator in Kitchen

There are fireplaces located throughout the house which are not in use. The tenants are currently using electric space heaters throughout the first floor to provide heat. The basement has ducts that drop into the crawl space and resurface in the family room closet. During the survey there was no sign of an HVAC unit; the purpose of the ducts is unknown.

There are several wall grilles installed in the house on the first and second floors. The purpose/function of these grilles is unknown since they do not stack from floor to floor and there was no ductwork found connected to them.



Image 4.14: Ductwork in Closet112



Image 4.15: Wall Grille

The first-floor bathroom and laundry room have exhaust fans in the ceiling. An outlet for either exhaust fan was not found. The second-floor bathroom does not have an exhaust fan. The attic has a louver in the wall for natural ventilation.

The clothes dryer is located in the laundry room. The dryer exhaust is routed low and terminates on the Southeast side of the house through a wall-mounted hood.

Proposed Mechanical

~~Completed now Natural Gas - Remove the underground oil storage tank and oil-fired boiler. A new high-efficient gas-fired boiler with sealed combustion is proposed. The existing hydronic heating water piping and radiators will be reused for heating. The piping and radiators shall be pressure tested, cleaned, and repaired as required.~~

~~Completed - A hydronic unit heater will be provided to heat the basement. A dehumidifier will be provided in the basement to remove moisture.~~

A split system air conditioning system is proposed for the first floor. The air handling unit (AHU) will be installed in the first floor under the front stairwell. Supply air will be ducted down to the crawl space. The front part of the building will be served by ductwork in the crawl space and floor registers. The supply air ductwork for the rear of the building will be routed up through the floor inside a chase in the men's room and overhead in a bulkhead at the ceiling. Air will be distributed through sidewall registers. Return air will be through a wall-mounted grille. The air-cooled condensing unit (air conditioner) will be installed outside at grade behind a screened enclosure. Refrigerant piping will connect the indoor and outdoor units.

A split system air conditioning system is proposed for the front part of the second floor. The AHU will be installed horizontally in the attic. Supply air will be ducted above the ceiling in the attic and distributed through ceiling mounted registers. Return air will be through a ceiling mounted grille. The air-cooled condensing unit will be installed outside at grade in the screened enclosure. Refrigerant piping will connect the indoor and outdoor units.

A ductless split air conditioning system is proposed for each of the two second floor offices at the rear of the building. There is no attic above these rooms to allow for a central system and bulkheads are not desired in these areas. A dual zone condensing unit capable of providing cooling for both AHU's will be installed outside at grade in the screened enclosure. Refrigerant piping will connect the indoor and outdoor units.

Exhaust fans will be provided for each toilet room on the first floor. The fans will be ducted to a wall cap in the exterior wall.

An attic fan will be provided on the existing gable louver on the side of the house for attic ventilation. Intake air will be provided through the remaining existing gable louver on the rear of the house and the new gable louver on the front of the house.

Existing Plumbing

The existing utility-provided domestic water service enters the house through the basement wall adjacent to the sanitary sewer. Copper domestic water piping in the basement distributes water to the plumbing fixtures. Sanitary sewer is connected to the utility and not a septic system. The sanitary sewer piping is comprised of cast iron, PVC, and ABS piping. It appears that it may have once been connected to a septic system and some of the piping is abandoned in place.



Image 4.16: Sanitary Sewer Piping



Image 4.17: Sanitary Sewer Piping

A 40-gallon electric water heater in the basement with an installation date of 1995 provides domestic hot water to the house and appears to be in fair condition.

The basement has two sump pumps along with floor drains. The sump pumps are located on opposite sides of the basement and discharge out of the Southeast side of the house to an open yard inlet.



Image 4.18: Sump Pump Within Floor Drain



Image 4.19: Sump Pump Within Floor Drain

The first floor has a kitchen sink with garbage disposer and a dishwasher in the kitchen. The piping is copper and is routed from the basement below. The dishwasher is connected to the domestic hot water piping.

The clothes washer and dryer are located in the laundry room. The washer is served by polybutylene domestic water piping. The laundry room also has a mop sink that is being served with copper piping routed from the basement below. The mop sink appears to be in poor condition.

Two exterior hose bibbs are located on the Northwest and Southeast sides of the house.

The first floor has a bathroom with a shower, water closet, and counter-mounted lavatory. The plumbing fixtures appear to be in good condition.

The second floor bathroom has a counter-mounted lavatory and a connection for a water closet. The drain trap for the lavatory has been removed and the its sanitary sewer line has been capped. The water closet has been removed and its sanitary sewer line has been capped at the floor. A drinking fountain, once was installed on the wall behind the water closet, is no longer installed. The drinking fountain has been removed and the sanitary sewer piping has been capped.



Image 4.20: Capped Sanitary Sewer Line



Image 4.21: Earlier Location of Drinking Fountain

On the exterior of the house there are nine storm sewer (gutter) drains that slope down and exit onto splash blocks, open site drains, or directly on the house. The gutter and drains appear to be cluttered with leaves and debris.

Proposed Plumbing

The domestic water piping entrance to the building shall be rerouted to maintain the code required separation from the sanitary sewer piping. The abandoned piping in the basement will be removed. It is recommended to test the sump pumps to verify proper operation.

