
Ocmulgee National Monument
Dunlap House
Historic Structure Report



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Cover Image: Tommy Jones

The historic structure report presented here exists in two formats. A traditional, printed version is available for study at the park, the Southeast Regional Office of the NPS and at a variety of other repositories. For more widespread access, the historic structure report also exists in a web-based format through ParkNet, the website of the National Park Service. Please visit www.cr.nps.gov/ for more information.

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Management Summary

This Historic Structure Report was compiled in direct response to an arson fire at the house on February 8, 2011. Its main objective was to help ensure that the historic fabric of the house is protected as repairs are made and the house rehabilitated for continued residential use.

Historical research was limited to readily available sources, which included the excellent resources in the archives at Ocmulgee National Monument. Historic photographs; numerous plans, drawings, and other documents from the 1930s through 1950s; Federal census schedules 1850-1910; and

a few other sources provided documentation for a general understanding of the historical context for the building. No research was conducted at Macon's Washington Library, which is reported to have significant documentation on the Dunlap family, nor were Bibb County public records searched. Research in these sources is a high priority.

Because the house had a functioning smoke/fire detection system and local fire department response was quick, there was no structural damage and major damage was limited to two rooms. All

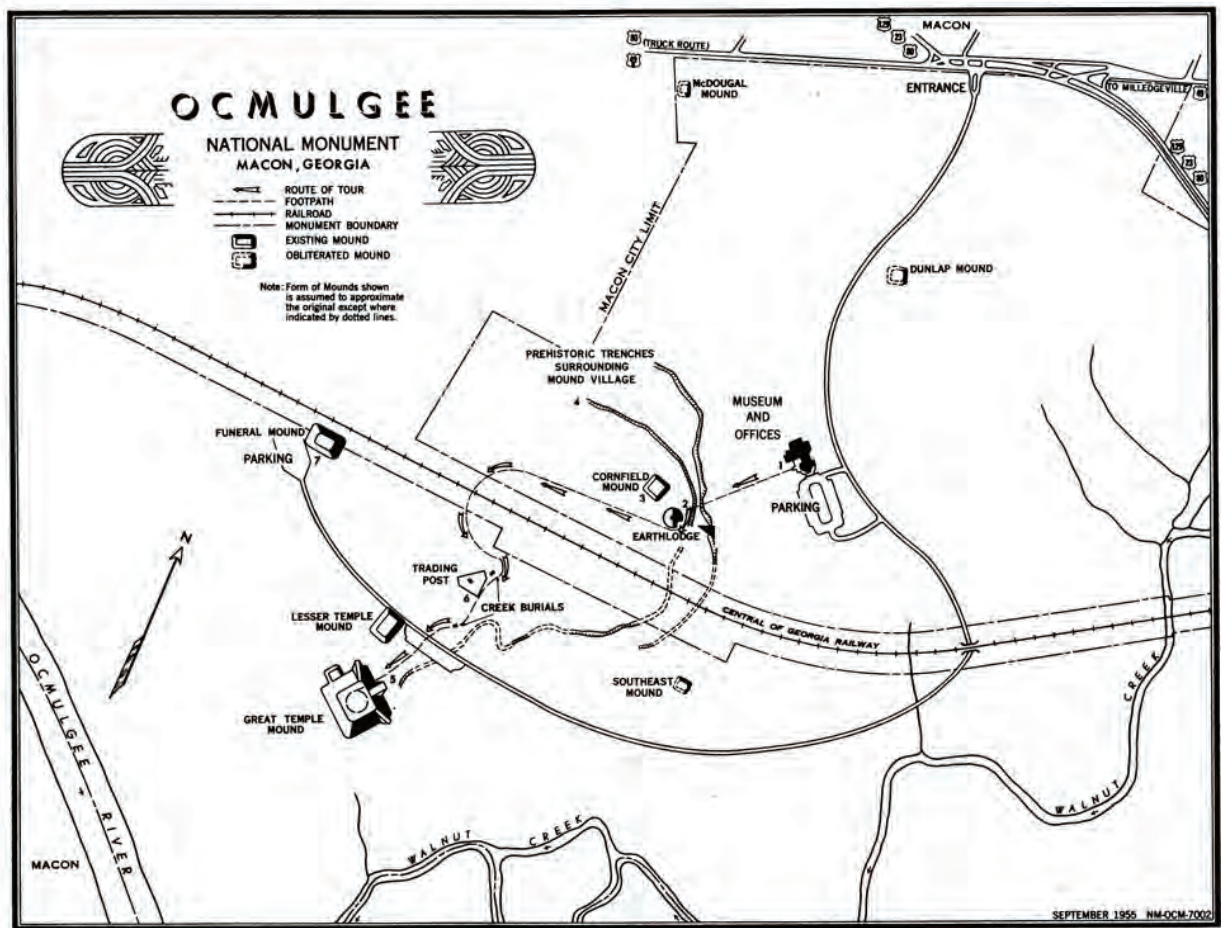


Figure 1. The Dunlap House is located just north of the Dunlap Mound, at upper right in this map of Ocmulgee National Monument.

of the material destroyed dated to the 1952-1953 rehabilitation of the house and was confined to Bedroom #3, where the fire started, and the Back Hall. Irreparably damaged were three of the four window sash in Bedroom #3; casing and trim for the two windows in that room; both doors, casing, and trim in the bedroom; about ten lineal feet of baseboard around the southwest corner of the bedroom; the disappearing stair in the hall; and one side of the door between the front and back halls. Damage to flooring appears to have been limited to the southwest corner of the bedroom and there was limited damage to the drywall in the bedroom and the hall, all of which was installed in 1952-1953.

Smoke and water ruined the acoustical tile in the suspended ceilings in the other two bedrooms and in the kitchen as well as much of the fiberglass insulation under the floors and in the attic. The remainder of the house was heavily soiled by the smoke. Portions of the electrical, security, and HVAC systems were also damaged by the fire and will need to be replaced. At the same time, there are elements of the present electrical system that may not meet code, and the entire system should be inspected and repairs made as necessary. The park should also consider installation of a fire-suppression system in the house at this time, especially since the necessary removal and replacement of attic insulation would facilitate installation of such a system.

Administrative Data

Locational Data

Building Name: Dunlap House, Superintendent's Residence.

Building Address: 1207 Emery Highway, Macon, GA 31201.

Location: Ocmulgee National Monument, Bibb County, Georgia.

LCS #: 005090

Related Studies:

Ambrose, Andy. *Atlanta: An Illustrated History* (Athens, GA: Hill Street Press, 2003).

Brockington and Associates, Inc. "Archaeological and Historical Delineation of Ocmulgee/Macon Plateau." Atlanta, GA: Georgia Department of Transportation, July 1995.

Jennings, J. D. "Ocmulgee Archaeology, Summary through May 1938." Ocmulgee National Monument, 1938.

Marsh, Alan. "Ocmulgee National Monument Administrative History." Macon, GA: Ocmulgee National Monument, 1986.

Oppermann, Joseph K. *Ocmulgee Visitor Center Historic Structure Report*, NPS 2009.

Swanson, Jr., James T. "A Report Including Discovery, Excavation, Restoration of a Prehistoric Indian Ceremonial Earth Lodge, Ocmulgee National Monument."

Cultural Resource Data

National Register of Historic Places: Contributing structure at Ocmulgee National Monument.

Period of Significance for Dunlap House: 1856-1953.

Proposed Treatment: Repair and rehabilitation

Historical Background and Context

Sitting roughly 1200 feet from the park's main entrance, the Dunlap House is a critical component of the Ocmulgee National Monument. In the early nineteenth century, the site was part of Ocmulgee Old Fields, ancestral heart of the Creek nation. In 1802, Benjamin Hawkins recommended the establishment of a fort at the fall line of the Ocmulgee. In 1805, the Creeks were persuaded to cede claims to their lands east of the Ocmulgee River, although the tribe retained rights to fifteen acres around the great mounds along the river. In 1826, the final Creek claims were extinguished by the Treaty of Washington, and two years later, the old Creek Reserve was broken into land lots and auctioned for white settlement.

Samuel Scott Dunlap was born on July 26, 1830, probably in Jasper County, Georgia. Samuel's Scottish ancestry traced back to the thirteenth century Scotsman William of Dunlop. Not atypical of immigration patterns, the Piedmont region of North Carolina, South Carolina and Georgia was a popular entry point for northern United Kingdom immigration from the seventeenth through nineteenth century. It is possible that Samuel's family followed similar immigration routes as those of fellow émigrés of the United Kingdom; but further research is needed to document the family's early history. Samuel's parents were David and Hetty Wingate Dunlap. As a child, Samuel and his family may have lived in Eatonton in Putnam County, but at least by 1840 they were in Jasper County.

Federal census schedules for Jasper County in 1840 list the David Dunlap household as including two males, ages 5-10, one of which was presumably Samuel Scott Dunlap. In the 1850 census, the Dunlaps were still in Jasper County, but their son Samuel was enumerated as Scott Dunlap in Newton County, Georgia, most likely attending Oxford College. He began his career in Macon in November 1849 as a clerk in a retail grocery earning \$96 per year and board.

Samuel Dunlap's future wife, Mary Ellen Burge, was born on 21 August 1839, the first child of John L. and Emily Branham Burge. She may have been

born in Jones County where the family was enumerated in the 1840 Federal census. By the time the 1850 census data was gathered, the family was in Bibb County somewhere on the east side of the Ocmulgee River. John Burge was a planter with as many as 14 slaves and \$12,000 in real estate in 1850 and was able to send Mary to the celebrated Wesleyan Female College in Macon.

Dunlap Plantation

The date of Samuel Dunlap's marriage to Mary Burge is not certain but was probably in 1855 or 1856 since their first child was born in 1857. How they met is not known. According to family tradition, the Dunlap House was built in 1856 as a wedding present from the Burges to the newlyweds. While the exact cost of building the house is unknown, Mary's mother Emily Branham, sold a house she owned in Eatonton and used a quarter of the proceeds towards the Dunlap's home. The house was the focal point of a 400-acre plantation. Although it featured suitably elaborate late Greek-Revival moldings on the interior, the house eschewed the Greek-Revival or classically colonnaded styles. Instead the house was a simple vernacular design, with a hipped roof, full-width front porch, and a typical five-room, central-hall floor plan.

Dunlap was a planter and owned nineteen slaves, probably in three families. Ten of those people were ten or younger. The slaves were housed in the three cabins, according to the 1860 slave census schedule, but it is not known where those cabins were located.

Samuel and Mary Dunlap had seven children, the first of which, John Lee, died at age seven. After his death, the couple had five daughters, all of whom would attend Wesleyan College as their mother had. The Dunlaps' last child was a son, Samuel Scott Dunlap Jr.

When the Civil War broke out, Samuel S. Dunlap Sr. enlisted in the Confederate Army. Mustered into service May 1862, Dunlap was Captain of

Company N/E, Bibb Calvary, Phillip's Legion, Georgia Volunteers. Dunlap is reported to have been severely injured in hand-to-hand combat at Gettysburg.

