

The Grove

(formerly Loretto Rest)



Inventory of Surviving Historic Fabric

August 1, 2006

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VILLAGE OF COLD SPRING, NEW YORK
The Grove Inventory of Surviving Historic Fabric
(formerly Loretto Rest)

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2006

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Introduction:

PURPOSE AND METHODOLOGY:

This study was commissioned by the Village of Cold Spring in October, 2005. The study examines the structure known as the Grove (later Loretto Rest) on Chestnut Street in the Village of Cold Spring, New York.



The east facade of The Grove.

The goal of this assessment is to identify surviving original and later historic fabric. The resulting inventory will enable the Village of Cold Spring to develop a stabilization and restoration strategy that will conserve original and historic fabric to the greatest extent feasible. This assessment has three components: the gathering, interpretation, and reporting of information. This resulting report identifies and describes the surviving historic fabric and attempts to identify it as original (c. 1852), added during the first major alternation campaign (c. 1860-1880) or dating to the twentieth century.

Members of our staff, including Senior Architect Bob Gablalski and Preservation Specialist Margaret Gaertner, and the firm's principal, Stephen Tilly, visited the site on at least three separate occasions during late 2005 and early 2006 to compile the information contained in this report. The survey of existing conditions is based solely on a visual examination of readily accessible spaces, no openings were made to reveal concealed conditions, no systems were tested, and no materials analyses were conducted. Each of the topics addressed in this report should be studied more thoroughly both individually and as part of a broader study and planning effort encompassing the entire site.

The report is divided into exterior and interior sections. Descriptions of the principal floors of the building include a brief narrative description of each room followed by an itemized list of surviving fabric. All photographs were taken by the staff of Stephen Tilly, Architect. Appendices of historical material such as letters and images are included at the end.

The Grove was constructed in 1853 according to the designs of noted American architect Richard Upjohn (1802-1878) for Dr. Frederick Lente, physician for the West Point Foundry in Cold Spring, NY. Correspondence between Upjohn and Lente suggests the client made many requests of Upjohn during the design process.¹ Lente also complained of Upjohn, a resident of nearby Garrison, not visiting often enough during construction of the house.

The only available historic image of the Grove is a line drawing that appeared on the 1852 "Connor's Map."² The drawing seems to be suffering from heavy doses of "artistic license" and its details must be carefully considered. In the drawing the window openings are shown with half round arched tops, while the Grove has segmented arches. The artist carefully drew double hung sash in the window openings, while the Grove has sliding sash with no meeting rail. The illustration shows both an articulated water table at the first floor and a belt course at the second floor while the actual building has only the belt course.

The original exterior of the Grove appears to remain largely intact. As none of Upjohn's drawings are known to have survived, it cannot be determined how closely the building reflects the architect's intent. The most major change was the removal of the original roof and cornice – likely a hipped roof finished with slate above a wood cornice with nearly flat brackets – and construction of the existing mansard roof and cornice. The Second Empire Style and the associated mansard roof were most popular between 1860 and 1880, suggesting the probable time frame when the roof was altered.³ Damage to the southwest corner of the building reveals a coating ghost the records the height, size, and spacing of the original cornice and its brackets. Also visible is what is likely the original exterior wall finish, an ochre shade. It is likely the chimneys were rebuilt to their existing configurations and appearances when the roof was altered.



Damage to the cornice at the south west corner provides a window through which to see evidence of the original roof.

Exterior



The west facade is the primary facade of the Grove.

The Grove is a two-and-a-half story building, nearly square in plan, with its primary facade facing west. There is a one-story wing at the north end of the building. The building is built of brick, which has many layers of ochre, cream and white finishes on it, and capped with a mansard roof. The upper, flatter portion of the roof could not be surveyed but likely originally was finished in flat seam, metal roofing. A small, square cupola rises from its center. The vertical portion of the mansard roof is covered in octagonal slates in bands of green and maroon. The bottom edge of the roof is flared; slates below the break are rectangular rather than octagonal. A built in gutter is installed at the bottom of the flared roof. Large, decorative brackets support the cornice and the soffit is finished with beaded boards.

Three, evenly spaced dormers are placed on three of the four faces of the mansard roof. On the fourth – north – façade, the windows are irregularly spaced to accommodate the chimney that serves the north wing. Two small brackets remain under each dormer. The regular spacing of the dormer windows makes the irregular spacing of the first and second floor windows more evident. All of the visible, surviving roof work appears to date to the period of the original alteration work.

Each facade of the main building is three bays wide. First and second floor fenestration on all elevations aligns vertically, but is irregularly spaced across the façade. The three, evenly spaced dormer windows on the south, east and west facades do not align with the windows below them on the first and second floors. While they are only slightly off on the west façade, this lack of continuity is very obvious on the south and east façades.

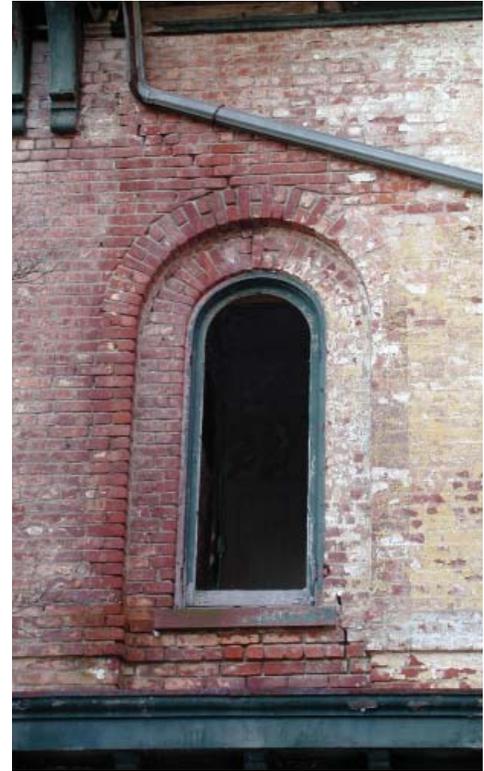
The primary entrance is centered on the west façade. It retains its original double doors – rail and stile, wood doors with glazing – and 4-light transom above. The southern most second floor window opening of the west facade is embellished with a projecting bay supported by a pair of brackets. This bay appears in the 1852 Connor's Map drawing.

All of the windows are presently covered in boards. Nearly all retain their original, sliding sash (see interior descriptions). At the ground floor, the openings facing the porch have French doors. Most of the window frames retain pintels, indicating the windows and French doors once had shutters. Shutters – both paneled and louvered - were popular in the mid-19th century and would be common on a house such as the Grove. Shutters are not shown in the Connor's map drawing. In an undated photograph of Loretto Rest, louvered shutters are visible on the second floor and dormer window openings.

A porch starts at the center of the south façade, wraps around the corner, and runs the entire length of the west façade. Originally open, with posts and no likely balustrade, it was enclosed during the 20th century. Curiously, the porch posts stylistically appear to have been replaced in the late-19th century while the brackets match those shown in the Connor's Map drawing.

The north wing is one story high, with a hipped roof with a ridge. It appears in the 1852 Connor's Map drawing. The brickwork of the wing is not knit into the brick work of the main building. It is not clear why the wing was constructed this way. At the east side is a second projecting volume, also one story high but slightly shorter than the main block of the wing, with a half-hip roof that meets the east wall of the wing. The cornice and brackets of this roof match those on the north wing. The window opening in the east façade of this wing has double hung sash, the only such sash on the first and second floors of the Grove.

A porch and door on the north façade likely served as the entrance to the wing; the porch has been enclosed and most recently served as a vestibule. The roof is finished with rectangular slates in bands of green and burgundy. At the eave, a series of shallow brackets support a soffit built from a single board. The eave is finished with a molding. These details – flat brackets with molded ends, one piece soffit, and related trim – are likely scaled down versions of the cornice that embellished the original hipped roof. This type of bracket and eave is clearly visible in the 1852 Connor's Map illustration.



This arched-top window opening illuminates the second floor stair hall.

(Footnotes)

¹ See Appendix B, Dr. Lente's letter to Richard Upjohn, December 1852.

² A copy of "Connor's Map of 1852" is in the collection of Glennon Watson of Cold Spring, NY. See Appendix C.

³ See McAlester, *A Field Guide to American Houses*, p. 242.

Hip Roof (original roof)

Much evidence has been gathered from the site. Careful probes have determined the original hip roof construction and roof pitch, which existed before the current mansard roof. Still other probes have revealed how the third floor hallway walls were added to (Photo 1). We see the added brick and newer (much harder) mortar. The coursing and bond pattern change dramatically right at the original hip roof pitch line. This pitch line is confirmed by a plaster ghost mark on two of the hallway walls (Photo 2a & 2b). The line is right where the brick type, coursing and bond pattern change. There is a marked change in the type of plaster as well. In two locations we found very sharp, clean lines between the original lime based plaster and the newer significantly harder (and probably cement based) plaster.



Photo 1 : A probe reveals different construction phases of third floor hallway walls.