The domestic water, sanitary sewer, and vent piping will be modified as required for the demolition of the existing bathroom and laundry room on the first floor and the new toilet rooms and break room area on the first floor. New plumbing fixtures will be provided.

The second floor toilet room and drinking fountain area fixtures and piping will be removed.

The water heater is approaching the end of its useful life. It is recommended to replace the water heater with a high-efficiency gas-fired direct-vent sealed combustion water heater since gas service was recently brought to the building. The heater can be an instantaneous type, with no storage, for energy savings.

The gutters and downspouts to remain will be cleaned.

ELECTRICAL ASSESSMENT AND TREATMENT PLAN

Electrical and Special Systems Overview

The following description of the facility electrical and special systems is based on field observations performed on March 24, 2010 by SWSG Engineers. All code references are based on 2008 National Electrical Code (NEC).

Electrical Service Entrance

The house is served by a overhead secondary distribution with a secondary voltage of 120/240 volts, single phase, 3-wire from a pole mounted utility transformer at east side of the property ~ 100 feet from the house. This pole is one of three bringing electrical service from West Ox Road to the Visitor’s Center located north of the property. In addition to the electric line the pole also supports telephone, cable and fiber lines all of which terminate on the east side of the building. Some of the equipment appears to have been abandon in place.



Image 4.22: Exterior Electrical Service Entrance

The power line is run separately from the other conductors approximate 15 feet above the ground. The guy line from the power is supported by an eyelet screwed into the side of the building between the windows, approximately 18” from the closest window which is a violation of the National Electric Code (NEC).

There is no weather head to protect the service conductors and terminations where the utility conductors are spliced to a USE cable. The USE cable is not in conduit but attached directly to the building which is also a violation of the NEC. The USE cable runs down the side of the building to the electrical meter. This is acceptable for residential use but commercial services should be in conduit.

A ground wire connects several of the communications/fiber cables to the electric meter housing, but no ground wire to a ground rod was found. A ground rod is required by the NEC. A ground wire is connected to the domestic water pipe entrance and the panelboard providing buildings ground. The connection is rusted and should be cleaned and reconnected.



Image 4.23: Ground Connection

The service cable exits the bottom of the meter and penetrates the wall and enters the basement just above grade level. There is no sleeve at the penetration and several of the communications/fiber cable enters the building through the same penetration. Although not a violation this is recommended.

Once in the building, the service cable is attached to the bottom of the rafters and runs to the only panelboard in the building. The panelboard is located on a side wall approximately ten feet from the exterior wall. This location is in violation of the NEC which requires a service disconnecting means within five feet of the service's entrance into the building. The panelboard does contain main circuit breakers which qualify as the service disconnecting means. It also contains a dozen double circuit breakers, is very old and is at the end of its useful life. A waste pipe runs directly underneath the panelboard which is a violation of the NEC. The basement room where the panelboard is located has a very low ceiling and does not meet the requirements of the National Electric Code.

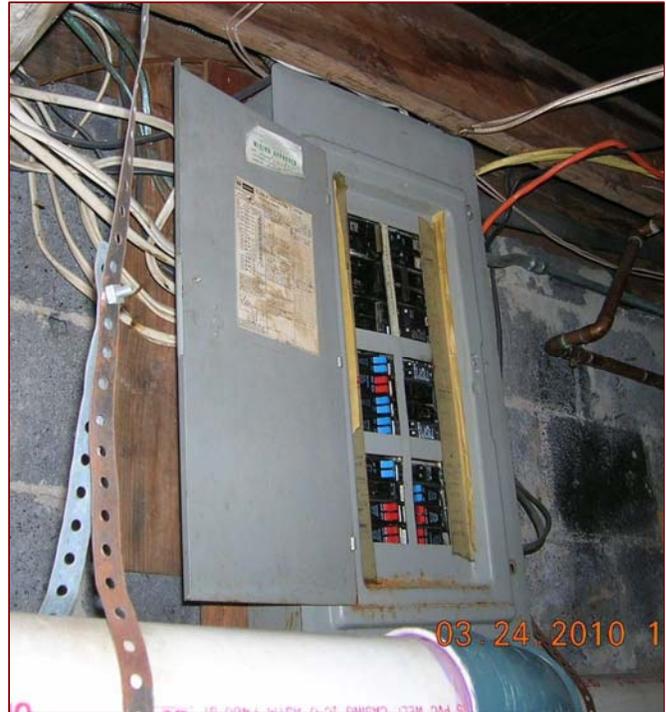


Image 4.24: Basement Panelboard

The existing 200A, 120/240V single phase 3-wire service is adequate for use as office space providing approximately 17 watts per square foot.

Proposed Electrical Service

- **Completed - Service now underground** ~~Remove the existing over head service and replace the panelboard.~~
 - **Completed** ~~Install two 4" conduits 24" below grade from the building to the existing utility pole for the electrical service. One for the service wires from the pole mounted transformer to the building and the other as a utility required spare.~~
 - **Completed** ~~Provide additional conduits for telephone, cable and fiber service. Remove abandon equipment at the building exterior.~~
 - **Completed** ~~Turn up the underground electrical service will turn up at the building foundation. Convert the conduit to rigid and run through an exterior electric meter to a new 200A, 120/240V single phase 3-wire electrical panelboard located in the first floor laundry room.~~
 - **Completed** ~~Drive a ground rod near the electric meter and extend a grounding electrode conductor to the panelboard. Extend an additional grounding electrode conductor to the domestic water pipe entrance.~~

Receptacles and Branch Circuiting

All of the observed branch wiring was installed in ‘Romex’ cable. The cable is inadequately supported in many locations in the basement.

