

# PROFILES IN PRESERVATION

## Borders-Blackmon House Offers Important Record of Slave Artistry

by Patrick McIntyre

When George and Susan Gibbins came to the Choccolocco Valley outside of Anniston in 1988 they were looking for a spot to build a nice home with enough land for horses and cattle. After purchasing some property that had a sagging, faded vinyl-clad frame residence with a semi-detached, deteriorating brick kitchen, they thought the house might make a good caretaker's place. Upon closer inspection, however, the couple was surprised to find they had in fact purchased a sleeping gem, although one in need of help to make it beautiful once more. Abandoning the idea of building something new, they turned their attentions to researching the house and its history and to adapting it for modern use.

The residence the Gibbins had purchased was the Borders-Blackmon House, an outstanding Federal period 1 1/2 house with sheds built c. 1835-40 for Georgia native John Borders, who settled Benton (now Calhoun) County in 1835. Fortunately, the slaves of Mr. Borders who constructed the residence, Lev and Griff, are known to history due to their reputation as master carpenters

in the area and because of the fortunate survival of historical records as well as many examples of their work. (A handsome sideboard made by Lev was featured in the Made in Alabama exhibit.)

Six years after the completion of a meticulous restoration under the direction of noted Huntsville architect Harvie Jones, Lev and Griff's work shines again as a showplace in an area known for outstanding architectural treasures and breathtaking natural beauty.

My visit to the home takes place on a chilled and blustery November afternoon, as the winds threaten winter's imminent approach. "Come in," Mrs. Gibbins says as she greets me, opening the handsome double doors surrounded by an elegant transom and sidelights. The central hall inside is replete with characteristic Federal wainscoting surmounted by a delicate chair rail. To my right is the old parlor, its walls finished in plaster and containing an exquisite mantelpiece with notable (if slightly out of proportion) Ionic-capital columns, while to my left is a flushboard-finished, wainscoted room used as an office by the Gibbins. The heavy, magnificent mantelpiece in this room is a replica of the termite-ravaged original, the hostess informs me, noting that the original is safely stored elsewhere on the property. A door in the rear of this room leads to a covered walkway (now sensitively enclosed by glass set back from the porch supports) and into the semi-detached two room brick kitchen. A sympathetic addition built onto the rear of the home is also accessed through this passage.

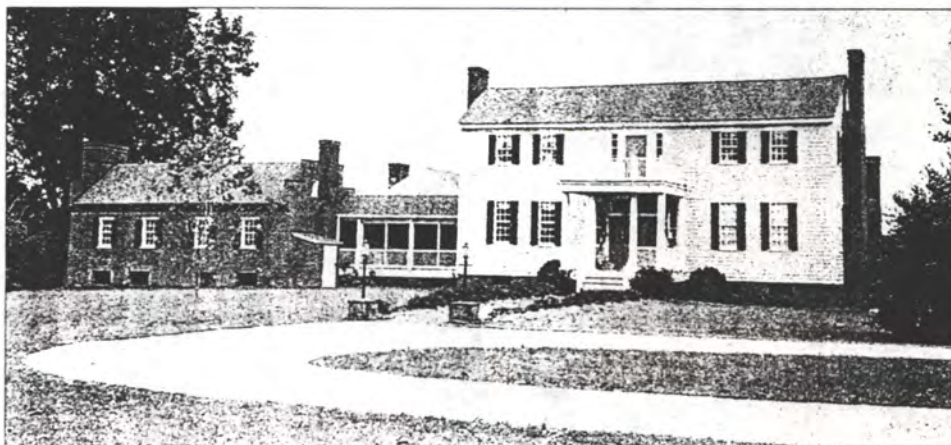
The Gibbins have made the first

room of the kitchen into their dining room, while the second with its massive fireplace has been skillfully outfitted with all the conveniences one would expect in a modern kitchen. "The brickwork at the rear of the fireplace had deteriorated because [previous owners] covered the outside wall with Portland cement," Mrs. Gibbins explains. Using brick manufactured by Old Carolina Brick Company, they meticulously re-built the wall during the restoration, along with the fallen stepped parapets on the exterior end walls of the building.

Upstairs I discover the most unique feature of the home. In the south bedroom there is a superb mantelpiece with unusual diamond-shaped carvings on its surface. Despite its otherwise Federal style, the carvings seem somehow evocative of African symbolism, almost like a subtle incarnation of the Bakongo Cosmogram representative of the four cardinal directions. Perhaps Lev and Griff were communicating some clue as to their religious belief system through this particular work, although it is impossible to know. Pondering this thought I walk back into the hallway and stroll outdoors onto the upstairs balcony, opening the once walled-up door the Gibbins discovered during their restoration.

After I finish my tour of the house Mrs. Gibbins shows me a stack of enlarged HABS photographs taken during the 1930s, which aided greatly in the restoration process. Later we drive to other homes in the area constructed by Lev and Griff, and I note their similarity to the Borders-Blackmon place. She points with pride to a nearby one-story frame early nineteenth century home she and her husband have rescued and converted to rental property.

Conscientious and dedicated owners the Gibbins have recently begun the process to have their home listed on the Alabama and National Registers, and each year they proudly offer their home as a stop on the local historic tour. "My house, brick storehouse and connecting roof is most convenient," wrote John Borders, probably in the 1850s. For George and Susan Gibbins, these same words ring true over 140 years later, at this comfortable and charming homeplace built by a pair of talented slaves.



The Borders-Blackmon House in Anniston, Alabama, is one of the few documented slave-built houses in the state.



# 'You can't destroy something like this'

PHAM HANS, 10 NOV. 92  
 J.H., Restor. Arch. (was abandoned)

## They were looking to buy land, but the old house sold them

Anniston

By Elma Bell  
 News staff writer

CALHOUN COUNTY — Susan Gibbins confesses she had no idea what a stepped end parapet was, and was totally in the dark about all the other architectural phrases people were tossing about as she and her husband George discussed restoring the 1840s house they bought in this area in 1988.

"We didn't come looking for an old house to restore," Mrs. Gibbins says. "We were just looking for land for our horses and dogs, and intended to build another house somewhere on this land as a weekend retreat."

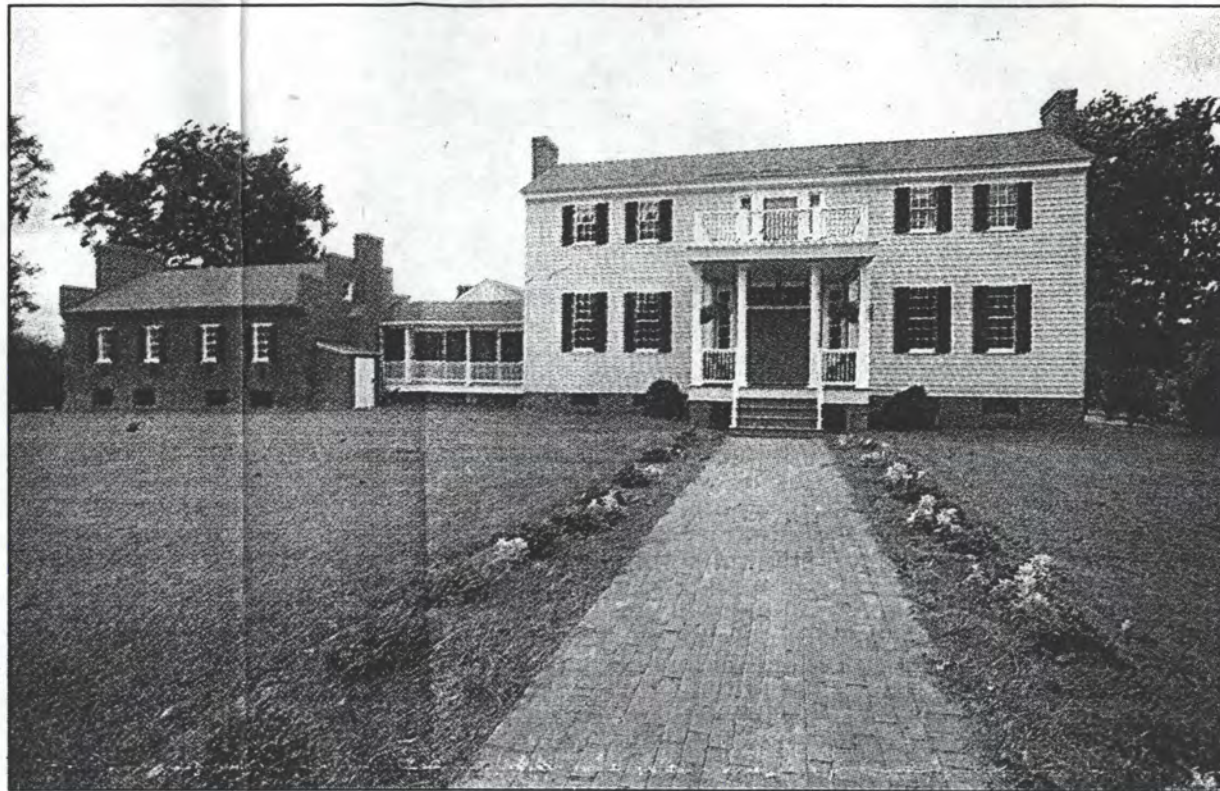
But the old house took hold of the Gibbins in the way old houses have of entrapping the innocent, and today Mrs. Gibbins throws around remarks about stepped end parapets with the best of them. The family took up full-time residence in their restored old house in December of last year.

"It took us two years to decide what we wanted to do, but you can't destroy something like this," Mrs. Gibbins says. "The house was in good shape in that it had its original stairway, all except one of its original mantels and lots of its original floors. It hasn't been vandalized because it was only empty for a time during the Depression."

The house is actually two structures — a two-room, one story brick building and a two-story, frame and clapboard house joined together by a 24-foot covered walkway. The brick structure, originally the kitchen and still serving as one, has a gable roof marked with the stepped end parapets, which Mrs. Gibbins explains are the decorative brick work along the roof ends.

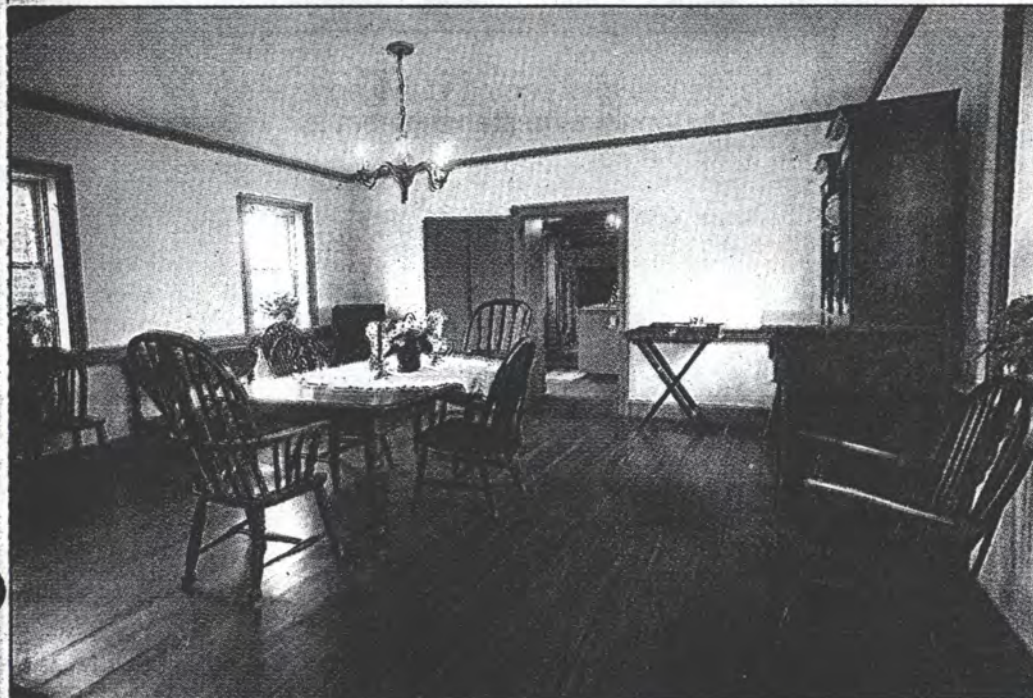
"John Borders and his wife Cynthia had the house built, and raised their children here," she says.

See House, Page 2C

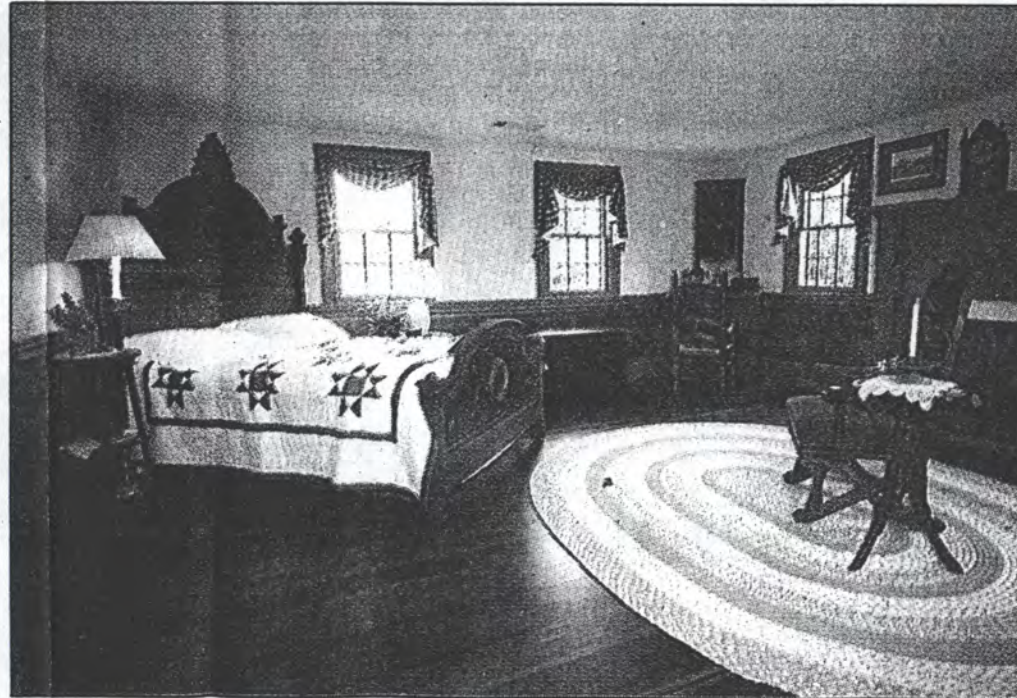


NEWS STAFF PHOTOS/STEVE BARNETTE

A two-room brick kitchen building with stepped end parapets, and a two-story frame house joined together by a covered walkway has been restored by the Gibbins family for their home.



The Gibbinses put their dining room in the kitchen building, and added modern appliances to the original kitchen where meals still are prepared.



Original heart pine walls are left exposed in a bedroom, which has its original mantel and is furnished much as it may have been years ago.

## House

From Page 1C

"We are not sure of the exact date, because Union troops burned records as they moved through here. We do know that Lev and Griff, two slaves who were master builders, built the house, and the only building materials they used were brick, heart pine and plaster."

There is a large walk-in fireplace in the one of the kitchen building rooms.

"So meals were obviously cooked here," Mrs. Gibbins says. "We are not certain what the first room was used for. It may have been living quarters for the cook or house servants. We use it for a dining room, and still cook in the kitchen."

They have skillfully added modern conveniences to the kitchen without marring its look. The house had been renovated in the 1940s and '50s and the late 1970s, so it did have electricity and indoor plumbing. As the Gibbins were adding central heating and air conditioning, they improved the exterior appearance by putting all electric wiring underground.

"We just regret that so many of the big old trees that were around the house are gone," Mrs. Gibbins says. "This was a country farmhouse, and that's the look we wanted to bring back. Borders and his two sons raised cotton and corn and were the largest landowners in this county."

The Gibbins have furnished the house with things in keeping with its period as far as possible, without being frantic about each thing being exactly "correct," or each room being used exactly as it was originally. The walkway between the kitchen and the main house is enclosed in glass, and serves as a sunny sitting room.

"The room we use as what we call our east parlor possibly was used as the dining room at one time," Mrs. Gibbins says. "We turned some spaces upstairs into big bathrooms,

and I notice when we open the house for tours no one is really interested in seeing them or knowing how we did it."

They also added a large room with five huge windows looking across the fields behind the house.

"We have the television and stereo back here, and we also can eat in here," Mrs. Gibbins says.

It is furnished with big, comfortable, colorful pieces, some grouped around the large fireplace.

"We have three daughters, and this gives them a place to entertain their friends," Mrs. Gibbins says.

Mrs. Gibbins taught biology at Donoho, a private school in Anniston, but gave that up to spend more time working with their horses. Their daughter Meg is a senior at Donoho, which is only a short drive away.

"Jennifer is a student at UAB, and Beth is in vet school at Auburn," Mrs. Gibbins says.

So how did the daughters adjust to this move to the country?

"Beautifully, after that first night when the telephone and the stereo and television had not yet been connected," Mrs. Gibbins says. "The whole family is enjoying living out here. It gives George a peaceful place to unwind (he is a physician in Anniston). We enjoy gardening, and being outdoors."

She laughs and adds they have become such confirmed country dwellers, they bought an adjoining farm and are redoing the old house on it.

"This farm backs up to a beautiful pecan grove, and we bought it," she says. "The house on it is an open dog-trot and not quite as old as this one. The carpenter who worked on this house talked us into redoing that house. He said he would rent it from us."

"What could be more convenient than having a carpenter living on the place?"



# JONES & HERRIN

Architecture/Interior Design

October 28, 1994

Mr. Alfonso Narvaez  
Architectural Conservator  
John Milner Associates  
309 North Matlack Street  
West Chester, Pennsylvania 19380

Dear Mr. Narvaez:

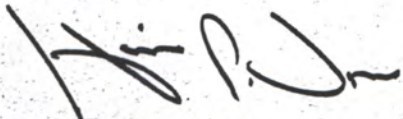
I appreciate your note of October 14 regarding the unglazed terra cotta sewer lines. Such unglazed sewer pipes were in use for several centuries from all I've read of ancient plumbing (see attached letter from Bob Gamble). The unusual aspect of the Borders-Blackman pipes is that the small diameter (2") glazed ceramic pipes were for long-distance water supply rather than sewerage and were glazed inside as well as outside. I have not heard from anyone knowing of such a pipe type and use, particularly for a single farm.

The c.1830 Huntsville municipal water supply system consisted of cored heartwood red-cedar logs, many of which were excavated in good condition in a c.1976 street improvement program here. Lead water supply piping was used as early as ancient Rome. The word "plumbing" derives from the Latin word "plumbum" for "lead" (as does the term "plumb-bob").

Our firm is restoring an 1859 house by the Philadelphia architects Sloan & Stewart in Tuscaloosa. The roof-water drains leading to the cistern were made of bricks leaned together in an inverted vee, with a brick bottom.

Thanks for the excerpt from the 1875 book.

Respectfully



Harvie P. Jones, FAIA  
HPJ/tm

copy: Dr. George Gibbins  
HJ





F. LAWRENCE OAKS  
EXECUTIVE DIRECTOR

STATE OF ALABAMA  
ALABAMA HISTORICAL COMMISSION

468 South Perry Street  
MONTGOMERY, ALABAMA 36130-0900



TELEPHONE NUMBER  
242-3184

October 17, 1994

Mr. Harvie P. Jones, FAIA  
Jones and Herrin  
104 Jefferson Street  
Huntsville, AL 35801

Dear Harvie:

I am intrigued by your find of the two-foot section of glazed ceramic water pipe at the Borders-Blackman house. This a new one for me, and I know of no parallels. Even supply lines for the familiar underground brick cisterns were usually cored logs. Putting the notice in the APT bulletin is an excellent idea and will, I hope, draw comment. Ceramic pipes were used in the West Indies--I've seen them in some of the old Spanish Colonial towns like Puerto Plata (Dominican Republic). But to find them in rural antebellum Alabama is rather remarkable!

Best,

Robert Gamble  
Historian

RG/bt



## EDITOR'S NOTE

titled *The Colossus of 1812: An American Engineering Superlative*. It was published by the American Society of Civil Engineers in 1990.

For years Lee insisted that he did not want to work for the government; he really wanted to teach. But in some remarkable way he managed to do both with outstanding success.

CHARLES E. PETERSON  
Society Hill, Philadelphia  
August 3, 1994

Editor's Note: Of Norwegian descent, Lee Nelson was born August 1, 1927, in Portland, Oregon. He died July 18, 1994, at home in Fairfax, Virginia. He is survived by Lois, his wife of 46 years, four children, and their children.

This issue marks the reemergence of the *APT Bulletin* as a regularly scheduled publication. After nearly 25 years of dispensing state-of-the-art information in preservation technology—and after having displayed our history in the new Index—we are eager to continue to proffer new ways of preserving the old.

It is with great sadness that we mourn the passing of Lee H. Nelson, one of the founders and a lifelong supporter of APT. Lee's meticulous research and unflagging devotion to preservation technology will continue to set the standard for fledgling and established scholars and practitioners. By introducing us to Maureen Phillips, who continues to work in a field he pioneered, his spirit is with us in this issue of the *Bulletin*.

The wide range of topics and authors in this issue is a reflection of the scope of our membership—diverse, inventive, exacting, inquisitive. It is our ongoing mission to encourage contributions from those who can share innovative techniques and practices with their colleagues. Guidelines for submission are available by writing to us at Mount Ida Press, 4 Central Ave., Albany, N. Y. 12210, or by calling 518-426-5935.

This issue could not have been published without the careful analysis of our peer reviewers, who contribute technical expertise that results in the selection and fine-tuning of our articles. Most recently, these peer reviewers have included John Adams, Susan Algie, Shary Page Berg, Eileen Bergt, Keith Blades, Robert A. Bruce, Douglas Bucher, Richard Candee, Carl E. Doebly, Donald Dolske, Charles Fisher, Lynne Fontaine, William Foulks, Geoffrey Frohnsdorff, Fran Gale, Terry Highley, Ward Jandl, Tom Jester, Emory L. Kemp, Russell Keune, Alan Kirk, Richard Lawson, David Malkin, Robert W. Messler Jr., Terry Morton, Lee H. Nelson, Howard Newlon, Cecelia Paine, Clay Palazzo, Robert M. Pierpont, Robert Ross, David Seaman, John J. Stewart, John G. Waite, Martin Weaver, George Wheeler, and Alex Wilson.

We hope this issue will provide lively reading for a late summer day and that you'll be inspired to begin a dialogue with us and your cohorts—perhaps

through a letter to the editor—to supplement or challenge the information presented here.

DIANA S. WAITE, Editor  
PATRICIA GIOIA, Managing Editor

To the Editor:

Attached is a photograph of a two-foot section of glazed ceramic water-supply pipe that was installed at the c. 1840 Borders-Blackman house near Oxford, Alabama (H.A.B.S. ALA471), probably sometime between 1840 and 1860 as indicated by John Borders's written notes. The two-foot pipe sections are two inches in inside diameter and are glazed inside and out with a green-brown glaze. The joints are the bell-type and were sealed with what appears to be a lime paste.

The water line ran for about a quarter of a mile from a hillside spring to the house and no doubt to some now-gone outbuildings. Since the weight and bulk of the quarter-mile of pipe would have been considerable, it seems likely that it was made by a local potter.

While early nineteenth-century water lines of cored cedar logs are a familiar technique, we have not previously found glazed ceramic water-supply lines. Any information on this use of ceramics would be most appreciated.

HARVIE P. JONES, FAIA  
Jones and Herrin  
104 Jefferson St.  
Huntsville, Alabama 35801



Glazed ceramic bell-joint water supply lines, probably 1840-1860, found at Borders-Blackman house.



# JONES & HERRIN

Architecture/Interior Design

July 26, 1993

The Association for Preservation Technology Bulletin  
Ms. Diana S. Waite, Editor  
Mount Ida Press  
4 Central Avenue  
Albany, New York 12210

Re: 19th Ceramic Century Water Pipe

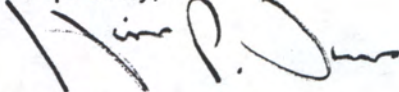
Dear Ms. Waite:

Attached is a photograph of a 2-foot section of glazed ceramic water supply pipe that was installed at the circa 1840 Borders-Blackman house near Oxford, Alabama (H.A.B.S. ALA471) probably sometime between c.1840 and 1860 as indicated by John Borders' written notes. The 2-foot pipe sections are 2 inches in inside diameter and are glazed inside and out with a green-brown glaze. The joints are the bell-type and were sealed with what appears to be a lime paste.

