



# DOVEDALE HOUSE

## Historic Preservation Plan

Darlington County, South Carolina

NEW SOUTH ASSOCIATES

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## Historic Preservation Plan

Darlington County, South Carolina



Report Submitted to:  
South Carolina Department of Transportation  
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## ACKNOWLEDGEMENTS

**T**he authors wish to thank family members and the owner of Dovedale for their graciousness and hospitality. We were provided access to their historic home and the opportunity to learn about its history while working on this plan that will hopefully provide guidance for the preservation of their historic home.

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# 1. INTRODUCTION

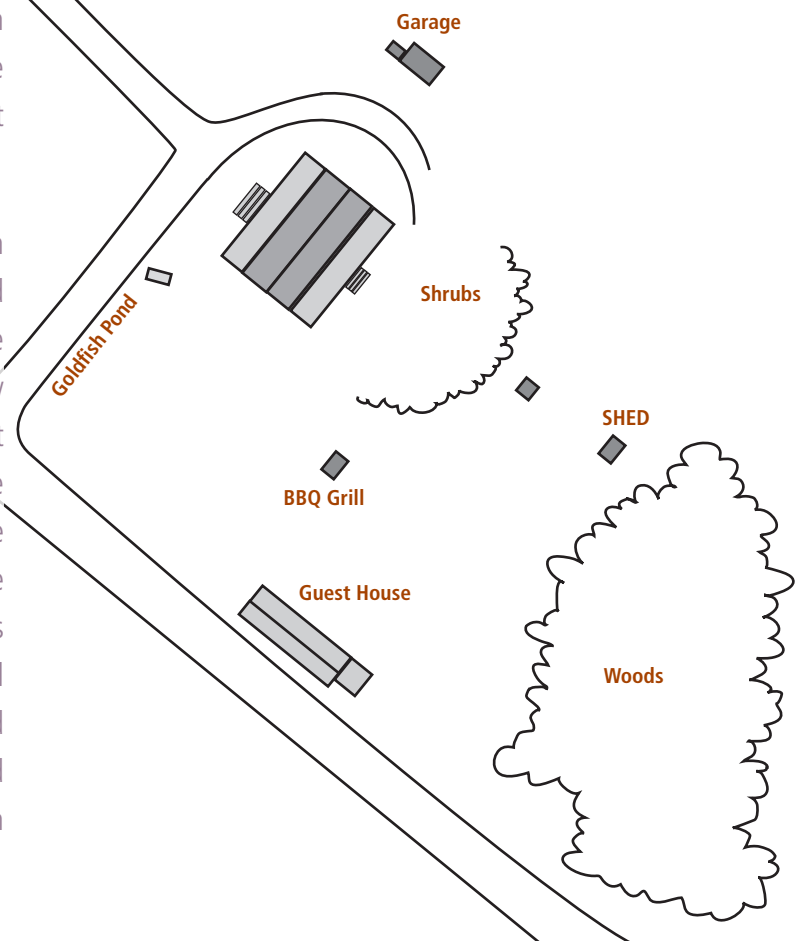
This historic preservation plan for the Dovedale house in Darlington County is in fulfillment of a Memorandum of Agreement between the South Carolina Department of Transportation (SCDOT) and the State Historic Preservation Office (SHPO). The plan is intended for use by the house owners to provide guidance on preserving the historically significant building and property. The Dovedale house was reportedly built around 1805, though perhaps a few decades later, by Archibald Dove. Dovedale is an excellent example of an early nineteenth-century, double-pile, spraddle-roof house and is listed on the National Register of Historic Places (NRHP). Although the home endured some physical changes in the twentieth century, as well as change in ownership, it retains a high degree of historic integrity.

SCDOT will be conducting road improvements in Darlington County. The project area for the road improvements is along the western boundary of the historic Dovedale homestead. The project will likely necessitate the removal of some of the trees that have historically screened the front of the Dovedale property from view along the highway. At the time of the initial cultural resources survey for the highway-widening project, the Dovedale house was recommended eligible for listing on the National Register of Historic Places (NRHP). It was later listed on the NRHP in 2006. As noted, the SCDOT entered into a Memorandum of Agreement with the South

Carolina SHPO to generate this historic preservation plan as mitigation for the removal of the trees along the highway.

This plan is divided into five sections: I) Introduction, II) Description and Architecture, III) Description of Landscape, IV) Maintenance Procedures, and V) Treatment Alternatives. The current owners have requested that the address of Dovedale remain restricted and its location private. Thus, figures show only a general plan of the property and location map is included within the plan (Figure 1).

Figure 1. Site Plan  
NOT TO SCALE







## 2. DESCRIPTION OF ARCHITECTURE

Figure 2. Dovedale

**D**ovedale is an excellent example of an early nineteenth-century, double-pile, spraddle-roof house (Figure 2A). A spraddle roof is one in which the two planes of the roof have two pitched slopes (Figure 2B). The lower pitch across the Dovedale façade encompasses a porch, while the lower pitch across the rear covers two enclosed bays and a former porch, now enclosed and converted to living space. Covered in composition shingle, the roof was altered by a three-bay shed roof dormer in the early twentieth century (Figure 2C). Two exterior brick chimneys are symmetrically placed on each side elevation.

The 53-foot façade is dominated by the almost full-width porch, which measures 44.5x9.5 feet and features six slightly battered, solid wood square columns (Figure 3A). Supporting a porch roof with a generous overhang, the columns may have supplanted older columns that were placed in the ground to reach the edge of the porch roof, creating a “Carolina” or “rain” porch, although the current owners do not remember such a feature (Figure 3B). Such placement of the columns in the ground supported a roof that extended a few feet from the front edge of the porch floor, and offered some protection from the elements. The porch floor also slopes, a traditional feature that helped with water elimination. Porch banisters are simple wood pickets (Figures 3C and 3D).



A. View Southeast



B. Spraddle Roof, Southwest Façade



C. Dormer Addition, Northwest Façade

Figure 3. Porch



A. View Northeast



C. Porch Supports and Slightly Sloping Floor, View Southwest



B. View East, Note Wide Overhang



D. Porch Support Base, View Northeast

The wood-frame home originally had a foundation of 4-foot tall long-leaf heart-pine piers. The massive wood sills measure 10x12 inches, while floor joists, which support heart-pine wood floors, are 2x12 inches (McLaughlin 2006:5). The five-bay façade of this one and a half-story home is symmetrical with a central set of double wood doors, which each feature a four-light transom and flanking sidelights. This front façade has wood flushboard siding, while the remaining three sides of the house feature wood weatherboard (Figures 4A and 4B). Original windows

are nine-over-nine, double-sash except in the half-story gables, where they are nine-over-six sash (Figure 4C). Windows in the front roof dormer are paired, six-over-six sash. Windows in the converted recessed porch along the rear elevation are indicative of their 1944 installation; they are tripartite with large, single fixed panes flanked by a vertical row of four panes. The rear entrance is a two-part Dutch door (Figure 4D). A shallow shed roof has been added along the rear above the enclosed porch entrance (Figure 4E).