The Central of Georgia Rail Road, which connected Macon and Savannah, had been run through what became the Dunlaps' farm in 1843, destroying much of the Lesser Temple Mound in the process. In 1864, Confederate forces established a U-shaped earthworks south of the house to protect the railroad trestle over Walnut Creek. In July 1864, the Dunlap House was at the center of the area's most significant military action: General Stoneman's famous raid through middle Georgia in 1864. Stoneman arrived in Macon and appropriated the Dunlap's home for use as his headquarters. On July 30, his forces shelled Macon. During the July 1864 engagement, Federal forces tore down the house's stabling and erected a temporary trench across the front yard. In November of 1864, the Federals attempted another attack on Macon, using the Dunlap plantation as a jumping off point. Both the July and November attacks were repulsed. The plantation and the house would not see further action during the war. Following

Appomattox, Captain Dunlap was mustered out of Confederate military service and returned to his plantation. He is reported to have converted the plantation to a dairy farm. In the 1870 Federal census, the Dunlaps were apparently still living on their farm, with Samuel Sr. listing his occupation as "farmer," but according to one source, he had already established a hardware store in Macon in 1866. Around 1872, he partnered with a man named Johnson and established the Johnson and Dunlap Hardware Co. in Macon. In 1884, Johnson sold his interest in the company, apparently to Dunlap's son-in-law Henry Wortham and for a few years, the company was known as Dunlap & Wortham, but in 1889 it became simply the Dunlap Hardware Company.

In April 1877, Dunlap bought a house at what is now 920 High Street in Macon, and the family appears to have moved into Macon where they were enumerated as residents in the 1880 and 1900 census. Individually listed on the National Register of Historic Places as the Munroe-Dunlap-Snow House, the house, which was built in 1857, would remain the Dunlap home until Samuel Sr.'s death in 1902. The family and the old plantation would



Figure 1. Samuel and Mary Dunlap and their children in the 1880s. Seated, left to right, are Clara, Samuel Sr., Samuel Jr., Mary, and Nettie; standing, left to right are Lillian Ilah, and Florien. (OCMU Collection)

experience much change at the beginning of the twentieth century.

Details of the daughters' marriages have not been documented, except for Ilah, who, in 1894, married Col. Leonidas Jordan, a rich planter from Palmyra near Albany in southwest Georgia. Like Ilah's father, Colonel Jordan served in the Confederate army and was several decades older than Ilah. He died on 22 January 1899, leaving her a considerable fortune and a house on College Avenue in Macon. In the 1900 census, Ilah, who was by then a widow, was enumerated living with her brother in the house. That same year she gave him the house, but kept her late husband's Albany plantation as her hunting preserve. Samuel Jr. was probably responsible for remodeling the house with its present classical colonnade.

On 8 March 1902 Samuel Scott Dunlap died due to complications from the grip (influenza). In March of 1905, as part of the settlement of his estate, Samuel's widow deeded the estate to the children, with each child getting a twenty-six acre lot. Samuel Jr. took title to Lot #4, which contained the Dunlap House.

The family continued to play a role in Macon society. In 1904 the family announced the "engagement of Ilah Dunlap Jordan to Señor Don Luis F. Corea, "envoy extraordinaire and minister plenipotentiary" from the Republic of Nicaragua. In addition, the engagement announcement listed the senior Samuel as "one of the foremost merchants and bankers of Georgia" and Vice President of Exchange Bank and Union Saving Bank.

It is not clear how long she was married to Corea, but the marriage was over by 1907 when she married prominent Atlanta attorney John D. Little, who had been Speaker of the Georgia House of Representatives from 1898-1901. They set up house-keeping on Peachtree Street in Atlanta, where he was part of the law firm of King and Spalding. He later formed a new law firm, Little, Powell, Reid, and Goldstein. Ilah passed away in July 1939 while travelling in Germany. In 1953, the Ilah Dunlap Little Memorial Library was opened as the University of Georgia's main library. It was dedicated as a memorial to Mrs. Little, her husband John D. Little, her father Samuel S. Dunlap, her brother Samuel Scott Dunlap, Jr. and her first husband Leonidas A. Jordan.

In 1915, Mary Burge Dunlap, Samuel Sr.'s widow, died at her son's College Street residence. She was laid to rest in the family mausoleum next to her



Figure 2. View of Dunlap mausoleum at Macon's Rose Hill Cemetery.

husband, Samuel Scott Dunlap Sr. Samuel Scott Dunlap Jr. died in July 1928 from angina pectoris. He was president of his father's hardware company. According to obituaries, Samuel Jr. traveled extensively in Europe and divided his time between the Macon home he lived in and a plantation located next to his mother's in Dougherty County, Georgia. Nettie Dunlap Wortham and her husband also had a plantation nearby. In March 1937, Florine Dunlap Starke passed away in Richmond, Virginia. The body was brought back to Macon and interred in the family mausoleum. Lillie preceded Ilah in death by three months (April, 1939). Nettie Dunlap Wortham passed away in 1939 as well. The last sister, Clara Dunlap Badgley, passed away in 1945. Clara had lived in upstate New York and was still an active member of the UDC and DAR in Macon at the time of her death. With Clara, the last Dunlap associated with the Ocmulgee plantation and the houses on College Street was gone. In addition to Samuel and Mary Dunlap Sr., all of their children and their spouses are interred in the family mausoleum at Rose Hill Cemetery in Macon.

Ocmulgee National Monument

In 1906, amid growing concern over the care and maintenance of American cultural resources, Congress passed the American Antiquities Act of 1906. This first piece of federal preservation legislation would have an impact on the Dunlap House. As more and more antiquities were disappearing from pre-historic sites, the 1906 law forbade the removal of artifacts from Federal properties and spurred a tremendous interest in the field of American archeology. As the first third of the twentieth century unfolded, archeologists

were gaining permits to conduct field investigations all across the country.

There had been archeological interest in Ocmulgee as early as 1873, when Charles Colcock Jones, one of the state's most prominent historians and antiquarians, documented the destruction of the Funeral Mound when the Central of Georgia railroad was rerouted. The site remained unprotected, however, and around 1900, part of Dunlap Mound was destroyed for construction of Main Street in East Macon. In 1922, Macon attorney Gen. Walter Alexander Harris began his efforts to interest the Bureau of American Ethnology in the site. In 1929, General Harris was able to obtain a commitment from the City of Macon to help underwrite a Smithsonian-led excavation at Ocmulgee. By late fall 1933, he and others persuaded the Macon Junior Chamber of Commerce to spearhead a movement to purchase Ocmulgee, a campaign supported by the recently founded Society of Georgia Archeology and the Macon Historical Society.

In December 1933, with local funding in place, Dr. Arthur Kelly, at the behest of the Smithsonian Institution, arrived at Ocmulgee to supervise excavations of the Old Fields. From 1933-1934,

the Dunlap House served as the laboratory and headquarters for Dr. Kelly's work. It soon grew to be the largest archeological excavations east of the Mississippi.

In October 1934, Samuel and Mary Dunlap's daughter Lillian and her siblings deeded their parents' old farm to the Macon Historical Society. In January 1935, the Society in turn conveyed to the United States Government "all that tract or parcel of land in the East Macon District of Bibb County, Georgia, containing three hundred and fifty-eight and eight-hundredths (358.08) acres, more or less, known as the Dunlap Place." Thus, in the mid-1930s, preservation of the Dunlap House passed from the family to the United States Government and the National Park Service (NPS).

The astounding success of the project in 1934, especially discovery of the remains of the Earth Lodge in February, spurred interest in establishing a national park on the site. In June 1934, President Roosevelt authorized establishment of Ocmulgee National Monument, if private funding could acquire the property. By May 1935, the Macon Historical Society and others had transferred title to 500 acres at Ocmulgee to the Federal government.



Figure 3. View of Ocmulgee National Monument shortly after completion of the Earth Lodge in 1938. (OCMU Collection)

In December 1936, the President formally declared the Ocmulgee National Monument.

In 1936, the National Park Service, Eastern Branch of Plans & Design, began planning improvements and facilities for the new park, beginning with alterations to the Dunlap House to serve as temporary administrative offices and a museum. In June, the Regional Director approved the remodeling plans, which were executed by the Civilian Conservation Corps (CCC) and completed by the end of 1937, if not before.

In May of 1938, construction began on a permanent museum and administration building, what is now the Art Moderne Visitor's Center. By the end of the decade, the Dunlap House had undergone many changes. The house left the Dunlap family's ownership, was remodeled, served as park offices and functioned as headquarters for two New Deal agencies. In October 1940, the National Park Service and FERA staff moved their offices from the

Dunlap House into the new museum and administration building. With park administrative functions transferred, rehabilitation of the Dunlap House as a "temporary residence" for the superintendent was apparently completed in 1941. By 1950, the decision had been made to rehabilitate the house as a permanent residence for the superintendent. In 1952-1953, rehabilitation of the house was completed, bringing it to more or less its present form and function.

In 1976, the Dunlap House was included as a contributing property in the National Register nomination for Ocmulgee National Monument. The Dunlap House continued to serve as the Superintendent's residence until July 2006 when the law-enforcement ranger began occupying the house. The house was temporarily vacant on 9 February 2011 when the fire broke out in the house. Fifty-seven year old Dwight Donald Davis was charged with arson in that fire, which heavily damaged two rooms in the historic residence.

Chronology of Development and Use

According to tradition, the Dunlap House was built in 1856 as a present from the bride's parents, John and Ellen Burge, to their daughter Mary Ellen upon her marriage to Samuel Scott Dunlap. The form, plan, architectural details, and materials of the present building are consistent with a construction date in the late 1850s, so the traditional date is probably correct. However, the existing house is the result of several alterations and remodeling over the 150+ years since it was first constructed. The present chronology is based primarily on a series of historic photographs of the house, the oldest of which date to the 1930s; drawings from the 1930s, 1940s, and 1950s; and physical evidence in the existing historic structure. The character of the original construction, including structure, plan, and finishes is readily apparent in the present building, and alterations to the building after 1934 are documented in the park's archives. Less certain

are details of the structure's evolution between the end of the Civil War and 1934. Additional research at Macon's Washington Library, which is reported to have a variety of materials on the family and the house, could provide additional details on the evolution of the structure during that period.

Original Construction

Except for a back porch that is not quite so deep as the original, the present house occupies the same footprint as when it was first built. The plan of the house as it was originally constructed included four main rooms, each around 17'-6" east to west and 16' north to south, separated by a 9'-wide center hall that ran through the house and with one or two rooms in the wing at the rear. Two interior chimneys served fireplaces in each of the main



Figure 1. View northeast of Dunlap House, probably taken around the time the government acquired the property in January 1935. This is the oldest image yet located of the house. (OCMU Collection)

rooms.

The lack of closets in the northwest room, the pair of windows on its north and west walls, and the room's placement at the front of the house suggest that the Living Room (101) was originally used as a parlor. Double windows on the west wall of Bedroom #2 (102) and its placement adjacent to the service areas suggest that it was used as a dining room by the Dunlaps. The two rooms on the east side of the house were almost certainly used for bedrooms, although in the nineteenth century, room usage was not nearly so clearly delineated as it is today and the Dunlaps probably used them for much more than simply sleeping.

See page 27 for a floor plan with room numbers and names.

Although the footprint of the present rear wing has not changed since the house was built, there have been significant alterations to it on several occasions. As a result, the only physical evidence for the original configuration of the wing is in its foundation and wood frame, and investigation of either is hampered by the low height of the crawlspace and modern ductwork and interior wall, ceiling, and floor finishes that obscure the framing. However, part of the floor framing appears to be a girder

running north to south between two T-shaped piers, indicating the presence of a wall at that location which divided the wing into two more-or-less equally sized spaces. However, a chimney that is similar to the two on the present house is visible at the south end of the wing in early photographs. Its size suggests that it was built for a fireplace and not a cook stove, and if it was in fact a feature of the original house, it seems likely that the interpretation of piers and floor framing as evidence of a dividing wall may be wrong. Additional investigation of the framing and foundation of the wing could probably resolve this question.

