



HISTORIC STRUCTURE REPORT

THE A.W. PERRY HOMESTEAD MUSEUM

CITY OF CARROLLTON, TEXAS

HISTORICAL
REPORT

ARCHITECTURAL
REPORT

INSPECTION
REPORT

ACCESSIBILITY
REPORT

STRUCTURAL
REPORT



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HISTORIC STRUCTURE REPORT



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November, 2020

Cody Scallions
Museum Curator
A.W. Perry Museum
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Dear Cody,

On behalf of the entire team, I am pleased to present you with this Historic Structure Report for the A. W. Perry Homestead Museum.

The continued preservation and interpretation of the Perry Homestead presents a meaningful opportunity to maintain a significant piece of local architectural heritage and to be an important focal point for the community.

The information and recommendations in this report are based on physical examination of the structures, and a review of the available archival material and photographs that were graciously supplied by the museum. Each report was individually produced by a member of the team who specializes in that area of knowledge.

This interactive document is divided into six sections to correspond with each of the specialized reports; the Table of Contents provides a clickable link to each of the individual reports within (Historic, Architectural, Inspection, Accessibility, Structural). For ease of navigating this interactive document, click on the section heading for the report that you wish to view on the Table of Contents page; this will enable you to advance directly to that section of the report.

Additionally, a large collection of photographs of the house, barn, and outbuildings can be viewed at [Perry Homestead Existing Condition Photographs](#). A virtual tour of the home is also assessable at [Perry Museum Virtual Tour](#).

We trust this comprehensive study will provide insight and guidance for the near-term restoration and long-term physical preservation of the structures, enrich the interpretation of the site, and enhance your ability to communicate the important history of the Perry House and its occupants.

Thank you for your time, and for providing us this opportunity

Ronald L. Siebler
Historic Preservationist

HISTORIC STRUCTURE REPORT

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>> THIS IS AN INTERACTIVE DOCUMENT <<

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HISTORIC STRUCTURE REPORT

Executive Summary

The report contains the following sections, each with information and recommendations:

- Historical Report on the Facility (Structured to Inform Museum Presentation)
- Architectural Report & Evaluation of the House
- Inspection Report of Current Condition
- Accessibility Report
- Structural Report on the Barn

In evaluating the recommended actions, it is vital that the stewards of the property balance the needs of preserving historic architectural integrity, practicing affordable and responsible maintenance, and providing valuable educational opportunities for visitors including those who require accommodation for access.

**All work to the house should be preformed in accordance with [The Secretary of the Interior's Standards](#) for the Treatment of Historic Properties.*



THE A.W. PERRY HOMESTEAD MUSEUM / Photo credit: Fred Hight

ARCHITECTURAL INTEGRITY

The current appearance of the house, grounds and outbuildings are well representative of the historic forms. All future decisions about alterations and additions should reference suggestions of the architectural evaluation and the historical report's evaluation of the traditional use and meaning of each component. Repairs, alterations and additions must never compromise the truthfulness of the physical historic presentation.

The house and grounds merit state designation as a Recorded Texas Historical Landmark and we recommend that such designation from the Texas Historical Commission be pursued.

CONSIDERATIONS FOR PRESENTATION OF HISTORY

The revised Historical Report emphasizes key considerations for the museum's presentation to the public.

- The Perry family's role in building Carrollton, up to the recent past
- Frontier domestic life, farm life, and economic development of agriculture
- Architecture and interiors as a reflection of historic life and values
- Recognition that diverse individuals were part of the Perry family's life and the growth of the city of Carrollton.

MAINTENANCE AND REPAIR

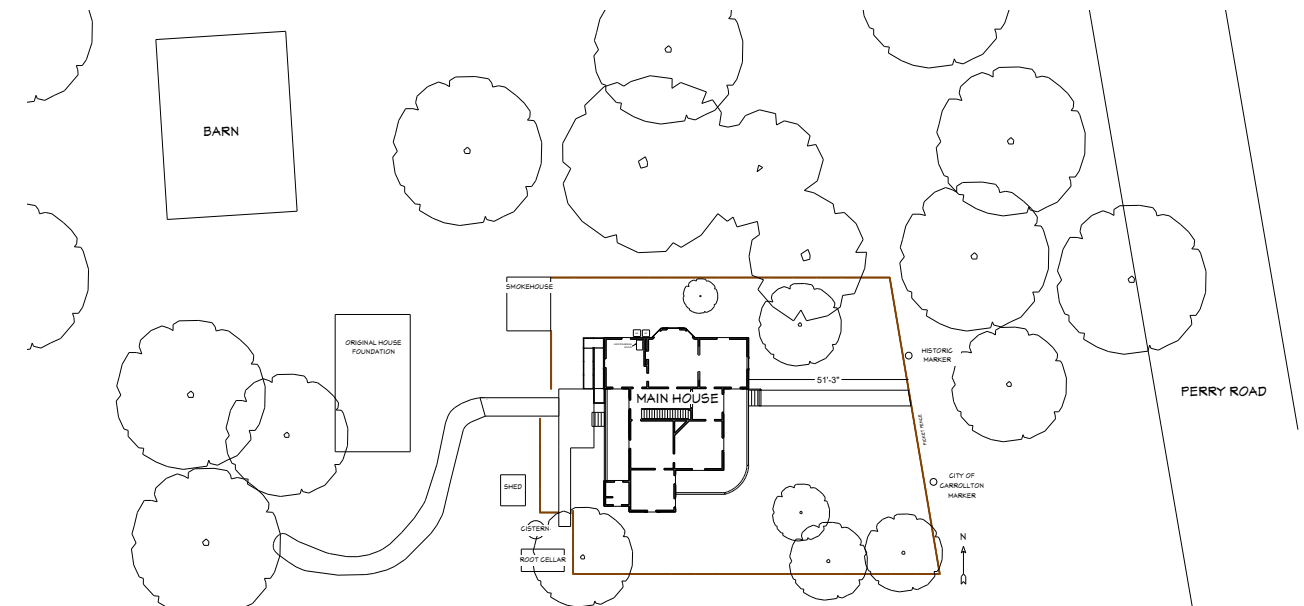
- Regular inspection of the structure is the key to avoiding serious, expensive damage. An inspection schedule should be created and implemented.
- Regular gentle cleaning of the interior and exterior will prevent damage and facilitate inspection.
- Water is the major threat to all parts of the structure, causing structural and aesthetic damage. Our inspection identifies points of current or recent water infiltration.
- Deterioration of paint protecting wood, of shingles and flashing on roof, clogged or damaged gutters, drainage issues that promote standing water, HVAC system condensation are key water threats. The Architectural Evaluation and Inspection Report note visible instances of all of these negative situations.

HISTORIC STRUCTURE REPORT

(Executive Summary Continued)

ACCESSIBILITY OF GROUNDS AND STRUCTURE

- Insuring access for visitors with special mobility needs is a legal requirement and part of the educational mission of any museum.
- Current outdoor paths generally meet standards, with some alterations needed:
 - Some areas are too unlevel
 - Transitions between paving materials are uneven in height
 - The ramp requires repairs and slight alterations
- The Accessibility Report suggests some extension of outdoor paths
- The interior is mostly compliant. Changes to allow full compliance would compromise the interior architectural integrity.
- Leniency in state accessibility requirements is allowed to preserve the character of a Recorded Texas Historic Landmark. For this reason and for other benefits, we suggest that the city seek that designation for the facility.

**CONDITION AND PLANNED USE OF THE BARN**

- The Structural Report on the barn presents significant concerns for plans to use it in the future for earned rental income.
- The current condition of the structure renders it unsafe for occupation at this time and requires that it be closed to the public and rendered safe:
 - Water has caused and is actively still causing deterioration of the structural wood.
 - Structural members appear to be too small for the load they must carry.
 - Connections of members were not properly designed and are coming apart. This could cause horizontal structural pieces to slip off of their vertical supports, or vertical supports to slip off of their foundations, and large pieces of the building could fall.
 - The structure is inadequately designed to resist wind or to support much load on the upper level.
- In addition, the barn would need extensive plumbing and electric upgrades to meet health code standards for caterers to serve food.

This barn is not currently suitable for rental events and cannot be easily made suitable. Repairs and rehabilitation of the existing structure could well be more costly than building it anew. Careful consideration of the cost vs. benefits of that plan is recommended.



THE A.W. PERRY HOMESTEAD MUSEUM / Site Plan & Image of Barn

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HISTORIC STRUCTURE REPORT

THE A.W. PERRY HOMESTEAD MUSEUM — CITY OF CARROLLTON, TX

HISTORICAL
REPORT

HISTORICAL REPORT



Historical Report



THE A.W. PERRY HOMESTEAD / Photo credit: Alicia Quintans, AIA

The A. W. Perry home and remaining farmstead is a vitally important landmark for the City of Carrollton. Perry was a key builder of Carrollton. He and his wife Sarah succeeded as pioneers in north central Texas. They can be considered the founding family of Carrollton. Their many descendants provided generations of leadership, including their grandson, Mayor Milburn Gravley. The site deserves to be a Recorded Texas Historic Landmark, recognized by the Texas Historical Commission for its important role in preserving evidence of pioneer life. As a museum, the site plays an invaluable role in educating the public about Carrollton's history and the life of pioneer farmers.

A. W. PERRY AND THE GROWTH OF THE CITY OF CARROLLTON

The history of the A. W. Perry house is one of frontier survival, subsequent family prosperity and civic participation that helped Carrollton grow as a city. Alexander Wilson Perry and his wife Sarah came to north Texas from Illinois, to land they probably considered previously unsettled and rather wild. Of course, the land had been traversed, hunted upon, intermittently occupied and enjoyed for centuries by Native Americans. The arrival of newcomers like the Perry family was the start of a new chapter.

Like many settlers in north Texas, they were lured by the promise of free land offered by the Texas Emigration and Land Company, usually called the Peters Colony. This organization was charged with settling the lands south of the Red River with people from the United States and Europe. They earned title to land by living on it, and building improvements like houses, fences, and fields. The Peters Colony's business practices were disorganized at best, dishonest at worst, but nevertheless, people came and settled.

The progress of the Perrys' pioneer experience is typical, but luckier and more successful than many. Their first claim at Trinity Mills was good land, with forest and water access, and on part of it A. W. was able to enter into a lucrative business deal beyond farming. He worked with the Witt brothers to build a mill, soon joined by a store. This enterprise served the majority agricultural population in two ways. Farmers could have the grain they grew milled into flour, for sale or home use. Though farm families grew and crafted many of the things they needed, they could not supply all their own needs and wants. They could shop at the store for the things they did not produce. In every frontier

agriculture area, small centers of commerce like this were established and often grew into cities.

Both A. W. Perry and the future commercial center of Carrollton moved slightly south in 1857. He acquired the land on which the current museum sits from another early pioneer, Joshua Lee, and relocated. Perry had begun expanding his land holdings soon after reaching Texas, and it proved to be a profitable strategy.

The house he and Sarah built on their new land was an impressive sign of success to their fellow pioneers. It was no mansion. Its small size is still visible in the foundation outline behind the current house. It was a clear improvement on the kind of temporary house new arrivals first built, often of logs. This house had attractive wood siding that had to be purchased from a mill, not formed by the farmer's ax as in the settler house. An 1895 photograph of the family gathered in front of the house clearly shows that it had windows with glass, decorative trim and was painted. These elements may not seem impressive now, but they certainly were on the recently raw frontier.



— Image above shows the original foundation outline still visible behind the main house

HISTORIC STRUCTURE REPORT

(Historical Report Continued)

A.W. PERRY AND THE GROWTH OF THE CITY OF CARROLLTON CONTINUED

Perry could imagine a new town growing in his new location. There was open land available, much of it his. He even drew and filed a plan with the state for “New Carrollton.” Many of the early settlers, like him, had come from the Illinois town of Carrollton. Trinity Mills was the leading town in the area at that time, but Perry could take some of the credit for that, so why not build a new one?

The actual determining factor was the railroad. This was common in the west. Where the rails came through, towns and cities prospered. The areas that were missed did not. By 1903 three rail lines ran through the Carrollton depot: the Cotton Belt, the MKT or Katy, and the Frisco.

Local goods like cotton and bricks could go to market, exciting consumer goods could arrive, and people could travel and bring new ideas back to Carrollton. Trinity Mills faded and was incorporated in the growing city.

In his life of civic activity, Perry promoted the growth of valuable institutions. He was an early member (joined in 1850) of the Union Baptist Church, the first Baptist congregation established in Dallas County. In 1884 he donated some of his own land for a church building, and then helped build it. By the time the church relocated downtown in 1911, (by moving the building he helped construct), he had established the first local cemetery on a nearby hill, which in 1920 grew onto the former church property. The first burial at the A. W. Perry Cemetery was his dear wife, Sarah, in 1896. He also donated land for an early school, a two-story structure completed in 1902. It was near a residential area he had developed.

Frontier settlements that grew into towns or cities can usually credit a group of early settlers and their descendants. Those families effective-

ly worked and donated for the growth of community institutions and organizations. They established the infrastructure for communication, transportation and commerce, with eventual manufacturing beyond the agricultural base. In Carrollton, the Perrys were definitely one such family, along with the Nix, Kennedy, Warner and Witt families, among others. As is often common, those families tended to intermarry. They also often followed the southern custom of preserving the wife’s maiden name in children’s given and middle names, making for a web of shared names among Carrollton’s leading families. It can be legitimately claimed that A. W. Perry was smart and hard-working, that he both gave to the community and prospered from its growth. His family continued the tradition.

THE PERRY FAMILY

Many pioneers had large families. Children were free farm labor. A. W. and Sarah Perry had 14 children and raised them in a two-room house. As was also common to the times, not all of them lived to adulthood. Two died under age ten. The next generation carried on the legacy of leadership and agriculture. A. W. Perry bestowed farmland on the children as they reached adulthood.

The fourth oldest son, Dewitt Clinton Perry, was the one to inherit the home place. A romantic, and possibly true story, says that he met his future wife, Francis Grimes, when her family stopped at the farm for water as they arrived in the area as new immigrants. However they met, they did marry. Breaking with the tradition of large families, they had only one child, Pearl, born in 1889.

Sarah Perry died in 1896 and her husband followed in 1904. The land was divided among the heirs and Dewitt and Sarah built their new house in 1909, the current museum house. By that time Pearl had married William Arthur Grav-

ley from Farmers Branch, and they lived with her parents. They already had Ella, the first of their nine children when the whole group moved into a tent so that the old house and its stone kitchen could be dismantled and the materials used in the new one.

Still standing today, the house was bigger than the original, and adhered to updated fashions. The height of the Victorian period had passed. The complex collection of multiple roof lines was a lingering influence of that style. The simple Ionic columns and lack of fussy decoration embraced the return to cleaner lines and classical forms that followed the elaborate Victorian. The building process combined frontier frugality-no use wasting good building materials-with a stylish show of the second generation’s rising fortunes. Note that Dewitt would have been able to purchase building materials and interior finishes more easily and cheaply than his father did in earlier times.

Pearl and William’s children continued the family tradition of active involvement in boosting the city. Pearl herself lived her whole life on Perry Road, first at the homestead and then with her growing family at 1106 Perry. As a child she walked along the railroad tracks to a one-room school on what is now Country Club Drive. William attended the same school, arriving on a mule from Farmers Branch, where his family were early civic leaders.

Pearl’s studies at Dallas Baptist College were cut short by her desire to marry in 1907. Unlike her Baptist grandparents, Pearl was a Methodist and the ceremony took place in the Methodist church. She and her husband and children attended the First United Methodist Church in Carrollton, and she later donated land to that church.

As Dewitt Perry’s sole heir to the homestead, Pearl was the one who donated the house and ten acres of land to create the museum. She

was justifiably proud of her family, and her contribution, just in time to be restored for the Bicentennial in 1976, recognized how intertwined her family history was with the establishment of Carrollton.

Pearl and William were fortunate in having nine children survive to adulthood, losing one in infancy. Son Wilton (1923-2018) eagerly left the farm behind at 17 to travel, then served during World War II, and returned to become a trained engineer and work in the oil industry.

Youngest child Milburn Gravley, (1931-2012) was a local businessman before entering politics. In 1966 he became the owner of an established family business, Gravley Hardware on the Carrollton Square. His children grew up in the store and one, Gary, took it over in 1981. The hardware store’s corner building was one of the earliest constructed. As it grew after 1900, the Square became the center of commerce and civic life, and the best place to people watch or visit with neighbors. Store owners like Milburn met the people of Carrollton and saw the effects of the operations of city government. Milburn also participated in social and civic organizations, such as the local Red Cross. Milburn had also served as city secretary before buying the store.

Milburn won a place on the city council in 1982 and became mayor in 1986. He served a total of 12 years with a brief break. He also participated in numerous organizations, on non-profit boards, and in government advisory positions. His life was an updated version of the service and commercial success of his grandfather, A. W. Perry.