Most of the receptacles observed in the spaces were rated 120 Volt, 20 Amp (NEMA 5-20R). The receptacles on the first and second floor appear to be in good condition and can be reused. Several receptacles located in the basement area were damaged or without face plates and none of them are GFCI as required by the NEC in an unfinished residential basement. There were also two receptacles mounted on the basement ceiling facing the floor which is an NEC violation.



Image 4.25: Kitchen ‘Wiremold’;

Receptacles in the laundry and bath rooms were provided with GFCI receptacles.

A surface mounted ‘Wiremold’ strip is mounted underneath the counter in the kitchen and appears supply the only receptacles at the counter. The NEC requires two 20A circuits in residential kitchens and it appears only one is furnished. Two receptacles are not required if the building is changed to commercial use.

In several rooms electric baseboard heaters are installed continuously at exterior walls with receptacles are installed above the baseboard. This is an NEC violation.



Image 4.26: Receptacle above Baseboard

Proposed Receptacles and Branch Circuiting

- Ensure that all devices are grounded and provided with green ground wires in individual branch circuits per NEC Articles 250 and 210-7.
- Verify the existing GFCI receptacles and AFCI circuit breakers are functioning. Provide GFI receptacles in basement and at the exterior adjacent to the proposed mechanical equipment. Provide a GFI receptacle in attic space.

- Replace all existing branch wiring. Remove all exposed wiring and abandon in place all concealed wiring. Install new circuits in EMT, rigid metallic conduit and flexible metallic conduit.
- Install branch circuits for general receptacles at the basement ceiling where possible directly to the device to minimize wall perforations.
- Branch circuits for general lighting shall be running from the basement up to the attic or ceiling space in flexible metallic conduit. Provide rigid conduit for lighting circuits in the basement space to protect wire from physical damage. Install junction boxes in ceiling space as necessary to facilitate the work.
- Provide supporting electrical service for proposed mechanical equipment.
- Install supporting telephone and fiber service to the space as required to support the proposed conversion to office use.

Lighting

The house contains a mixture of light fixtures. Porcelain screw-in fixtures controlled by a lights switch or pull chain were found in the basement. Recessed incandescent lights are in the hallway and stair entrance. A three lamp ceiling mounted fixture is in the front entrance with surface mounted fluorescent fixtures of various styles are found in the some of the rooms and kitchen. Wall mount fixtures are in the bathroom and several of the second floor bedrooms are provided with switched outlets for lighting.

Floods lights are surface mounted at the on the exterior eave of the house with wall mounted entrance fixture by the doors.

The lighting is adequate for residential use.

Recommended Lighting Treatment

- Salvage and reuse existing light fixtures in the basement and where possible throughout the house.
- Replace existing light fixtures in the kitchen.
- Install surface mounted fluorescent fixtures in proposed office space.
- Install compact fluorescent bulbs in closet and basement porcelain screw-in lamp holders.
- Replace exterior flood lights with HID fixtures with photocell and time clock.



Image 4.27: Surface Mounted Light Fixture

Fire Alarm Systems

There is no central fire alarm system. Battery operated smoke detectors are located at the house.

Recommended Fire Alarm Treatment

- If the second floor is used as office space a fire alarm system will be required.
- Provide a central station hardwired system with smoke detectors in the basement, attic and in any storage areas.
- Provide pull stations at the first floor exits
- Provide audio visual alarms in the public and common office areas.

CHAPTER 5. RECOMMENDATIONS

INTRODUCTION

As a result of this study, the date of the house was established to a high degree of likelihood, therefore, additional research on the construction date of the house is not deemed necessary. In addition, through the efforts of park staff pulling newspaper articles, the known history of the property has been greatly expanded.

Additional information may be gained through documentary research and studies.

RECOMMENDATIONS

Document Research

1. Consider obtaining from the Fairfax County Circuit Court archives the 1895 road survey petitioned by Benjamin Garrett for a road “from a point on the road leading from Herndon to the Ox Road...to a point on the road leading from Wiehle to the Laywer's Road” to learn more about roads in the area around the time that the Ellmore farmhouse was constructed.
2. Researching the Fairfax County Board of Supervisor minutes may identify significant achievements by Supervisor Ellmore.
3. Researching the Fairfax County School Board minutes, which are available online at <http://commweb.fcps.edu/schoolboardapps/searchmenu.cfm>, will yield information about Ellmore’s work with the local schools and information about his daughters’ teaching careers.

Studies

1. Consider hiring a historic paint and finish consultant to determine the sequence of paint finishes.
2. Consider performing hazardous materials testing.