The water line ran for about a quarter of a mile from a hillside spring to the house, and no doubt to some now-gone outbuildings. Since the weight and bulk of the quarter-mile of pipe would have been considerable, it seems likely that it was made by a local potter.

While early 19th century water lines of cored cedar logs are a familiar technique, we have not previously found glazed ceramic water supply lines. If you or your readers could steer us to information on this use of ceramics we would be most appreciative.

Respectfully,



Harvie P. Jones, FAIA  
HPJ/tm

cc: HJ





GEORGE W. GIBBINS, M.D. (1915-1984)  
GEORGE M. GIBBINS, M.D.  
JOHN M. KOORS, M.D.  
KENT C. KEYS, M.D.

1029 CHRISTINE AVENUE  
P. O. BOX 970  
ANNISTON, AL 36202  
205-237-0371

Typical Article Told by  
ONE WOMAN TO ANOTHER -

THE ELECTRICAL WORK WAS DONE  
by a dirt dobbler and THE  
plumbing was obsolete - BUT

Anyway -

CALL ME 2<sup>nd</sup> WK in JAN -

WANT TO HAVE you down -

GEORGE



# JONES & HERRIN

Architecture/Interior Design

March 12, 1991

off - 237-0371  
home - 237-7350

Mrs. Susan Gibbins  
P.O. Box 970  
Anniston, Al. 36202

Re: Gibbins (Borders-Blackman) Residence  
Project No. 89102

Dear Susan:

My compliments to you and George on the fine job you are doing on the Borders-Blackman house. It is obvious you have carefully studied the house, the HABS photos and the restoration documents. I've rarely had work this good done even when I could visit the site occasionally.

I hope you will consider restoring in its proper place the original east parlor mantel and using the replica in the new room. The whole object of preservation is, of course, to preserve original work and material. A copy, no matter how good, is only a copy, and would give no direct evidence of the original mantel to those who come after us. The best rule is, if it costs the same to restore as to replicate, then by all means restore, for then the original work and material is preserved.

June 93:  
didn't  
use  
original

Thanks for the good work you have done and are doing on this fine late-Federal Period house!

Best Wishes!

Harvie P. Jones, FAIA  
HPJ/am

cc: HJ

attachment

Their millwork man told them he could replicate the mantel as cheap as restoring the original. So what!

HJ

They put in the replica mantel & presumably threw away the original - July '93  
Did not remove the non-original front castles at the parties.  
Otherwise good job. HJ



# JONES & HERRIN

Architecture/Interior Design

April 3, 1990

Dr. & Mrs. George Gibbins  
P.O. Box 970  
Anniston, Al. 36202

Re: c.1840 Borders-Blackman House (Gibbins Res.)  
Project No. 89102

Dear George:

Attached for you and the contractor are 5 copies of the details for the main roof cornice and gutters. The other roof eaves will be different and I will detail those. I did not plan to put gutters on the portico since the spillage is minor. As we discussed, the kitchen also doesn't need them.

Also attached are plan and perspective sketches of Mrs. Gibbins' idea of appending a new informal living room to the restored, glazed connecting walkway. I think this is an excellent idea. Please study the sketches and let me know if any revisions are desired. Sketches of the revised Master Bath and Dressing area are also attached, revised based on the discovery of the original closet and door location by the rear entry.

Please let me know of any changes you would like.

Respectfully,



Harvie P. Jones, FAIA  
HPJ/am

cc: file  
HJ

Members of the American Institute of Architects  
104 Jefferson Street Huntsville, Alabama 35801  
Telephone 205/539-0764



# JONES & HERRIN

Architecture/Interior Design

February 19, 1991

Dr. & Mrs. George Gibbins  
P.O. Box 970  
Anniston, Al. 36202

Re: Gibbins Residence

Dear Dr. & Mrs. Gibbins:

I recently saw Joyce and John Hoar at a reception and he said they were at the house to look at the old graining evidence. I hope you will be able to restore this graining, for it is very characteristic of the period. The pink graining-base Joyce found typically indicates "mahogany". Light beige indicates "walnut". Joyce did a good graining job at Constitution Hall Village.

It sounds as if you are making good progress. When you are completed I'd appreciate a chance to come down some weekend and see your handiwork.

Best Wishes!



Harvie P. Jones, FAIA  
HPJ/am

cc:

~~HD~~  
f.m.

Didn't do  
July 13



# JONES & HERRIN

Architecture/Interior Design

23 Mar '90 Harvie P. Jones, F.A.I.A.  
to Bob Sample - AHC  
re- Borders - Blackburn Hqs.  
HABS - Armistead  
(Gibbins Rec. 89102)

Bob - The portico pitched roof  
is later, but was added  
probably by the 1850's, based on  
the thin paint on the clay tiles  
in the attic. Will keep.

The pent at the basement  
was also added, but early,  
based on the good condition of  
the perched gts. on the brick  
under the pent roof.

Mrs G. wants a wood fl.  
in the kt. (was brick 8" #, now  
gone). I think I'm going  
to lose that one.

Harvie

104 Jefferson Street  
Huntsville, Alabama 35801  
Telephone 205/539-0764

Coggy-HJ





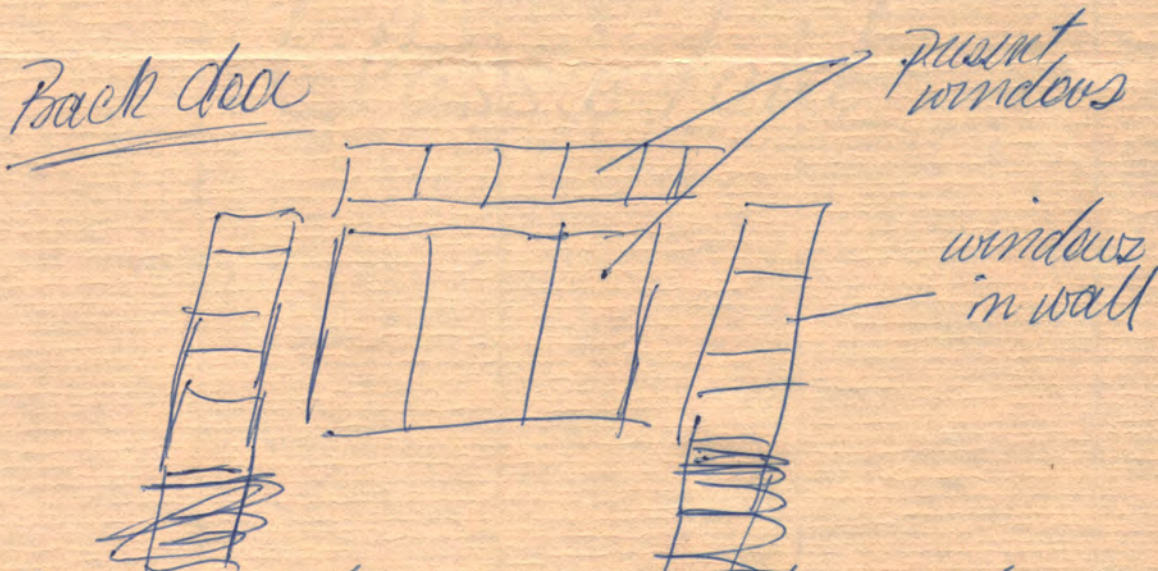
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ANNISTON, AL 36202  
205-237-0371

2/8/90

Harvie:

Yesterday we found windows  
in the wall where the old  
back door had been. Windows  
look like those on both sides  
of the double front doors.  
Also appears that lap siding  
on the back was been replaced -



Siding joints appear fairly random -



so I think most of siding  
has been replaced or used  
when door closed.

Have found use of original  
1x12; 1x14 T&G boards in  
some of walls and all sawing  
these boards -

George



# JONES & HERRIN

Architecture/Interior Design

January 11, 1990

Dr. & Mrs. George Gibbins  
P.O. Box 970  
Anniston, Al. 36202

Re: c.1840 Borders-Blackman House (Gibbins Res.)  
Project No. 89102

Dear Dr. & Mrs. Gibbins:

1. Attached is a sketch of a 1-1/2 story garage and storage building located so it will not detract from the house and detailed and proportioned like a c.1840 service building. Let me know the answer to the 3 questions noted.
2. Also attached are notes on procedures for investigations and for preparation for restoration. You and the contractor should be thoroughly familiar with these notes. You and he will think of, or discover, items not specifically addressed. It is essential for everyone on the job to be knowledgeable of the conditions, procedures and objectives in order to avoid loss of or damage to historic materials.
3. The next step, after the investigation outlined in the notes, will be for us to do the restoration/remodeling drawings.

This is a fine, little-altered example of late Federal period architecture and we are pleased to be able to help you on it.

Respectfully,



Harvie P. Jones, FAIA  
HPJ/am

cc: file  
HJ

Members of the American Institute of Architects  
104 Jefferson Street Huntsville, Alabama 35801  
Telephone 205/539-0764



**CIRCA 1840 BORDERS-BLACKMAN HOUSE  
(HISTORIC AMERICAN BUILDINGS SURVEY)  
NEAR ANNISTON, ALABAMA  
OWNERS: DR. & MRS. GEORGE GIBBINS  
PROJECT NO. 89102**

**JANUARY 9, 1990**

**PROCEDURES FOR INVESTIGATIONS, AND FOR PREPARATION FOR RESTORATION**

"SELECTED REMOVAL" NOTES:

These notes on items to be removed are not all-inclusive. They are meant to serve as a general guide. Other items or questions will become apparent at the site. Everyone working on the project should be observant and bring up questions for resolution. This is not "production work", and every task should be thought out prior to beginning work, with the main goal being the preservation of the c.1840 work wherever practicable in terms of cost and usability.

DRAWINGS AND NOTES ON THE RESTORATION WILL FOLLOW:

The following items are either to not be retained in the restoration or are to be carefully removed to investigate concealed technical conditions and historical clues. Items are to be carefully removed in a way that does not damage the historic fabric. This work is not to be considered as "demolition". Workmen are to be briefed on the nature of the work, type tools and techniques to use (or not use), and the fact that this is a rare 1840 house and are not just an old neglected house to be treated casually.

Someone knowledgeable of historic architecture should be available to frequently look at items as they are uncovered to make notes, measurements and photos of important clues and to revise the course of work if appropriate. Small scraps of dropped mouldings, paint traces on siding and such "small" items can be very important. It is possible that the portico roof framing may be original. The saw-marks, joinery and proportions of the ceiling joists will tell whether this is Federal or modern. This is just one example of many situations. Everyone on the "removal" crew should be aware of the kinds of things to look for and to get someone to check items that may need to be retained or recorded. This is not a quick crow-bar project, with the exception of the 20th century additions, and even there clues may be found dropped in the crawl space or at the back wall of the original kitchen.

GENERAL:

- a. Remove all electrical, plumbing and heating devices, fixtures, wiring and piping. Make safe any old gas lines (remove to meter per codes). Make safe any sewer, water or electrical services.
- b. Spot-check the framing (walls, floors, ceilings, attics) in all buildings to look for needed corrections and strengthening. Any new framing repairs shall be pressure-treated wood.



- c. Check all plaster. Where the plaster has some small cracks but is well-keyed to the wood lath, it can be repaired and covered with smooth wall-canvas that is made to control small cracks (see restoration specs). Where the plaster has few cracks but is loose from the lath it can be easily re-secured by the use of "plaster washers" as specified. Where the plaster is dead, loose and fragmented it should be removed. Don't go overboard on removal. Repair is cheaper except for the last condition described above. Have this work done by a plasterer who understands restoration versus "gut-rehab". Consult with Harvie Jones if needed. Keep the old wood lath in place unless it is rotted. Re-nail it if loose. Plaster repairs are not to be done until the restoration phase.

It is understood and expected that the restored plaster planes will undulate with the framing and will not be in a flat plane. Early 19th century plaster was typically not in a flat plane even when new.

Find and remove any interior Portland cement plaster patches.

- d. Bring to the attention of Harvie Jones any pertinent conditions discovered at the site and not described above.

#### SPECIFIC NOTES:

1. Let us know of any design changes you'd like to explore beyond the last plan revisions.
2. Let me know if the garage sketch dated 8 Jan. '90 is O.K.(answer 3 questions on the sketch).
3. Investigate the roof framing of the portico to look for clues as to whether the framing is c.1840 or 20th century. If 1840, the sawmarks and joist thickness would be similar to those in the main attic (sash-saw), not rotary sawn, joists about 2-1/2 - 3 inches thick, not 1-3/4 inches).  
  
If 1840, measure and photograph the joists, including depths, width, spacing, slope, evidences of deck and balustrade (if any), dimension from house second floor to deck joist tops.
4. Caution all workmen that this is not "demolition" or "gut re-hab". It is careful removal of modern elements without damage to original elements underneath. Crow-bar enthusiasts should be kept off the job. What is modern and what is original should be explained to everyone. For example, original hair-plaster shall be kept even if it is cracked and partly loose. Old wood, even if damaged, is not to be ripped off. The removal process shall not increase existing damage.
5. Carefully remove artificial clapboard (do not damage old clapboard) check the wood clapboards for rot, paint thickness and condition, gaps, etc. Photograph all sides (B/W glossy, 3x5) and send to Harvie Jones. Closeups of any critical details.
6. Carefully remove modern interior finishes (floors, walls, ceilings) whenever found without damaging the original finishes underneath. Check nature and condition of original finishes where they remain underneath. Make notes and 35MM B/W photos, wide-angle lens (don't have to show every part of each finish-enough to give a complete sampling.)

Note that thin plywood covers many original surfaces. This is to be removed per note 6.

If wallpaper is over some original board or plaster surfaces, steam it off (or remove with chemicals) with no harm to the original surface beneath. If the wallpaper appears old, save 12" square samples and note which room and surface it came from. If there are several layers, save a sandwich of all. Give annotated samples to Dr. Gibbins.



Caution and instruct the workmen that original finishes are below the modern ones. These finishes are not to be marred. They may not understand that the wall and ceiling boards beneath are the original finish.

Some original finishes are plaster. Investigate, and don't let it be ripped off. However, any modern gypsum board finishes are to be carefully removed.

7. Carefully remove the 1950's rooms that link the kitchen and main house, including the 1950's shed room and roof that is south of the kitchen. This 1950's roof lies on top of the kitchen south roof slope. Install rollroof or some cheap temporary roof on the original south slope of the kitchen roof. Remove the later brick "pent" at the N.W. basement steps.

Leave the original buildings watertight. Build a polyethylene tent to shed water off the south basement stairs and the N.W. basement steps.

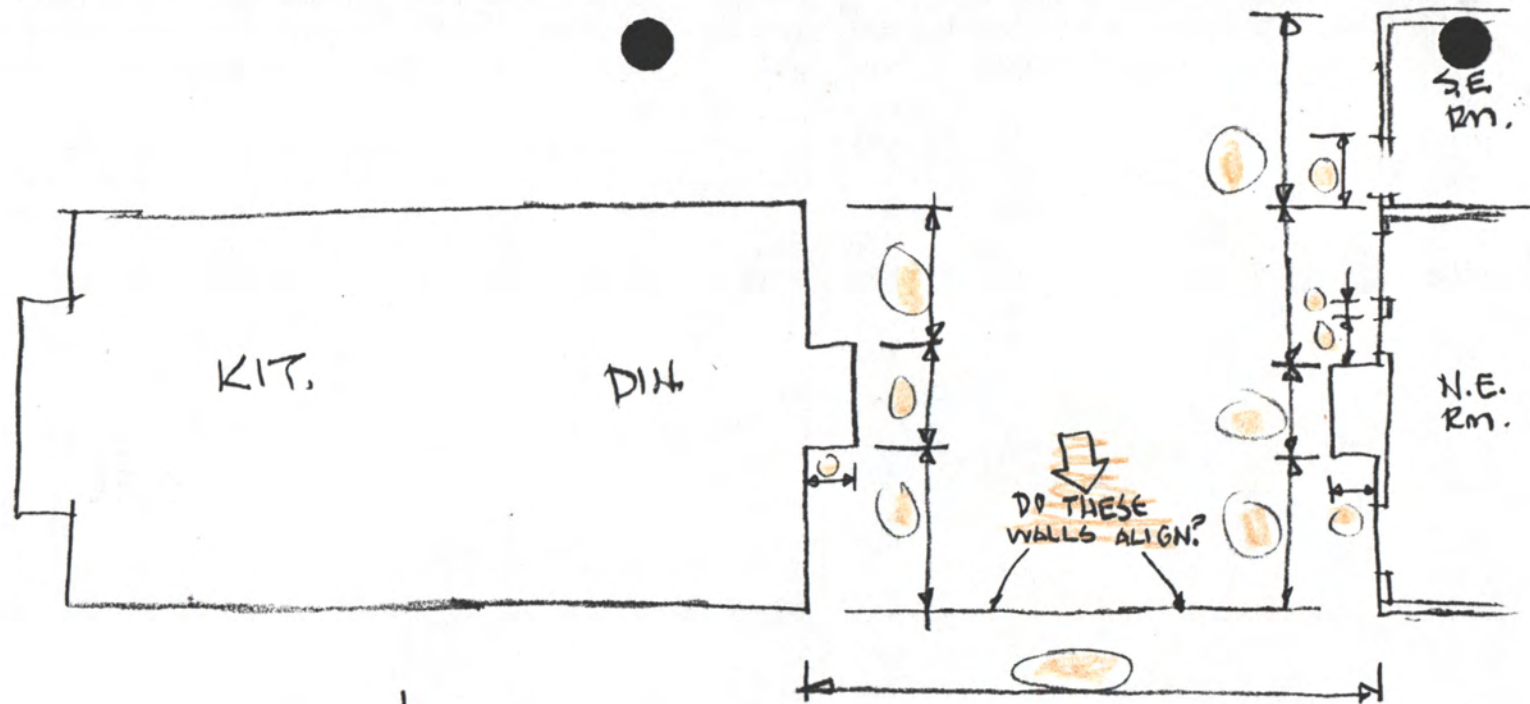
Note that the two brick south gable slopes of the kitchen were built up higher when the 1950's shed room was added. Remove these later gable top additions down to the original roof-slope line, and temporarily flash the wall-top. Plans for a permanent restoration will follow.

In the crawl space of the 1950's rooms, look carefully for original brick piers, wood members, blinds, or other historic material. If the brick piers (or traces) remain, measure their size and locations and send to the architect. Save for reuse any old bricks that are whole or half.

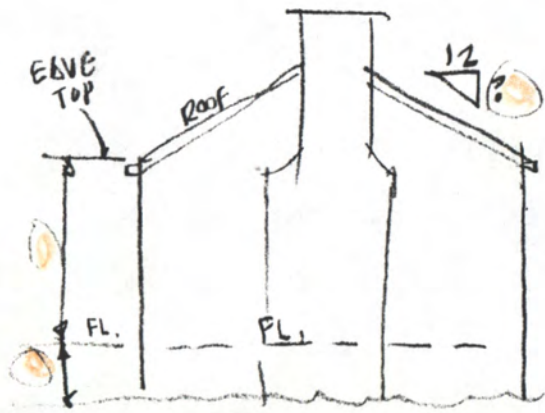
Remove the small modern shed that is S.E. of the kitchen. Does this cover a well or cistern? Let architect know. Protect the opening, if so.

8. For now, leave on the modern roofing shingles (except per note 7).
9. For now, leave the concrete block foundation walls in place (except per note 7).
10. For now, leave on the roof and modern rafters of the portico (see note 3 regarding investigations in portico attic).
11. Arrange for temporary power at the site. Arrange for water at a hydrant on the site. Ask owner about when to remove existing toilet facilities, and then arrange for a port-o-let.
12. Carefully remove the modern bathroom, and two closets at the S.E. part of the main house. Expose the original finishes per note 6. Remove the modern partition that blocks the new part of the entry hall (it originally was open clear to the back). Save for reuse the original wood base and chair rail that was relocated onto the entry side of this modern partition.
13. Carefully remove the three modern closets from the upstairs bedrooms. Save for reuse the original base and chair rail that was relocated onto these modern closet partition fronts.
14. See attached sketch dated 8 Jan.'90 for exterior dimensions needed to design the "gallery" connection.



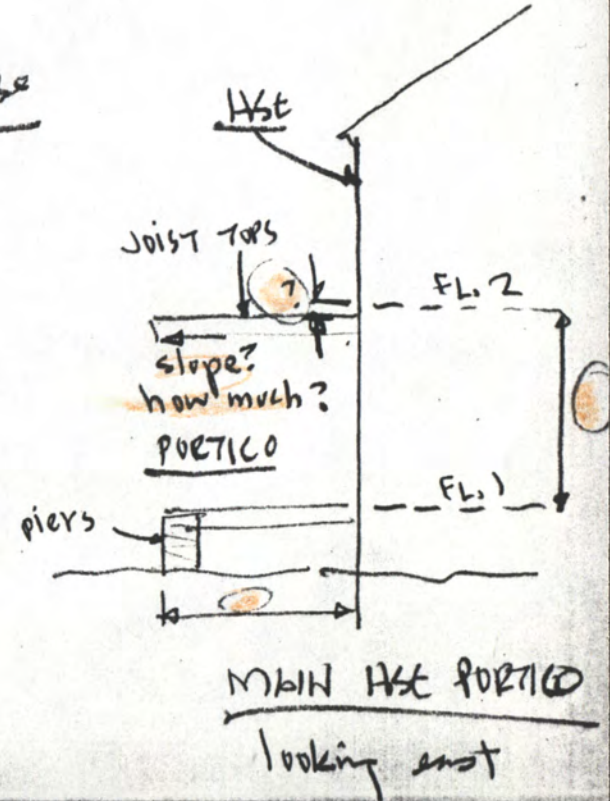


Dimensions needed:  
 Borders - Blackman 1/32  
 no scale H Jones  
 8 Jan '90



KIT. - WEST END

= dimension needed by H. Jones



MAIN HSE PORTICO  
 looking east

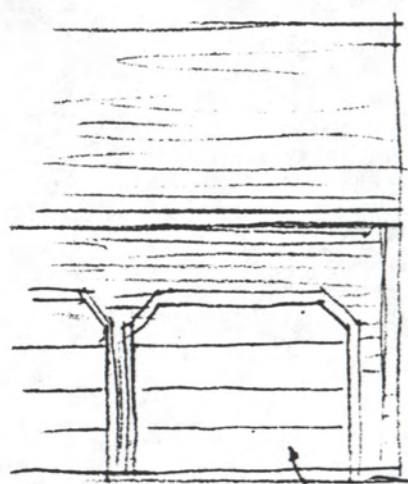
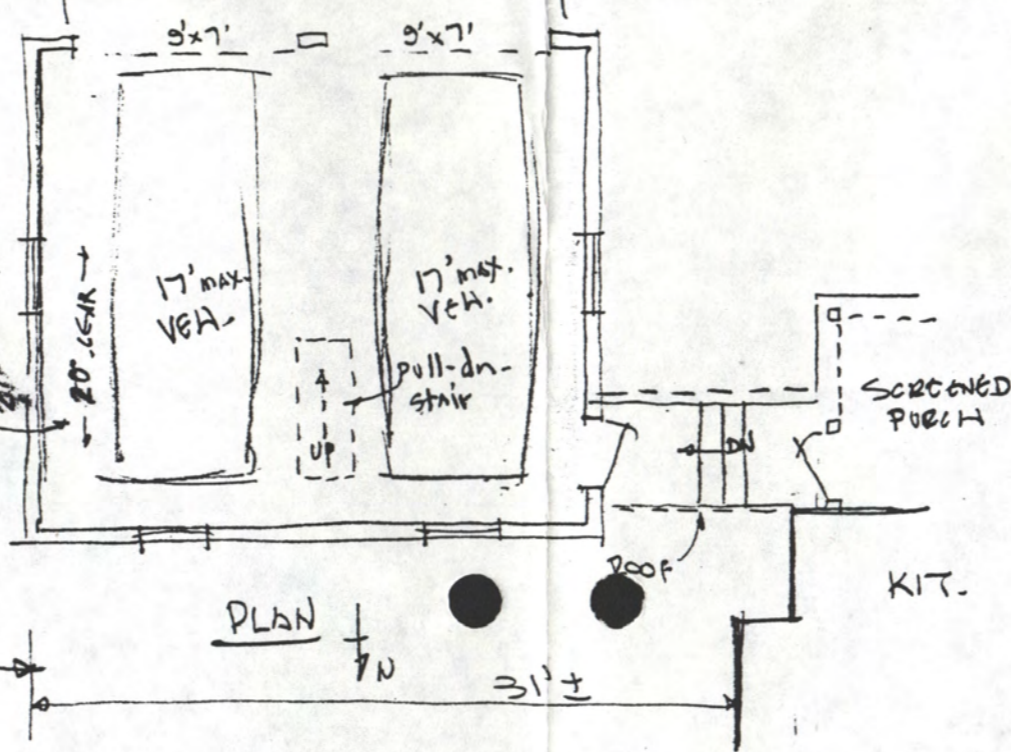


OWNER:  
VERIFY  
TREE  
LOC.

