



Wharton-Chappell House Historic Structure Report

September 8, 2015



SCHNEIDER
Historic Preservation, LLC

Wharton-Chappell House Historic Structure Report

September 8, 2015

David B. Schneider
Schneider Historic Preservation, LLC

Prepared for the City of Montgomery

Wharton-Chappell House
Historic Structure Report

Contents

Summary Information 4

Part 1. Historical Background and Context 7

Construction of the Wharton-Chappell House).....9

Association with the Chappell Family10

Riverside Heights14

Part 3. Physical Description 22

Siteplan24

First Floor Plan25

Siteplan with Photo Locations Indicated26

First Floor Plan with Photo Locations Indicated27

Photographs28

Part 3. Developmental History 76

Part 4. Condition Assessment and Recommendations 81

Historic Preservation Objectives.....81

Condition Assessment82

Historic Preservation Recommendations82

Code Compliance82

Appendix 1. Secretary of the Interior’s Standards for Rehabilitation 84

Author’s Qualification Statement 86

Wharton-Chappell House

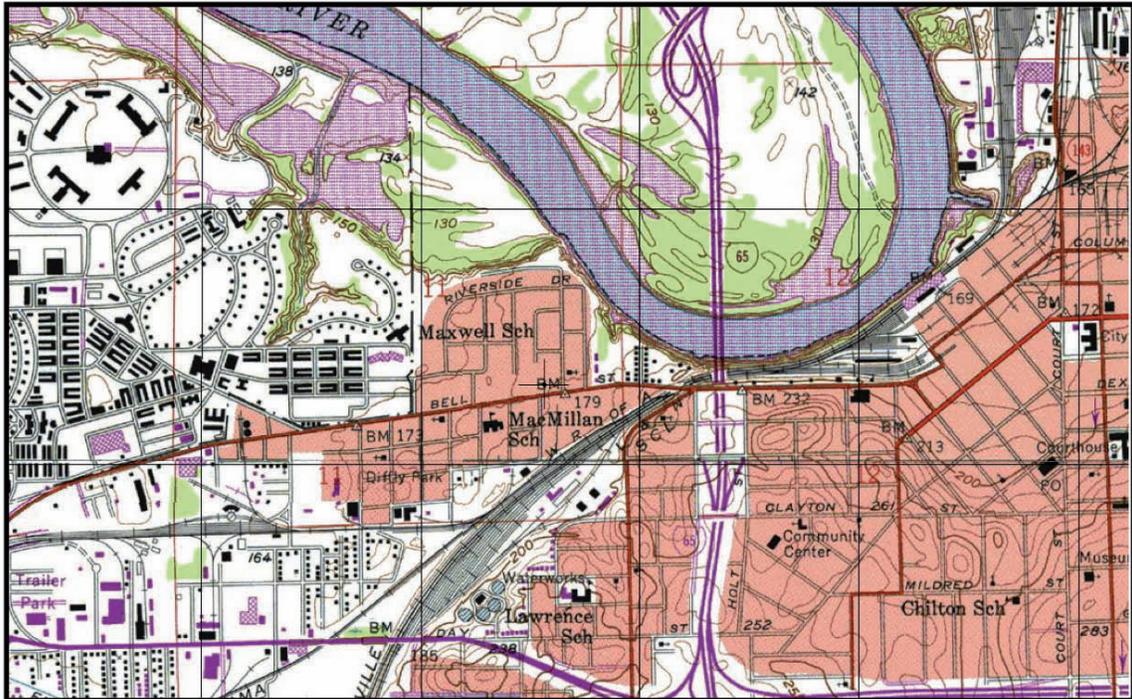
Montgomery, Montgomery County, Alabama

Summary Information

Location:	1020 Maxwell Boulevard, Montgomery Montgomery County, Alabama UTM: 16 / 563157 E / 3582482 N Lat/Lon: 32° 22' 39" N, 86° 19' 43" W Township 16 N, Range 17 E, Section 11
Date of Construction:	circa 1854, remodeled 1958
Present Owner:	City of Montgomery
Historic Use:	Domestic, Single Dwelling; Government, Office
Present Use:	Not in use
Significance:	<p>The Wharton-Chappell House is historically significant for its role in the mid-nineteenth century development of Montgomery, having been built circa 1854 for William G. Wharton, a wealthy landowner and part owner of a brick works on an adjacent property. After Wharton sold the property in 1859, the house was associated with the Chappell family for the next seven decades. The resource is also historically significant for its role as the offices for the Montgomery Housing Authority. The property was acquired in 1935 by the federal government and the house was rehabilitated for use as the offices for the housing authority that oversaw the city's efforts to provide low-income housing in the city. The house was located at the southeast corner of one of the authority's first two housing projects, Riverside Heights, a large low-income housing project for whites constructed under the direction of the Public Works Administration during the Depression (no longer extant). The rehabilitation of the Wharton-Chappell House for use as offices for the housing authority is a rare and the earliest documented example of a federally funded adaptive reuse of a historic building within the context of a federal housing project. Changes associated with the housing authority's use of the building are significant as they relate to this adaptive reuse, as is the expansion of the building in 1958 as it reflects the authority's growing operation over time. The house also remains architecturally significant as being one of only a couple of surviving documented Greek Revival style cottages in the city. It is also architecturally significant as an example of a period adaptive reuse project that sensitively converted the historic house for use as offices.</p>

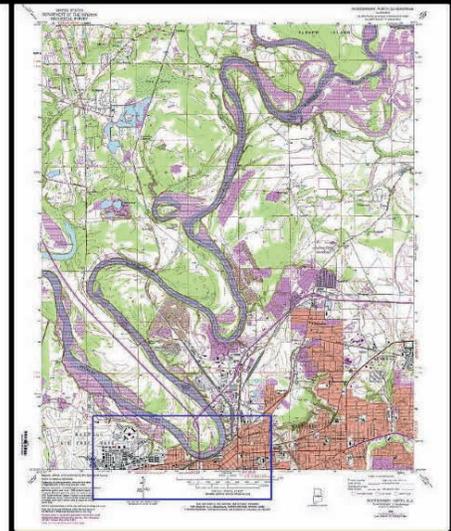
Period of Significance: Circa 1854 – 1966. The period of significance for the Wharton-Chappell extends from circa 1854, the year it was constructed, through its use as a private residence, its conversion in 1937 to serve as the offices of the local housing authority, its enlargement in 1958 to accommodate the growing operations of the authority, to 1966 the National Register program's fifty year cut-off. The ending date is justified as the building continued to be used as the housing authority's offices until the housing project was closed circa 2006. Both the historical and architectural significance of the resource were achieved through this period.

U.S.G.S. Topographic Map



U.S.G.S. Topographic Map
Montgomery North Quadrangle

UTM: 16 / 563157 E / 3582482 N
Lat/Lon: 32° 22' 39" N, 86° 19' 43" W
Township 16 N, Range 17 E, Section 11



Part 1: Historical Background and Context¹

The subject property is situated in the eastern half of Section 11 of Township 16N, Range 17E and is located on land ceded by the Creek Indians in 1814. The first major sale of land in the vicinity of present-day Montgomery took place at Milledgeville, Georgia in August 1817. The first lands sold were typically river bottom tracts that were sold to wealthy land speculators. General John Scott, a prominent land speculator, acquired a 240-acre parcel that includes the present site at the sale of August 8, 1817 and, in 1825, obtained a patent for the land as "assignee of Thomas Bibb."² Bibb served as the second governor of Alabama from 1820 to 1821 after the death of his brother, William Wyatt Bibb, who served as governor of the Alabama Territory from 1817 to 1819 and as the state's first governor from 1819 until 1820.³ William Bibb acquired the nearby site of present-day Montgomery in 1819.

The site is thought to have previously encompassed a Creek Indian village prior to their removal.⁴ The City Directory and History of Montgomery, Alabama: With a Summary of Events in That History, Calendrically Arranged, published in 1878, describes two Native American mounds that were located on the property:

At Alabama Town...on a bluff of the river just below and adjoining Montgomery, two mounds existed when white settlers first located there. The larger one, which stood near public road, was about ninety feet square and twenty-five feet high, on the top of which there was a hickory tree at least a century and a half old. In 1833, these mounds were dug down to make brick for Mr. McGehee's "Planters Hotel" on Montgomery street. Under these mounds were found human bones, remains of earthenware, arrow heads, and trinkets. Sufficient bones were removed to the shop of Dr. S.S. Garrett, in Commerce street, to construct nearly a complete skeleton. The small mound was insignificant, and was located nearer the river bluff.⁵

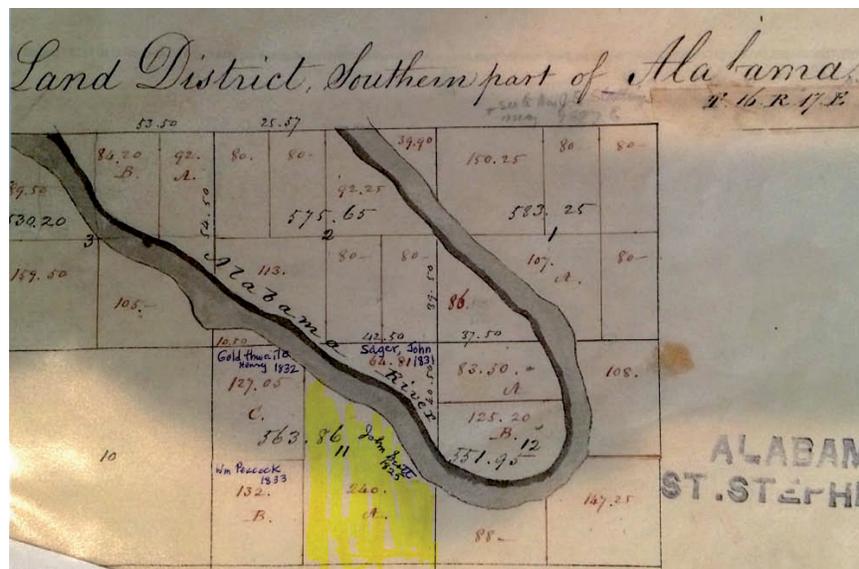


Figure #1. Survey of Land Patented to John Scott on March 14, 1825.

City Directory and History of Montgomery, Alabama also describes the first European-American settlement of the property known as Alabama Town in 1818:

General John Scott, Thomas Bibb and Dr. Manning founded "Alabama," adjoining our present city below on the river, on the East fractional half of Section 11, Township 16, Range 17. The site of the town is now included within the premises of Mr. James Chappell. Among the earliest inhabitants were: Captain John Gause and family, William Gause and family, James Gause, Mrs. Gause and her daughter Eliza, William Peacock and family, Mr. Perry, John D. Bibb, Maj. James W. Johnston (mail contractor), John Edmonson (Clerk of the Court), and Mrs. Ann Molton, as Mr. Klincke says, 'an entire civic and military population; no merchant or trader in the town.' Most of the inhabitants cultivated land in the "Big Bend" of the river, opposite, or in the surrounding country. Here the first jail in the county was built by the late Col. Wade Allen. The first session of the Circuit Court, Judge Webb presiding, was held in the large dwelling house occupied by Mr. Neil Blue, who vacated it during the term in consideration of five dollars per day. Jonathan C. Farley was foreman of the first Grand Jury. This town disappeared after the removal of the county officers to Montgomery, the seat of Justice.⁶

According to a 1913 account: "Traces of the old town are still distinct, and the old State road is still visible as it winds along the lower lands of the Alabama."⁷

Desiring to raise funds to help settle debts owed by General Scott's estate, Scott's heirs sold approximately 962 acres of land, including the subject property, to Charles Teed Pollard, one of Scott's sons in law, on January 31, 1846 for \$8,000.⁸ James J. Stewart and William G. Wharton subsequently purchased 456 acres of land "known as the Old Town plantation" from Pollard as evidenced by a mortgage in the amount of \$4,000, dated January 8, 1850.⁹ Pollard, Stewart, and Wharton were all prominent local businessmen by the 1840s that appear to have had several mutual business interests. James J. Stewart operated the Exchange Hotel at the time of its opening in 1847. Charles T. Pollard was associated with the company that owned the hotel.¹⁰

Stewart and Wharton established a brick factory on a portion of the property. An article in the Daily Alabama Journal dated March 5, 1851 describing new brick manufacturing establishments in Montgomery mentions the existing works of Figh and Stewart and Wharton "who are also deserving much credit."¹¹ The brick works are also referenced in a subsequent mortgage that Stewart obtained from Phillips & Fariss in 1854.¹² Other references to the brick works include a state Supreme Court case from 1854 where the defendant testified that he had obtained bricks from "Stewart & Wharton's brickyard" and an 1857 account of "'Manuel,' a slave of Mssrs. Stewart & Wharton, was executed in the Jail yard by sentence of the court for the murder of his child."¹³ Stewart and Wharton were also engaged in real estate speculation and development, as evidenced by an advertisement in the Montgomery Daily Confederation of January 3, 1859 that advertised for sale or rent "150 acres of first quality River Bottom Land," 160 acres of upland, and lots of 40 acres each well suited for residences."¹⁴ The river bottom land is described as being "within a few hundred yards of the corporation line" and the residential lots are described as "commencing at the corporation line on the western part of the city."

