

Levington Kitchen (LT) Architectural Report, Block 29 Building 2E

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*LEVINGSTON KITCHEN
(Reconstructed)
Block 29, Building 2-E
ARCHITECTURAL REPORT*

By
Singleton P. Moorehead

August, 1933

Construction was started February, 1932
Construction was completed June 10, 1932

*HOUSE: LEVINGSTON KITCHEN Record by Whom: Singleton P. Moorehead
LOCATION: Block 29, Building 2-E Date of record: _____*



(Treatment of West Elevation Missing)

EXTERIOR:

South Elevation:

Gutter & Leader : None.

Wall Surface : See West Elevation. Since the shed portion is known to have been a later addition, a break was introduced along the line of what was the original South-East corner. See further in corner board.

Porch : No porch. Entrance step to door is provided by brick step with flagged tread. Flags were found on Tucker House lot and are said to have come originally from Palace — being used for paths at Tucker Lot. Such treatment for steps. (1) Common practice in 18th century, South Carolina (2) Original South steps Brafferton Hall (3) Semple House Porch.

Front Door : This was stated as main entrance by Coleman Brothers but as being a sheathed door. Possibly the original early 18th cent. door was panelled — but the sheathed door was repeated often, precedent at (1) "Mt. Stirling" (2) "Marmion" — outbuildings — The frame was made of a later type than early 18th cent. to indicate that the door was a later door than the original building period — on the basis that a door in this position was not typical of 18th century local work — and that the door as recalled by the Coleman Brothers was actually a [sentence left unfinished on original]

Windows :

2-4 light windows were inserted, one on first one on second, first because of necessity for light and air to interior — second to add character and 3rd because such gable and fenestration was common practice in small A-roof buildings in colonial period. Precedent at (1) "Warrigue" outbuildings — near Ivor, Va. (2) "Tuckahoe" outbuildings, Goochland Co. (3) "Tettington" wing, Charles City Co.

Va.

Although the windows in the above precedent were commonly fixed sash - necessity for ventilation and modern convenience caused these sash to be made casement.

Shutters : None.

Basement Wall : See notes on West elevation — p. ? missing . Since the shed portion is known to have been a later addition — a break was introduced in this wall to distinguish the varied periods which break merely follows that in the original foundations.

Chimneys : This feature was known to have been large from remembrances of the Coleman Brothers. The original foundations showed no definite trace of it — It was rebuilt, therefore, following closely known, 18th century precedent — (1) House at New Kent Court House (2) Shewmake House — Francis Street (3) "Greenway" and Kittewan", Charles City Co. Va. As in early 18th century chimneys the bond is English in lower portions and a mixed common bond. Flemish in top stack or portion above top shoulder. (1) Kittewan (2) "Lee" House. Francis Street, Williamsburg (3) Bracken House — Williamsburg. For joint and mortar — See Foundation Wall.

Barge Boards (End Boards) Corner Boards : Barge or Rake boards as at Captain Orr's Dwelling. No cornice stop — but clapboards cover the cornice as at Captain Orr's Dwelling. Corner boards as for West elevation. The east corner board has been left, partially, to indicate that the shed portion is a later addition — see also "Wall Covering".

General Notes : The gable hidden behind chimney is a louvered, screened opening. This is purely a convenience and is not based on precedent of 18th century. It's purpose is to create a draught to clear attic and wall spaces of dead air and to suck hot air from ceiling openings in bedroom and Kitchen.

East Elevation:

Shingles : See West elevation.

Dormer Windows : Ditto.

Cornice : Cornice shed portion follows typical precedent for eaves casing on shed parts in 18th cent. work as at (1) Ritchie House — Tappahannock, Va. (2) Main Farm, James City Co. Va.

Gutter & Leader : See West elevation — p. ?

Wall Surface : Ditto.

Porch : None

Step to door as for East elevation — p. 1

Front Door : Is a 6 panelled door with molded trim. See notes regarding position of original entrance to house. The shed portion was considered as being later than the first house, but previous to the use of the building as a Laundry by the Tucker family. On this basis the door was made a little more finished than a simple outbuilding door— as that on the east elevation. See notes thereon.