3' x 6" bd. + batten door  
at attic, above

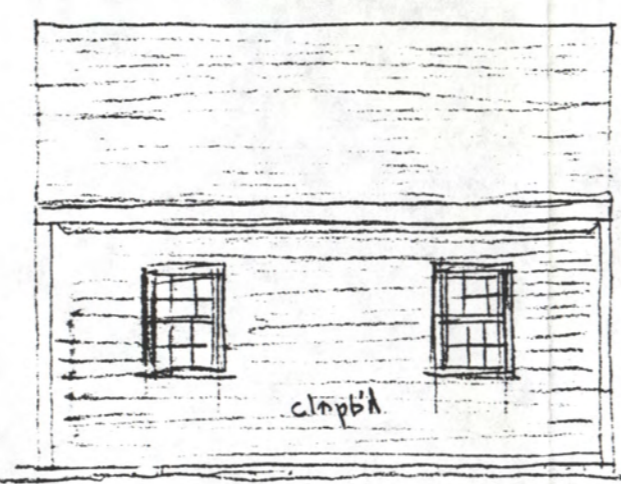
OK?

MISSSES  
TREE?

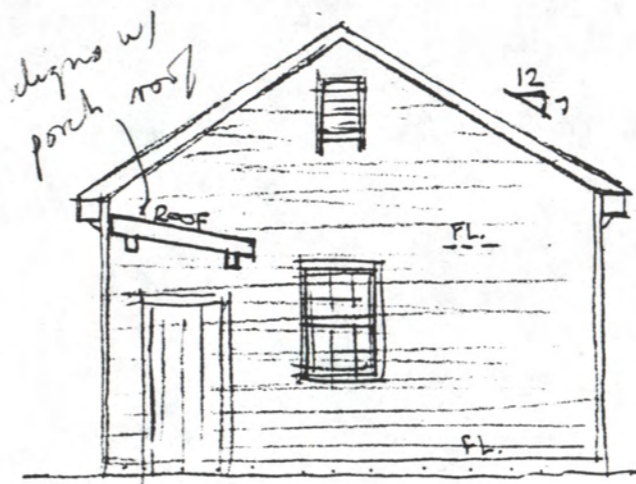


S. EL.

std. smooth  
gnr. floor  
(no gl., no gnl's)



N. EL.

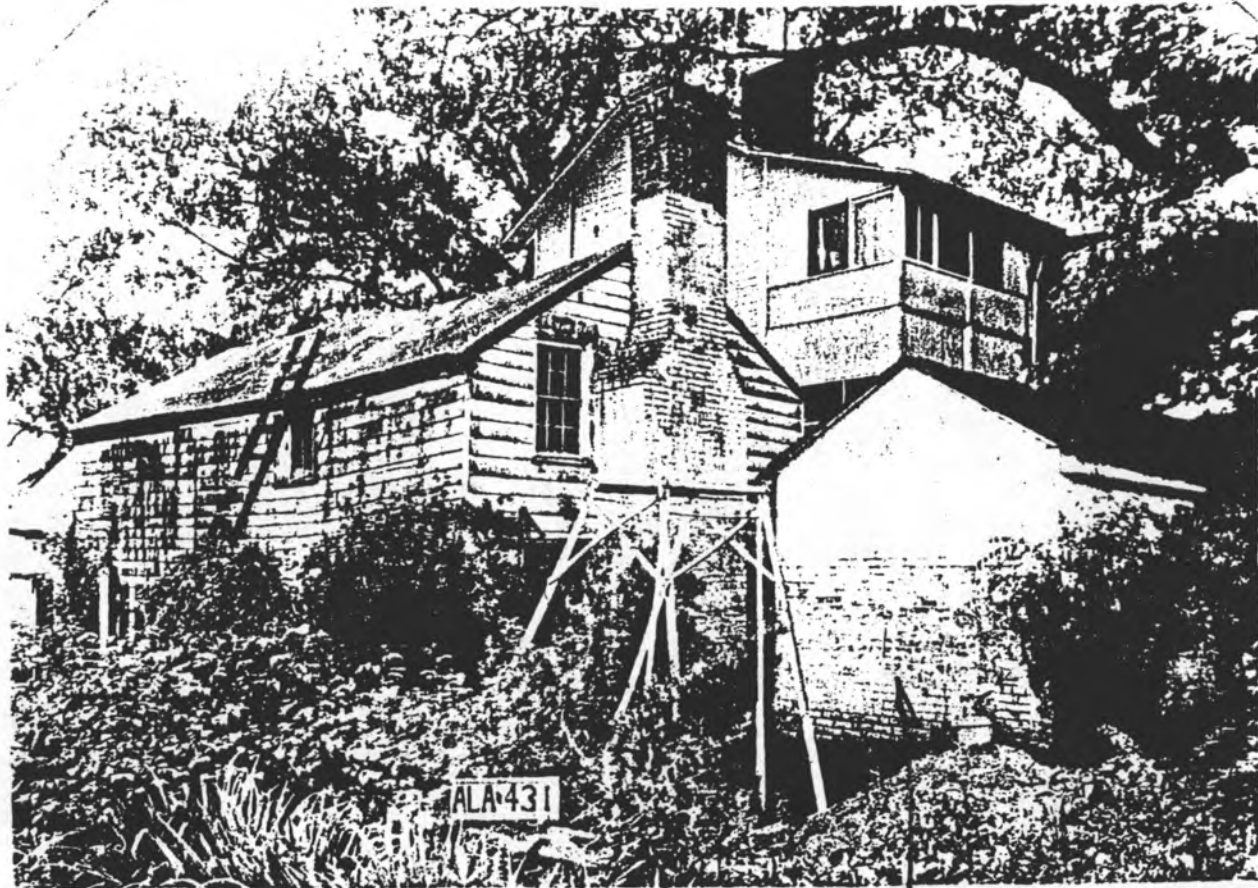


W. EL.

4' would give better  
proportion + more stor.  
OK?

Dr. George Gibbins Res. Gar. + Str. Bldg.  
Anniston, AL. 4 Jan. 90 H. Jones  
1/8" = 1'





Cabiness House  
Miss Frances Cabiness  
602 Randolph St.  
Huntsville, Alabama

C. 1832

HABS No. ALA-431

*your gain = this design type, in clapped*

Historic American Buildings Survey  
Alex Bush, Photographer, May 22, 1935

REAR (N) AND W. SIDE OF OLD SLAVE QUARTERS

HABS  
ALA  
45. HUVI

9-2



Hawaii

Dr. Gibbins P.O.  
Paid '89 - Dec. 15 HJ  
89102

12/13/89

We have looked at the plans and  
are becoming more excited -

Presently plan to use S.W. room  
1<sup>st</sup> floor as our bed room -  
Kingsize bed 7x7  
(2) two bed side stands  
chair

Hope it is not too small

Use S.E. Room as dressing room  
and bath - bath needs to be  
designed

- (1) access to connecting porch and  
our bed room also? P.O.
- (2) Dressing area -
- (3) Need to think about area thru  
entrance of connecting porch to washing  
area (washer dryer) to bath - would  
allow us to come in from the farm,  
drop our dirty clothes and take a  
shower - maybe you can work these  
details out -



## Front

- 1) Agree with flat porch for second story - would use door - door needs to be functioning door
- 2) Remove coal chute - remove this entrance to basement below kitchen
- 3) Remove steps on north side of connecting porch

note: Removal of these two entrances will enhance effect of two separate buildings connected by glass enclosed connecting porch



## Connecting Porch:

Increase width to 12-14' fut. have north wall of porch begin just south of fireplace.

Move south wall 6' but try to maintain appearance of two separate buildings -

Turn stair case to fall within the porch - may need to consider spiral stair case - could need lengthen entrance at floor level of basement -

Position south entrance to connecting porch close to the house -

Do not rebuild demolished fireplace. Try to find area maybe at west end of connecting porch to place washer/dryer - need to be concealed

## Back:

- 1) Add two windows in area of 2<sup>nd</sup> floor Porch
- 2) Enlarge back porch - make wider & longer but maintain present design style - make porch 2-3' wider and maybe twice as long -



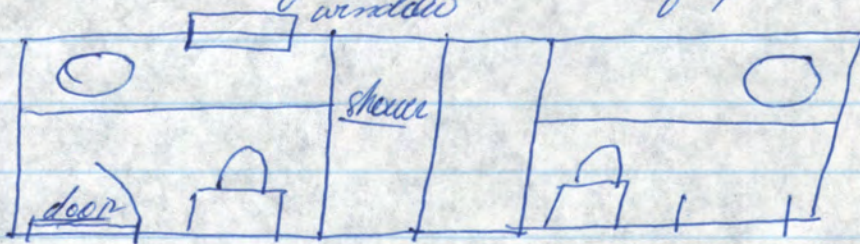
Kitchen:

Make screen porch at back entrance  
of porch - does not need to be  
large screen porch - room for  
table; morning cup of coffee etc -  
Effect to make screened porch  
"transparent" not to destroy back  
appearance of kitchen -



## 2<sup>nd</sup> Floor

- 1) Make baths (2) as large as possible with roof design as drawn -
- 2) Bath as drawn from east bedroom (#3) looks good - floor plan as drawn would allow window adding to appearance.
- 3) Baths to have doors from each bedroom no entrance from hall -
- 4) Make baths 5' x 10' if possible - would use another foot of width if possible -



Distice front deck & functioning door;  
series of small side windows -  
door to be functioning -



Since we have changed all of the  
back intranasals, they need to be  
redrawn by you giving some  
form of symmetry - may be try  
to regain the original appearance  
but in a modified manner -

These are our rough ideas - please  
give us advice and your opinion -

George & Susan -



# JONES & HERRIN

Architecture/Interior Design

December 05, 1989

Dr. & Mrs. George Gibbins  
P.O. Box 970  
Anniston, Al. 36202

Re: c.1840 Borders-Blackman House (Gibbins Res.)  
Project No. 89102

Dear Dr. & Mrs. Gibbins:

Attached are two sets of six sheets of preliminary sketches for restoration and reuse of the Borders-Blackman House. Sheets one and two show restored views of the front and back, traced over photographs for accuracy. Sheet two shows the added upstairs bath (s). Sheet three shows the original floor plans as best we can tell from the 1936 HABS photos and evidence at the house. Sheet four shows a possible reuse plan which seems to work well and to intrude on the historic aspects as little as practicable. Sheet five shows another possible reuse plan. Sheet six shows (to scale) how the upper bath (or baths) would fit, partially concealed into the attic of the rear roof.

The upstairs can have either one or two baths without undue visual impact on either the exterior (see sheet two) or the interior. No original windows would be blocked by the bath (s).

Some sections of the plate glass shown behind the lattice at the sheet four connecting porch can be sliding glass doors for ventilation. Perhaps 4 sections, each 8 feet wide, (2/side) would be about right.

If you think of other plan ideas you want to explore, let me know and I'll work them out.

A basic decision is whether to keep the later gabled roof on the portico or to replicate the upper porch level from what evidence we can uncover. It appears to me that the soffit, beams and framing of the portico roof are original. The columns may or may not be original. The floor and floor framing appear to be original. The steps would typically have been finished wood with closed risers, similar to the interior steps. If we can look inside the gable of the portico, more clues will be discovered.

There is no absolutely correct choice on the portico. From the standpoint of preservation you would keep it, since it is probably 70 or more years old (the eaves show 1920's bungalow influence). From the standpoint of representing the house closely to what it originally was, you would rebuild the top level as closely as clues allowed, recognizing that there would have to be some conjecture on the balustrade details. The original balustrade remains at the first level for a model. It is typical of this period.

Members of the American Institute of Architects  
104 Jefferson Street Huntsville, Alabama 35801  
Telephone 205/539-0764



Please let me know what ideas you would like to explore. After the plan is settled we can proceed with the technical details. I plan to reproduce the exterior HABS photos with notes and details appended, which will save time and increase accuracy of information for the builder.

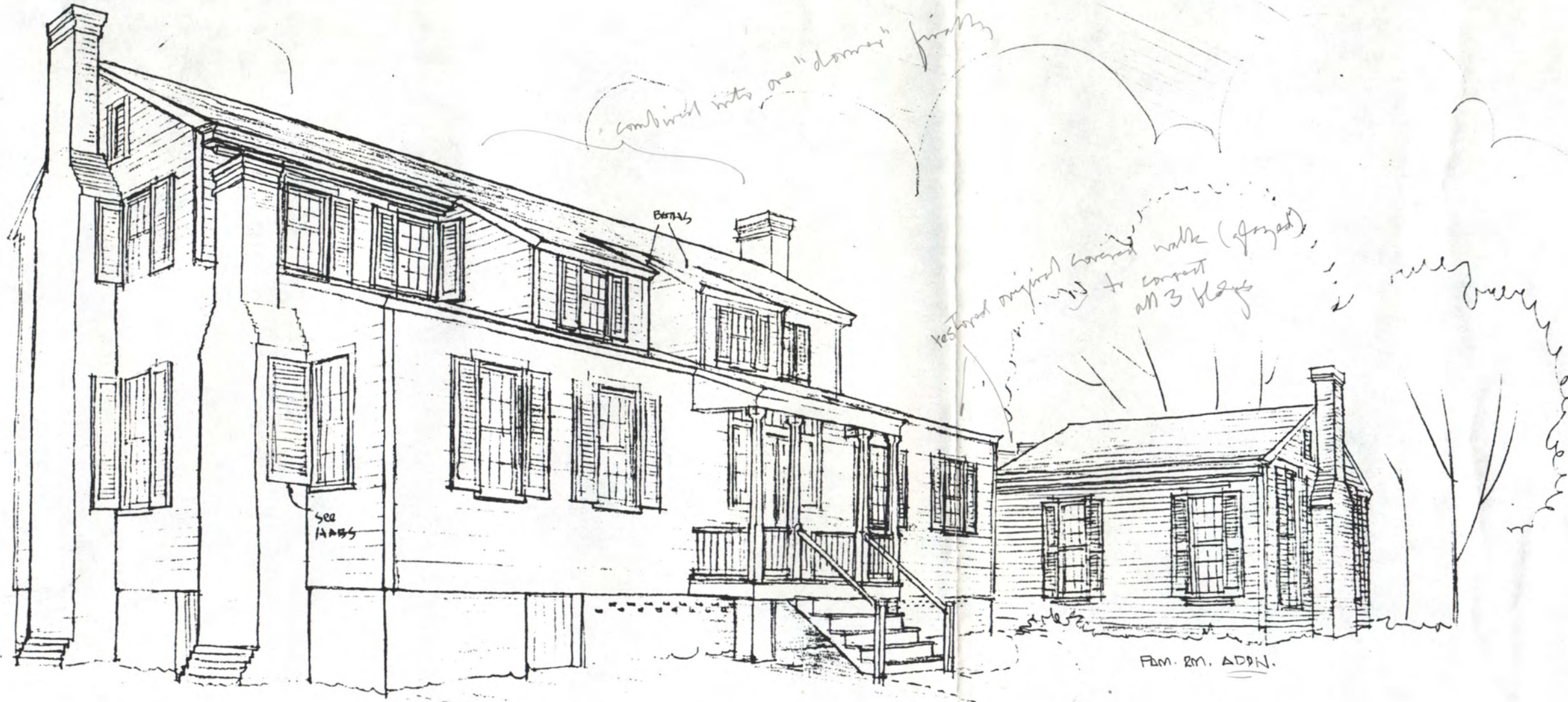
Respectfully,

A handwritten signature in black ink, appearing to read 'Harvie P. Jones', written in a cursive style.

Harvie P. Jones, FAIA  
HPJ/am

cc: file  
HJ





RESTORED REAR (SOUTH) VIEW W/ FAM. RM. BATH ADDN.  
 C. 1840 BORDERS-BLACKMAN HOUSE  
 NEAR ANNISTON, AL. 2 DEC. 1989 + APRIL 1990  
 H.P. JONES, F.A.I.A. HUNTSVILLE  
 JONES & HERRIN, ARCH. + INT. DESIGN  
 (BATH ADDED AT 210 N. ORND)

**Jones & Herrin**  
 Architects, A.I.A.  
 104 Jefferson Street  
 Huntsville, AL 35801



opening onto the work yard was extremely plain, but the outward-facing northern facade was pierced by nine windows and graced by four Doric columns set under a sweeping arch that was created by recessing a section of the wall about a foot. The building's size, superior construction materials, and degree of finish all combined to mark its occupants as members of Arlington's slave "aristocracy." Their housing, at least, was decidedly better than the wooden cabins provided for the fifty or so field hands.<sup>12</sup>

Because the same range of domestic chores performed out in the house yard might also be performed inside the kitchen, it was not uncommon for plantation kitchens to be designed to serve more than one function. At the Foster house near Union Springs, Alabama, for example, one half of a two-room kitchen served as a laundry (fig. 4.18). The summer kitchen at Poplar Forest, the retreat built by Thomas Jefferson in Bedford County, Virginia, was combined, appropriately enough, with a dairy (fig. 4.19). Four components were configured into a single structure at Greenwood plantation in West Feliciana Parish, Louisiana (figs. 4.20, 4.21). Contained within a squarish brick building measuring approximately thirty by twenty-seven feet were a kitchen, a well, a dairy, and a smokehouse. It is evident that this building's designer was trying to cluster related tasks in the hope that the work might be done more efficiently (compare fig. 12.54). Many steps were undoubtedly saved by this unique structure.

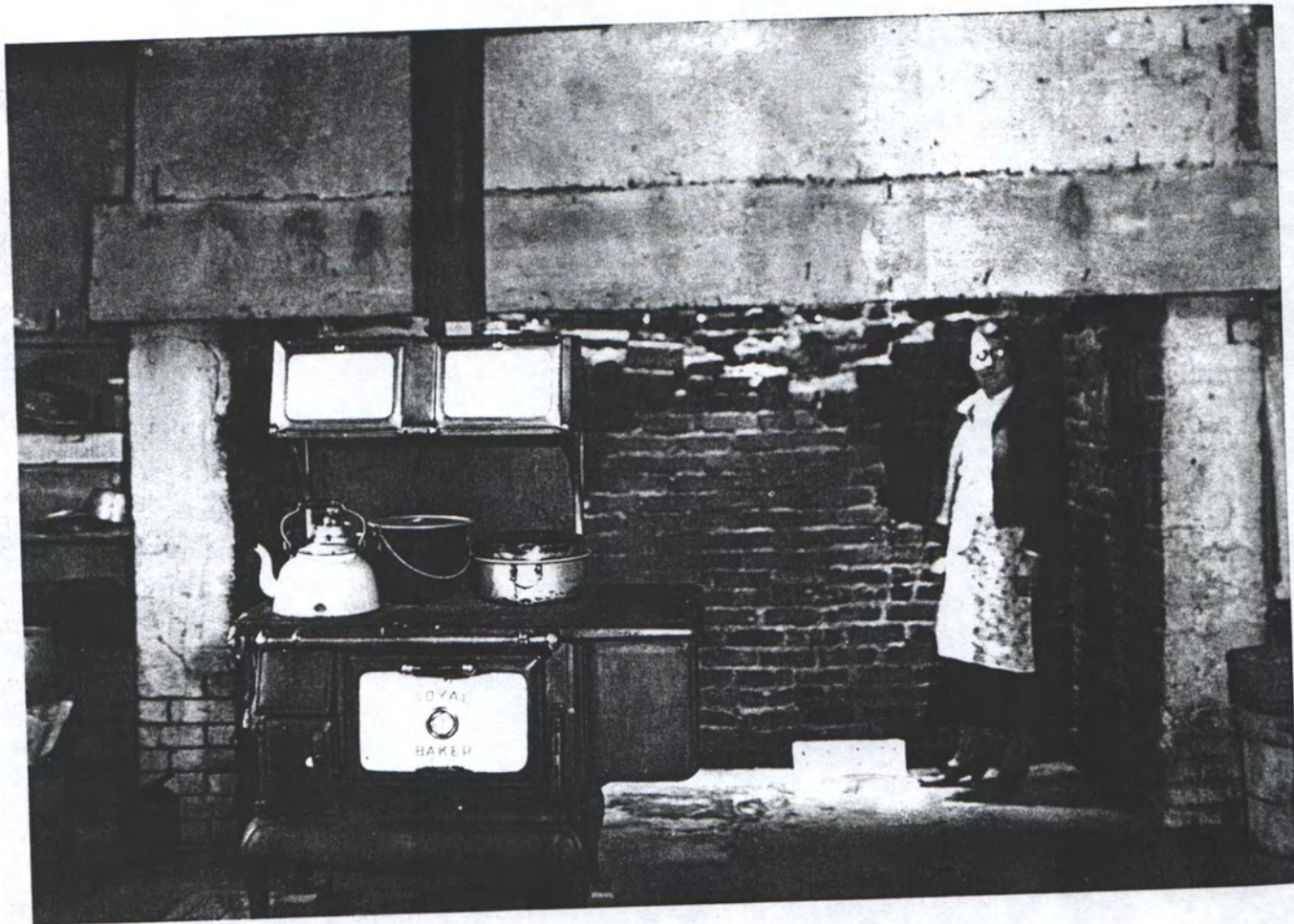
The fireplace was the central element of a kitchen's interior. Of one such plantation kitchen, former slave Cicely Cawthon recalled: "The kitchen was bigger than this house [here]; and that fireplace! I never saw such a big one. The stick of wood for this fireplace was twelve foot long. There was hooks, two big hooks up in the chimney. I've seen em hang lambs' and calves' hind quarters up in that chimney to smoke."<sup>13</sup> Some sense of this huge fireplace can be gained by considering the generous proportions of the fireplace in the slave kitchen at the Borders-Blackman home near Oxford, Alabama (fig. 4.22).

c. 1990

Other slave testimony focused on the equipment used in the fireplace. Minnie Davis described a fireplace with a long iron bar extending across it: "The great cooking pots were suspended over the coals from this bar by means of pot hooks. Heavy iron skillets with thick lids were much used for baking, and they had ovens of various sizes."<sup>14</sup> Robert Shepard of Athens, Georgia, reported that his fellow slaves "cooked some of de victuals in big old washpots and dere was sure a plenty for all. All the cookin' was done in big fireplaces what had racks made inside to hang pots on and dey

- John M. Vlach  
U. of N.C. Press  
Chapel Hill 1993





4.22

Fireplace in the  
detached kitchen of  
the Borders-Blackman  
home, Calhoun County,  
Alabama. Photograph by  
W. N. Manning, 1935.

c.1640

Restoration by Jones & Herrin, Arch.  
for Dr. George Gibbins  
in c.1991, Harvie Jones, F.A.I.A.  
1989-90



Table 3  
 Sizes of Yeomen's Houses in Southeastern New England, 1630-1730

	Number of Rooms											
	Two		Three		Four		Five		Six		Total	
	N	%	N	%	N	%	N	%	N	%	N	%
1630-1670	5	11.6	8	18.6	4	9.3	7	16.3	19	44.2	43	100.0
1671-1700	14	13.7	19	18.6	12	11.8	17	16.7	40	39.2	102	100.0
1701-1730	24	19.7	22	18.0	16	13.1	14	11.4	46	37.7	122	100.0
Totals and Averages	43	16.1	49	18.4	32	12.0	38	14.2	105	39.3	267	100.0

Note: This table is based on 267 (88.1%) of 303 structures recorded. All garret and cellar spaces mentioned in inventories of the period or available for measurement in surviving examples are included.

The origin of the term "chairman" of the board (table)

in the hall despite the presence of a rear lean-to; the 1696 plan of the Boardman House shows the kitchen in the lean-to. Yet the disjunction of women's work from the everyday life of the family as a whole and the parallel concern for making the front rooms culturally "clean" were also related to social class. The ability to separate worlds of work and leisure, process and product, and to form abstract concepts of cleanliness depended on an economic ability to supply extra space.

In general the furniture kept in the hall was designed for bulk storage or constant use. Usually a chest or large box contained miscellaneous tools or clothing; the chest doubled as a seat if stools and chairs were too few. Sometimes the hall contained a small cupboard that held the family's everyday eating utensils as well as dry or imperishable foods. The focal point of the hall was a large table at which the family took its meals. Seating at the table was highly symbolic of social status and seniority. Especially during the lifetime of the first generation, the head of the household sat in a great armchair, a virtual throne from which he overlooked wife and children as they sat on long benches called *forms*, joint stools, or smaller chairs without arms. At times older children stood during meals. Infants were set apart by special chairs. Near the hearth were one or two additional stools and a settle, types of seating specifically designed for moving about the fire to garner heat to the best advantage.

