



# The Beavers-Lee House Historic Structure Report

Georgia State University

Master in Heritage Preservation

HIST 8620 - Conservation of Historic  
Building Materials  
Spring 2021

Michelle Bard  
Sarah Borcharding  
George Doyle  
Konpal Kaur  
Kristen Thomas

Joseph Smith, AIA - Instructor



# Methodology

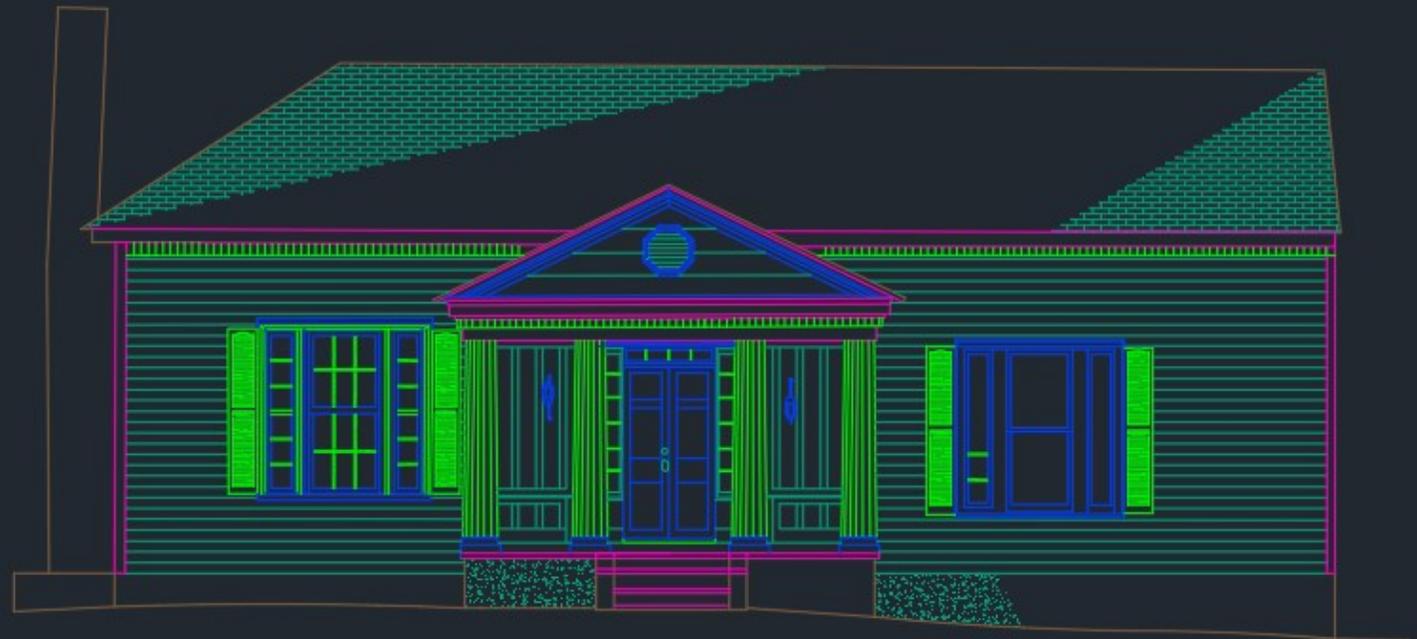
- Site visits
- Interviews
- Research
- Measured drawings and photogrammetry