Construction of the House for William G. Wharton

The present house appears likely to have been constructed circa 1854 for Wharton. Wharton (1821-1893) was born in Virginia on January 1, 1821 and is listed in the 1850 census as a 28-year old brick maker with real estate valued at \$2,500. The slave schedule for that year lists 36 slaves under his name.¹⁵ Wharton married Elizabeth V. Moncrief (ca. 1832-1914) on February 9, 1854 and acquired full title to this parcel, referred to as lot #3 in a subdivision of land surveyed by C. L. Bulger at the east end of Stewart and Wharton's holdings, on July 7, 1854 (see Figure 2).¹⁶ Wharton's ownership, its brick construction, and its construction and architectural features are consistent with a construction date of circa 1854. Wharton's association with the Figh family in the brickyard also suggests the possibility that the house was constructed either by either by John P. Figh or one of his sons. John P. Figh is listed in the 1850 census as a 50-year old bricklayer who was born in Virginia and owned real estate valued at \$75,500. He was likely Stewart and Wharton's partner in the brick works and he was the contractor for the Montgomery county courthouses built in 1835 and 1854.¹⁷ Two of Fighs sons, George and Rufus, were also bricklayers and the former is recorded as the contractor for the nearby powder magazine that was constructed in 1861.¹⁸

Wharton sold the house in 1859 and he and his family relocated to downtown Montgomery. He was listed in the 1860 census as 33-year old brick maker living with his wife a daughter Jane, age 6, a son Samuel D, age 4, and his brother G. H. Wharton, age 25. Wharton served as private in the Alabama Home Guards during the Civil War. By the time the 1880 census was compiled, he was a furniture dealer and he is also listed in the 1880 manufacturing census as a manufacturer of mattresses and bed springs.¹⁹

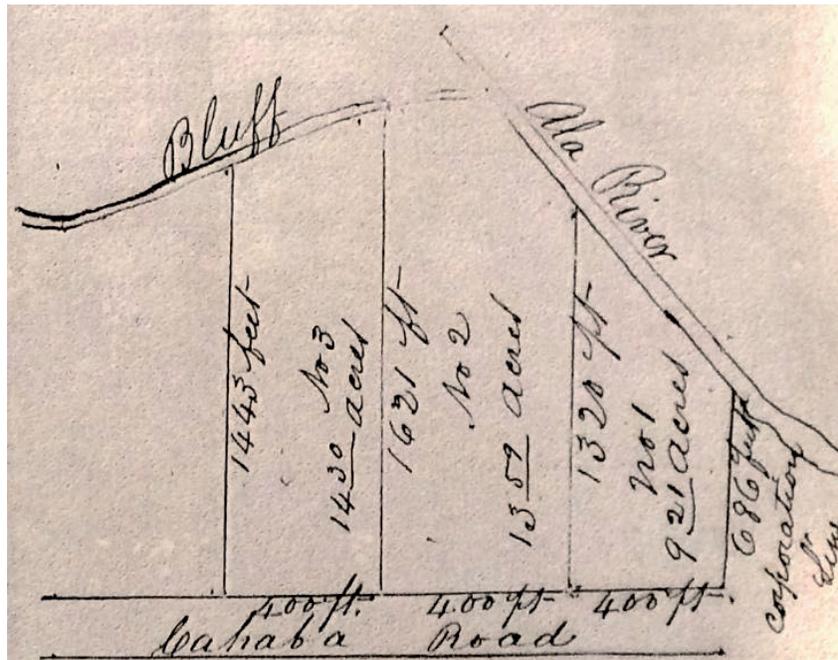


Figure #2. Subdivision of land surveyed by C. L. Bulger at the east end of Stewart and Wharton's holdings, on July 7, 1854 .

Association with the Chappell Family

Thomas Dorsey purchased the property from Wharton for \$6,200 on June 13, 1859.²⁰ The valuation indicates that the house had been constructed by this time. Dorsey is listed in the 1850 census as being a 27-year old merchant who was born in Ireland. On March 2, 1859, Dorsey married a widow, Louisa Murphy (ca. 1831-1916), in the Catholic Church in Montgomery.²¹ Murphy, the daughter of John A. and Anna Jones Floyd, was born Louisa Floyd in March 1831. She married Patrick Murphy in December 1844 and the couple had four children prior to Patrick Murphy's death in October 1855.²² Louisa's marriage to Dorsey was short-lived, as he died later in September 1859. His will, dated September 16, 1859 must have been executed the day he died, as the Funeral Record Book of St. Peter's Catholic Church in Montgomery recorded that his burial took place on September 17th.²³ Under the terms of his will, ownership of the property passed to Louisa and she and her children are recorded in the 1860 census.

Louisa remained unmarried during the Civil War. Two Confederate tent hospitals were constructed in this vicinity during the war and the house was located along the route of Union General James Wilson when came to Montgomery in 1864.

On December 19, 1865, Louisa married James Chappell (1834-1907).²⁴ Chappell was born on May 20, 1834 in New York state and his parents were both born in England.²⁵ He served as a 4th Sergeant in the Jones Company of the Alabama Militia during the Civil War.

The 1870 census records James Chappell, a butcher, living with Louisa and her children Louisa Murphy (age 21), William Murphy (age 17, also listed as a butcher), Patrick H. Murphy (age 14), and Thomas Dorsey (age 10).²⁶ Chappell's real estate and personal estate valued at \$1,000 each. Chappell listed his occupation as horticulturalist in the 1880 census and noted that his father had been born in England and his mother in France. Living with the couple at the time were daughter Louisa, son Patrick (who listed his occupation as machinist), grandson Floyd, and Joseph Matthews, a Brazilian cook.²⁷

The 1880 agricultural census recorded two separate farms for James Chappell. The first encompassed 320 acres of improved land valued at \$11,000, \$1,000 worth of farm implements, and livestock valued at \$600.²⁸ The census recorded that he spent \$50 repairing farm buildings in 1879 and that he paid \$1,500 in farm wages for white laborers that he paid for 50 weeks. The total estimated value for his farm production that year was \$4,000. He had sixty acres of mown grass lands and sixty-five acres of un-mown grass lands that produced sixty tons of hay. Cattle are listed as five horses, four mules, five cows, fifteen other cattle, and record that seven calves had dropped and that six cows had died during the previous year. The cows produced 700 gallons of milk and 500 pounds of butter. There were also twelve swine and fifteen chickens that produced thirty dozen eggs. Sixty-five acres of cornfields produced 2,000 bushels of corn, twenty acres of oats yielded 400 bushels, and fifteen acres of cotton produced five bales. The second farm encompassed 137 acres of improved land, five acres of vineyards, and seventy-five acres of woodland and was valued at \$3,000 with \$200 worth of farm implements and \$600 worth of livestock. Chappell paid \$500 in farm wages for white and colored laborers that he employed for 50 weeks. The farm had twenty acres of mown grass land and sixty acres of un-mown grass land that produced ten tons of hay. Five cows and seventeen other

livestock are listed that produced 150 pounds of butter, with five calves having dropped, five cows having been sold, and three cows having died. In addition, one hundred swine are listed as are 12 chickens that produced sixty dozen eggs. Sixty-five acres of cornfields produced 1,500 bushels of corn, one acre of oats yielded ten bushels, and fifteen acres of cotton produced sixteen bales.

Chappell gradually acquired considerable land in the vicinity of the house, including most of what became know as Stewart and Wharton's Brickyard Plat (see Figure 4). Both the 1893 and 1895 city directories list Chappell as a farmer living on Bell Road in Montgomery's west end. The 1900 census lists James as a farmer living on Bell Street and records the couple living with Louisa's daughters Lo Murphey and Helen Dorsey and granddaughters Louisa Dorsey, Lillian Dorsey, James Dorsey, and Joe Dorsey.²⁹

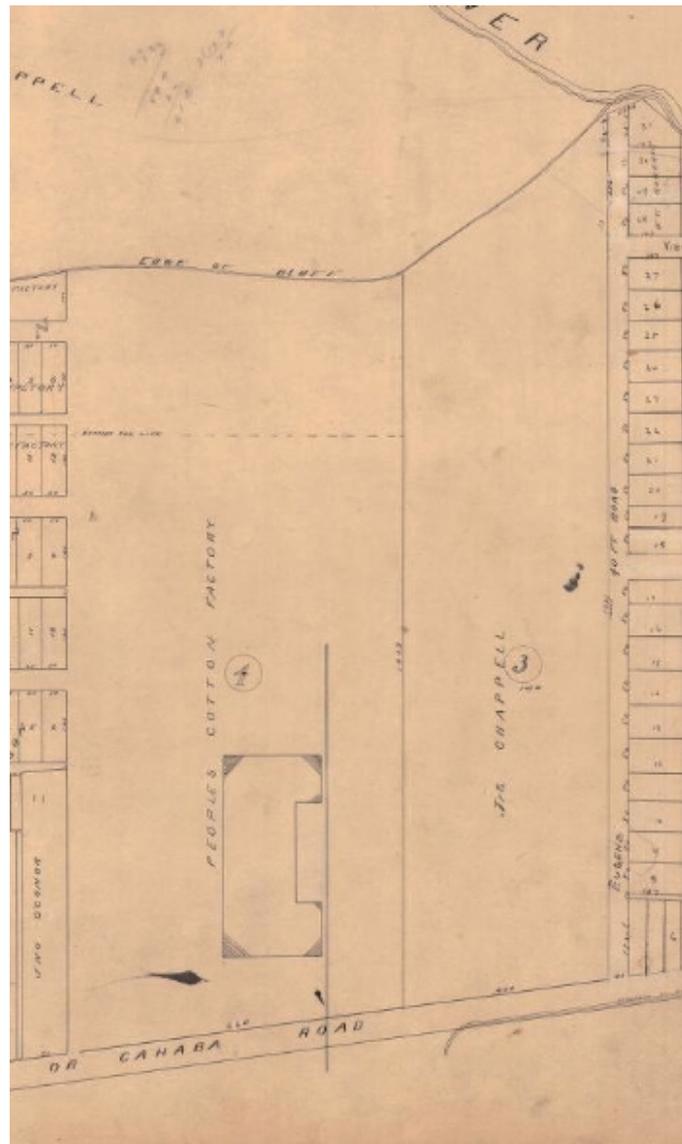


Figure #3. 1900 Plat. Montgomery City Plat Maps, unpublished hand drawn maps, c. 1900. Sources: Montgomery County Archives via University of Alabama online map archive



Figure #4. 1900 Plat. Montgomery City Plat Maps, unpublished hand drawn maps, c. 1900. Sources: Montgomery County Archives via University of Alabama online map archive

In 1901 Chappell filed an injunction against J.T. Roberts for illegally hauling gravel across Chappell's land. In October 1902, the City Court of Montgomery ruled in favor of Roberts when the county engineer testified that the gravel was hauled on land that was not owned by Chappell.³⁰ The case eventually ended up in the Alabama Supreme Court with a favorable ruling for Roberts.