HISTORIC STRUCTURE REPORT

(Historical Report Continued)

THE HOUSE AND FARMSTEAD

The 1909 house, surviving outbuildings and accompanying land give insight into life on a working farm. For all of his civic efforts and wealth acquisition through land trading, A.W. Perry was primarily a farmer. He raised both crops and livestock. Prior to the arrival of railroads, crops had limited commercial value as they were hard to ship to market, but they could be raised for family use and sale to town-dwelling people. Livestock was self-replicating, and might travel to market under its own power or be sold to neighbors and newcomers.

The house would have served as family home and the management center for the work of the farm. The current house, like the one before it, faced the road with the farm buildings and land stretching behind, a standard arrangement. The white picket fence seen in the 1909 photograph was a common sight on a respectable farm, delineating the domestic area and keeping out the livestock. Other fences would be less attractive and more functional for serious animal control. The fence defined the area in front of the house where the rougher aspect of farming and its labor would not be allowed.



— Image above is a historical photo circa 1921 of a typical flower garden for the period

The lady of the house might plant flowers there, but not vegetables, and the chickens would be elsewhere. Thus the family told the world that they understood the division between work and domestic life and maintained proper spaces for each.

The area outside the back of house was the traditional location for domestic work. Here the chickens did roam, looking for bugs and worms. The frontier housewife and her daughters and servants would do the laundry over an open fire, especially in the summer when they would not want the heat inside the house. The shaded porch would have been a comfortable place to snap beans, darn socks, or trim a son's hair.

The current set-up of this back area does not fully reflect the working nature of the original. The current lush lawn is probably inaccurate, but the space itself does suggest the idea of family and servants gathered there to work and socialize.

Only a minimal sampling of typical farm outbuildings remains. Such plentiful little structures, each serving separate needs of the farm, were a defining part of the agricultural landscape. Common farm buildings that are missing from the museum include a chicken house, dairy, blacksmith facility, firewood storage and outhouse. All of these answered the needs of domestic life and farm work. If any new construction can be funded on the site, a small outbuilding would be an affordable candidate with potential for both storage and educational/demonstration use.

The remaining outbuildings and reconstructed barn do help us see the life of the farm. The most valuable for giving a feel of life in the past may be the storm cellar. Visitor access to such a structure is problematic, but its existence is informative, even if only viewed from outside.

In the absence of modern forecasting, the sudden appearance of a tornado or "twister" was a constant fear. The cellar is located close to the house for ready access, but far enough away to prevent the house from burying it in the event of collapse. The presence of the cellar was a daily reminder of the unpredictable threats of nature and the clever but limited protection built by the family.

THE QUESTION OF SLAVE OWNERSHIP

The land attached to the museum barely gives a hint of how far A. W. Perry's holdings stretched out from his home. When the farm passed to Dewitt, those central holdings were not reduced enough that he could see the limits from his new home. How did the family get all the work done on the large farm? Numerous children were helpful, though Dewitt did not have that advantage. It is unlikely that he and Frances had only one child by design; here was probably a physical limitation. Because the Perry family had moved to Texas from Illinois, they faced a great change in local traditions: relocation from a state that did not allow slavery and had not done so historically to a state that did allow slavery and was culturally tied to the deep south. This was the experience of many pioneers to North Central Texas, the majority of whom came from the north and from border states such as Kentucky and Tennessee.

Tax records from 1862 show that A. W. Perry owned three slaves in that year. Though his family did have some history in Virginia, we must still ask how he came to participate in the southern tradition of slave ownership. In the absence of writing left by him, we will not know for sure, but it is still a question to explore. One consideration is the need for farm labor and the relative lack of hireable labor on a new frontier where every man could claim his own free land. Another factor would be assimilation.

Participation in slave-owning was embedded in the southern way of life, culturally and economically systemic, and Texas was its most westerly outpost.

Denton pioneer David J. Eddleman voiced one way of looking at this phenomenon. He observed the arrival of "many immigrants from many of the other states, even, from the most extreme northern states came many good families and settled in Texas, to whom, the southern institutions and customs were unknown, and strange, but, as a general thing, as soon as they were understood, were approved and endorsed, and such men became among our most esteemed citizen, and took their places in the ranks of our most cherished southern men." Failing to embrace southern ideals could limit a man's options in Texas, and even put his family's future in danger.

None of these considerations justify the practice of slavery or make it less evil. Anyone working at the museum or ever speaking on its behalf must face the question of how A. W. Perry could do good things for the city and also enslave people. In the absence of information about the enslaved people on the farm, their names, backgrounds, talents, families and legacies, it would be difficult to offer a meaningful interpretation of them on site, currently considered to be the best approach. It is necessary to be prepared to discuss the larger issue of slavery itself.

HISTORIC STRUCTURE REPORT

(Historical Report Continued)

**TIMELINE INFORMATION:**

1818: Alexander Wilson (A. W.) Perry born in Pope County, Illinois. None could have foreseen that he would settle the Texas frontier and he and his descendants become leading citizens of Carrollton.

Before 1841: The area had no American, Mexican or Texan inhabitants. Various Native American tribes passed through and hunted there. Members of the Wichita tribe were attracted to the river areas. The land was in its natural prairie condition, with minimal cultivation.

1841: John Neely Bryan settles along the Trinity River and draws a plan of the city of Dallas.

1841: The Republic of Texas contracts with the Texas Emigration and Land Company, or Peters Colony, to bring settlers to the north central Texas by giving them free land. Survey

1842-45: Despite the efforts of the Texas government, Native Americans remained in north central Texas and sometimes resisted settlers with violence, making the area less attractive to pioneers.

1844: Joshua and Margaret Lee arrive in Texas and begin to develop their land, the current museum site. They arrive with the first three of their 14 children.

1844: A. W. and Sarah Perry claim their first homestead, near forested bottomland along the Elm Fork of the Trinity River and additional prairie land. They arrived from Illinois, their home of several years after leaving the south, perhaps attracted by news of the Peters Colony offering a free section of land to married men.

1845: The mismanagement and general untrustworthiness of the Peters Colony comes to a head when settlers attack the office of Peters agent Henry Hedgcox. He escaped and settlers, perhaps including A. W. Perry, used various means to solidify legal claim to their lands.

1846: Both A. W. Perry and Joshua Lee begin acquiring additional land.

1850: A. W. Perry is issued a land certificate, acknowledging that he had made improvements on his land and lived on it, as required to earn ownership.

1851: Perry entered into a business relationship with Wade and Preston Witt, mill owners and operators, to build a new steam mill on his land, next to the river, which provided power. He sold them his interest within a year, and used his profits for land acquisition.

1853: The town of Trinity Mills was settled on Perry's land grant. Two miles northwest of Carrollton, for a while it outdid Carrollton and Farmers Branch in population and business, but then it declined, and became part of Carrollton.

1857: Joshua Lee transfers the rights to 560 acres including the museum land, to A. W. Perry.

c. 1857: Perry constructs a two-room house with center hall and service areas and a porch. It included glass windows, a bit of a luxury on the frontier because they were expensive and difficult to transport.

1860: Records show Perry had one farm laborer. His condition, hired or enslaved is not known.

1862: According to tax records, Perry owned three slaves. Two years later, the number was two. He was building wealth through land and through livestock, with 29 horses and a herd of 50 to 100 cattle.

c. 1860s: The Perry farm includes a detached kitchen, as was common to control heat, smells and risk of fire. It was unusual in being made of large, dressed stones. Perry may have learned the craft from his father, a stone mason.

1875: A. W. and Sarah's son, Sanford Commodore Perry, was killed in a gun fight at Poor's Tavern near Trinity Mills. He was 23 years old. The little settlement on land settled by the Poor family prospered by serving travelers. Susan Poor married Sanford's brother, John Harden Perry.

1878: First U. S. Post Office opened in Carrollton.

1878: A plat map of the town from the Dallas and Wichita Railroad Company credits Perry with laying out the town, including a place for a potential depot, on land he owned.

1880-81: Jay Gould buys the unfinished north-south Dallas and Wichita rail, finishes building it, and then sells it to the Missouri, Kansas and Texas (KATY)

1884: Perry donated land a quarter of a mile north of his house to build a church and school for the Union Baptist Church, of which he had been a member since 1850.

1889: Dewitt Perry, future heir to the farm, and his wife Francis, are blessed with the birth of their only child, Pearl, who would later donate the farm for a park and museum.

1895: A. W. Perry led the construction of a new Union Baptist Church, a white wooden building with a steeple in front.

1896: Sarah Perry died at the age of 72, outliving seven of her 14 children. She was the first person to be buried in what became known as the A. W. Perry Cemetery, the first in Carrollton.

c. 1900: Perry donated land at the intersection of Belt Line and Erie, near a new residential area, for the construction of a two-story school, which opened in 1902.

1900: Carrollton had 13 cotton gins, for the



— Images above of the root cellar and entrance
Photo credit: Fred Hight

HISTORIC STRUCTURE REPORT

(Historical Report Continued)

processing of one of its most abundant crops.

1904 Brick manufacturing begins in Carrollton, with the city's name imprinted on the product.

1907: Pearl Perry married William Arthur Gravley, of Farmers Branch. She was 18 years old. They met in school, and their courtship included moonlight rides in his buggy. Their marriage produced nine children.

1908: George Jackson published *Sixty Years in Texas*, about his family's experience emigrating to Carrollton from England when he was a child and the pioneers he had known. He praised all of the pioneers, and was especially flattering to A. W. and Sarah Perry.

1909: Dewitt and Francis built their new home, the current house. They lived in a tent during construction because they dismantled the old house and the stone kitchen for materials for the new house.

Post-1909: Dewitt built the extant storm cellar.

1911: The Union Baptist Church settled in a new home downtown—that is, they moved the existing building from Perry's land to a new location, in the tradition of pioneers who did not waste. Its former location near Perry's house reverted to his ownership.

1900-1913: The town square is built up, conveniently near the railroads and around a fresh-water spring. The square becomes the center of commerce.

1913: The town of Carrollton was incorporated, and the farm given its current address, 1509 North Perry Road.

1920: Perry's heirs enlarge the A. W. Perry cemetery by adding the land once used by the Union Baptist Church.

1921: 56 guests visited Dewitt Perry to cele-

brate his birthday, praising the food and cake made by Francis. The event merited mention in the *Carrollton Chronicle*.

1922: The Dallas-Denton line of the electric Texas Interurban Railway opened on the old KATY tracks. Those cities, with their stores, schools and jobs, became much more accessible.

1931: With the death of Dewitt Perry in 1930, the farm ceased keeping sheep by 1931. Perhaps only he had an interest in raising that type of livestock.

1955-1979: The family allowed the museum to use a small house south of the museum tract, until formalizing the museum's ownership of it. A cattle guard was built to allow human, but not bovine, access between the two tracts.

1968: Until this year, the Perry family kept horses on the land that is now the park area.

1967: Dewitt Perry's wife Francis occupied the house as a widow until her death in this year.

1975: Pearl Perry Gravley gave the house and ten acres of land to the City of Carrollton for a park and museum. She lived down the street at 1106 Perry Rd.

1976: Volunteers and the Bicentennial Commission completed some restoration work. This included landscaping, fence replacement, roof and window repair, exterior painting and electrical updating.

1986: Milburn Gravley, Pearl Perry Gravley's youngest son, was elected Mayor of Carrollton. He served 8 years, and then was reelected in 1996 and served two terms. He was a businessman who owned Gravley Hardware Store on the square.



THE A.W. PERRY HOMESTEAD MUSEUM / Photo credit: Ron Siebler

02

HISTORIC STRUCTURE REPORT

THE A.W. PERRY HOMESTEAD MUSEUM — CITY OF CARROLLTON, TX

ARCHITECTURAL REPORT



Architectural Report & Evaluation

DEWITT AND FRANCIS PERRY HOME AT THE A.W. PERRY HOMESTEAD – BUILT 1909

/ All chapter photos by Alicia Quintans, AIA

SITE

DESCRIPTION OF PHYSICAL APPEARANCE:

A low white picket fence surrounds the 1909 farmhouse, delineating the domestic area of the Farmstead, as was common on a working farm. A large canopy tree shades and partially covers the northeastern façade of the house, directly in front of the front gabled Parlor Room window. Other large trees mark the southeast and southwest corners, just inside the existing fence line. Smaller ornamental trees have been planted on the east side and north (front). A City of Carrollton historic landmark plaque is mounted on a pole at the eastern entry, inside the fence on left (south) side of the brick paver walk. A Texas Historical Commission marker, dedicated in 1976, was installed to the right (north) of the walk.

A planting bed and low plant material surrounds the front porch (east façade) and continues around both sides of the house. Taller shrubs have grown around the Dining Room bay window on the north side. Two condensing units sit on grade, behind the bay window, and are visible from the Kitchen window on the north side.

The original formal front lead walk was flagstone with concrete mortar from the front gate to the original concrete and rock front porch steps, according to the previous Historic Structures Report, prepared in 1985-86. The flagstone was locally quarried rock repurposed from the original kitchen structure (demolished in 1909). Brick paved paths, lead walks, steps and patio areas were installed as part of the 1986 stabilization project, as well as a wooden ramp on the west side for accessibility access.

The flagstone reclaimed from walkway was used to outline the footprint of the former 1860 Farmhouse. The 1985 HSR recommended delineation of the former Rock Kitchen in the same method, as well as archeological studies in this area.

Note: The 1985 HSR recommended that the steps be removed and re-constructed to match existing stone walk, and that the walk remain in place. A marker describing its derivation was also recommended.

SITE

RECOMMENDATIONS:

- The canopy of the large tree in front of the house shades the front section of the house and porch, and should be trimmed so that no limbs touch the roof or dormers.
- Plant material surrounding the porch should be kept low and at least 12" away from foundation, and could be improved with native and drought tolerant plant material, in keeping with the early 1900 era. Shrubbery on the north side of the house should be trimmed or removed so that the bay window features are visible. The plant material and irrigation has caused deterioration to the wood siding. Moisture in plant material or irrigation should be minimized around foundation.
- Condensing units should be screened with plant material, trellis or fencing – possibly in keeping with the existing picket fence aesthetic.
- The wood ramp installed in the 1980's shows areas of wear and decay. Wood floor boards are painted gray to match the porches and are in fairly good condition. Wood rail boards show signs of rot and decay. Possibly study a different design to move the non-historic ramp away from the house and allow a more subtle connection, further emphasizing 1909 from a modern period.

Architectural Report & Evaluation

DEWITT AND FRANCIS PERRY HOME AT THE A.W. PERRY HOMESTEAD – BUILT 1909

/ All chapter photos by Alicia Quintans, AIA

FARMHOUSE

DESCRIPTION OF PHYSICAL APPEARANCE:

Dewitt Perry was the 4th oldest son of A.W. and Sarah Perry, and married Francis Grimes in 1888. Sarah Perry died in 1896, and after A.W. died in 1904, the original 2 room wood farmhouse and stone kitchen structure were demolished so that building materials could be re-purposed for the larger house in 1909.

Free classic Victorian Queen Anne style references can be seen in the shape of the farmhouse design, yet the dominant Victorian period was ending by 1910. Queen Anne characteristics can be seen in the steeply pitch hipped roof, cross-gables, front-facing gable, gable ornamentation, bay window, asymmetrical façade, and wrap-around East porch. Door and window surrounds are simple, as common with Queen Anne, and window sashes are single pane 1 over 1. Exterior doors are elaborately carved with a single large pane of glass at the upper half. The bedroom door on the east side of the front porch, as well as the west porch doors appear to be Eastlake Style, a decorative style of ornamentation found on various Victorian styles, named after Charles Eastlake, an English architect and author of *Hints on Household Taste*, published in 1868.

According to Virginia McAlester's book, *A Field Guide to American Houses*:

"In the decade of the 1890's the free classic adaption of the Victorian style became widespread. It was but a short step from these to the early, asymmetrical Colonial Revival houses which, along with other competing styles, fully supplanted the Queen Anne style after about 1910."

Three other popular styles somewhat influenced this farmhouse. A small percentage of Colonial Revival styles resembled the asymmetrical free classic Queen Anne style, yet usually have dominant front entry features.

One-story Neoclassical cottages have hipped roofs with a prominent central dormer, colonnaded porches, ornate porch support columns (including Ionic capitals), boxed eaves with a moderate overhang, wide frieze band below the cornice (loosely based on Adam or Greek Revival precedents). Single-paned 1 over 1 windows and bay windows are also common details of Neoclassical houses. The first occurrence of Neoclassical was from around 1900 to 1920 and exhibited hipped roofs and elaborate, correct columns.

Greek Revival styles migrated South in the mid-1800's, along with settlers, and was a dominant style in American domestic architecture during this time. A popular style for public buildings, as well as stately mansions. With this Revival style, the front-gabled house was popularized, as well as the use of classical column orders. Doric, Ionic and Corinthian columns can be found in these styles. Square columns entered the styles, which were a loose representation of the more classic Greek and Roman precedents.