We have Upjohn's original specification (see appendix D for transcription of original spec.) which specified a wood shingle roof on skip sheathing on 3x6 rafters at 24" on center on a 4x8 wood top plate atop the brick perimeter walls. There's also a letter from Lente to Upjohn stating that upon review with his (Lente's) insurance company, there would be no reduction in the insurance premium in going with a slate roof (see appendix E for partial transcription of letter). This tells us that Lente made a change of his mind (probably during construction) and first wanted to go to a slate roof. And probably the directive was given to the builders to make it so. They

installed a much wider top plate and much heavier rafters - likely required to support the roof slates (see appendix F). However, the roofing that was actually installed remains uncertain.

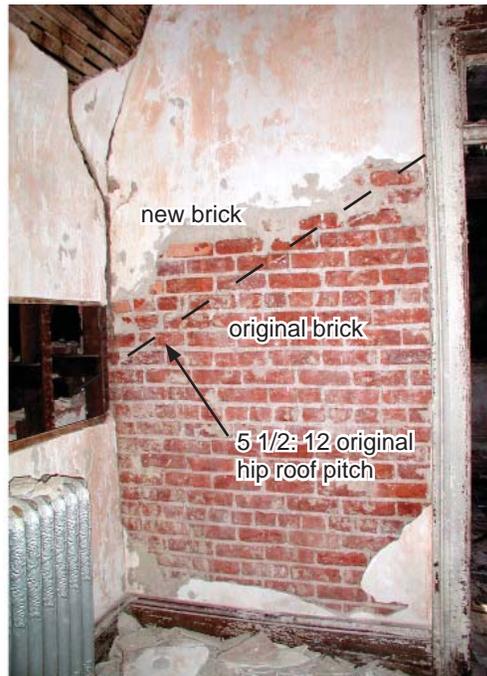
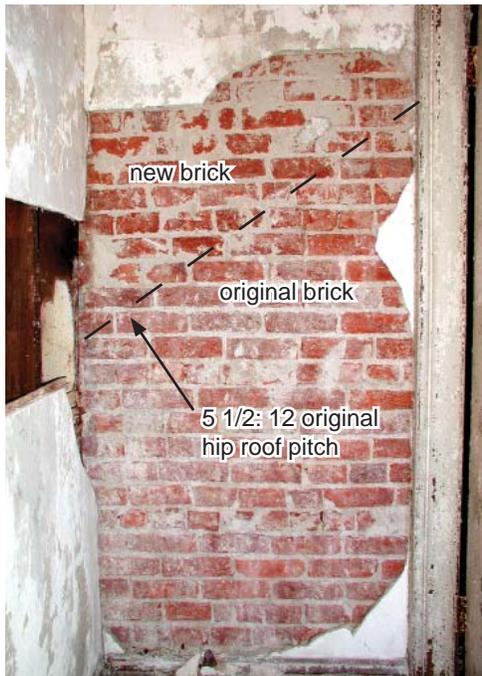


Photo 2a & 2b: Plaster ghost mark on two of the hallway walls.

We are in the process of procuring Lente's Last Will and Testament. Hopefully that will tell us the name of the insurance company. A stop at surrogate court will (hopefully) produce the Will & Insurance policy. Upon Lente's death in 1883, the policy is likely to have been continued for some time. Back in the days, policies usually included very careful descriptions of the building's construction. We're hoping that the policy describes the roof for us.

Given the short time span between 1853 (original construction) and Lente's death (September 17, 1883) it is unlikely that the roofing material was changed - that is of course unless the insurance policy described a Mansard roof - which would mean that Lente was responsible for the addition of the (useable) third floor. There is some reason to think that the original roof was slate (regardless of what Lente learned about insurance premiums.) We think this because the one storey "ell" on the north side looks original AND has slate (Photo 3). To be sure, some slates would have to be removed to check for an earlier wood shingle nailing pattern. Our gut tells us there aren't any. Careful demolition in the event of a Hip Roof Restoration would provide the evidence either way.

We also think that the slates would have been in great shape and would have been salvaged for re-installation on the Mansard. Conjecture - but it does make some sense - especially if Lente was responsible for the Mansard roof. Some of the letters talk about financial constraints; it may have been that he needed to be economical on the Mansard roof project. The existing rafters (a much steeper roof) are 2x6 at 24" on center (Photo 4). These rafters sit in the original notches; they look silly sitting in such a wide notch. This tells us that the top plate was not changed when the Mansard was built. Cuts in the top plate for the dormer windows (and ragged cuts they are) also tells us that the top plate is original (Photo 5).



Photo 3 : Slate roof on the "ell" on the north side.



Photo 4: The existing rafters of Mansard roof.



Photo 5: Cuts in the top plate for the dormer windows.

Our engineer, Joe Tortorella, from Robert Silman Associates, confirmed that the original 3x6 would have just worked for the original wood roof specs. He also confirmed that a heavier rafter would have been required for roof slates. Evidence (notches in the existing top plate to receive the original rafters) tells us that the rafters were 4" to 4 1/2" wide at 24" on center (Photo 6).



Photo 6 : Notches in the existing top plate to receive the original rafters.

We also know that the perimeter brick walls were not extended when the Mansard roof was put on. The original flat bracket ghost marks exist from the hip roof era (Photo 7).



Photo 7: The original flat bracket ghost marks.

There is no change in coursing, bond pattern, or mortar type for the some 26" of brick wall above that. Brick was used to close in the voids between rafters. The brick "closers" were mortared to the top of the wood plate - something that would not have been done originally (Photo 8).



Photo 8: Brick "closers" were mortared to the top of the wood plate.

Interiors

Interior finishes found in The Grove are typical of 1850s construction and taste: painted plaster walls and ceilings, either parged directly on brick or installed on sawn lath; wood, stile-and-rail doors with recessed panels and applied moldings; and wood casings and baseboards. Wood trim throughout the building appears to have been originally grained, rather than stained and varnished, a style also typical of the 1850s.



A dumbwaiter runs from the cellar to the second floor.

It is not clear if the picture rails found in many of the rooms are original or later additions. Sections should be removed and the plaster behind examined for paint or other finishes to determine if this trim is original or was added later.

The original floor finishes are unclear. Many of the rooms have parquet floors with complimentary borders; others have narrow, wood tongue-and-groove flooring. This finish is not typical of the 1850s¹ and we recommend removing some of the parquet to look for evidence of earlier finishes (such as nail holes from carpeting, matting, or floorcloths; or semi-color paint).

Doors throughout the house are believed to be original unless specifically noted otherwise. All original jambs and casings also remain in place unless noted. Although most of the original, four panel, stile-and-rail doors remain in place on their original lift-off hinges, only a few latch or locksets survive and nearly all of the door knobs, roses and escutcheons are missing. Those that remain should be catalogued and salvaged.



Radiators found throughout The Grove have decorative patterns cast into them.

Most of the windows and all of the French doors in the house slide into pockets in the exterior walls, an interesting and unusual feature. Bronze pulls remain on some of the doors and windows. The door pulls rotate and enable a latch to open and close; one of the windows is movable and also has an operable latch.

All of the doors and windows (including sash and trim, panels, and casings) should be salvaged. The windows and doors are generally in excellent shape, with no rot. Even the sash that are missing muntins should be salvaged, as the rails and stiles typically show little damage, have not warped, and exhibit no signs of rot. Restoration of the historic sash is a worthwhile investment as lumber of this quality is rarely available anymore and if it is, it's prohibitively expensive. Modern lumber in the lengths required for both the sash

and especially the French doors typically has unsightly finger joints and also has a tendency to warp over time. All remaining baseboards, given their quality, should also be salvaged. The few surviving lighting fixtures are all electric, date to the mid-20th century and were not surveyed. All the surviving switches are toggle type. As stabilization and restoration is completed, evidence of earlier gas lighting should be looked for and recorded. Gas pipes were found in the nearby c. 1865 West Point Foundry building; a house of this quality certainly would have had gas lighting if gas were available.

Originally, the Grove would have been heated by stoves in the individual rooms. Late in the 19th or early in the 20th century, a hot water radiator system was installed. The radiator pipes run through the rooms rather than within the walls, suggesting they were added after the initial construction of the building, a technique used to minimize disturbance to existing fabric and provide ease of installation. Most of the radiators are the same style and appear to have been installed at the same time. All of the radiators have fat tubes with cast in, decorative designs unless noted otherwise.



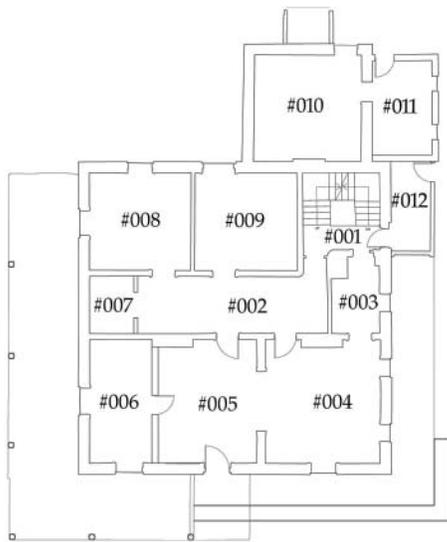
Window sash throughout the house slide into pockets in the exterior walls.

Notes

¹ For a discussion of typical floor finishes during the 1850-1870 period in America, see Roger Moss and Gail Winkler, *Victorian Interior Decoration*, pp. 78 through 94.

Cellar

Finishes in the cellar were – as expected – less elaborate than those on the upper floors. The baseboards are plain, without a molded topcap, and some of the closet doors are beaded boards with battens rather than rail-and-stile. The ceilings are much lower with hung pipes installed below the ceilings.