Original exterior finishes on the present building include the flush siding across the front of the house and lapped board siding on parts of the east and west sides, especially toward the front of the house. All of the windows had large, double-hung, six-over-six sash, and all had louvered shutters except perhaps on the front of the house. The character of the original exterior doors is not clear but at least some of the interior doors had two vertical panels, which would have been a rather old-fashioned door in the late 1850s. The original roof covering may have been wood shingle.

The six boxed columns on the present front porch are original, but the simple balustrades with what

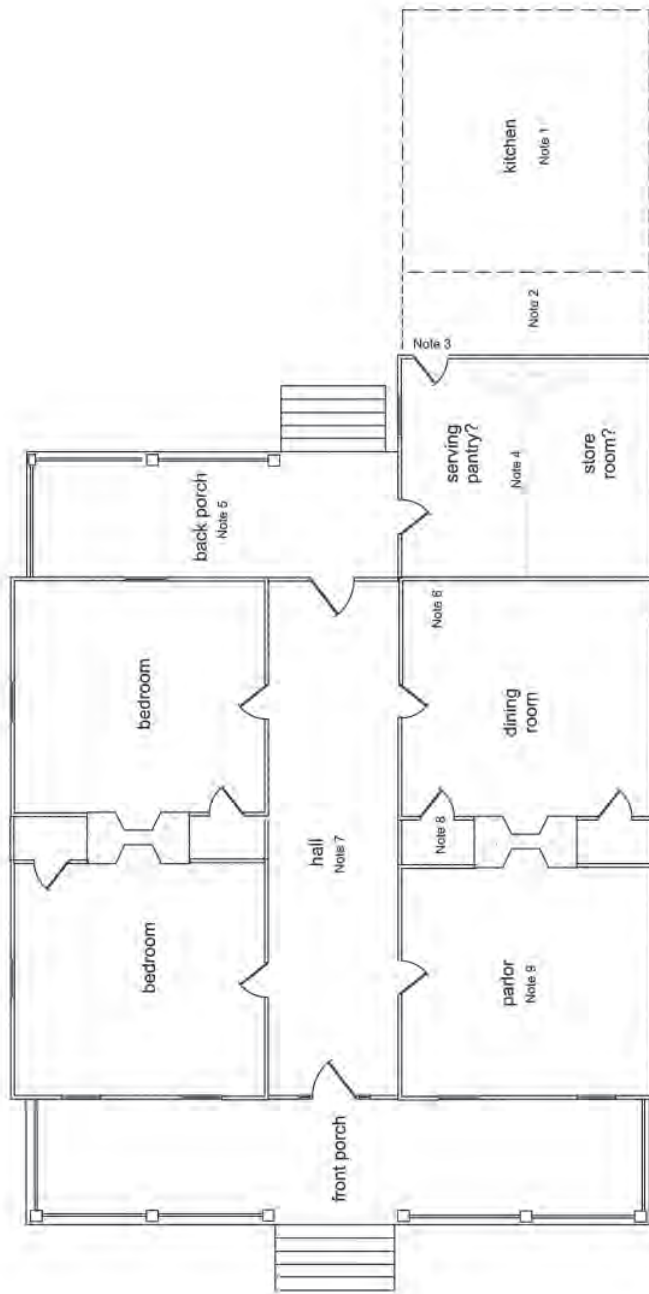


Figure 2. View of front of Dunlap House , probably taken around the time the government acquired the property in January 1935. (OCMU Collection)

appear to be plain square balusters have been lost.

The Dunlaps must have used outdoor privies, and their kitchen was also located in a separate structure. Exactly where it was located is not clear, but it was likely some distance off the rear of the house.

The smaller, square piers on the kitchen that are evident in the earliest photographs as well as the building's gable roof and rather awkward connection to the main house suggest that the arrangement seen in those photographs was likely not part of the house's original construction. However, the



1. The kitchen is shown here as it was located when the building was first photographed in the 1930s. That rather awkward arrangement evident in those photographs suggests that the kitchen was originally located elsewhere and later moved, as many detached plantation kitchens were after the Civil War.
2. The discontinuous siding on the west side and other features apparent in the images from the 1930s suggest that this space could have existed as an open breezeway at one time or was added when the kitchen was attached to the main house.
3. The location of this and all other doors and windows in the original house shown on this plan are documented by the plans for remodeling in 1936, historic photographs, and/or physical evidence in the existing building.
4. The original configuration of this area has been largely obscured by several twentieth century alterations, which have included total replacement of the flooring in 1952. Building investigation for this report was cursory and much of the floor framing is obscured by heating ducts and the generally low headroom throughout the crawlspace. There are some indications that there may have been a wall that divided the space into two rooms. Additional building investigation could probably locate the chimney that is visible more precisely and perhaps document whether or not they existed at the same time. It is likely that they did not.
5. The anomalies in the piers and mud-sill trim on the east side of what is now Room 105 are evidence of the three porches that have existed at the rear of the house.
6. A door might be expected between the serving pantry and dining room, there was no door shown on the 1936 plans, but in the nineteenth century, there was typically an effort to exclude the smells (and sounds) of cooking from the dining room. If wall coverings were removed, examination of the framing would probably indicate whether or not the opening was part of the original house.
7. Although openings have been relocated, most of the west wall of the center hall remains intact. The south half of the east wall of the center hall was removed in 1952, but its location is marked in the original ceiling that is visible above the ceiling to Room 108.
8. The locations of the four closets in the original house are typical of the period and are documented in the 1936 plans.
9. The presence of four windows and the lack of a closet in this room suggest its original use as a formal parlor.

Figure 3. Probable floor plan of Dunlap House when it was originally constructed. (T. Jones, 2011)



Figure 4. View of outbuildings on the Dunlaps' old farm. The location is not certain; all of these structures were apparently removed in the 1930s. (OCMU Collection)

form and architectural detailing of that building suggest that it was an antebellum structure and almost certainly the original kitchen for the main house.

Possible Post-Civil War Alterations

Most rural dwellings on antebellum plantations had detached kitchens, often some distance from the house. After the Civil War, many of those same kitchen buildings were at least moved closer to the house and usually had some sort of physical connection to it. As noted above, it appears that the original location of the Dunlaps' kitchen was some distance from the main house as well and was moved within a few feet of the house, most likely within the decade or so after the Civil War.

An apparent break in the siding that is visible in Figure 1 on the west side of the old kitchen documents the extent of the original kitchen, which was almost square in plan. The area between the kitchen and the main house could have existed as an open breezeway, but it could just as easily have been built as an enclosed room when the kitchen was connected to the house after the Civil War.

Since the Dunlaps rented the property after they moved into Macon in the 1870s, ongoing maintenance may have been less rigorous than it might otherwise have been. The first images of the house in the 1930s document a deteriorating structure, but they also indicate an asphalt roof that was likely installed during or shortly after World War I. The exterior of the house may have been painted at the same time. Abandoned gas lines in the attic suggest that the house may have been piped for gas lighting during this period. These would have not been run for heating and there would have been no reason for gas lighting after the installation of electricity by the NPS in the 1930s. Further research could probably date the availability of gas service in the area, although it is always possible that the Dunlaps had their own private gasworks.

Ocmulgee National Monument

The campaign to preserve Ocmulgee Old Fields had begun in earnest in the 1920s and, in the early 1930s, there were numerous visitors to the Dunlaps' old farm and the Indian mounds that lay all around it. By the fall of 1933, the Macon Junior Chamber of Commerce, the Society for Georgia Archeology, and the Macon Historical Society were

working to acquire the Ocmulgee site. In addition the Civil Works Administration (CWA) approved funding for archeological excavations at Ocmulgee to be directed by the Smithsonian. On 20 December 1933, Arthur Kelly and James Ford arrived to begin direction of what would ultimately be the largest archeological excavations east of the Mississippi.

Park histories indicate that the Dunlap House was used “in 1933-1934” by Dr. Kelly and the Smithsonian staff for both living quarters and as a laboratory. If so, and there is no reason for doubt, the house was being rented from the Dunlap family, since they did not convey the property to the Macon Historical Society until 26 October 1934. Not until January 1935 did the Macon Historical Society donate the house and 358.08 acres to the United States for incorporation into Ocmulgee National Monument.

There were apparently no alterations or improvements to the house during this period; but even without plumbing and electrical service, the house would have most likely seemed more than adequate for an archeologist like Dr. Kelly working in the field.

Rehabilitation, 1936-1938

During the year or so after government acquisition of the property, a plan was developed for rehabilitation of the house for administrative offices and a museum. The details of the decision-making process have not been documented, but a more rigorous search of park archives than was possible for the present project would probably provide a great deal of information on those early years.

What is certain is that on 30 April 1936, the Eastern Division Branch of Plans & Designs, National Park Service completed plans for “Remodeling Bldg. for Temporary Administration Office & Museum.” After several layers of review in May, the plans were approved for construction by the Regional Director on 11 June 1936, Construction was likely underway a short time after that.

In addition to “repair of damaged parts of building,” the plans included several components that amounted to a total rehabilitation of the house. Broken window glass was replaced, exterior shutters were repaired, and the window sash were refitted with “spring balances (jamb type).” The old roof covering was removed, roof decking repaired,



Figure 5. View northwest of Dunlap House, probably in 1935. Note that the old kitchen structure had already been removed by the time this image was taken. (OCMU Collection)