According to "The Chappell House on Maxwell Boulevard:"

Louisa had much sadness and many problems during this time. Her son, Thomas A. Dorsey, died in 1900 leaving a widow Helen Rosalie and their children. Then on 23 October 1904 Helen died, leaving four orphaned

children, the youngest only nine years old. The children were given to Louisa and Louise Murphy to provide for,. Louise Murphy became their guardian. Helen’s estate records show that she owned rental property in Pinckard, Alabama, which provided a small income for the children. She also owned 40 acres of unimproved property near Highland Park in Montgomery. According to the 1914 city directory, Louisa’s son Patrick and his son were living in the Chappell home along with Louisa, Louise, and the Dorsey children.”³¹

Some time prior to his death, Louisa and her son Patrick had James Chappell declared incompetent and he was moved to an asylum in Tuscaloosa. James died in Tuscaloosa at the age of 73 died on March 17, 1907. His obituary noted: “he had succeeded in amassing considerable property, much of which is real estate on and near Bell Street.” During Reconstruction, Chappell “being a man of Northern birth was repeatedly sought out by the officers and white carpet baggers, with tenders of official place to secure his personal influence and prestige. He had many opportunities in those troublous to feather his own nest and amass a fortune as so many others did in those days. But he declined all tenders. He refused to align himself with the enemies of the people who had been his friends. His fortune had been cast with them as a young man and he remained true to them through every temptation.”³²

October 1907 Probate Court allowed Patrick Murphy to sell real estate of James Chappell with the exception of the parcel on which the house was located.³³

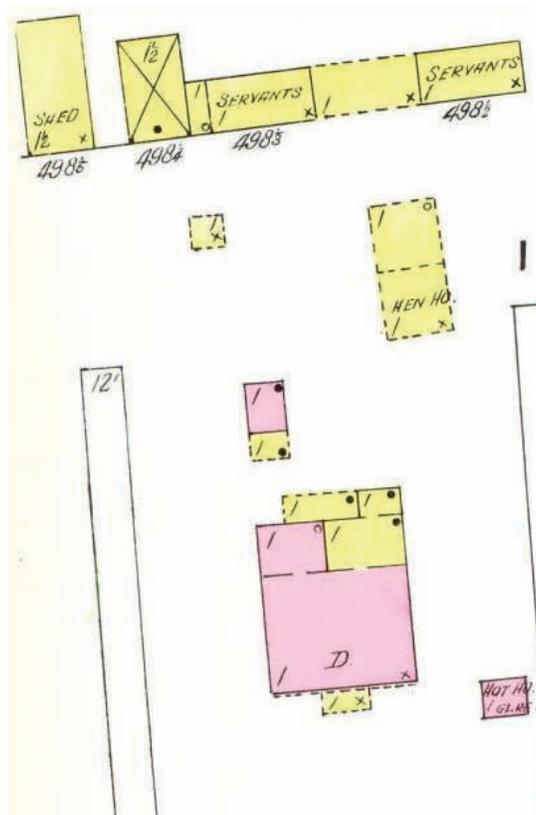


Figure #5. 1910 Sanborn Map.

Louisa Chappell died at the age of 85 on April 11, 1916.³⁴ Leaving no will, her son William J. Murphy assumed the responsibility of administering her estate. Murphy died the following October before the estate could be settled. His brother Patrick Murphy assumed responsibility for the estate and was able to obtain a final settlement to distribute the estate's personal property before his own death in April 1919. The real estate that included the house was not included in the settlement and was not sold until 1928. In the interim, the house was rented to others including, for a time, a used car dealership.

Chappell's heirs sold the property to T. H. Webber and W. F. Joseph in 1928.³⁵ Joseph later acquired full title to the property. Property tax records during the period 1920 to 1930 refer to the property as "Chappell Villa."

Riverside Heights

On September 5, 1935, W.F. Joseph and his wife transferred ownership of the property to the United States of America.³⁶ The parcel was became part of a larger tract that the government acquired on which to build a federal low-income housing complex called Riverside Heights. The Wharton-Chappell House served as an office for the Montgomery Housing Authority and the housing complex for the next seven decades.

A National Register nomination for the Cherokee Terrace Apartments in Enid Oklahoma provides a concise overview of the federal program that created Riverside Heights:

Along with infrastructure improvements, educational reform and environmental management, public housing became a focus of governmental programs designed to provide economic stimulation and employment during the Great Depression. One of President Franklin Roosevelt's New Deal Programs, the Public Works Administration was created in 1933 as a result of the National Industrial Recovery Act with the intention of providing "work relief activities." Its first and highly influential Administrator, Harold Ickes, organized a special Housing Division specifically to fulfill a required provision for projects aimed at providing low-cost housing and clearing slums. In addition to developing affordable housing for the growing number of impoverished Americans, this sector created opportunities for unemployed construction workers and the construction manufacturing companies that had suffered during this period.

The first iteration of PWA public housing established the Limited-Dividend Housing program which authorized low-interest loans to limited-dividend housing corporations. Seven projects were completed under this program before administrators realized that the resulting housing was too expensive for the intended low-income families. In 1934, the PW A reorganized the housing division and established the Direct-Built Housing Program. In this program, the organization oversaw each step of project development, from purchasing land to clearing slums to managing buildings after completion. Completed in August of 1936, Techwood Homes in Atlanta, GA was the first federally-owned low-rent housing project in the United States. A total of fifty-one projects were developed over the next year before the Housing Division was dissolved in 1937, although construction continued on

unfinished projects such as Cherokee Terrace.

Early PWA housing projects were unique and original designs created at the discretion of their architects. However, with the adoption of the direct-built program, branches were set-up within the PW A to assist local architects and builders not accustomed to working on such large-scale projects. This included the Branch of Initiation, responsible for investigating the specific housing needs and feasibility of projects in

particular cities, and the Branch of Land Acquisition, authorized to oversee site development. The Branch of Plans and Specifications had the most lasting impact by providing the blueprints that would characterize PW A Public Housing Projects such as Cherokee Terrace. These specifications were formalized in the 1935 publication *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing*, which illustrated specific plans and layouts to be used according to the determined needs of the site.

The decline of the Housing Division began with controversies over slum clearance, and they were forced to abandon this practice in 1935. The ultimate demise came later that same year when the allocated funds were directed toward other New Deal programs that "could employ a greater number of people, on smaller, less costly projects." By the time the PWA Housing Division was dissolved in 1937, over \$130 million had been allocated to construct housing for almost 22,000 families and to demolish around 10,000 slum units. Even though the rent for the new units was often still too high for the intended slum dwellers and was only feasible for the working poor, the PWA Public Housing division left a clear and marked imprint on communities with the construction of planned residential developments such as Cherokee Terrace Apartments. Furthermore, it established a baseline for the larger and more widespread programs that would follow in the late 1930s and 1940s.³⁷



Figure #6. 1910 Sanborn Map.

Riverside Heights was one of twenty-nine low-income housing projects that were authorized by President Roosevelt and the Special Board of Public Works between April 12 and 26, 1934. \$114,241,000 was allocated to complete the projects. Since housing authorities had not yet been established in most of the communities, the federal Housing Division took responsibility for initiating the projects with the assistance of “unofficial citizen’s committees acting in an advisory capacity.”³⁸ The local advisory board for the Riverside Heights project originally was called the Montgomery Advisory Committee on Housing. William Necrosi served as the committee’s chair and other members included Mrs. Charles Thigpen, William P. Screws, Richard F. Hudson, and L.D. Rouse. The “Public Housing in the United States, 1933-1949” National Register of Historic Places Multiple Property Documentation Form documents the role of the local committee

Unlike the centralized organization of the earlier PWA Housing Division, which was responsible for every component of project planning and administration, operations at the newly established USHA were increasingly decentralized. The major focus of responsibility now lay with the local PHAs, while the Washington bureaucracy provided program direction, financial support and consulting advice. It has been remarked that the federal government moved from the role of builder to that of banker during the period. Local housing authorities were now responsible for initiating, designing, building, and managing the local housing projects, while the USHA acted as the financial agent. Site analysis, land acquisition, tenant distribution, and project design became the direct prerogative of the local community housing agencies within the constraints of the federal program. The USHA furnished technical guidance and design assistance, as well as project review, through the issuance of program standards, management guidelines, design models, architectural standards, and building prototypes.³⁹

The federal Housing Division typically acquired property by condemnation, as the process of obtaining titles from owners often unwilling to sell or those with title issues that could result in long delays. The Housing Division condemned the sites for Riverside Heights and William B. Paterson Courts.⁴⁰ The proceedings appear to have been without incident and, in this case, Joseph received \$19,000 for the property.⁴¹

The initial phase of construction for Riverside Heights took place between 1935 and 1937 and was one of 53 Direct-Built Housing Projects completed by the Public Works Administration (PWA) throughout the country. Riverside Heights was one of three such projects in Alabama, two of which, Riverside Heights and William B. Paterson Courts were located in Montgomery. Riverside Heights was built for white residents and William B. Paterson Courts was built for African-American residents. The first phase of construction involved renovation of the Wharton-Chappell House and the construction of a community building and eleven apartment buildings. The site was then bounded to the west by a former cotton factory and to the north by the river bluff. The project received a federal allotment of \$411,000 to build one and two story group houses and a community house encompassing one hundred units with 324 rooms.⁴² The average rental was \$5.50 per room with the tenants paying for their own utilities.

The eleven brick structures which make up the project are arranged around open courts. Dwellings range in size from two to five rooms. All units are equipped with gas ranges for cooking, gas water heaters and ice refrigerators. The buildings occupy one-sixth of the total area.⁴³



Figure #7. 1942 Aerial Photo. Note that the cotton factory is still shown at center. Source: University of Alabama online Air Photo Archive.

Riverside Heights was designed by the architectural firm of Ausfeld and Jones and was constructed between 1935 and 1938. T.L. James & Company, Inc. served as the general contractor. A plaque that was formerly located on the site recorded: "Riverside Heights/built by the Federal Emergency Administration of Public Works and the United States Housing Authority/Franklin D. Roosevelt, President of the United States." The initial plan of the complex was similar to standardized plans that had been developed for the PWA's Branch of Specifications and Plans.

Walter Adolph Ausfeld (1886-1965) born in Philadelphia, Pennsylvania on January 18, 1886 and was the son of Frederick Ausfeld (1860-1930), an architect, and his wife Lena. His family relocated from Nashville, Tennessee to Montgomery about 1909, when Frederick is listed in the Montgomery city directory as an architect with an office in the Bell Building, although he was still recorded in Nashville in the 1910 census. By 1902, Walter was attending Spring Hill College in Mobile and the Spring Hill Review of January 1906, in its Alumni Notes section, reported: "Walter A. Ausfeld is learning something of the practical part of architecture in his father's office. Next year he will study the theory in one of the northern universities."⁴⁴ He later graduated from Cornell University in 1910.⁴⁵ After graduation, Ausfeld returned to Montgomery and worked in his father's firm until Frederick's death in 1930. By 1937, the city directory lists the firm of Ausfeld and Jones.

Harry Hubert Jones (1900-1975) is recorded in the 1925 city directory as a draftsman with the firm of Okel & Cooper. By the following year he was serving as an assistant draftsman

State Department of Education and he was in the 1928 city directory as their assistant architect. By 1929, he was listed as an architect with the firm of Hirsch & Jones and he joined Ausfeld by 1933.