THE DEWITT AND FRANCIS PERRY HOME BUILT 1909 / Photo credit: Alicia Quintans, AIA

Along with these national styles the 1909 Perry Farmhouse reflects the local Texas vernacular and frontier culture, which likely contributed to the subdued decoration of the completed style. Re-purposing materials from the previous home also may have factored into the size and shape of the house. Decorative features of the farmhouse aided the exhibit of rising wealth with the second-generation farm owners. Scamozzi Ionic column capitals with angled volutes are made of plaster and horsehair. Smooth round wood front porch support columns are slender and proportional to a single-story porch and more common with later, post 1925 Neoclassical styles. Square rear porch support columns

are a rather crisp simplistic style, with applied wood moldings for capitals and base. Window and door openings have an applied crown on top of flat wood casing, which is similar to Queen Anne or Neoclassical cottage styles. Corner boards of the farmhouse are accentuated with pilaster treatments on the prominent gabled sides. Gabled end treatments are similar to Queen Anne style, known for wall texture variations and patterned wood shingles. The detailing also has a hint of Craftsman style, which began around 1905. The high rectangular windows at front and side gables are cased with angled flat boards, similar to Craftsman detailing.



Architectural Evaluation

ROOF

EXISTING CONDITIONS:

The main roof is a 12/12 hipped form, with four gables extending each direction. Gabled ends cover the front Parlor, back Kitchen, south Bedroom, and north Dining bay window. Three dormers allow windows and light into the attic, from the south, east and west. Dormers and gables replicate the main pitch. The front wrap-around porch with a curved corner on the northeast side has a single story roof with a more shallow pitch. The back porch and restroom are covered with a similar style and pitch as the front, with an added hip to terminate the southwest corner over the restroom. Note that the 1985 conjectured roof plan shows a shed end on the roof over restroom, yet the elevation is consistent with actual.

All roof planes are covered with composition shingle roofing. Two brick chimney flues extend above the roofline, yet the masonry below attic floor was removed as part of the 1985-86 Stabilization Plan. The masonry was salvaged for re-use, per plan. Remaining brick above attic floor was supported with new framing.

A 1985 HSR recommendation to add or restore a metal ridge row if historic justification was found, as it was appropriate to the 1910 Victorian period. The recommendation was implemented, yet there is no historic evidence of original metal ridges.

RECOMMENDATION:

- Existing composition roof and flashing appears in overall good condition. Buckled shingles are evident around the edge of the curved front porch roof. All edge flashing and flashing around dormers should be inspected and repaired as needed.

FOUNDATION

EXISTING CONDITIONS:

The house was relocated temporarily while a new structural support system was installed in 1985-86, as part of the Stabilization Plan, and 55 new square concrete piers were drilled into silty clay at approximately 15ft depth, or to 4500 PSF bearing as per soils report dated February 25, 1985. New termite shield and metal insect screening was called for and portions of the existing wood siding was removed, patched and repaired. New 1x8 perimeter wood base trim was installed and painted, and lower corner trim boards were cut, removed and patched. Deteriorated original siding around the perimeter foundation wall was not replaced, and an 18" deep crawl space was allowed, per the 1985-86 Stabilization Plan.

RECOMMENDATIONS:

- The current foundation condition is stable, and 18" deep crawl space has been maintained.
- Foundation insect screen and lattice has deteriorated and needs replacement. Alternative materials are available in lieu of lattice, which would not have been used at the time of significance. Prior to the foundation stabilization in 1986, exterior siding extended to grade and had decayed. This method was not replicated in the rehabilitation.



Architectural Evaluation

(EAST) FRONT ENTRY PORCH

EXISTING CONDITIONS:

The front covered porch curves around the southeast corner of the house, supported by six smooth tapered round wood columns and Scamozzi Ionic capitals with angled volutes, made of plaster & horsehair. The 1985 HSR states that all but two of the capitals were original at the time. Replicas were made to replace missing original capitals in 1976. One plaster column capital was broken and repaired.

The porch ceiling is beaded board, running the length of the porch, perpendicular to the porch floor boards. Porch floor-boards are tongue and groove painted (gray) pine, with exposed ends facing exterior. Boards are mitered at the curved corner, and a small piece is missing on the tip of the corner near corner column.

The Main Entry Door is believed to be original. The dark stained wood entry door features a large oval beveled glass center, with flanking wood and rectangular beveled glass sidelites. Exterior casing is stained to match the door, with a prominent cornice molding larger than windows and doors.

East Bedroom Door appears to be original and is stained wood in Eastlake Victorian style, with an oval top glass window and carved wood lower raised panel decoration. Exterior casing is painted trim and body color (white). Interior casing is stained. Notes from 1985 HSR indicate that this door was painted brown.

RECOMMENDATIONS:

- Columns are in relatively good condition, yet need gentle cleaning (not power washing) to remove dirt from capitals. The bottom ends of the round columns show swelling and peeling paint, due to exposure to weather. Peeling paint should be removed, wood examined for decay, and columns should be patched, primed and re-painted.
- All trim board joints are warped and visible at the curved porch beam and underfloor boards. Curved board skirting below the porch floor-boards should be replaced, due to deteriorated condition.
- Porch floor-boards should be examined for rot and decay and replaced if necessary with matching material. Existing paint should be lightly scraped and removed before re-painting. Priming the underside of porch boards is recommended. Boards that have lifted at the edge should be re-secured.
- Clean and/or repaint bead-board ceiling.
- Clean and maintain the exterior doors and hardware.

(WEST) BACK PORCH

EXISTING CONDITIONS:

The west porch connects the kitchen on the north and restroom to the south. Three 6-1/2" square columns support the outer porch beam.

The porch ceiling is beaded board, running the length of the porch, perpendicular to the porch floor boards. Porch floor-boards are tongue and groove painted (gray) pine, with exposed ends facing exterior.

Kitchen Door appears to be original and is stained wood Eastlake Victorian style, with an oval top glass window and carved wood lower raised panel decoration. Exterior casing is painted trim and body color (white). The wood panel supporting glass is cracked at the lower middle and shows evidence of prior repair attempt. Glazing is deteriorated.

The current Stair Hall Door might have been relocated from a different location during an earlier remodel. The original location of the door has not been confirmed. It appears to be an original door and matches the kitchen and east bedroom door. Glazing is deteriorated, and there are visible cracks around the edges of the glass. The 1985 HSF states: "Of the remaining exterior doors, only those at the kitchen and bathroom are original. These two doors have smaller oval single glass panes, but are similar in character to the front door."

A theory is that this door was originally in the South Bedroom and could have led to the West Porch. When a bathroom was added, it was relocated to the bathroom, then relocated to the Stair Hall during restoration, to utilize an original door. Such reuse is historically common.

RECOMMENDATIONS:

- Porch floor-boards should be examined for rot and decay and replaced if necessary with matching material. Existing paint should be lightly scraped and removed before re-painting. Priming the underside of porch boards is recommended. Boards that have lifted at the edge should be re-secured. Porch skirting below floor-boards needs repair, patch and paint.
- Clean and/or repaint bead-board ceiling.
- The northwest end of the porch beam and roof appears to be curving upward. This should be examined and repaired if possible.
- Consider methods to repair and prevent further decay or damage to doors.



Architectural Evaluation

EXTERIOR WALLS

EXISTING CONDITIONS:

Original exterior walls are framed with 2x4 wood studs, sheathed with 1x8 horizontal boards on both sides. Drop edge weather board siding is painted white, with 1x6 vertical trim at the corners, also painted white. Corner vertical trim terminates in a boxed cornice at each gable, with the same moulding detail as the square west porch columns and window/door cornice trim. Siding was patched and replaced where windows were shifted and removed on the West façade, prior to 1985. A window shown on the 1985 conjectured elevation no longer exists in the middle bedroom. Mis-matched siding was replaced as recommended in the 1985 HSR. Plugs are apparent on the exterior siding, where holes were drilled to allow insulation to be blown into the walls.

Gabled ends at East (front), and South (side) are the same size and have the same treatment, with patterned wood shingles, a rectangular window and upper shingled triangle. The dormer over the bay window on North (side) is smaller and has the same wood shingles and rectangular window detailing.

The West gable over the kitchen is clad with drop edge weather board siding, same as house body.

Three dormers have the same treatment, with siding on the open end triangle.

RECOMMENDATIONS:

- Siding and trim should be cleaned and loose paint lightly scraped to provide a smooth bondable surface. Caulk has been applied between the weather board siding. This method should not be repeated. Paint to further protect the wood from damage.
- Cut corner boards have separated and joints are visible.
- West-facing dormer sill needs replacement.
- Evidence of deterioration and decay is apparent at all wall to roof connections, including porches and dormers. Rotted boards should be replaced, and end grain should be primed to extend life of the siding. Flashing should be checked for weathertight enclosure and repaired as needed.
- Conjectured elevations from 1985 depict decorative wood shingles on vertical surface triangles of dormer gabled ends, including the rear kitchen gable. Each of these gabled end treatments are clad with siding to match house body. If evidence of this pattern and material could be further verified with photos pre-1976, it could be helpful with restoration recommendations. A consideration to add matching decorative shingles to match front and side gables could be explored for the west-facing gable. The dormer wall surfaces are too small for this treatment.

WINDOWS – EXTERIOR & INTERIOR

EXISTING CONDITIONS:

Typical windows are 2'-10" wide x 5'-9" high double-hung with single pane wood sashes. Typical sill height is 20" above finished floor. The Parlor, Sitting Room and Dining Room have 4'-0" wide windows with matching head and sill heights. The lower sash is a large fixed picture window, with a horizontal transom above. Much of the glass is original wavy period glass. Window sashes are painted on the exterior, stained on the interior.

Dormer windows allow light into the attic and are 2'-0" wide x 4'-8" high double-hung with single pane wood sashes. East and West dormers have paired windows, which sit above a 14" high bench. South dormer is smaller, with a single window and no bench. Dormer window sashes are painted on both exterior and interior surfaces.

Smaller rectangular fixed windows are in the gabled ends on the East, South and North facades.

RECOMMENDATIONS:

- Exterior paint should be lightly scraped and cleaned to a bondable surface. Repair any damaged glazing
- Interior wood sills have water damage due to window condensation. Sashes also have damage for the same reason. Interior sills and sashes could be protected with penetrating stain/sealer.
- Indow window inserts are interior storm windows, customized for window sizes. Museum Grade inserts provide UV protection, as well as thermal solar protection. This type of insert could be considered and estimated, and would not alter the original windows.



Architectural Evaluation

INTERIOR

EXISTING CONDITIONS:

The 1909 Farmhouse had eight original rooms on the first floor to include the Entry Vestibule, Stair Hall, Parlor, Sitting Room, Dining Room, Kitchen, South Bedroom, and West Bedroom. All original rooms have 11'-4" ceiling height with wallpaper on ceilings. Each room has a different wallcovering, installed after the 1985-86 Stabilization Plan was complete. Original gas lamps and lanterns were left in place and converted to electric operation.

The West wall West Bedroom has been modified. The 1985-86 plan drawing indicates a pair of windows facing the West Porch. These windows were removed from original locations, and the currently there is only one window in the center of the West wall.

A bathroom was added on the south end of the West Porch, and is accessible only from the porch. Ceiling height is 7'-9", and the current existing room includes a toilet and stainless steel sink built into a plastic laminate cabinet with upper cabinets above.

The Entry Vestibule houses the main entry door from the East Porch on the East wall, and features a cased wood opening on the West wall which is divided into three sections, with a passage portal in the central opening, flanked by wood wainscot ledge walls on each side. The top header extends the full width of the cased opening.

The main stair in the Stair Hall includes 18 stained pine treads to the attic. Stained newel posts on each end of the stair run terminate the 2" square and turned baluster posts and 4" wide wood handrail. The stained stair railing continues around the floor opening in the attic.

The Parlor features large picture windows looking to the East and North, with a 5'-3" wide pocket door opening to the Dining Room. Two 5-panel doors pocket into the thickened wall. The Dining Room has a bay window on the North wall, and a built-in wood hutch on the West wall. The casing and cornice trim of the hutch matches the window and door casing. Wood framed wavy glass doors and stained wood bead-board interior showcase vintage china on the upper shelves, with solid wood doors and drawers on the lower section.

The Kitchen is at the Northwest corner of the house, with a door leading to the West Porch. This door appears to be an original and is currently used to access the house from this side. Windows have been restored to the original size and operation. A wood-burning stove has been installed in the northeast corner and connected with a metal flue near the former chimney flue.

The Sitting Room features large picture windows on the East and South walls, looking to the East Porch. A diagonally placed wall in the northwest corner holds a fireplace, not original to the house, yet a period replica. The stained oak mantelpiece with beveled mirror over-mantle was a common stock early 20th Century design, found in many homes of the era. A sky blue tile surround and hearth complete the vintage look, with a cast iron firebox in the center.

The West Bedroom is a central room, positioned between the Stair Hall and South Bedroom. It could have historically served many purposes. The only window in the room is on the West wall, with a view to the West Porch. This window has been relocated to the center of the wall, and there is evidence in the 1985 HSR that windows on the wall had been modified. Previous plans show two windows instead of the current single window.

The South Bedroom shares a wall with the West Bedroom, where the interior door is located. There is an exterior door leading to the East Porch, and one window on the East wall. Another window faces South. The ceiling is damaged around a vent above the South window. The flooring in this room shows more damage than other areas of the house, and attempts have been made to repair the floor

It is believed that the Attic was originally used for additional sleeping rooms. Two bedrooms are identified, one being the main room at top of stair, and the other on the South side, currently used as an office. The remaining attic is unfinished and accessible through doors on each side of the West dormer.

Doors & Casing – 1st Floor:

- Typical interior doors are 5-panel stained wood 2'-8" wide x 6'-8" high x 1-3/8" thick. Casings on doors consist of 1x6 flat boards, with head molding and cornice molding above the 1x6 header board. The door casing includes a 13" high plinth block and cap molding. All interior casings are stained to match doors. Door hardware is original, as described in the 1985 HSR, with full-mortised locksets and pressed brass oval escutcheons and oval brass knobs.

Windows & Casing – 1st Floor:

- Windows are weighted double-hung one-over-one, with stained finish on interior sash, casing and sill. Casings on windows match doors and consist of 1x6 flat boards, with head molding and cornice molding above the 1x6 header board. Wood sill nosing extends to the outer edges of the jamb casing, with a 1x6 wood apron below the sill. The only operable windows are 2 windows in the Kitchen, which have been restored. Additional brass hardware was installed so that these windows lock in place.

Interior trim – 1st Floor:

- Typical baseboards throughout the main rooms consists of stained 1x12 pine with molding cap, cove shoe molding and quarter round at the floor. Corners are transitioned with tapered astragal corner moldings.

Flooring – 1st Floor:

- All rooms have the same original flooring, stained 3.25" wide flat grain pine planks. A closet under the stair has unfinished pine flooring. Fading and discoloration can be seen where floors are in direct sunlight most of the daylight hours. Pine thresholds are installed at each door opening.



Architectural Evaluation

INTERIOR

(CONTINUED) EXISTING CONDITIONS:

Wallcovering – 1st Floor:

- The current first floor rooms have wallcovering, selected and replaced after the 1985-86 Stabilization Plan was complete. Replacement wallcovering was believed to be selected from historic replica patterns of the early 1900's. The 1985 HSR recommended that "Samples of existing finishes and all layers should be found, documented and maintained for future review." If these samples still exist, they should become part of the museum display. Some of the ceilings have been re-papered and some paper was existing. The older existing paper is discolored at seams.

RECOMMENDATIONS

- Protection and maintenance of all existing features, including flooring, doors, windows, interior trim and millwork is extremely important. The early 20th Century material cannot be replicated or replaced. Current and future care-takers should be made aware of the significance and use proper cleaning methods as advised in The Secretary of Interior's Standards. <https://www.nps.gov/tps/standards.htm>
- Water damage is apparent on the walls below bay windows in Dining Room. Window seal should be examined and repaired if needed. Interior wood window sills show signs of water damage. A possible solution could be to prevent condensation or leakage.
- Door casings have been damaged through normal wear, especially at the opening from Entry to Parlor. The 3'-0" wide wood cased opening from Entry to Stair Hall is damaged at corners, likely due to furniture movement. Knicks could be repaired to restore this unique entry feature. The plinth block at the pocket door from Parlor to Dining Room has been patched with a mis-matched wood filler, and could be replaced with a more suitably sized block.

INTERIOR ATTIC

EXISTING CONDITIONS:

Doors & Casing – Attic:

- There are three doors in the attic, all are 4 paneled with 2 upper panels and 2 lower panels. Unlike the doors on 1st floor, these doors and casings are painted same as trim color. A 2'-8" wide door at the former bedroom (currently used as Museum Office) is cased with flat 1x6 trim, and provides a termination point for the stained wood stair base runner. The corner casing is clipped by the ceiling slope. Other two doors are 2'-0" wide x 6'-0" high, with flat 1x6 casing, and lead to unfinished space used for HVAC equipment and attic storage.