Cellar Floor Plan

Like the upper floors, the cellar is accessed via the stair hall in the northeast corner; similarly, a center hall runs east to west. The cellar rooms in the southeast corner have finished surfaces. These rooms have plaster-finished walls and ceilings and wood cabinets.

An external areaway allows full height windows with 8-light, sliding sash that provide illumination and ventilation, suggesting these rooms were occupied work spaces.

Rooms at the east end of the cellar have white-washed brick walls and unfinished ceilings. Some of the partitions are wide, horizontal. The windows in this area are under the porch; they are set high in the wall, providing minimal light. These rooms were likely used for storage, coal storage, and to as a boiler room. These rooms have been altered little and likely have original finishes concealed behind later coatings; Testing could confirm this

Many of the finishes in the remainder of the cellar do not appear to be original. Gypsum wallboard has been added to the walls and ceilings of many of the rooms. Vinyl flooring has also been installed.



A glazed door in the cellar stair hall leads to the exterior.

Room 001 is the stair hall. As on other floors, the hall is dominated by the staircase. A door in the east wall has a glazed panel and leads to an areaway under the porch. The door opening has a 4-light transom sash. The ceiling and walls in this room are finished with plaster.

Room 002 is the center hall.

Room 003 is a small room at the east end of the hall. The dumbwaiter shaft ends in this room. This room had a tin ceiling; no evidence of an earlier plaster ceiling above is visible.

Room 004 occupies the southeast corner of the cellar and appears to have been the kitchen. It is illuminated by two 8-light sash in the east wall and a third in the south wall. The door to the hall has glazing in it.

A raised section of floor on the north wall backs up to a flue and appears to have been the location of a range or stove. On the east wall, a long, wall-mounted sink with integral drain board stands between two windows.

The walls in this room are all furred out and finished with gypsum wallboard. Behind a damaged section of gypsum wallboard, the original wall finish – plaster parged directly onto brick – is visible. Casings on the closet doors are simple clam shell type moldings, suggesting the closets are also 20th century insertions.

Room 005 appears to have been another room for food preparation or other chores. As it is contiguous with the flue, perhaps it was a laundry. The walls are finished with plaster. The original ceiling was plaster on lath; later, furring strips and a pressed metal (“tin”) ceiling were installed. The tin cornice remains on the walls and sheets of pressed metal remain on the floor. A door in the south wall leads to the areaway, and a second door in the west wall leads to room 006. On the north and west walls, cabinetry consisting of cupboards below and open shelves above remains in place.



The 8-light sliding sash provide illumination and ventilation for the cellar work spaces.

Room 006 is a small room in the southwest corner that appears to have been used for storage. The walls are whitewashed brick, and the ceiling is unfinished. Its two windows are under the porch and set high in the walls. Open shelves line the walls.

Room 007 is a small room at the east end of the center hall. The partition separating the room for the hall is constructed of horizontal boards. The remaining three walls are whitewashed brick (no plaster) and it has an unfinished ceiling. A partition has been inserted; in this space are a toilet and a claw-foot tub.

Room 008 is a boiler room. A large boiler likely installed to heat water for the radiators remains here. The room has unfinished brick walls and does not have a finished ceiling.

Room 009 is a finished space accessed via a door to the stair hall in the east wall. A second opening – this one without a door – in the south wall leads to the hall. An original 6-light sash in the north wall provides illumination.

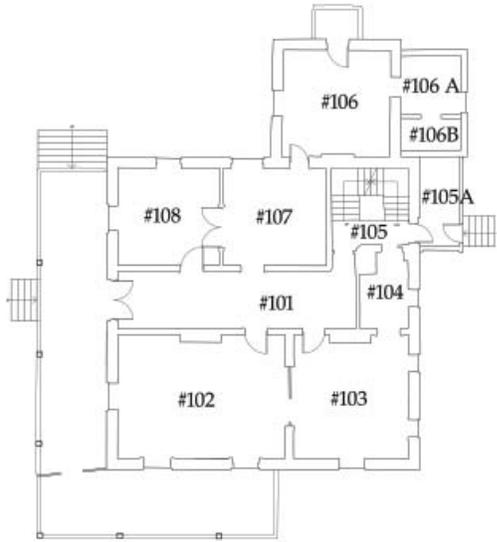
The walls appear to be plaster and the ceiling gypsum wallboard with a grid of exposed wood strips. The east, north and west walls have a plain board chair rail. The room has a closet in the southwest corner. The closet door is beaded boards held together by two battens, and the interior of the closet is fitted with shelves.



A pressed metal cornice and wood cabinets remain in room 005.

First Floor

The first floor has a center hall running east to west. The main entrance is via a pair of glazed doors in the west wall. On the south side of the hall are a large parlor and what was likely a dining room; these rooms are connected by pocket doors. On the north side of the hall is a pair of smaller rooms connected by double doors on hinges.



First Floor Plan

The rooms on the south side of the hall are larger than those on the north side and have decorative plaster ceilings and stone mantels, while the smaller rooms have plain plasterwork and no mantels. Nearly all of the windows on the first floor have recessed wood panels below them.

Although damaged, many original finishes and features survive. Plaster surfaces are severely damaged, but all appear to be original. Decorative plaster elements – cove moldings, medallions – should be catalogued and samples taken for future replication and paint analysis. Paint finishes remain on walls and ceilings as well, and should be sampled for future analysis. Gypsum wallboard surfaces noted in the survey are all 20th century additions.

Nearly all of the original four panel, rail-and-stile doors survive in situ, with their original frames and casings. All of the doors retain their original, lift-off hinges. Some mortise locks survive, but unfortunately every doorknob and most of the roses are missing. Original baseboards remain throughout unless noted otherwise. Most of the original, sliding window sash have also survived. Missing and damaged sash are noted in the room descriptions that follow.



Exterior door openings have arched tops.

The parquet flooring and narrow wood flooring found in many of the rooms is not an original finish. The original finish of the floors is uncertain and sections of parquet should be removed and underlying surfaces examined.

The few surviving lighting fixtures are all electric and were not surveyed. All the surviving switches are toggle type. As mentioned previously, evidence of earlier gas lighting should be looked for and recorded upon discovery.

Originally, the first floor would have been heated by individual stoves. Late in the 19th or early in the 20th century, a hot water radiator system was installed. Most of the radiators on the first floor are the same style and appear to have all been installed at the same time unless noted otherwise.

Room 101 is a center hall that runs from east to west. The main entrance to the house is through a pair of doors in the west wall that leads to the porch. Four doors, two on either side of the hall lead to the first floor rooms; the doors are not regularly spaced or laid out. A door in the northeast corner leads to the stair hall (room 105).

FLOOR: The floor is covered in narrow, wood strip flooring. Borders divide the floor into fields; boards in the fields are laid in concentric rectangles. At the center of the main field there is a diamond insert.

WALLS: The east wall is plaster on lath; the other walls are not damaged and the substrate could not be determined. All of the walls have a picture rail, and the remnants of a fern-patterned wallpaper remain below the picture rail.

At the east end of the hall, the north wall curves into a recess which contains a narrow door to the stair hall (room 105). This is the only door on the first floor with a transom light.



The main entrance has double doors that lead to the porch.

CEILING: The existing ceiling is gypsum wallboard installed over furring strips. Above the furring strips, only the lath from an earlier ceiling remains in place. As all of the original plaster has been removed, no evidence of a cornice or ceiling medallion is visible.

MILLWORK AND TRIM: All the baseboards remain in place.

All of the original doors remain in place. At the west end of the hall, a pair of glazed entrance doors with a transom light above leads to the porch.

EQUIPMENT: It is not clear how this room originally was heated. A round plaster patch high on the south wall aligns with the flue in room 102, suggesting there may have been a stove in the hall that vented into the flue. A second patch high on the north wall aligns with a patch on the south wall of room 110, suggesting a stove may have been installed on the north wall of the hall and connected to a stovepipe that ran through room 110 to the flue on the north wall of that room. Then again, as room 110 appears to have no flue, perhaps a pipe ran through the hall and vented a stove in room 110?

The room most recently was heated by a pair of radiators. There is a 14-section radiator on the north wall and a 10-section radiator on the south wall. Both remain connected.

Rooms 102 & 103 Rooms 102 and 103 occupy the south half of the first floor in the main building. They are connected by a pair of pocket doors and have more elaborate finishes than the other rooms on the first floor. Room 102 has a plaster cornice and moldings on the ceiling, while room 103 has a plaster cornice and appears to have had a ceiling medallion as well. Both rooms have chimney breasts with heavy wire tires, suggesting marble (or other stone) mantels were installed there. Pieces of marble were found in the debris piles in front of both chimney breasts.

Room 102

This room is the largest and most grandly finished in the house. The ceiling in this room, with its coved cornice and decorative moldings, is the most elaborate in the house. Large, sliding French doors in the south and west walls lead to the porch. A pair of pocket doors in the east wall opens to room 103, while a single door on hinges leads to the hall (room 101). The chimney breast once had a marble mantelpiece.



The ceiling above the chimney breast has suffered extensive water damage.

FLOOR: The floor is wood parquet and has a border of the same material.