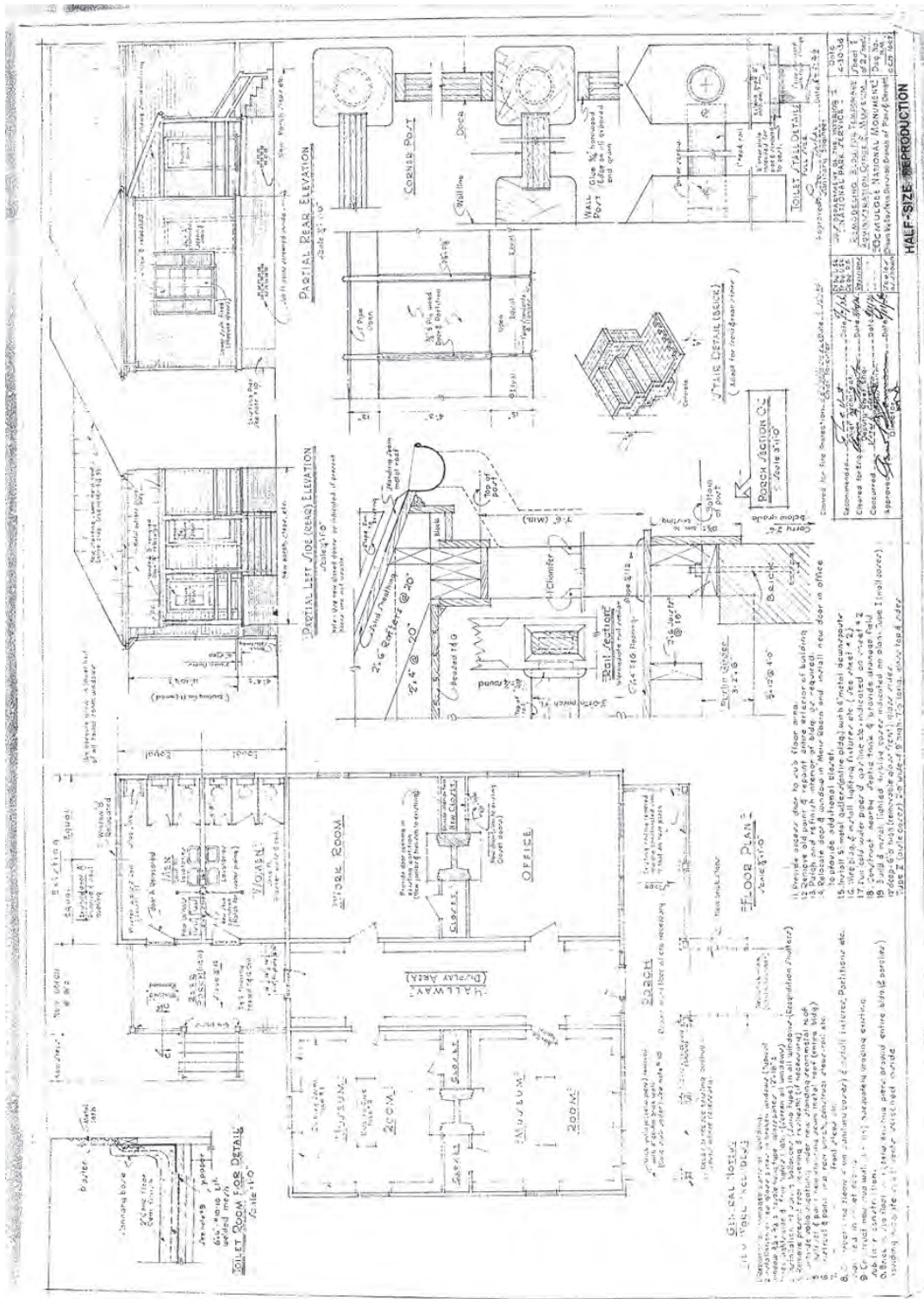


Figure 6. NPS plans for rehabilitation of the Dunlap House for administrative offices and a museum, spring 1936. (OCMU Collection)

and a standing-seam metal roof, gutters, and downspouts were installed.

In what is now Room 105, two bathrooms, one for each sex, were installed. The door on the south wall and the window on the east wall were swapped with each other, so that there were two door openings on that wall. The space was partitioned east to west by a conventional stud wall, creating the two restrooms. Walls and ceilings were plaster on wire lath and the floor was finished with ceramic tile and “sanitary base.” The only other interior alteration that has been identified was closing the door to the west closet off Room 102 and installing a new opening so that the closet was accessed from Room 101.

Plaster repair in the house appears to have been extensive. All of the rooms on the west side of the house have plaster-on-wire-lath ceilings dating to this period and it is likely that the rest of the ceilings were similarly replaced. Additional investigation into the building fabric might show that anomalies in the present plaster walls may be the result of repairs during this period. The old flooring was repaired and probably varnished, and the entire interior was repainted.

On the exterior, in addition to refurbishing windows and shutters and making general repairs, the old back porch was removed and a new porch was built perpendicular to the old and spanning the eastern side of what is now Room 105, giving entry to the newly constructed restrooms. The front porch was also repaired “as necessary,” which included replacement of the old wooden steps to the front porch with concrete, brick-veneered steps between two brick cheek walls. The old brick lattice foundation underneath the front porch was also removed and replaced with the present brick walls and its distinctive diamond-shaped vents. Finally, rather than repair the original balustrades, they were presumably replaced with plain, two-board balustrades like those shown on the plans for the back porch.

The house was also wired for electricity for the first time and cold water only was run from a well on the property. The waste lines from the bathrooms emptied into a new septic tank and drainfield located “nearby,” but almost certainly not far from the southwest side of the house. Gas lines were also installed, probably for space heaters since no furnace is mentioned in the plans.

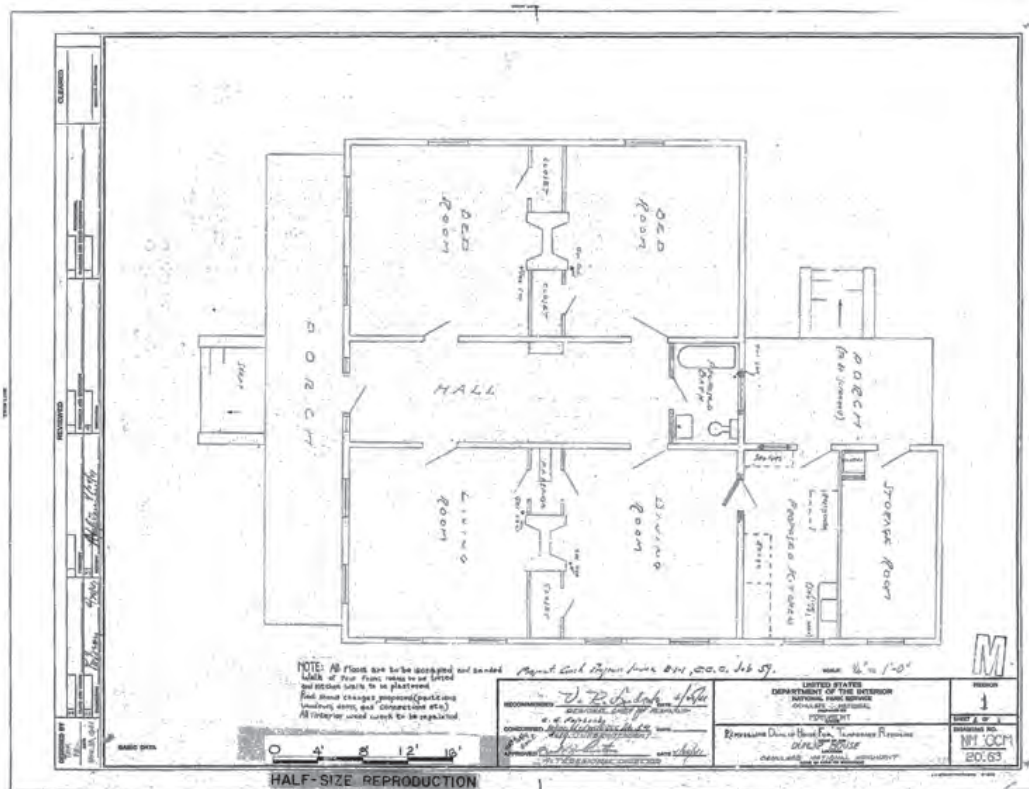


Figure 7. NPS plans for rehabilitation of the Dunlap House for “Temporary Residence,” spring 1941. (OCMU Collection)

Finally, the project included installation of exhibit cases in the central hall and in the old bedrooms on the east side of the house. The design of these exhibit cases is probably documented on Sheet 2 of the 1936 drawings, which was not located for the present study. Sheet 1 shows “Type 1” cases lining the walls in all three rooms, and larger “Type 2” cases standing in the center of each of the old bedrooms. That left the old parlor and dining room on the west side of the house for use as offices for FERA administrators. Considering the extent of the work, rehabilitation of the Dunlap House could have been completed as early as December 1936, when President Roosevelt formally established Ocmulgee National Monument. It is likely that the FERA offices continued to operate throughout the renovation, but it may have been as late as December 1937 before every detail was complete and the building was open to the public. Again, further research in park archives would likely produce much additional detail.

Development of Ocmulgee was in full gear in 1937 and included grading of the park entrance road in front of the Dunlap House. As excavations and cataloging of artifacts continued, reconstruction

of the Earth Lodge was underway and planning had begun for a large state-of-the-art museum and administration building. Construction on it began in May 1938, and by May 1940 enough of the lower level was complete that the massive collection of archeological artifacts then being cataloged in a temporary facility at the Macon City Auditorium could be moved back to Ocmulgee. In October, the NPS and FERA staff offices were moved out of the Dunlap House and into the still-unfinished museum and administration building.

1941 Rehabilitation for Temporary Residence

While it was typical for superintendents at national parks to live on site, the decision to use the Dunlap House for that purpose at Ocmulgee was not made immediately. Park records should be able to document the pros and cons of such use, especially given the house’s prominent location. A final decision was apparently not made and, on 18 March 1941, NPS completed plans for “Remodeling Dunlap House for Temporary Residence.” Those plans were approved by the regional director in late

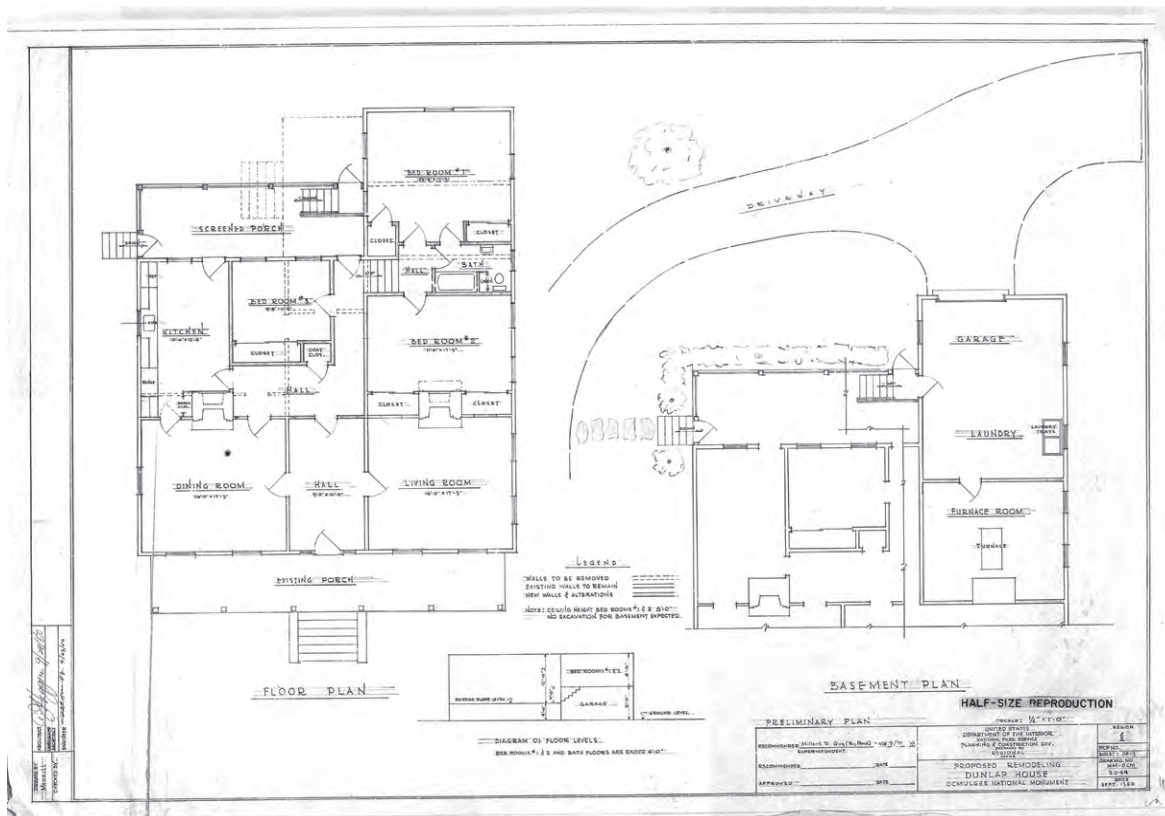


Figure 8. Preliminary NPS plans for rehabilitation of the Dunlap House, September 1950. This proposed raising part of the west side of the house four feet in order to install a garage and furnace room under the house.(OCMU Collection)