## Measured & Photogrammetry Documentation

**SOUTH ELEVATION**









# History

- Native American
- Campbellton
- The Beavers Family





---

1821 Treaty of Indian Springs - specified one mile to remain with Creeks near Buzzard Roost...

1825 Treaty of Indian Springs

1826 Treaty of Washington



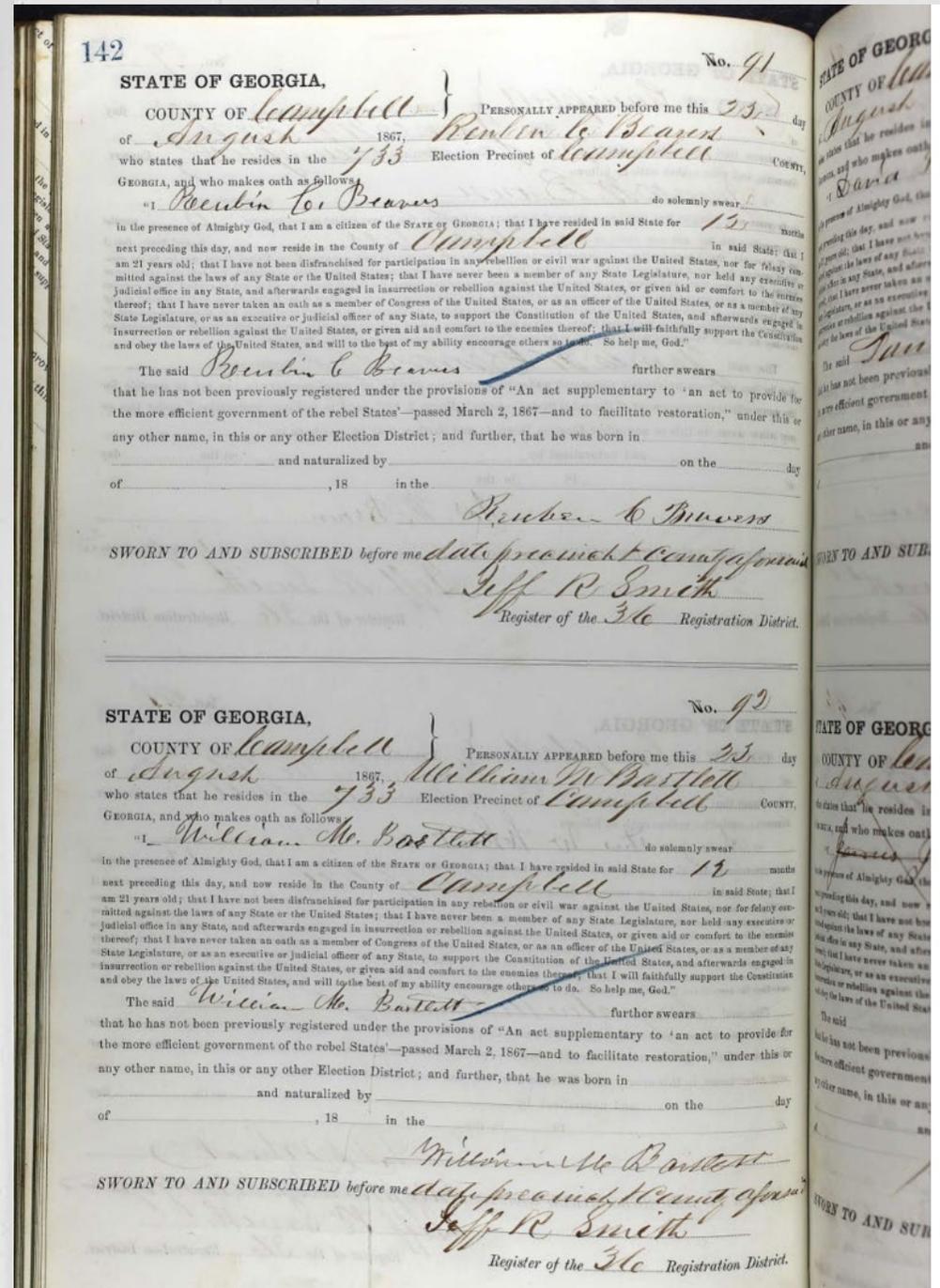






# 1867 Oath of Allegiance to US

- Had to sign before registering to vote
- By 1870 - Major changes to town



## 1938 Aerial Photo

---

- Old road/ferry
- Open fields
- Terracing
- Wooded area
- Buildings along Cochran Road



# 2021 Google Earth

---

- Many changes (road)
- Major forest encroachment
- Buildings gone along Cochran Road
- Post 1986 renovation – outbuilding lost, new garage and pool
- Pool filled in ~2009