The door is after original 18th century doors in Tucker House. Ditto for trim. The frame is modern type, following on exposed surfaces colonial profiles after originals in Tucker House. The upper two wood panels of door are glazed in order to light the entry. Precedent for this at front door of Brush-Everard" House on Palace Green — Wmsburg.

The frame is made up for economy's sake, since the typical heavy solid frame, mortised and tenoned as in early 18th century work is costly and unnecessary in an exterior "Restoration".

Windows : One window same as for those on West Elevation

Shutters : Same as for West elevation

Basement Wall : Ditto.

Chimneys : None

Barge Boards (End Boards) Corner Boards : None.

General Notes :

North Elevation:

Shingles : None.

Dormer Windows : None.

Cornice : None.

Gutter & Leader : None.

Wall Surface : Same as for South Elevation p. 1, See also West Elevation- p. ?

Porch : None.

Front Door : None.

Windows : 15 Light first floor same as for West Elevation P. ?

4 Light first floor same as for South Elevation [P. 2](#)

8 Light Second floor same make-up as for those on West Elevation. P. ?

Same size sash as for dormers — see West Elevation, P. ? The repeat in a gable of the dormer sash is a common feature in small colonial houses like this one as at (1) Several colonial, small frame houses in Fredericksburg & Falmouth, Va.

Shutters : These appear on 15 light, first floor window only — same as for West Elevation p. ? missing

Basement Wall : Same as for West Elevation p. ? missing

Chimneys: Barge Boards (End Boards) Corner Boards : Same as for South Elevation [p. 3](#)

General Notes :

INTERIOR:

General Notes : See gen'l notes p. ?

Because of a decision to make this house an exterior "Restoration" only— the interior became therefore, extremely simple — and was finished in a like manner. Although known facts about it indicated a more elaborate finish—this was discarded and the interior was arranged to provide comfortable living quarters. Although not elaborate, the actual details of the interior follow known 18th century precedent — consisting of plain wood trim and plaster walls. In order to make the house habitable electric and plumbing accommodations were installed — arranged as inconspicuously as possible. These are enumerated in detail in the following notes.

For listing of materials see p. ? No antique material was used herein except for brickwork exposed to the eye. All the work was done in the modern, craftsman techniques, — but at exposed surfaces. Colonial profiles and methods were simulated— see detailed notes following:

The Coleman Brothers recalled that in what is now the living room portion, the original floor had been removed and the earth below paved with brick and brick tile. The original fireplace had been altered--so that the fireplace of the laundry stepped out and down into the room. Along the westwall there was a bench with cupboards below the seat. Remnants of the panelling an elaborate little stair remained.

First Floor:

Living Room:

Floor : See P. ? Laid in Random widths, joints T. & G. nailed in 18th century manner with large, stock cut nails which simulate hand wrot (wrought) colonial ones. The floor has an underfloor— between which and beams is a thickness of Cabot's quilt insulation inserted for practical reasons.

Floor Nails : See Floor.

Beams : Modern 2 x 10 Joists — bridged sufficiently to prevent deflection. These are laid according to modern methods of construction — maintaining, however, the customary 18th century relation between [sentence left incomplete in original]

Walls and wall covering : Plaster on metal lath — laid up in modern manner, except that skim coat is brought to a slightly uneven texture to simulate typical 18th century plaster finish.

Ceiling : Ditto.

Baseboard : A simple beaded member — copied after originals in Tucker House. It is laid up to receive plaster in typical colonial manner.

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None

Chimney breast and face of fireplace simply continue plastered wall surface — as at [sentence left incomplete in original]

Fireplace and Hearth : Medium large opening with segmental bead. Made up of Antique brick in exposed portions — see p. ? and p. 10. Fireplace with curved corner as in Blair House and in English Bond. Mortar and joints as at Blair House. Hearth laid in common colonial pattern as at Mt. Vernon Kitchen.