An article entitled “New Housing Project: New Low-Cost Venture Begun In Montgomery Today” appeared in several newspapers on June 1, 1937:

MONTGOMERY. Ala., June 1. (UP) – The federal government today opened its fourth low-cost housing project, designed to provide comfortable living quarters for low-income families. Tenants were moved into Riverside Heights, huge PWA-built apartment building here which will house 100 families. Rents run from \$13 for two rooms to \$20.50 for 5 rooms. A family's income must not exceed five times the monthly rental nor be less than four times that figure. The low-cost housing division of the Public Works Administration has opened similar projects In Atlanta and here. Thirty-seven others are under construction over the nation.⁴⁶

The rehabilitation of the Wharton-Chappell House as an office for the housing authority is an important early example of the federally funded adaptive reuse of a historic building. While examples of the preservation of historic places can be documented from the eighteenth and nineteenth centuries, it was not until the early twentieth century that historic preservation began to gain popularity as a result of the development of Colonial Williamsburg by John D. Rockefeller (1926) and Greenfield Village by Henry Ford (1929). In 1931, Charleston, South Carolina, adopted the first local historic district ordinance. The National Park Service established the Historic American Buildings Survey in 1933 as a work program for architects, draftsmen and photographers during the Depression. With the passage of the Historic Sites Act in 1935, Congress established “that it is a national policy to preserve for public use historic sites, buildings, and objects of national significance” and directed the Secretary of the Interior, through the National Park Service, to survey historic and archeological sites. The growing popularity of historic places coupled with the new federal historic preservation initiatives may have stimulated the architects for the Riverside Heights project to save and reuse the Wharton-Chappell House. The rehabilitation of the house in 1936 is perhaps the earliest example of the reuse of such a resource within the context of a low-income housing project in the country.⁴⁷ Another documented example of a similar adaptive use of a historic building occurred in 1939 with the rehabilitation of the Old Marine Hospital as part of the Robert Mills Manor complex in Charleston, South Carolina.⁴⁸

Management of the complex was taken over by the Housing Authority of the City of Montgomery after it was established in June 1939. The authority was initially established without city funding and its staff consisted of an executive director, an assistant management aide, a bookkeeper-cashier-stenographer, two secretary-stenographers, a maintenance mechanic, a maintenance laborer, and two unskilled laborers.⁴⁹

The complex was expanded in 1940 to provide housing for defense workers during the mobilization for World War II. Another expansion was completed in 1941. The Maxwell Field School (later the Pendar Street School and the Peterson Elementary School) was constructed at the northwest corner of the complex in 1955-1956. 1337 units started 8/1/1940 and completed 2/1/1941 \$538,000⁵⁰

The WPA Guide for Alabama contained the following entry for Riverside Heights:

RIVERSIDE HEIGHTS, NE. corner Bell and Eugene Sts., completed in 1937, is a U. S. Housing Authority development of 14 fireproof buildings on a 13-acre landscaped tract, leased and operated by the City Housing Authority. It occupies the site of John Scott's 1817 town of Alabama. One of Montgomery's early hospitals, where wounded Confederate soldiers were cared for, was situated here. The old building, of early Greek Revival design, stands in the foreground and was restored when the housing units were built. It is now used as business offices for the project.⁵¹

In 1947, it was announced that tenants earning more than \$1,800 per year would be evicted from the project. An article in the Anniston Star stated that the Montgomery Housing Authority "said they had more than 2,000 applications from families earning less than \$1,800."⁵²

The offices in the Wharton-Chappell House were renovated in 1958. Architects Sherlock, Smith and Adams designed the project that saw a substantial addition constructed to the north and west of the existing house. By this time, the house was serving as the housing authority's main office and space was needed to accommodate a larger staff that was needed to handle the management of the authority's expanding responsibilities. The house was again renovated in 1996 with a small addition added at the north end of the 1958 addition.

In 2004, the city announced plans to widen Bell Street and to purchase and raze Riverside Heights. The first 220 families were moved out of the complex by mid 2006 with the remainder were relocated by the end of the year. The buildings remained on the site until demolition began circa 2009. With the exception of the Wharton-Chappell House, the entire complex was removed. The house remains as the only tangible vestige of the former low-income housing complex.

Notes:

¹ The author would like to acknowledge Billie Capell's report "The Chappell House on Maxwell Boulevard" and the extensive background research that was compiled to produce it. The report provided an excellent foundation on which to develop this historical narrative.

² Montgomery Alabama, Montgomery County Judge of Probate, Certificate/Warrant # 896; Tract Book MT-54, page 58; 1817 Plat Book SG 5128, p. 87.

³ United States Department of the Interior, Bureau of Land Management, General Land Office Records.

⁴ Three Aged Montgomerians Who Live on First Site of This City," Montgomery Advertiser, March 16, 1913, p. 26.

⁵ Beale, Phelan, and Blue, City Directory and History of Montgomery, Alabama: With a Summary of Events in That History, Calendrically Arranged (Montgomery, AL: T.C. Bingham & Co., 1878), p. 5.

⁶ Beale, Phelan, and Blue, p. 7.

⁷ Three Aged Montgomerians Who Live on First Site of This City."

⁸ Deed book V, pp. 332-334.

⁹ Deed book 1, pp. 26-27.

¹⁰ City Directory and History of Montgomery, p. 31.

-
- ¹¹ Daily Alabama Journal (Montgomery, Alabama), March 5, 1851, p. 2.
- ¹² Deed book 6, pp. 160-161.
- ¹³ Reports of Cases Argued and Determined by the Supreme Court of Alabama” (St. Paul, MN: West Publishing Co., 1907), p. 18; Beale, Phelan, and Blue, p. 89.
- ¹⁴ “Land for Sale or Rent,” Montgomery Daily Confederation, January 3, 1859, p. 2.
- ¹⁵ Ancestry.com. 1850 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch. 1850; Census Place: District 1, Montgomery, Alabama; Roll: M432_12; Page: 72A; Image: 10; Ancestry.com. 1850 U.S. Federal Census - Slave Schedules [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004.
- ¹⁶ Deed book 141, page 273.
- ¹⁷ City Directory and History of Montgomery, p. 77.
- ¹⁸ Gardner, Jeffrey W., The Powder Magazine: Historical Documentation and Architectural Maintenance, Powder Magazine Park, R.E. "Bob" Woodruff Lake, Montgomery, Alabama (Atlanta, GA: Brockington Associates, 1999), p. 30.
- ¹⁹ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010. 1880; Census Place: Montgomery, Montgomery, Alabama; Roll: 26; Family History Film: 1254026; Page: 107A; Enumeration District: 127; Image: 0215; Ancestry.com. Selected U.S. Federal Census Non-Population Schedules, 1850-1880 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.
- ²⁰ Deed book 13, pp. 105-106.
- ²¹ Marriage book 2, p. 39.
- ²² Marriage book E, p. 254; www.findagrave.com.
- ²³ Will Book 4, pp. 234-235. The entry in the Funeral Record Book is listed as Thomas “Darcy” but the age at death is consistent with the 1850 census record. Ancestry.com. Alabama, Marriages, Deaths, Wills, Court, and Other Records, 1784-1920 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Confusing the record is the headstone in Montgomery’s Oakwood Cemetery for Thomas Dorsey, who was born in Ireland on August 13, 1834 and died on August 15, 1859. No other records were located for Thomas Dorsey born in 1834.
- ²⁴ Montgomery Genealogical Society, Marriage Book 3, page 602; Ancestry.com. Alabama, Select Marriages, 1816-1957 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc, 2014..
- ²⁵ Cemetery marker for James Chappell at Oakwood Cemetery in Montgomery recorded in <http://www.findagrave.com>; 1900 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004; Census Place: Montgomery Ward 1, Montgomery, Alabama; Roll: 33; Page: 13A; Enumeration District: 0095; FHL microfilm: 1240033.
- ²⁶ 1870 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009; Census Place: Township 17, Montgomery, Alabama; Roll: M593_34; Page: 415A; Image: 833; Family History Library Film: 545533.
- ²⁷ 1880 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2010; ontgomery, Montgomery, Alabama; Roll: 26; Family History Film: 1254026; Page: 86C; Enumeration District: 126; Image: 0173
- ²⁸ Ancestry.com. Selected U.S. Federal Census Non-Population Schedules, 1850-1880 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.
- ²⁹ 1900 United States Federal Census.
- ³⁰ Suit in Enjunctment Decided in Favor of T. J. Roberts, Montgomery Advertiser, October 18, 1902, p. 8.
- ³¹ “The Chappell House on Maxwell Boulevard,” p. 4.
- ³² “Funeral of James Chappell,” Montgomery Advertiser, March 20, 1907, p. 3.
- ³³ Montgomery County Probate Court, Petition for the Sale of LKand Belonging to James Chappell (undated) cited in “The Chappell House.”
- ³⁴ "Alabama Deaths and Burials, 1881–1952." Index. FamilySearch, Salt Lake City, Utah, 2009, 2010; “Mrs. Louis A. 9sic) Floyd Chappell,” Montgomery Advertiser, April 12, 1916, p. 5.
- ³⁵ Deed book 152, p. pp. 72-73.
- ³⁶ Deed book 193, p. 133.
- ³⁷ Rosin Preservation, LLC, Cherokee Terrace Apartments, National Register of Historic Places Nomination Form, 2013.
- ³⁸ Michael I. Strauss and Talbot Wegg, Housing Comes of Age (New York: Oxford University Press; 1938; reprint ed.Forgotten Books, 2013), p. 53.
- ³⁹ Paul R. Lusignan, et. al., “Public Housing in the United States, 1933-1949,” National Register of Historic Places Multiple Property Documentation Form, 2004.
- ⁴⁰ Strauss and Wegg, p. 85.
- ⁴¹ Deed Book Deed book 193, p. 133.

Wharton-Chappell House Historic Structure Report

Schneider Historic Preservation, LLC

⁴² Strauss and Wegg, p. 213.

⁴³ Strauss and Wegg, p. 214.

⁴⁴ The Spring Hill Review, Spring Hill College, Mobile, AL: Commercial Printing Co., January 1906), p. 123

⁴⁵ Cornell Alumni Directory (Ithica, NY: Cornell University, 1922), p. 10.

⁴⁶“New Low-Cost Venture Begun In Montgomery Today,” Anniston Star, June 1, 1937, p. 1

⁴⁷ A review by the author of the National Register Multiple Property Documentation Form “Public Housing in the United States, 1933-1949” and other nominations to the National Register of Historic Places involving federally subsidized housing projects did not yield any earlier examples, although the review may not have been comprehensive.

⁴⁸ David B. Schneider, Preservation Consultants, Inc. “Robert Mills Manor (Public Housing),” Historic American Buildings Survey, 1989.

⁴⁹ National Association of Housing Officials, Housing Yearbook 1940, p.

⁵⁰ Public Housing in the United States, 1933-1949.”

⁵¹ Writers' Program of the Works Progress Administration in the State of Alabama, Alabama: A Guide to the Deep South (n.p.: The Alabama State Planning Commission, 1941), p. 235.

⁵² “High Income Families Must Quit Housing. Anniston Star May 22, 1947, p. 11.

Part 2: Physical Description

The Wharton-Chappell House sits at the southeast corner of an 18.4-acre parcel located at the northwest corner of Maxwell Boulevard and Eugene Street. The site is located west of downtown Montgomery adjacent to the eastern boundary of Maxwell Air Force Base. The topography of the site is generally flat and was formerly developed as a low-income housing project. All of the buildings for that project except for the Wharton-Chappell House were demolished in recent years, leaving an open site with asphalt drives and parking areas and several concrete foundation slabs. Scattered mature trees are grouped around the Wharton-Chappell House and include one large specimen tree at the northwest corner of the house.

The house generally faces south (angled about 5° to the southeast) with its façade oriented parallel to Maxwell Boulevard and it is approximately sixty feet from the centerline of the westbound lane of the street. Eugene Street is approximately 190' east of the house. A small frame service building with a hipped composition roof is located adjacent to the north end of the house.

A grassed lawn extends in front of the house and is broken by a sidewalk and a single driveway access to Maxwell Boulevard. The lawn extends along the west side of the house. A narrow strip on lawn along the east side of the house separates it from a parking area that extends to Eugene Street. A strip of lawn along the north side of the parking lot separates it from asphalt another parking lot that extends west from Eugene Street along the rear of the house.