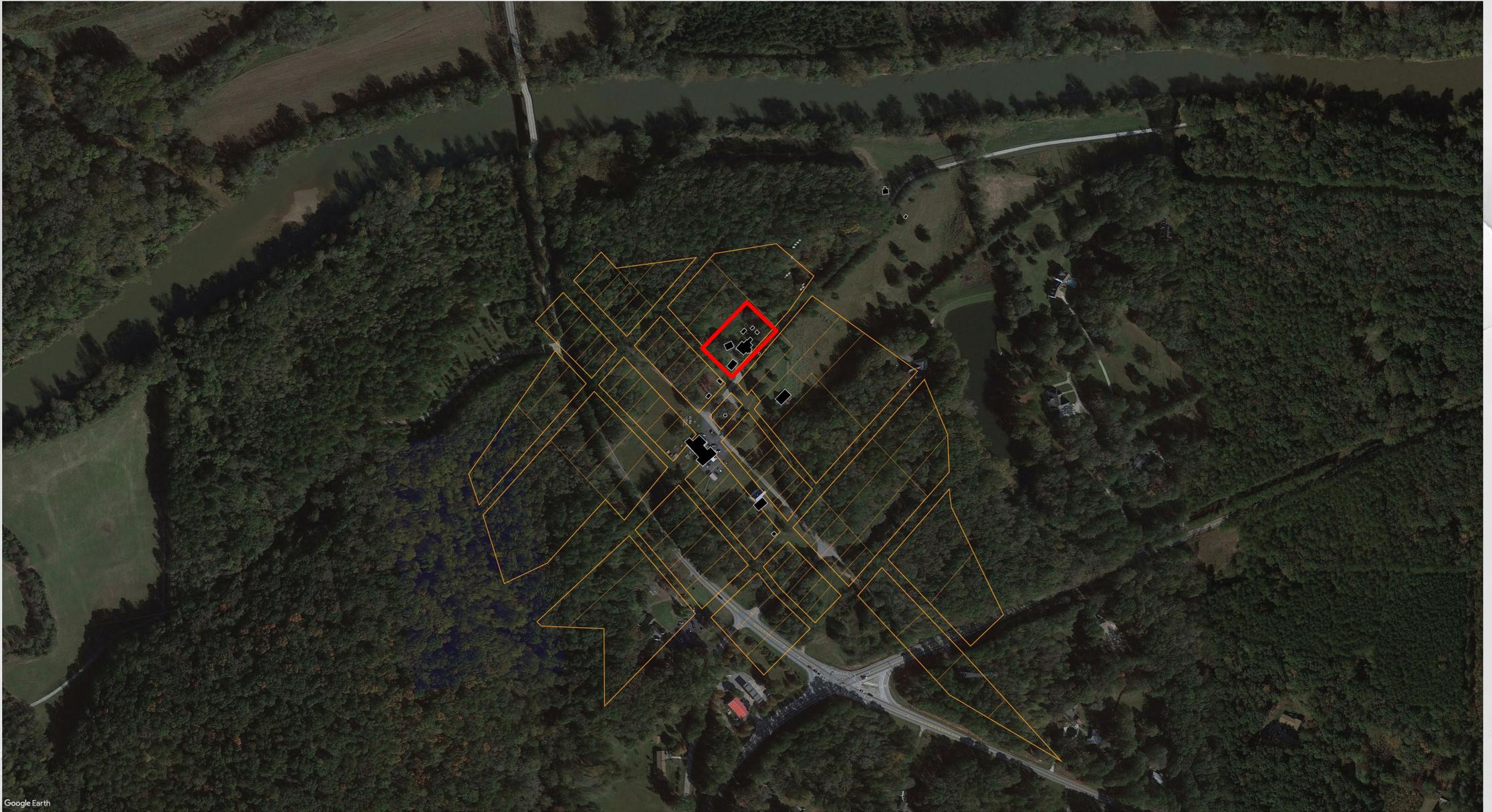




Google Earth

**2021 SATELLITE WITH ORIGINAL FOOTPRINTS**





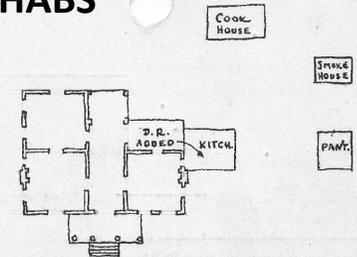
Google Earth

**2021 SATELLITE WITH ORIGINAL FOOTPRINTS +1848 PARCELS**



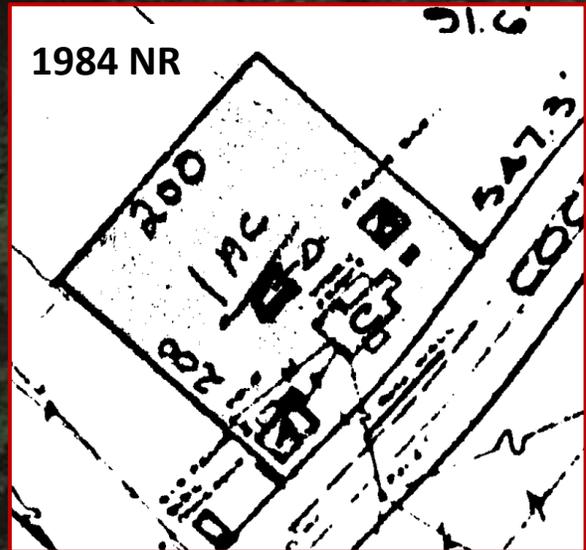
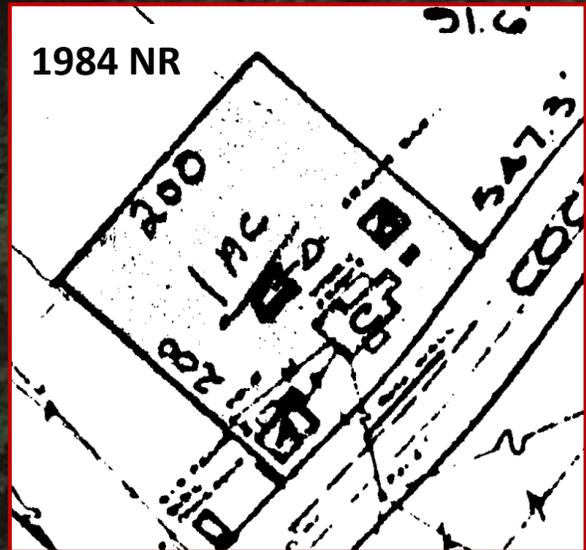
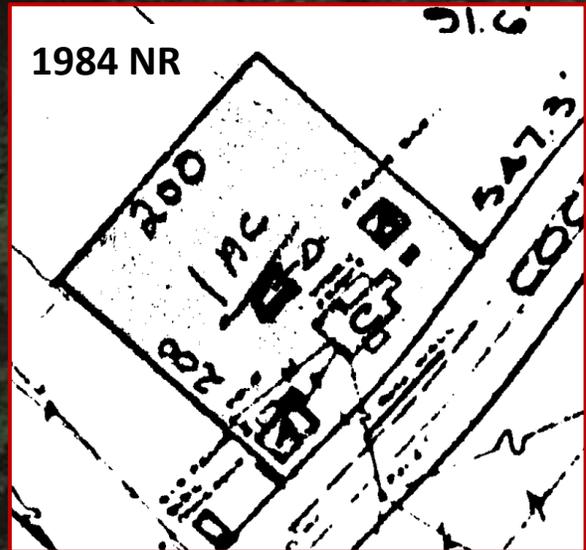