The basic hearth equipment included trammels used for hanging cooking vessels at desired heights

above a fire, andirons for the support of wood while burning, and miscellaneous iron cooking utensils. Some households also owned an elaborate clock-work jack, which kept a piece of meat rotating at a consistent speed while cooking and thus freed the woman's hands to perform other tasks. The seventeenth-century *goodwife*, whose primary work domain was the hearth, did not use her fireplace for a single large fire but instead made several smaller ones of different sizes and perhaps of different woods in order to regulate the heat produced. Heat could also be regulated by changing the height of the trammel or by changing the shape of the fire with poker and tongs. The utensils in the hearth area included those for cooking the major components of the seventeenth-century diet: liquids and cereals, bread and cakes, and meat, poultry, and fish.

The yeoman's family regularly congregated at the hall table to take meals; once for breakfast and once for dinner at midday were usual, and sometimes parents ate a late-night supper in the parlor. For everyday meals the family used bowls, plates, dishes, cups, tankards, platters, and porringers, and knives, forks, and spoons of wood, earthenware, and pewter, usually made in the same form as their counterparts in silver, glass, stoneware, and even porcelain. The arrangement of people at the table was carefully prescribed, with the head of the household seated at one end of the table (usually the end away from the fire) and other people placed on either side in order of social status, the lowest in

Expensive to get with cooks. Exp. -  
 at Boardman - Boardman MS Aug 93

Common Places  
 U of G. Press 1986  
 Upton & Vlach



porches] X 46'6"), 2 stories (ell 1 story), gable roof with ell covered by broken gable, 2 exterior end chimneys, central 1-story pedimented portico with slender square supports; center-hall plan. Built mid-19th C. for planter Thomas J. Caver (1802-72); brick veneer added ca. 1950, rear porches enclosed. 5 ext. photos (1935, including 1 photo of natural spring near house), 8 int. photos (1935).

*Slave House*, s of main dwelling. Log (half-dovetail notching) and frame (board-and-batten) and rectangular double-pen dwelling with open dogtrot, 1 story, gable roof, 2 exterior end chimneys. One-bay log portion possibly built as early as 1832; later enlarged by frame portion and intervening passage; demolished. 1 ext. photo (1935).

*Kitchen*, N of main house. Brick, rectangular (2-bay front), 1 story over high basement, gable roof, 1 exterior end chimney; 1 room. Built ca. 1840-45; demolished. 1 ext. photo (1935).

*Store*, SE of main house. Brick, rectangular (3-bay front), 1 story, gable roof. Built mid-19th C.; demolished. 1 ext. photo (1935).

#### Borders-Blackman House

(AL-471), SE side of old DeArmanville-Choccolocco Rd., approx. 0.6 mi. SW of Harmony Baptist Cemetery; approx. 2.3 mi. NE of intersection with U.S. 78 at DeArmanville (about 5 mi. E of U.S. 78 intersection with U.S. 431 at Oxford). Frame with clapboarding, approx. 48'0" (5-bay front) X 30'3" overall, 2 stories with 1-story shed extension across rear, gable roof, 2 pairs exterior end chimneys, central 1-story gabled porch; center-

hall plan, very notable Federal style mantelpieces. Built ca. 1840-42 for John Borders, planter from Franklin Co., Ga.; tradition asserts that construction was supervised by 2 slave craftsmen, Lev and Griff, who built other houses in Choccolocco Valley. Renovated 1952-64 including removal of original sashing, NE rear chimney, construction of closed porch off rear of breezeway and kitchen; house covered with vinyl siding in fall 1978. 2 ext. photos (1935), 7 int. photos (1935).

*Kitchen*, linked to N side of house by 24' covered way. Brick, approx. 34'6" X 18'0", 1 story over deep basement, gable roof with stepped end parapets, 2 exterior end chimneys, corbeled brick cornice; 2-room plan with large walk-in fireplace (9'3" wide X 5'4" high X 3'8" deep) in N room. Built ca. 1840; parapets removed ca. 1940, covered way enclosed after 1952, and shed extension built off rear. 2 ext. photos (1935), 2 int. photos (1935).

*Smokehouse*, to rear (E) of house. Brick, square, 1 story, 1 bay, pyramidal roof with wood finial, open diaperwork ventilators at top of walls, covered way (partially enclosed with brick wall) off s side of smokehouse linking it with other dependencies and sheltering brick-lined cistern. Built ca. 1840; demolished in 1950s. 1 ext. photo (1935).

*Caver-Christian House*. See Boiling Spring (AL-470), Upper Friendship Rd.

*Freeman-Caver-Christian House*. See Boiling Spring (AL-470), Upper Friendship Rd.

#### Weaver and Vicinity

*Glover, Dr. Wylie, House* (Lenlock) (AL-466), E side of Weaver Rd., 0.2 mi. N of junction with Ala. 21 at Lenlock Shopping Center, just N of Lenlock Dr.; 2.1 mi. N of Ala. 21 junction with U.S. 431; approx. 0.2 mi. S of bridge over Cane Creek. Frame with clapboarding, rectangular (3-bay front), 2 stories with 1-story rear shed extension, gable roof, 2 pairs of exterior end chimneys, central pedimented 2-column portico with square columns capped by modified Ionic capitals, balcony at upper level, flanking 3-part windows; center-hall plan, interior walls originally composed of matched boarding scored and marbled, paneled wainscoting in SW front room, mantels have primitive fluted Ionic pilasters. Built ca. 1852; board-and-batten 1-story ell added late 19th C. Renovated after 1941, including removal of later ell, installation of pseudo-Federal style woodwork in hall and NW front room, replacement of original stair balusters with turned balusters, removal of chimneys from shed extension; reconditioned 1979 as administrative offices and community center for senior citizens' housing development built on surrounding acreage. 4 ext. photos (1935), 7 int. photos (1935).

*Kelly House* (AL-467), on knoll W side of Peaceburg Rd., approx. 0.8 mi. NE of junction with Russell Dr. in Weaver; 1.4 mi. SW of junction with Alexander Rd. between Weaver and Jacksonville. Frame with clapboarding on irregular ashlar piers, rectangular (54'4" across with 3 bays below, 6 bays above), 2 stories with 1-story shed extensions

near Anniston  
(Dr. Gen. Gibbins)



porches] x 46'6"), 2 stories (ell 1 story), gable roof with ell covered by broken gable, 2 exterior end chimneys, central 1-story pedimented portico with slender square supports; center-hall plan. Built mid-19th C. for planter Thomas J. Caver (1802-72); brick veneer added ca. 1950, rear porches enclosed. 5 ext. photos (1935, including 1 photo of natural spring near house), 8 int. photos (1935).

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**Borders-Blackman House**

(AL-471), SE side of old DeArmanville-Choccolocco Rd., approx. 0.6 mi. SW of Harmony Baptist Cemetery; approx. 2.3 mi. NE of intersection with U.S. 78 at

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**Caver-Christian House.** See Boiling Spring (AL-470), Upper Friendship Rd.

**Freeman-Caver-Christian House.** See Boiling Spring (AL-470), Upper Friendship Rd.

**Weaver and Vicinity**

**Glover, Dr. Wylie, House**

(Lenlock) (AL-466), E side of Weaver Rd., 0.2 mi. N of junction with Ala. 21 at Lenlock Shopping Center, just N of Lenlock Dr.; 2.1 mi. N of Ala. 21 junction with U.S. 431; approx. 0.2 mi. S of bridge over Cane Creek. Frame with clapboarding, rectangular (3-bay front), 2 stories with 1-story rear shed extension, gable roof, 2 pairs of exterior end chimneys, central pedimented 2-column portico with square columns capped by modified Ionic capitals, balcony at upper level, flanking 3-part windows; center-hall plan, interior walls originally composed of matched boarding scored and marbleized, paneled wainscoting in SW front room, mantels have primitive fluted Ionic pilasters. Built ca. 1852; board-and-batten 1-story ell added late 19th C. Renovated after 1941, including removal of later ell, installation of pseudo-Federal style woodwork in hall and NW front room, replacement of original stair balusters with turned balusters, removal of chimneys from shed extension; reconditioned 1979 as administrative offices and community center for senior citizens' housing development built on surrounding acreage. 4 ext. photos (1935), 7 int. photos (1935).

**Kelly House** (AL-467), on knoll W side of Peaceburg Rd., approx. 0.8 mi. NE of junction with Russell Dr. in Weaver; 1.4 mi. SW of junction with Alexander Rd. between Weaver and Jacksonville. Frame with clapboarding on irregular ashlar piers, rectangular (54'4" across with 3 bays below, 6 bays above), 2 stories with 1-story shed extensions

Restoration of addition plans by J & H, Arch. - H & Sones, FAIA  
1989-1990 (no on-site supervision) - Results?



Dr. Gibbins tel. 1 Nov. '89

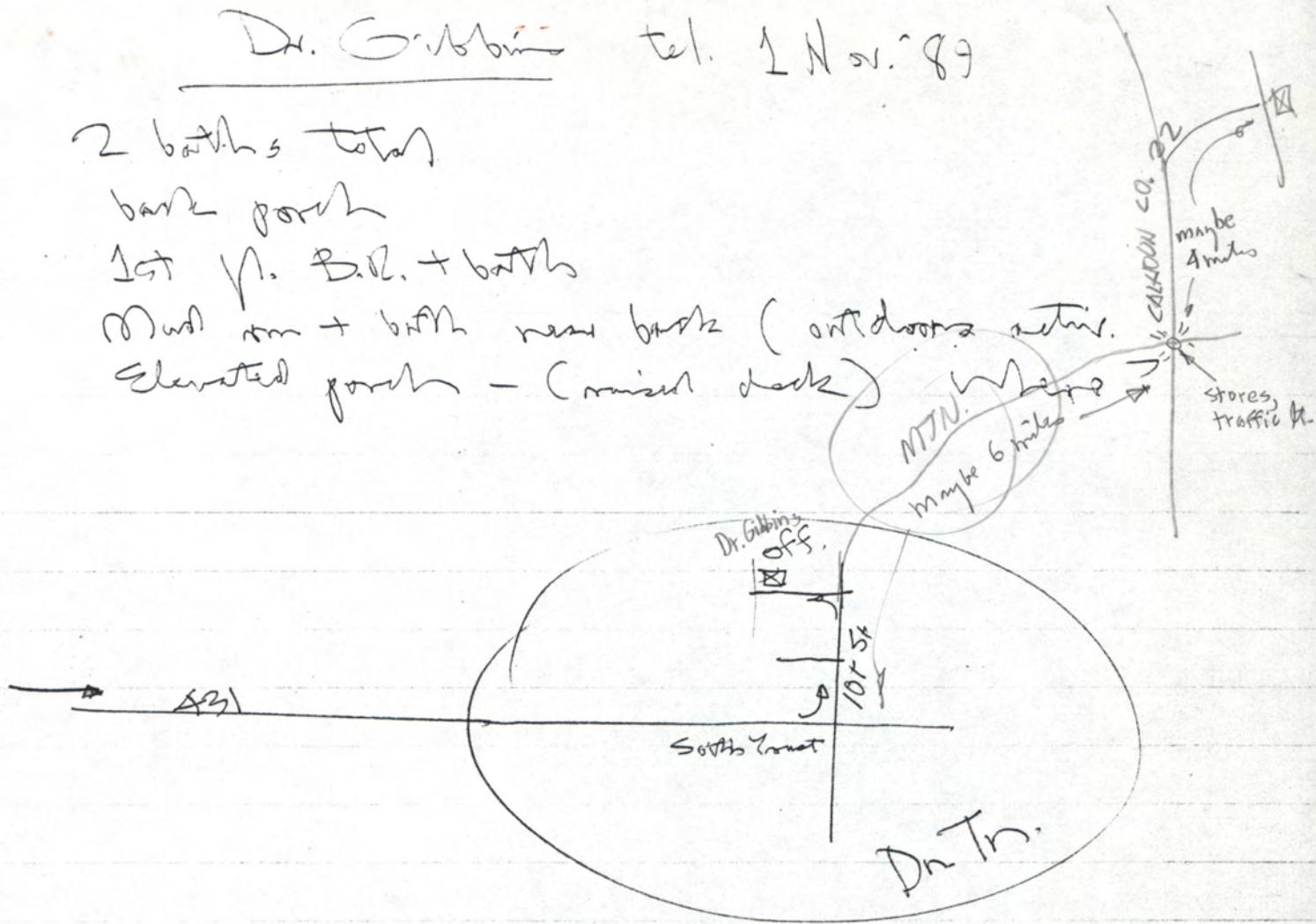
2 baths total

back porch

1st fl. B.R. + bath

Mud rm + bath near back (outdoors active)

Elevated porch - (raised deck)





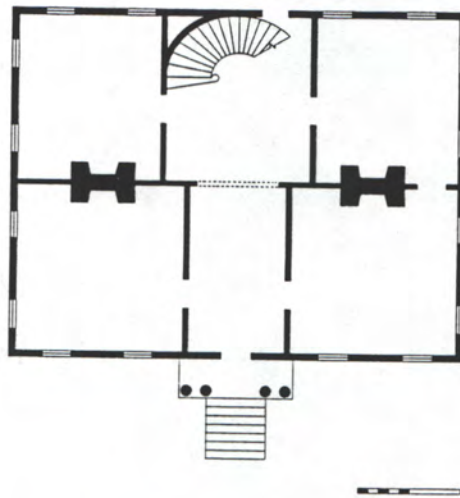
1791

22 Habersham St.  
Savannah

Early has w/  
1-sty portion of deck  
on top







Lowther Hall, Samuel Lowther House, Clinton, 1822-23, with its plan.  
*Photograph from Library of Congress* GA.



Footprint is 15' x 15'

DATE?

notes by G.M.G. Oct 31 '89

89.102

Located below #109

Stairs from Room # 107 or from outside

Joist ARE 4" x 10" on 2 foot CENTERS

Joist Run NORTH to SOUTH

Floor EAST to WEST

Room 110 KITCHEN

Ceiling Height 8'2"

CONCRETE FLOOR

Two windows 2'2" x 3'10"

LONG FIREPLACE WITH HUGE MANTLE (18" x 18" x 9')

Walls HAND PLANED BOARDS

Room 109 (Rm. S. of Kit.)

Ceiling Height 8'

4 windows 2'2" x 3'10"

EAST Door To Room 110 3' x 6'

WEST Door To Hall 108 5'10" x 3'4"

This door has been obviously lowered for hall 108

Room 114 (1950's)

North wall is old outside wall of brick kitchen now painted white

Pitch of roof changed to accommodate #114 and #107 during remodeling in 1950

Windows are aluminum SAREOUS 4'4" wide x 4'1" high

There are 11 windows along south wall of 114 and 107 and one window on east side of 114



Room 107 (1950's)

West window may be one of original windows moved to this location

West wall contains probable original window boards  
Windows in hall (north wall) all cut for opening and are not movable.

Ceiling is exposed rafters with plywood - must have some insulation above because roofing nails are not seen.

Rafters are 2x6 on 16" centers

Room 105 (1st fl. N.E.)

Ceiling height 8'10"

Doors are 6'6" high x

widths vary from 39.5 - 40.0 - 41.0

Base board 8"

Chair rail 30'5" from floor to 34'5"

Room 106 (1st fl. S.E.)

Originally mirror image to # 101 but converted into bath. Pictures from 1935 show old fireplace (chimney)

May be some weakness in floor joist in this area due to water leaks from bath. (Hall seems weak to me)

Room 104 (Rem Stair Hall)

Originally vertical hall extended into this area; was closed off for closet space. Pictures from 1935 show wall unit in this area.



Room 102 ENTRY

Ceiling height 8'10<sup>1/2</sup> ceil

Wall thickness indicates possible extra layer  
of sheet rock on walls - very shallow  
trim depth at doors.

Baseboard double thickness

Chair rail "fancy" with finger ledge

Windows adjacent to front doors

3' from floor; 11" wide x 54<sup>1/2</sup> high

Top window across door

1'9" high x 6'10" wide

Steps to 2<sup>nd</sup> floor 12 steps to 2<sup>nd</sup> floor

3'10" wide

10" rise

~~13~~ 13" width

Ceiling height west of steps decreases to 8'1"  
(area of shed extension causes drop in  
ceiling height)

Room 100 1<sup>st</sup> FL. N.W. (front)

Ceiling height 8'10"

Baseboard 10"

Chair rail 30-34" from floor

Windows 26" x 5'6" - from top of chair rail

Room 101 1<sup>st</sup> FL. S.W. (rear)

Ceiling height 8'

Chair rail 30" to 34"

Baseboard 11" with shoe mold

West window 1'6" x 3'9"

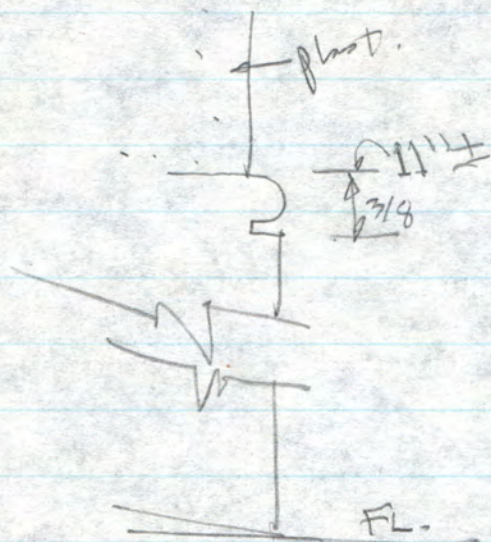
South window 2'3" x 3'9"



① 1st fl. NW + ② 1st fl. NE = 5mm

③ + 1st fl. SW, except base  
Chair Rail + Dado

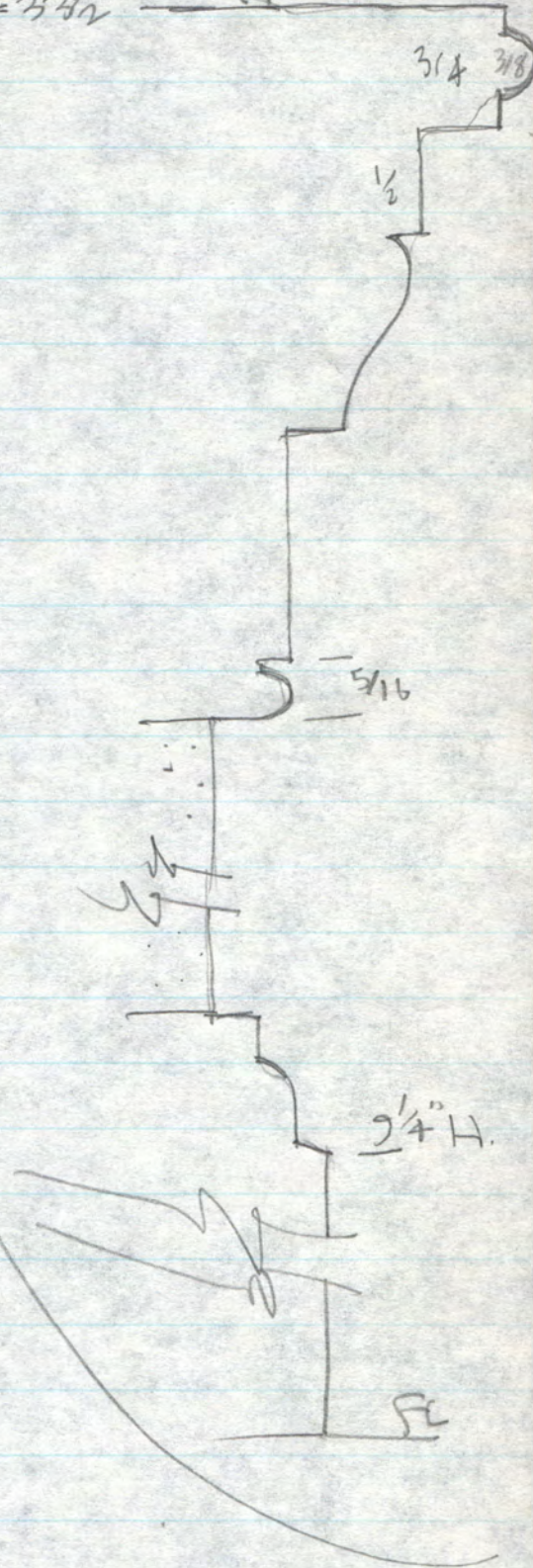
Ht = 3 1/2"



③ Base at 1st fl SW.  
(Ch. Rail = like)

④ Base at 1st fl SE.  
like

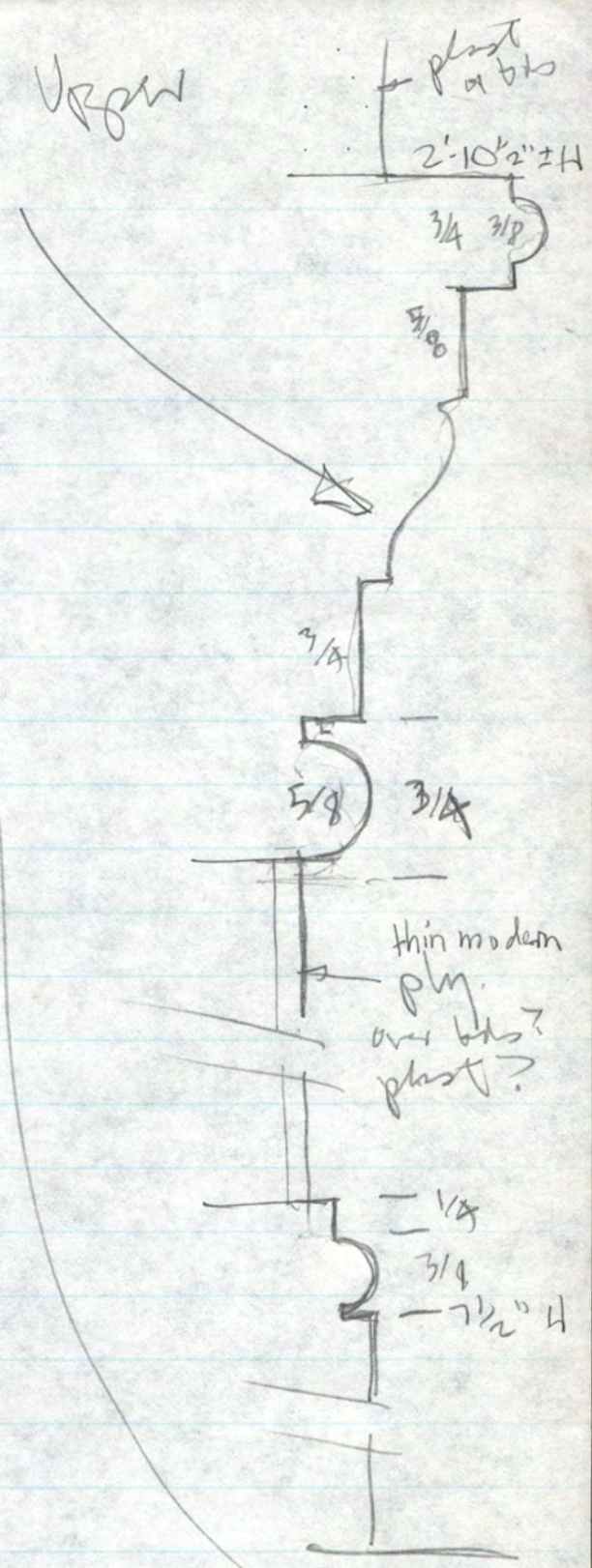
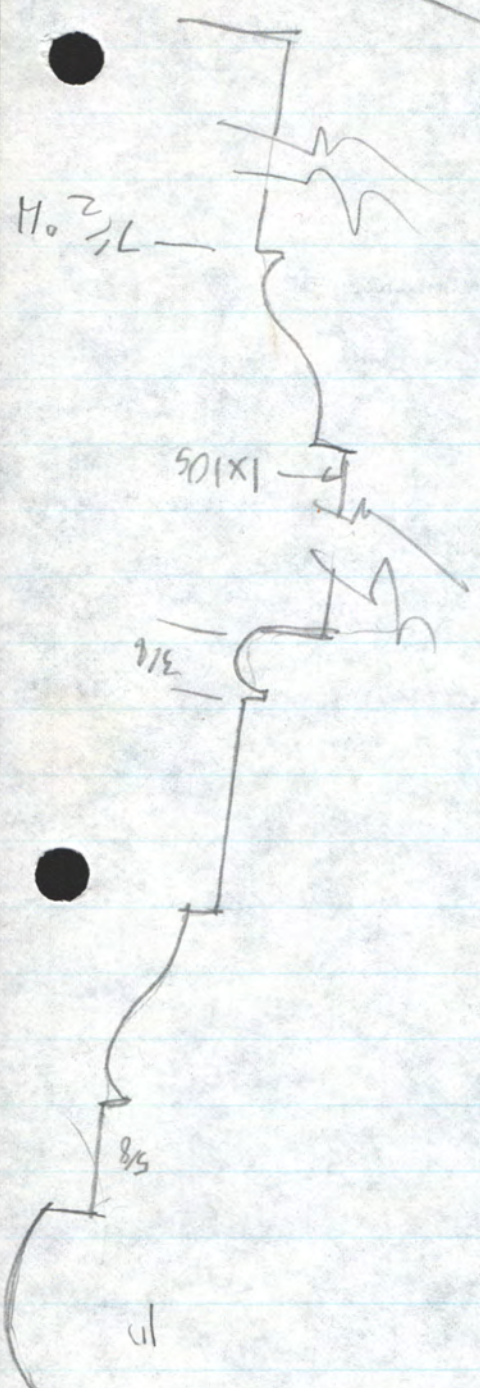
except ± 6" to lip of base-mould  
1" offset (vs. 2 1/4")  
Chair rail like