The Wharton-Chappell House is a one-story brick former dwelling with later brick veneer additions with a hipped composition shingle roof. The house has a rectangular core that is five bays wide and four bays deep. The façade of the two-bay wide addition to the west of the core is recessed slightly from the façade of the core. The addition is twelve bays deep and extends across the rear two bays of the core. A hipped entrance-bay portico with paired stuccoed masonry Doric columns is centered at the façade of the core and has a stuccoed brick stoop. The stoop is accessed by stuccoed brick steps between stepped knee walls with narrow iron railings that extend around the stoop's tiled deck. The principal entrance is centered within the stoop and has a transom and sidelights. The paneled wood door appears to be a modern replacement and security screening has been added at the sidelights and transom. Wooden single six-over-six double hung sash windows are set within the remaining bays of the core within rectangular openings with flat brick arches and simple brick sills. Iron lintels below the arches appear to have been added later. Windows typically have applied security screening. The façade wall is constructed of brick with an exposed reddish-orange brick veneer and it has a slightly projecting band below the eave line. Narrow eaves and soffits have been covered with vinyl siding and have applied crown moldings and modern K-gutters. The two bays at the façade of the addition have similar six-over-six windows. Brick veneer at the addition is reddish-brown in color and is laid in stretcher bond with a band of headers corresponding to the base of the projecting band along the core.

The east elevation of the core is similar in design and detail to the façade. Four evenly spaced window openings each have single six-over-six windows. Brickwork is reddish-brown in color and is set in common bond. The purpose for a series of infilled joist pockets along the foundation at the north end of the elevation has not been determined. The five eastern bays of the north elevation of the core are exposed beneath an open porch that wraps to the east elevation of the addition. The addition obscures the two western bays of the core. An entrance, similar to that at the façade, is located in the exposed western bay. A single six-over-six window is located in the center bay, and a former window opening at the eastern bay has now been infilled with brick. The porch is supported by three stuccoed brick columns and has a simple metal railing. The east elevation of the addition has single six-over-six windows at its two southern bays, a wide expanse of blank wall, and a recessed entrance well toward its northern end. Other than a modern entrance within the well, there are no other openings at this elevation. The porch at the rear of the core wraps along the east elevation of the addition past the entrance well. The rear service building abuts the porch to the east along its north end.

The rear elevation of the addition is similar in design to its façade and it has two single six-over-six light windows. The twelve-bay west elevation of the addition is similar in design to its façade and rear elevation. A step in the brickwork between the eleventh and twelfth bays separates the 1958 and 1996 additions. All but the fourth and ninth bays have similar six-over-six light windows. Small four-over-four light windows are set within those bays.

The interior plan of the core consists of a central hallway that is flanked to the east by four small rooms grouped around a vestibule that opens from the hallway. To the west of the hallway, a large room opens into the 1959 addition and a hallway along the north wall extends into the 1958 addition and then turns and extends through the center of the rear wing of the addition. A series of small offices are located along the east and west sides of the 1958 addition. A small lobby is centered at the south end of the 1996 addition and is accessed by an entrance in the well along the east elevation. A larger office is located at the northwest corner of the 1996 addition with smaller offices to its southwest and northeast.

Ceilings and walls at the core and some areas of the 1958 addition are typically finished with smooth plaster over wire lath. Sheetrock is typical in remaining areas. Wood flooring at the core was typically covered with a thick coating of mastic and either vinyl tile or carpet. Remaining floors are vinyl tile or carpet over wood subflooring. Simple wood window and door surrounds, baseboards, and chair rails were installed at the core ca. 1935 and were generally matched in the 1958 addition, although some modern trim was installed in many areas of the building during successive periods of remodeling.

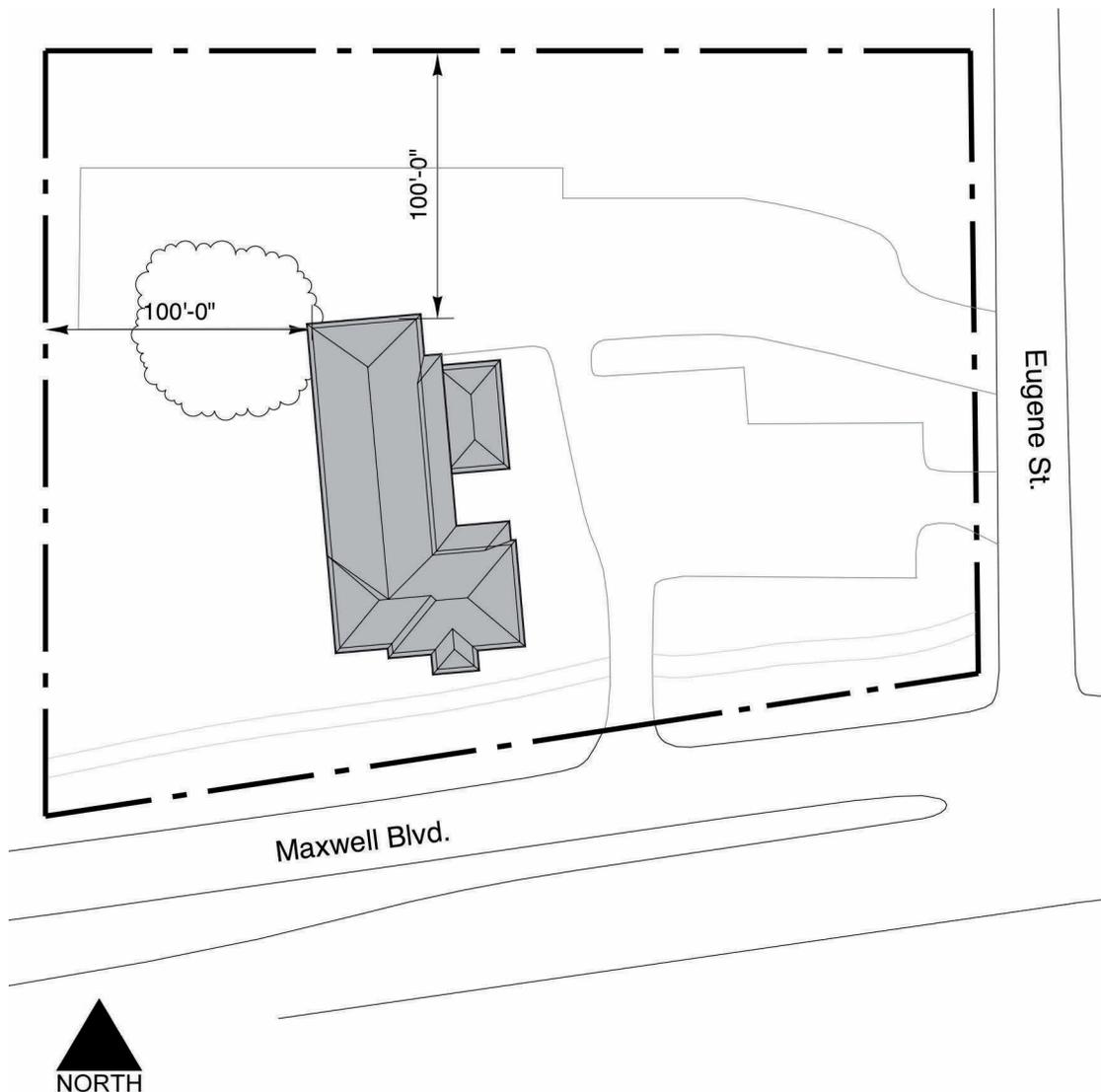
Rear Service Building (ca. 1935)

The rear service building was constructed ca. 1935. It is a rectangular one-story frame building with a hipped composition shingle roof and an exterior brick chimney centered at its south elevation. The building is two bays wide and five bays deep and has single six-over-six light windows in all bays of its south, east, and north elevations and at all but the central bay of its west elevation. Modern vinyl siding has been applied over the original plain weatherboard siding. The center bay has a wide entrance opening that has partially

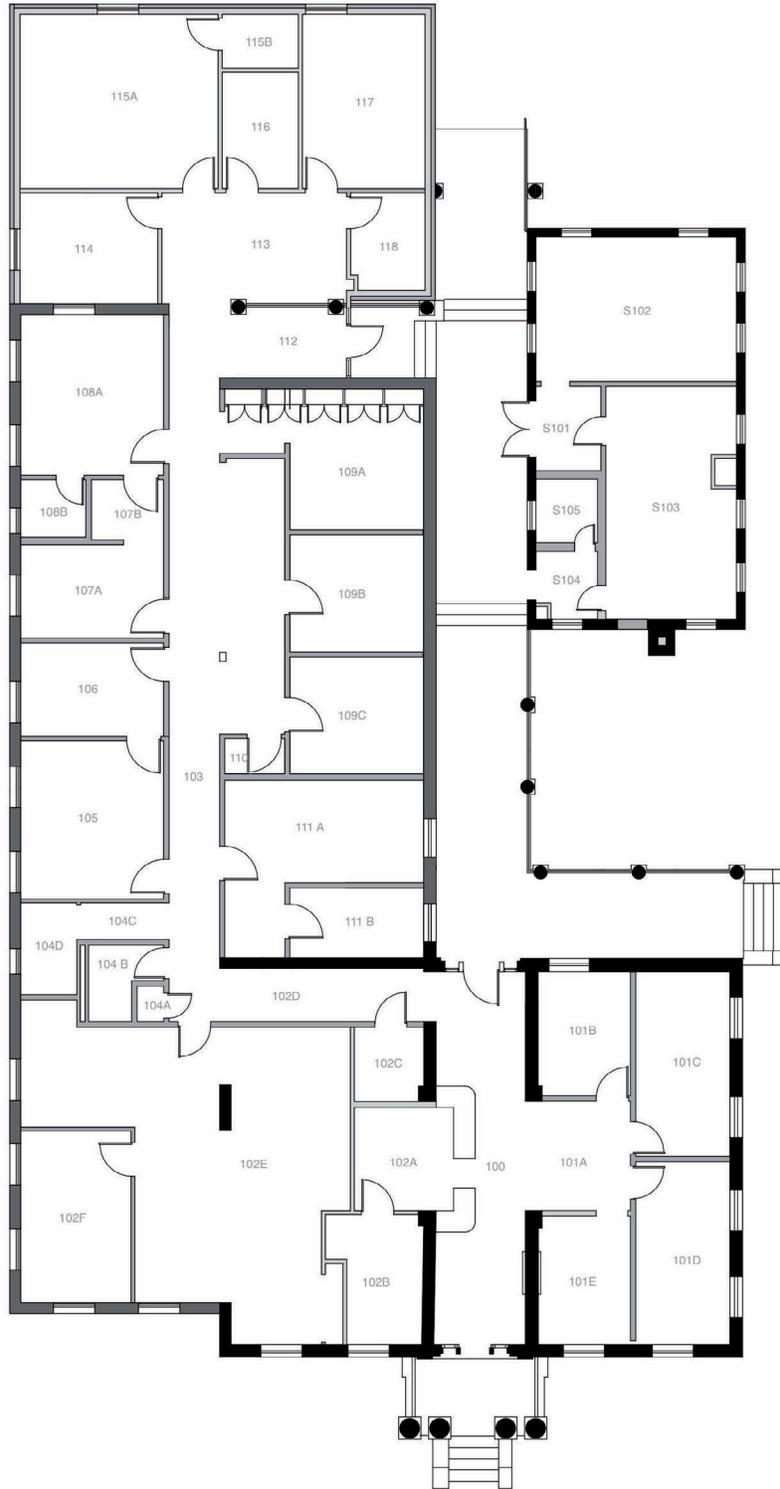
blocked down to the south to accommodate a single door. A full-width transom has been covered with pressboard.

The interior of the service building has a large room at its north end and a series of smaller rooms at its south end. Ceilings and walls are typically finished with smooth plaster over wire lath, although some sheetrock has been added. Wood flooring was typically covered with a thick coating of mastic and either vinyl tile or carpet. Simple wood window and door surrounds, baseboards, and chair rails were installed ca. 1935. A small basement under the south end of the building formerly housed a heating system.