Figure 4. Exterior Envelope



A. Front Façade, Wood Flushboard Siding



B. North Corner of  
Porch/ Northeast  
Façade Juncture,  
Note Wood  
Weatherboard and  
Flushboard



D. Dutch Door Entrance  
to Enclosed Den



C. Nine-over-Nine and Six-over-Six Sash, Northeast Façade



E. Tripartite Windows and Shed Roof, Installed in 1944, Southeast Façade

Figure 5. Side Façades and Foundation



A. Southwest Façade, Partial View of Southwest Chimney and Side Entrance



C. Replacement Chimney Base



B. Northeast Façade Chimneys, View from the Corner of the House



D. Concrete Block Foundation Infill and Crawlspace Door, Northeast Porch End



E. Brick Infill and Brick Pier Foundation, Northeast Porch End

The southwest side of the house is asymmetrical, with several single windows and a single door leading to the southwest room (Figures 2B and 5A). Large exterior chimneys resting on massive foundations dominate both the northeast and southwest sides. Though originally, all four of the chimney foundations were constructed of brick, one of the northeast side chimneys was badly damaged and rebuilt with a concrete foundation in the twentieth century (Figures 5B and 5C). The former pine piers under the house were replaced in 1961 with concrete block piers, while it appears the exterior brick piers remained (McLaughlin 2006:5). The open foundation was enclosed in 1961 with concrete block around the porch and southwest side of the home (Figure 5D), and with brick around the rest of the home (Figure 5E). Concrete stairs were added to the front and rear entrances that same year (Figure 4E).

The interior of the home has a central hall plan (Figure 6). As its name suggests, the central hall runs through the middle of the house (Figures 7A and 7B), dividing the building with two rooms on the north side and two rooms on the south. The elaborate front entrance (Figure 7C) is mirrored in the original rear entrance, directly across at the end of the long 40-foot hallway. At 13-foot wide, the hallway easily accommodates a staircase along the south wall, entered from the southeast side at the rear entrance, rather than from the front entrance. A square column next to the staircase supports an exposed load-bearing beam girding the ceiling and floor joists above (Figure 7D). The column is necessary because the staircase

continues for a few steps past the first floor ceiling, instead of ending at a landing even with the ceiling, which could have allowed the load-bearing beam to extend all the way across the hall and rest on the south wall. The central hall on the first floor also includes an interesting feature in the trompe l'oeil painted wainscoting (Figure 7E). This faux marble finish was completed by an unknown French artist and is either original to the house or was added shortly after its construction (McLaughlin 2006:6).

Features of the main massing include plaster walls in the four central rooms (two bedrooms, parlor, and dining room) (Figure 8A) and a fireplace in each room. Only one such fireplace appears to be in working order (Figure 8B), while all others have been closed in (Figure 8C). The current owner's assumption that the rear bedroom used to be the dining room is supported by the presence of a small "jelly closet" behind the bed in this room (Figure 8D). The ceilings in the main massing of the building are 12 feet high.

The rear section of the house originally had an enclosed north room and a screened porch "room" to the south with a recessed porch between the two. The south porch was enclosed, divided, and converted to a bathroom and small bedroom in the 1930s. The bathroom ceiling (Figure 9A) is identical to that seen on the front porch in Figure 4A. In the 1940s, the recessed open porch was enclosed and converted to a living room (Figure 9B). In the following decade, the small bedroom to the south was once more converted to a dressing room (Figure 9C), and the north room