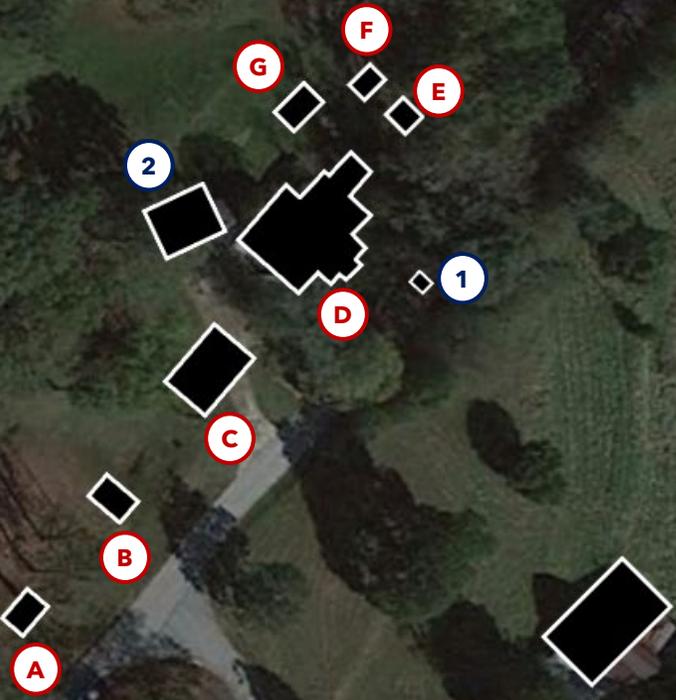
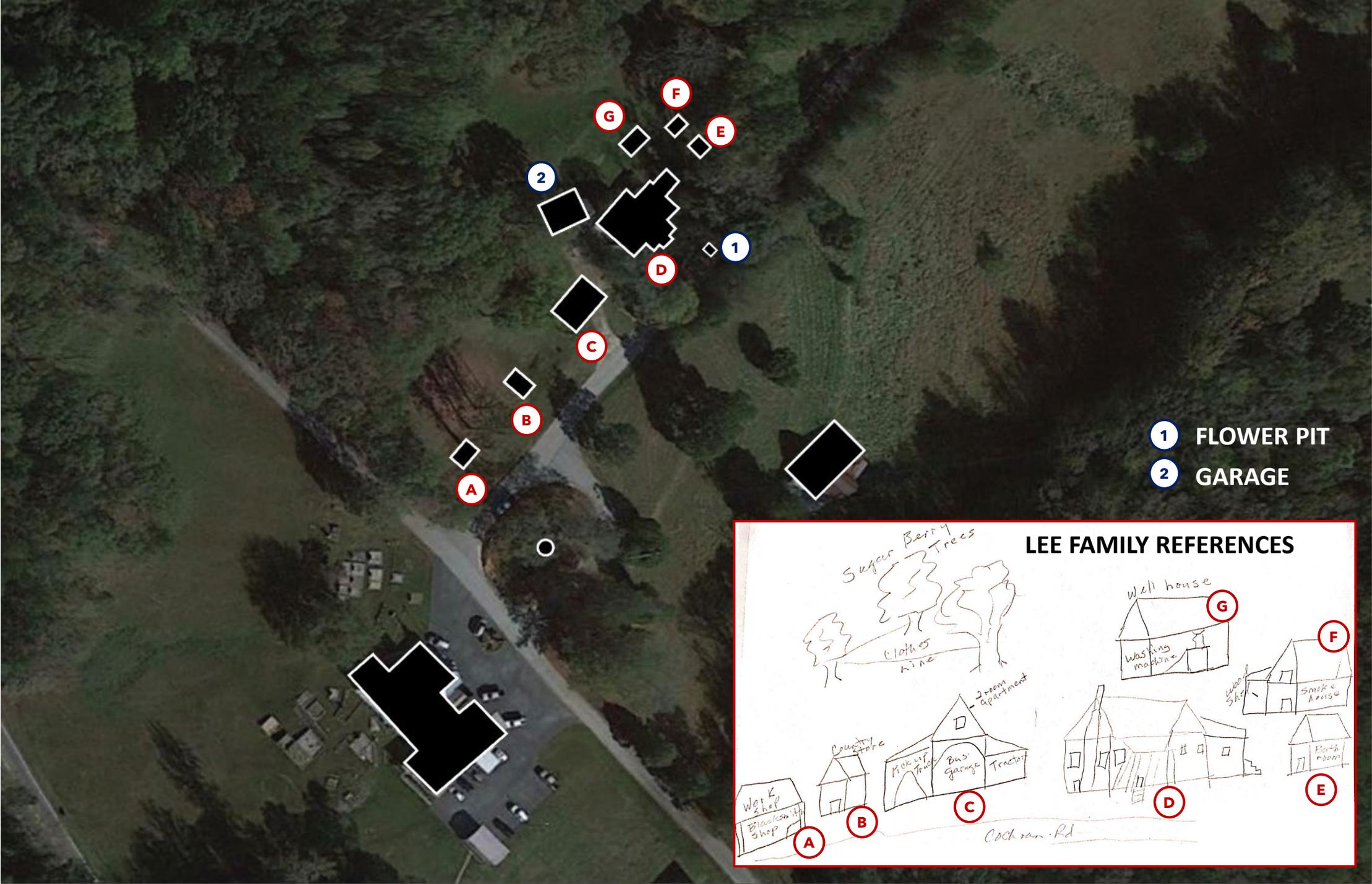
### 1936 HABS



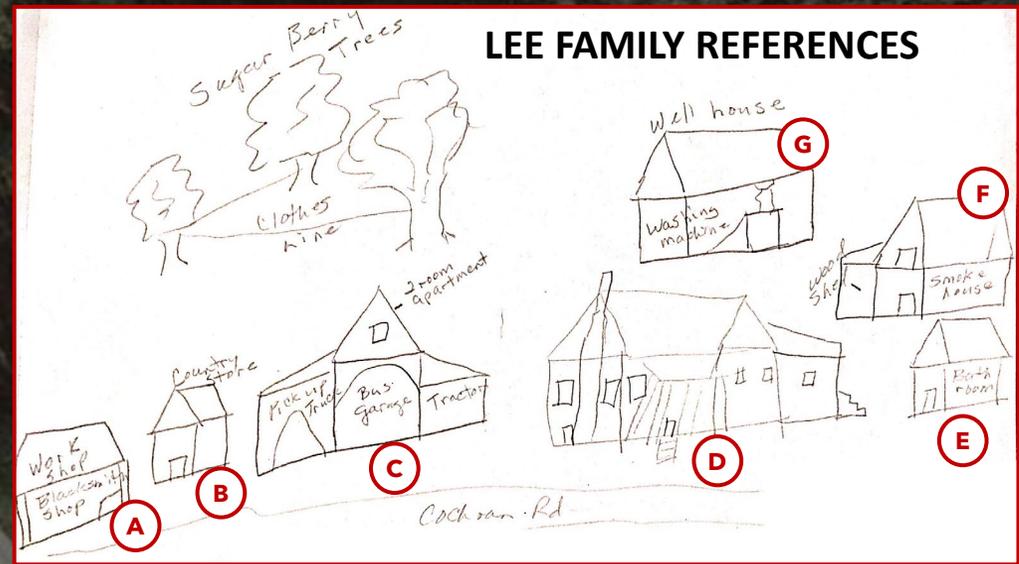
Harold Bush-Brown      %Ga. Tech, Atlanta,  
 Susie W. Thomas, Co-author      June 30, 1936