WBS - Barber-Blackman (Gibbs) Aniston 3NW 89 HD



Chair Rail at Uggw  
Strip Down



plast  
2'-10 1/2" H

HABS Borders - Blackburn (Gibbins)  
Amistad 3 Nov 89 H Jones

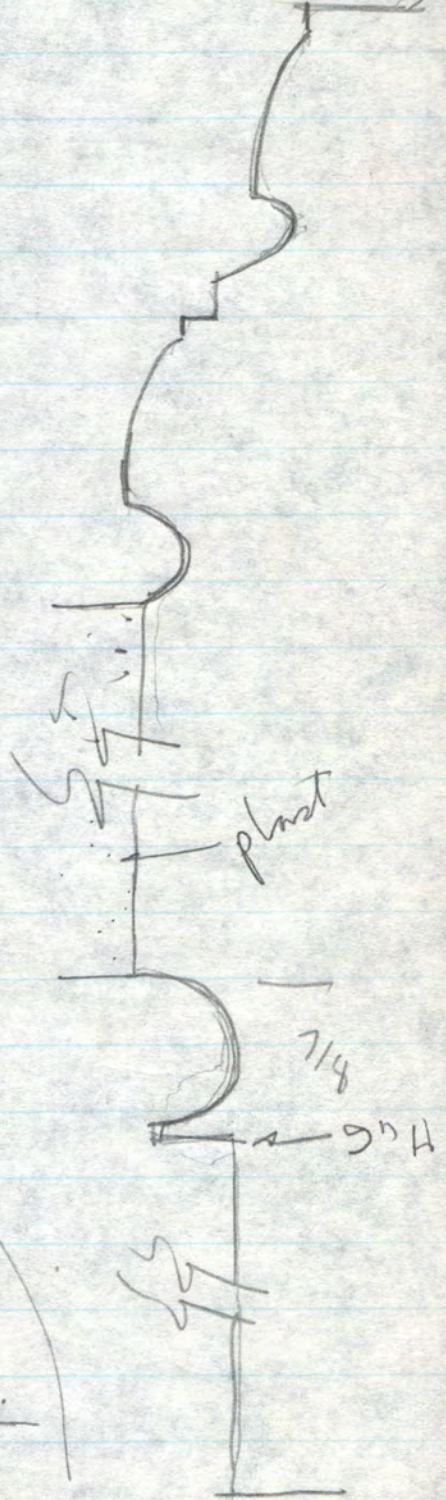
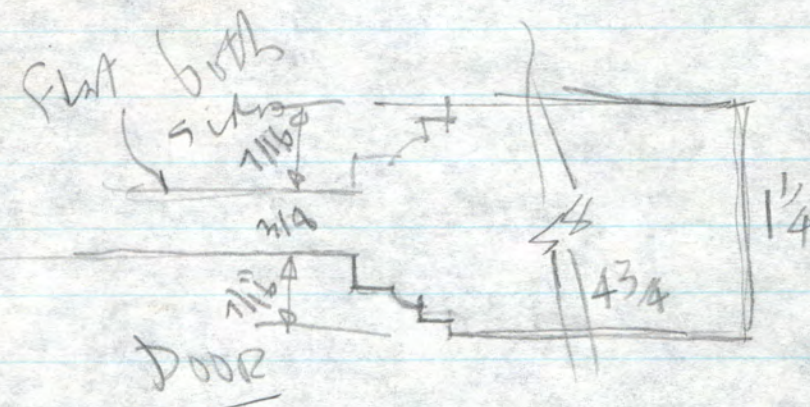
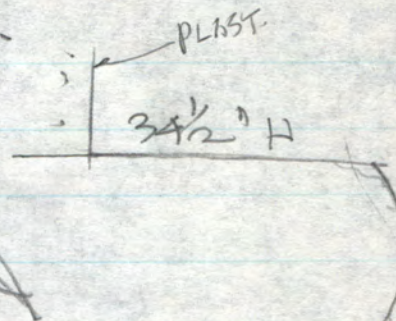
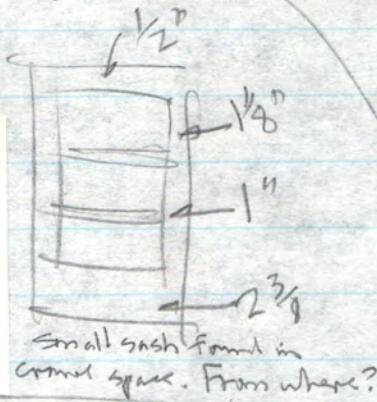
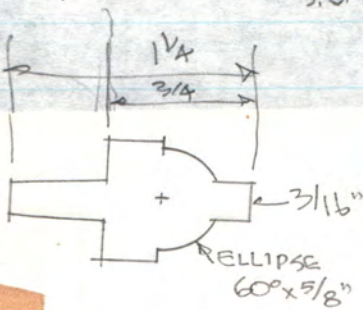
Ch. Rail at 2nd Y. NW



# Chair Rail - 2nd fl. N.E. Rm

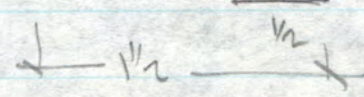
Notes: Toplets & sidelets. at upper of lower entry hall front, & toplet. at new entry are Fed., like this

Matches one Fed. sash remaining in Rm. by Kit. = bottom sash of S.E. window



SPSH  
 Typ. Min. Use  
 Sash Jamb + Door Jamb

HABS - Borders - Blumens (Gibbins)  
 Annotation - 3 Nov '89 HJ

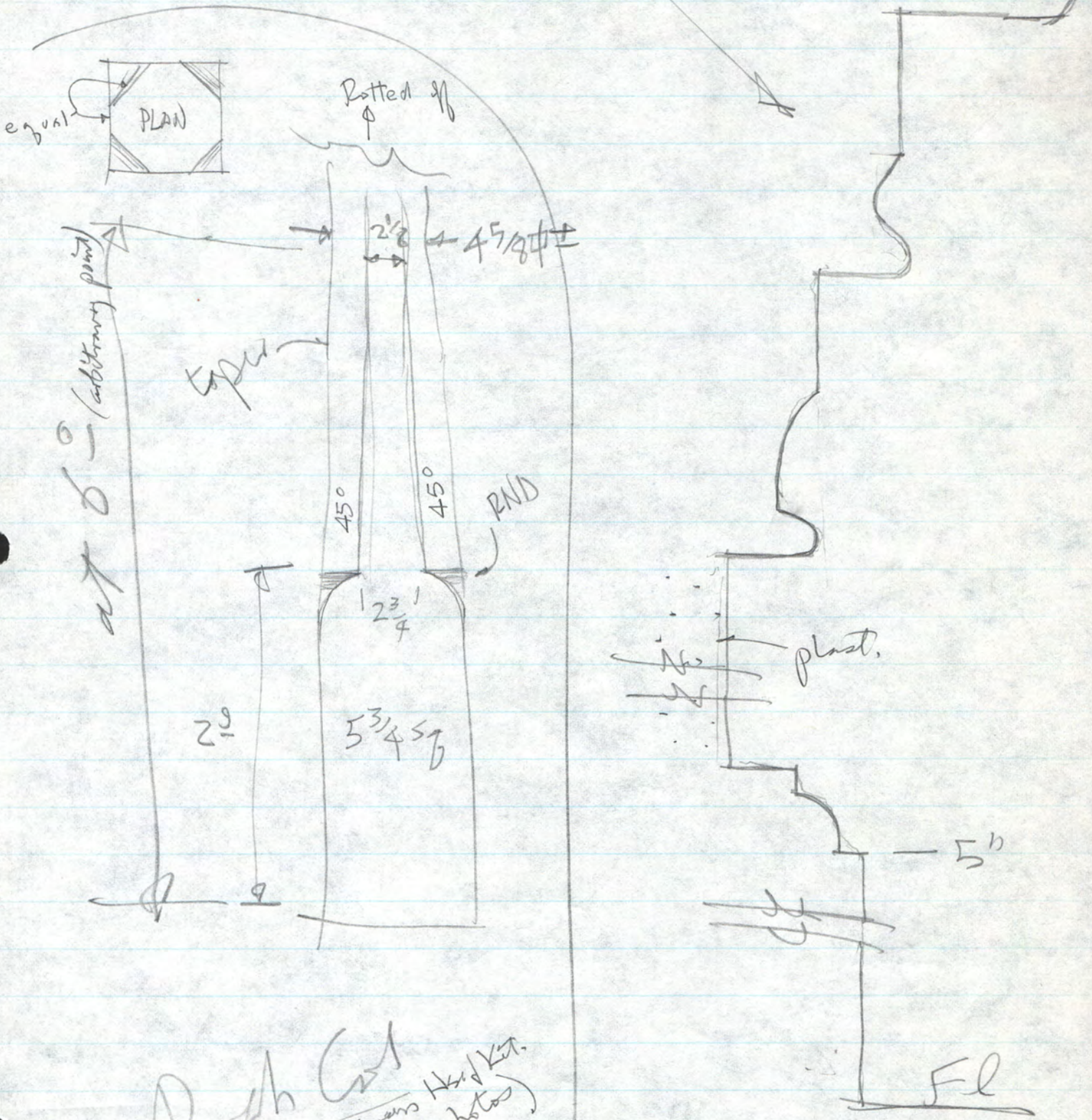




Ch. Paved - Room by Kit.

(most of kit in  
brake body.)

Plaster  
3 1/4" H



Porch Cut

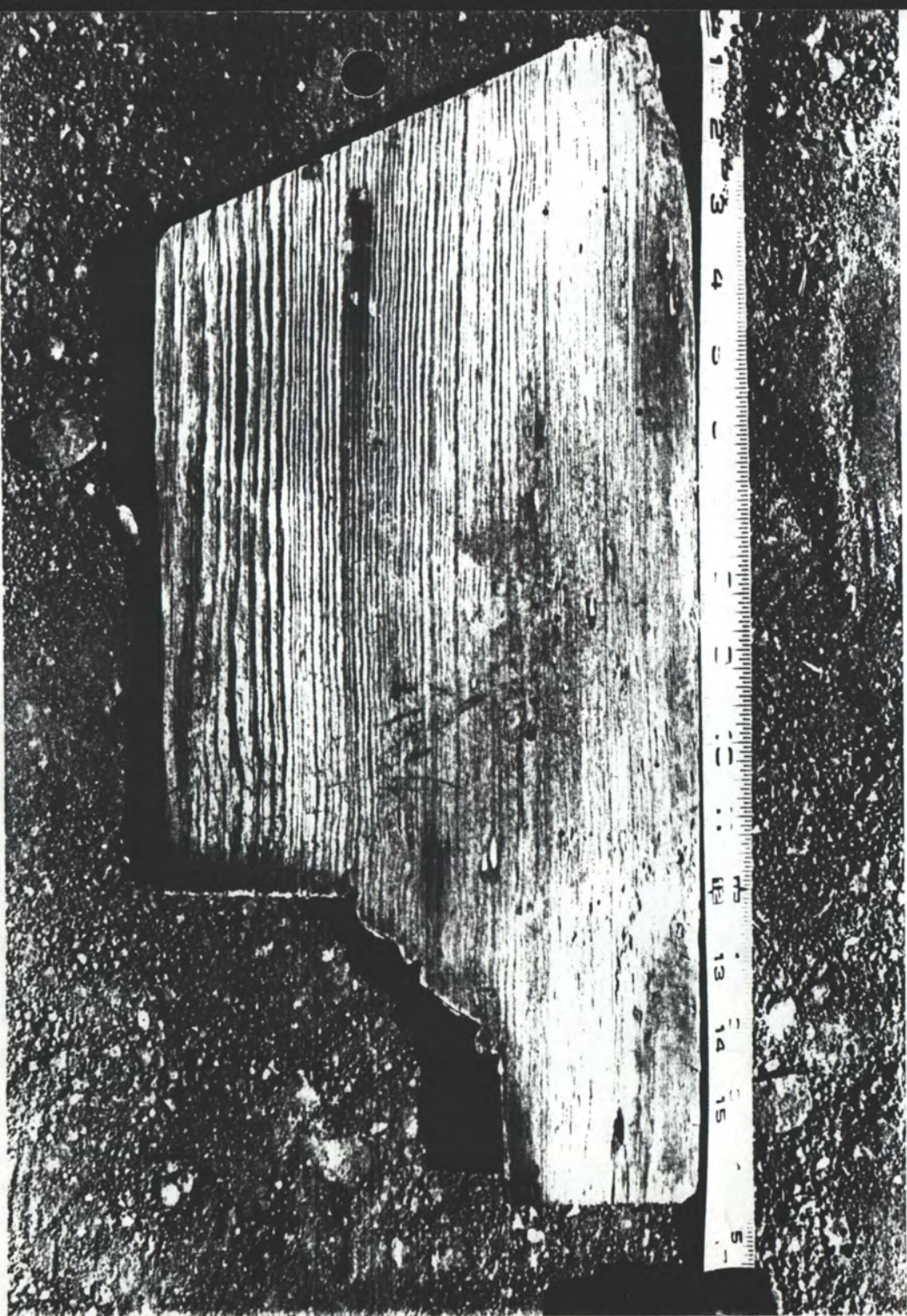
(Breezeway between H&B Kit.  
per 1930's H&B photos)  
Top part rotted away  
- couldn't measure  
length.

H&B - Brothers - Blunkman (Gibbins)  
Armiston - 3 Nov '89 H&B



TOP  
↑

Co. White  
Carrara  
S.E. of - cap





H.A.B.S.  
PHOTOS



→ details →

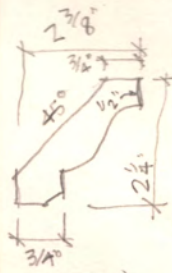
N →



HIST. AM. BLDGS. SURVEY c.1936 PHOTOS  
c.1840 Borders - Blackman's Hse.  
N. of Anniston, AL.  
Owner - Dr. George Gibbins, 1989  
copy - photos Oct '89 H.P. Jones, FBI/A

1 of 11





FOUND IN  
ATTIC OF  
FRONT PORCH.  
PROBABLY IS  
THIS CORNICE  
MOULD



Details of  
N. front  
photo on  
pg. 1







↖ details ↗

Room → N

→ KIT.







Chimney corner



Details of new photo  
on p. 3



W  
→



N. wall of Kit. Bldg.



(HBBS)

5



Smokehouse beyond  
= gone in 1989 →

← Kit



N →

"Remodeling" (1936)  
All of this porch gone  
by 1989 - HJ

Details of photo on p. 5

One of these cols. found  
in barn. See det. photos  
& field measurements







→ details →      → W      KIT →





front doors

N  
↑



Note bd. wall of ceil. now  
cov. w/ gyp. pl. in 1989

detail







N.W. front rm. →

—muntins

↙  
this  
seals  
replaced  
by 1989  
See 1989  
photo



← N.W. front rm.  
muntin



S.W. Front Rm. →





← Hearth detail - pattern = typical of 1800-1860 →



2ND FL. N.E. Rm. ← N



← N  
2ND FL.  
N.W.  
Rm.



← N  
FIRST FL.  
REAR  
S.W.  
Rm.





Rm BY KIT.

→ N

Note black finish  
(paint) = typical of  
Fed. mantels



KIT. (Chely) is standing  
inside fireplace

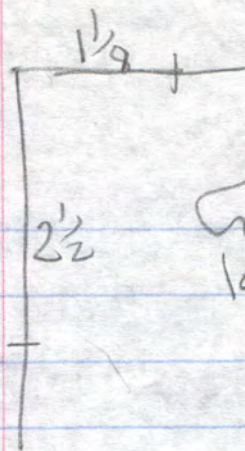


John & Cynthia Knox  
Barkers

ch. HBBS descrip.

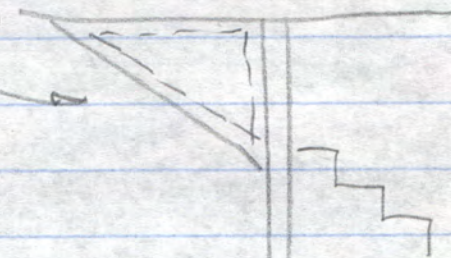
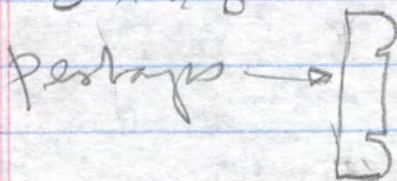
11/2/11



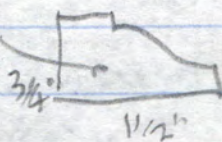


Crown trim trace (gone)  
1st fl. N.E. Rm.

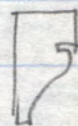
trim at stair boxing (traces)  
2" x 3/4"



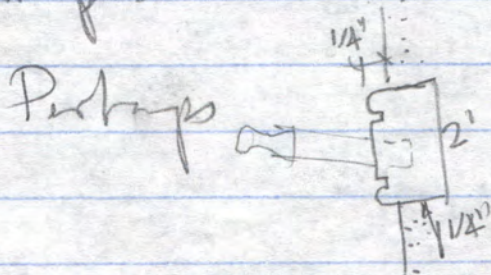
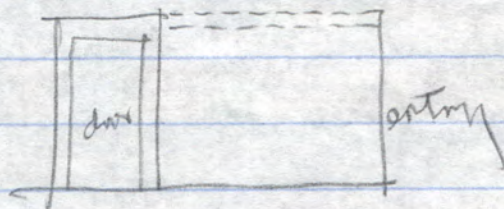
trim at ceil. - drop in entry hall 1/2" x ± 3/4"  
(Same as base backband)



Trim at ceil/wall junction of entry hall 1/4" x 5/8"



Proj-rail at entry, w. wall  
2", 1/4" projection  
from plaster



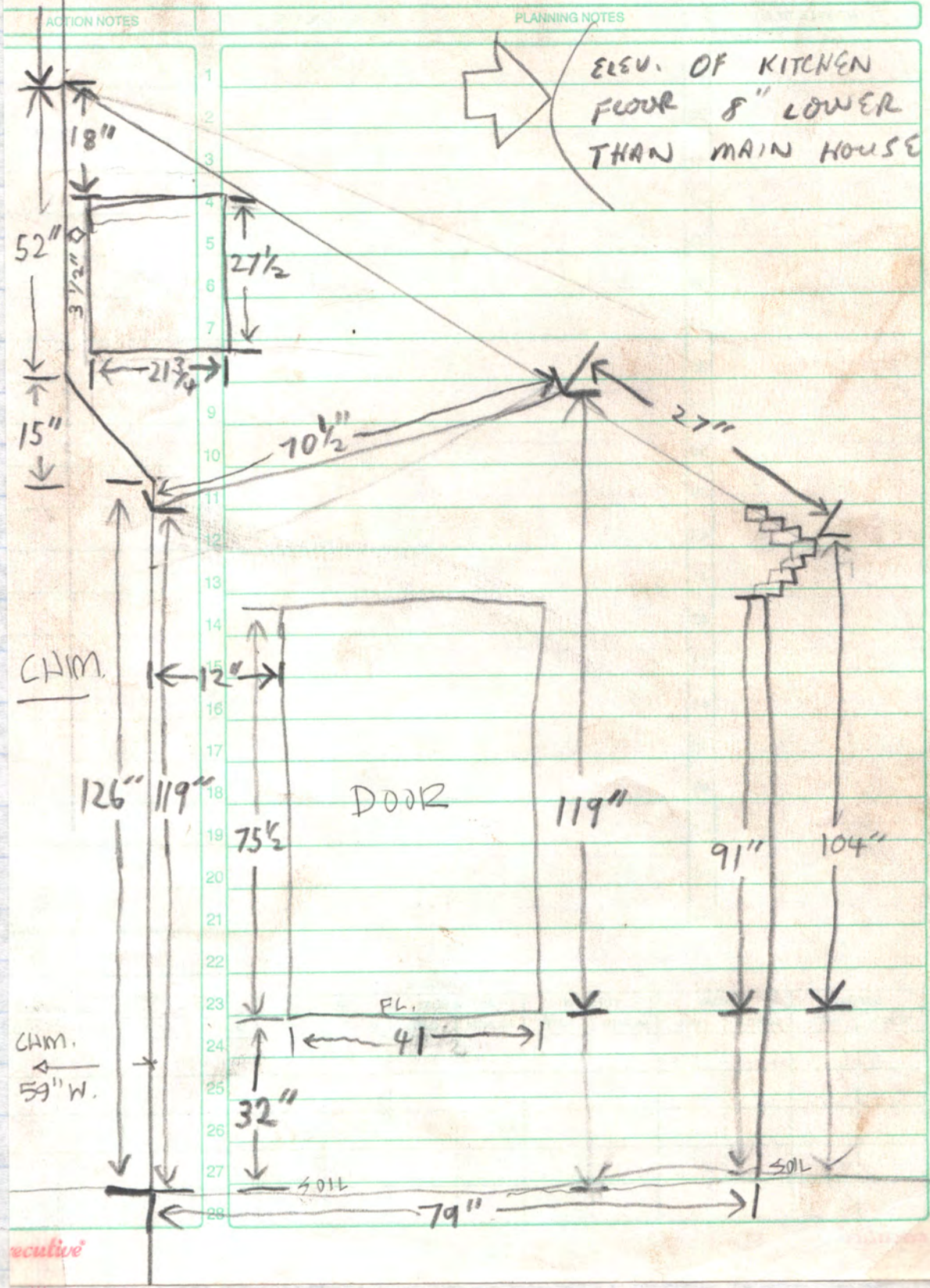
c. 1840 Borders - Blackman Hse - Anniston  
Dr. Geo. Gibbins, Owner  
21 Mar 1990 H J Orr