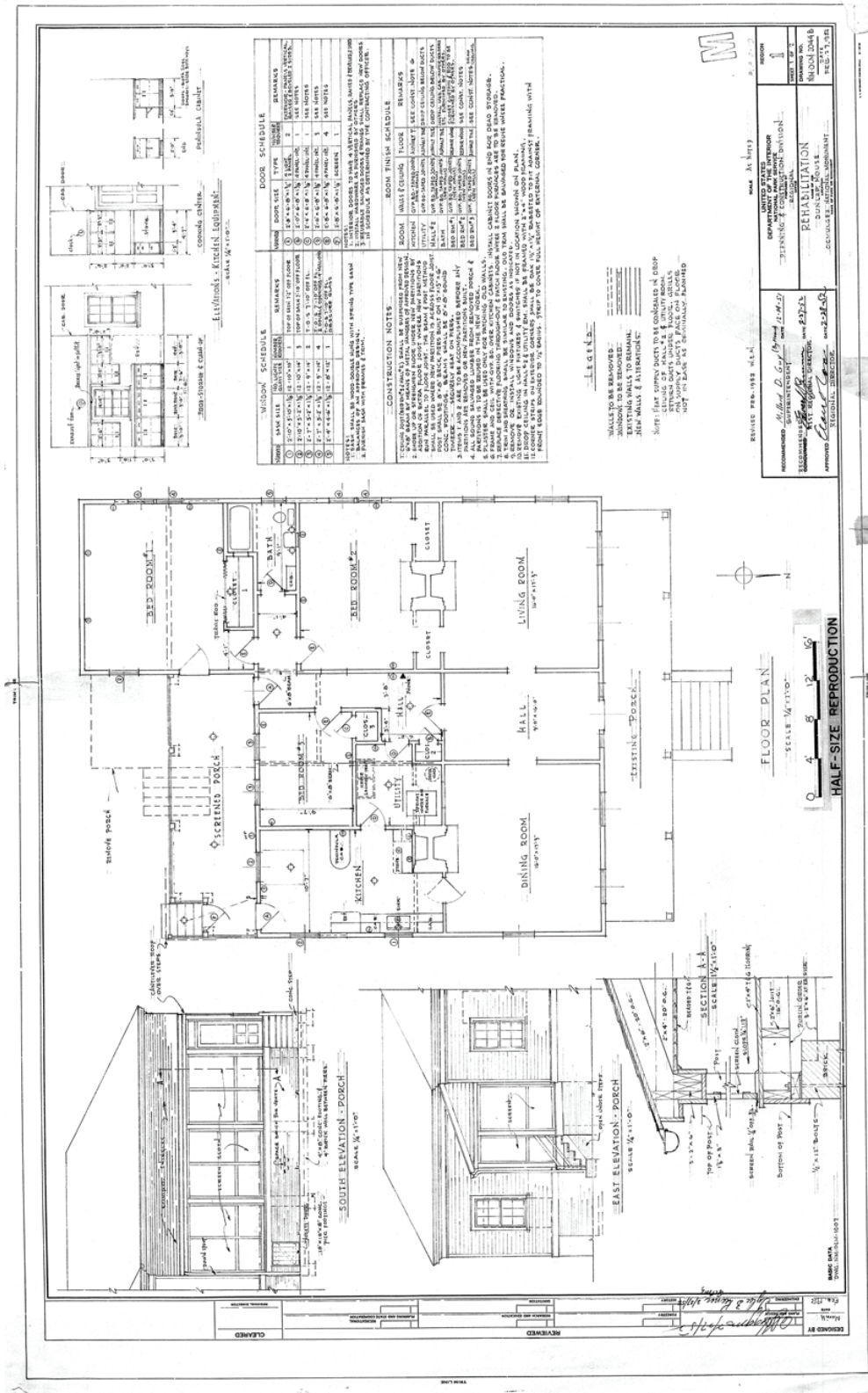


Figure 9. NPS plans for remodeling of the house, February 1952. (OCMU Collection)

April.

It is not clear how quickly construction began or

when it was finished. Construction activity quickly ceased as the war escalated, but given the rather minimal changes that were needed to make the Dunlap House at all useful to the park, the work may have proceeded quickly that summer and fall. Further research in park records, particularly the superintendents' monthly reports, could certainly document much of this period.

Among the major alterations shown on the March 1941 plans was removal of the two public restrooms in the rear wing. In the old men's room on the south side, fixtures and partitions were simply removed so that it could be used as a "Store Room." The plans proposed replacing the old women's room with a kitchen, with a new door opening into the Dunlap's old dining room (105). And although not shown on these plans, later reports state that two floor furnaces were also

installed at this time.

The other major alteration was enclosure of the south end of the hall to create a bathroom. The old back door to the house was replaced with a window and the new wall had a door opening into the front hall (Room 100).

All of these changes would be almost completely obliterated in the 1952-1953 renovation of the house. Although the various plans for the house show that some if not all of this work occurred, many details remain uncertain. Again the superintendents' narrative reports and other sources could probably provide extensive documentation for this period. William C. Lockett was appointed superintendent at Ocmulgee on 24 March 1940 and served until Dr. Kelly took the post in October 1944. He was likely the first occupant of the



Figure 10. Four views of the house shortly after the 1952-1953 rehabilitation was complete. (OCMU Collection)

renovated house, but that is not certain. What is certain is that appropriations for work at Ocmulgee and elsewhere in the national park system were severely limited during World War II and subsequent demobilization in the late 1940s.

Rehabilitation, 1952-1953

By 1950, it was again possible to think about improvements to the house. The renovation in 1941 was low-budget and made relatively few changes to the house. It is likely that the small kitchen and makeshift bathroom in the hall were probably factors in embarking on another building campaign at the Dunlap House.

In September 1950, the Planning and Construction Division of the regional office of NPS completed a “preliminary plan” for “Proposed Remodeling, Dunlap House, Ocmulgee National Monument.” That plan was much like what was finally executed, but there were some significant differences, the most important of which was the inclusion of a garage beneath the west side of the house. Since the nature of the site precluded ground-disturbance, the plans called for raising the middle bedroom (102) and master bedroom (105) four feet, which with the existing crawlspace would create ample headroom for a garage and a large furnace room. With hipped roofs, the finished house would have resembled the split-level ranch houses that were just then becoming popular.

Further research into park archives could probably document the reason the garage was dropped from the final plans. The change must have involved considerable discussion; not until December 1951 did the superintendent, Millard D. Guy, approve revised plans for “Rehabilitation, Dunlap House, Ocmulgee National Monument.”

The final approvals and plans for the project are dated 28 February 1952 and the first “allotment” of \$6,000 was made on 20 May 1952. Delays in delivery of lumber and millwork delayed progress, and the work was only 15% complete by the end of June. Two completion reports for the project are dated 17 November 1953, but the chronology of events stated in those reports is internally inconsistent. As a result, it is not clear if the interior work was completed in August 1952 and the exterior work, including construction of the back porch had to be delayed until additional appropriations were made in 1953. It is possible that rehabilitation of the house went forward in 1952 but was paid with funds appropriated in 1953.



Figure 11. View of front of Dunlap House in 1973. Note that the front porch was fully screened by this time. (OCMU Collection)



Figure 12. View southeast of Dunlap House in 1973. (OCMU Collection)

The work in 1952-1953 included major alterations to the floor plan that left the living room (101) and the dining room (110) in more-or-less their original configuration. The southern half of the center hall was combined with what had been the southeast bedroom, and the space reconfigured to create a third bedroom (107), a utility or laundry room (108), a large kitchen with breakfast area (110), and two new closets. The two original windows in the old southeast bedroom were both closed, although similar, but smaller, windows were created on the east and south wall of the new kitchen (109). In the added bedroom (107), two new window openings

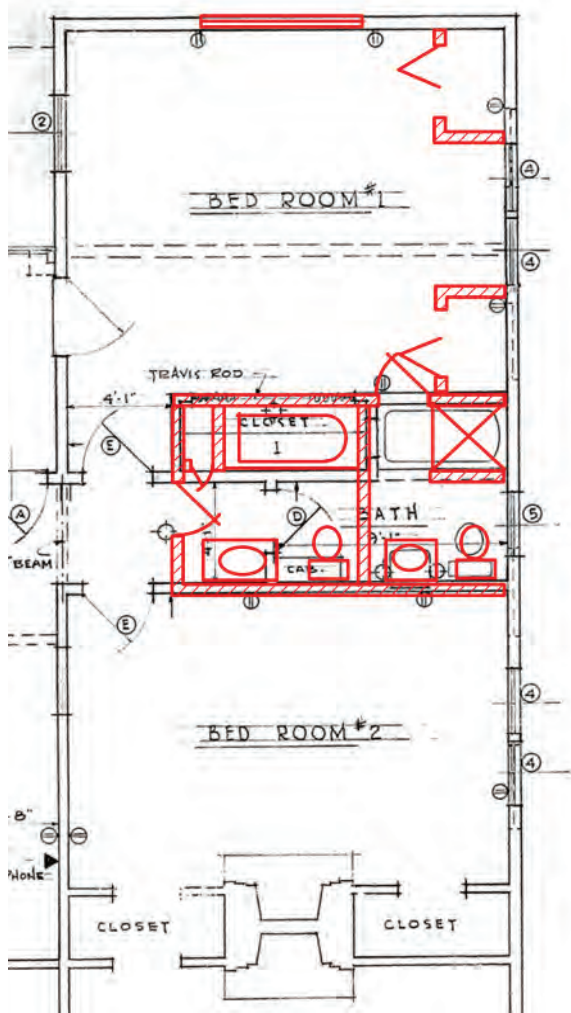


Figure 13. Detail from 1952 plan overlaid with alterations that were made in the late twentieth century. The plan of the rest of the house has not been altered since 1952.

were created on the south wall. A new back door was also created in the kitchen and another at the end of a reconfigured back hall.

The Dunlap's old dining room was also reconfigured with about five feet across the south side of the room incorporated into a new bathroom. The door to the old center hall was closed and a new opening to the reconfigured back hall added. Instead of the two separate windows on the west wall, a new double-window opening was created near the center of the new middle bedroom (102).

In the rear wing, the partition that was installed to create the public restrooms in 1936 was removed and the door to the old store room was closed with a window. Part of the north side of the resulting space was reconfigured to provide a large closet as well as space for a tub for the new bathroom that

was taking in part of the old dining room.

The back porch that had been built in 1936 was removed entirely and the present porch constructed to replace it. When first constructed, the porch was screened as it is now, but the landing at the back door remained unscreened. Only the eastern part of the front porch was screened at this time. The original exterior shutters were removed and aluminum window screens were probably installed.

The house was apparently completely rewired and central forced-air heating was installed to replace the two old floor furnaces and space heaters. In all of these alterations, the new and added woodwork made every effort to match the original design. As a result, the completed house, while modern in function, retained much of the house's original character.