Windows & Casing – Attic:

- Dormer windows are 2'-0" wide x 4'-8" high double-hung with single pane wood sashes. East and West dormers have paired windows, which sit above a 14" high bench. South dormer is smaller, with a single window and no bench. Dormer window sashes are painted on both exterior and interior surfaces. Casing is 1x flat trim with an 8" flat divider trim between the paired windows.

Interior trim – Attic:

- Baseboards in the attic are painted 1x8 with molding cap and quarter round at the floor, a simpler version than the lower floor. Painted ceiling molding is installed at the transition from sloped ceiling to flat ceiling surface.

Flooring – Attic:

- Pine plank wood flooring is 3.25" wide, same as lower floor. There are signs of wear, yet the general floor condition is fairly good. Areas of deterioration are evident near the West dormer, between the attic HVAC/storage doors.

RECOMMENDATIONS

- Window benches below paired dormer windows were installed to conceal ductwork, and should be repaired or rebuilt.
- If the Attic becomes part of the museum exhibition space, wallcovering sample patches could be removed and replaced with compatible, uniform wallcovering. If original sample wallcoverings were salvaged, these could be added to the curated display. Lighting should also be reviewed for appropriate exhibit space use.

*Reference List

- *A Field Guide to American Houses*, by Virginia & Lee McAlester
- *Historic Structure Report (1985)*, prepared for A.W. Perry Homestead Museum
- *Stabilization Plan (1985)*, prepared for A.W. Perry Homestead Museum
- *Plans and Elevations (1986)*, prepared by James Pratt Architects for A.W. Perry Homestead Museum

HISTORIC STRUCTURE REPORT



Priority Recommendations for Repair

SITE AROUND FARMHOUSE RECOMMENDATIONS:



The canopy of the large tree in front of the house should be kept trimmed so that no limbs touch the roof or dormers.

Plant material surrounding the house perimeter and porches should be kept low and at least 12" away from foundation, and could be improved with native and drought tolerant plant material, in keeping with the early 1900 era.



Shrubs on the north side of the house should be trimmed or removed so that the bay window features are visible. The plant material and irrigation has caused deterioration to the wood siding. Moisture in plant material or irrigation should be minimized around foundation. Image 01

Condensing units should be screened with plant material, trellis or fencing – possibly in keeping with the existing picket fence aesthetic. Image 02



Outside the picket fence line at front entry near historic markers, shade prevents growth of turf and dirt is exposed. Rain and irrigation patterns cause dirt to collect on the lower portion of the picket fence. Shade tolerant ground cover or mulch in these areas would help the aesthetics of the front approach. Image 03



Light posts around the Farmhouse could use inspection and possible replacement of acrylic covers, yellowed from UV exposure. Image 04



The base of the light post at the Gravelly Tree Marker is loose and needs to be secured. Images 05 & 06

EXTERIOR OF FARMHOUSE RECOMMENDATIONS:



Roofing: Existing composition roof and flashing appears in overall good condition. Buckled shingles are evident around the edge of the curved front porch roof. All edge flashing and flashing around dormers should be inspected and repaired as needed. Image 07



The northwest end of the West Back Porch beam and roof appears to be curving upward. This should be examined and repaired if possible. Image 08, 09

HISTORIC STRUCTURE REPORT



Priority Recommendations for Repair

SITE AROUND FARMHOUSE CONTINUED

RECOMMENDATIONS:



Foundation insect screen and lattice has deteriorated and needs replacement. Alternative materials are recommended in lieu of lattice, which would not have been used at the time of significance. Removing existing lattice and installing a tight welded wire mesh (for rodents) & insect screen around the perimeter is recommended. Foundation piers could be painted or covered, depending on the appearance after removal of lattice. Image 10, 11



Fiberglass batt insulation should be removed from sub-floor. Improper installation has caused thermal issues and has fallen out of place. (ITO report Crawlspace #1)

Check unsupported lap joints and possible replace missing joist hangers at foundation structure. (ITO report Crawlspace #5)



East Front Entry Porch Columns are in relatively good condition. Gentle cleaning is needed to remove dirt from capitals and columns. The bottom ends of the round columns show swelling and peeling paint, due to exposure to weather. Peeling paint should be removed, wood examined and treated to prevent decay, and columns should be patched, primed and re-painted. Image 12



West Back Porch Columns have separated in some locations and the base molding needs to be repaired or replaced. Image 13



All porch base trim board joints are warped and visible at the curved porch beam and underfloor boards around perimeter of porches. Curved board skirting below the front porch floor-boards should be replaced, due to deteriorated condition. This is not original material. Image 14



Porch floor-boards should be examined for rot and decay and replaced if necessary (for safety) with matching material. Existing paint should be lightly scraped and removed before re-painting. Priming the underside of porch boards is recommended. Boards that have lifted at the edge should be re-secured. Image 15, 16, 17



Siding and trim should be cleaned and loose paint lightly scraped to provide a smooth bondable surface. Caulk has been applied between the weather board siding. This method should not be repeated. Paint to further protect the wood from damage. Image 18, 19



Clean and/or repaint bead-board porch ceilings.

HISTORIC STRUCTURE REPORT



Priority Recommendations for Repair

SITE AROUND FARMHOUSE CONTINUED RECOMMENDATIONS:



Corner trim boards were cut and replaced during previous repairs, and joints have separated. Replacement of lower trim board sections with concealed cut joints are recommended. Image 020, 021



West-facing dormer sill needs treatment or replacement. Check others for rot. Image 022, 023



Evidence of deterioration and decay is apparent at all wall to roof connections, including porches and dormers. Rotted boards should be replaced, and end grain should be primed to extend life of the siding. Flashing should be checked for weathertight enclosure and repaired as needed. Image 024, 025, 026, 027,



Clean and maintain the exterior doors and hardware. Consider methods to prevent further decay or damage to exterior wood doors.



Kitchen Door wood panel supporting glass is cracked at the lower middle and shows evidence of prior repair attempt. Glazing is deteriorated. Image 028, 029



Stair Hall Door glazing is deteriorated, and there are visible cracks around the edges of the glass. Image 030, 031, 032

Exterior windows: paint should be lightly scraped and cleaned to a bondable surface. Repair any damaged glazing. No significant damage or deterioration is apparent.

HISTORIC STRUCTURE REPORT

Priority Recommendations for Repair

SITE AROUND FARMHOUSE CONTINUED**RECOMMENDATIONS:**

The wood ramp installed in 1980's shows areas of wear and decay, mostly visible on guard rails and framing boards. Wood floor-boards are painted gray to match the porches and are in relatively good condition. If replacement is considered, an alternate ramp design would be recommended, to allow separation and a more subtle connection, further distinguishing 1909 Farmhouse from modern improvements. The current adjacency of the ramp to the back of the Farmhouse prevents observation of the actual wall at the house at this juncture. Image 09, 33, 34, 35

**HVAC SYSTEMS (ITO REPORT)**

- Check AC condensate drains. A drain line appears to connect to an untrapped section of sewer line.
- System drains to secondary condensate pans, with no drain to exterior. Installing drains to exterior is recommended, readily visible at soffit. Relocation of main condensate discharge is recommended, at a location above bathroom sink. (ITO report Crawlspace #10, HVAC Systems #1-3)
- HVAC Systems – 1st Floor – expected remaining life of AC is 10-15 years. Expected remaining life of Gas Furnace is 1-5 years. Consider replacing furnace. (ITO Report HVAC)
- HVAC Systems – Attic - expected remaining life of AC is 5-10 years. Expected remaining life of Electric Furnace is 10-15 years. (ITO Report HVAC)
- Water staining around vents/registers is likely due to duct design and vent cover type. Inspect and possibly replace vents. (ITO report HVAC Systems #8)

ELECTRICAL SYSTEMS (ITO REPORT)

- Double lugged neutral wires and breaker was observed. Current code allows 1 conductor per lug.
- A 220 breaker has a piece of wire as a tie. Replace with breaker type listed and labeled for such use.
- White wires have been used for hot legs on some of the 220 breakers. Red or black wires should be used or the conductor should be identified with tape or marking on both ends.
- Attic light fixtures were not operational. Change bulbs before trouble shooting.
- On exterior outlet on right side of house had no power. Two exterior GFCI receptacle did not trip when tested. Replacing exterior outlets with WR rated receptacles and enclosures is recommended.
- Electrical wiring (unsupported and on the ground) in the crawlspace should be properly attached to framing, and placed in conduit. (ITO report Crawlspace #8)

Priority Recommendations for Repair

INTERIOR OF FARMHOUSE RECOMMENDATIONS:



36

Protection and maintenance of all existing features, including flooring, doors, windows, interior trim and millwork is extremely important. The early 20th Century material cannot be replicated or replaced. Current and future care-takers should be made aware of the significance and use proper cleaning methods as advised in The Secretary of Interior's Standards. <https://www.nps.gov/tps/standards.htm>

Windows: Interior wood sills have water damage due to window condensation. Sashes also have damage for the same reason. Interior sills and sashes could be protected with penetrating stain/sealer. Image 36, 37, 38, 39



37

Water damage is apparent on the walls below bay windows in Dining Room. Window seal should be examined and repaired if needed. Interior wood window sills show signs of water damage. A possible solution could be to prevent condensation or leakage. Image 40, 41



40



41

Water damage is apparent on the ceiling wallpaper of South Bedroom, near the vent above south window. Condensation or water penetration should be stopped and a section of paper could be removed and replaced – or the damaged paper could be cleaned and left in place if original. Image 42



42

Indow window inserts are interior storm windows, customized for window sizes. Museum Grade inserts provide UV protection, as well as thermal solar protection. This type of insert could be considered and estimated, and would not alter the original windows. <https://indowwindows.com/>



43

44

45

46

47

Door casings have been damaged through normal wear, especially at the opening from Entry to Parlor. The 3'-0" wide wood cased opening from Entry to Stair Hall is damaged at corners, likely due to furniture movement. Knicks could repaired to restore this unique entry feature. The plinth block at the pocket door from Parlor to Dining Room has been patched with a mismatched wood filler, and could be replaced with a more suitably sized block. Image 043, 044, 045, 046, 047

HISTORIC STRUCTURE REPORT



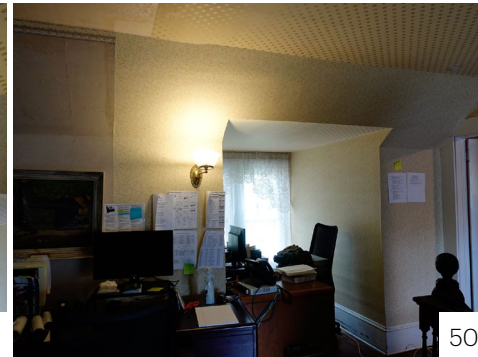
Priority Recommendations for Repair

ATTIC RECOMMENDATIONS:



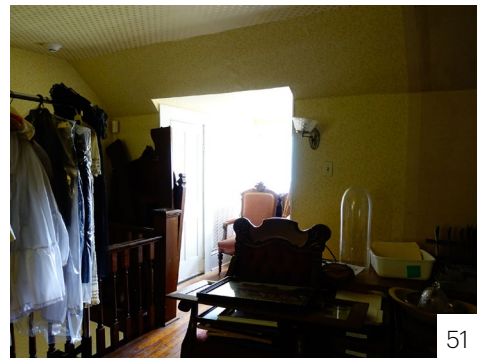
Vertical batt insulation has been improperly installed with the vapor barrier facing the unconditioned side of the building and is not properly fastened in place. Insulation should be replaced. (ITO report Attic #1)

Water staining on roof decking was noted in multiple locations. Check for active leaks. (ITO report Attic #2)



Rodent activity was observed. (ITO report Attic #3)

Improve attic ventilation. (ITO report Attic #5)



Attic window benches below paired dormer windows were installed to conceal ductwork, and should be repaired or rebuilt. Image 48

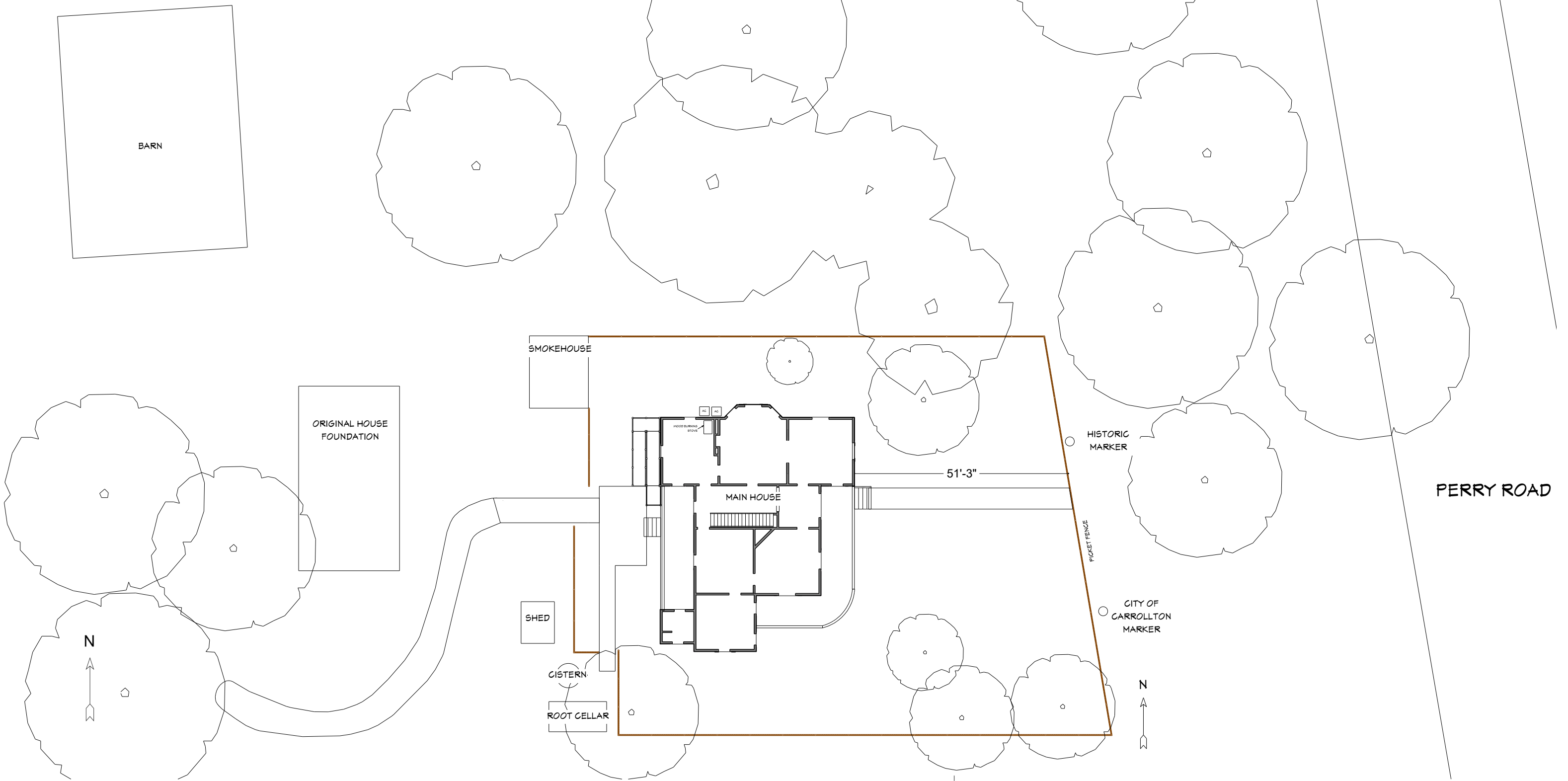
If the Attic becomes part of the museum exhibition space, wallcovering sample patches could be removed and replaced with compatible, uniform wallcovering. If original sample wallcoverings were salvaged, these could be added to the curated display. Lighting should also be reviewed for appropriate exhibit space use. Image 49, 50, 51, 52, 53, 54