WALLS: The walls are plaster, and do NOT have a picture rail. The south, east, and west walls are plaster parged directly on brick. The plaster on the north wall is intact, and the substrate could not be determined.

CEILING: The ceiling is plaster on lath. A cornice runs the perimeter of the room and although it is damaged and sections are missing, remnants of a red, painted finish remain in the cove. A plaster molding on the ceiling runs the perimeter of the ceiling and has quarter-round corners. A ghost mark at the center of the ceiling indicates an oval medallion was once installed here. However, there is metal mesh in the plaster here, not a mid-19th century technique/material, suggesting the medallion may have been a later addition.

MILLWORK AND TRIM: All of the baseboards remain in place.

Both of the 15-light French doors in the south wall are very damaged with numerous broken or missing muntins. The 15-light French door in the west wall is in very good condition. All the doors retain original jambs and casings and original bronze pulls.

All of the solid panel, stile-and-rail doors – a pair of sliding pocket doors in the east wall, and a single, hinged door in the north wall – are original and remain in place in their openings. All jambs and casings also remain. The mortise lockset and all related hardware are missing from the door to the hall.

A pair of heavy wire ties on the chimney breast indicate a marble (or other stone) mantelpiece was installed here. Pieces of marble were found in the debris pile on the floor. All of these pieces should be salvaged and reassembled to determine the appearance of the mantelpiece. Part of a half-round, plaster-finished opening remains in front of the firebox.

EQUIPMENT: Originally, this room would have been heated by a stove installed in front of the mantelpiece on the north wall.

More recently the room was heated by a twenty section radiator at the north end of the west wall and a ten section radiator at the east end of the south wall. Both of these radiators remain in the room but are disconnected. A pair of hot water pipes in the southeast corner delivers water to radiators on the second floor.

SALVAGE: Samples of the cornice and ceiling moldings should be salvaged for future replication. Paint samples should be taken from the ceiling field and perimeter, as well as the molding, and also from each element of the cornice for future analysis. The debris in front of the chimney breast should be sifted and artifacts catalogued and stored.



Decorative plaster moldings remain in place on the ceiling of room 102.



Wire ties in the brick work indicate a marble or other stone mantel was installed in front of this chimney breast.

Room 103

This room is the only room directly connected to a small pantry with a dumbwaiter to the basement kitchen, suggesting it may have been a dining room. On the north wall, a pair of doors flanks a chimney breast which once had a marble (or other stone) mantelpiece. On the west wall, a pair of large pocket doors connects this room to room 102, the large parlor. A single large window occupies the south wall, while a pair of narrower windows is in the east wall.

FLOOR: This room has a wood parquet floor with a linear border.



Room 103 has a plaster cornice and once had a ceiling medallion.

WALLS: The walls are plaster and have a picture rail. The plaster on the east and south walls is parged directly onto brick; the north and west walls are intact and the substrate could not be verified.

CEILING: The ceiling is plaster on lath and a plaster cornice runs the perimeter of the room. A ridge in the ceiling plaster suggests a medallion was installed at the center of the ceiling. Both the ceiling and cornice are extensively damaged. Sections of the cornice are missing at the chimney breast and where the radiator pipes continue through the ceiling to the second floor.

MILLWORK AND TRIM: Sections of baseboard are missing from the south wall and at the chimney breast. The rest of the baseboard remains and should be salvaged.



Detail of the plaster cornice in room 103. The picture rail may be a later addition.

The door to room 104 is missing; the lift-off hinges remain in place on the east jamb, on the room 103 side. The door to room 101 and the pocket doors to room 102 remain in place.

The room has a pair of 8-light sash in the east wall, and a large, 12-light sash in the south wall. All three windows have wood panels below them. One of the 8-light sash is missing; the other is in good condition with no broken muntins. The 12-light sash is also in good condition.

The chimney breast on the north wall retains a heavy wire, but no wood nailers, suggesting there was a stone mantel here. Pieces of marble – remnants of the mantelpiece – were found hanging off the chimney breast and in the debris pile on the floor. All of these pieces should be salvaged and reassembled to determine the appearance of the mantelpiece.

EQUIPMENT: Originally, this room would have been heated by a stove installed in front of the mantelpiece on the north wall. A sixteen section radiator remains in the southwest corner of the room but it is disconnected. A pair of hot water pipes run up the south wall to the second floor.

SALVAGE: Samples of the cornice should be salvaged for future replication. Pieces from two or three different ceiling medallions were found in the debris pile near the chimney breast; the rest of this debris should be sifted through for additional pieces. Paint samples should be taken from the ceiling field, each element of the cornice, and the salvaged pieces of the medallion(s).



A typical sliding sash with a recessed wood panel below.

Room 104

This small room at the east end of the first floor was a butler's pantry which connected the stair hall (room 105) – the only access to the basement kitchens – to what was likely a dining room (room 103). It is illuminated by a single, 8-light sash in the east wall. The west wall retains early cabinetry and a long, wall-mounted, ceramic kitchen sink with integral drain board. A dumbwaiter shaft and cabinet remain in place in the northwest corner. The actual dumbwaiter remains in the cellar below. The floor and ceiling have many layers of finishes.

FLOOR: The floor is covered in linoleum or vinyl squares. This is not an original finish.



A wall sink survives on the wall of room 104.

WALLS: The walls are painted plaster; the west wall is plaster on lath and the south wall is parged directly on the exterior brick wall. The other wall substrates could not be determined.

CEILING: The existing most recent ceiling is a dropped ceiling of gypsum wallboard or plywood finished with a grid of applied wood strips.

Above that ceiling a pressed metal (“tin”) cornice is visible, and the ceiling field is crisscrossed by a grid of wood furring strips, indicating there was likely a tin ceiling installed as well. The wall plaster continues behind the tin cornice, indicating it is not an original finish.

Above the (missing) tin ceiling, the lath from the original flat plaster ceiling is visible (the actual plaster is all missing).

MILLWORK AND TRIM: All of the baseboards in this room are replacements.

The opening in the north wall is missing its original door; a modern, accordion type folding door has been installed in the opening. The top of the door opening has been infilled. The four panel, stile-and-rail door to room 103 remains in place and is original.

The window opening in the east wall retains an original 8-light sash and wood panel below. The sash is in good condition.

EQUIPMENT: It is not clear how this room was heated historically, if it was heated at all. More recently the room was heated by a seven section radiator below the window in the east wall.

This small room in the northeast corner of the first floor is the stair hall which provides access to the cellar and upper floors. It also contains a door in its east wall that serves as a secondary entrance to the building. Two door openings in the south wall lead to the former butler's pantry and the center hall.

FLOOR: The floor is covered in linoleum or vinyl squares. This is not an original finish.

WALLS: The north, west and south walls are finished with plaster parged directly on brick. The east wall is intact and the substrate could not be determined. A board has been installed at handrail height; paint ghostmarks indicated there was a handrail installed here.

CEILING: The ceiling is finished with plaster on lath.

MILLWORK AND TRIM: All of the baseboards remain in place. The baseboard continues along the stairs.



A shelf with beaded boards below it has been inserted on the landing between the first and second floors.

The winding staircase is seriously damaged. The original railing is missing – although pieces were found throughout the building – and the treads are sagging and pulling away from the exterior walls. Stabilization work has been completed to support the staircase.

The door opening in the east wall has an arched top and casings; similar trim was found on the exterior door opening in room 106.

On the landing between the first and second floors, a corner shelf has been installed. The space below the shelf is enclosed with a curved wall of beaded boards. The baseboard appears to continue behind the beaded boards, suggesting the shelf was a later insertion.

The eastern opening in the south wall leads to the former butler's pantry. The opening retains original jambs and casings but the actual door is missing (see room 104). The western opening appears to have been installed after the initial construction of the building.

EQUIPMENT: There is no equipment in this room.



The plaster on the underside of the stairs forms graceful curves.

Room 106

Room 106 is a small room in the one-story addition north of the main house. This room has simple finishes: plain plaster walls and ceilings, no picture rail, and no wood panel below the windows.

The small room to the west of this room is an enclosed porch. It contains kitchen equipment (stove, sink, refrigerator) and a toilet room in the south end.

FLOOR: The floor is covered with wood parquet flooring.



The bases board in room 106 has scorch marks.

WALLS: There is no chair rail.

CEILING: The ceiling is plaster on lath. There is no evidence this room had a cornice.

MILLWORK AND TRIM: The chimney breast on the south wall retains a finished firebox opening. Wood nailers laid up in the masonry and nails indicate a wood mantel was installed here at one time.

A door in the north wall leads to a porch (now enclosed) and to the exterior; it served as a third entrance to the building.

A door in the south wall leads to room 107.

A door in the east wall leads to room 106A, a small room that contains 20th century kitchen equipment and a 20th century toilet in a partitioned-off space. The casings on this door opening are different than other casings in the first floor and do not meet the baseboard in the same way, suggesting the door may have been added later. The window in room 106A is a 2-over-2 double hung sash. Double hung sash are found only on the third floor, suggesting this room was also added or significantly altered sometime after the initial construction of the building.



The chimney breast retains plaster around the firebox.

The window opening in the west wall retains an original 12-light sash; however, it is severely damaged and all the muntins and glazing are missing. The original bronze pull remains in place on the sash. Unlike most of the other windows on the first floor, this window does not have a wood panel below it.