ELLMORE FARM CHAIN OF KEY EVENTS

<u>Date</u>	<u>Instrument</u>	<u>Description</u>
28 Mar 1727	NN B:57	William Berkley is granted 936 acres adjacent to the future site of the Ellmore farmhouse. A portion of this grant possibly encompassed the eastern portion of the Ellmore farm. The Berkley grant mentions a poyson field located near the future site of the Ellmore farmhouse.
17 Mar 1728	FB Carter v Carter, p. 101	Robert Carter (the elder) of Corotoman, Robert Carter (the younger) of Nomony, Charles Carter, and Mann Page enter into an agreement, likely concerning the Frying Pan Mine.
14 Sep 1728	NN B:145	Robert Carter, Jr. and Charles Carter are granted 762 acres. Agreement in Carter of Shirley vs. Carter gives the date of this grant as 14 Oct 1728.
1728/1729	FB Carter v Carter, p. 12	The 762 acre tract was supposed to contain copper or other rich ore. Several warrants were issued to Robert Carter, Jr. and Charles Carter <i>for the surveying and taking up sundry other tracts of land for the carrying on improving or working the mine or mines that should be found upon the said lands. It was agreed that all and every the said tract and tracts of land should be held and enjoyed equally between the said parties to the said articles and that equal proportions or parts of the same... should be made over by the said Robert Carter the Younger and the said Charles unto the said Robert Carter the elder and the said Mann Page...</i> The costs of surveying the additional properties would be equally shared. In addition, <i>all the charges, costs, and expenses for the carrying on and working the said Mine, for providing servants and slaves, finding tools and utensils, necessary horses Carriages, building convenient houses, sealing plantations, clearing Roads finding provision and other incident charges that should be found necessary, should be equally borne and defrayed by the said Robert the elder the said Mann Page and the said Robert the younger from the beginning of the said work until it should be so far improved that the said Charles should be enabled out of the profits thereof to reimburse the said other parties his equal</i>

share of the charge and expenses they should have been...it was further agreed that all bargains contracts and agreements relating to the work and for improving and carrying on the said Mine should be managed in concert and with the consent of all the said parties or the Major part of them, and in case of an equal division, the difference should be determined by lott or ballet, and that neither of the said parties should leave or sell out of his part of the estate to any stranger for the term of three years next to come without the consent and approbation of the other parties...

05 Feb 1729 FB Carter v Carter, p. 13-17

Robert Carter the elder and Mann Page enter in to an agreement that *all the lands then lately surveyed by John Warner for the use of the said Company as well that which adjoins to the frying pan tract as that at Occoquon landing or elsewhere should be granted to the said Robert Carter Jr. and that his Bond should be taken to reconvey the same to the said Company in fee simple as Counsel learned in the law should advise for the use and benefit of the said Company which land so surveyed do contain as follows vis. A tract adjoining to Frying pan containing eight thousand one hundred & forty one acres, Piney Ridge also adjoining to Frying pan containing seven thousand two hundred and sixty nine acres, a tract about half way between the Mine and the landing containing eight hundred and seventy five acres and one tract at the landing containing three thousand five hundred acres amounting in the whole to nineteen thousand seven hundred and eighty five acres, and it was further agreed that one hundred Barrels of Corn more that what they then had would be sufficient to bring the year about to feed the people, horses, and Oxen &c. and the said Mann Page agreed to find fifty Barrels of the said Corn and ten hogs salted up and that a posts should be settled between the house of the said Robert Carter and frying pan as follows, from the said Robert Carters to his Forrest Quarter from thence next day to Nanjalice the next day to Poplar Quarter or the Ledge and the next day to Frying pan and that the said Robert Carter should keep a horse for that purpose at each of his quarters and the said Mann Page one at his and that a purchase should be made of two or three negro Carpenters*

and Coopers out of Mr. Pages Estate, when these negroes should be sold, and in the mean time shop buildings should be carried on as the said Robert Carter should think proper either at the Mine, the half way tract or at the landing and that Terance Rigley's land should be bought, and it was also agreed that the said Robert Carter should pay the several persons employed in the said works their Sallarys and defray all the contingent charges which had or should accure and be reimbursed by the rest of the Company according to their respective proportions pursuant to the articles of agreement... The Rigley land was found to escheat to the proprietors and was thence granted of 16 May 1721 to Robert Carter the younger. He also purchased William Berkley's 436 acres for the use of the Company. After the death of Mann Page, his widow, Judith Page, and their six sons, were to pay their proportionate share of the expenses, and if they did not, their shares and interests in the adventure would remain in the hands of the surviving parties in their behalf as security for reimbursing them. Robert Carter the elder had already expended and laid out considerable sums of money for carrying on the said works; however, he had not received reimbursement of the expenses.

25 Feb 1729 FB Carter v Carter, p. 101

Robert Carter of Corotoman and Mann Page enter into sundry articles of agreement.

27 Feb 1729 NN C:36

Robert Carter, Jr. is granted 8,141 acres adjoining the 762 acre tract to the north.

12 Nov 1729 FB Carter v Carter, pp. 78-80

Robert Carter, Jr. purchases 436 acres from William Berkley for the price of *one negro man and one female negro child*. The deed states that this land was part of the patent to Berkley of 936 acres.

24 Jan 1730 FB Carter v Carter, p.101

Codicil of will of Mann Page devises 1/7th part of his land and mine to his wife during her lifetime and the remaining equally divided among his six sons.

09 Jun 1730 FB Carter v Carter, p.24

Codicil of the will of Robert Carter the elder regarding the *contracts to one another for the working and carrying on the said Copper Mine it is my will and desire that the subsisting contracts shall all be performed and I do will & desire all my part in the said estate as lands, slaves, Servants &c. unto my son John and to the heirs*. If son John

didn't have heirs, then the estate was devised to his son Landon and to his heirs. If Landon didn't have heirs, then the estate was devised to his son George and his heirs. If George didn't have heirs, then the estate was devised jointly to his sons Robert and Charles and their heirs.