HISTORIC STRUCTURE REPORT

- HISTORICAL
- ARCH**
- INSPECTION
- ACCESSIBILITY
- STRUCTURAL

Architectural Drawings

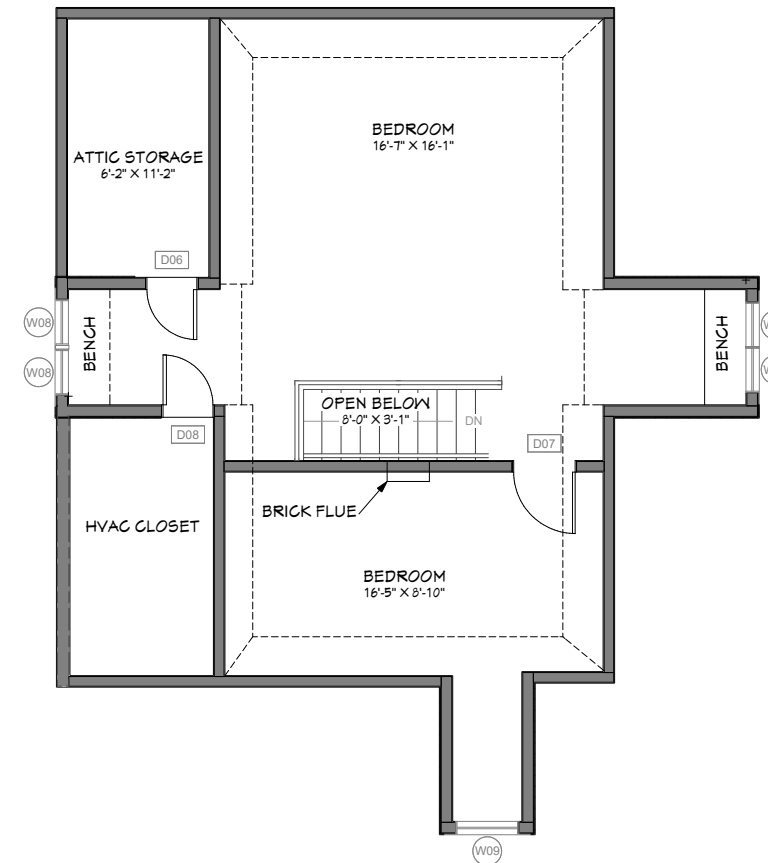
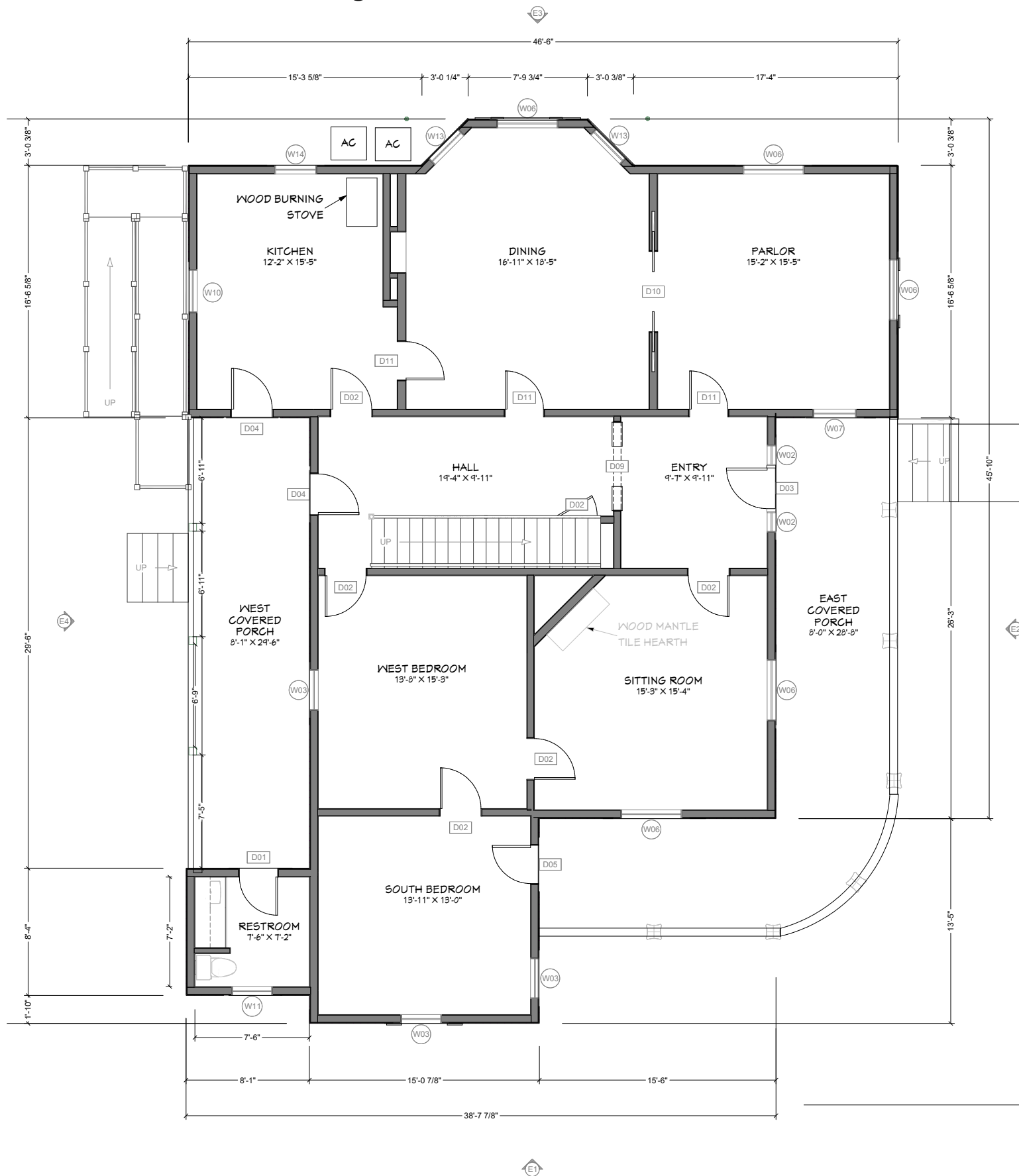


SITE PLAN

HISTORIC STRUCTURE REPORT



Architectural Drawings



SECOND FLOOR (ABOVE)

FIRST FLOOR (LEFT)



ROOMS	
AREA	SQUARE FOOTAGE
BEDROOM	192
BEDROOM	396
ATTIC STORAGE	82
DINING	304
EAST COVERED PORCH	377
ENTRY	105
HALL	210
KITCHEN	219
PARLOR	260
RESTROOM	68
SITTING ROOM	248
FIREPLACE	8
SOUTH BEDROOM	203
WEST BEDROOM	228
WEST COVERED PORCH	242
TOTALS:	3142

WINDOWS							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	SIZE	BOTTOM	EGRESS
W02	2	1	16"	84"	1470FX	0"	
W03	3	1	32"	68"	2858SH	22"	
W04	1	2	36"	38"	3032FX	13"	
W05	1	2	36"	32"	3028FX	7"	
W06	5	1	48"	68"	4058SH	22"	
W07	1	1	34"	72"	21060SH	18"	
W08	4	2	24"	53"	2045SH	12"	
W09	1	2	33"	62"	2952SH	2"	
W10	1	1	34"	68"	21058SH	22"	
W11	1	1	32"	70"	28510SH	11"	
W12	1	2	36"	43"	3037FX	9"	
W13	2	1	33"	70"	29510SH	22"	
W14	1	1	33"	68"	2958SH	22"	

DOORS					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
D01	1	1	30"	80"	EXT. HINGED-DOOR E19
D02	6	1	32"	80"	HINGED-DOOR P11
D03	1	1	32"	84"	EXT. HINGED-PERRYDOOR
D04	2	1	32"	80"	EXT. HINGED-PERRYDOOR
D05	1	1	30"	80"	EXT. HINGED-PERRYDOOR
D06	1	2	26"	80"	HINGED-DOOR P11
D07	1	2	32"	80"	HINGED-DOOR P11
D08	1	2	26"	80"	EXT. HINGED-DOOR E19
D09	1	1	69"	96"	DOORWAY
D10	1	1	63"	96"	DOUBLE POCKET-DOOR P04
D11	3	1	30"	80"	HINGED-DOOR P11

HISTORIC STRUCTURE REPORT



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

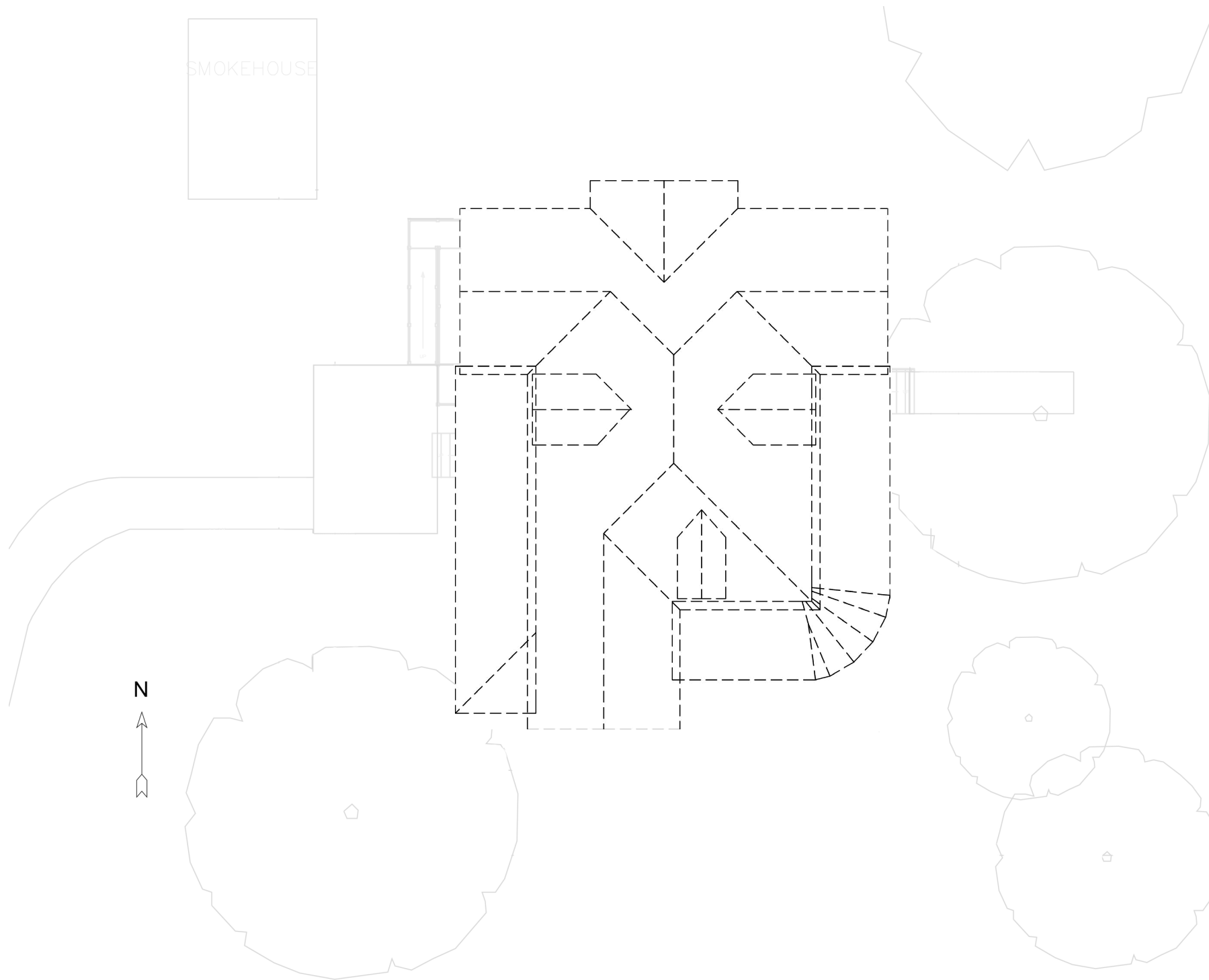


WEST ELEVATION

HISTORIC STRUCTURE REPORT



Architectural Drawings



RENDERING AT FRONT OF HOUSE



RENDERING AT BACK OF HOUSE

ROOF PLAN

03

HISTORIC STRUCTURE REPORT

THE A.W. PERRY HOMESTEAD MUSEUM — CITY OF CARROLLTON, TX

**INSPECTION
REPORT**

HISTORIC STRUCTURE REPORT

Inspection Report



Ito Group Home Inspections
120 E. FM 544, Suite 72
PMB 272
Murphy, TX 75094
Phone: 214-995-2363
E-Mail: inspector@theitogroup.com

Prepared For: Ron Siebler

Concerning: A W Perry Homestead Museum

By: Paul Ito, TREC 8608

9/2/2020

CRAWLSPACE

The foundation is a pier and beam with poured concrete piers and a combination of timber frame and dimensional lumber beams. Fiberglass batt subfloor insulation has been installed that prevented viewing much of the structure, electrical, and HVAC elements. Some of the insulation has fallen out and I was able to pull some aside to get a representative view. The following observations were made:

1. The batt insulation has been installed improperly with the vapor barrier facing the unconditioned side of the building and has not been properly fastened in place. As such, much of the insulation is falling out of place.
2. The piers are in good condition.
3. Wooden shims were used between the piers and beams. Steel shims are the preferred material, however replacing at this point may cause damage to interior surfaces.
4. The beams and floor joists are in overall good condition.
5. Unsupported lap joints and missing joist hangers were observed throughout.
6. Sporadic damage to the timber frame beams was noted that does not appear to have any significant affect to the performance of the beam was observed.
7. A small amount of prior termite damage/activity was observed. Please note that I am not a licensed pest control applicator and am only making a visual observation.
8. Electrical wiring was observed running directly on the ground through the crawlspace. It should be in conduit and/or properly attached to framing.
9. A small amount of plumbing was observed to be in operational condition with no obvious leaks.
10. There appears to be an AC condensate drain that connects to an untrapped section of sewer line. I was not able to confirm if this is active as it appears the both AC system condensate drains share the same discharge at the back left exterior corner of the building.



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HVAC SYSTEMS

Downstairs System: Trane – 4 Ton, Condenser manufactured in 2018, Coil Manufacture in 2018, Gas Furnace manufactured in 2005, Refrigerant – R410A. Expected remaining life of AC is 10-15 years, Expected remaining life of the furnace is 1-5 years.

Upstairs System: Trane – 3 Ton, Condenser manufactured in 2010, Coil manufactured in 2010. Electric Furnace manufacture in 2010, Refrigerant – R410A, Expected remaining life of AC is 5-10 years, Expected remaining life of the furnace is 10-15 years.

The life expectancy estimates are based on an average life cycle of 10-15 years for AC equipment and 15-20 years for heating equipment.

The following observations were made:

1. Both systems have secondary condensate pans that do not have drains to the exterior. There are condensate shutoff switches installed on both systems. Drains to the exterior of the house (typically at a soffit and readily visible) is recommended.
2. The piping for the main condensate does not have proper slope to effectively drain.
3. The systems appear to share a condensate drain pipe system that discharges to the back right exterior of the building. There appears to be an AC condensate drain that connects to an un-trapped section of sewer line in the crawlspace. I was not able to confirm if this is active. Relocation of the main condensate discharge to the bathroom sink above the trap is recommended if possible.
4. The systems were operational and appeared to be in good condition. The AC delta T for the downstairs system was 15 degrees and the delta T for the upstairs system was 20 degrees.
5. The filters are due for replacement. A replacement schedule of every 30 days should be implemented.
6. The ductwork in place is a combination of rigid metal wrapped in insulation and flexible duct.
7. The downstairs system return air is a rectangular duct approximately 12"x20" that runs through the crawlspace. The majority of the ductwork is in the attic spaces.
8. Water staining around vents/registers was observed. This is likely due to duct design and the type of vent covers in place.

ATTIC

The attic space is accessible from two walk-in entrances on the upper level and a small scuttle in the ceiling of the upstairs office. There appears to be approximately 10-15 inches of blown fiberglass insulation and 6-8 inches of vertical batt insulation. The framing is older style with ridge beam or collar ties. The following observations were made:

1. The vertical batt insulation has been installed improperly with the vapor barrier facing the unconditioned side of the building and has not been properly fastened in place. As such, much of the insulation is falling out of place.
2. Water staining on roof decking noted in multiple locations.
3. Rodent droppings and compressed insulation due to rodent activity was observed.
4. Water staining on ceilings at multiple locations noted. Some of the staining appears to be related to AC condensate issues and condensation buildup around vents/registers.
5. Insufficient ventilation of the attic space was observed. Improvements are recommended.

Inspection Report



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ELECTRICAL SYSTEMS

The electrical system is modern 3 wire sheathed cable. The breaker box is a 100 amp Square D panel located in the first floor storage closet. The following observations were made:

1. Double lugged neutral wires were observed. A double lugged breaker was observed. Current standards allow only 1 conductor per lug.
2. A 220 breaker has a piece of wire as a tie. Replace with breaker tie listed and labeled for such use.
3. White wires have been used for hot legs on some of the 220 breakers. Red or black wires should be used or the conductor should be identified with tape or marking on both ends.
4. The attic light fixtures were not operational, all other installed light fixtures were operational. Change bulbs first, then trouble shoot if necessary.
5. The sample of outlets tested in the house were operational. Polarity and grounding were correct on all tested outlets.
6. The exterior outlets are all GFCI receptacles. There is one outlet on the right side of the house that had no power and one GFCI receptacle that did not trip when tested. There is one GFCI receptacle on the left side of the house that did trip when tested. The outlets appear to be older, replacement with WR rated receptacles and enclosures is recommended.
7. The main service that runs from the meter to the breaker box is in conduit in the crawlspace.
8. Exposed sheathed wiring in the crawlspace is run directly on the ground. Securing properly to floor joists or beams is recommended.