EQUIPMENT: Originally, this room would have been heated by a stove installed in front of the mantel on the south wall. More recently, it was heated by a radiator on the west wall, north of the window.

Double doors in the west wall lead into room 108; these two rooms may have functioned as a double parlor. A door in the south wall leads to the hall (room 102) and a third door in the north wall leads to room 106. A 16-light window in the north wall provides daylight. The absence of mantelpieces and a cornice indicate these rooms were not as formal as rooms 102 and 103.

FLOOR: A parquet floor with a border is installed in this room.

WALLS: The north wall is plaster parged directly on the brick wall; the plaster on the other walls remains intact and the substrate is not visible. A picture rail remains in place on all four walls.

CEILING: The ceiling is plaster on lath; there is no evidence this room had a cornice. The ceiling is badly damaged at the west wall above the radiator, and the lath is missing and the joists exposed. The ceiling is also damaged at the center of the room.

MILLWORK AND TRIM: All of the baseboards in this room remain in place. On the east wall, peeling paint reveals an earlier, grained finish on the baseboard.

In the north wall there is a window opening with an original 16-light sliding sash. The sash has a bronze pull, but as the window is fixed in place it could not be determined if it operates a latch. A recessed wood panel with moldings fills the space between the sill and floor.



The north wall of room 107 has a 16-light sash.

All of the doors in this room – a pair of doors in the west wall leading to room 108, a single door in the south wall leading to 101, and a third door in the north wall leading to 106 – remain in place and are original. All the jambs and trim also remain. The mortise lockset and all related hardware (roses, keyhole escutcheons) are missing from the door to the hall. The double doors retain an original mortise lockset. Paint ghosts indicate the lock had a rectangular backplate; this does not match the hardware typically found throughout the first floor.

EQUIPMENT: It's not clear how this room was originally heated as there is no chimney breast. A stove may have been connected to the flue in the north wall. More recently, the room was heated by a twelve section radiator at this location. A pair of hot water pipes runs behind the radiator up to the second floor.

Room 108

This small room in the northwest corner has a 12-light window in the north wall and a French door that leads to the porch in the west wall. Double doors in the east wall lead into room 107; perhaps these two rooms may have functioned as a double parlor. The absence of mantelpieces and a cornice indicate these rooms were not as formal as rooms 102 and 103.

FLOOR: The floor has a parquet wood flooring with a border.

WALLS: The south wall is plaster parged directly onto the brick surface; the plaster finishes on the east, north and west walls are intact and the substrate could not be determined. There is no picture rail in this room.



Rooms 107 and 108 are connected by a pair of doors on hinges.

CEILING: The existing ceiling is gypsum wallboard. Portions of the gypsum wallboard are missing, revealing that all the plaster and lath were removed before the existing ceiling was installed. Only the second floor joists remain above.

MILLWORK AND TRIM: All of the original baseboards remain in place.

A door opening in the west wall retains an operable 15-light French door with original bronze pull/latch; this door and surrounding frame and trim are in excellent condition. The door slides northward into a wall pocket.

A window opening in the north wall retains a 12-light sash. Below the sash, a wood panel continues to the floor. This sash, frame and trim are also in good condition, with no broken muntins.

All the original stile-and-rail doors into this room – a single door into the hall in the south wall, and the double doors in the east wall – remain in place and are in good condition. All of the locksets and related hardware are missing.

EQUIPMENT: It is not clear how this room was originally heated as it does not have a chimney breast or evidence of a mantel. There may have been a stove connected the flue on the north wall (east of the window).

A circular patch high in the south wall, east of the door to the hall, suggests a stove pipe may have run *through* this room to the flue on the north wall. The stove pipe would have been connected to a stove in the hall.

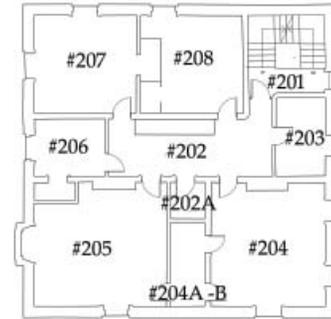
A nine section radiator remains in place on the north wall; it is still connected to supply pipes. A pair of hot water pipes runs behind that radiator up to the second floor.

Second Floor

The second floor has a center hall (room 202) running east to west, flanked by two chambers on each side and a small room at either end. The chambers on the south side of the hall (rooms 204, 205) are larger than those on the north side (rooms 207, 208) and have closets and mantels while the smaller chambers do not. All of the doors to the chambers have 2-light transom sash above them.

Finishes on this floor are typically simpler than those on the first floor. Except for the large window in the west wall of room 205, the windows do not have recessed wood panels below them. None of the rooms appears to have ceiling cornices or medallions.

Although severely deteriorated and damaged, many original finishes and features survive. Plaster surfaces are severely damaged, but all appear to be original. Paint finishes remain and should be sampled for future analysis. Gypsum wallboard surfaces noted in the survey are all 20th century additions.



Second Floor Plan

Throughout the second floor, nearly all of the original four panel, rail-and-stile doors survive in situ, with their original frames and casings. All of the doors retain their original lift-off hinges. Some mortise locks survive, but unfortunately every doorknob and most of the roses are missing. Original baseboards remain throughout the second floor unless noted otherwise. Most of the original sliding window sash have also survived. While some are damaged, none show any signs of rot. These should be restored as lumber of this quality is rarely available anymore and if it is, it's prohibitively expensive.

The parquet flooring and narrow wood flooring found in many rooms is not an original finish. The original finish of the floors is not clear and sections of parquet should be removed and underlying surfaces examined and recorded.

The few surviving lighting fixtures are all electric and were not surveyed. All of the surviving switches are toggle type. As mentioned previously, evidence of earlier gas lighting should be looked for and recorded.

Originally, the second floor (like the other floors) would have been heated by individual stoves in the chambers. Late in the 19th or early in the 20th century, a hot water radiator heating system was installed. Most of the radiators are the same style and appear to have been installed at the same time unless noted otherwise.



Door openings on the second floor have 2-light transom sash.

Room 201

Room 201 is the stair hall. It is situated in the northeast corner of the main building.

FLOOR: The landing is covered with wood strip flooring that runs from east to west. The stair treads have non-skid flooring and aluminum nosing added to them.



The purpose of this opening high in the north wall is not clear.

WALLS: The north, west and south walls are finished with plaster parged directly on brick. The east wall is intact and the substrate could not be determined. Remnants of a stencil design in a mosaic pattern are visible above the stairs, at chair rail height.

CEILING: The ceiling is plaster on lath. The undersides of the stairs are finished with plaster in graceful, oval curves.

MILLWORK AND TRIM: All of the baseboards remain in place. The baseboard continues along the stairs.

In the east wall, a half-round arched topped opening retains an original, formerly 8-light sash frame. This sash is missing all of its muntins.

The door opening in the south wall may not be original. The trim around the opening does not match the casings typically found throughout the rest of the house. Above the door is a 3- rather than the typical 2-light transom and an infill panel of wood boards rather than a plaster wall. Comparative paint analysis will confirm if the door and opening are original or later additions.

The woodwork in this room is finished bright golden yellow and orange graining. Peeling paint reveals a layer of white paint, and behind that, earlier graining in more subdued tones. There may be additional layers not visible to the naked eye.



This small ceiling canopy may have been part of a gas lighting fixture.

EQUIPMENT: A canopy from a light fixture remains on the underside of the third floor landing. The small size of the canopy suggests it may have been part of a gas rather than electric fixture; this piece should be removed to see what the fixture was connected to (gas pipe or electrical conduit).

Room 202 is the center hall. As on the first floor, the doors are irregularly spaced. All of the doors to the chambers have 2-light transoms above them. The door to the closet is unusual in two ways: it does not have a transom light, and it is hung on three lift-off hinges (1-1/2 pairs), while every other door on this floor is hung on only two hinges (one pair).

FLOOR: The floor is covered in squares of vinyl (?) tile that are approximately 3'-0" square. Where the tiles are missing, an earlier (although not original) parquet wood floor is visible.

WALLS: The walls are finished with plaster. The east and west walls are plaster on lath, the south wall is plaster parged directly on brick, and the substrate of the north wall could not be determined. There is a picture rail on all four walls.

CEILING: The ceiling is finished with gypsum wallboard and a grid of exposed wood strips. Above the gypsum wallboard ceiling are furring strips. Above the furring strips, sawn lath from an earlier (likely original) ceiling is visible, but no plaster remains.

MILLWORK AND TRIM: All of the baseboard remains. The doors in room 202 open into the chambers and are included with the room descriptions.

There are large, built-in cabinets on the north wall of the hall. The baseboard on the closets does not match the baseboards on the wall, indicating the closets are not original to the room.

EQUIPMENT: A door in the east wall accesses the dumbwaiter.



The closets on the north wall and the gypsum wallboard with wood grid ceiling are not original features.



Damaged plaster on the east wall exposes original framing and sawn lath.

Room 203

Room 203 is a small chamber at the east end of the stair hall. The dumbwaiter shaft runs through this room. In the 20th century, it was used as a bathroom.

FLOOR: The floor is covered in ceramic tiles. 1" by 2" beige matte tiles pinwheel around 1" square black gloss tiles.