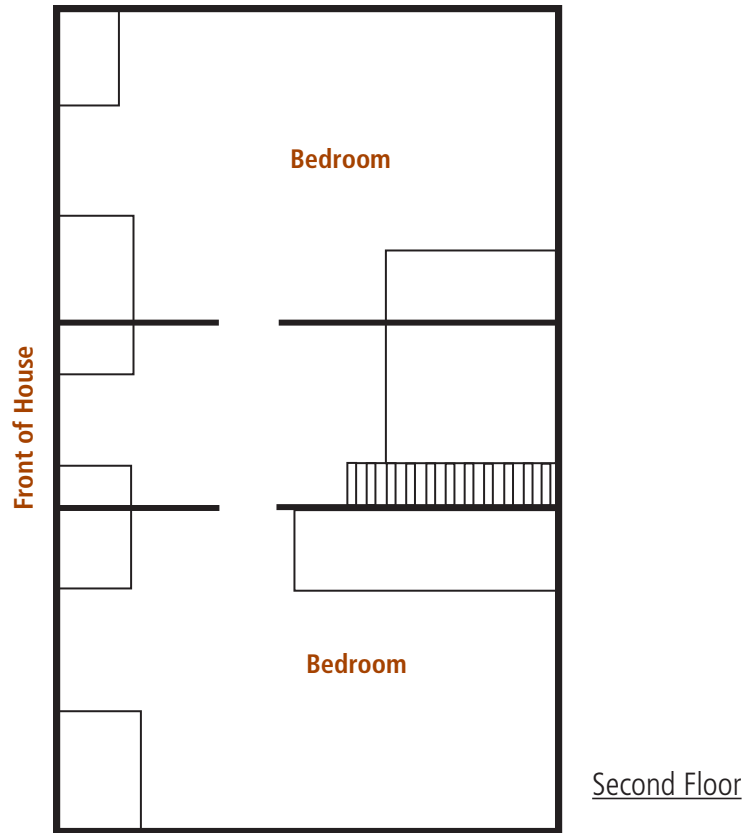


Figure 6. Floor Plans  
NOT TO SCALE

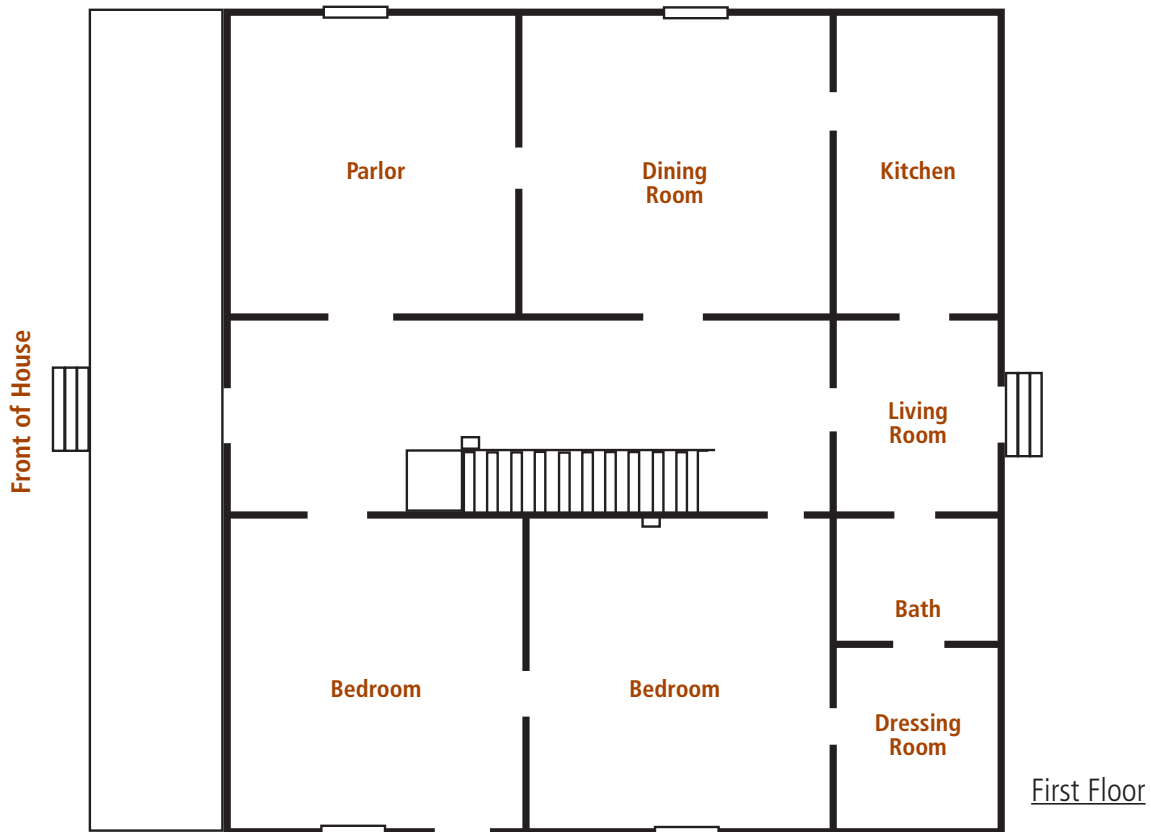


Figure 7. Interior, Central Hall



A. Central Hall, View Toward Front Entrance



D. Staircase and Support Column



B. Central Hall, View Toward Former Rear Entrance



C. Front Entrance



E. Trompe l'oeil Wainscoting, Central Hall

Figure 8. Interior, Main Massing



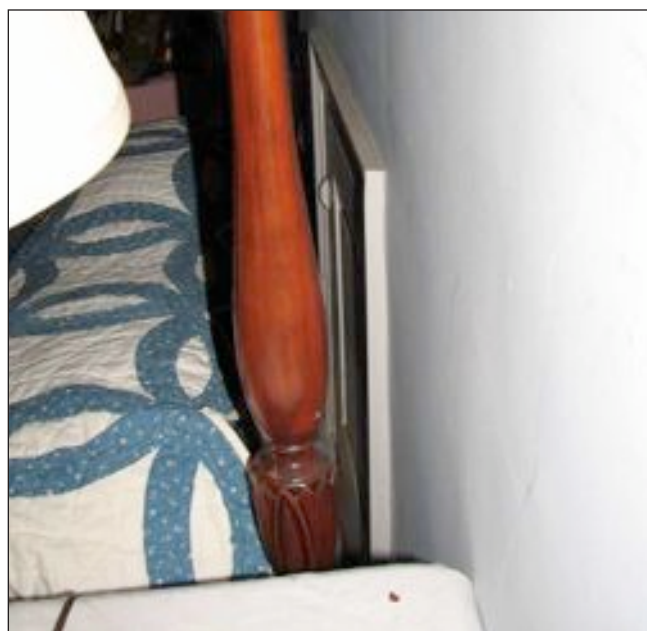
A. Plaster Walls, Dining Room Southwest Corner



B. Parlor Fireplace, Northeast Wall



C. Front Bedroom Fireplace, Southwest Wall



D. "Jelly Closet" Rear Bedroom, Northeast Wall



Figure 9. Interior, Rear Section



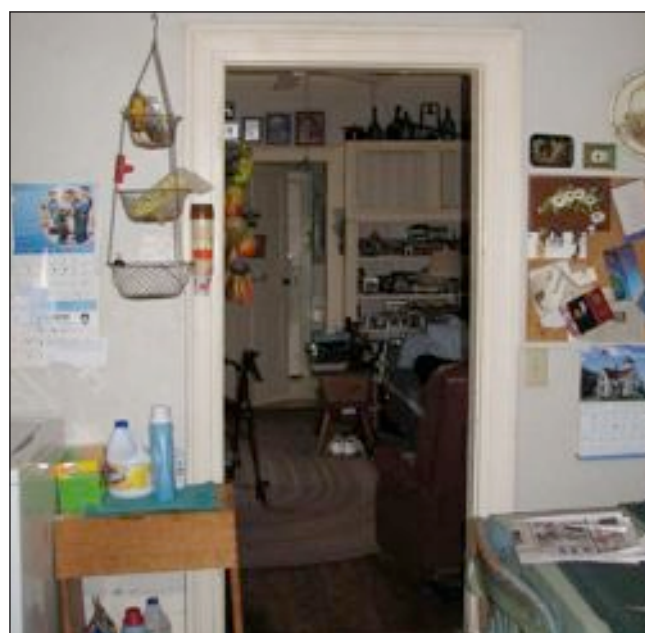
A. Bathroom Ceiling



B. Enclosed Recessed Porch, View to Former Rear Entrance



C. Dressing Room with 1950s Built-in Closets and Paneling



D. View from Kitchen Toward Living Room and Bathroom

was reconfigured as a kitchen (Figure 9D). The ceilings are shorter in these rooms, measuring approximately 10 feet high.

On the second floor, the ceilings are approximately seven feet high and the walls of two bedrooms that are divided by a central hall are finished in unpainted drywall (Figure 10A). Batting strips along the seams of the drywall and decorated nail heads give the rooms a more finished appearance than the materials would suggest. A front window and a small enclave were added to each bedroom and at the central hallway end in the early twentieth century with the addition

of a dormer to the roof (Figure 10B). In the hall, a large closet once served as a bedroom, and its walls and ceiling are composed of painted, wide plank wood (Figure 10C). Likewise the floor in this room and throughout the second floor is a wider heart pine plank, perhaps eight inches or so, than the narrower heart pine planks on the first story, which are about six inches more or less. Floorboards in the enclaves of the dormer are much narrower, perhaps 3-4 inches (Figure 10D). Built-in cabinetry and paneling similar to that seen in the first floor dressing room (Figure 9C) covers the second story central hall and dormer enclave (Figure 10E).