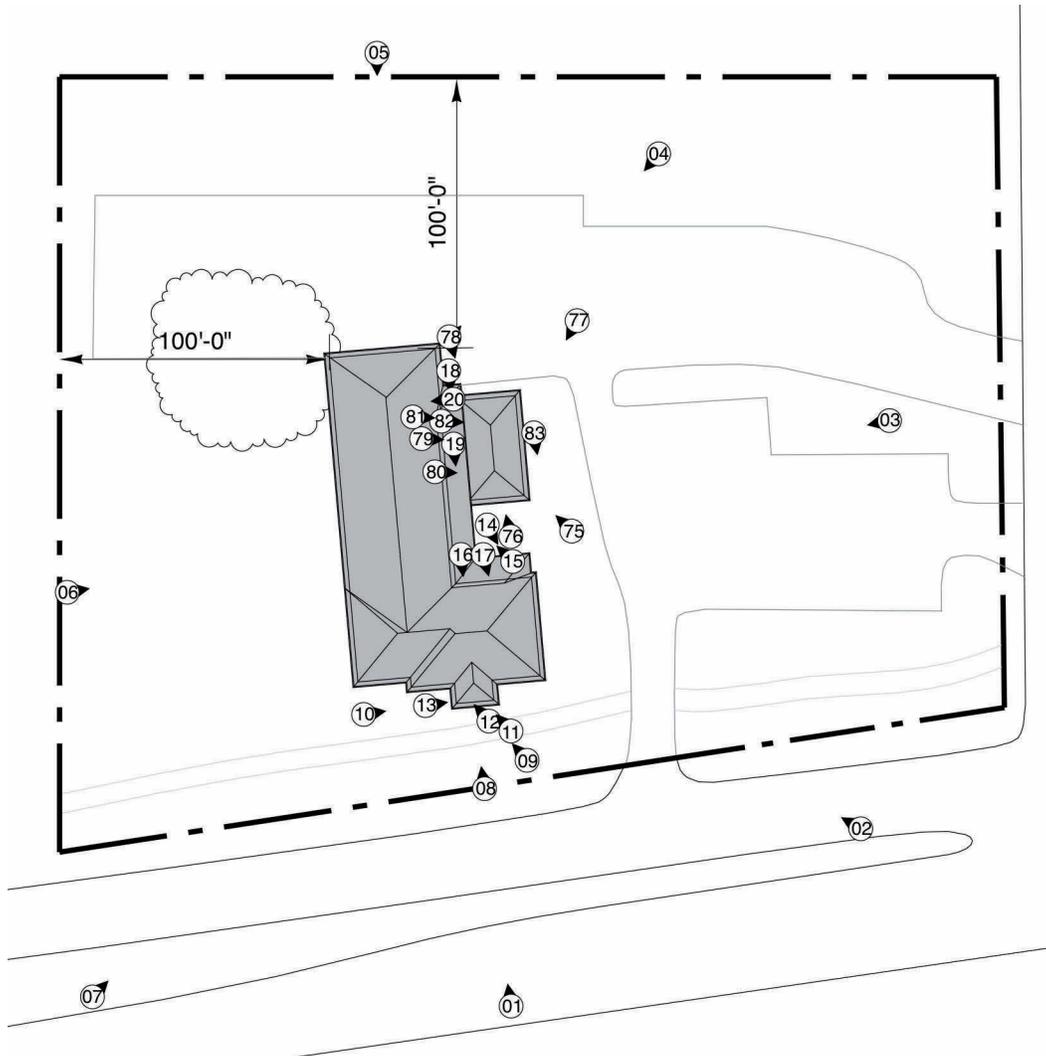
Siteplan



Floorplan, Current



Siteplan with Photo Locations Indicated



Floorplan with Photo Locations Indicated

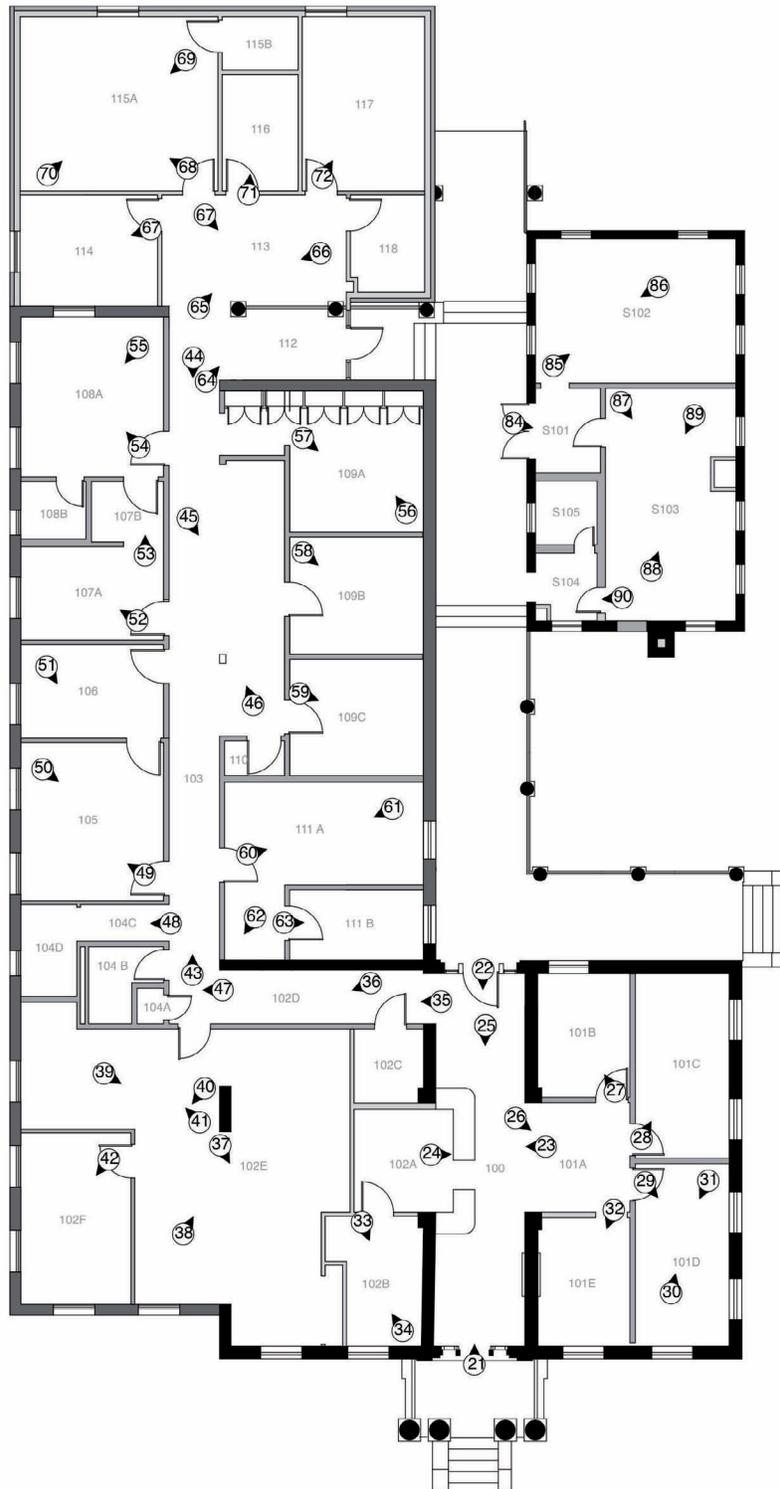




Photo 1. South Façade, Camera Facing North.



Photo 2. South Façade (Left) and East Elevation (Right), Camera Facing Northwest.



Photo 3. East Elevation, Camera Facing West.



Photo 4. East (Left) and North (Right) Elevations, Camera Facing Southwest.



Photo 5. North Elevation, Camera Facing South.



Photo 6. West Elevation, Camera Facing East.



Photo 7. South Façade (Right) and West Elevation, Camera Facing Northeast.



Photos 8-10. Details of Portico, Camera Facing North, Northwest and East.





Photo 11. Detail of Entrance, Camera Facing Northwest.



Photo 12. Detail of Entrance, Camera Facing North.



Photo 13. Detail of Floor at Stoop, Note: Modern tile, Camera Facing East.



Photo 14. Detail of Column at Rear Porch, Camera Facing Southeast .



Photo 15. Detail of Porch at East Elevation of Rear Addition, Camera Facing Northwest.



Photo 16. Detail of Rear Entrance, Camera Facing South.



Photo 17. Detail of Window at North Elevation of the Core, Camera Facing Southeast.



Photos 18-19. Views of Porch and Ramp at East Elevation of the Addition, Camera Facing South



Photo 20. View at Rear Entrance Well at the East Elevation of the Addition, Camera Facing West.



Photo 21. Room 100, Central Hallway, Camera Facing North.



Photo 22. Room 100, Central Hallway, Camera Facing South.



Photo 23. Room 100, Central Hallway, Camera Facing West.

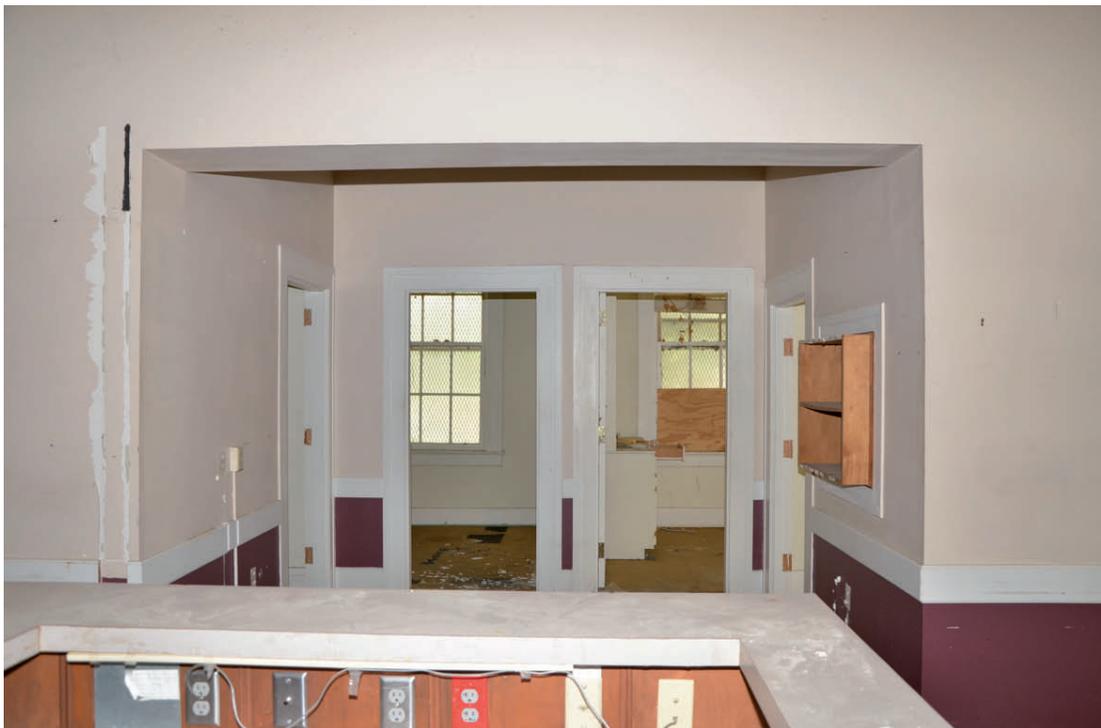


Photo 24. Room 100, Central Hallway, Camera Facing East.



Photo 25. Room 100, Central Hallway, Detail of Ceiling, Camera Facing South.



Photo 26. Room 101A, East Office Vestibule, Camera Facing Southeast.



Photos 27 & 28. Left: Room 101B, Office , Camera Facing Northwest; Right: Room 101C, Office , Camera Facing Northeast.



Photo 29. Room 101C, Office, Camera Facing Southeast.