WALLS: The west wall is plaster on lath; the north and east walls are plaster parged directly onto brick.



Room 203 was most recently used as a bathroom.

The lower portion of the walls is covered in 4" beige tiles with a border of black tiles. This type of tile is typical of mid-20th century bathrooms.

The north wall is brick; there is an opening in the brick high in the wall. The east side of the opening is smooth, but the west side is jagged, as if this opening was enlarged. At some point, framing was inserted in the opening and lath and plaster installed to fill in the opening. It is not clear what the purpose of this opening was.

CEILING: The ceiling is plaster on lath. Near the dumbwaiter, part of the ceiling is covered with beaded board.

MILLWORK AND TRIM: The door opening has a 2-light transom and appears to be original. The door is a single panel, rail-and-stile door that does not match the four panel doors found elsewhere in the house and is not original. The door has a mortise lock with a long bronze back plate; none of the other doors on the second floor have this kind of lock.

The window opening in the east wall retains its original 8-light sash which is in poor condition. This window opening retains a wood screen sash; the sash has a rail across the center that creates two large screen panels.

EQUIPMENT: A corner apron tub is installed on the south wall. A toilet stands in the northeast corner of the room. Pipes from a lavatory which was installed on the east wall, north of the window, remain but the sink itself has been removed. All of these fixtures date to the mid-20th century.

A waste stack and other pipes run through the northeast corner of the room. The dumbwaiter runs through the northwest corner of this room. The east face of the dumbwaiter enclosure is missing; however, a door in the east wall of room 202 indicates that the dumbwaiter was accessed from that room, not this room.

The room was most recently heated by a short, eight section radiator on the west wall, north of the door. This radiator has thinner section pipes than the other radiators found throughout the building and appears to date to the early- to mid-20th century. It is not evident how this room originally was heated.

Room 204 is a large chamber in the southeast corner of the second floor. On the north wall there is a chimney breast; the mantel is missing. Wire tires suggest the mantelpiece was marble or some other type of stone. The room is illuminated by two windows in the east wall and a single window in the south wall. A door in the center of the west wall leads to a closet, and a second door at the south end of the west wall leads to a passage that connects to room 205.

FLOOR: The floor is covered in narrow wood strip flooring that runs north to south.

WALLS: All of the walls are plaster parged directly on brick. All of the walls have a picture rail.

CEILING: The ceiling is very damaged and little more than lath remains. A grid of batten strips and remnants of gypsum wallboard remain in place.

MILLWORK AND TRIM: Most of the original baseboard remains in place; however, a section is missing on the west wall, at the south end.



The door is missing from this opening.

The two, formerly 8-light sash in the east wall are both missing all of their muntins and glazing, but the sash frames remain in good condition. The 12-light sash in the south wall is in good condition.

The door is missing from the opening in the north wall. The 2-light transom sash remains in place, as does the operating hardware for the transom. Graining is visible on the door casings. The mortises from the door hinges remain in place on the west jamb and indicate the door swung into room 204. A strike plate with two holes indicates the missing door had a lockset (rather than latchset).

Two doors remain in place on the east wall. The southern door leads to a passage to the adjacent chamber (room 205). This door has a latchset. The north leg of the door casing is missing.



The chimney breast has wood corner protectors.

The northern door leads to a closet (204-A) that appears to be original. This door had a lockset and a keyhole escutcheon remains in place on the closet – not the room – side, an unusual arrangement.

Two wood corner protectors remain in place on the outside corners of the chimney breast. This is the only occurrence of this type of trim in the house.

EQUIPMENT: Originally this room would have been heated by a stove installed in front of the chimney breast on the north wall. A patch in the chimney breast indicates where the stovepipe was connected to the flue. This room was most recently heated by a ten section radiator on the south wall.

Room 205

Room 205 is the largest chamber in the house; it occupies the southwest corner of the second floor. On the north wall there is a chimney breast; the mantel is missing. Wire ties suggest the mantelpiece was marble or some other type of stone. The room is illuminated by a window in the south wall. A second window in the west wall has splayed jambs finished with wood and is the only window with wood panels below it. This window is the decorative bay visible on the west façade and only decorative such element on the facade. A door at the south end of the east wall leads to a passage that connects to room 204. It is unusual that the largest chamber does not have a closet; perhaps the passage was once a closet, or room 206 (which was once connected) may have served this purpose.



Room 205 has an elaborate bay window, the only one found in the Grove.

FLOOR: The floor is covered in parquet flooring.

WALLS: The south and west walls are plaster parged directly on brick. The substrate of the east wall could not be determined. The west end of the north wall is a closet that was constructed after the building's initial construction. All of the walls have a picture rail.

CEILING: The ceiling is plaster on lath and very damaged.

MILLWORK AND TRIM: All of the original baseboard remains in place.

The formerly 12-light sash in the south wall is missing most of its muntins and glazing, but the sash frame remains in good condition. The 12-light sash in the west wall is missing half of its muntins but otherwise is in very good condition. The surrounding trim on the jambs and the three panels below the sill are in excellent condition.



Wire ties imbedded in the brick suggest this chimney breast once had a marble or other stone.

A door in the north wall, east of the chimney breast, leads to the hall. This door retains a mortise lockset and on the hall side, a metal rose and a bronze backplate from a keyhole escutcheon. The 2-light transom sash remains in place, as does the operating hardware for the transom.

A door at the south end of the east wall leads to the passage to room 204.

EQUIPMENT: Originally this room would have been heated by a stove installed in front of the chimney breast on the north wall. This room was most recently heated by a twelve section radiator on the south wall. The radiator has been disconnected but remains in the room.

Room 206 is a small chamber at the west end of the center hall. In the 19th century, it was connected to room 205 by a door in the south wall. The closet currently in the south wall of the room is a later insertion. This room is illuminated by a single window in the west wall.

FLOOR: The floor is covered with so much debris it could not be surveyed. The floor in the closet is parquet and probably continues from room 205.

WALLS: The north wall is plaster parged directly on brick. The plaster on the other walls is intact and the substrate could not be determined.

CEILING: Much of the ceiling plaster in this room is missing and only the sawn lath remains. No evidence of a cornice or cove molding is evident.

MILLWORK AND TRIM: All of the original baseboards remain in place. The window opening in the north wall retains its original 12-light sash. The sash is in very good condition. The original four panel door and its frame and trim remain in place in the south wall. A 2-light transom remains in place over this door.

The opening to the closet is finished with plain, flat casings. There is no door to the closet, but this is not a historic opening. The closet contains a clothes rod and wood shelves are built into the north end.

EQUIPMENT: A round patch in the plaster on the south wall may indicate where a stovepipe was connected to the flue. More recently this room was heated by a seven section radiator.

Room 207

Room 207 is a small chamber in the northwest corner of the second floor. The room is accessed via a door to the center hall in the south wall, and illuminated by windows in the north and west walls.

The closet in the east wall is not original. The door opening to the closet has historic casings and hinges and is original. This room was once connected to room 208. The hinges are on the closet side of the opening, indicating the door swung into room 208. Shelves are built on three walls of the closet interior.

FLOOR: The floor is covered in narrow wood strip flooring which does not appear to be original. A quarter round molding has been added where the baseboard meets the flooring.



Plain baseboards indicate the closet in room 207 is not an original feature.

WALLS: All of the walls retain a picture rail. The north and south walls are plaster parged directly on brick. The east wall is plaster on sawn lath. The west wall is intact and the substrate could not be determined.

CEILING: All of the ceiling plaster is gone and only the sawn lath remains. There is no visible evidence that this room had a cornice.

MILLWORK AND TRIM: All of the original wood baseboards remain in place.

The opening in the south wall retains its original four panel, rail-and-stile door and 2-light transom above. A mortise lock remains in place in the door; however, the knob and keyhole escutcheon are missing from the hall side. On the room side, a white porcelain rose and the bronze backplate from a keyhole escutcheon remain in place.

The door that was installed in the east wall is missing.



These historic hinges are installed on the closet side of the door frame.

The window opening in the north wall retains its original 12-light sash. This sash is missing all of its lower muntins and is in good condition otherwise. The window opening in the west wall also retains its original 12-light sash; this sash is in very good condition and has its original bronze pull/latch. This window is operable, and the latch mechanism of the window pull is clearly visible.

Graining is visible on both the door and window casings.

EQUIPMENT: It is not clear how this room was originally heated. More recently, the room was heated by a seven section radiator on the north wall, in the west corner.

Room 208 is a small chamber north of the center hall. It is illuminated by a single window in the north wall. The closet in the southwest corner of the room is a later insertion.

FLOOR: The floor is narrow wood strip flooring that runs from north to south. This may not be the original floor as it is higher than the parquet floor in the adjacent hallway and a quarter round molding has been added where the floor meets the baseboard.

WALLS: All of the walls have a picture rail. The picture rail on the closet wall does not match the picture rail on the rest of the walls.



The two pieces of picture rail on the main wall (left), and on the closet wall (right) do not match.

The north wall is plaster parged directly on brick. The plaster on the other walls is intact and the substrate could not be determined.

CEILING: Much of the ceiling plaster in this room is missing and only the sawn lath remains. No evidence of a cornice or cove molding is evident.

MILLWORK AND TRIM: All of the original baseboards remain in place.

The window opening in the north wall retains its original 12-light sash. The sash is in very good condition, with all muntins intact.