A modern, stock cast iron damper is inserted in the throat, and above it a modern, plastered smoke chamber leading into a terra cotta flue. These are hidden from the eye — but were used to insure, as far as modern fireplace equipment and design could do so a proper working draught and chimney.

Windows : (Sash trim and frame and metal work)

See West Elevation p. 3 and p.1 for materials. Simple molded trim as at Tucker House — Bottom sash on cord and pulleys, top sash on modern sash balances. Small iron peg hung on rawhide string to plug into meeting rail to lock window,— this has no colonial precedent, but is a very simple method to fix sash when closed and has a colonial appearance.

For 4 light window on south wall see South Elevation [p.2](#). Trim as for windows on west wall — see above.

Closets : None.

Door and Trim : Door #1, South wall. See South Elevation p. 1. Trim simple flat, beaded board - nearly flush with plaster — as is usual practice in outbuildings and small houses of 18th cent. at unimportant openings.

Door #2 — Eastwall to Entry. Same as for Door #1. Both doors vertical, random width beaded boards, lapped joints with 3 molded battens as at "Marmion" outbuildings. Door #6 north wall ditto.

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.) Door #1 — H&L hinges — made by hand by local craftsman after original colonial models procured from antique dealers locally. Lock is an iron rim lock with brass knobs and key escutcheon and large iron key made by modern manufacturer after colonial models.

Door #2 & #6 — hinges as for #1. No locks, but leave iron band latches from same sources as hinges for door #1.

Color : Woodwork #43 flat. Walls lighter and slight tint of #43 to simulate whitewash. Baseboard black. These colors were adjusted on the job to suit life tenant and are modifications of the actual samples. See notes on p. ? regarding authentic col. colors. Floors are slightly stained and waxed to a natural finish. Ceiling very slight tint of wall color.

Equipment : Several bare plugs and switches comprise the electric equipment. This was inserted for modern convenience only and as inconspicuously as possible — for this reason — no wall or ceiling fixtures were used.

General Notes :

First and Second Floor: Off Living Room on First:

Stairs : (Note: This sheet to be pinned or clipped to record sheet of room the stairs are in.) Stairs are enclosed within stud partitions as common in outbuildings and very small houses. The original stair known to have been in this house was not reconstructed for reasons given on p. ? and [p.10](#). For materials see p.?. This stair follows closely in plan and arrangement an enclosed stair in house East of Providence Forge, New Kent Co. on Richmond Road and (2) Marmion" Kitchen (3) "Claremont" Outbuilding. The well walls are sheathed with beaded sheathing to 2nd floor line — a feature adapted from attic stair at Tucker House and a stair at "Marmion" Kitchen.

Paint colors as for Living Room — [p.114](#). Treads are stained and waxed to a natural finish. Hand rail and newell are painted a dark, ruddy known as original rail and newell colors at Travis & Barlow Houses.

Partway up the stairs on north wall is an access door to bath-tub plumbing connexions. It is similar to closet door in Dining Room. It is placed here as a necessity and is camouflaged as a small closet door.

Risers and Treads: Simple as possible, after precedent at "Claremont" Surry Co. outbuildings. (2) George Semple House flanking building stair — original removed by "Restoration". (3) Marmion Kitchen. (4)

Newell Post and Handrail : After original rear stair at Travis House — removed by "Restoration" The rails butt into the jamb of the trimmed opening - arranged as at Small House in Isle of Wight Co. The trimmed opening is adapted from (1) "Marmion" Kitchen (2) Claremont outbuilding.

Balusters : None. Since stair is enclosed.

Stringer, String Board and String Board Ornament : First floor base carries up north side of stair and is repeated on South side as at (1) Colonial House on Richmond pike East of Providence Forge. Main strings are hidden.

Closed or Open String : Stair is all enclosed — few risers and treads which run into living room are open string which is trimmed with baseboard repeat.

Landing (if any) : (Floor — windows or openings on, if any — posts — hand rail and balusters — "gallery board".)