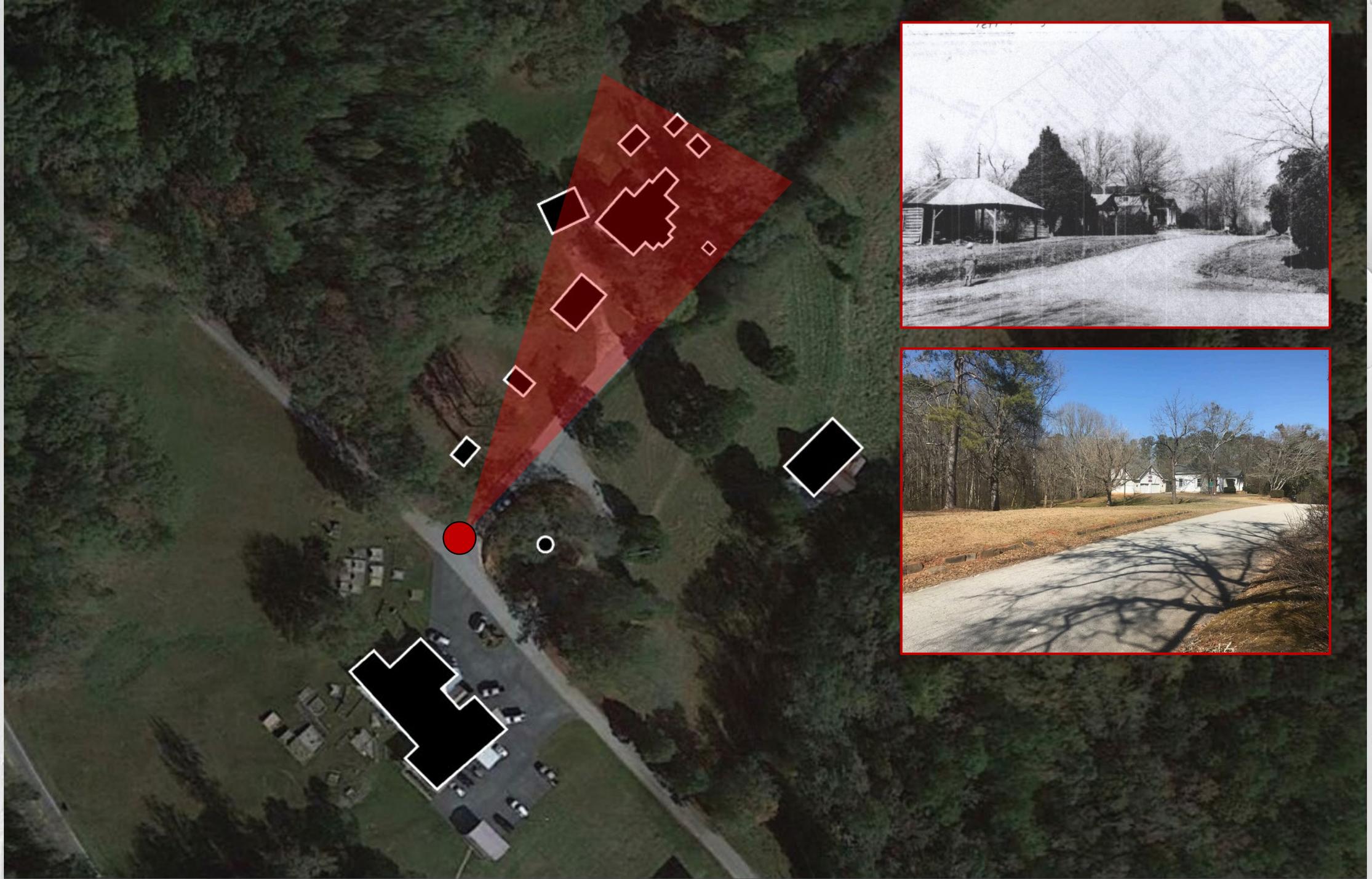
### 1984 NR





- 1 FLOWER PIT
- 2 GARAGE









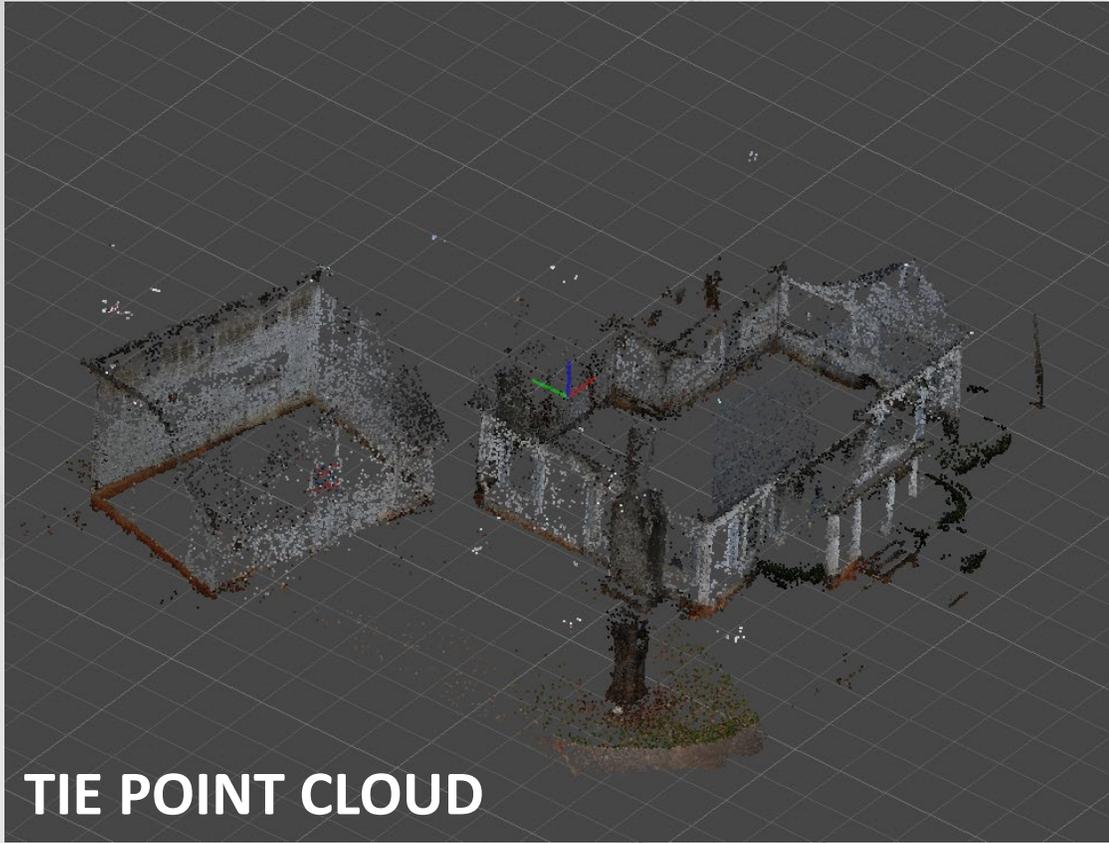


**TIE POINT CLOUD**

**NORTHWEST AERIAL**



**3D VIRTUAL MESH**



**TIE POINT CLOUD**

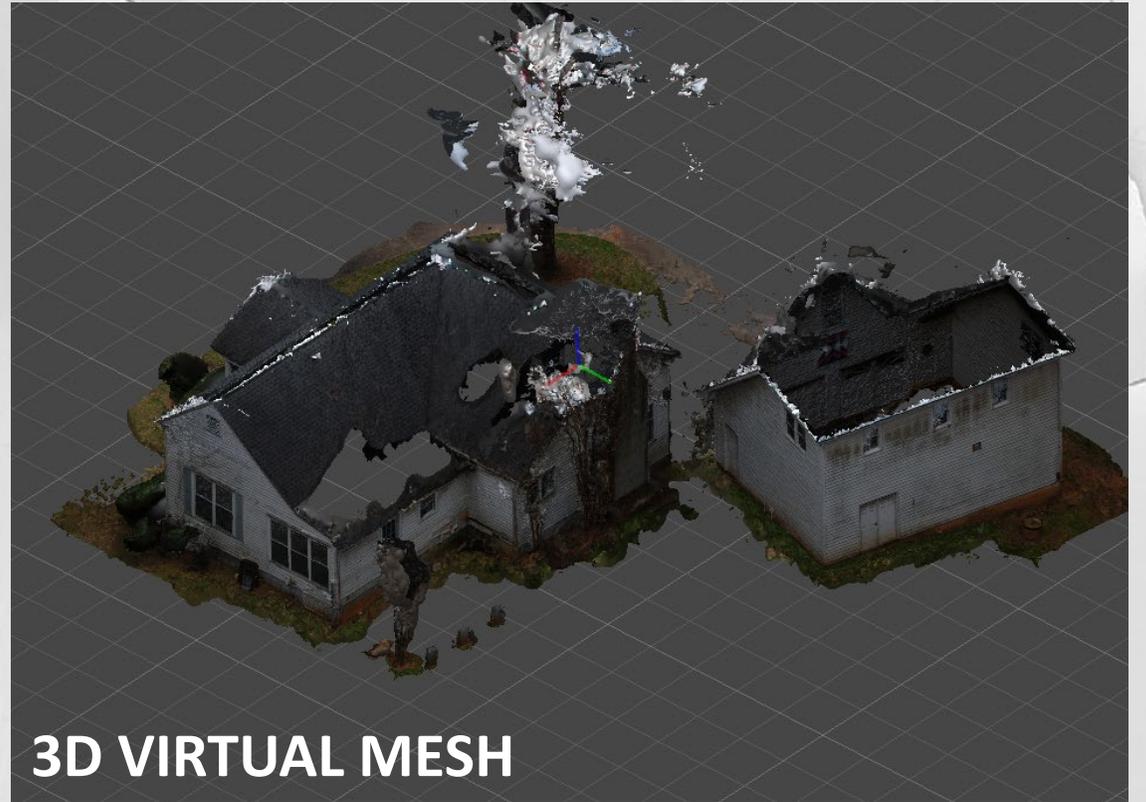
**3D VIRTUAL MESH**

**NORTHEAST AERIAL**



**TIE POINT CLOUD**

**SOUTHWEST AERIAL**



**3D VIRTUAL MESH**



**WEST ELEVATION**



**SOUTH ELEVATION**

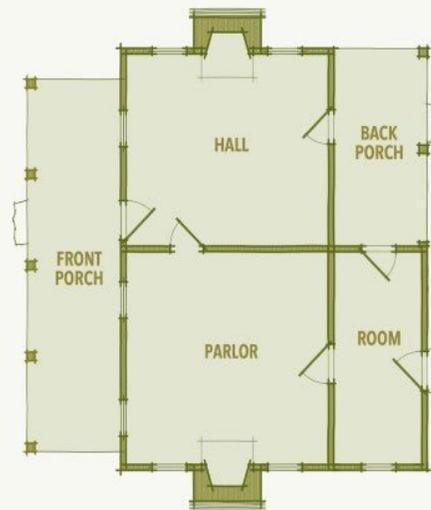


**EAST ELEVATION**



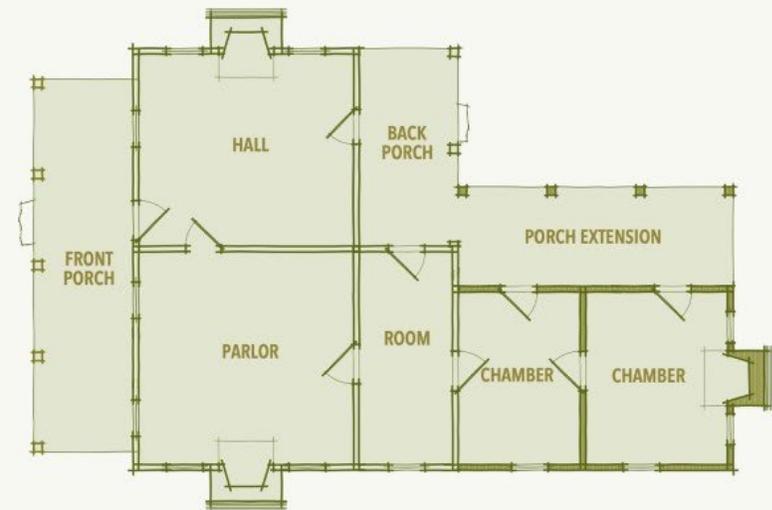
**NORTH ELEVATION**

# House History



**BEAVERS-LEE HOUSE**

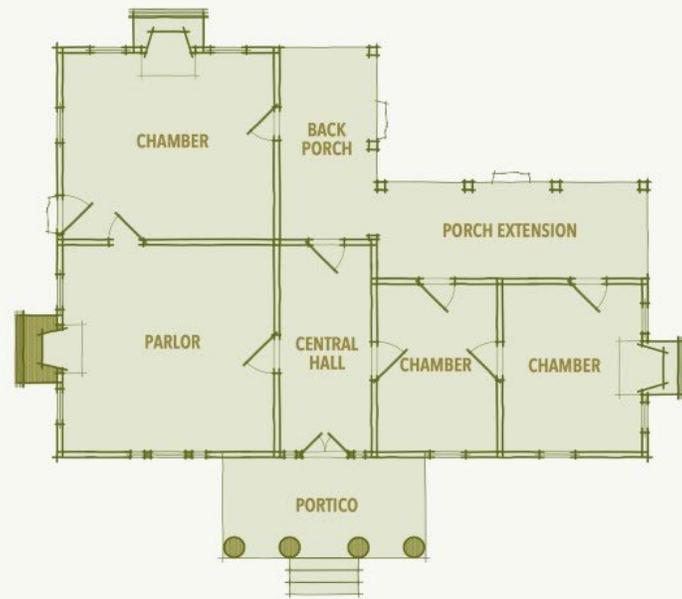
ORIGINAL CONSTRUCTION c. 1835



**BEAVERS-LEE HOUSE**

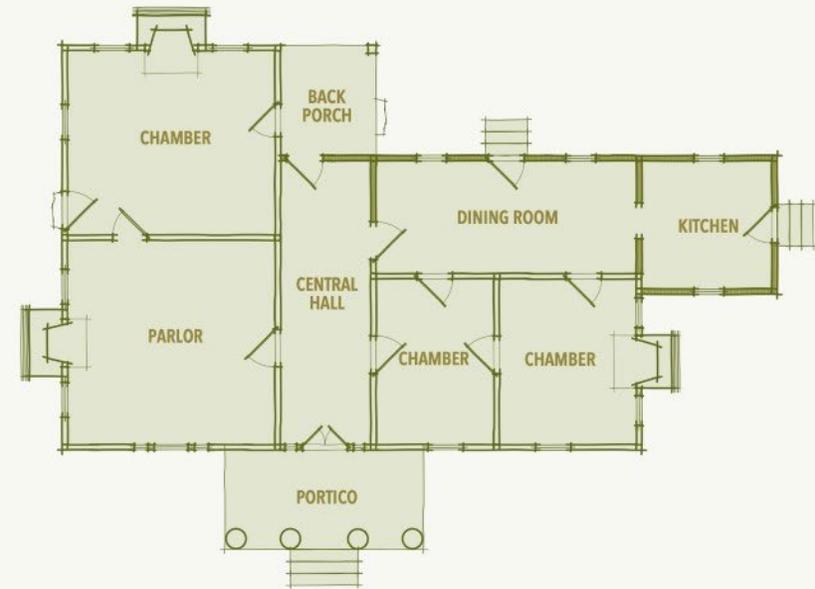
REAR ELL CONSTRUCTION c. 1830s/1840s

# House History



**BEAVERS-LEE HOUSE**

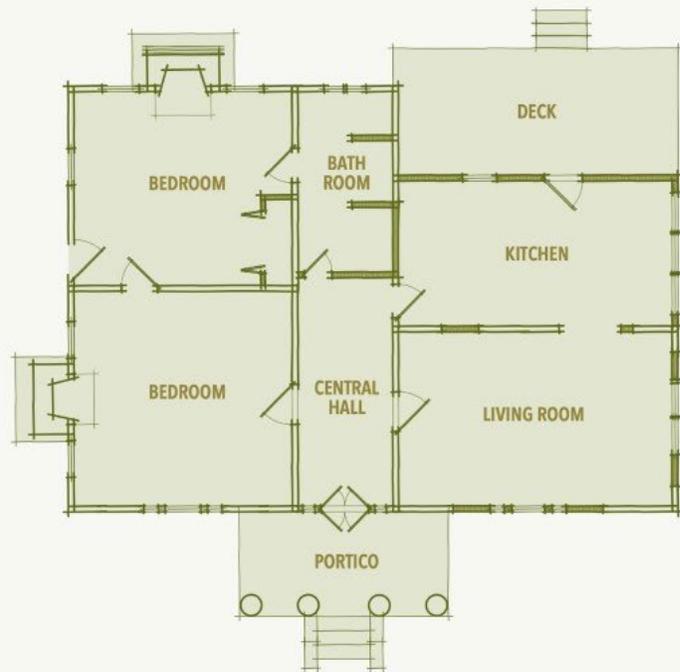
REORIENTATION c. 1850s



**BEAVERS-LEE HOUSE**

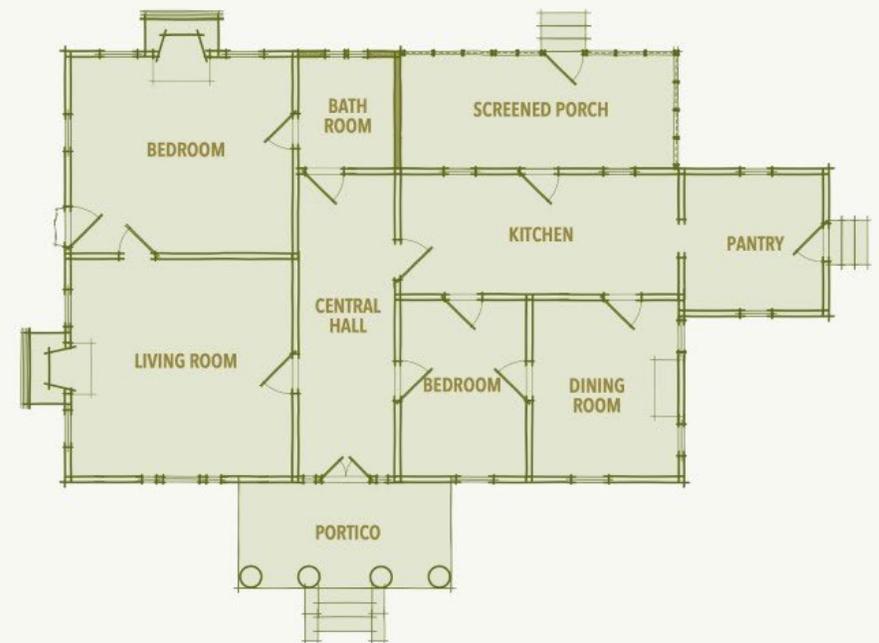