- 1761 - 1797 FB Carter v Carter . pp163/4 Rents on land belonging to the Frying Pan Company were collected from 1761 to 1797 by the following agents: Majr James Lane, Mr. John Hough, Mr. David Boyd, Mr. John Sullins, Mr. William Carr, and Messrs Coleman and Newman.
- 10 Sep 1762 FB Carter v Carter, pp. 24-58 Will of Charles Carter devises *all my lands in the County of Fairfax and Loudoun being lands formerly taken up by the Copper Mine Company containing by estimation 7500 acres to them and their heirs forever to be divided by three persons to be chosen by my sons when my son Landon shall arrive at the age of twenty one years, my said sons to have and enjoy all the advantages that may arise in equal proportions from a contract entered into by me with my hon.d father, the honble Mann Page Esqr and Robert Carter Jr. Esqr my brother and in case my son John should die before the time of my son Landon's attaining the age of twenty one years without issue lawfully begotten, then Landon to have hold and enjoy in fee simple the said John's part...*
- 16 Oct 1772 FB Carter v Carter, pp. 72-73 *At the suggestion of Col. John Carlyle that there was surplus land in Tract No. 1, it was accordingly surveyed and the works returned to Lord Fairfax's office. Surplusage 6,706 acres, by said works there is an inclusion Deed for 14,874 acres dated the 16th day of Oct. A. D. 1772.*
- 26 Jan 1778 FB Carter v Carter, pp. 73-75 Letter from Robert Carter of Nomony Hall to Mann Page of Mannsfield, Charles Carter of Shirly, and Charles Carter of Stafford County notes in reference to agreements of *a favorite scheme of our ancestors searching after Copper Ore*, it was gathered from the agreements that six tracts made up the company: No. 1 adjoining frying pan containing 8,141 acres; No. 2 Piney Ridge adjoining frying pan containing 7,269 acres; No. 3 half way home containing 875 acres; No. 4 lying on *Ocquoquon* River containing 3,500 acres, No. 5 Escheat Deed formerly Terone Riley containing 217 acres; No. 6 formerly Wm

Berkeley containing 346 acres; for a total of 20,438 acres. Carter notes that tract No. 6 was never in his possession nor ever was. Therefore, Carter calculated that the quantity of land belonging to Frying pan Copartners was $20,438 + 762$ (Frying pan tract) $+ 6,706$ (surplus) $= 27,906 - 346 = 27,560$. Carter did not see the need to hold all of the land in the partnership and suggested that a division be made dividing the land into four tracts. The first three would contain 6,980 acres and the fourth tract would contain 3,390. Carter suggested that he take the fourth tract, since he had sold the Occoquan land to John Simple A. D. 1762, and that the other three draw lots. If that wasn't agreeable, he suggested that they draw lots for all four lots and that Carter would pay whoever received tract number four 1,000 pounds sterling. Carter also proposed that he refund three fourths of all cash and tobacco received on account of Rent accruing on the aforesaid tracts.

12 Mar 1796 FB Carter vs Carter pp. 138

Decree of court to appoint commissions for making a partition of the lands. Survey was drawn by William Harding. The land was divided into four lots. Lot 1 contained 5,250 acres being part of the sugar land run tract; Lot 2 contained 7,704 acres and one other part of Broad Run tract; Lot 3 contained 8,096 acres being 628 acres and one other part of Broad Run tract 780 acres of Frying pan tract, 423 acres Berkley Tract, 6,265 acres Piney Ridge Tract; Lot 4 contained 4,247 acres being a tract of land commonly called Terence Riley containing 209 acres, the tract called half way House 871 acres, Occoquon Tract contained 4,160 acres. Lot 1 fell to Landon Carter and John Lyons and Anne his wife, Lot 2 fell to John Page of Rosewell, John Page of North River and the Representatives of Robert Page of Broad Neck, Lot 3 fell to Robert Carter, Lot 4 fell to Charles Carter of Shirley.

23 Feb 1797 FB Carter of Shirley v Carter

Survey by William Harding of Frying Pan Tract shows the adjacent Berkley tract. In the court case, the heirs sued Robert Carter (son of Robert Carter Jr.) for slaves, utensils and land. Carter noted that Robert Carter Jr. died when Robert Carter III was 5 years old and that John Carter of Shirley and Charles Carter of Clive and uncle to Robert Carter

III had the care and management of the company. On the death of John Carter, control of the lands was solely Charles Carter. When Robert Carter III turned 21, Charles Carter turned over the land and other property he inherited. Frying Pan tract was surveyed on September 12, 1796 and Berkley's tract was surveyed on October 20, 1796.

29 Nov 1797 FB Carter vs Carter pp. 135

Robert Carter (III) in an amended answer stated that while he was in possession of his own land, sundry persons applied to his agents for leases for lives on parts of the land.