PLUMBING SYSTEMS

There is a bathroom located at the back-left corner of the house. No other plumbing systems are present. No obvious leaks were noted in the crawlspace. Black iron gas pipes were observed, corrosion on the gas pipes noted. Pressure testing of gas lines was not performed.

ACCESSIBILITY REPORT

04

HISTORIC STRUCTURE REPORT

THE A.W. PERRY HOMESTEAD MUSEUM — CITY OF CARROLLTON, TX

Accessibility Report

THE A.W. PERRY HOMESTEAD MUSEUM, MUSEUM GROUNDS, AND ACCESSIBILITY

/ All chapter photos by Brian Bristow, RAS 1066

A.W. Perry Homestead Museum, and Museum Grounds: Accessibility Regulatory Influences, Namely the Texas Historical Commission and The Texas Accessibility Standards

The purpose of this report is to observe, record, assess and report the level of accessibility provided at the AW Perry Homestead Museum and Museum Grounds and make recommendations for improvements and does not constitute a regulated project review or inspection of the property.

The Texas Accessibility Standards, or the TAS, is Texas' accessibility design standard equivalent of the accessibility standards of the Americans with Disabilities Act. The 2012 TAS is as stringent as the ADA design standards and is the guiding set of standards applied to this assessment of the A.W. Perry Homestead Museum and museum grounds.

Certain historic buildings or properties facilities are exempt in certain ways from the TAS, if such facilities meet the TAS definition of a qualified historic building or facility. A qualified historic building or facility is one that is 1) listed in or eligible for listing in the National Register of Historic Places, or 2) is designated as historic under state or local law, that is as a Recorded Texas Historic Landmark (Texas Accessibility Standards (TAS 106.5.52)).

The Perry Homestead Museum is historic in a local sense as an example of a vintage house of the early 1900's. The homestead* is listed with the Texas Historical Commission in the THC's historic marker program with a subject marker which tells the story of the Perry family as settlers and their development of the property as their residence. Subject markers are not architecturally focused in the way a Recorded Texas Historical Landmark (RTHC) marker is.

Subject markers place no legal restriction (e.g., protection) on the use of the property or site (although the THC must be notified if the marker is ever to be relocated). Because it is not a recorded historical property, the Perry Homestead Museum and museum grounds is subject to the accessibility requirements of the Texas Accessibility Standards and where an item-by-item variance from the TAS is not granted, alterations should be made to bring the house into compliance with the TAS if feasible. Variances from the TAS should be sought any time a contemplated alteration to the property would negatively impact the historic character of the property. As a best practice, any significant alteration to the house should be preceded by consultation between the city historic preservation officer and the state (THC).

**For this assessment, the term "homestead" refers to the museum building (house) and the land immediately surrounding it. (see Map 1 at right)*



Map 1

Accessibility Report

INTRODUCTION & PREMISE OF REPORT

A mobility-challenged person may intend to visit the homestead property, the home or both, which are located within the south area of Carrollton's Graveley Park, at 1509 North Perry Road. Since the ultimate visitor experience is the exploration of both, an assessment of the homestead and the house is considered together in a mostly sequential fashion, beginning at the vehicular entrance to the property and concluding with a tour of the Perry home.

The geographic limit of this assessment is 1) the circular walkway around the barn and the gazebo, north and west of the Perry home, 2) Perry Road along the east side, and 3) the south picket fence line along the south boundary. Pedestrian infrastructure in the Perry Road right-of-way is under the management of the Carrollton Engineering Department, nevertheless observations and commentary are offered in this assessment where consideration of them is relevant to the accessibility of the homestead and home.

The Perry House (Museum) is open to the public on Tuesday, Wednesday, Thursday and Saturday from 11:00am to 1:00pm. The house and the gazebo are the only structures that are open to the public during business hours. The restroom at the back porch is not for public use.

Private events and rentals are scheduled outside of the Museum's regular hours and the interior of the house and other secured structures are not open during such times. Currently, the wrap-around porch/veranda of the Perry House can be rented for weddings, family reunions and special programs. The grounds around the barn are also available for rent for the same types of use. Port-o-lets or offsite arrangements are required for restroom needs of renters.

ASSESSMENT ORGANIZATION

To the extent possible, the assessment narrative presented is in a sequential order, as might be the experience of a person with accessibility needs visiting the property. Accordingly, the narrative begins at Perry Drive and proceeds to the accessible parking, walkways and so on until the interior of the house is being visited.

Note: Several site features are minimally addressed in this evaluation as they are not currently programmed as historical elements which if interpreted historically with public information in the future may suggest the use of accessible wayfinding and informational signage, and accessible route improvements to them:

- original spring fed well
- gas light plant building (now used for storage)
- barn structure (exterior viewing only)
- root cellar
- smokehouse (storage now used for storage)

SITE ACCESS

PERRY DRIVE SIDEWALK (IN STREET RIGHT OF WAY)

The adjacent sidewalk along the west edge of Perry Drive is part of the public network of accessible routes (TAS 206), and its cross-slope and running slope along the study area appear to be within the 2% and 5% maximum slopes respectively. Paved pedestrian site access ends at the two approaches of the sidewalk to the vehicular driveway. It is noted that from the public sidewalk along Perry Drive there are no site arrival points that connect to exclusively pedestrian route(s) into the property; rather a pedestrian must turn into and use the vehicular driveway which is an unsafe condition that should be eliminated.



(Perry Drive Sidewalk)

SCHOOL ZONE WARNING SIGN

A flashing school zone warning sign is set in the sidewalk just south of the entrance driveway, and features sign blades that are very close to the limits of the adjacent accessible route. These sign blades could injure an inattentive or distracted pedestrian. A section of sidewalk adjacent to the sign provides enough pedestrian maneuvering space (36" width) to pass it however passage is practically and safely limited to one pedestrian at a time.



(School Zone Warning Sign)

Accessibility Report

VEHICULAR DRIVEWAY ENTRANCE (STREET RIGHT OF WAY)

The driveway “dustpan” allows for unsigned, non-sigaled pedestrian crossing of the driveway, however, it has a cross slope that exceeds the maximum 2% allowed. This condition is typical of many driveways, yet it must be noted that at the entrance driveway it means that the accessibility of the sidewalk ends and does not extend across the driveway. An excessive cross slope in the vehicular entrance pavement intended for wheelchair users creates a potentially dangerous condition, particularly if sloped toward the street and in situations where the wheelchair user does not have complete control of their device.



(Vehicular Driveway Entrance)

ACCESSIBLE ROUTE

At the time of this report, there is no accessible route into the property from the public sidewalk. A pedestrian entering or exiting the site at the entrance drive is forced into vehicular traffic and follow the drive to the ramp at the accessible parking spaces in the parking lot, or to the public sidewalk if leaving. This is the result of a lack of enough space to establish an accessible route along either side of the driveway at Perry Drive, created by two prominent monument signs that flank the driveway. These signs are only 24 inches from the back of the adjacent driveway curb (an accessible route must be a minimum width of 36 inches (TAS)).



(Monument Sign at Drive Entrance)

PARKING/ACCESSIBLE PARKING

GENERAL

The parking lot is an original site vehicular way, constructed at the time the homestead and house became public property. The configuration of the parking spaces are arranged to preserve several large shade trees around the lot.

PARKING STALLS

There are 20 parking spaces available at the property, of which two are striped for accessible parking and are the site arrival points (TAS 206.2.1) for the visiting motorist. There are two reserved parking stalls which are adequate for the total number of parking stalls provided (1 space where stall count is from 1 to 25, TAS Section 208.2, plus 1 van accessible space, TAS 208.4 (one per every 6 accessible stalls). The stall closest to the Perry House is of sufficient width (11 feet) to be reserved as “van accessible.” (TAS Section 502.2).

The designated accessible parking spaces are appropriately the closest spaces in proximity to the Perry House yet are not accessible to the house along the shortest possible path. It is therefore imperative to establish a more direct route from the parking to the house.

ACCESSIBLE PARKING STALL DEMARCATION

These stalls are adjacent and share a common access aisle (8-feet wide), which complies with the 96-inch standard minimum width where a car and a van share the aisle. Striping color and means of marking are not regulated by the TAS.

Each reserved parking stall has a sign that designates the stall as such. The signs are installed 12 to 15 feet from the head-in curb. There are currently no secondary or sub-signs that indicate that a stall is van accessible.

The painted striping and universal accessibility symbols painted in the stalls are visible but are worn and fading.



(Accessible Parking Stall Demarcation)

Accessibility Report

ACCESSIBLE PARKING CURB RAMP

A single, 4-foot wide ramp is formed into the adjacent pedestrian walk at the head-in curb. Ample landing area is provided at the top of the ramp. The side “flares” of the ramp are excessively steep and there is no contrast in material in the ramp to differentiate it from the integral pedestrian walk. The ramp and pedestrian walk are both constructed of exposed aggregate (pea gravel texture) concrete which is an acceptable and TAS-compliant “firm and stable” surface.



(Curb Ramp)

PAVEMENT SLOPE

The slope of the pavement throughout the reserved parking stalls and access aisle is TAS-compliant (Section 406).

The city can make these reserved parking stalls truly accessible by implementing several changes to the ramp and posted signs.

EXISTING PEDESTRIAN ROUTE FROM PARKING TO REAR OF PERRY HOUSE MUSEUM

There is currently one pedestrian route from the parking lot to the Perry House which is intended for general and accessible needs. This level to gently sloping route includes a 72-inch wide concrete walk (TAS Section 403.5.3 requires 36-inch minimum) which encompasses most of the homestead grounds, proceeding north and west from the accessible parking, past the gazebo, around the barn, around the former house foundation ruins, and finally to a brick “plaza” and the accessible switch-back ramp which is connected to the back porch. Numerous single-bench seating areas extend off the main walkway and several civic and dedicatory plaques are mounted beside the walk.

Most of the walkway slopes are acceptable and compliant with the maximums prescribed by the TAS. These are the running slopes (5% slope or less) and cross slopes (2% or less) (TAS 403.3). There are several areas that have cross-slopes exceeding the TAS criteria for accessible routes. The pedestrian route does not have posted directional or wayfinding signage at this time that would indicate the direction of travel to the point of accessible entry to the Perry House.



(Pedestrian Route from Parking to Rear of House)

Accessibility Report

PEDESTRIAN ROUTE FROM PARKING TO FRONT OF PERRY HOUSE MUSEUM

The walkway from the accessible parking to the front entrance of the Perry House is accessible in terms of width and slopes and pavement surface, however the front entry of the Perry House is not accessible. Numerous single-bench seating areas extend off the main walkway and several civic and historic plaques are displayed beside the walk. The furthest extension of the main walk ends about 100 feet short of a vacant property south of the homestead property.

At the front of the house, a 72-inch wide red brick-paved walk (also accessible in terms of physical characteristics) passes through a picket fence that surrounds the Perry House. This brick walk extends to brick steps that ascend to the wrap-around front veranda/porch and main public entrance to the house. Accessibility ends at the steps as there is not a ramp at the front of the house.

Roughly mid-way between the parking lot and the front of the house, an extension off the walkway to the right (west) leads to a bench underneath a mature shade tree. This walkway can provide a new and shorter accessible route from the accessible parking to the ramp and porch at the rear of the Perry House by continuing the paving through the picket gate at the northwest corner of the fenced yard area around the house and to the brick plaza and existing accessibility provisions (i.e., ramp etc.) at the rear yard. Consulting an arborist can help to determine the best way to route the walk extension to minimize damage to the shade tree.



(Pedestrian Route to Front of House)

ACCESS TO HOUSE VIA BACK PORCH

From the brick plaza at the back of the house, the accessible route connects to the rear porch of the house by way of a switch-back ramp. The property manager (Museum Curator) indicates that the ramp was constructed 7-8 years ago.

The ramp is mostly compliant with the current TAS Standards (TAS 303.4, 405). Ramp slopes, clear width, railing type and dimension, railing mounting height and gap (between rail and backing rail) are compliant.

The change in direction at the mid-level of the ramp necessitates that the landing where the change in direction occurs have a clear dimension of 60 inches by 60 inches. The existing landing has sufficient width (long side of the landing) but is non-compliant in depth (dimension running parallel to ramps). (TAS 405.7)

The rail extensions at the bottom of the ramp are in compliance with TAS, and the landing elevation divides the climb into two, relatively short rampways that do not exceed the TAS maximum 30-inch ramp height. A 12-inch rail extension is not required at the turn of the switch-back ramp. The lower rail of the wooden architectural railing runs parallel to the ramp slope and is approximately 12 inches above the ramp surface. TAS requires that a ramp have continuous edge protection that is less than 4 inches above the ramp surface to keep wheelchair casters and walking canes from slipping off the ramp edges. (TAS 405.9.2). Currently there is no edge protection along the ramp outer edge.

The top landing connected to the back porch is a change in direction in the path of travel and is non-compliant and should have a clear width minimum of 60 inches by 60 inches (TAS 405.7) as well as railing extensions at the porch. There is a vertical separation between the top landing of the ramp and the elevation of the back porch. This separation exceeds the ½ inch maximum threshold allowance. (TAS 404.2.5).

The ramp decking is constructed of tongue and groove lumber and the back porch is also constructed of tongue and groove lumber. The decking is weathered and sagging in various locations. The slope of the porch is sloped so that rainfall is dispersed to the plaza below. While the slope is beneficial in that regard, it is 3-4% and exceeds the cross slope of an accessible route, which is important to consider if the bathroom or any re-purposing of that room at the south end of the porch is to be public in the future. There is no edge protection on the outer edge of the porch and the drop off to the ground below is approximately 30 inches.

Accessibility Report

From the porch, access to the interior of the house is by way of a single door at the north end of the porch. Programmatically, the door is left closed during facility hours of operation. Door hardware is an attractive and vintage type (twist-type glass turn knob). The threshold of the doorway is not TAS-compliant and is approximately 3" to 4" high from the porch deck elevation. The door is manually opened (and closed) and it is reasonable within the scope of this evaluation to assume that the pressure to open and close it is minimal. The door hardware (knob) is vintage and requires twisting and is not TAS-compliant.



(Access Ramp to Back Porch)

PERRY HOUSE INTERIOR (LOWER FLOOR)

A tour of the interior of the Perry House confirms that there is a potentially continuous accessible route throughout the facility on the first floor. One can move from room to room in sequence to see professionally displayed furniture and artifacts of the Perry family and their place in Carrollton's history. Each room is fully furnished and the doors connecting all of the rooms remain in the open position at all times.

Each room on the first floor has a well established tour route by virtue of the placement and arrangement of the items displayed. Inside each room the route is at least 36" wide. Doorway openings throughout the first floor are 32 inches in width except for the door connecting the entry vestibule and the south adjoining bedroom which is 31 inches wide. Vintage wooden thresholds at the doorways are 1 to 2 inches high above the floor elevation (not TAS compliant) and can limit or restrict the independent wheelchair user's passage from one room to another. In general the clear floor space created in each room by the display configurations are adequate for wheelchair maneuverability, although some floor spaces are not wheelchair accessible, for example between a bed and a wardrobe. Nevertheless, a wheelchair user can in all cases get to within a few feet of any space in any room. A Persian rug is noted in the dining room and was found to be less than 1/2 inch in relief above the floor surface. The exit door to the back porch in the rear, is flanked by furniture on both sides. A pie-cabinet is adjacent to the latch side of the doorway which by TAS Standards must have a side clearance of at least 12 inches and a clear floor maneuvering area extending 48 inches from the door into the room. The door hardware (knob) is vintage and requires a twisting motion to operate and is not TAS-compliant.

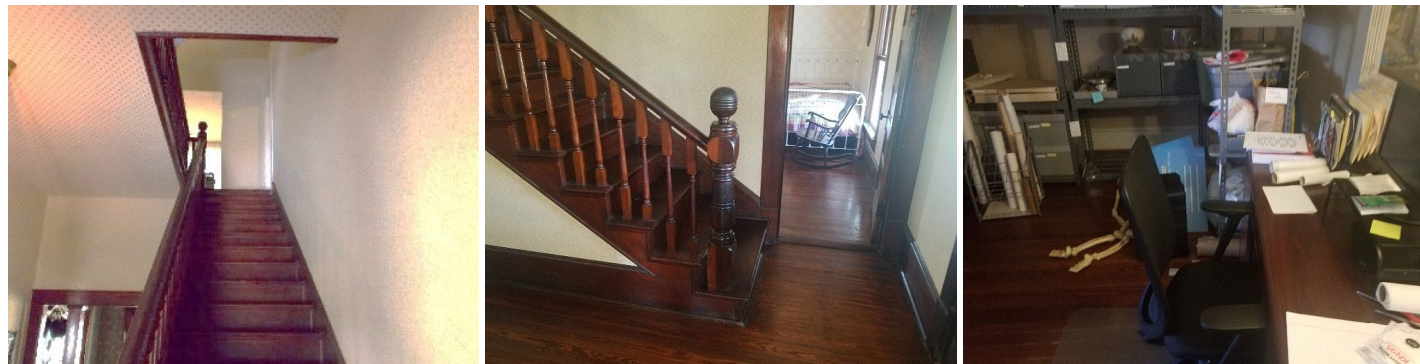


(Perry House Interior, Lower Floor)

Accessibility Report

PERRY HOUSE INTERIOR (UPPER FLOOR)

The upper floor of the Perry House can be accessed by way of a stairway (no landings) and is not open to the general public. Rather, it is used part-time for staff office space, as well as storage and HVAC mechanical equipment- and is loosely fitted with an informal arrangement of moveable desks, chairs, shelves, filing cabinets and other furnishings. The space is occupied by the Museum Curator who oversees public access to the house and its programming. Additional staff for the Perry House, if hired would reportedly be officed offsite due to insufficient space.