The original four panel door and its frame and trim remain in place in the south wall. A 2-light transom remains in place over this door. The door has its original mortise lockset. It also retains an original white porcelain keyhole escutcheon and bronze back plate on the room side; on the hall side, only the bronze back plate for the keyhole escutcheon survives. Paint ghosts from the roses for the doorknobs remain on both sides of this door.

The opening to the closet is finished with plain, flat casings. There is no door to the closet, but this is not a historic feature. The closet contains a clothes rod and wood shelves are built into the north end.

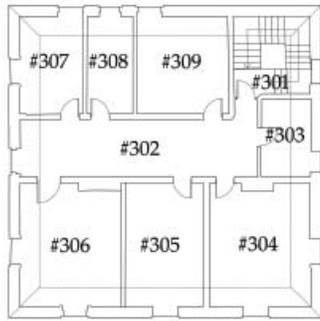


This door retains an original keyhole escutcheon.

EQUIPMENT: It is not clear how this room was heated originally. More recently it was heated by a seven section radiator at the north end of the west wall.

Third Floor

Some time after the initial construction of The Grove in 1853, the original hip roof was removed, a mansard roof constructed, and the existing third floor was built. The original third floor configuration and use is not known.



Third Floor Plan

In his letter to Richard Upjohn in 1852, Dr. Lente requested, "In the attic story, I wish two single bed rooms for Servants, and whatever disposition of the remaining room that you may think best. (An unfinished room might be left for storing spare beds, bed clothes, mattresses & c.) The doors, and other carpenter's work of the attic might be of the plainest kind to save expense."¹

Millwork details found on the third floor do not match those on the other floors, supporting the conclusion that this floor was added after the initial construction of the building. The third floor window openings have double hung sash while the rest of the building has sliding sash with smaller lights of glass. Third floor windows have aprons with an applied molding beneath their sills; the second floor windows do not have aprons, only sills, and the first floor windows have wood panels beneath them. Moldings found on baseboards and casings on the third floor do not match those found on the first and second floors.



This room has a small arched window.

As on the other floors, the third floor is accessed via the stair hall in the northeast corner and a center hall runs east to west. The door openings are irregularly spaced along the hall. The third floor is divided into seven small chambers: three on the north, three on the south, and the last at the east end of the hall. These chambers are smaller than those on the second floor.

The door openings have four panel, rail-and-

stile doors with transom lights. Each small room is typically illuminated by a window in a dormer (the corner rooms have two windows); most have 2-over-2, double hung sash. The rooms have plain, plaster-on-lath ceilings and walls. No picture rails were found on the third floor. The exterior facing walls are angled on their upper sections to follow the slope of the mansard roof. The floors are finished in narrow strip wood flooring.

The rooms most recently were heated by radiators that match those found throughout the rest of the building. This suggests that the radiators were added *after* the third floor was altered. These radiators are smaller (same height, but with fewer sections, typically seven) than those found on the lower floors, since the rooms are smaller. Before the radiator heating system was installed, the rooms in the south half would have been heated by stoves in front of the mantelpieces. It is not clear how the rooms on the north half were heated.

Notes

¹ See Appendix B.



Third floor rooms are illuminated and ventilated by windows in dormers.



The center hall on the third floor.

Appendix A - Sources

Connor's Map of Putnam County, 1852. Original in the collection of Glennon Watson, Cold Spring, N.Y.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

Moss, Roger W. and Gail Caskey Winkler. *Victorian Interior Decoration: American Interiors 1830-1900*. New York: Henry Holt and Company, Inc., 1986.

Appendix B - Dr. Lente's Letter to Richard Upjohn

Cold Spring Dec. 1852

Mr. Upjohn:

Dear Sir:

There are a good many details about the construction of the house concerning which I wished to speak to you when you were here, but had not time as you were anxious to return home, so I have thought it best to put my ideas on paper for your consideration. In the first place, as to the basement I wish a kitchen of mod. size, a laundry, a private kitchen or room in which the ladies of the house may prepare cake, confectionary & c & c without being exposed to the heat etc of the main kitchen, a store-room or pantry of small size, & a coal & wood bin, ----- I wish to have flues extending from a hot air chamber connected with the range to the halls on the 1st and sec^d floors in order to warm the halls in winter. The bath room I wish warmed by a cistern of hot water, which will be kept at a proper temperature by [illeg] from the range as in Mr. Nelson's house in this place.

First Floor. in the parlour, I wish french windows, the sashes to slide into the walls. In the spare bed room a french window in front, and an ordinary one at the side. I do not think it necessary for the verandah to extend farther on the South side than to the middle of the parlour, the window which will not open upon the verandah being supplied with a neat iron railing or something of the kind.

2nd Floor. I think (16.6 x 18) unnecessarily large for the largest bed-room up stairs; 16.6 x 17 should be better; and the remaining foot might be added to the closets making them 6 feet instead of five. I suppose three windows in each of the two larger bed rooms & two in the smaller will be sufficient; the dressing room will not require one. In the attic story, I wish two single bed rooms for Servants, and whatever disposition of the remaining room that you may think best. (An unfinished room might be left for storing spare beds, bed clothes, mattresses & c.) The doors, and other carpenter's work of the attic might be of the plainest kind to save expense. I suppose that the carpenters contract including the mason work, & excluding painting (except priming), glazing, plumbing etc ought not to exceed 3000 dolls for the remainder of the work will certainly amount to 1000 dolls more. I shall have marble mantles in the parlour & dining room, and wooden mantles elsewhere. But as all the bed rooms will be heated by the open Franklin stoves except the large bed room, I suppose no mantle pieces will be needed. If you wish to see me at any time and are too busy to come to Cold Spring, let me know when you are at home, and I will drive [?] down. You will confer a farmer by making all the arrangements with the carpenter as soon as possible, so that he can go to the work immediately after Christmas. I am very anxious and so is Mr. Kemble, that the matter should be arranged as speedily as possible.

Very truly

Your ob^t serv^t

Fred^k D. Lente

There is one important matter that I forget to mention. & that is the fact that with the present arrangement of the kitchen stairs, all the servants will have to pass directly through the dining room to get up to the second floor, which would be too great an inconvenience, as this room will generally be used as a sitting room as well as dining room; therefore I see no other way than to let the kitchen stairs come up into the hall under the public staircase which will then, of course, have to face the street door instead of the reverse (as you have it) If it is possible, I should like to have a back stair case for servants to the second floor, in order that they may pass to & from their rooms, bring down slops, dirt & c & carry up wood, water & c & c without being observed or met upon the public stairs; perhaps by sacrificing some room, it might be done & I hope you will arrange it some way or other, I should also like to have the water closet partitioned off from the bath-room; I do not know whether you intended to do so or not.

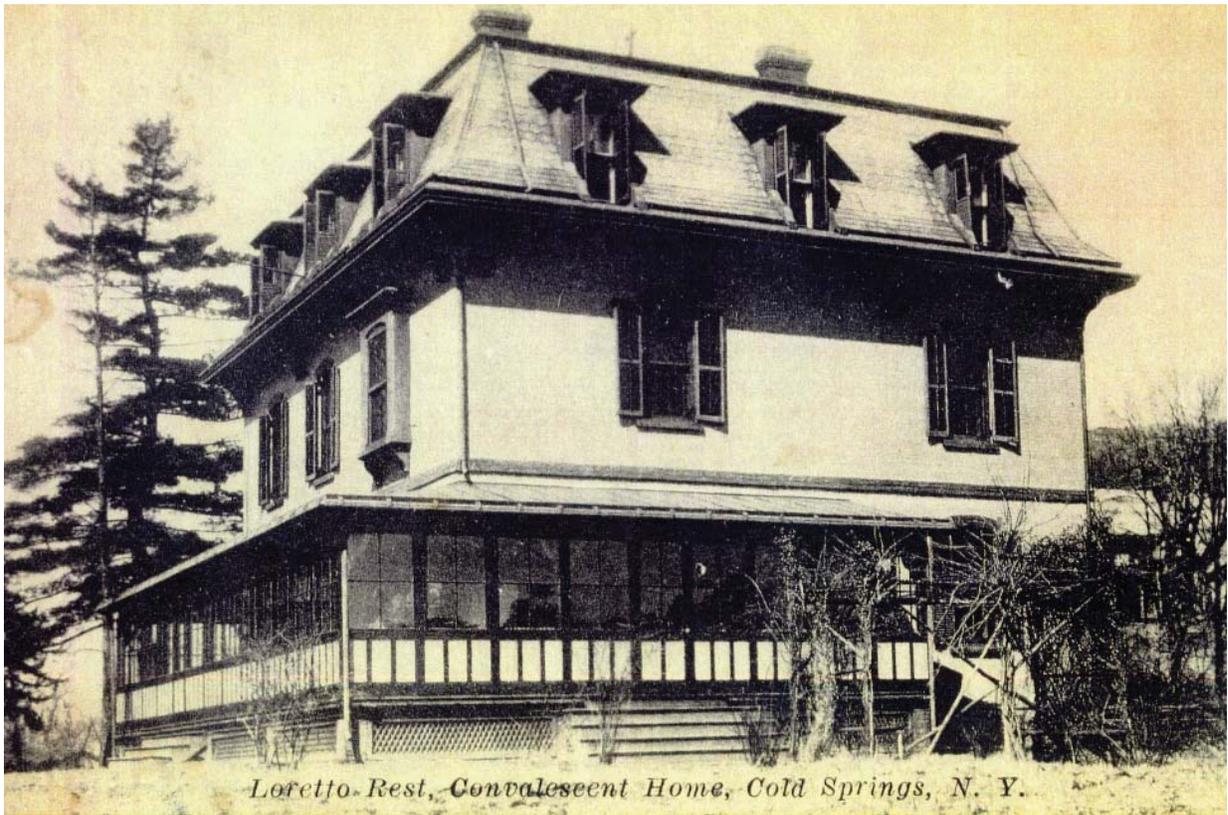
F.D.L.