1857 FX cff 1857-030 (old 44mm)

Chancery case of William B. Harris and Lucy M. Harris his wife, Robert G. Carter and Sophia Carter his wife, Marshall Harris, and Elizabeth W. Berkley vs. Fanny T. Davis, infant. Case contains a plat and the Frederick Co. will of Julia Berkley. Robert C. Berkley was formerly of Winchester, Virginia and died intestate with a parcel of land known as "Frying Pan" containing 831 acres. Robert C. Berkley was unmarried and without issue, so the property passed to his mother, Julia Berkley, his four sisters: Elizabeth W. Berkley, Lucy M. Harris, Sophia Carter, and Mrs. Julia Harris (then the wife of Marshall Harris); and Fanny T. Davis, the only child of a deceased sister. Mrs. Julia Berkley died and her will was recorded in Frederick County. Her 1/6th share was devised to Elizabeth W. Berkley, Lucy M. Harris, Sophia Carter, and Fanny Davis. Marshall Harris and Julia Harris conveyed their 1/6th interest to Thomas T. Fauntleroy Jr. who conveyed it to Marshall Harris. Julia Harris soon after died. *There is no good building on the property, though there are two indifferent tenements. The Land like most of the Land in Fairfax is of ordinary quality with perhaps not much over \$10 per acre or from that to \$15. The greater part of it covered with second growth pine the original growth having been cleared or cutoff from most of the tract & very little of the land being now cleared open. In truth, the land may be said to be "turned out" an expression which is used to observe Lands once cleared & cultivated but worn out & abandoned & returning to forest.* William B. Harris purchased the land for \$6,656.00 and paid a 10% deposit. In addition, he agreed to pay \$1,996.80 in three annual installments. In the

deposition of Alfred Moss, he stated that *There are two small dwellings on it, but hardly fit to live in.* Moss felt that the parcel had about 300 acres of good quality land, the residue worth little. He valued it at \$7 per acre. The land had little timber on it; much of the land was covered with pine, but fencing timber cannot be found on it to fence it in a proper manner & keep it up. About 600 acres were in commons, i.e. without fencing. In the deposition of James Thrift, he states that *There are two small houses on the tract one of them very old and out of repair.*

Thrift valued the land at \$12 per acre. He stated that he knew *less about the timber portion of this land than I do about the balance but the wood is I believe all on one side of the tract, it is badly watered and all the water as far as I know is on one side of the tract.*

01 Aug 1857 FX DB Z3(78)301

William B. Harris acquires +/- 831 acres in trust from William B. Harris and L. M. Harris, his wife, Robert G. Carter and – his wife, Elizabeth W. Berkley, and Fanny Davis per a decree in the Fall Term 1856 of Fairfax County Circuit Court in the suit of Harris &c. vs. Davis. The land descended from the late Robert C. Berkley and was sold by David W. Barton, Special Commissioner to William B. Harris as the sole purchaser, though it was agreed that the parties of the first part would hold an equal share.

1860 Federal Census

Archola P.O., Loudoun County: John Ellmore, age 71, farmer, real estate valued at \$1,600, personal estate valued at \$2,700, born in Loudoun County; Elizabeth A. Ellmore, age 50, born in Loudoun; Ann E. Ellmore, age 40, born in Loudoun; Samuel F. Ellmore, age 26, born in Loudoun; Richard H. Ellmore, age 22, born in Loudoun, James R. Ellmore, age 20, born in Loudoun.

1860s Soldiers and Sailors

R. H. Ellmore served in Rogers' Company, Virginia Light Artillery (Loudoun Artillery)

12 Nov 1868 FX DB J4(88)80

John F. Hannah, William Hannah, and Milton Hannah purchase 231 acres from William B. Harris and Lucy M. Harris, his wife and Fannie T. Davis for \$1,968.55. This was the northwestern division of lot No. 8 of the Carter tract.

1870 Federal Census	John Ellmore, age 82, At Home, born in Virginia, parents of foreign birth, real estate valued at \$1,600, personal estate valued at \$400; Ann Ellmore, age 55, Keeping House; Samuel F. Ellmore, age 36, Farming, personal estate valued at \$600; Mary E. Ellmore, age 35, Keeping House; Elizabeth Ellmore, age 50, At Home; George T. Ellmore, age 34, At Home, personal estate valued at \$200.
1880 Federal Census	Broad Run District, Loudoun County: Samuel F. Ellmore age 46, Farmer & Merchant; Mary E. Ellmore, age 46, keeping house; Nora F. Ellmore, daughter, age 8; William H. Ellmore, age 4.
1890 FX Land Taxes	William Hanna is assessed taxes on 193 acres with no value for buildings.
29 Aug 1890 FX DB J5(114):300	Milton Hanna purchases from John Hanna for \$200 the Harris land they jointly purchased in 1868.
30 Aug 1890 FX DB O5(119):135	Mrs. Mary E. Ellmore purchases 50 acres from Milton Hanna for \$800.
1891 FX Land Taxes	Milton Hanna is assessed taxes on 193 acres with buildings valued at \$200.
1891 See 23 May 1935 Herndon Ob p. 1, 8	Mary E. Ellmore moves to farm in Floris per obit of William H. Ellmore.
1892 FX Land Taxes	Milton Hanna is assessed taxes on 128 acres with buildings still valued at \$200. Part of the last was sold to Mary E. Ellmore. She was assessed on 50 acres with buildings assessed for \$250.00; ledger notes the land was transferred of Hanna.
1893 FX Land Taxes	Buildings assessed for \$250.00
1894 FX Land Taxes	Buildings assessed for \$250.00
1895 FX Land Taxes	Buildings assessed for \$250.00
1896 FX Land Taxes	Buildings assessed for \$500.00
1897 FX Land Taxes	Buildings assessed for \$500.00
1899 FX Land Taxes	Buildings assessed for \$500.00; M. E. Ellmore is taxed on 18 acres, notes the land was transferred of Cockerille.
1900 FX Land Taxes	Buildings assessed for \$500.00
1900 Federal Census	William Ellmore (indexed as Ellmon on Heritage Quest), b. May 1876, age 24, farmer; Mary E. Ellmore, mother, b. 1835, age 65, gave birth to 4