Photo 30. Room 101C, Office, Camera Facing North.



Photo 32. Room 101D, Office, Camera Facing Southwest.



Photos 33 & 34. Room 102B, Telephone/Mechanical Room, Camera Facing Southeast (Left) and Northwest (Right)



Photo 35. Room 102D, Hallway, Camera Facing West.



Photo 36. Room 102D, Hallway, Detail of Ceiling Camera, Facing Southwest.



Photo 37. Room 102E, Office, Camera Facing Southeast.



Photo 38. Room 102E, Office, Camera Facing Northeast.



Photo 39. Room 102E, Office, Camera Facing Southeast.



Photo 40. Room 102E, Office, Camera Facing Southwest.



Photo 41. Room 102E, Office, Camera Facing Northwest.



Photo 42. Room 102F, Office, Camera Facing Southwest.



Photos 43 & 44. Room 103, Hallway, Camera Facing North (Left) and South (Right)



Photos 45. Room 103, Hallway, Camera Facing Southeast.



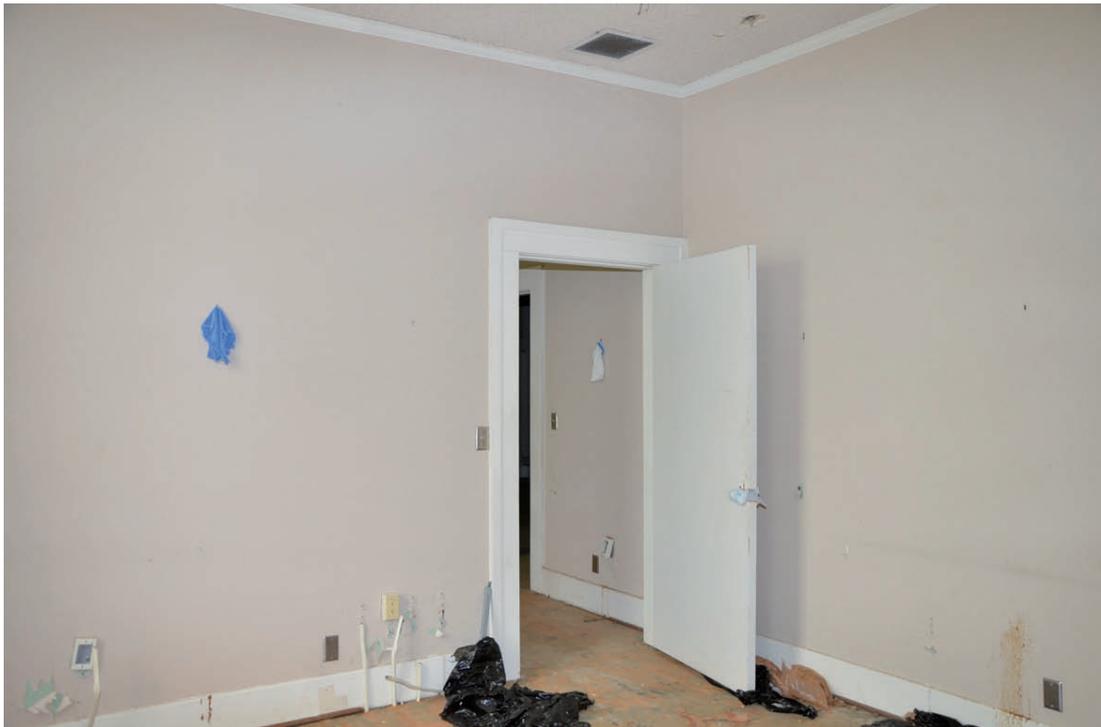
Photos 46. Room 103, Hallway, Camera Facing Northwest.



Photos 47 & 48. Rooms 104A-D, Bathrooms and Closets, Right: Room 104A, Camera Facing West;
Right: Room 104C, Camera Facing West



Photos 49. Room 105, Office, Camera Facing Northwest.



Photos 50. Room 105, Office, Camera Facing Southeast.



Photos 51. Room 106, Office, Camera Facing Southeast.



Photos 52. Room 107A, Office, Camera Facing Northwest.



Photos 53. Room 107B, Hallway, Camera Facing North.



Photos 54. Room 108A, Office, Camera Facing Northwest.



Photos 55. Room 108A, Office, Camera Facing Southwest.



Photos 56. Room 109A, Office, Camera Facing Northwest.



Photos 57. Room 109A, Office, Camera Facing Southeast.



Photos 58. Room 109B, Office, Camera Facing Southeast.



Photo 59. Room 109C, Office, Camera Facing East.



Photo 60. Room 111A, Office, Camera Facing East.



Photo 61. Room 111A, Office, Camera Facing Southwest.



Photos 62-63. Right: Room 111A, Detail of Safe, Camera Facing Southwest; Right: Room 111B, Office, Camera Facing East.



Photo 64. Room 112, Foyer, Camera Facing Northeast.



Photo 65. Room 112, Office Work Area, Camera Facing Northeast.



Photo 66. Room 112, Office Work Area, Camera Facing Southwest.



Photo 67. Room 112, Office Work Area, Camera Facing Southeast.



Photo 68. Room 115A, Director's Office, Camera Facing Northwest.



Photo 69. Room 115A, Director's Office, Camera Facing Southwest.



Photo 70. Room 115A, Director's Office, Camera Facing Northeast.



Photo 71. Room 116, Kitchen, Camera Facing North.



Photo 72. Room 117, Kitchen, Camera Facing Northeast.



Photo 73. Attic, General View.



Photo 74. Attic, General View.



Photo 75. Rear Service Building, South (Left) and East (Right) Elevations, Camera Facing Northwest.



Photo 76. Rear Service Building, South Elevation, Camera Facing North.



Photos 77. Rear Service Building, East (Left) and North (Right) Elevations, Camera Facing Southwest.



Photo 78. Rear Service Building, North (Left) and West (Right) Elevations, Camera Facing Southeast.



Photo 79. Rear Service Building, Detail of West Entrance, Camera Facing Southeast.



Photos 80-81. Rear Service Building, Detail of West Elevation, Camera Facing Southeast.



Photo 82. Rear Service Building, Detail of Wood Siding Under Applied Vinyl, Camera Facing Southeast.



Photo 83. Rear Service Building, Detail of Stairwell to Basement, Camera Facing South.



Photo 84. Rear Service Building, Room S101, Hallway, Camera Facing East



Photo 85. Rear Service Building, Room S102, Camera Facing Northeast



Photo 86. Rear Service Building, Room S102, Camera Facing Southwest.



Photo 87. Rear Service Building, Room S103, Camera Facing Southeast.



Photo 88. Rear Service Building, Room S103, Camera Facing Northeast.



Photo 89. Rear Service Building, Room S103, Camera Facing Southwest.



Photo 90. Rear Service Building, Room S104, Camera Facing West.

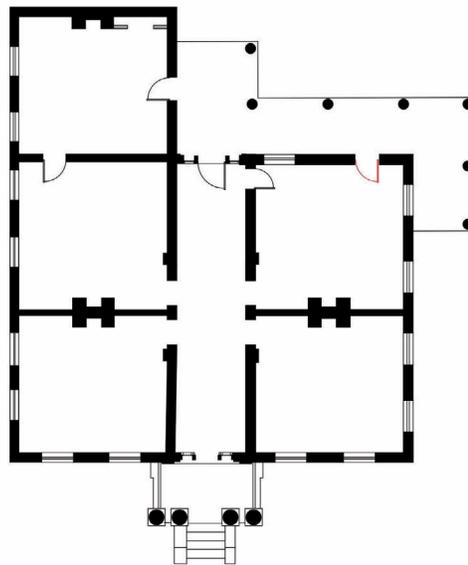


Photo 91. Rear Service Building, Basement, Camera Facing Southwest.

Part 3: Developmental History

First Phase, ca. 1854-1890

The original floorplan generally can be interpolated from the 1910 Sanborn map and surviving architectural evidence. The rectangular core likely had four rooms, two to either side of the central hallway. Chimneys were likely centered at the walls dividing the rooms. The foundation level was not accessible to determine whether or not bases for these chimneys remain. A single brick room is shown at the rear of the west side of the building on the Sanborn map and it was likely original or an early addition. The rear porch shown in the sketch below is conjectural, but may explain the joist pockets present along the base of the building at the north end of the east elevation.

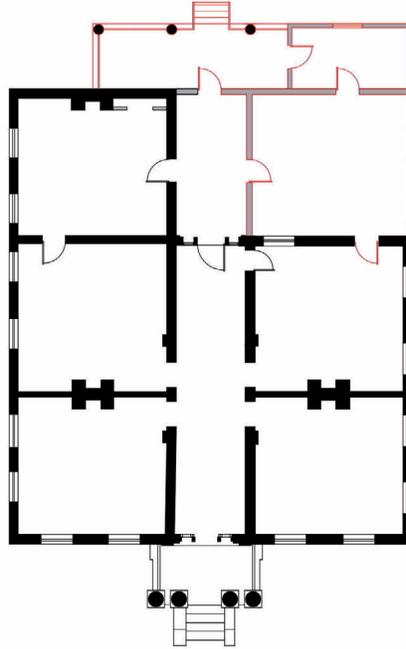


1854

Source: Conjectural Based on 1910 Sanborn

Second Phase, ca. 1890 – ca. 1935

The configuration of the house is clearly depicted on the 1910 Sanborn map. A frame addition at the east side of the rear wall of the core is shown, as is a rear porch with an enclosed bay at its east end.

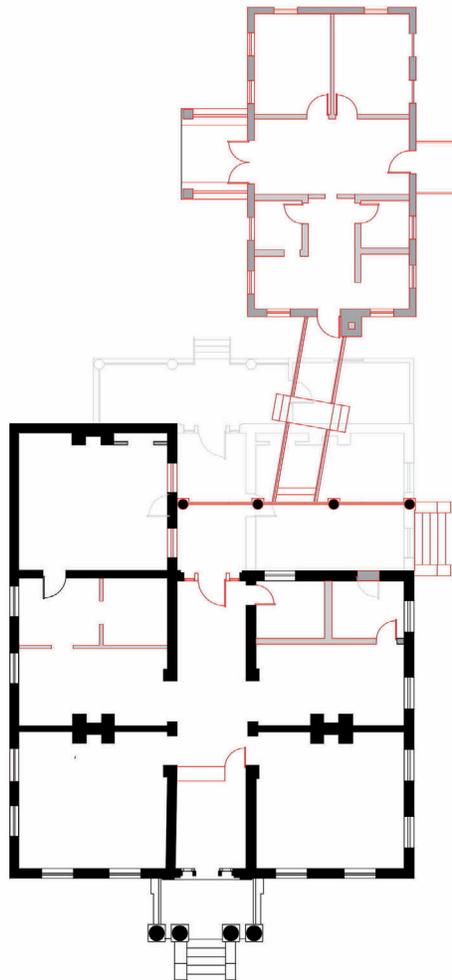


1910

Source: 1910 Sanborn Map

Third Phase, ca. 1935-1958

The configuration of the house in its third phase can be interpolated from drawings completed for a later 1958 remodeling. The plan indicates where demolition work occurred and new walls were added. The rear service building appears to date from this period, as it is not shown on the 1910 Sanborn map and its construction prior to ca. 1935 seems unlikely. The 1958 plans show changes to the building, so it was built prior to that time. The basic configuration of the present rear porch also appears to date to this period. Only minor modifications are documented at the interior of the core during this time.