Dr, Lente's letter to Richard Upjohn, 1852. Original in the collection of New York Historical Society

Appendix C - Historic Images of the Grove



Line drawing of the Grove from "Connor's Map of Putnam County," c. 1852,
Image courtesy of Glennon Watson.



Undated photograph of the Grove. As it is identified as loretto rest, it probably dates to the early or mid 20th century.

Appendix D - Original Upjohn Specifications (transcribed)

I – P.1

Specifications for Materials to be furnished and work to be done by the contracting capenter for a house to be erected for FD Lente MD at Cold Spring , N.Y. According to plan, drawings made by Richard Upjohn the Architect to whose approval & acceptance all the materials which are to be subject

Material work All the carpentry materials unless otherwise mentioned are to be furnished by the Contractor and all the carpentry work unless otherwise mentioned is to be done by the contractor whether each items is herein mentioned or not.

Material work Each and all the materials are to be the best of their respective kind and which accepted to their served purpose unless otherwise provided and all the work is to be done in the best and most workmanlike manner unless otherwise mentioned.

Size Form Timbers Studs Filling in Bridging The plans and drawings are referred to for the size & form of the house and of each room and feature thereof, further sizes of timbers and for all the finish outside and inside – the partitions colored yellow on the plans are to be stud patitions, the studding to be 3x4 placed 2 feet from center with filling in studs so that the lath may have a nail every 12 inches. all the studding will have one row of double herring line bridging.

I – P.2

Joists	The floor joists are to be 3x10 placed 16
Sleepers	inches from centers for all floor except Basement.
Trimmers	The basement except cellar to have sleepers
Rafters	not smaller than 4x4 inches at [?] and
Piazza	laid 16 inches from centers trimmer to be
Timbers	4x10. Rafters 3x6 2 feet from center plates
Kind of	on top of walls 4x8, floor joists for piazza
Timber	3x8 16 inches from center. Rafters for
Bridging	piazza 3x4 2 feet from center – All of the timbers which do not show in the finish may be of white pine or good sound hemlock.
	All floor joists over 7 feet long to have on row of double. Herring line bridging those over 12 feet long to have two rows.
Cross	All the ceilings to be cross furred with
Furring	strips 1x2 inches placed 12 inches from centers.
Deafening	If any preparations for deafening is required it will be noted in the contract.
Floor	The floor boards for kitchen and office floor
Boards	other floor boards to be narrow yellow pine oiled all throughout are to be good white pine 1 ½” with planed tongue and groove corners with two heading joints to come together and be strongly blind nailed.
Roof	The roof boards may be of good sound
Valley	hemlock - the roof to be covered with good
Shingles	cypress shingles. The Shutters to be lined with
Tin	tin gutters & leaders to be tin.
Lead	Sheet lead to be used about the chimneys &
etc	valleys and otherwise else required & bridge the roofing to make it perfectly tight.
[???	The columns + trim of piazza, the eave trim &
finish	cantilevers supporting them, front + rear steps + porch + all other intricate [???] finish to be of the best with seasoned white pine.

I – P.3

Chimneys
Flues
Openings
Plumber
Piers

Each fire place is to have a separate flue 8x12 inches to be well parapetted and left clean & clear so as to draw well. If any flue should be required for **furness** – [ne?] warming or any other puropse they ought to be built w/ them architect by client. Openings are to be left for plumbing when required. Also all cutting away and fitting up after plumber. The piers supporting columns of piazza above groundline to be of brick same as face of walls.

Window
other

The window sills are to be of Brown stone cut & set in the neatest manner.

The owner reserves the right to have any part or all the face Brick of any other kind than that named in which case the difference in Cost is to be added to or deducted from the contract price as the case may be.

The plastering is to be two coat on brick walls and two coat & skim on leaves – The leaves are to be the best narrow lath and have five nails to a lath four feet long. The basement is to be plastered, but the cellars are to have but one coat and white wash. There is to be a plain moulded crown in Hall, Parlor & Dinning Room.

If any of the floors are deafened it will be mentioned in contract.

The owner will furnish all marble mantles and the grates the curtain to set them.

II. P1

Specifications for Materials to be furnished and work to be done by the contracting Mason for a house to be erected for FD Lente MD at Cold Spring , NY. According to plans made by Richard Upjohn the Architect to whose approval and accepts the materials which are to be subject

Materials
work

The Contractor is to furnish all the masonry materials **except** otherwise mentioned in the contract and do all the masonry which with otherwise mentioned in the contract – whether each item of mentioned **according** is herein mentioned or not.

Materials
Work

Each and all the materials **except** other mentioned are to be the best of their **respection kinds &** in every **respect suitable** for their served purpose & all the work is to be done in the best **[?]** work **mentioned manner except** otheriwse provided.

Locating
Grading
Filling In

The house is to be located in the site or the owner or Architect may direct the contractor to do all the **excavaing** necessary and plans in the lot or **remove** therefore all earth not regarded to fill in and grade the lot. Earth is to be filled in – around the otherwise of outside walls as they are built.

Size
Form
Etc

The plans are refered to for the size & form of the house, and of each room and features thereof, also for the depth below grade line for **connecting** each wall, the height of stories, chimneys **etc** and the working drawings are refered to for the exact dimensions & form of each detail after work & for all the purpose of size, form, details etc.

Details

II. P2

Walls The walls colored Brown on the plans are to be of
Stone these colored red of Bricks and then
Footings colored green on wood. All of the walls and
the chimmney foundation are to have a footing **course**
of good **leap** footing stone laid cross **wise** after
walls in good lime mortar and all to commeres
Stone low enough below ground line to be out of **danger**
Walls of front, from the footing **course** to ground line
the stone walls are to be of good building stone
were laid in good lime mortar that [p?] of care
walls which will show in the area to be **hammer**
Arm **chissel** laid **trim leave** and have two
Walls good coats white wash. The area walls to
have good blue stone coping, 4 x 8

Brick The interior Brick walls, the outside
Walls walls when there is areas & other chimmey foundations,
are to [**commerce?**] of good **neat** built [**merchant**]
Brick on the footing **course**, the others outside walls
to **course** of brick at ground line are shown on
plans but will have a 4 inch interior brick wall
from the footings. All the outside wall will have
an air chamber are shown on the plans the
inner face to be laid [**trim leave?**] are to be
plated on without lathing, the outside face
open brick walls & chimney tops to be of the best
[**collaborate f?**] brick the neaty laid & pointed
care must be taken to build the inner & outer
Mortar Puting other walls together, then which of the brick
walls to be laid with good lime mortar &
lime but the best of sharp clean saved to
be used in any mortar throughout the work
are to be furnished according to the drawings.

II. P3

Stairs	The sewed Rise & [battering] for stairs are to be of black walnut were finished rubbed & oiled.
Inside Finish	All other inside finish to be of white pine to be well [?][?] and all to be on per plans & drawings, preparation for regrade, in the hall, library & [?] bedroom.
Door & Door Finish Lock etc	The doors are all to be made according to the plans & drawings they are to be made [heavy?] with both of [Scut?] size and new good locks & knobs The sliding door will have proper keys, shines & rollers. The particular kind of door trimmings may be mentioned in contract.
Window	The Window sash & finish are to be according to plans these [th?] slides are to have proper keys, shines, rollers. All other to be [hung]
Glass	with [s?] cords weights & pullies, the glass to be fit quality [fl?] cylinder are to be well glazed.
Bath Room	There is to be a bath room fitted [up] in Basement, owner to do the plumbing, to be a sink in
Store room	the Kitchen – store room & cellar to have shelves as owner may direct.
Water Closet	There is to be a water closet fitted up in second story. The owner to do then plumbing.
Closets	The closets are to have shelves & metal hooks in strips or owner may direct, to be a Wardorbe in Bedroom up stairs.

All after wood work outside except shingles and inside except [brick ?] is to have three coats good paint the tint of colors to be as owner or architect may direct.

Appendix E - Lente letter re: insurance premiums

Partial Transcription of Letter from Lente to Upjohn

Box 5 Folder 2, Upjohn Paper in New York Public
Library

(transcription by Margaret Gaertner)

AUG 16, 1853

F.D. Lente to Upjohn

Sink for water closet – to be arranged as “HIS”
are in the country, with a flue connecting with the
kitchen chimney.

“Walls are now going up rapidly”.

“I have changed my mind about the slate & intend
to have singles as was at first proposed, as I found
that slate ??? only a trifling difference in the
insurance.”

PS: ordered sash, blinds & c from manufacturer in
newark.

Discusses kitchen sink.