	children, 2 of which are living; Nora F. Ellmore, sister, b. Sept 1873, age 26.
04 Nov 1904 FX Herald, p. 2	Obituary for Mary E. Ellmore.
25 Nov 1904 FX Herald, p. 3	William H. Ellmore married Minnie Middleton at the end of 1904.
1910 Federal Census	Dranesville District, Fairfax County: William H. Ellmore, age 33, married 5 years, farmer, dairy farm; Minnie H. Ellmore, wife, age 30, married 5 years; Mary E. Ellmore, age 3; Emma V. Ellmore, age 1 11/12; Nora F. Ellmore, sister, age 38.
1920 Federal Census	William H. Ellmore, age 43; Minnie H. Ellmore, wife, age 40; Mary E. Ellmore, age 13, attends school, can read and write; Emma V. Ellmore, age 11, attends school, can read and write; Mathew F. Ellmore, age 3 10/12.
01 Oct 1925 Herndon Obs, p. 4	Seed Wheat For Sale - W. H. Ellmore of Herndon, Va advertises 350 bushels of V. P. I. 131 wheat raised last year from certified seed.
15 Apl 1926 Herndon Obs, p. 5	March 1926 Cow Testing Association report indicates that Wm Ellmore produced 732 pounds of milk, presumably in the month of March. This would equal about 85 gallons.
08 Sep 1927 Herndon Obs, p. 4	Mr. William Ellmore, resigned from County School Board. He was Trustee for Dranesville District.
30 Sep 1927 FX Herald, p. 5	W. H. Ellmore resigned as Dranesville district school trustee.
27 Jan 1928 FX Herald, p. 1	Franklin Ellmore is officer of 4-H Club.
12 Oct 1928 FX Herald, p. 6	Emma Ellmore attends Harrisonburg Normal College.
28 Jun 1929 FX Herald, p. 6	Miss Elizabeth Ellmore, daughter of Mr. and Mrs. William Ellmore, was appointed principal of the Floris School. She was a graduate of the State Teachers College at Harrisonburg.
04 Dec 1930 Herndon Obs, p. 1	W. H. Ellmore on Board of Equalization, which was responsible for the real estate reassessment in 1930.
19 Nov 1931 Herndon Obs, p. 1	W. H. Ellmore elected president of the County Agricultural Board.
1930 Federal Census	Dranesville District, Fairfax County: William H. Ellmore, age 53, married at age 28, dairy farm; Minnie H. Ellmore, married at age 25; M. Elizabeth

- Ellmore, age 23; M. Franklin Ellmore, age 14; Emma V. Ellmore, age 21; Nora F. Ellmore, age 58, sister.
- 04 Jan 1932 Fairfax County, VA History W. H. Ellmore served on the Fairfax County Board of Supervisors representing the Dranesville District from January 4, 1932 until his death in 1935.
- 15 Apl 1932 Herndon Obs, p. 1 Franklin Ellmore is a Future Farmers of America club officer.
- 01 Jun 1933 Herndon Obs p. 1 Dairy statistics report that for the year ending in November 1932 W. H. Ellmore had 38 cows, 5 of which were culled. On average, each cow produced 9,932 pounds of milk. (Approx. 1,155 gallons each). He had G. H. and G. cow breeds.
- 15 Jun 1933 Herndon Obs p. 1 W. H. Ellmore elected as one of the directors of the Piedmont Dairy Festival Association for the year 1933.
- 29 Sep 1933 Herndon Obs p. 4 Vote to End Prohibition - Vote to End Prohibition Tuesday, October 3, 1933 ... *The following citizens of your county favor REPEAL... W. H. Elmore...*
- 01 Nov 1934 Herndon Obs, pp. 6-8 W. H. Ellmore was paid \$6.40 per week in salary as a Supervisor.
- 23 May 1935 Herndon Obs p. 1, 8 Obituary of William H. Ellmore *Mr. Ellmore, who was the son of the late Mr. and Mrs. Franklin Ellmore (Mrs. Ellmore was before her marriage Miss Mary Elizabeth Cockerille), was born in Ryan, Loudoun County, Va., in 1876. Some years later, he married Miss Minnie Haigh Middleton, daughter of the late Mr. and Mrs. Matthew H. Middleton. In the late 80's, Mr. Ellmore moved to Fairfax County, first making his home in Herndon, Va., and later in 1891, he moved to his farm in Floris, where he resided the rest of his life. Mr. Ellmore was a member of the Fairfax County Board of Supervisors from Dranesville District. He was prominent in farming, civic and fraternal affairs, in addition to being active in politics. Before his election to the Board of Supervisors he was a member of the Fairfax County School Board...Mr. Ellmore is survived by his widow, one sister, Miss Nora Ellmore, of Floris, and three children, Miss Elizabeth Ellmore, a member of the faculty of Herndon High School, Miss Emma Ellmore, member of the Floris school faculty, and Mr.*