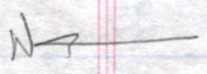
AGE 0  
51 1/2

# Chimney 35" wide above shoulder

PREPARED BY	
DATE	



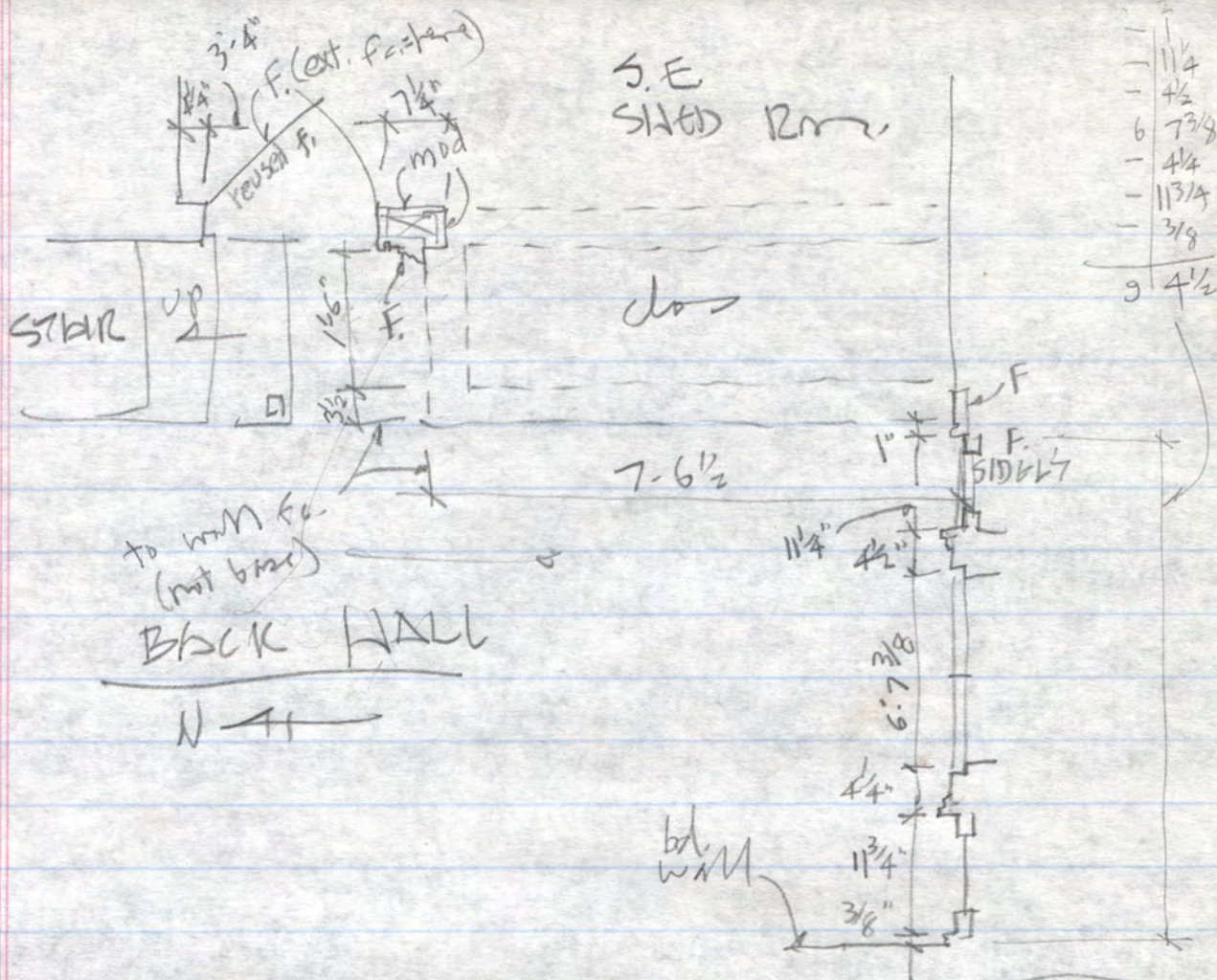
W. WALL OF KIT (EL.), E. WALL



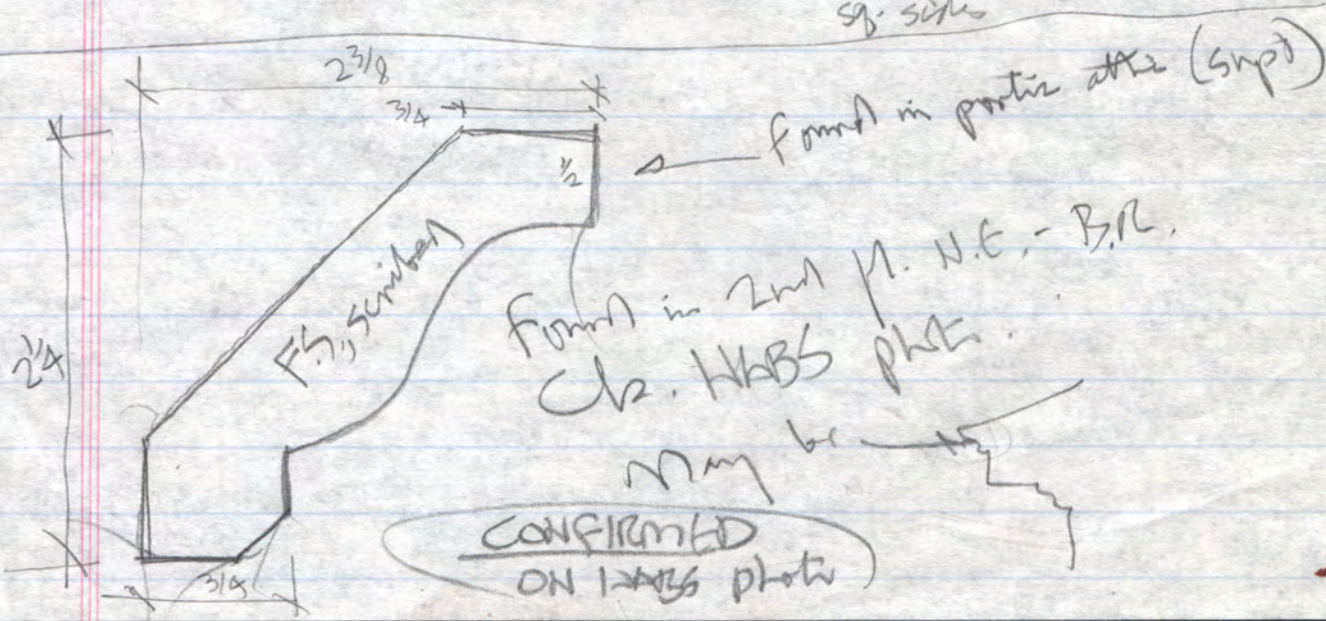
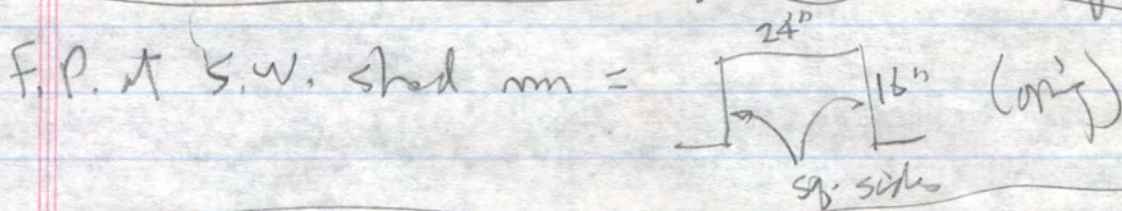








Ceil. joist-battens in S.E. 1st fl rm = mod. (w/ins nail paint behind)  
 (Also at S. end of entry hall at drop ceil.)

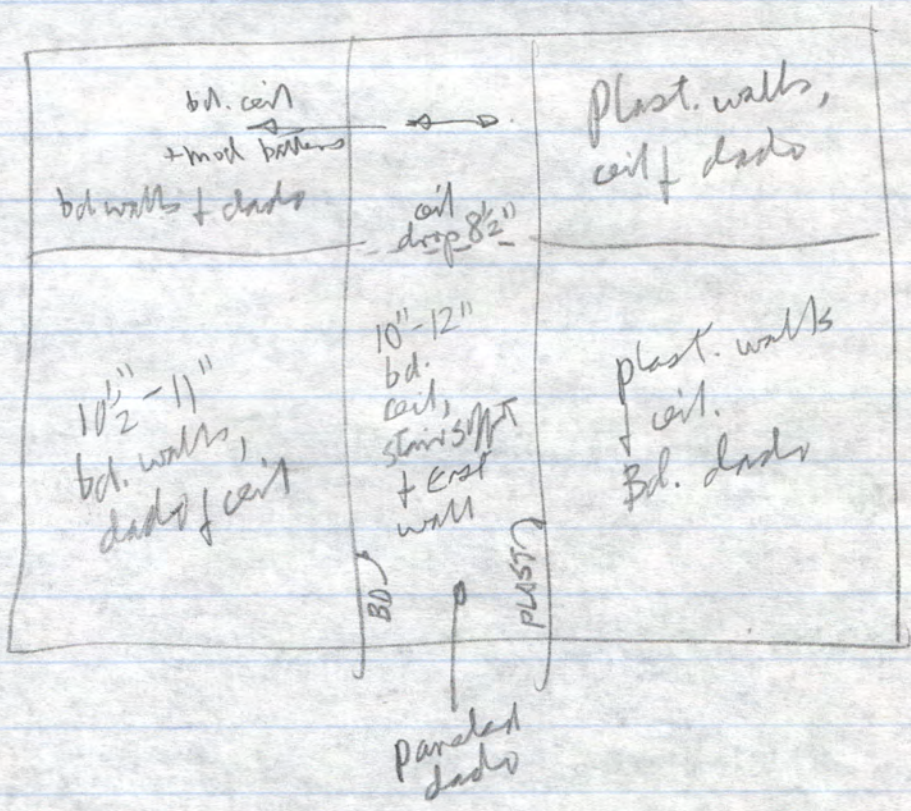
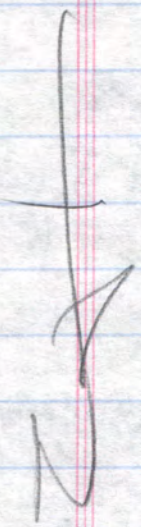
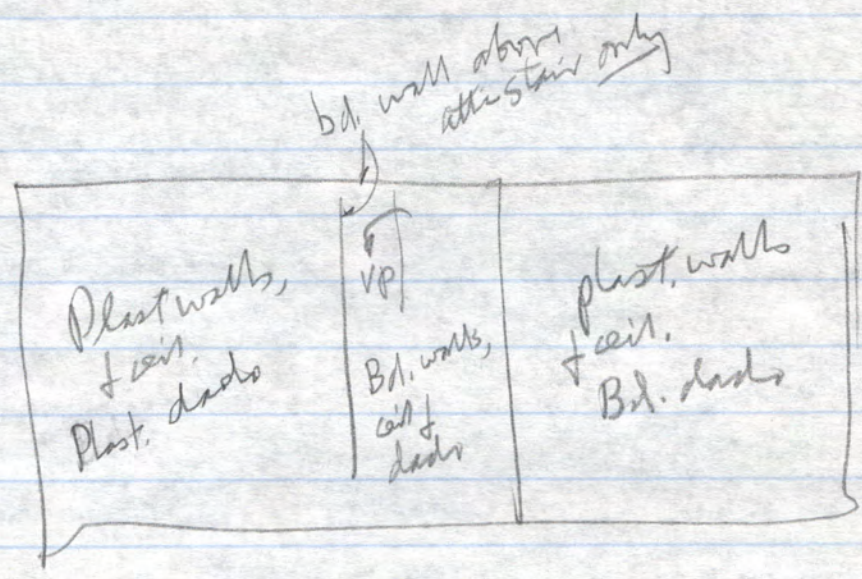








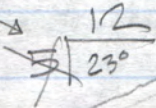
Gibbins  
 Orig. Finish 21 Mar 90 HJ



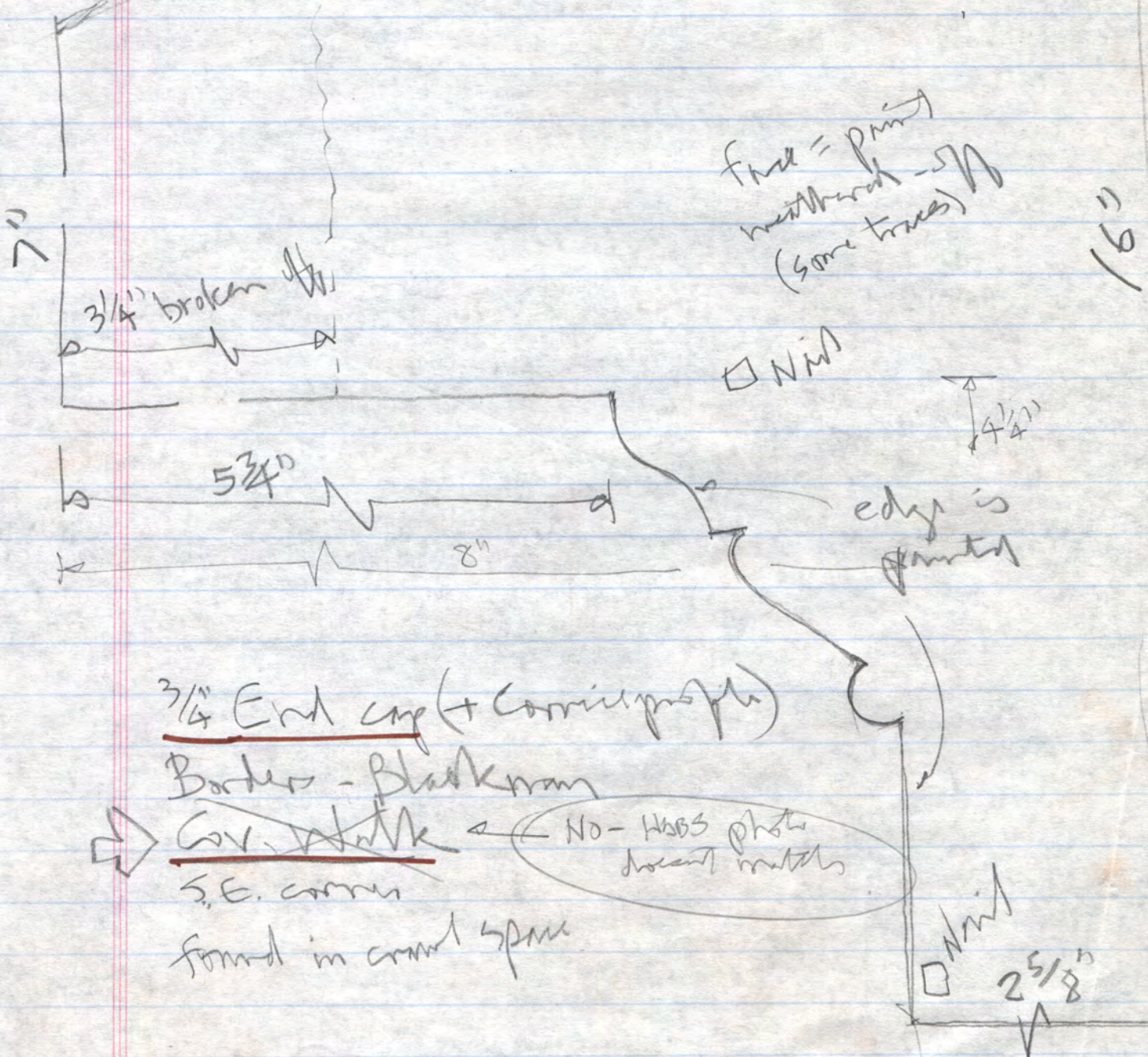


Gibbins  
2/11/90  
HJ

Note - looks  
30° (7:12)  
on HBS  
photos



□ Nail



3/4 End cap (+ Corrugation)

Barber - Blackman

→ Gov. White  
S.E. corner

← No - HBS photo doesn't match

found in crawl space



# LETTERS

continued from page 6

P.S. - a later book, *An 1800's*, says they might build 2 or 3 different heat pipes in large f.p.s. for cook different items at once - 1800



Avoid standing in your fireplace — unless it's as big as this one.

## One Big Fireplace

Dear OHJ,

Inasmuch as your publication has run articles on historic kitchens, this photograph may be of interest. It was taken during the 1930s Historic American Buildings Survey, and depicts the cooking fireplace in the circa-1840 Borders-Blackman house near Anniston, Alabama. Note that the lady in the photo is standing *inside* the fireplace, which measures about 5'3" high by 9'3" wide by 3'8" deep. Note the sunlight coming down on the fireplace brick: Even with a fire, this must have been a cold place in winter. Perhaps after the "Royal Baker"

stove was installed, the unused flue would be covered in the winter.

The Borders-Blackman house is not a mansion but a six-room, late-Federal farmhouse. There are no theories as to why the cooking fireplace for this average-size house is so large. Perhaps the Borders family previously had a small one, and overdid it on their new 1840 house.

The Borders-Blackman house is currently being restored by Dr. and Mrs. George Gibbins of Anniston, with a compatible addition to the rear, tenuously connected by a narrow glazed colonnade.

— Harvie P. Jones, FAIA  
Huntsville, Ala.

Subcommittee on Toxic Substances, United States Senate, Committee on Environment & Public Works, 458 Dirkson Senate Building, Washington, DC 20510.

— J. Randall Cotton  
Philadelphia, Penn.

## Back in Print

Dear OHJ,

On page 64 of the Sept/Oct issue ["Good Books"], you state that Codman and Wharton's *The Decoration of Houses* is out of print. In fact, a

new edition, in both hardback (\$14.95) and paper (\$10.95), is available at The Mount, Wharton's home in Lenox, Massachusetts. (Wharton also wrote *Italian Villas and Their Gardens*, which they also sell at The Mount.)

I wanted to see this book for years and was delighted to find it when I last visited Wharton's home, which, according to her biographer, was not designed by Codman but by another architect, because Codman's asking price was too high. The historic

group which has taken over The Mount is doing a lot of restoration on the 1902 house, including a garden renovation.

— Norma Davenport  
Maplewood, N.J.

## New Bathroom Woes

Dear OHJ,

After reading Patricia Poore's editorial in the Sept/Oct *OHJ* ["Old Bathroom Woes"], I just had to zip off a letter to you.

I also had those thoughts on how nice to have some of those "modern" things to enjoy. Well, this summer I had the chance when we visited my brother in his new, upscale house in a yuppie community. There was the spacious bathroom suite, just like a model home: walk-in tiled shower, sunken tub, double vanity, and full 12-foot-wide mirror — all with proper lighting and stained-glass window behind the garden tub. The only thing wrong with this "magazine picture" was that the bathroom *desperately* needed a good cleaning. My brother admitted he was glad I was there, as house cleaning just wasn't his area. So before we could enjoy these features, I went to work. Let me tell you, that 17-square-foot room and floor of tile is a lot to clean. Then I proceeded to do the garden tub. Well, my arms aren't long enough to reach across, so I had to climb in to scrub it. But another thing no one tells you is that after these tubs are a few months old, their shiny finish seems to disappear; even with special cleansers it didn't look like it should for being only nine months old.

I was so grateful to that visit because now, when I see a magazine ad for an upscale bathroom, I can look at it more realistically — now all I see is work.

I was so glad to get home to our small 1920s bathroom with its porce-

continued on page 10



# JONES & HERRIN

Architecture/Interior Design

November 12, 1997

Dr. George Gibbins  
P. O. 970  
Anniston, Alabama 36202

Re: Circa 1840 Borders-Blackman House  
Anniston, Alabama

Dear George:

In doing the restoration in 1990 it was not necessary to plot up the complete plans of the historic house. Only the addition was drawn up. Therefore I have drawn up the attached complete floor plans as my contribution to your efforts to place the house on the National Register of Historic Places. This type of plan-drawing is more than adequate for the nomination.

I think you should include the barn and any old outbuildings in the nomination.

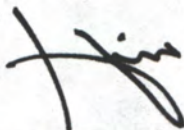
Discuss with Trina Binkley at the Historical Commission (334-242-3184) the facts that the house is HABS documented, a makeshift circa 1960's - 1970's addition was removed in 1990, the original or early covered walk to the kitchen was reconstructed per the original piers and HABS photographs (and then glazed) and the roof deck over the portico was clearly originally there based on the presence of the original door opening from the Floor 2 hall onto the portico roof (later blocked by an added gable roof over the portico) and clues in the portico attic, such as painted clapboards inside the low attic at the house wall. These items should also be discussed in the "architectural description" section of the nomination forms.

The Alabama Historical Commission may want black/white photos of the pre-1990 conditions. If so I have plenty of negatives that show these conditions. Let me know if you need prints. They should also be given copies of the HABS photos.

The AHC does not usually get nominations of recent restorations and additions so I'm not sure how this will be received. The nomination will be low priority in timing since the house is in no danger.

I hope you and Susan are enjoying the house as much as I enjoyed helping you restore it.

Respectfully,

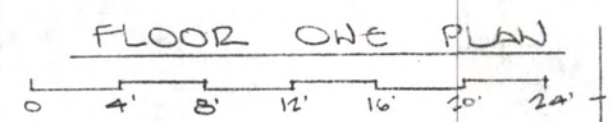
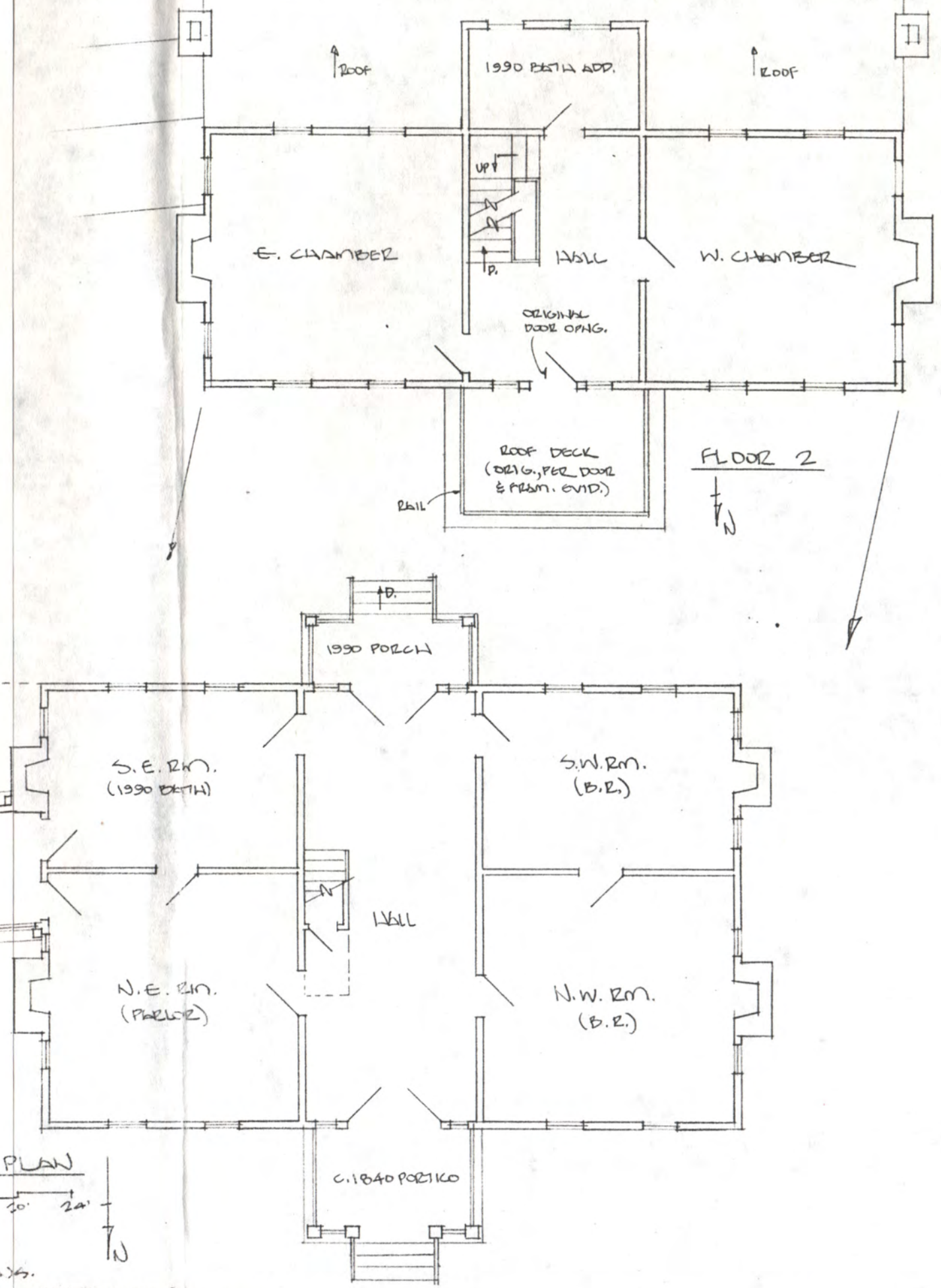
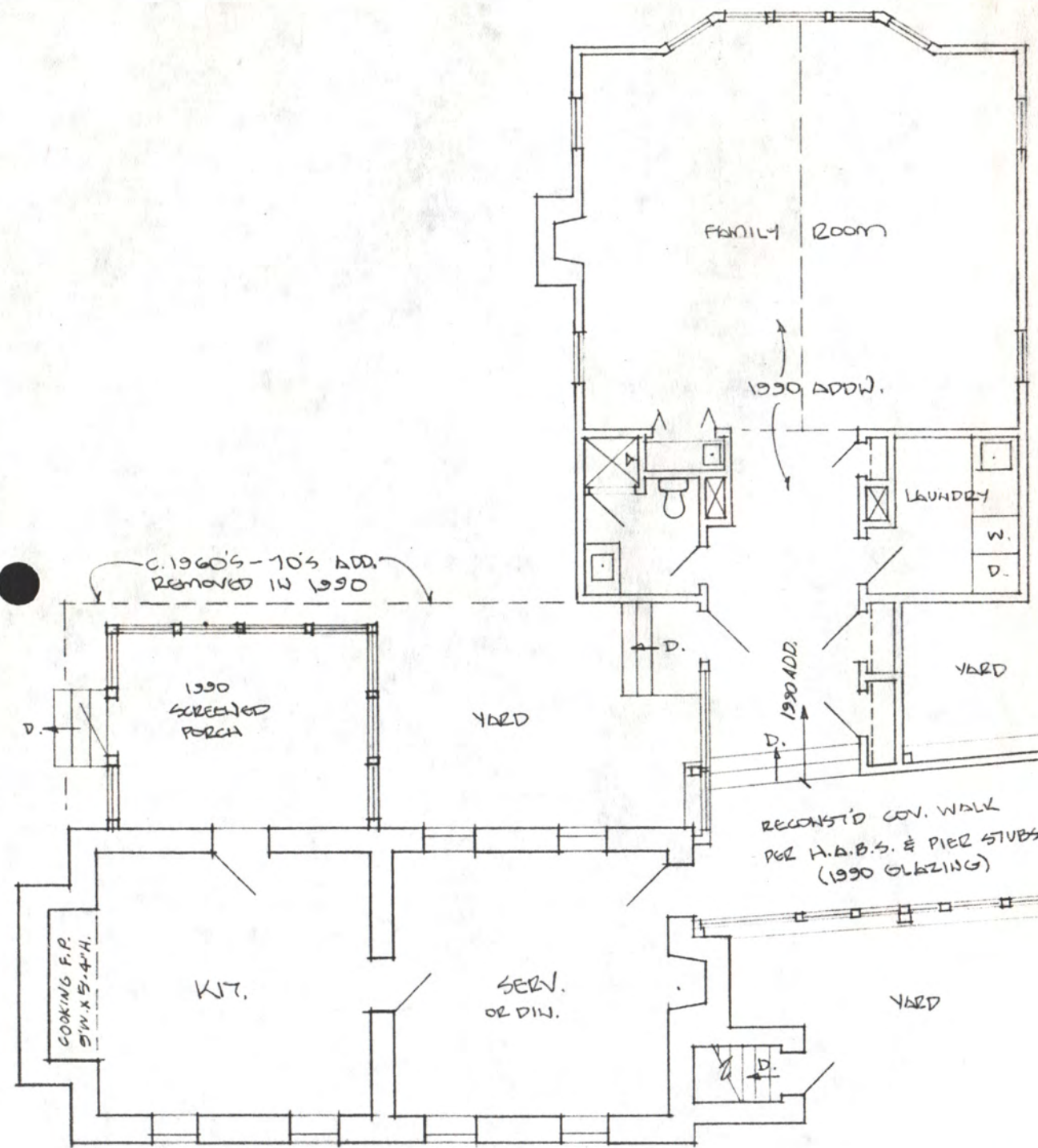


Harvie P. Jones, FAIA  
HPJ/tm

copy: HJ

attachments





CIRCA 1840 BORDERS - BLACKMAN HSE, ANNISTON, AL.  
 H.A.B.S. RESTOR. + ADDN. 1990 DR. GEORGE & SUSAN GIBBS.  
 JONES & HERRIN, ARCHITECTS - H.P. JONES, F.A.I.A. - HUNTSVILLE, AL.