HISTORIC AMERICAN BUILDING SURVEY, 1936

# House History



**BEAVERS-LEE HOUSE**

FOUNTAIN REMODELING, 1985-86



**BEAVERS-LEE HOUSE**

NATIONAL REGISTER NOMINATION, 1983

# Conditions Assessment

Historic fabric - Overall condition *good*



Components added in last forty years - *failing*

Siding

Windows

Parging



# LANDSCAPING AND GROUNDS



---

# FOUNDATION



---

# FOUNDATION



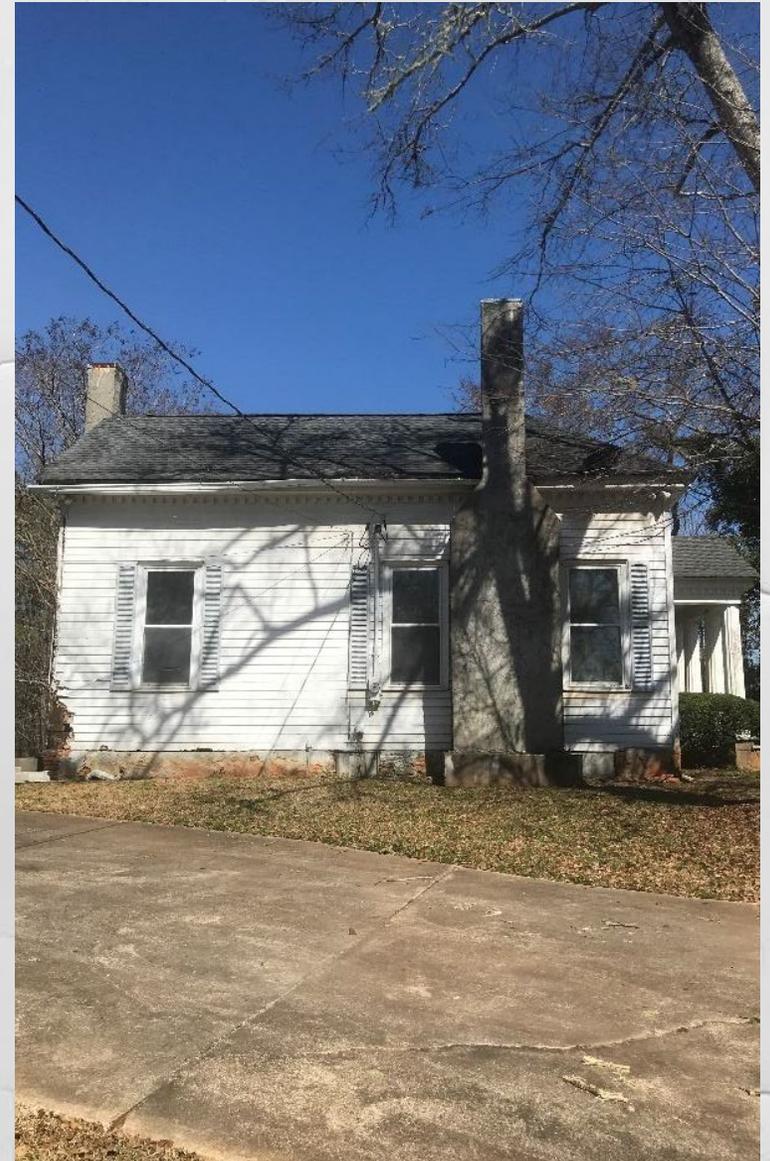
---

# FRAMING

# CHIMNEYS

---

- Chimney Deterioration
- West Wall Chimney





# CHIMNEYS



# PORTICO

- Concrete Deck
- Column and Plinth Base





# PORTICO

- Portico Steps
- Ramp





# WINDOWS

- All but one window is non-historic and was replaced.
- Condition of replacement windows is fair to poor

# WINDOWS

- Insulated Glass Units
- Paint loss



# EXTERIOR DOORS

---

- Front Door
- Back Door





# ROOF AND GUTTERS

- Asphalt Shingles
- Leaf accumulation
- Kitchen Roof
- Gutters





# EXTERIOR PAINT

---