None.

First Floor:

Entry:

Floor : As for Living Room — [p. 11](#).

Floor Nails : Ditto.

Beams : Ditto.

Walls and wall covering : Ditto.

Ceiling : Ditto.

Baseboard : Ditto.

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None.

Fireplace and Hearth : None.

Windows : (Sash trim and frame and metal work) None.

Closets : None.

Door and Trim : For exterior door #3, see East Elevation, [p.6](#) and also references there. The trim is as for windows on first floor — see Living Room — [p. 13](#). Door #4 to Kitchen same as for doors #2 and #6 in Living Room — [p.13](#).

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.) For exterior door #3 same as for door #1, living room [p. 14](#). For door #4 to Kitchen same as for doors #2 and #6 in Living Room [p. 14](#).

Color : Same as for Living Room [p. 14](#).

Equipment : See Living Room. A small ceiling fixture is here included copied by modern manufacture from colonial model. The meter and distribution panel and switch for the electric system are placed on the East Wall — no attempt being made to disguise these essential features — necessary for modern convenience.

General Notes :

Kitchen:

Floor : As for Living Room — p. 11.

Floor Nails : Ditto.

Beams : Ditto.

Walls and wall covering : Ditto.

Ceiling : Ditto.

Baseboard : Ditto.

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None.

Fireplace and Hearth : None.

Windows : (Sash trim and frame and metal work)

4 light window in north wall same as for like feature in Living Room p. 13. 15 light window on East wall ditto.

Closets : None.

Door and Trim : Door #5 to Dining Room same as for other interior doors.

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.) Ditto.

Color : Woodwork sample #42 — walls sample #43 — Baseboards black. See notes on color [p.14](#) and Living Room — [p. 14](#)

Equipment : Modern enamelled sink, drain board and fixtures — modern electric water heater; necessary electrical equipment with ceiling diffusion globe — In floor, a trap door to provide access to plumbing in unexcavated space In ceiling over range space, is a register grille (stock, iron) which allows hot air from range access to draught from louvered opening in South Gable — See South Elevation, "general notes" — [p. 7](#).

General Notes : This room is a convenience room — Although the main architectural details follow colonial precedent and character the insertion of modern equipment has been done frankly and to afford the most practical arrangement for living purposes today.

Dining Room:

Floor : As for Living Room p. 11.

Floor Nails : Ditto.

Beams : Ditto.

Walls and wall covering : Ditto.

Ceiling : Ditto.

Baseboard : Ditto.

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None.

Fireplace and Hearth : None.

Windows: (Sash trim and frame and metal work)

15 light windows as for Living Room [p. 13](#).

Closets : Small closet under stair with door a small edition of typical interior doors elsewhere in building. The space within is unfinished. Trim and frame and door after colonial precedent at Galt Cottage, McCandlish House, Williamsburg, Tucker House to space under dormer windows. Hinges are small H hinges by local craftsman after colonial models procured from local "antique" dealers.

Door and Trim: See Door #5 in Kitchen, [p. 21](#). Door #6 in Living Room, [p. 13](#).

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.)

Ditto. Ditto.

Color : Same as for Kitchen — p. 21.

Equipment : Same as for Living Room p. 15 except for 2 brocket fixtures on north wall. These simulate to a certain degree. 18th century English precedent - otherwise as simply modern stock features applied here for reasons of convenience.

Second Floor:

Hall:

Floor: As for Living Room — [p. 11](#) regarding finish floor. 2nd floor single thickness.

Floor Nails : Do.

Beams : 2 x 10 stock lumber — laid up in modern carpentry technique with necessary bridging to prevent deflection. See general notes p. ? and [p. 10](#).

Walls and wall covering : As for Living Room — [p. 11](#).

Ceiling : Do.

Baseboard : Do.

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None.

Fireplace and Hearth : None.

Windows : (Sash trim and frame and metal work)
None.