(Perry House Interior, Upper Floor)

FRONT PORCH

The front door threshold, like those throughout the house exceeds the ½ inch TAS maximum height above the floor. Front door hardware (knob) is vintage twist type knob and is also not TAS-compliant). The front porch of the Perry House accessed via the house front door as well as from the front yard and is one of many visual and spatial character-giving elements of the house. The decking of the porch is about 21 inches above the ground below and has no railing or edge protection to keep persons from falling to the ground below.



(Front Porch)

BACK OF HOUSE

Behind the Perry House is an assortment of site features that include:

- Storm cellar and well/cistern - These may be reached by a 48-inch-wide brick paved walkway extending from the rear brick plaza. These are static, unprogrammed site features. There is no turnaround space (60" by 60") for a wheelchair user but are "dead-end walks."
- Raised planter garden beds – These are static, unprogrammed site features not used by the public at the time of this assessment.
- Storage or general outbuildings (former gas-production and smoke houses). These are utilitarian site features not used by or intended to be accessible to the public. This assessment makes a few recommendations/suggestions for adaptive reuse of these structures, e.g., for office or restroom use, however such reuse will require further study to determine feasibility.
- Ruins/remnants of the original 1857 Perry Pioneer House foundation perimeter. This is a static, unprogrammed site feature.
- Barn – The barn is a replication of a vintage barn that would possibly have existed at the time the homestead was occupied by its prior inhabitants. It is not programmed and is closed to the public. A dedication plaque is mounted on the east wall.
- Gazebo – The gazebo is a public gathering and seating area overlooking the park to the north of the homestead. It may be programmed for photography shoots, other limited and small groups. A part of the brick path leading to it has a cross slope in excess of the 2% maximum specified by the TAS.



(Back of House)



Recommendations (Accessibility)

SITE ACCESS

- Consider no disruption to the existing monument signs, and...
- Establish two points of pedestrian access to the property (See Map 1):
 1. South of the drive, penetrate the split rail fence with an accessible connector walk from the Perry Drive sidewalk at the southeast corner of the property to the walkway that approaches the entrance path to the front of the Perry House, and
 2. North of the drive and the parking lot, connect the sidewalk to the widened walk that passes the parking lot and leads to the Perry House, with an accessible connector walk.
- No less than one accessible route must be established between the public sidewalk and the accessible entrance to the Perry House. (TAS 2.6.1).
- Provide accessible directional/wayfinding signage along all accessible routes in the study area.
- Currently the continuation of the sidewalk across the driveway, slopes to drain stormwater into the street with a gradient that exceeds the maximum allowable 2% cross slope (TAS 403.3). To optimize accessible pedestrian movement along the property frontage, consider reconstructing the sidewalk curb ramps at the driveway to provide accessible crossing of the driveway. (Assumes that drainage and slope patterns also allow reconstructing/regrading the “dustpan” area of the entrance drive). (TAS 406, 406.6; consult city Engineering Department)
- At any curb ramp along Perry Road, ensure that ramp pavement integrates textural and visual contrast (TAS 705) with surrounding pavement surface to warn pedestrians of vehicular traffic. Ramp construction should conform to the dimensions and slopes (TAS 406) required for accessibility.

PARKING/ACCESSIBLE PARKING

- Ensure that no fewer than 2 accessible spaces are always located on the shortest pedestrian route to the Perry House among all other parking stalls (TAS 208.3.1). The two existing spaces is sufficient for expansion of the parking facility up to and including a total of 50 spaces.
- The two “reserved” signs clearly designate the stalls as accessible (TAS Section 502.6). Each sign contains the ISA (International Symbol of Accessibility). The sign stall closest to the Perry House should be supplemented with a separate “van accessible” sub-sign mounted below the main sign, on the same signpost. The bottom edge of any of any sign should be 60 inches above the adjacent walkway pavement. Consider relocating the signs from the grass area to the pavement to enhance sign recognition and streamline mowing in the area.

(PARKING/ACCESSIBLE PARKING Continued)

- The curb ramp at the head of the shared access aisle between the two stalls should be removed and replaced with a new integral ramp that incorporates TAS-compliant (Sections 405 and 406) ramp and flared side slopes, as well as compliant dimensional characteristics that include a landing (The landing clear length shall be 36 inches minimum. TAS 406.4) The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.) at the top of the ramp. Flared side slopes of the ramp should be 10% or less. The ramp should also incorporate contrasting pavement texture and color to distinguish it from adjacent non-ramp pavement. The City of Carrollton Engineering Department may provide a city-standard TAS-compliant ramp design.
- Re-stripe the stalls and access aisle in accordance with city standards.

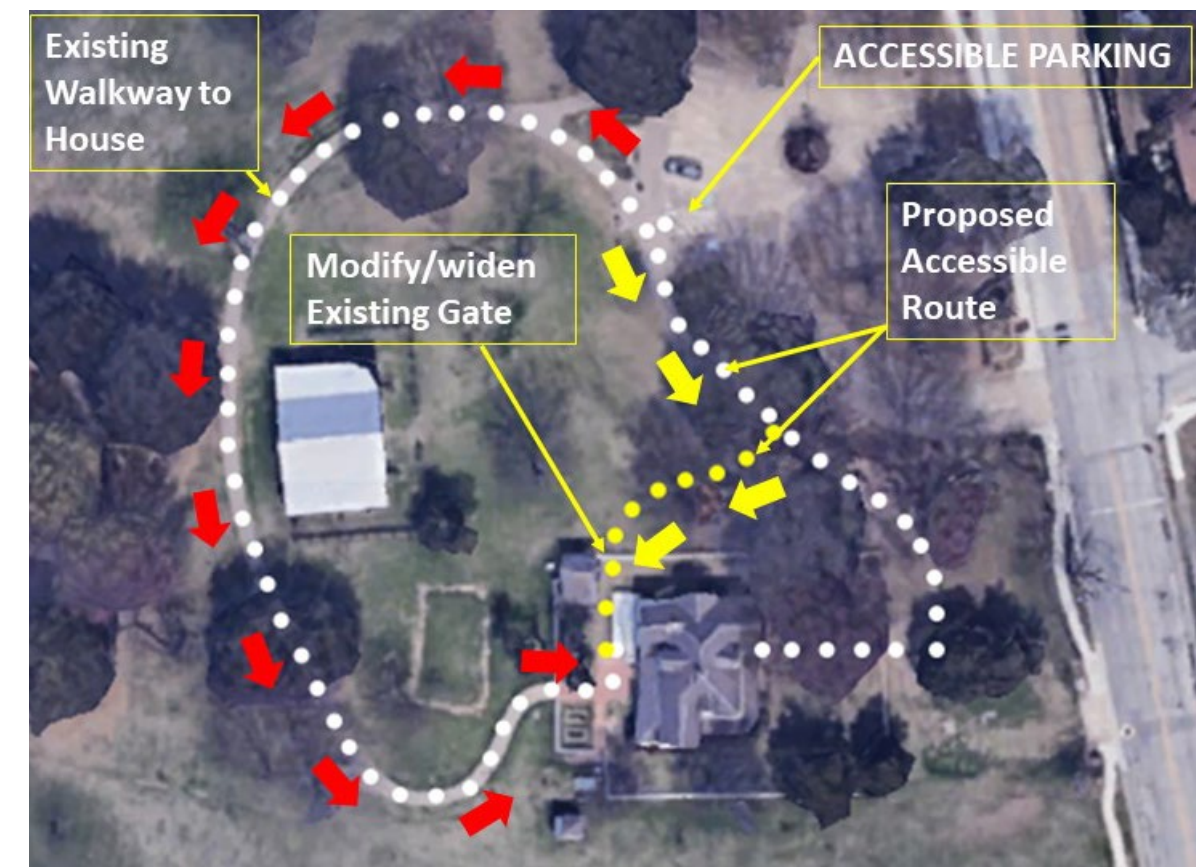
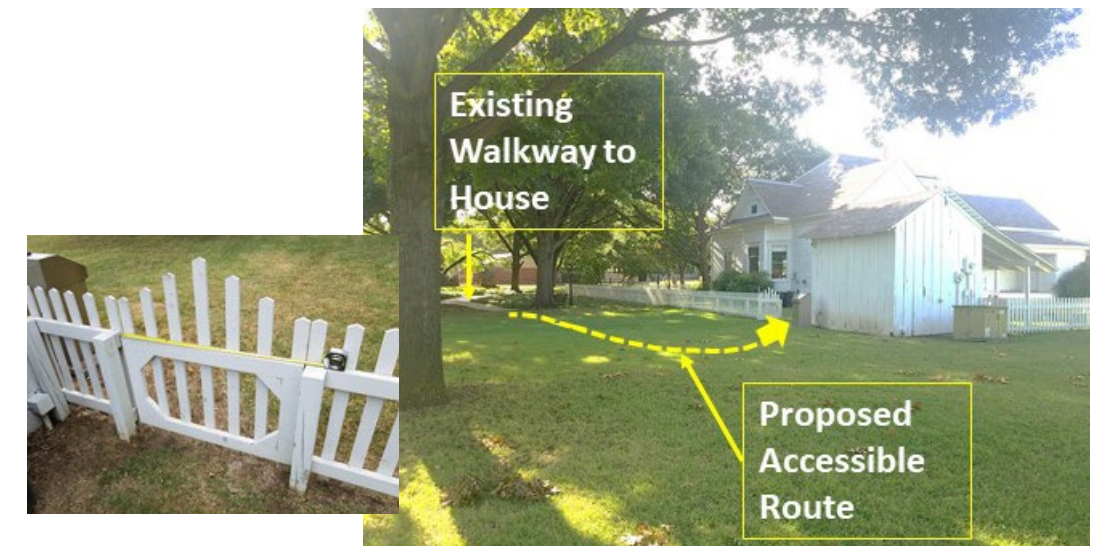
EXISTING PEDESTRIAN ROUTE FROM PARKING TO REAR OF PERRY HOUSE MUSEUM

- The city may with a few repairs make this walk an accessible route, however, it is exceptionally and unnecessarily long and its function should be secondary to a new and shorter accessible route (described elsewhere herein).
- Various corrective repairs to the walk should be undertaken to bring the route into compliance with the TAS:
 - Several areas along the walk have a cross-slope that exceeds the 2% maximum. These areas should be reconstructed to both provide for acceptable slope, and for maintaining positive site drainage in the immediate area on both sides of the walk.
 - TAS-compliant directional/wayfinding signs are encouraged to be used along the route to clarify the destinations (e.g., gazebo, barn) along the route and the Perry House at its terminus.
 - Several expansion joints in the pavement are uneven and replacing adjacent sections of the walk and joint material can alleviate the condition. NOTE: Gaps in the expansion or control joints between pavement panels may not exceed ½ inch and adjacent pavement panels may not have a vertical separation that exceeds ¼ inch.
 - Modify bench seating areas along the route to be made accessible by adding additional pavement to create a “companion” seating area (36 inches by 48 inches clear space on the pavement) adjacent to one end of the bench (TAS Section 802). This may alternatively be achievable more economically by relocating a bench with its long side aligned with the walkway, as long as ample leg room and an accessible ground clearance in front of the bench is designed in the relocation.
 - Cracking in the walkway should be monitored and repaired where such condition will eventually result in differential settling and potentially render the accessible/functional width of the walkway non-compliant (<36”).

Recommendations (Accessibility)

PEDESTRIAN ROUTE FROM PARKING TO FRONT OF PERRY HOUSE MUSEUM

- Wayfinding/directional signs should be installed along the route to clarify the destinations along the route and the accessible ramp at the back of the house.
- Modify bench seating areas along the route to be made accessible by adding additional pavement to create a “companion” seating area (36 inches by 48 inches clear space on the pavement) adjacent to one end of the bench (TAS Section 802). This may alternatively be achievable more economically by relocating a bench with its long side aligned with the walkway, as long as ample leg room and an accessible ground clearance in front of the bench is designed in the relocation.
- Consider eliminating the flagstone paving as constructed at one bench to make the paved surface accessible; also enlarge the paved area to create a wheelchair area at one end of the bench. This may be achievable by relocating a bench with its long side aligned with the walkway, as long as ample leg room and an accessible ground clearance in front of the bench is designed in the relocation.
- Cracking in the walkway should be monitored and repaired where such condition will eventually result in differential settling and potentially render the width of the walkway non-compliant with the TAS.
- Design and construct a new primary accessible route, by extending the paved spur walk that ends with a bench under a shade tree, around the tree (consult City Forester for recommended distance from tree trunk), and west to the small picket fence gate near the storage shed. By removing the 40-inch gate, the new, shorter accessible route can pass through to connect to the brick plaza at the back of the Perry House. Slopes along the new walk must conform to TAS accessible route slope standards. If the walk is consistently 60 inches wide or wider no passing areas will be required.
- The city should consider how to address the dead-end walk in front of the house. This assessment recommends that it be extended to the public sidewalk on Perry Drive to create an accessible route to the house from south of the homestead. (See map 2 on next page)
- At the juncture (expansion joint) of the red brick path at the front of the house, and the concrete walk to the parking lot, some damage has occurred that requires patching or pavement replacing.



Map 2



Recommendations (Accessibility)

ACCESS TO HOUSE VIA BACK PORCH

If the switchback ramp should in the future need to be replaced the city may wish to consider a simple hydraulic lift as an alternative, positioned where the upper landing sits currently.

- The advantages of a lift include:
 - Less space required than a ramp
 - Potentially similar in cost compared to a ramp; less in some cases
 - Less visual blockage of the facility served
 - Potentially less maintenance
- Some disadvantages of a lift include:
 - Require electrical power
 - Typically requires uninterrupted back up power
 - Mechanical nature requires specialized, perhaps contracted maintenance
 - Potentially not as architecturally compatible as a ramp
 - Potentially more expensive than a ramp (e.g., \$20,000 and up)

If continuing the use of the existing ramp:

- Consider not using T&G deck lumber which traps moisture if not continually sealed, leading to moisture retention and rot
- Expand the ramp mid-landing to 60 inches clear space in the direction of the ramp runs, to the north to attain TAS compliance(TAS 405.7.4)
- Expand the top landing in both directions to provide a minimum 60 inches by 60 inches clear space. Provide railing extensions at juncture of landing and porch.
- Add edge protection at bottom of railing along ramp slope (TAS 405.9)
- Structurally modify the ramp upper run so that the upper landing matches and is flush with the porch ramp's top landing to eliminate the vertical separation in the surfaces (TAS 303) This would require a slight steepening of the upper ramp section to match the porch elevation. Ensure that such modification retains a TAS-compliant maximum ramp slope of 1:12 (TAS 405). Also see recommendation below regarding porch elevation.
- Porch: consider replacing and strengthening wood decking and substructure. "Sagging" was noticed during site observation. Note the accessible route for the purposes of this assessment is from the top landing of the ramp to the currently used door entry to the house and the hand pump housing display in the middle of the porch (not beyond since the restroom is not TAS compliant slope-wise; consider stanchions across the porch to limit access to the hand pump housing and not beyond; ensure that the accessible portions of the porch have proper slope maximums).
- Restroom: A public restroom is not provided at the museum, however a small, non-compliant restroom is available for staff usage only, at the south end of the back porch. If a restroom continues to be provided for staff, such restroom needs to be accessible. The small size and configuration of this space makes it difficult if not infeasible to convert into a TAS-compliant restroom (TAS 304, 603-606, 609). Enlarging the restroom is not rec

(ACCESS TO HOUSE VIA BACK PORCH Continued)

ommended as it would likely require expansion of the structure's footprint, roof line, etc. and alter the historic appearance of the house exterior. Consider converting the restroom to storage or lower level office use, and converting one or both of the outbuildings (former gas production or smokehouse structures) into standalone accessible restrooms, for use by both staff and visitors. An alternative would be to construct a new restroom on site however the cost of such may be prohibitive (\$100,000 or more).