- The exterior requires cleaning and repainting
- Power washing should be avoided.



## SIDING AND TRIM

- Hardboard Sidings
- Dentils



Interior



# Interior Walls and Floors



# SYSTEMS OVERVIEW



ELECTRICAL

MECHANICAL

FIRE AND  
SECURITY

# REHABILITATION RECOMMENDATIONS AND FEASIBILITY ISSUES

High-Priority Projects	House Location	Action Needed	Reason for Action
1	Roof and gutters	Repair roof/replace gutters	Keep house watertight and route water away from foundation
2	Landscape	Tree and shrub management plan	Prevent any damage to the house from falling trees, minimize leaves that collect in gutters
3	Exterior Siding	Replace existing siding	Current siding is non-historic, failing/missing; cannot be repaired
4	Chimneys	Repair (especially west chimney); remove parging, add proper flashing and caps	Safety, aesthetics, prevent water intrusion inside fireboxes
5	Exterior	Repaint	Protects new siding and minimizes decay

# REHABILITATION RECOMMENDATIONS AND FEASIBILITY ISSUES

Option	Building Use	Recommended Ideas to Program New Space
1	Public Space	Town Meetings, Troop Meetings/Activities, Summer Camp Activities
2	Event Space	Private rental events - parties, weddings, receptions
3	Recreational Rest Area	Bike Path/Trail terminus; include bathrooms, bike pump station, water fountain - <u>detached building</u> that is architecturally sympathetic to house
4	Market Day Events	Introduce monthly farmer's market/ garden events on the grounds
5	Non-Profit Office	Potential office space for a non-profit, like OCCHS
6	Interpretive History Center	Emphasize or rotate interactive exhibits (Native American, antebellum, and/or life of a yeoman farmer?)
7	Residential Property	Subsidized housing for a municipal employee (policeman? teacher?)
8	Combination of options	For example, OCCHS could have office there with local history exhibits; restroom building outside