Closets : Clothes closet app. head of stair. Same treatment within as in hall. Is inserted as a convenience — there having no real precedent for it. A book strip and pole and shelf were erected in closet for clothes and hanging as a convenience for modern living conditions.

Door and Trim : Door #9 to closet typical interior door — see first fl. living room [p. 13](#).

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.) Ditto.

Color : Same as for Living Room [p. 14](#).

Equipment : Small ceiling light and switches — For ceiling fixture see entry [p.19](#). Closet equipment see above. In ceiling is an access door to attic space. It is a convenience for repairs and is made up of colonial detail arranged to be workable for the purpose.

Its make up is like that of closet door in dining room except that it is not hinged. It is painted in with the ceiling.

General Notes :

Bathroom:

Floor : Linoleum floor on mastic base — Merely for modern convenience.

Floor Nails : None. But brass housing for linoleum at Door to Wall (7) — an absolute necessity to prevent edge of linoleum from fraying.

Beams : See Hall [p. 25](#) and Living Room [p. 11](#).

Walls and wall covering : Ditto.

Ceiling : Ditto.

Baseboard : Ditto.

Bathroom:

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None.

Fireplace and Hearth : None.

Windows : (Sash trim and frame and metal work)

For Dormer — see West Elevation p. ? for 8 Light windows in North Elevation see North Elevation [p. 8](#). For its trim — see Windows in Living Room [p. 13](#). For dormer trim see above reference.

Closets : In order to provide a closet — Part of west portion of this bath is partitioned off with 7/8" sheathed random width vertical boards — lap joint. The method of framing is adapted from sheathed closet partitions in North west bed room — Wilton-On-James.

A closet at this partition is not according to any particular precedent — but the construction is although at Wilton the outer face is panelled. Within the closet are shelves book strips with wood pegs and a hanging pole. The closet was built as a convenience for modern living conditions.

Door and Trim : Door #10 to closet made up as doors elsewhere in house. Frame and trim is mentioned above regarding precedent.

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.)
Same as for interior doors elsewhere.

Color : Walls — sample #75-S — lightened. Eggshell — washable woodwork a lighter shade of same color. Baseboard black.
Ceiling same as living room — [p. 14](#).

Equipment : Bathtub — W.C. lavatory medicine cabinet and appropriate lighting fixture over cabinet — all frank concessions to modern living conditions placed for convenience in use.

General Notes : Although the architectural details of this room are according to above mentioned precedent and character á there has been no effort to disguise the use for this room.

Bedroom:

Floor : As for hall [p. 24](#).

Floor Nails: As for Living Room — [p. 11](#).

Beams : As for Hall — [p. 25](#).

Walls and wall covering : As for living room — [p. 11](#).

Ceiling : Ditto.

Baseboard : Ditto.

Chair rail : None.

Cornice : None.

Panelling or Wainscot : None.

Mantel : None. See Living Room [p.12](#).

Fireplace and Hearth : Dittos But here — fireplace and hearth are much smaller.

Windows : (Sash trim and frame and metal work)

See West Elevation p.? —which covers precedent for the interior trim — also metal work.

Closets : None.

Door and Trim : Door #8 to Hall same as for other interior doors in building.

Metal Work on Door : (Latch, hinges, door knob, fastenings, etc.) Ditto.

Color : Wood work #36 sample; walls white, very slightly modified by tint of #36 — flat and imitates whitewash. Base black.

Floor as for Living Room — [p. 14](#).

Equipment : Register ceiling — see Kitchen [p. 21](#) and South Elevation — General [p. 4](#) for explanations and descriptions.

General Notes :

BASEMENT

None. See gen'l notes and basement wall — west Elevation. p. ? missing .

OUTHOUSES:

(NOTE: See outhouse sheet of Montague House in sample Record. In general give approximate age of outbuilding, record-character, and its former site if moved to its restoration location from another place. If "original" on the site, record it briefly as you would a house. If new give authority or precedent for its design. If new- or moved from some where else- but standing on an old foundation, mention the fact and also note what formerly stood there.)