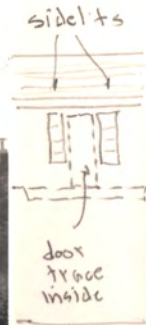


Dr. George Gibbins, Owner, 1989 (Anniston)



NORTH FRONT

portico roof not orig. - was a decked 1-fl. portico



(HABS)

1 of 52 photos Nov. 1989 H.P. Jones, FAIA

c. 1840 Borders-Blackman Hb

near Anniston, Al.

EXTERIOR



EXTERIOR



N. FRONT







K17.  
orig. crow-step gables gone.  
See HABS 1936 photos

4 N.



revision under const. in  
1936 HABS photos.

This "link" is 1950's  
per evidence of Dr. Gibbins' info

↑  
Vinyl  
Siding  
c. 1960





Vinyl  
Siding



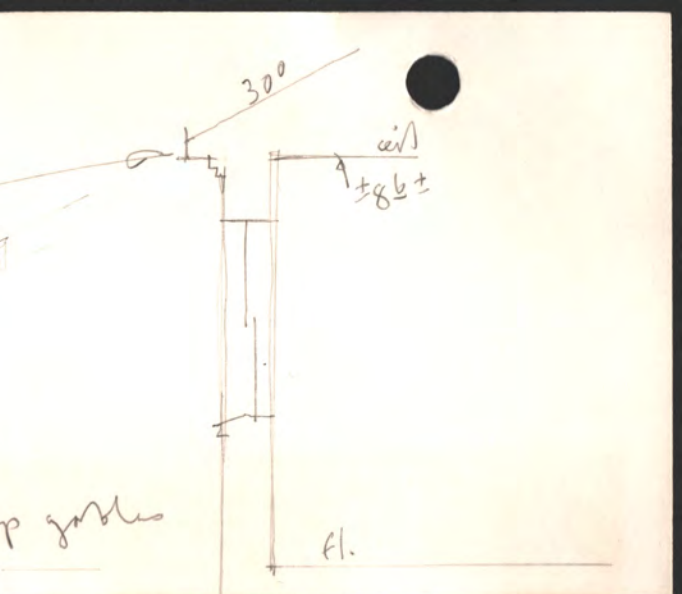
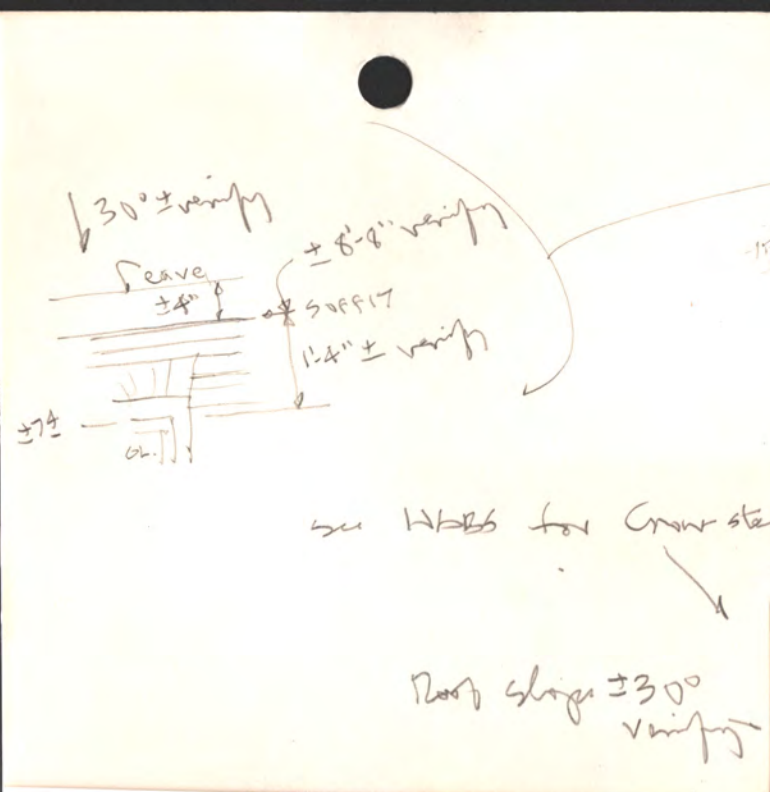
Net



↑  
1950's  
"link"

↗





see HABS for Crow step gables

Roof slope ± 30°  
verif

N ←  
 ↑  
 pent is added, /jts.  
 (is in HABS 1936  
 photos)



KIT.  
 N.W. COR.

N ←





taking  
crown  
mould  
= after  
1936  
(W49)

KIT.  
N.W.  
CORNER

N  
→



N  
→

added  
pent  
→  
N  
→

6



← basement  
door from  
pent

N  
→



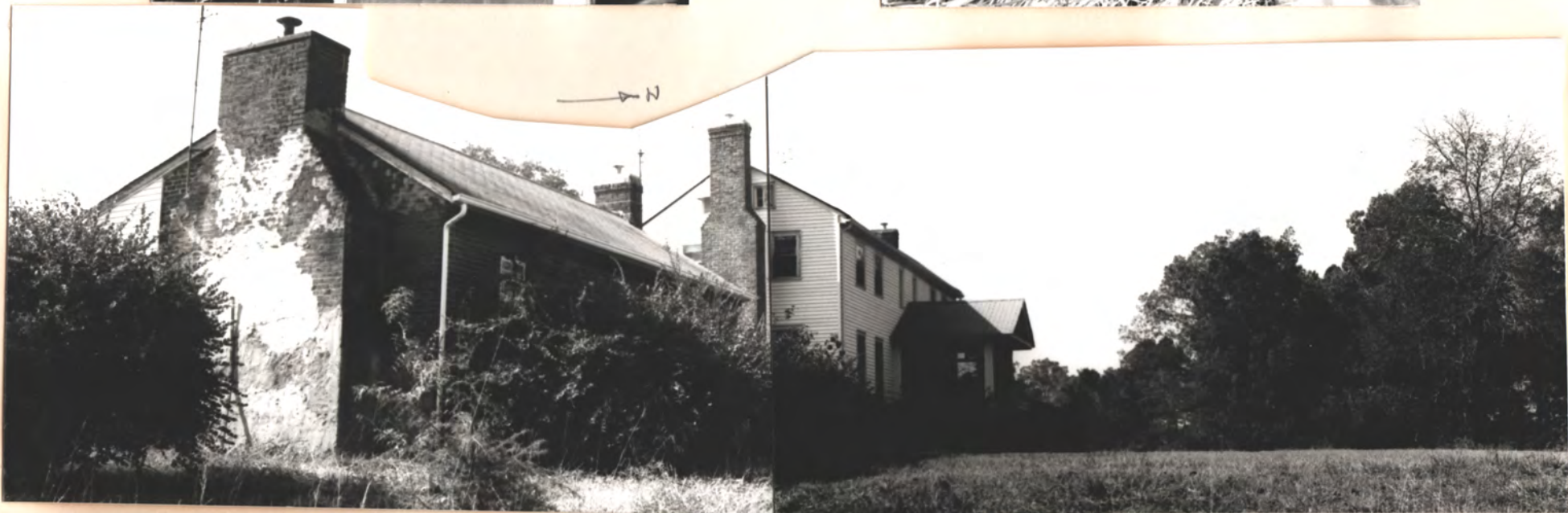
KK.  
N. Wall



N

KK.  
N.  
Wall  
blast  
VENT  
(in masonry)

N

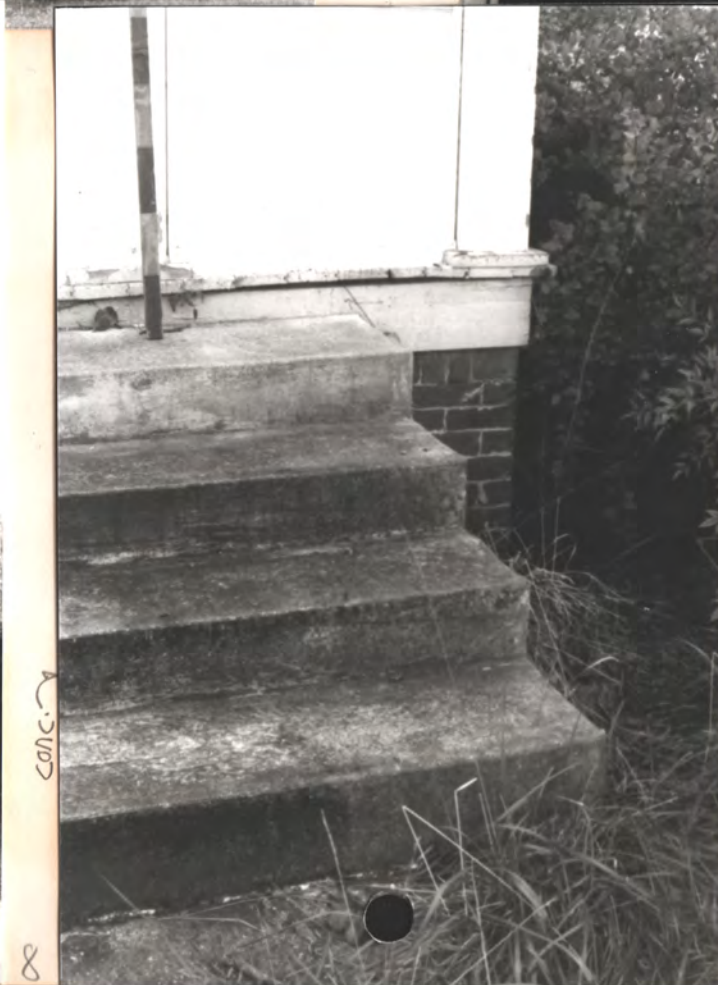
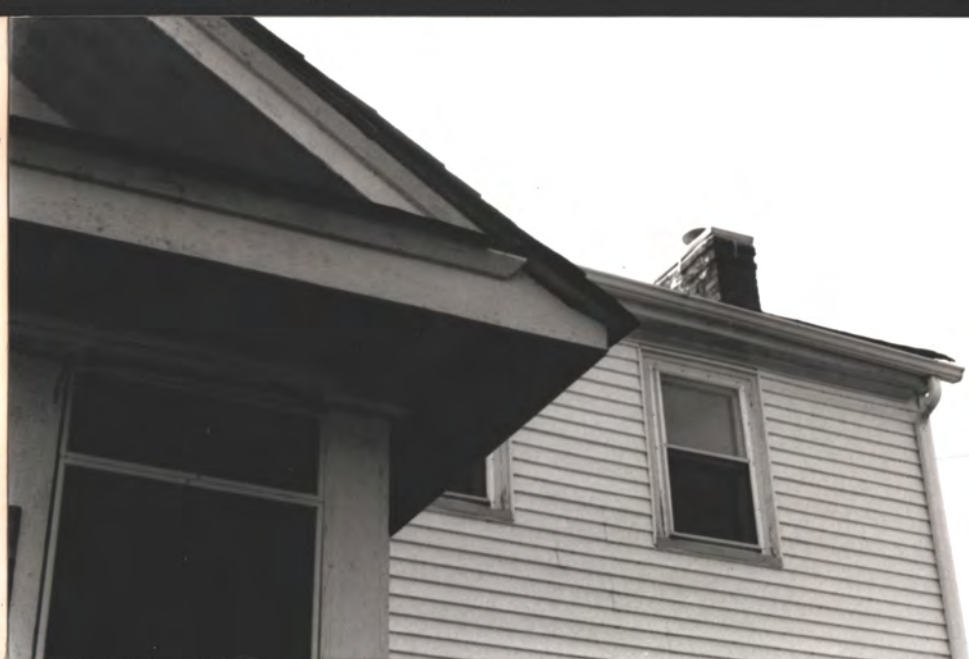


N



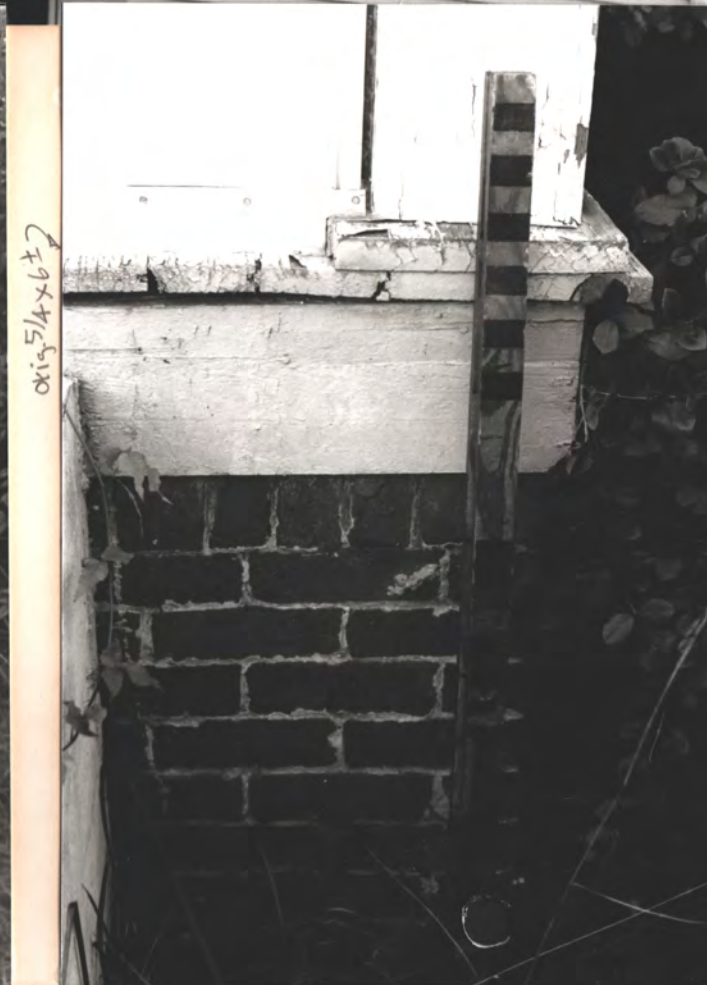


non-  
orig.  
porch  
(fl. struct  
↓ fl. =  
orig.)



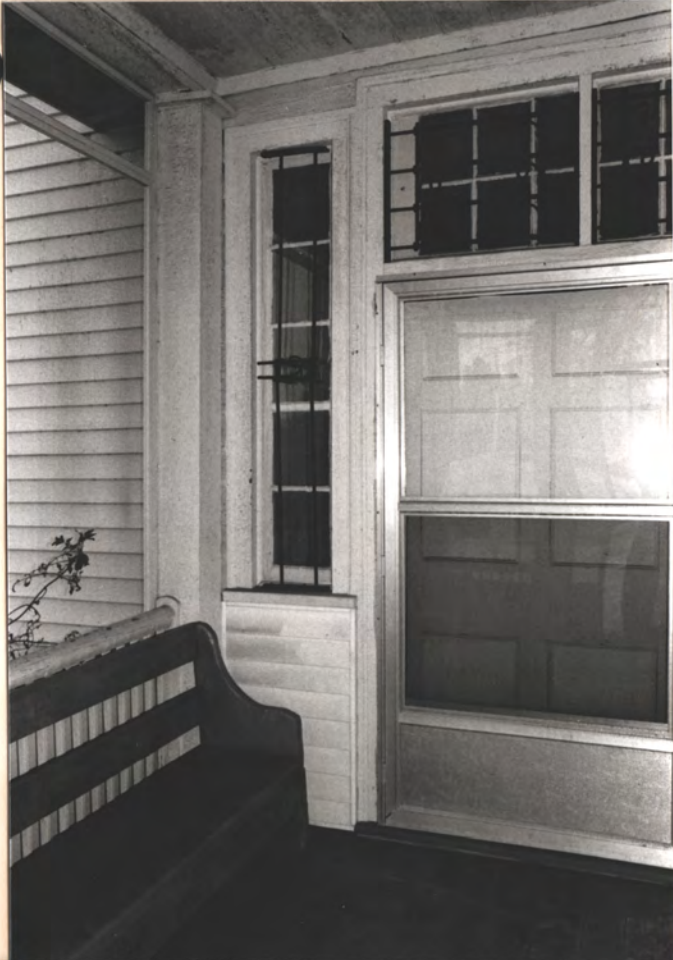
conc.

8



orig 5/4 x 6 1/2





H →

9 of 52

orig  
balustrade

→  
N



soffit could be  
orig.  
ck saw-marks  
on upper side



entry  
doors +  
"lights"  
= orig.

→  
N

→  
N







N  
→

500 p. 20  
↓

— orig. kit. behind 1950's add. —

rear shed  
= orig.



SOUTH REAR



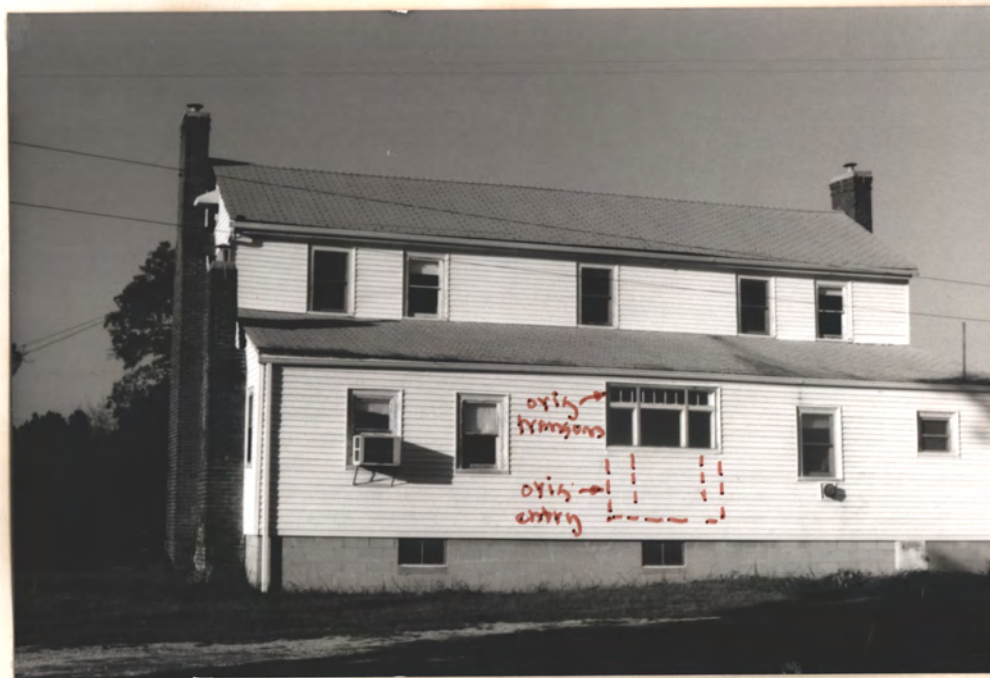


↗ N



↗ N

S. 26th



↗ N





mod.  
gutter



2ND FL. E. WALL

box cornice, crown of rake fascia  
appear original. Vinyl siding c. 1980

KIT. E. CHIM. →





→ H 1950's "link"



→ H 1950's ← orig kit.



→ H PKT. N.G. Coy.

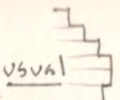



1950's ← orig kit. → N





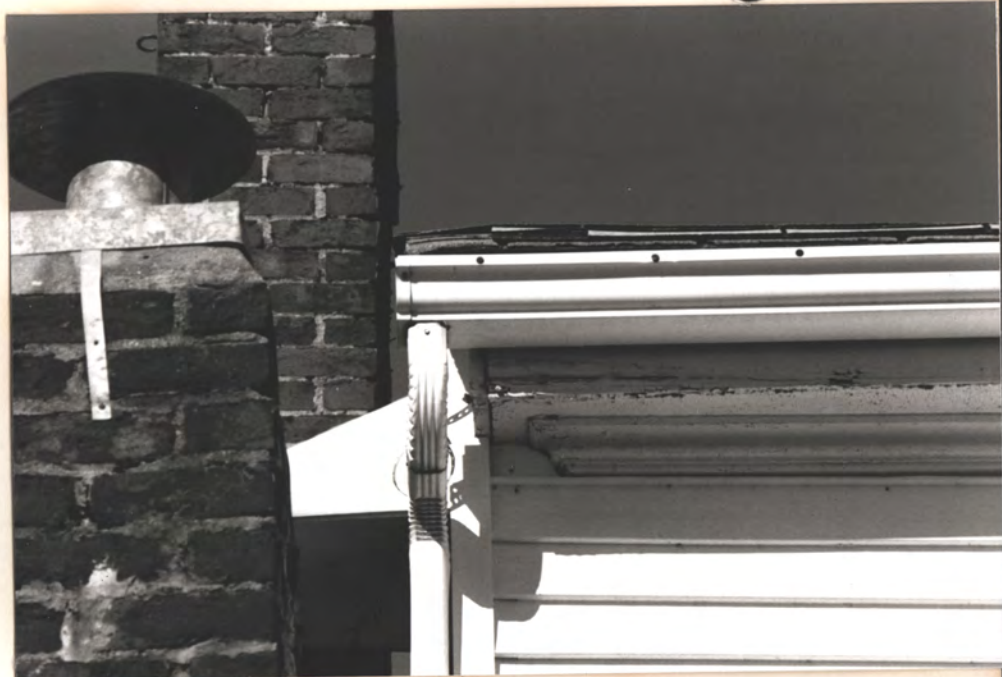
WEST SIDE

usual   this   
 no projecting courses at hip = very unusual



JMB  
(?) verify





← ? verify

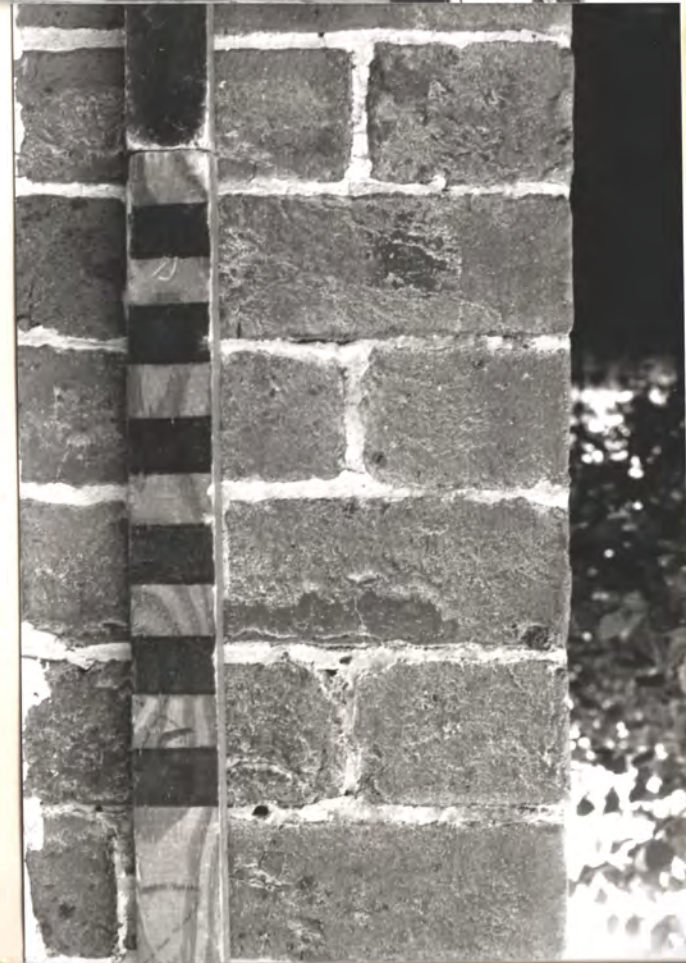


Poor "repainting". Compare w/ orig. photo at rt. + ps. 16.