- Franklin Ellmore, a student at V. P. I. in Blacksburg, Va.*
- 13 Jun 1935 Herndon Obs, p. 5 Farmers Club No. 1, of which Mr. Wm. H. Ellmore was a member, issued resolutions of respect following the death of Ellmore. ...*Mr. Ellmore was not only a useful man to his community but to the county and State. He was public-spirited and progressive. While he was firm and frank in his convictions and belief, he was always sympathetic, kind and just. His dealings among his fellow men were always on the square. As a public officer he was fearless and could not be swayed from what he believed to be his duty...*
- 01 Dec 1938 Herndon Obs, p. 1 Miss Nora Franklin Ellmore, aged 67, died on November 1938 at the home of her sister-in-law, Mrs. W. H. Ellmore. Nora Ellmore was born at Floris on September 29, 1871, the daughter of Samuel F. and Mary E. Ellmore. She joined the Roman Catholic church after entering her profession of trained nurse.
- 16 Jun 1940 Herndon Obs, p. 1 The Ladies Aid Society of the Floris Methodist Church held an ice cream festival on the lawn of Mrs. W. H. Ellmore on June 19, 1940 at 7 pm.
- 02 Jul 1942 Herndon Obs, p. 4 M. Franklin Ellmore married Mildred Rose, a teacher at Floris Elementary School.
- 29 Dec 1945 FX DB 473:24 Mason F. Smith Jr. and Mary Peck Smith, his wife, purchase 50 acres from Minnie Ellmore, widow, Mary Elizabeth Ellmore, unmarried, Emma Virginia Ellmore, unmarried, and Mathew Franklin Ellmore and Mildred Rose Ellmore, his wife. Mary E. Ellmore died intestate leaving two children: William H. Ellmore and Nora Ellmore. William H. Ellmore died intestate leaving a widow and three children, parties to this deed. Nora Ellmore died unmarried and had no children.
- 26 Nov 1948 FX Herald, p. 1 Mason Smith Jr. is a leader of the Floris 4-H Club.
- 19 Sep 1953 Fairfax Herald, p. 1 Ann B. Smith won award at 4-H dairy show.
- 31 Aug 1954 FX DB 1212:495 B. Alton Poole and Annie May Poole, his wife, purchase 50 acres from Mason F. Smith, Jr. and Mary Peck Smith.
- 31 Aug 1954 FX DB 1212:497 B. Alton Poole and Annie May Poole, his wife, enter into a deed of trust with H. Wise Kelly, Jr. and G. Ray Harrison, trustees using the 50 acres as

- collateral to secure a note of \$7,500 due The Citizens National Bank of Herndon.
- 30 Jul 1962 FX DB 2170:140 Annie M. Poole, widow, enters into a deed of trust with Allen C. Adams and W. M. Stone/ Trustees and the First Federal Savings and Loan Association of Arlington to secure a note of \$8,000. The collateral is Lot 12, Section 4, in Westmore in Fairfax County.
- 24 Jun 1963 FX DB 2309:231 Frank A. Patriacra and Mary Jane Patriarca, his wife, purchase 5 acres from Annie May Poole. B. Alton Poole died on March 28, 1955.
- 08 Jun 1964 FX DB 2494:659 Kenneth A. Poole acquires 50 acres, except the land sold to Patriarca, from Annie May Poole.
- 16 Jun 1964 FX DB 2494:663 Annie May Poole acquires 50 acres from Kenneth A. Poole and Joan Poole, his wife.
- 08 Apl 1971 FX DB 3421:713 Annie M. Whitmer (formerly Annie Mae Poole) sells 21.639 acres to Robert E. Clark and Ruth K Clark, his wife.
- 12 Sep 1974 FX DB 4105:177 Fairfax County Park Authority acquires 19 acres from Annie May Poole Whitmer (formerly Annie May Poole). Plat attached to deed.
- 18 Nov 1976 FX DB 4511:465 Notice of Lis Pendens for condemnation proceeding by Fairfax County Park Authority for 21.639 acres belonging to Robert E. Clark and Ruth K. Clark, his wife.
- 02 Mar 1979 FX DB 5123:125 Frank P. Testa and Natalie A. Testa purchase 5 acres from Frank A. Patriarca and Mary Jane Patriarca, his wife for \$160,000.
- 14 Sep 1984 FX DB 6169:1764 Trustees of Chantilly Bible Church acquire 5 acres from Frank P. Testa and Natalie A. Testa for \$285,000.
- 28 Feb 2001 FX DB 11739:1761 Fairfax County Park Authority acquires 5 acres (less land in easements and dedicated for public street purposes) from the trustees of Chantilly Bible Church for \$1,550,000.

x

Abbreviations

AX	City of Alexandria
CF	City of Fredericksburg
cff	Chancery file folder
CR	Court record
DB	Deed book
FX	Fairfax County
LN	Loudoun County
OB	Order Book
OR	Official Records of Civil War
NO	Northumberland County
NN	Northern Neck grant
PW	Prince William County
VBHS	Virginia Baptist Historical Society
VG	Virginia Gazette
WB	Will book
WC	Westmoreland County

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(Refer to Endnotes of Chapter 2 and Appendix F.)