Late Twentieth Century Alterations

There were several alterations to the house in the twenty or so years after the 1952-1953 renovation that have not been documented. By 1969, the house had central air-conditioning and the metal roof installed in the 1930s had been replaced with an asphalt shingle roof. By 1973, the remainder of the front porch had been screened as had the landing at the back porch, with the screened door relocated to the head of the back steps.

The disappearing stairway that was mostly destroyed in the recent fire, the existing enclosed attic space, and the dormer on the rear shed of the roof are not shown on the plans for the 1952 renovation. It is not known when these alterations were made but it must have been prior to the 1980s when the next major renovation of the house occurred.

Between 1984 and 1986, there were a number of improvements documented in park records:

- exterior repainting
- replacement of sewer line
- replacement of HVAC
- new asphalt-shingle roofing, which included substantial redecking at rear of house
- new gutters on the porches

- a burglar alarm system
- replacement of “wooden door in living room” and of “crown molding around the house.”
- the front door was replaced with the present six-panel door
- the door to the back porch at the back hall was replaced with a solid-core, flush door.

Subsequently the bathroom and closet installed in the 1950s were removed and the area reconfigured for the two bathrooms that exist today. Closets were also installed on both sides of the double window on the west wall and a new double-window opening was created on that wall for the first time. Sheet paneling was installed in the master bedroom and suspended, acoustical-tile ceilings were installed to lower the ceilings in the master bedroom (105), the middle bedroom (102), and the kitchen (109). Unlike the alterations in the 1950s, stock windows and moldings were used instead of replicating the original woodwork for these alterations.

In 2003 there was another series of repairs and improvements. These included replacement of vinyl tile flooring in the kitchen and laundry room with the present clay tile. New cabinets and counter tops were also installed, and the wood floors in the living room, dining room, hall, and master bedroom were sanded and varnished.

The arson fire in February 2011 heavily damaged the small bedroom (107) and the back hall (103) with lesser damage in the laundry room (108). The remainder of the house suffered smoke damage. Fast response from the local fire department limited the damage, so that the principal damage was the destruction of the two windows and doors, including most of the casing and trim, about 10' of baseboard in the southwest corner of the bedroom (107), the disappearing stairway in the rear hall (103), and one side of the door to the front hall, which was badly scorched by the flames. Firefighters also had to break the outside door to the master



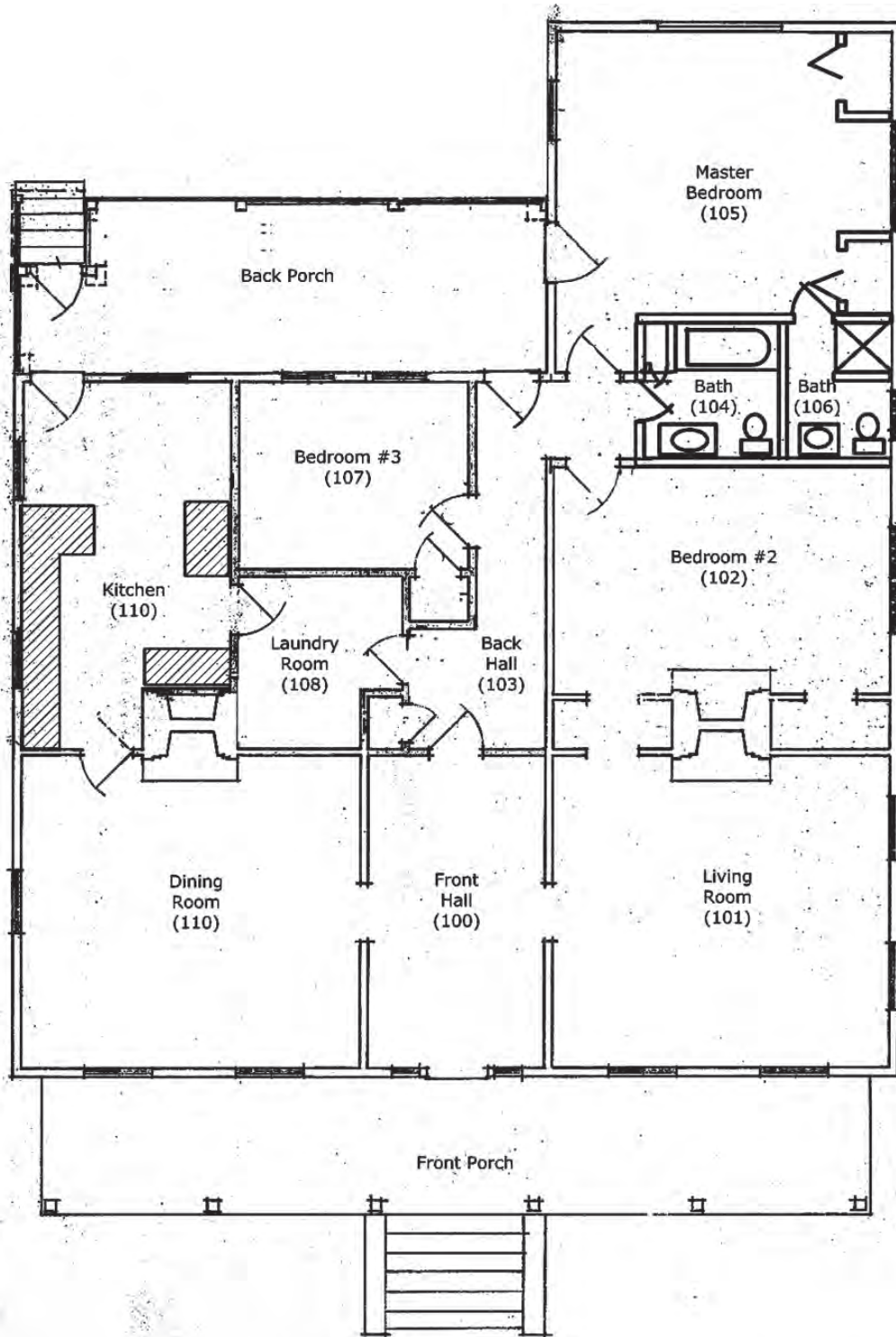
Figure 14. View northeast in small bedroom (107) where the fire started.



Figure 15. View west in small bedroom. All of the woodwork seen here, except for the baseboard in the hall, was charred beyond repair. The door in this opening was also destroyed.

bedroom to gain entry to the house and opened the ceiling of the room where the fire started (107). They also opened a hole in the roof. The only other damage was the broken storm door to the front porch and a broken side light at the front door, both damaged by the arsonist gaining entry to the house.

Plan of Existing House



Physical Description

The Dunlap House is a one-story, wood-framed, hipped-roof structure set on a brick foundation. Occupying a footprint of just under 2,000 square feet, it contains eight main rooms, plus two full bathrooms. Built in 1856, the house has always been used as a residence, except for the period between 1934 and 1941 when it was used for administrative offices and a small museum. Much of its original antebellum fabric remains intact, along with features and materials dating to significant remodelings in 1936, 1941, and 1952-1953 that generally maintained the building's historic character. Alterations were also made in the last quarter of the twentieth century that were somewhat less than sympathetic to that character.

This physical description of the existing structure is based on inspections of the building by staff from the Historic Architecture branch of the NPS Southeast Regional Office's Cultural Resources Division on February 10 and 17, 2011. Building investigation was nondestructive and intended only to support repair of the building after a fire heavily damaged two rooms on February 9, 2011. There has been no laboratory analysis of materials, but it is assumed that some lead paint is still present and there is the

possibility of asbestos in some of the mid-twentieth century building materials such as the floor tile in Room 108.

Site

Facing in a generally northerly direction, the house is sited on a low rise a few hundred feet off the main park entrance road. A few hundred feet to the southwest, the so-called Dunlap Mound is a prominent feature in the landscape. Mature trees and shrubs dot the grounds. Of special note are the eastern red cedars (*Juniperus virginiana*) off the northwest corner of the house, the largest of which appears in the photographs of the house in the early 1930s and almost certainly dates to the nineteenth century. The Atlas cedar (*Cedrus atlantica*) on the east side of the house cannot be identified in early photographs and, in spite of its substantial size, must date to the mid-twentieth century. Numerous camellias (*Camellia japonica*) and azaleas (*Azalea japonica*) probably date to the same period as well as the spring-flowering bulbs, although a few of the latter might date to the nineteenth century.



Figure 1. Google Earth map showing site of the Dunlap House, which is at center in this image.



Figure 2. View southeast showing historic red cedar near northwest corner of house.



Figure 3. View west from beneath back porch. The gray mortar of mid-twentieth century alterations contrasts with the light mortar of one of the T-shaped piers, left of center, that were part of the original masonry.



Figure 4. The anomalies in the foundation wall and skirt trim on the east side of the rear wing probably relate to the original configuration of the back porch. Beneath the present porch, a portion of the foundation is painted red, most likely after 1936 when part of the south foundation under the present kitchen was exposed.

Foundation

The house is set on brick piers, most dating to the building's original construction, along with brick underpinning that was installed in 1938, all painted white. Foundation height is around 39" at the northeast corner, 35" at the southeast corner of the present kitchen, 33" at the southwest corner of the rear wing, and 31" at the northwest corner.

The original masonry, including the chimneys, used a hard-fired, red brick that measures about 7½" by 2¼" by 4"; the mid-twentieth-century masonry used a slightly larger red brick measuring around 8" by 2¾" by 4". Mortar was not analyzed but includes early lime mortar and later Portland-

cement mortars, all in good condition.

Four types of original piers, all of which vary slightly in height, were observed. The outside corners of the house rest on piers that are L-shaped in plan, 12" by 38" by 38". The intersections of load-bearing sills with the perimeter sills are supported by T-shaped piers, 12" by 28" by 14". Between the L piers and the T piers, a single rectangular pier, 20" by 12", is typical. A series of 16" piers supported the original structure, but these have been supplemented by additional piers to accommodate the mid-twentieth century alterations to the house. Original cross-shaped piers were not observed but probably support the junction of sills along either side of the central hall. No significant problems were observed in the present arrangement of the present foundation.

Historic photographs show the front porch on a foundation of lattice-laid brick, but all of that was apparently replaced with the present foundation in 1952-53. The vented underpinning between the original piers around the perimeter of the house dates to the 1950s remodeling as well. These sections of the foundation feature diamond patterned vents created by open brick work.

Chimneys

The house originally had three chimneys but only two remain. Both rise 6' or 7' above the roof with two corbels of two courses projecting at the top. The east chimney has a metal cap with two flues, one of which vents the furnace.

The fireplaces in the Living Room (101) and Dining Room (110) have been reconstructed with modern fire brick in the fire box and a surround of modern red brick. It is not certain when this occurred but it was after the 1952-1953 remodeling. The fireplace in Bedroom #2 (102) may have been altered in the same way, but plywood covers the fire box and the surround, prohibiting its characterization.

Structure

The building was built using circular-sawn, dimensioned lumber typical of the late antebellum period. Sills are around 10½" square; floor joists are generally 2½" by 10½", set on 20" to 24" centers; ceiling joists are 2½" by 8, also on 20" to 24" centers; and rafters for the main roof are 2½" to 2¾" by 5" to 5.¼" set on 19" to 22" centers. Walls studs could not be observed but are probably around 3"

by 4" as was typical for the period.

No traditional mortised connections are readily visible but were most likely used in original construction, particularly at the intersection of studs and joists to the sills. Jack rafters are nailed to ridge rafters with square-machine-cut nails but how common rafters are joined at the ridge is unclear. Other details of the building's structure are difficult to observe since they are obscured by interior and exterior finishes and fiberglass insulation under the floors and in the attic. It is not known if rafters are joined by a ridge board or how any of the major framing connections were made. Mortised joinery of studs and sills was still typical in the late antebellum period.