Figure 10. Second Floor



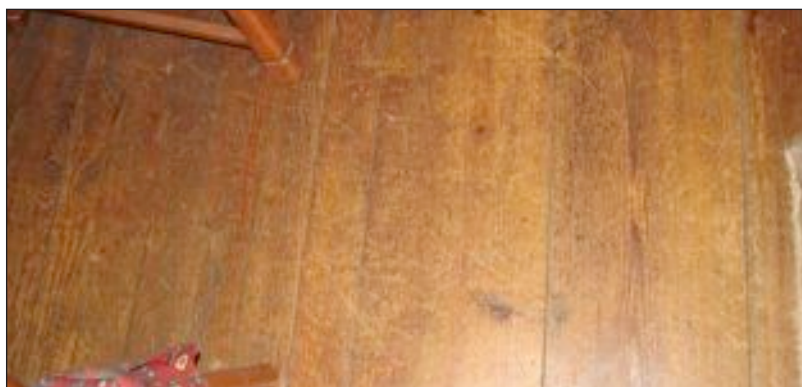
A. South Bedroom, View from Entrance



B. Dormer Enclave, North Bedroom



C. Former Bedroom with Wide Flush Wood Plank Walls



D. Wood Flooring at South Bedroom Dormer Enclave - Note Variation in Plank Width




E. Central Hall Paneling and Cabinetry





### 3. DESCRIPTION OF LANDSCAPE

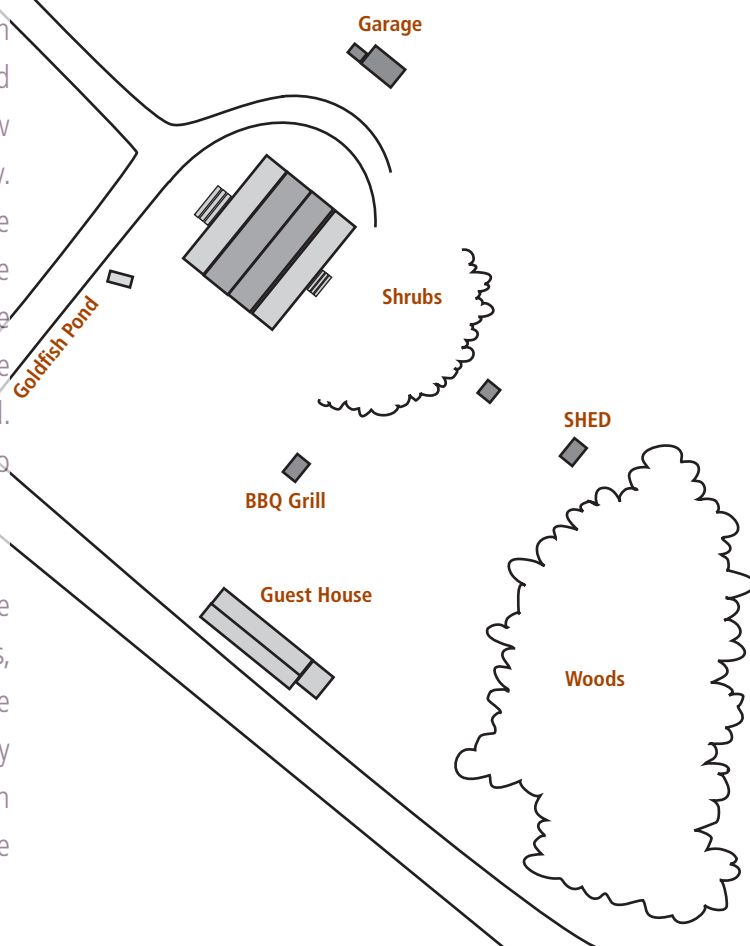
 Historically, Dovedale was the seat of a large agricultural operation. In 1792, John Dove purchased a 522-acre tract on both sides of Horse Branch in what was then referred to as Darlington District. His son, Archibald, built this home on that land and raised his family at what became known as Dove Dale. The Dove family gave some acreage in 1823 for the “Dove’s Dale School” and two acres for the Mount Zion Methodist Episcopal Church in 1829. Daniel Dove (1803-1855) and his wife, Abigail Adams Dove, inherited the Dove property sometime before 1850 and planted cotton on the expansive acres. In 1853, Dove dramatically altered the rural and isolated landscape by granting permission for the new Cheraw and Darlington Railroad to pass through his property. The railroad laid tracks, built a depot, warehouse, engine sheds, a tollhouse, water station, and workshops. The depot was named “Dove’s Depot” and Daniel Dove was the first depot agent. His son-in-law served as the first postmaster to the post office that soon opened. It seems the Dove family utilized their landholdings to diversify their antebellum economy.

New houses for the growing family soon populated the Dove land. Daniel Dove’s grown children built homes, and a cotton gin and general store accompanied the small community’s growth. The railroad depot, a busy station for merchants and manufacturers in Darlington County, was rebuilt after Union troops burned the

building in 1865. The Dove’s Depot community was incorporated in 1882, and a few years later, Daniel Dove’s widow donated land for the first public school building in the area. Dove family members continued to donate parcels of their land into the twentieth century, including land in 1916 for a new Baptist church.

In 1929, the Dove family relinquished their old family property when Grover Cleveland Bryant and his wife, Ethel Lee Stackhouse Bryant, purchased the Dovedale house and farm. It then served at least five generations of the Bryant-DuRant family, which continues to own the property.

Figure 11. Landscaping



Over the course of the past two centuries, generations of owners have ceded parts of the 522-acre plot for various economic, religious, and educational enterprises. Now shown on contemporary tax records as approximately 30 acres, the Dovedale house and grounds are a remnant of the previously massive estate. However, in comparison to the smaller lots for single-family homes in the surrounding area, Dovedale remains a large plot of ground. To the northwest and southwest are two-lane paved roads (Figures 12A and B). A simple dirt driveway accesses both of the roads by curving in front of the house (Figures 12C and D). A thick patch of woods lies along the west and southwest sections of the property, while an expansive lawn, dotted with trees, extends from the woods to the house. Along the southern part of the property is a single-story, wood-frame guesthouse, facing southwest (Figure 13A). Southeast from the main house is a series of hedges, a field, and then woods (Figure 13B).

Other landscape features are located adjacent to the house. The front drive splits in front of the building to wrap around the house along its northeast façade, where a 1950s two-bay garage is situated (Figure 13C). The driveway continues to the rear of the house, where a small dirt parking area is situated. This leaves a shallow lawn in front of the home with evergreen shrubs near the drive and shrubs lined along the front foundation (Figures 13d and 2C). Southwest from the façade is a small concrete goldfish pond and an adjacent statue, likely constructed around the 1930s (Figure 14A). A barbeque pit southeast from

the house was built by the current owner around the mid-twentieth century and is surrounded by a casual assortment of metal lawn chairs (Figure 14B). A dense hedge surrounds a dirt parking area directly behind the house. A brick-lined basin in the backyard is partially collapsed and has a slanted brick wall above ground (Figure 14C). Its use and date is uncertain, but it likely predates the 1930s. Circular arrangements of some ornamental plants, and some alignment of plants along the drive, are other characteristics of a formal yard and its plantings versus the fields and woods that characterize the edges of the property (Figure 14D).