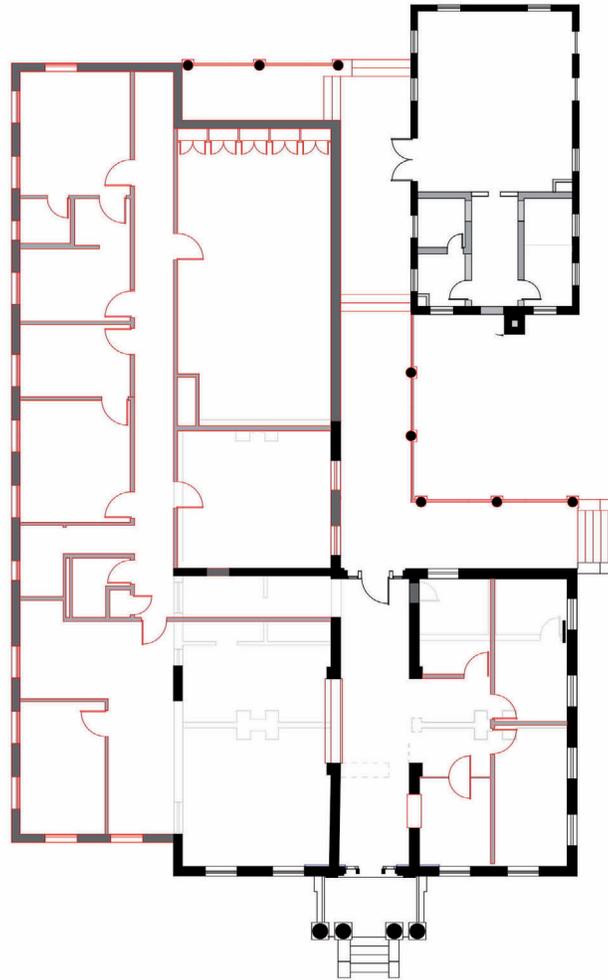


1937

Source: Extrapolation from 1958 Plans

Fourth Phase, 1958-1996

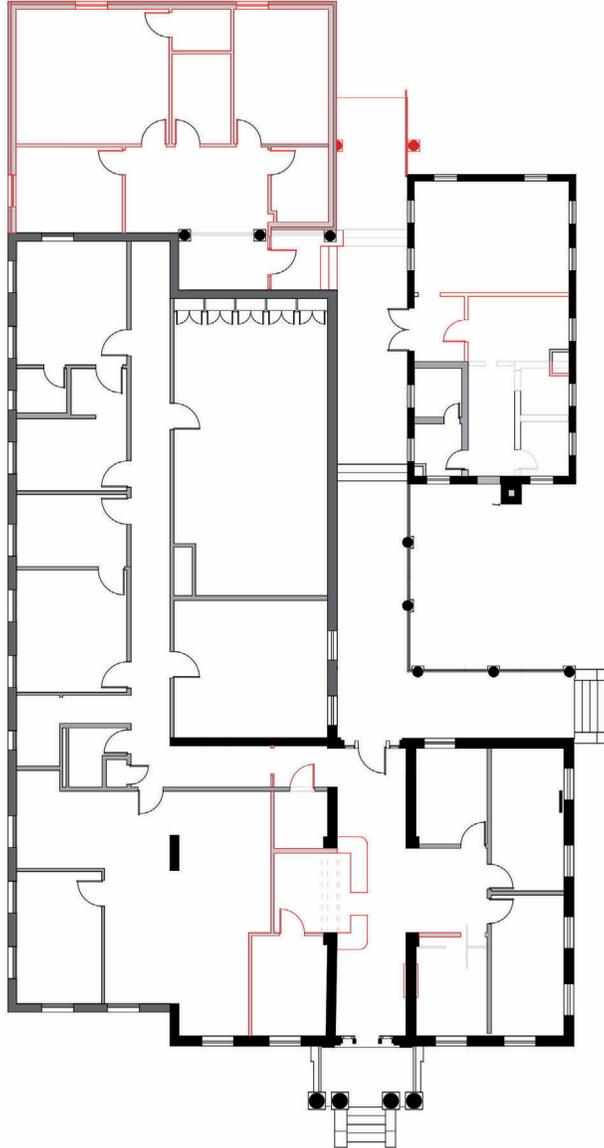
The house underwent substantial remodeling and expansion in 1958. The floorplan of the core was modified and a large addition was made to the west and north. Portions of the west wall of the core were removed as was the brick wing at the west side of the rear of the core. Despite these alterations, the basic exterior character of the original house remained and the design of the alterations was sensitive to its prominent south façade and east elevation.



1958
Source: 1958 Plans

Fifth Phase, 1996-ca. 2005

The house underwent another remodeling and expansion in 1996. Some minor changes were made to the floorplan of the core and a small addition was added at the rear of the 1958 addition.



1996
Source: 1996 Plans

Alterations Since ca. 2005

Some minor changes were made to the floorplan after circa 2005.

Part 4: Condition Assessment and Recommendations

Historic Preservation Objectives

The Wharton-Chappell House is a historically significant landmark for the Montgomery community and any and all work that occurs to it should be consistent with the Secretary of the Interior's Standards for Rehabilitation (see Appendix #1). These standards were developed by the National Park Service to guide rehabilitation projects and seek to preserve the character-defining elements of a historic resource while accommodating necessary modifications needed to meet current code requirements and to adapt the resource for a new use.

In general, the recommended approach for the Wharton-Chappell House is one that would seek to restore the appearance of its primary elevations and first floor interior spaces to their appearance at the time the 1958 renovation was completed. While the house certainly has historical associations that reach further back in time, the 1958 renovation has gained historical significance in its own right and is the appropriate period on which to base rehabilitation and interpretive work. Any attempt to bring back an earlier appearance would likely create a false sense of historic identity or would effectively be a reconstruction/reproduction.

Using the 1958 period as the basis for future work has the following benefits: authenticity and cost effectiveness. Very little has changed about the exterior appearance of the house from the 1958 renovation other than the small 1996 addition to the rear and some other minor modifications (application of vinyl siding to soffits, etc.). Conserving its current appearance and recreating the few architectural details that have been lost or altered over time is the most historically authentic approach to rehabilitating and interpreting the house. Altering the appearance of the house or attempting to recreate an earlier appearance would destroy significant historic fabric and features and is not recommended. Because the house is relatively intact from this period, maintaining and enhancing its historic fabric and features is the most cost-effective approach to the rehabilitation of the house. Other than maintenance and structural repairs that would be required no matter what approach or use is made of the building, maintaining its present appearance requires minimal additional work and the few details that have been lost or modified over time are relatively inexpensive to restore.

In planning a rehabilitation of the house, exterior work should focus on maintaining and enhancing its principal elevations. Any necessary changes (accessibility ramping, etc.) should be inconspicuous and located at the rear areas of the house. On the interior, the central hallway within the core is the primary character-defining space and it should be retained and repaired as needed. Depending on the proposed use of the house, any modifications needed should be limited to secondary spaces, should be minimal in scope, and should be compatible with the historic character of the house.

Ideally, a use for the property will be found that will also retain and adaptively reuse the historic outbuildings to the rear of the house and that would maintain the spatial relationship between the house and the outbuildings.

Condition Assessment

The house is in generally good condition. Recent repairs have been made to the roof in an effort to prevent additional water damage.

Historic Preservation Recommendations

All rehabilitation work at Wharton-Perry House should be in compliance with the Secretary of the Interior's Standards for Rehabilitation and should seek to maintain and restore the appearance of the house to its 1958 appearance.

Code Compliance

A detailed code evaluation is beyond the scope of this project and cannot be completed without a determination of the specific proposed use for the property. This is especially true when it comes to accessibility requirements, as the use will largely determine the extent to which the house will need to be compliant. That said, the following general discussion should frame the code compliance planning for the resource.

Use. The house should be used for a purpose that requires the most minimal alteration to meet code requirements. Since all standard building codes provide flexibility to building officials when working with historic buildings, planning for the use of the building should recognize this and seek design alternatives that will comply with code requirements in the least intrusive manner possible.

Life Safety. Due to its age, design and construction, the Wharton-Chappell likely does not comply with all modern life safety code requirements. It is possible that some aspects of the house cannot be modified to meet these standards. Accordingly, code compliance should consider the historic character of the building and accommodate necessary changes in a manner that minimizes alterations to the appearance of significant historic fabric and features.

Fire Protection. With its old wooden floor and roof framing system, the rehabilitation and use of the Wharton-Chappell House should carefully consider and install appropriate fire protection systems. These systems should be designed in a manner that they have minimal visual impact on the historic character or fabric of the house. At a minimum, a monitored set of smoke detectors and other appropriate sensors should be installed. Depending on the proposed use, the local fire officials may also require a fire suppression system. Such systems can often be installed with minimal visual impact using pop-up sprinkler heads and other devices.

Energy Conservation. Planning for energy conservation should consider not only potential energy savings, but also the protection of the Wharton-Chappell House's historic character and fabric. Please refer to Appendix #3, Preservation Brief #3, Improving Energy Efficiency in Historic Buildings.

Hazardous Materials Abatement. An evaluation of hazardous materials is beyond the scope of this project. However, as the building was in use until recent years, it is likely that such things as asbestos and lead paint have been addressed in recent remodeling.

Many of the paints produced before 1978 contained lead. The use of lead paint was banned in that year because it can present a health problem if the lead in the paint is ingested. Prior to any major rehabilitation work, the building and its immediate grounds should be evaluated by a qualified inspector to determine the extent of any lead paint usage and to complete a lead paint risk assessment. Please refer to Appendix #4, Preservation Brief #37, Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing and visit the Environmental Protection Agency's website on lead paint: <http://www2.epa.gov/lead>.

Accessibility. Once a proposed use is determined for the house, a review of the requirements of the Americans with Disabilities Act should be conducted. While the design standards for ADA compliance recognize the need to preserve the character of historic resources, accessibility must be accommodated to the greatest extent practical. Planning for the eventual use of the house should consider accessibility up front, as certain uses will be more or less difficult to meet accessibility compliance. Please refer to Appendix #5, Preservation Brief #32, Making Historic Properties Accessible and visit the United States Department of Justice Civil Rights Division website on the Americans with Disabilities Act: <http://www.ada.gov/>.

Appendix 1

The Secretary of the Interior's Standards for for Preservation

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Standards for Restoration

A property will be used as it was historically or be given a new use which reflects the property's restoration period.

Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

See also the Preservation Briefs series published by the National Park Service. Each of these briefs is available online at: www.nps.gov/how-to-preserve/briefs/htm. Special attention is called to the following issues:

Preservation Brief #1: [Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#)

Preservation Brief #2: [Repointing Mortar Joints in Historic Masonry Buildings](#)

Preservation Brief #3: [Improving Energy Efficiency in Historic Buildings](#)

Preservation Brief #6: [Dangers of Abrasive Cleaning to Historic Buildings](#)

Preservation Brief #32: [Making Historic Properties Accessible](#)

Preservation Brief #37: [Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing](#)

Author's Qualification Statement

David B. Schneider, Schneider Historic Preservation, LLC

Schneider Historic Preservation, LLC provides a full range of historic preservation consulting services. The firm was established by David B. Schneider in 1999. Mr. Schneider's professional historic preservation career spans 34 years, during which time he has successfully completed a diverse range of projects for both private and public sector clients in fourteen states and one other country, specializing in community preservation planning, design review in historic districts, historic resource documentation, and the certification of projects for historic rehabilitation tax credits.

Compliance with 36 CFR 61

Mr. Schneider meets the requirements of Professional Qualifications A, History, and C, Architectural History:

A: Master of Arts Degree, History, Middle Tennessee State University, 1981; 34 years of professional experience in research, writing, and interpretation of local and regional history, including: 34 years as a full and part time historical consultant; 1 year as Director of the Berkeley County Historical Society Museum, a local history museum; 5 years as the Executive Director of the Historic Preservation Trust of Lancaster County (PA); 4 years as Executive Director of the Historic Beaufort Foundation (SC); and 4 years as Executive Director/Senior Director for Preservation Services of the Alabama Trust for Historic Preservation (two county-wide and one statewide non-profit historic preservation organizations).

C: Master of Arts Degree, History (primary emphasis in Historic Preservation), Middle Tennessee State University, 1981; 34 years of professional experience in historic preservation planning and administration including extensive experience with historic district surveys, registration, ordinances, and design review. In addition, Mr. Schneider has been involved with the rehabilitation of more than three hundred historic structures, including extensive rehabilitation design.