Most if not all of the structural alterations to the building in the late 1930s were removed in the 1952-1953 remodeling. Wood framing for the alterations in the 1950s can be clearly distinguished by its modern dimensions and its generally smooth-planed surface. This is most clearly evident in the attic where the framing for the added dormer contrasts sharply with that of the original roof.

All observed framing appeared to be in excellent condition, including the framing of the ceilings in the two fire-damaged rooms, 107 and 108, except perhaps in the framing for the opening of the disappearing stairs.

the siding on the south ends of the east and west sides and all across the rear. Some of the siding on either side of the double windows at the south side of Room 106 probably dates to their installation in the last quarter of the twentieth century. Except for minor smoke damage at the rear, and the destruction of one of the windows and a sash to another on the south side of Room 108, all exterior woodwork remains in excellent condition.



Figure 5. View of west chimney and part of attached television antenna.

Exterior Finishes

Much of the original wood siding and trim remain intact. Changes in the fenestration in 1952-1953 no doubt necessitated replacement of at least some of

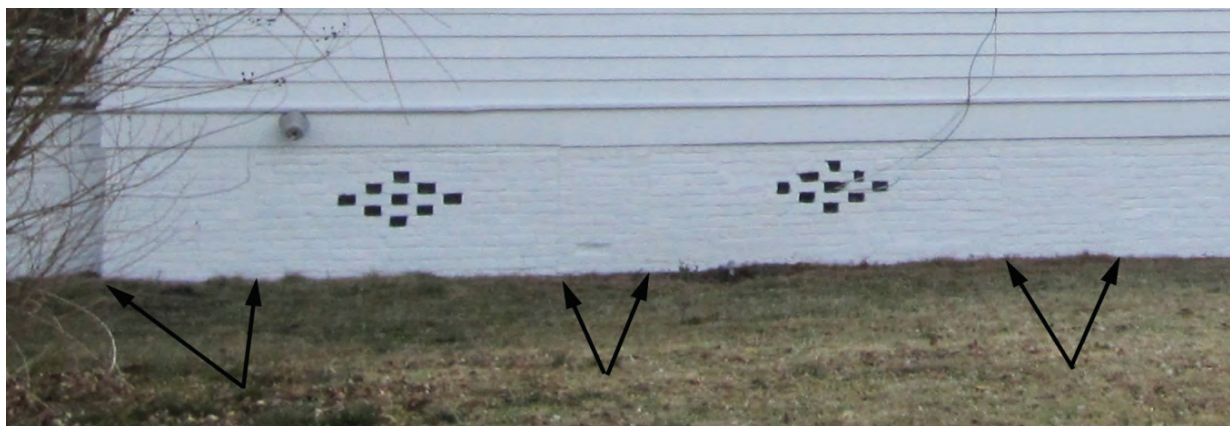


Figure 5. View of foundation at north end of west side of house, annotated with arrows to indicate the three types of perimeter piers: L-shaped, left; rectangular, center; and T-shaped, right. The vented brick panels between these piers were part of the 1938 remodeling.

Roofing

Rafters for the main roof are decked with a variety of materials. The earliest of the present roof decking are the rough-sawn boards, most around 6" wide and spaced 2" to 3" apart, and probably roofed with machine-sawn wooden shingles. As part of the 1936 renovation, the then-existing roof covering was replaced by a standing-seam metal roof, at which time the spaces between the original decking were filled to create a more or less solid deck for the roofing. In the late twentieth century, the metal roofing was removed and significant repairs were made to the roof decking, especially across the south slope where large areas were replaced with plywood decking. The present roofing is three-tab asphalt shingles in good condition after repairs from some damage sustained during the recent fire fighting.

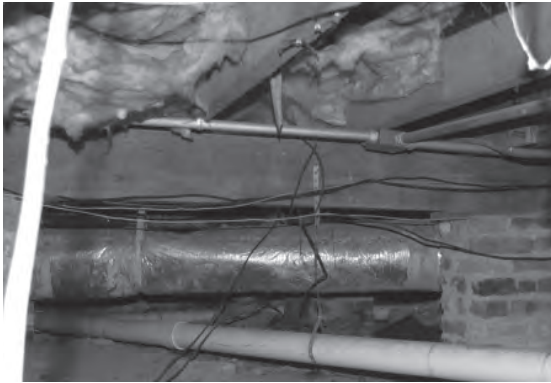


Figure 6. View of typical connection between original floor joists running east and west and the girders that run north and south on each side of the original center hall. The tangle of wires is typical in much of the crawl space beneath the house.



Figure 7. View of framing for ceiling in Room 108 that was added in 1952-1953, left, and a view of typical roof framing in the attic, right.

Windows

The front door is flanked by 3-light sidelights and a five-light transom that are almost certainly part of the original construction, but the only window openings that remain unaltered from the original construction are the two windows on the west side of Rooms 101, the four across the front of the house, and the single window on the east wall of Room 110. These original windows are 3'-4" by 6'-6" with six-over-six sash. The 1936 plans called for refitting all of the original sash with "spring balances (jamb type)," but slight differences between the muntins of the sidelights and transom at the front door and the sash in Rooms 101 and 110 suggests the possibility that the sash were replaced, although those variations could simply be a product of separate manufacture. Paint analysis would be necessary to confirm whether or not the sash are in fact original. In the meantime, they should be treated as original features.

The windows added in 1952-1953 vary in size, with the added openings generally smaller than the original openings, although they all maintain the six-over-six character of the original fenestration. The exception are the two stock windows at the south end of Room 107, which were added in the last quarter of the twentieth century and have eight-over-eight sash.

The exterior trim of most of the windows is quite similar. The original 4" vertical casing featured a 1/2" bead on the inside edge, but the original header casing was not beaded, was slightly thicker than the vertical casing, and projected about 1/4" beyond the plane of the vertical casing. Window sills were 2"

thick and none of the original windows had drip caps.

For the new openings created in 1952-1953, 4" vertical casing was beaded to match the original, but the header casing in the added openings was also beaded and set flush with the vertical casing. A drip cap and 1½"-thick sill are the most distinguishing marks of the openings added in 1952-1953.

In the last quarter of the twentieth century, a pair of windows was added to the south side of Room 107, apparently the first time that wall had had window openings. Stock windows with brick molding and eight-over-eight sash completed the opening but left an awkward arrangement of trim on the exterior and common narrow casing on the interior.

Many of the window sash are inoperable due to paint buildup; and modern, exterior, storm windows discourage opening any of the windows. All of the windows and sash remain in good condition

except for the two on the south side of Room 108 that were damaged in the fire. Only the lower sash in the eastern window can be salvaged for repair.



Figure 8. View of roof decking on west slope of roof, showing typical rafters and original 6" decking showing nails from original wood-shingled roofing. The narrow strips were used to create a solid wood deck for a standing-seam metal roof installed in 1938. At right is plywood decking used for repairs when the metal roofing was replaced with three-tab asphalt shingles in the last decade of the twentieth century.



Figure 10. View of window openings created in 1952, all of which included a drip cap not present on the original window openings.



Figure 11. View of window opening at south end of Room 107, created in the last quarter of the twentieth century.



Figure 9. View of typical 1856 window opening.

Exterior Doors

The only original exterior door openings (not including the doors themselves) appear to be the door to the front porch and the door from Room 105 to the back porch. The other two door openings on the back porch were created in 1952-1953. The three back porch openings are 2'-8" by 6'-8". All of these openings have modern, aluminum storm doors.

The present four-panel front door is 3'-1½" by



Figure 13. View of kitchen back door, installed in 1952.



Figure 14. View of typical original exterior woodwork.

7'-2" by 1¾" and dates to the 1980s. There appears to be a solid door in place in the 1952 photographs, but how many panels it might have had is not known. Because of its location, it might be assumed that the historic character of the front door was replicated in the present door.

The 1952 plans call for new doors at the back porch door openings at Rooms 105 and 109. Both doors still exist, each with four lights above two vertical panels and with some of their original hardware, but the door at Room 105 was damaged by fire fighters gaining entry to the building.

The third door on the back porch opens from the back hall (Room 103) and what must have been a door similar to the other doors on the back porch. The original door has been replaced with a solid-core, flush door in the 1980s.

Siding and Trim

The front of the house is finished with the original 6¾"-wide flush siding, probably with rabbeted joints, typical for the period. The remainder of the house is finished with ¾"-thick boards installed with a reveal of 5½" to 5¾".

The siding terminates with a 9" to 9½" skirt board and a 1¼"-thick drip cap that projects about 2" beyond the skirt. Four-inch-wide corner boards wrap the outside corners of the house.



Figure 12. View of front door, transom, and side lights.

At the top of the walls, the house is a plain frieze and a relatively narrow soffit, separated by cyma recta bed molding. A plainly chamfered crown molding, much of it replaced in the 1980s, brings the fascia to the roof edge.

Porches

The front porch retains its original configuration from the 1850s. It features six boxed columns, each 8" square and 8'-5" tall. Each column has a plain 7½" plinth and a more elaborate molded capital. Flooring is ¾"-wide tongue-and-groove that was entirely replaced in the 1980s. The ceiling, which is set at 9'-3½", is finished with ¾"-wide, double-beaded, tongue-and-groove boards. The ceiling finishes may not be original but paint analysis would probably be necessary to make that determination. The original balustrades were lost when the porch was screened in the 1950s, and the original wooden stairs were replaced with the present brick stairs with flanking masonry bulkheads at the same time.

The back porch dates to the 1950s. It features 6" boxed columns and ¾"-wide, tongue-and-groove flooring. The ceiling is set at 9'9½" and is finished with beaded, tongue-and-groove boards. It is screened like the front porch.

Interior

The existing floor plan of the Dunlap House reached its present form with alterations in the last quarter of the twentieth century when the two bathrooms were created out of what had been one and the closets were added on the west side of Room 107. Only the the front hall (100), the living room (101), and the dining room (110) retain some semblance of the original nineteenth-century interior.

Flooring

Six-inch-wide, unvarnished, tongue-and-groove, southern yellow pine was almost universally used for flooring in nineteenth-century Georgia, and it is assumed that was the original flooring in the Dunlap House. How much of the existing 6" flooring is original is not clear, since the flooring has been heavily sanded and varnished in the twentieth century. Typical flooring in the mid-nineteenth century was quarter-sawn from old-growth lumber, which yielded a very dense graining pattern. As seen in Figure 17, the contrast with modern replacement flooring, while more-or-less matching the original



Figure 15. View of east end of front porch.



Figure 16. View west on back porch.



Figure 17. View of typical variation in the house's pine flooring. The wide, open grain of the square patched area is typical of lumber used in the 1950s.

dimension, is quite strong.

Much of the original flooring appears to remain intact in the front hall (100), the living room (101), bedroom #2 (102), and the dining room (110). Most, if not all, of the wide flooring in the back hall (103) was newly installed or at least re-laid in 1952 when the existing floor plan was created. The existing flooring in the Master Bedroom (105) also appears to date from this period. In bedroom #3 (107), it is not known what flooring is beneath the



Figure 18. View of juncture of living room wall with ceiling, showing the slightly thicker plaster evident in the frieze.