Figure 12. Dovedale Grounds



A. Northwest Road, View Southwest from Northwest Driveway



B. Southwest Road, Property to Left in Wooded Area on Opposite Roadside



C. Northwest Driveway



D. Southwest Driveway

Figure 13. Dovedale Grounds



A. Guesthouse



B. View to Southeast: Shed, Woods



C. Garage and Northeast Driveway



D. Shrubs Lining Driveway Near West Entrance



Figure 14. Landscape Features



A. Goldfish Pond, Constructed 1930s



B. Barbeque Pit and Lawn Chairs, View South



C. Partially Collapsed, Brick-lined Basin, View South



D. Arranged Shrubberty and Formal Plantings to Rear of House, View South





## 4. MAINTENANCE PROCEDURES

**M**aintenance of a historic property often entails a heightened attention to detail and a conscious effort to avoid damaging fragile or sensitive historic materials.

The outer envelope of the house consists of a modern roof covering, painted wood weatherboard and flushboard siding, painted brick chimneys, wood windows, a wood porch, concrete stairs, and a painted brick and concrete block foundation. The roof should be maintained by removal of large branches or onerous amounts of leaves, which can collect water and mold growth. It is currently in good condition. Future cleaning may include a gentle pressure washing.

There is little evidence of flaking paint on exterior weatherboard and flushboard. The continued maintenance of exterior walls can include cleaning with a gentle house cleaning solution and rinsing with plenty of clean water. Maintaining the paint and scraping and repainting when necessary is essential to preventing water damage to the wood underneath. The painted brick chimneys can be maintained with gentle cleaning, but areas of exposed brick should be left alone. Soft historic brick does not hold up well to abrasive cleaning methods.

The wood porch has already had portions, if not all, of the floor replaced. Exposed to the elements,

porch floors do not have a long life span. However, proper maintenance of the porch floor would include regular cleaning and repainting to prevent moisture infiltration. Figures 3C and 3D display a portion of the porch floor. While the porch flooring here appears to be in fine shape at this time, it should be monitored carefully, as regular wear can occur at a higher rate on exterior, exposed flooring. The porch support posts have been scraped and repainted, and should remain painted.

The biggest culprit in historic home deterioration is moisture. This damage often occurs from exposure to regular rainfall, but groundwater underneath a house is also potentially damaging. The Dovedale house historically had an open foundation of approximately four feet in height. When enclosed around 1961, very few vents were installed in the new masonry curtain around the base of the house. In fact, there are no vents on the northwest side and there do not appear to be any vents on the northeast and southeast sides. There are a few small vents on the southwest side (Figure 2B). Proper ventilation below the building will help with water evaporation and will reduce moisture, which can damage the wood floor joists and other wood supports over time. Likewise, there is no ventilation to the roof. The next time the roof material is replaced, an unobtrusive ridge vent should be installed.

For the interior, dry dusting of the ceilings, walls, and windows will remove collected surface dirt. Antique heart pine floors are very durable, but over a period of

Figure 15. Interior Flooring and Walls

around 200 years, even they can show wear (Figure 15A). Maintaining the rugs and carpet runners that are now in place is an excellent way to protect the floors. Areas near exterior doorways need special attention, as these are high foot-traffic areas, and, at this time, rugs often do not cover adjacent floorboards. The floor near the southwest façade side door is a bit worn and is more exposed to the elements, since there is no porch roof above that door (Figure 15B). The flooring here should be maintained by applying some type of wax or preservative on the wood and installing an unobtrusive drip edge atop the doorway to send water off to the sides of the stairs and the door.

Plaster walls in the main massing should be regularly monitored for cracking. In the rear bedroom, evidence of cracking is seen above the door to the central hall (Figure 15C). Cracking in plaster is cause for concern unless underlying plaster is in good condition. Using plaster-patching material will easily repair such cracks. For cracks that continue to open with changed in humidity, the crack is first slightly widened using a sharp, pointed tool, and is then filled. Additional information and research materials concerning plaster repair and maintenance are discussed in Chapter V.

Windows throughout the house need regular maintenance. Water damage is evident in joints and sills throughout the house, particularly when accompanied by a window air conditioning unit (Figures 16A and 16B). While other factors can cause window damage, moisture is the most common cause for historic wood window failure. Windows should be closely examined for paint failure. Paint failure—blistering, cracking,



A. Second Story, Wood Flooring at South Bedroom Enclave



B. Flooring at Side Entrance Off of Southwest Façade



C. Plaster Above Rear Bedroom Door



Figure 16. Windows

flaking, or peeling—can be evidence for excessive moisture contact with window joints and surfaces (Figures 16C-E). In paint failure locations, wood should be examined for its condition as well. Paint failure does not necessarily indicate failure of wood underneath.

Wood soundness can be examined using an awl or ice pick. After jabbing the awl or pick into wetted wood at an angle, a very small section of wood can be pried up. This wood should release in long fibrous splinters if not decayed. If failure has taken place, wood will



A. Second Story, North Bedroom, Window Along Northeast Wall



B. First Floor, Rear Bedroom, One of Two Windows Flanking Fireplace Along Southwest Wall



C. Second Window, First Floor Rear Bedroom



D. Paint Buildup and Wear at A/C Unit in Figure 16B



E. Paint and Possible Water Damage Around A/C Unit in Figure 16B

release in short irregular pieces. It is important to test window wood in several sections, beginning in the lower portions of the frame and sash, where moisture is likely to settle. The joints, sill, jambs, and corners of bottom rails and muntin joints are common places of moisture collection, and, thus, wood failure. Decaying wood can be patched and strengthened using an epoxy compound. Recommendations on this repair technique can be found in the Further Research and Reading section in Chapter V.

Assessments of windows should be made every five years, with attention paid to paint failure, broken glass, loose or open joints, and sill cracking. It is important that when repainting windows, sash should be removed, scraped, repainted, and allowed to dry before returning to place. In order to avoid sticking sash and breaking glass, sash should not be painted shut. Additionally, sealing or weather-stripping of sash will control air infiltration. Installation of interior storm windows in the future would also allow for more efficient heating and cooling. Regular spot assessments and repairs of sash and sills can keep windows in good working order.

Older, portable air conditioning units can be particularly damaging to historic windows due to both moisture accumulation and weight. It is recommended that such units be replaced with lighter, more efficient machines that may better suit the historic surroundings. While upgrading the building to include building-wide HVAC system may not be possible at this time, it may be desirable in the future. It is recommended that any

future system for the home be sensitively designed and sited using existing closets and other spaces for system distribution.