- Entrance to house interior from back porch: Door hardware (knob)(TAS 309.4,404.2.7) is not TAS-compliant. To retain vintage hardware install a TAS-compliant automatic door opener/closer mounted above the doorway, on the interior side. Activator buttons are required.
- Eliminate the high threshold at the entrance door on the back porch. (1/2" maximum height above floor). (TAS 404.2.5)
- Consider raising the elevation of the back porch and modifying the ramp/top landing to reduce the height of the door threshold at level or slightly below the house interior floor elevation. (TAS 303) Ensure that resulting ramp slopes, handrail reconfigurations, changes in elevation are TAS-compliant (TAS 405).



Recommendations (Accessibility)

PERRY HOUSE INTERIOR (LOWER FLOOR)

- Retrofit the interior doorway thresholds with a wooden replacement that mimics the appearance of the original but complies with TAS 302, 303 and 404.5 Changes in Level. (1/2" max. height with bevelled edges.)
- Rearrange the furniture displayed next to the exit door to provide compliant wheelchair floor clearance space for a wheelchair user exiting the house to the back porch. (18 inches of clear wall space on latch side of door; 60 inches clear floor space measured perpendicular to door; TAS 404.2.4)
- Consider minor carpentry modifications to moulding or in any doorway less than 32 inches clear width to attain such width. (TAS 404.2.3)
- In general, consider arranging furniture and other artifacts to maximize wheelchair maneuverability in each room including access to windows where the public is provided such access.
- At the public information table in the front vestibule, ensure that there is sufficient knee clearance (27 inches above the floor, 30 inches deep from front of table) for a person using a wheelchair (TAS 306.3.1, 306.3.2). If the current table does not comply, consider a similar table with adequate clearances.

RECOMMENDATIONS-PERRY HOUSE INTERIOR (UPPER FLOOR)

- NOTE: Attaining "recorded" historic status for the house, if possible, will simplify matters of how the upper floor is addressed. Such designation will provide the structure "Qualified Historic Structure" status in relation to the Texas Accessibility Standards and reduce modification requirements.
- Consider setting stanchions and/or signage at the base of the stairs to clearly communicate that the upstairs is a storage and staff workspace, and off limits to the public
- If a wheelchair user is hired as an on-site staff person whose job requires use of the upper floor as a work space, and off-site accommodations are not achievable, accommodations will be required.
 - In such case consider an option that will be least disruptive to the historic and architectural character of the house (e.g., officing on the lower floor, conversion of staff restroom, installation of a staircase chair lift). Note: an outside elevator-type lift would require a "skywalk-type" connection to the interior space; it would impose an architectural anomaly against the historic character and appeal of the house, and may not be structurally feasible due to the offset structural components of the upper floor. Such construction would possibly damage or require removal of one or more trees.
- Consider designating the upstairs space as mechanical and storage space only and converting one of the ground level out-buildings to new accessible part-time office space, usable by all staff.

(PERRY HOUSE INTERIOR (UPPER FLOOR) Continued)

- If a need or desire for more display space occurs, and the upper floor is converted to additional museum display area for public viewing, such modification will change the primary function of that floor and incur adding means of access. Consider the potential for using an interactive audio-visual interpretive tour display on the lower floor before considering more architecturally and structurally disruptive options such as a staircase chair lift or exterior elevator/platform lift. Seek input and approval from the TDLR and the local preservation officer prior to implementing any such program or provisions.

FRONT PORCH

- Make the front porch accessible by modifying the front door threshold, replacing it with a wood threshold that is TAS-compliant. Concurrently lengthen the bottom of the front door to correspond to new threshold.
 - Such modification may require undesirable modifications to the bottom of the front door, and this should be carefully weighed against seeking and obtaining a variance from the TDLR.
- Adding railing and/or edge protection to the front porch should be discussed with the City Building Official to determine its necessity (edge protection for similar porches is not addressed in the TAS). Raising the grade approximately 3 inches (create less than 18 inch drop at edge) around the base of the porch decking as an alternative to railing of edge protection and may be considered.

BACK OF HOUSE

- Consider expanding the brick walk to the cellar and well/cistern to extend wheelchair user access; provide TAS Standard wheelchair turning spaces (60 inch circular clear ground area) as needed; consider extending the brick walk to fully encircle the cistern and cellar (tree trimming for vertical clearance (80 inches minimum) would be necessary).
- Consider constructing a paved accessible route to one or more points at the perimeter of the foundation ruins, or a complete accessible route around the entire perimeter of the site feature.
- Consider constructing a paved accessible route to the east wall of the barn from the brick plaza for viewing of the dedication plaque. Alternatively, maintain a firm and stable grass route as existing between the plaza and the plaque. Confirm slopes are compliant with TAS.
- Repair the brick walk that leads to the gazebo to correct excessive cross slope where the walk turns toward the structure. Ensure that accessible floor clearances and seating opportunities for persons with accessibility needs are met with, fixed or movable park furniture.



Recommendations (Accessibility)

RECOMMENDATIONS-DIRECTIONAL AND INTERPRETIVE SIGNAGE

There is currently no directional or interpretive signage at the property. If such signs are contemplated, ensure that compliance with TAS 216 and 703 are met.

- At a minimum, TAS-compliant directional signage needs to be installed at the recommended site arrival points for pedestrians entering the property from the public sidewalk on Perry Drive, and arriving at the accessible vehicular parking spaces in the parking lot. Signs should provide clear guidance along the shortest accessible route to the Perry House Museum, and to the gazebo.

RECOMMENDATIONS-FIRE ALARM SYSTEMS

Ensure that fire alarm systems used in the house are compliant with TAS 215 and 702, and have both visual and audible warning capabilities.

STRUCTURAL REPORT

05

HISTORIC STRUCTURE REPORT

THE A.W. PERRY HOMESTEAD MUSEUM — CITY OF CARROLLTON, TX

Structural Report of the Barn



L.A. FUESS PARTNERS
Structural Engineers

Structural Report
Mark B. Peterman

October 20, 2020

Ron Siebler
Siebler Inc.
10215 Northlake Drive
Dallas, Texas 75218

RE: Perry Homestead Barn Condition Survey
Structural Engineering Evaluation
Carrollton, Texas

Dear Ron:

At your request, I visited the site of the Perry Homestead Barn in Carrollton, Texas, on 27 May 2020. The purpose of my visit was to observe the general structural condition of the barn by visual observation, to identify existing structural problems and deficiencies that are readily observable, and discuss their probable causes. Limited engineering calculations have been made in order to supplement my general impressions of the structure based on visual observations. As no material testing or load-testing was requested or included as part of this evaluation, these limited calculations were based on assumptions regarding the species and grade of wood component of the structure. General comments and recommendations related to the existing structure are made, as well.

CONCLUSIONS AND RECOMMENDATIONS

The existing wood structure of this barn appears to have been sufficiently well-built of originally sound materials that it has weathered the past 30 years in reasonably satisfactory condition, and may remain standing for many years to come (it is not uncommon to see buildings of far greater age than this one stand for many years before succumbing to the forces of nature). The structure is in need of repair due to deterioration of the wood due primarily to exposure to moisture, and its condition can be expected to worsen at a greater speed in the years ahead without significant repairs.

This structure was not, in my opinion, constructed using sufficiently sound engineering design and sufficiently modern construction techniques to be considered safe for general use by the public as a gathering place. It should especially not be used as a place of refuge during moderate to high wind conditions, icy weather, or snow.

I do not consider the upper floor structure to be adequate for any conventional building use (storage exceeding an average weight of more than about 25 pounds per square foot of floor area, office, classroom, recreation, etc). This barn structure would, in my opinion, require significant structural modifications to be made suitable for such purposes. If it is desirable for cultural or educational reasons to permit continued viewing of the interior of this building in the future by the community, my recommendation would be to limit viewing of the building from points outside of the building, seen through openings in the exterior walls, rather than by internal exploration on foot. Visitors should not be permitted access to the upper floor.

AVAILABLE DOCUMENTS

Documents available for review as part of this include the following:

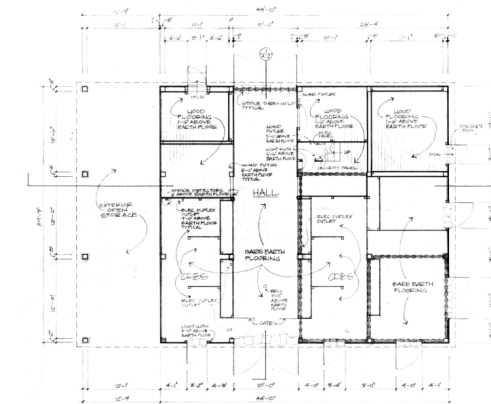
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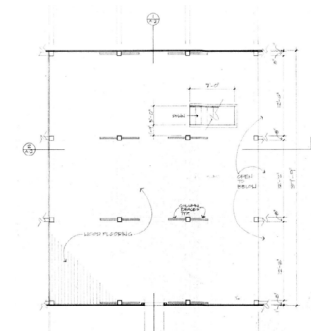
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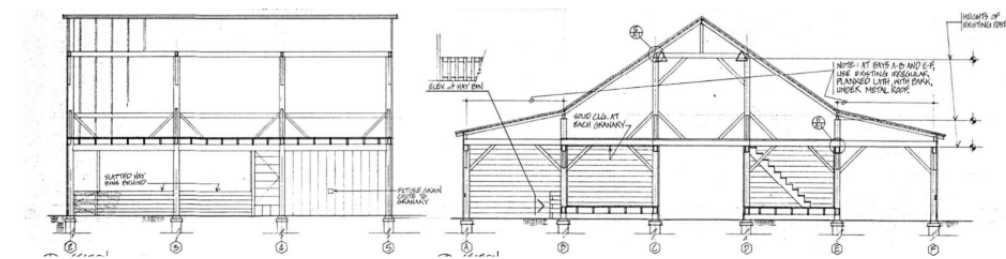
- Architectural drawings titled "Reconstruction of Barn for A.W. Perry Homestead Museum", dated 2/28/1985, prepared by James S. Pratt Architects, Sheets A-1, A-2, and A-3, with two additional incomplete sheets without titles or sheet numbers.
- Architectural drawings titled "Perry Museum Barn As-Built", dated 9/29/1989, Sheets A-1 and A-2.



Ground Floor Plan (from Pratt drawings)



Upper Level (Loft) Floor Plan (from Pratt drawings)



Buildings Sections of the Barn (taken from Pratt drawings)

DESCRIPTION OF BARN STRUCTURE

The barn consists of a wood-framed structure measuring approximately 40 ft deep (three roughly 13-ft wide column bays) by 50 ft long (five roughly 10-ft wide column bays). Approximately 80% of the ground level is enclosed, with the other 20% exposed to the outside (roof only). A loft level, approximately 10 ft above the ground, covers roughly 60% of the ground level. Parts of the ground level have floors consisting of exposed earth. Several small enclosed rooms have structurally-supported wood-framed floors over a shallow above-ground crawlspace. Using information from the architectural drawings, the foundation under the main columns appears to be drilled and belled concrete piers embedded 15 ft into the ground. Foundation under

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HISTORIC STRUCTURE REPORT

(Structural Report of the Barn, Continuing from page XX)



L.A. FUESS PARTNERS Structural Engineers

Structural Report
Mark B. Peterman

minor posts or columns appears to be straight drilled concrete piers embedded 6 ft into the ground. The drawings called for timber columns to bear on steel plates welded to reinforcing bars embedded the full depth of the drilled pier foundations. The space between the steel bearing plates and the top of the concrete piers was intended to be filled with grout and stone (but there does not appear to be any grout between most of the plate and the tops of the piers at this time).

Primary columns generally consist of 8x8 wood members. Upper floor beams are typically 6" wide x 8" deep members. Upper floor joists are generally 2x12's at 24" on center. Roof beams are generally 4" wide x 6" deep. Roof joists are generally 2x6's at 24" on center.

Based on the available architectural drawings, which note "existing" wood and reference "Perry Barn Frame Inventory", as well as several lines of timber framing labeled "Pre 1850 Mortise & Tenon Pegged Structural Members", some of the wood in the building is assumed to be reused from a previous structure. Other than this information, the exact wood species and lumber grades used in this structure are not known.

Visual clues suggest that the newer wood used in this structure was likely pine, so an assumption was made for purposes of preliminary engineering calculations used as part of this evaluation that the wood is Southern Pine, #2 grade.

COMMENTS REGARDING MEMBER LOAD CAPACITIES AND ANTICIPATED BUILDING LIFESPAN

Analyzing structural members to check for building code compliance and load-carrying capacity takes into account numerous factors, including minimum code-requirement design loads, arrangement of and connections between structural members, sizes and materials and structural grades of wood members, and condition of structural members and their connections.

There is no indication on the architectural drawings what the original structural design loads. Rough checks of approximate design load-carrying capacities of "typical" structural framing members suggests that there may not have been any load-carrying capacity chosen for the floor and roof structure. Some structural members seem to be inadequately sized (roof joists 2x6's, especially the 16-ft sloped span at the peak of the roof; also floor beams 6" x 8"). Some members appear to be sized more or less appropriately for a reasonable floor load but have been compromised by the notched end connection where the joists bear on the beams (floor joists 2x12's). Other members appear to have been both inadequately sized and compromised by the severely notched end connections where the beams bear on top of the timber columns (4x6 roof beams). Columns are twisted about their vertical axis and are not adequately braced for lateral support by in-framing beams and joists. It is possible to remedy these deficiencies with structural repairs or by selective wood member replacement, but may be difficult to keep those repairs from significantly changing the architectural nature of and feel of the building.

To have appropriate wind load resistance, a structure like this would need a roof decking and floor decking capable of serving as a "diaphragm" to transfer wind load from walls and roofs to wind frames (arrangements of beams and columns and diagonal bracing that are capable of resisting lateral forces), wind frames that are appropriately sized with engineered connections between wood members and between columns and the foundation. This building does not meet either condition. It is possible to remedy these deficiencies, as with the beams and joists described above, but this will be difficult to accomplish without making very noticeable, modernizing-looking materials and components.

To be capable of continuing a long life, any wood building would need to have well-maintained protection against water intrusion and insect damage. Signs of moisture-induced and insect-induced damage was seen

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throughout the building. Structural wood members and wood components of the building envelope are in need of repair in numerous areas of the building.

OBSERVATIONS AND COMMENTS



Photo #1

Roof joists (2x6 at 24" on center) appear to be inadequately sized to resist code-required roof live loads and wind loads. Connection of the joists to the supporting beams is not adequate to resist wind uplift forces.



Photo #2

Roof beams (4"x6") appear to be inadequately sized to resist code-required roof live loads and wind loads. Connection of the beams to the supporting columns is not adequate to resist wind uplift forces. Severely-notched ends of the beams further compromise the load-carrying capacities of the beams.

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HISTORIC STRUCTURE REPORT



(Structural Report of the Barn, Continuing from page XX)



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Photo #3

Floor joists (2x12 at 24" on center) appear to be close to adequately sized to support a reasonable design live load, but their condition (note water damage in photo) and their sharply-notched ends compromise their load-carrying capacity (see photo 4).



Photo #4

Roof beams (6"x8") appear to be inadequately sized to resist code-compliant floor live loads.



Photo #5

Timber columns above the upper level are twisted about their vertical axis, and are not adequately connected to in-framing beams, nor do they appear to be adequately braced by the in-framing beams.



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Photo #6

Diagonal bracing connections at some brace-to-beam connections do not appear to be substantially connected. This wood dowel appears to be located very close to the edge of the horizontal member, and to be centered in a split in the end of the diagonal member.



Photo #7

Diagonal bracing connections at some brace-to-column connections do not appear to be substantially fastened. This wood dowel appears to be located very close to the end of the diagonal, and passing through a very thin end condition in the diagonal, supplemented by 3 nails.



Photo #8

Column bases bear on steel plates welded to one vertical reinforcing bar embedded in concrete piers. Architectural drawings prepared for this building showed the space between the bearing plate and the column grouted solid. Instead, the entire weight supported by this column is transferred to the foundation through a small piece of corroded steel rebar. This does not provide adequate stability for the building, especially under high wind loads and is vulnerable to further rebar corrosion.

HISTORIC STRUCTURE REPORT



(Structural Report of the Barn, Continuing from page XX)



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Photo #9

Wood columns, especially perimeter columns, have been subjected to long-term exposure to the effects of weather and are showing signs of deterioration. The bases of these columns need repair or replacement.



Photo #10

Some areas of the floor deck (this is in a room on the first floor at the northwest corner of the barn) show signs of possible insect damage. A termite inspection may be needed.



L.A. FUESS PARTNERS
Structural Engineers

Structural Report
Mark B. Peterman



Photo #11

Some areas of the main beam framing show signs of possible insect damage (this is a roof beam above the upper level loft)

This concludes the current scope of our services related to the barn structure. If you have any questions, or if there is anything that you would like to discuss, please let me know.

Yours truly,
L.A. FUESS PARTNERS Structural Engineers

Mark B. Peterman, P.E. (TX #61833)
Principal

LAFP Job No. 20155

>> END OF HISTORIC STRUCTURE REPORT <<



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HISTORICAL
REPORT

ARCHITECTURAL
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INSPECTION
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STRUCTURAL
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