Figure 19. View of fireplace and mantel in Living Room.

vinyl tile, but it has certainly been patched and may not have been in good condition, which may have been why asphalt tile was installed when the room was created in 1952. The same may be true in the laundry room (108) and the kitchen (109) which were also finished with asphalt tile in 1952. The present clay tile in those rooms dates to 2003.

Walls and Ceilings

Original walls and ceilings would have been smooth-finished plaster on wood lath, and some of that remains, although exactly how much is not clear. The renovations in 1936 and 1941 utilized plaster on wire lath for repairs; those in 1952 used drywall.

All of the ceilings appear to have been replaced with plaster on wire lath, and these remain in generally good condition, except where those in Bedroom #3 (107) and in the Back Hall (103) were damaged by fire and in the other two bedrooms and in the Kitchen where hangers for the suspended ceilings caused localized damage.

The 1952 plans called for installation of drywall in the three bedrooms, and it appears that the walls in the Front Hall (100) and the Living Room were replaced as well. Without some demolition, it is not



Figure 20. View of one of the two, two-panel doors in Bedroom #2, probably the only nineteenth century doors left in the house.

possible to tell exactly how the walls were changed, but the original plaster was probably removed, leaving the original wood lath in place. Drywall was then installed on top of the lath, thus maintaining the appropriate reveal of the wood trim.

Most of the plaster has been roughly textured with sand, which might have been done in 1952 to resemble older sanded finishes. Sand finishes were popular in the early twentieth century and were often used to disguise defects in older plaster. Exploratory demolition will be necessary to fully characterize the walls in the house.

Woodwork

The elaboration of the interior woodwork is the one feature of the house that might be considered



Figure 20. View of Living Room casing, typical of the original wood trim in the house.



Figure 21. View of typical antebellum baseboard and window trim.

a vernacular interpretation of the Greek Revival. The bold, deeply molded casing and aprons, unusual grooved window sills, and tall baseboards are broadly typical of the late 1850s. The plainness of the present mantels is perhaps misleading; they all appear to have originally featured some sort of over-mantel.

In all of the mid-twentieth century alterations to the house, plans called for re-use of original moldings where possible. Added woodwork was milled to match the original, although there are slight differences in profiles. Comprehensive analysis of painted finishes would be useful, especially in answering questions regarding replacement of window sash and other features where the visual evidence is inconclusive.

The only two nineteenth-century doors remaining in the house appear to be the closet doors in Bedroom #2 (102). With two vertical panels, these would have been considered very old-fashioned in the 1850s. Neither the 1936 nor the 1952 plans call explicitly for replacement of doors, but the 1952 plans call for new doors in nearly every opening in the house. Most of the original openings that were not altered do not show doors at all, including the openings with the present two-panel doors in Bedroom #2 (102), but it is not clear if doors were not present or simply not shown on the plan. The plans also give no indication that the present four-panel doors replicated the original door design, but it is likely that they did. It would not be surprising to have had four-panel doors at the openings off the center hall, and probably the front and back doors as well, while having two-panel doors at the closets.

No nineteenth century hardware has been observed in the house. All of the window lifts, hinges, and locksets date to the twentieth century, most to the early 1950s. All are brass-plated.

Historical and Architectural Significance

The Dunlap House is listed in the National Register of Historic Places as a contributing resource to the Ocmulgee National Monument district. The nomination, which was prepared in 1976, does not meet current standards for historical research or National Register documentation; in order to properly evaluate the building, an update to the National Register nomination is needed. Currently, National Register documentation identifies the Dunlap

house as significant, at a state level (referred to as second order in the nomination), as an example of a typical farm house of the antebellum period (Criteria C). However, the nomination fails to provide a historic context, explicate which features make the house a typical example of the period, define a period of significance, or assess integrity. Additionally, the nomination includes unsupported statements. For example, the nomination states that Dunlap House, which was constructed in



Figure 23. View of a typical lockset from the 1950s.



Figure 24. View of typical four-panel door.

1856, is “one of the oldest houses in Macon,” but that is misleading since there are dozens of houses in Macon and in the area that date to the three decades before the 1850s. While the existing National Register nomination does not articulate which features define Dunlap House as typical of the antebellum period, the building still retains many of the character-defining features from the antebellum period, especially in the front rooms.

The 1976 nomination also states that Dunlap House is significant for its association with the so-called Battle of Dunlap Hill (or Battle of Dunlap Farm) during the course of Stoneman’s raid through middle Georgia in July 1864 (Criterion A). While that and a subsequent skirmish in November were minor affairs, they represented the only military action in Bibb County during the war. As with the previously discussed area of significance, the nomination is deficient in its statement of significance. It fails to place the event at Dunlap House in a historic context, does not adequately describe the strength of the association, cite authoritative sources, or define a period of significance.

In addition to the two contexts identified in the 1976 National Register nomination, the Dunlap house is potentially eligible to the National Register, under criterion A, for its associations with the Ocmulgee archaeological excavations and subsequent development of Ocmulgee National Monument in the 1930s. The house played a key role first as administrative headquarters for the archaeologists and a small museum for exhibiting some of the artifacts from the dig. During World War II, the Dunlap House began its history as a residence for the park’s superintendent, a role it played until 2006. In addition, the NPS renovation of the house in 1952-1953, while extensive, preserved important elements of the nineteenth century house and might now be considered to have gained some significance in its own right under criterion C.

Character-Defining Features

Most of the late twentieth century features are not character defining. These include the dormer on the rear shed of the roof, storm windows and doors, the bathrooms, suspended ceilings, and the louvered door and the french door in the Living Room (110). The following features should be treated as character-defining and every effort made to preserve them:

- lapped board siding (not resawn or beveled siding)

- flush siding on front of house
- foundation with original piers still evident
- two distinct generations of casing, sills, and trim, including all existing openings except for the pair of windows on the south side of the rear wing
- two-panel, four-light doors at the back porch
- the present floor plan, excepting the late twentieth century closets in the Master Bedroom (105)
- high ceilings, except for Bedroom #3 (107) and the Back Hall (103), which were lowered as part of the 1952-1953 remodeling.
- wide pine flooring on the interior
- all two and four panel doors
- six-over-six sash, except for the two late-twentieth century windows on the south wall of the Master Bedroom (105)
- all generations of plaster
- drywall associated with the 1952-1953 remodeling mantels, but not the rebuilt fire boxes
- door and window casing and associated trim, except in the late-twentieth century windows in the Master Bedroom

Treatment and Use

Ultimate Treatment and Use

Ultimate treatment and use of the house is rehabilitation for continued residential use by the park.

Requirements for Treatment and Use

Because of its listing on the National Register of Historic Places, legal mandates and policy directives circumscribe treatment of the Dunlap House. Section 106 of the National Historic Preservation Act (NHPA) mandates that federal agencies, including the NPS, must take into account the effects of their actions on properties listed or eligible for listing in the National Register and give the Advisory Council on Historic Preservation a reasonable opportunity to comment. The NPS' Cultural Resources Management Guideline (DO-28) requires planning for the protection of cultural resources "whether or not they relate to the specific authorizing legislation or interpretive programs of the parks in which they lie." The Dunlap House should be understood in its own cultural context and managed in light of its own values so that it may be preserved unimpaired for the enjoyment of present and future generations.

To help guide compliance with these statutes and regulations, the Secretary of the Interior has issued Standards for the Treatment of Historic Properties. The National Park Service's Preservation Briefs also provide detailed guidelines for appropriate treatment of a variety of materials, features, and conditions found in historic buildings. Regardless of treatment approach, a key principle embodied in the Standards is that changes be reversible, i.e., that alterations, additions, or other modifications be designed and constructed in such a way that they can be removed or reversed in the future without the loss of existing historic materials, features, or character. Compliance with the Americans with Disabilities Act is not critical so long as the building is not open to the public and tenants are not handicapped.

Further treatment of the building should be guided by the International Building Code, including that code's statement regarding historic buildings:

3406.1 Historic Buildings. The provisions of this code related to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard [emphasis added].

Threats to public health and safety should always be eliminated, but because this is an historic building, alternatives to full code compliance are recommended where compliance would needlessly compromise the integrity of the historic building.

Alternatives for Treatment and Use

No alternatives to treatment and use have been discussed beyond repairs and rehabilitation of the house for continued residential use. Restoration of the house to its appearance prior to NPS alterations would require much additional research and building investigation. Even then, careful consideration would have to be given to the amount of existing mid-twentieth-century building fabric and features that would have to be removed and how much nineteenth century fabric and features would have to be recreated to restore the building to its original appearance.

Recommendations for Treatment

Following are recommendations for repairs to fire damage features and rooms.

1. Repair fire damage in Bedroom #3 (107) and in Back Hall (103) by replacing burned material, including dry wall as necessary. New doors, window sash, moldings, and flooring should match existing profiles and dimensions. To be replaced:

- three doors
- two entire door surrounds
- three of four window sash in the bedroom and all of the associated window frames and interior casing
- about ten feet of baseboard around southwest corner of bedroom
- flooring as necessary.
- replace disappearing stairway in Back Hall

2. Replace existing tile in Bedroom #3.

3. Repair and refinish wood flooring in Back Hall.

4. Remove suspended ceilings in Bedroom #2 (102), Master Bedroom (105), and Kitchen (109) and repair damage to plaster in all three rooms.

5. Remove modern paneling in Master Bedroom.

6. After ceiling removal, reframe closets in the Master Bedroom to the ceiling and install dry wall.

7. Replace late twentieth century casing and trim at Bathroom doors (104 and 106) and at double windows on south wall of Master Bedroom using casing and trim that matches the original profiles and dimensions.

8. Replace missing aprons at windows in Master Bedroom, matching the original profiles and dimensions.

9. Replace broken door between Back Porch and Master Bedroom, reusing existing hardware.

10. Replace solid-core door to Back Porch from Back Hall with two-panel, four-light door that matches the other two doors on the back porch.

11. Replace all fiberglass insulation in attic and crawlspace.

12. Clean all smoke-stained surfaces.

13. Inspect entire electrical system and make repairs as necessary.

14. Clean ductwork and repair HVAC system as necessary.

15. Repair security system as necessary.

16. Replace broken sidelight glass at front door. Do not replace cracked transom glass.

17. Consider removal of existing bath tub and linen closet in Bathroom 104 and reconfigure both Bathrooms to contain shower, lavatory, and toilet. Widen door to Bathroom 106.

18. Consider installation of a second crawl-space access door at the north end of the east side of the house to facilitate ongoing maintenance.

19. Consider installation of a fire-suppression system.

Additional Historical Research

The compressed time frame necessary for this report limited historical research. Although a number of avenues of research have been identified during the course of the present project, the following sources would likely provide the most useful historical background concerning the Dunlaps' ownership of the property, the occupation and use of the property between 1877 and 1934, as well as details on the early development of the park. This research would allow for expansion of the Historical Context and refinement of the Chronology of Development and Use.

- OCMU superintendents' monthly reports
- OCMU maintenance files
- Bibb County public records
- Dunlap Collection at Macon's Washington Library
- Macon Heritage Foundation architectural files

Additional Building Investigation

As the repair work proceeds, the park should photograph and document conditions in the house. After removal of fiberglass insulation, photograph and otherwise document character and condition of wood framing in attic and crawlspace. Continue building investigation in rear wing to better understand the original plan and use of that part of the house. An analysis of the painted finishes could more definitively identify nineteenth century materials.

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.



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