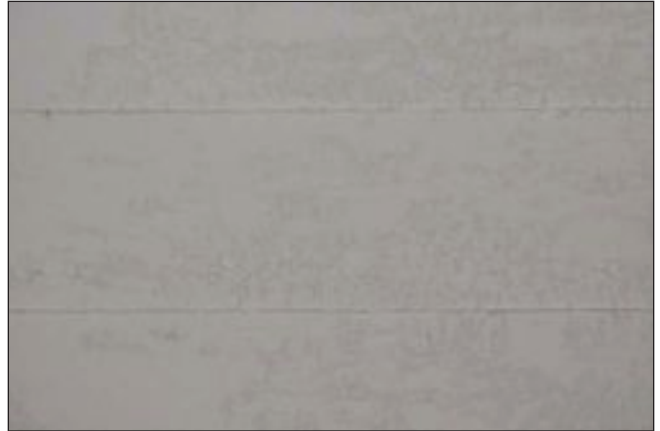
Interior repainting will help retain surfaces within the house as well. On the first floor, evidence of paint cracking is seen in the front bedroom (Figures 17A and 17B). Additionally, blistering and cracking paint in the kitchen ceiling may be an indication that moisture is an issue in this area of the house as well (Figures 17C and 17D). Combining humid, hot weather, lower ceilings, and hot kitchen conditions can lead to paint and wood problems from both interior and exterior conditions. The exact cause of this problem is currently unknown but steps should be taken to examine the ceiling more closely. The paint in this room should be gently removed using careful hand scraping where possible. Once paint is removed, wood should be examined for moisture damage. Where wood failure has been determined, it should be replaced.

Furthermore, an examination of the rear section of the house's spraddle roof should take place as soon as possible to determine areas of fault. Where necessary, flashing and cracked or broken downspouts should be repaired, and roof shingles should be replaced. The entire roof should be inspected each year. Often, a roof inspection should take place during or just following a rain shower, to allow for utmost visibility in tracking possible moisture and gutter problems. Gutters throughout the house exterior should be cleaned and inspected twice each year. If it is found necessary to replace the roof, use precaution in correcting issues that may cause future moisture problems but be sure to maintain the overall historic spraddle-roof design.

Figure 17. Interior Paint Issues



A. Cracking Paint, Front Bedroom Ceiling, First Floor



B. Detail, Cracking Paint on Ceiling



C. Kitchen Ceiling, Rear Section




D. Kitchen Ceiling, Rear Section





## 5. RESTORATION ALTERNATIVES

### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

 The Dovedale house retains a high degree of historic integrity. It is recommended that this integrity be maintained utilizing the guidance in the Secretary of the Interior's Standards for the Treatment of Historic Properties. This guidance can be fully explored through the website of the National Park Service at <http://www.nps.gov/hps/tps/standguide>. These standards consist of four forms of treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. These treatments are defined as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation is defined 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, which convey its historical, cultural, or architectural values.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

For the purpose of this preservation plan, two treatments, preservation and restoration, will be individually examined in relation to the Dovedale property. It is important to note that this preservation plan references readily visible components of the building: walls, floors, ceilings and windows. It does not, however, include information about the conditions of floor joists or roof components, which are not easily accessible.

## PRESERVATION

Preservation of a historic house entails retaining the features as they are and stabilizing those components that have suffered from age or damage. This method is often employed so that as much of historic fabric of the building as possible can be retained and does not necessarily promote a “like new” appearance.

The Secretary of the Interior’s Standards for Preservation are as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

A preservation alternative for Dovedale house would include retention of some of the evident damage while undergoing work to stop any further damage from occurring. For instance, the moisture damage on some of the windows would still be evident, but the window air conditioning unit might be removed or altered to



prevent continued damage to the window. The stains from a heater on the second floor would remain as they are because they are evidence of a past use in that room. Light fixtures and carpentry hardware, located throughout the house, have been replaced over time, and would remain intact as tangible evidence of the evolution of this building.

Water damage seen in ceiling panels throughout the house may remain evident, but structural elements and associated wood in these areas would be examined to determine if replacement is imperative to prevent further damage. Additionally, visibly worn wood floorboards, giving character to the home through an association with past inhabitants, would be preserved as such in this treatment, with note given to future use of rugs and floor coverings to prevent further future damage.

If through further analysis and research, it was revealed that the porch supports have indeed been replaced; these too would remain in their current state. If it were discovered that the porch was originally built as a “Carolina” or “rain” porch, as previously considered, it would not be brought back to such form. Likewise, the enclosed recessed porch on the rear façade would not revert back to a porch, but would be maintained as an integral part of the twentieth-century history of the house.

As part of the preservation treatment, interior elements would also be closely scrutinized as to their role in enhancing the historic evolution of the building. For

instance, historic wallpaper and interior paint would not be replaced or covered but would be stabilized by using recommended techniques from historic paint and wallpaper experts. This action would be particularly important in dealing with wall treatments within the central hallway, where historic trompe l’oeil wainscoting painting is present.

Furthermore, while venting both at the foundation level and within the roof of the house is recommended, this treatment would limit these additions. Under the guidelines of this treatment, it is recommended that areas where deterioration can occur in the future be monitored. If deemed integral to maintaining the structural integrity of the building, these vents must be physically and visually compatible, as well as well-documented at the time of inclusion.

Overall, preserving Dovedale would call for the maintenance of changes made to date but would preclude further alterations and additions from taking place.

## RESTORATION

When a historic property undergoes “restoration” it is being brought back to a particular point in its history. If this treatment were selected for Dovedale, restoration of the property could consist of “bringing back” the property to its nineteenth-century origins. This treatment could be difficult to fully achieve, however, due to a lack of historic evidence as to the house’s original makeup and appearance.

The Secretary of the Interior's Standards for Restoration are as follows:

1. A property will be used as it was historically or be given a new use, which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of

a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

This home dates to the early 1800s but has undergone some changes since that time. There does not seem to be any archival evidence of the building's original appearance, so it would be pure guesswork as to some of the building's features. The porch's original columns, stairs, and balustrade are unknown features. The same issues confront the original appearance of the rear porch.

While exact details may be unknown, using evidence from other buildings built during the same era may offer clues to the original appearance. Paint analysis is a popular way to discover the original color scheme for both the interior and exterior of the building. This analysis can often be used to date different layers of paint to different eras of occupation of the building. Therefore, if the building were to be restored to its earliest years, or perhaps to the 1850s when the surrounding community grew, or to the 1880s when the community was incorporated, the paint analysis could help determine what colors were used in the home.

The house is currently a reflection of the tastes of the same family that has owned it since 1929. In that regard, restoration to an early twentieth-century appearance would require minimal effort on the exterior and the interior's first story. However, wood paneling throughout the house and drywall added in the second story would likely be removed.

For an even earlier interpretation, perhaps from the mid-nineteenth century, the foundation would need to be restored by removing the infill of brick and concrete block and wood stumps would replace brick piers. Since wood stumps are not practical and would likely not pass a building inspection, the retention of brick piers would be a concession to "modern technology" that would help sustain the integrity of the home's structure rather creating a period aesthetic. Restoration of a historic building, while in theory should result in a purely period effect, sometimes requires adjustments

or creativity. In this instance, if any of those piers that were wood were visible, the brick replacement piers could be stuccoed and faux painted to appear as wood.

The chimneys are other facets of the exterior that would need alteration in the pursuit of restoration. Concrete has been added to replace a crumbled chimney base on the north side, a repair that occurred after a tree felled part of the chimney. The brick chimneys have also been painted white, an uncommon and likely unoriginal characteristic feature of a home restored to an 1800s appearance. The dormer across the roof would have to be removed for an 1800s appearance, a change that would dramatically alter the available natural light and space of the upstairs bedrooms and hallway. Of course, composition shingle was not available in the 1800s, so a slate or wood shingle roof would be more appropriate for a historic restoration dating to an earlier era. The concrete stairs for the exterior doors and porch would also need to be replaced; wood stairs are most appropriate.

For the interior, the wood ceilings, plaster walls, and wood floors are all likely original to the building. These would not need to be replaced for restoration, but would need regular and continued maintenance and repair. Interior light fixtures would require replacement if a nineteenth-century restoration treatment were applied. In this case, reproduction hardware with electric light mimicking candlelight may be the best option for regular continued living at Dovedale. If an early twentieth-century restoration period were



selected, much of the light fixtures could remain, as most appear to be from that period.

Interior wallpapers were most likely added during the twentieth century and would likely be removed for restoration to a date during the nineteenth century. The faux finish paint on the wainscoting in the central, said to date to the house's earliest period, would be preserved and restored where to the nineteenth century where necessary. While all fireplaces may not be in working order, these would also be returned to their original state, similar to that currently seen in the parlor fireplace. To be particularly true to its nineteenth-century origins, the current room configuration would change. The rear bedroom would be converted to its original use as a dining room, thus allowing for a showcasing of its most interesting feature: the jelly closet.

Upstairs, the central hall paneling installed during the 1950s would be removed, as well as the built-in cabinetry from that period. The bedrooms would require the removal of drywall for restoration. Original wall materials may remain below the drywall. If so, these should be analyzed and restored to reflect the 1800s character. Because the dormer was likely added during the late nineteenth century, it would likely be removed if the restoration date selected were before this time period. This would lead to a removal of the enclaves in each upper story bedroom. The closet in the central hall on the second story could be reconverted to a small bedroom if an earlier nineteenth-century restoration date were selected. The flushboard wood

walls are possibly original in this room and may give insight to the material makeup of the flanking bedroom walls if, upon removal of the drywall, the original wall material is not revealed.

If restored to a nineteenth-century date, the most drastic changes would take place in the rear section of the house. Here, the central room, now the den, was converted from a recessed porch during the 1940s. Here, the exterior wall linking the two side rooms would be removed, along with its Dutch door, tripartite windows, and shallow shed roof. The interior ceilings would return to wood flushboard similar to that seen in the current bathroom. The walls in this room, wood flushboard, appear original and would remain in their current form if a nineteenth-century restoration took place.

According to the NRHP nomination of Dovedale, the current bathroom was once part of a recessed porch, as a screened-in section (McLaughlin 2006:6). The kitchen was also part of the recessed porch, although it is unclear if this room or the den were once screened-in as well. The current dressing room formerly served as a small bedroom. It is also unclear if this room was once part of the recessed porch.

If restored to a nineteenth-century date, the dressing room at Dovedale would return to a small bedroom. The 1950s wall and ceiling paneling would be removed from this room, as well as built-in cabinetry constructed during the twentieth century. It is likely that original wall and ceiling materials lie underneath

such paneling. This would be restored, if still useable, to depict the nineteenth-century form of this room. If not useable, the wall material would be replaced in kind with materials similar to that found in other sections of this house—likely wood flushboard.

The kitchen and bathroom would return to recessed, screened-in porch sections. The ceiling in the bathroom appears to be original, but tile and wallpaper-covered southwest and northwest walls would convert back to wood flushboard if restored to nineteenth century. Northeast and southeast walls would be removed and converted to screened walls supported by period-sensitive porch posts. The kitchen would also be reconfigured as a screened-in section. The wood flushboard ceiling would remain and be repaired. The northwest wall would be refinished in wood flushboard, while the southwest, southeast, and northeast walls would convert to screened walls with period-sensitive porch supports.

The return to porch rooms in the rear section of the house would end in a loss of the essential modern conveniences of an interior bathroom and kitchen. If restored to a nineteenth-century period, the erection of a detached kitchen and bathroom would be a treatment option for the homeowners. The original kitchen was likely located off of the current den, connected to the main house by a breezeway or boardwalk. It is unknown where a detached bathroom, or privy, may have been located on the property. The homeowners may choose to combine the two into one detached building, using new materials and designs that would complement the historic architecture of Dovedale.

However, it is not likely that a return to such detached facilities would make for a livable situation by current standards of convenience. It is more likely that the kitchen and bathroom be placed in tucked-away sections of the house that would not take away from a nineteenth-century period restoration. For instance, a small pantry kitchen could replace the current kitchen with relocation to the dressing room space. The closet space upstairs could also be reconfigured as an unobtrusive bathroom.

If restoration is selected as the preferred treatment for Dovedale, selection of a particular restoration time period could result in drastic alterations or minimal change from the house's current state.





## REFERENCES CITED

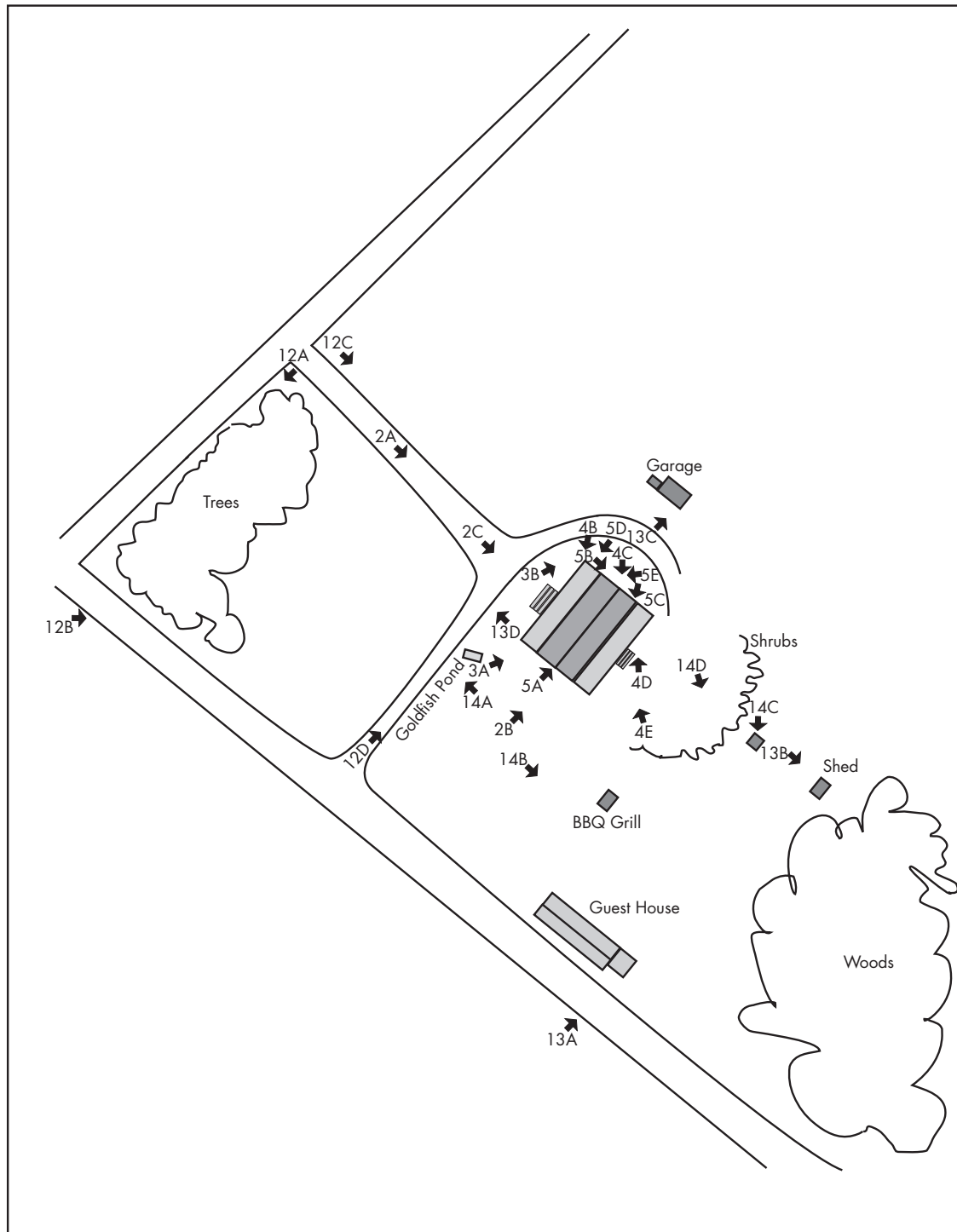
McLaughlin, Mary Bryant DuRant

2006 Dove Dale, National Register of Historic  
Places Nomination Form, Fayetteville, North  
Carolina.



## APPENDIX A: PHOTOGRAPH KEYS

Exterior (Not to Scale)

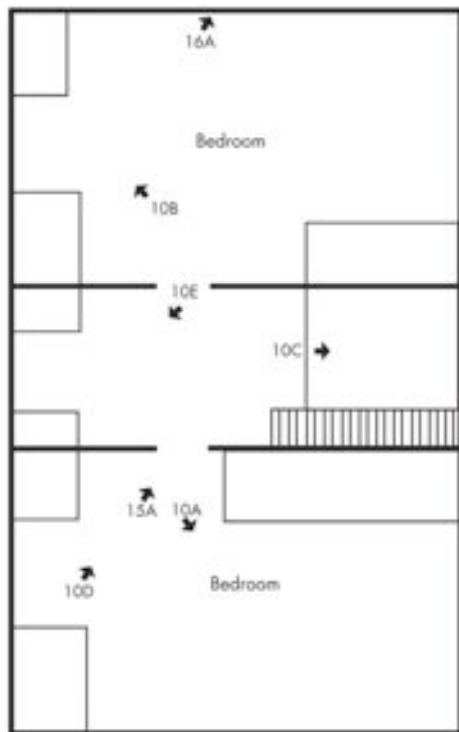




Interior First Floor (Not to Scale)



Front of House



Interior Second Floor (Not to Scale)

## APPENDIX B: FURTHER RESEARCH AND READING

### NATIONAL PARK SERVICE

The National Park Service (NPS) provides invaluable resources throughout its website, <http://www.nps.gov>, that promote and facilitate preservation of not only national parks, but also important historic and prehistoric cultural resources throughout the United States.

#### The Secretary of the Interior's Standards

As discussed above, the Secretary of the Interior's Standards for the Treatment of Historic Properties supply preservation professionals and laypeople alike with guidelines for undertaking the important and delicate tasks of preserving, restoring, rehabilitating, or reconstructing historic properties. These standards, while not technical, provide a backbone for planning for appropriate treatments of historic resources. At the website outlining the Standards, <http://www.nps.gov/hps/tps/standguide/>, further information on each treatment can be obtained by noting the guidelines for the selected treatment.

#### Technical Preservation Services

Once a treatment is selected and physical labor begins on a project that will affect a historic property, Technical Preservation Services (TPS) of NPS can provide assistance through practical guidance with Preservation Tech Notes and Preservation Briefs.

Preservation Tech Notes provide information regarding techniques and practices for physically maintaining and preserving cultural resources. Some of these publications can be found online at <http://www.nps.gov/history/hps/tps/technotes/tntime.htm>.

Preservation Briefs can be used to guide homeowners on preserving, rehabilitating, or restoring historic properties. Some of the briefs that may be of particular use to the preservation or restoration of Dovedale include:

No. 18: Rehabilitating Interiors in Historic Buildings—Identifying and Preserving Character-Defining Elements

No. 21: Repairing Historic Flat Plaster Walls and Ceilings

No. 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches

No. 28: Painting Historic Interiors

No. 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings

No. 45: Preserving Historic Wooden Porches

Most briefs can be viewed online at <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>.

If hard copies of tech notes or briefs are preferred, up to five publications on the "Free Publications" list at <http://www.nps.gov/history/hps/freepubs.htm> can be requested by sending an e-mail to [nps\\_hps-info@nps.gov](mailto:nps_hps-info@nps.gov) with your mailing address and

list of requested materials. If selected materials are not on the "Free Publications" list, the Heritage Preservation Services (HPS) bookstore of the NPS can be viewed at <http://www.nps.gov/history/hps/bookstore.htm>. Additionally, HPS can be contacted by phone at 202-513-7270.

TPS also provides assistance through interactive Online Education "web classes" at [http://www.nps.gov/history/hps/tps/online\\_ed.htm](http://www.nps.gov/history/hps/tps/online_ed.htm). Perhaps the most relevant of these guides to maintaining Dovedale are "Managing Moisture in Your Historic House" (<http://www.nps.gov/history/hps/tps/allwet/thruwalls.htm>) and "From the Roof Down & Skin Deep" (<http://www.nps.gov/history/hps/tps/roofdown/welcome.htm>).

#### SOUTH CAROLINA DEPARTMENT OF ARCHIVES AND HISTORY

The SCDAH in Columbia promotes historic preservation throughout the state of South Carolina. At the website for the department (<http://scdah.sc.gov>), homeowners can find tools and recommendations for preserving historic properties. For Dovedale specifically, homeowners may want to contact Dan Elswick, Historic Architecture Consultant. Elswick and the State Historic Preservation Office (SHPO) can provide technical preservation assistance for future preservation at Dovedale. Elswick can be contacted at 803-896-6174 or via email at [elswick@scdah.state.sc.us](mailto:elswick@scdah.state.sc.us).

#### PRESERVATION ARCHITECTS/CONTRACTORS

The following is a sampling of architects and contractors that may be helpful in providing further technical and/or structural-based assistance for the maintenance, preservation, and/or restoration of Dovedale. Inclusion in this list does not necessarily indicate that an individual or firm is qualified for a specific job or project. This list should be used only for guidance to technical historic preservation professionals.

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