West No  
Chim



West  
Chim.

12

12

12



West Chim.









orig. blinds (open. of fixed blinds)  
See 1936 HABS photos

fixed-  
blade  
blind







ORIG.  
FIXED -  
BLADE  
BLIND

"CLOSED"  
FACE

"OPEN"  
FACE



C.I.  
hinge  
cutout

bottom  
latch







one orig. col. that was at the "hike" covered walk  
 (See 1936 HABS photos), now in barn loft, with  
 top rotted-off.



Modern shed, S.E. of kit.  
 Perhaps mid-20th century







→ N

20th. c. barns, east of hse



→ N

21 of 52

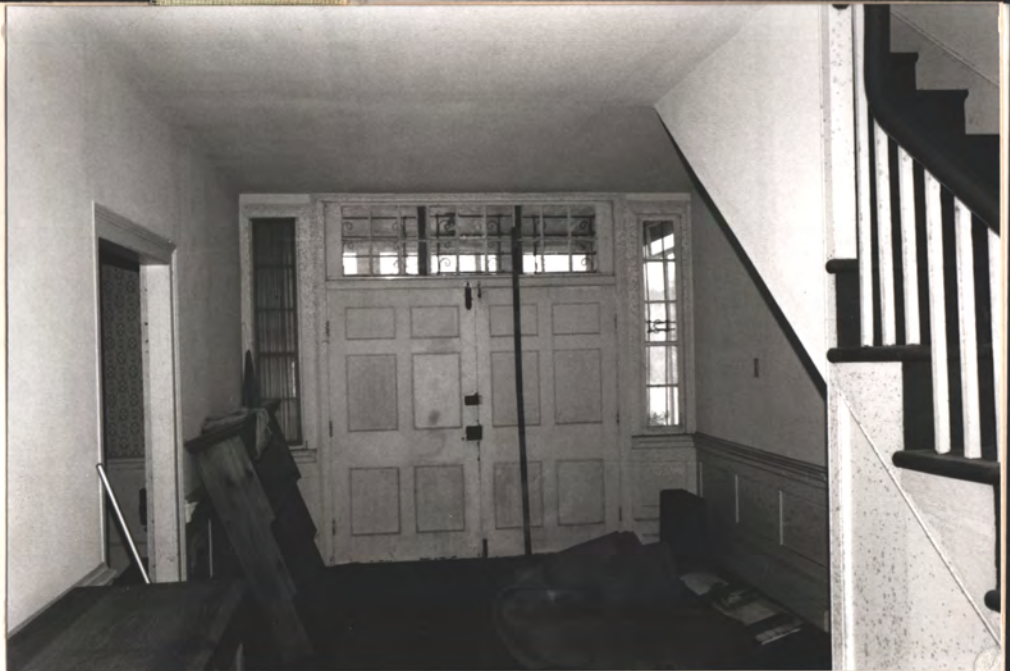


22

ENTRY  
+ STAIR



ENTRY/STAIR



W ←

1st fl. entry

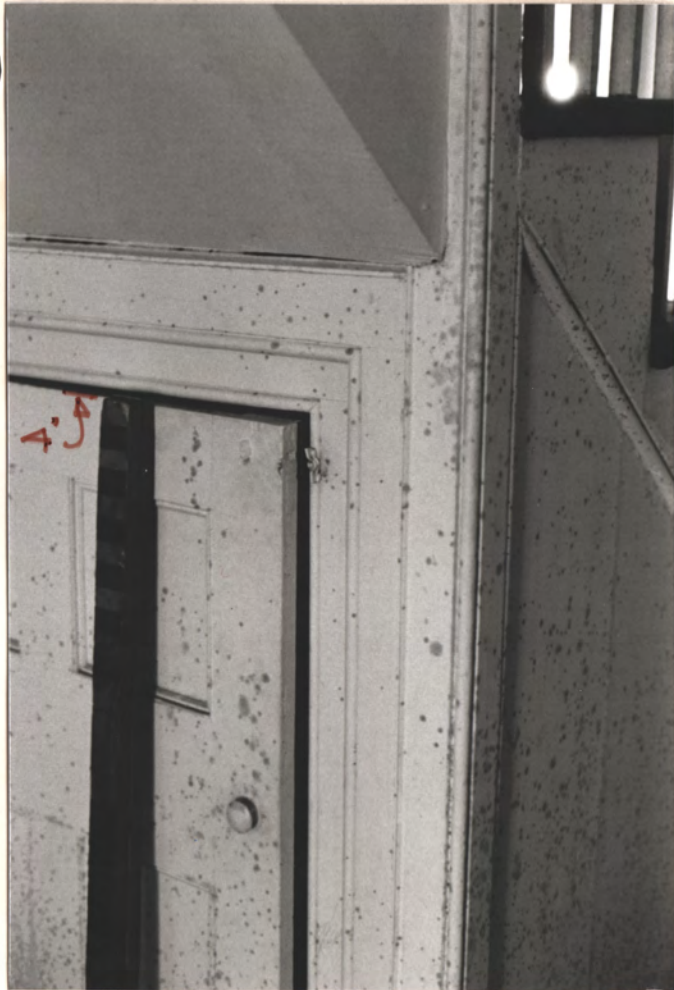
↑ N



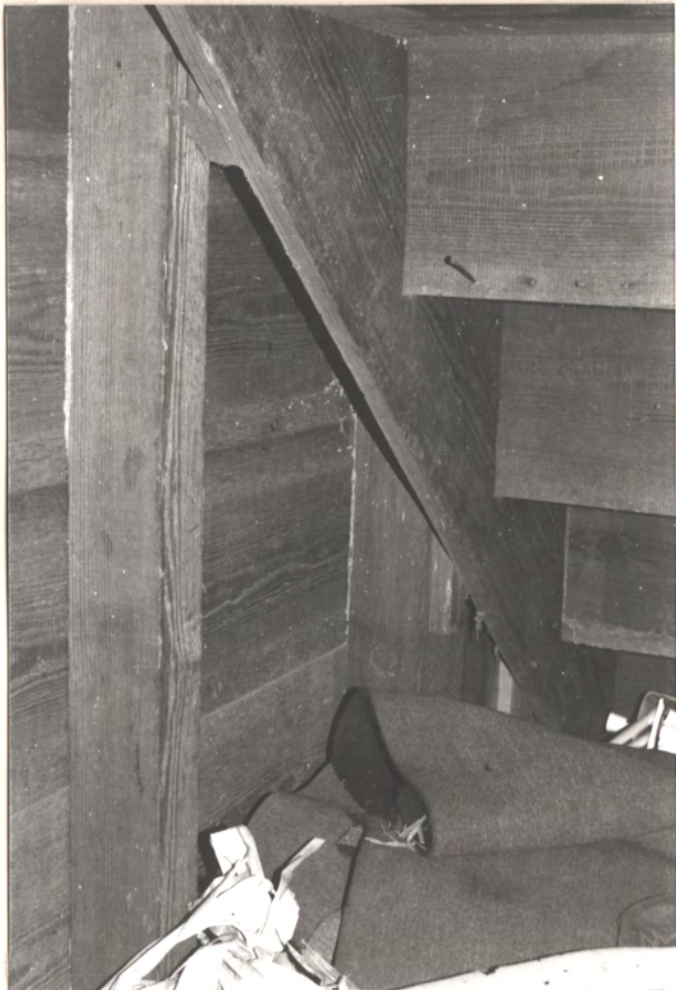
↙ N

↙ N





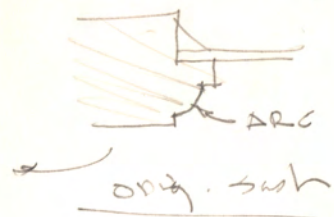
4.5  
N~~s~~ Clos. door



N~~s~~ CLOS. UNDER STAIR

← Sash-  
Saw  
marks  
= typical of  
1800-1860





→ N

↑ N

ENTRY



↑  
typical Fed. mould



headbolt  
footbolt  
probably  
original



25 of 52

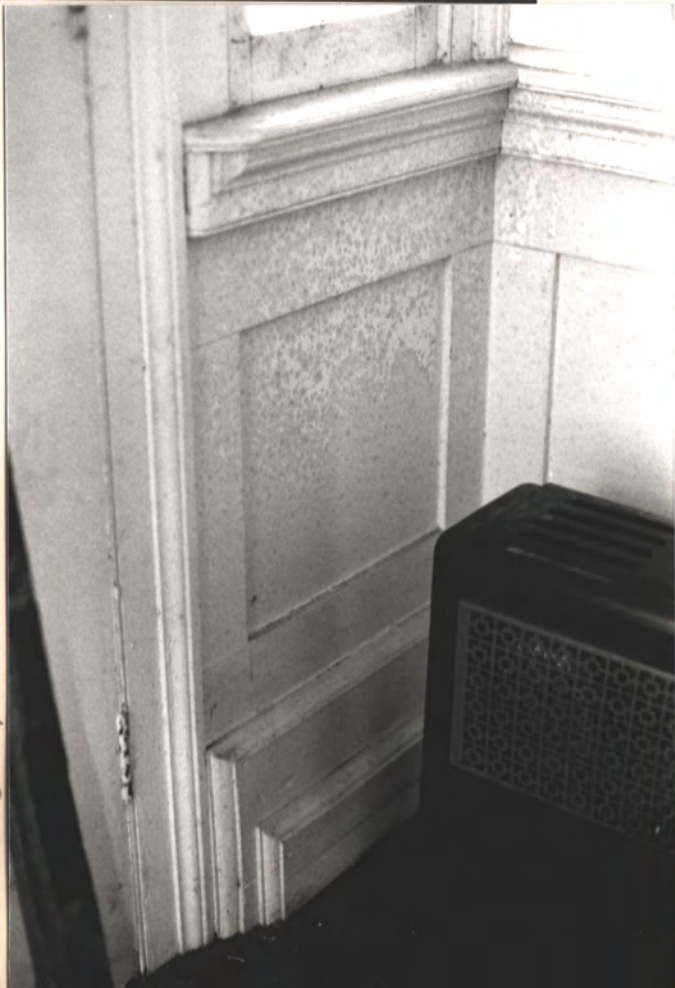
ENTRY details

N4

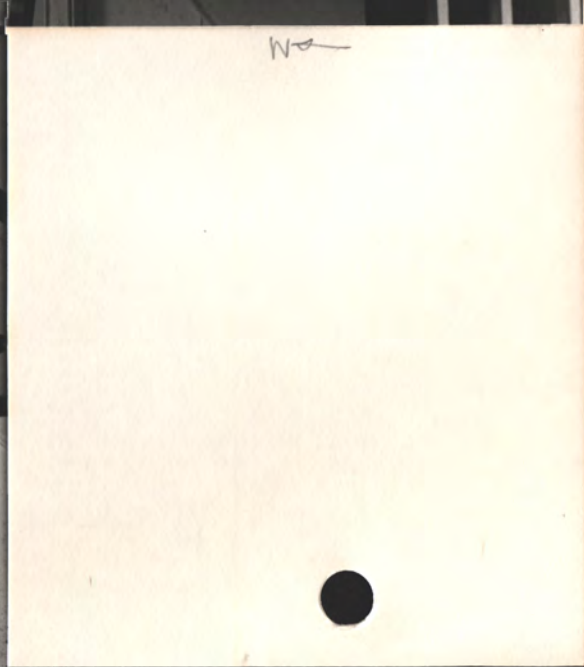
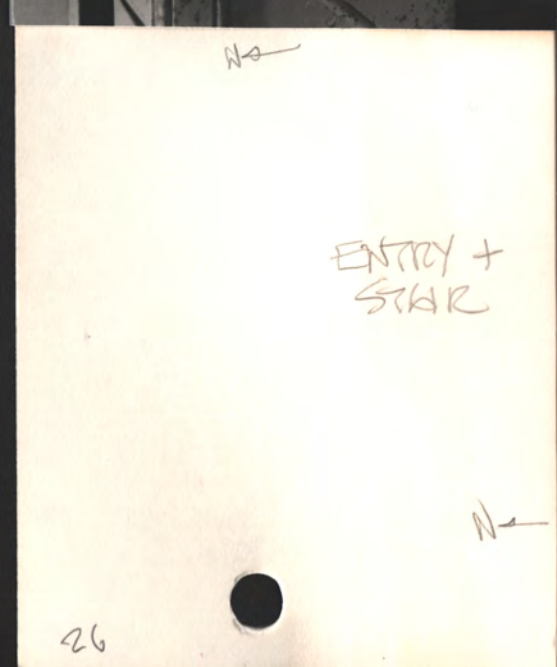
N4



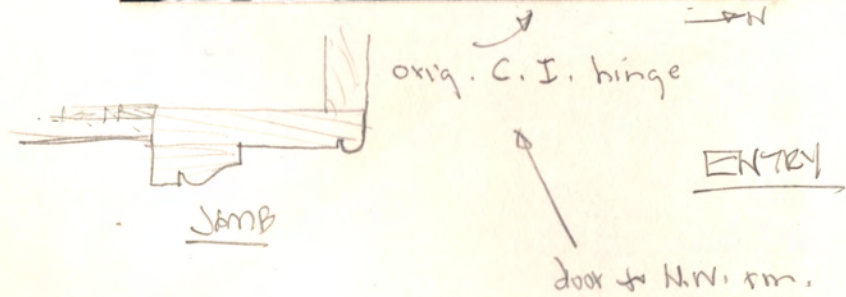
entry door











→ N

↑ door to  
N.W. Rm



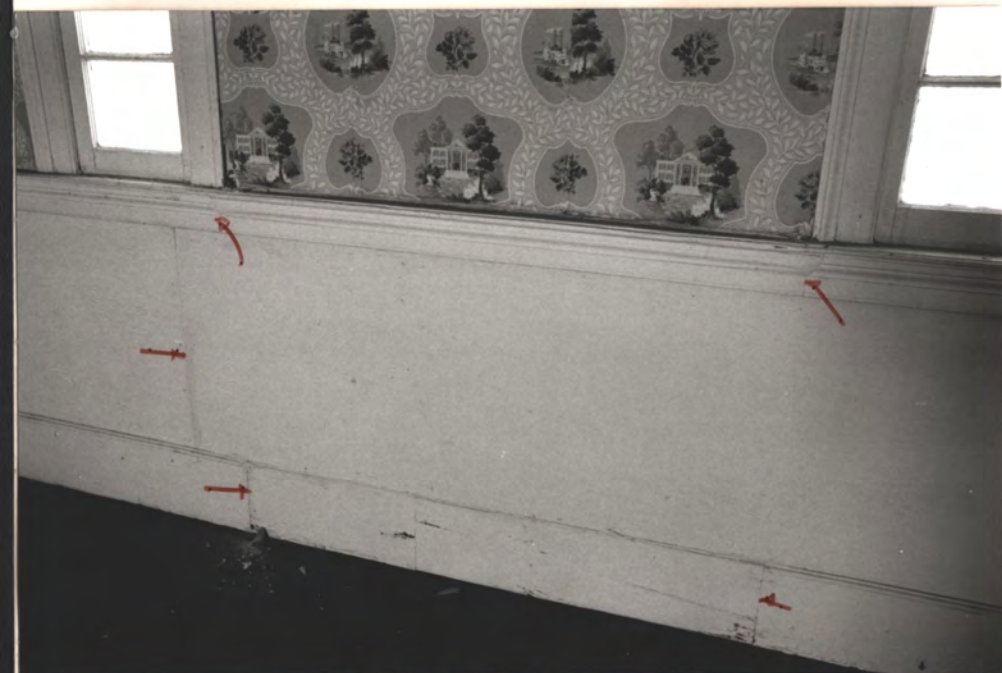


N

2b



2ND FL.  
STAIR HALL



N

N. FRONT WALL - note  
patches where door to portico top  
deck was removed. "Patch" chair rail  
does not match originals.

N



Stair to  
attic

N ↓



← See 1936 H&BBS  
photos for bd.  
walls. This is  
gypsum-board over  
the bd. walls, plus  
wallpaper







West → N



North ↖ N

1st fl. N.W. Rm



South ↘ W



NA East



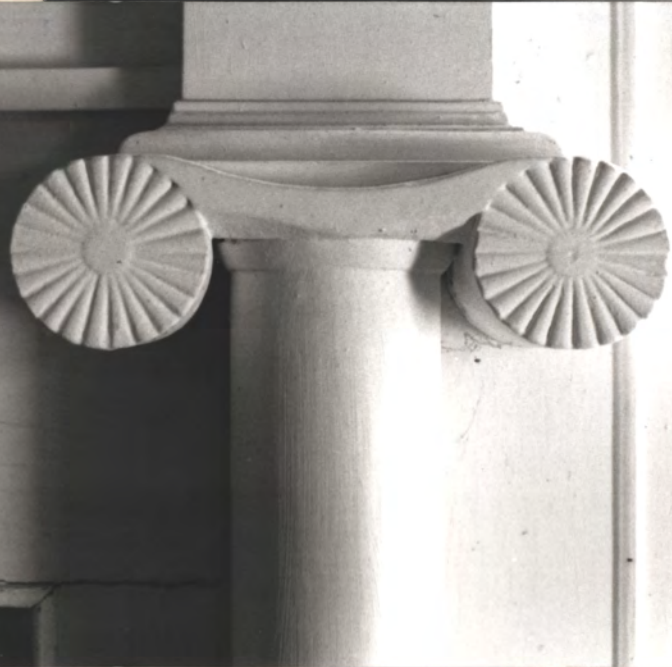


→ N

FIRST FL.  
N.W. RM



→ N



↑ N

→ N

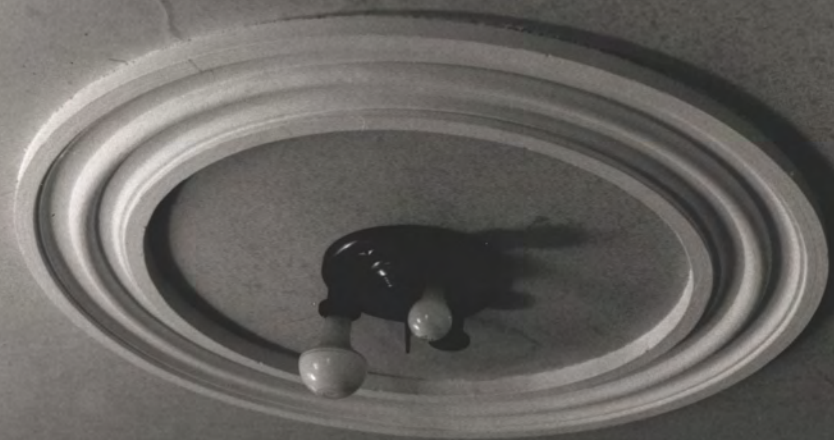
31 of 52

1ST FL  
N.W





1st Fl.  
N.W.



see  
"field  
notes"

plaster,  
probably  
later



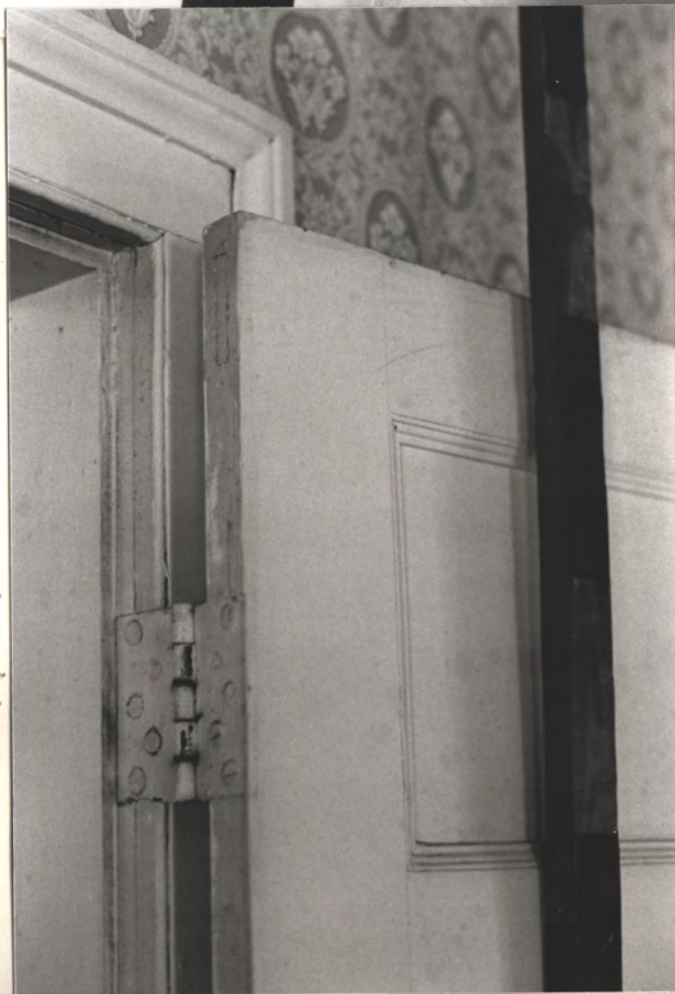
raised  
height  
= mod.  
(1950's?)

FIRST FL.  
N.W. Rm.

tenons

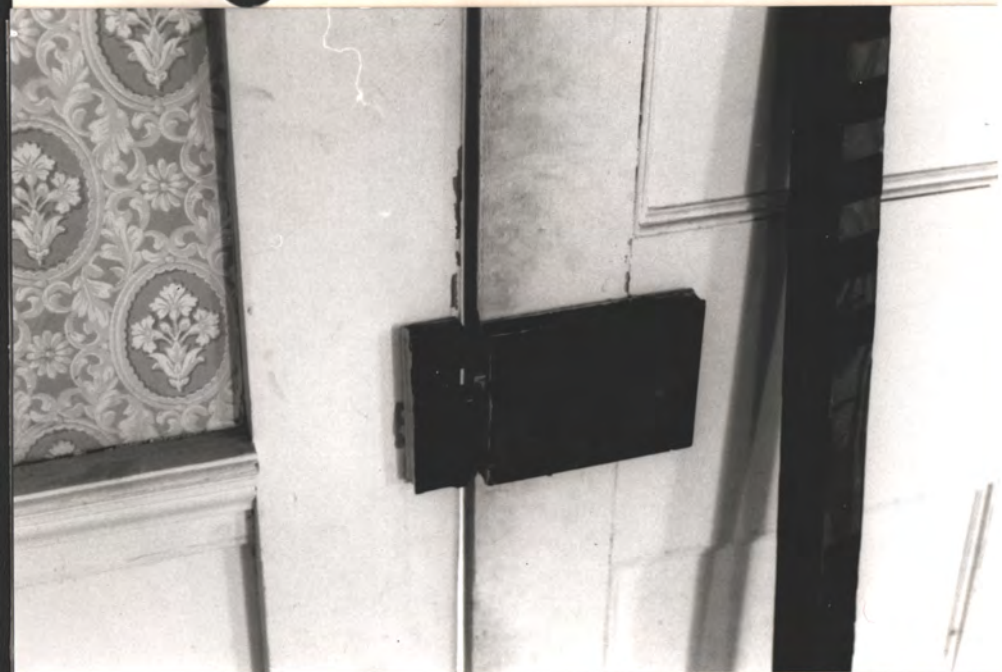
orch.  
C.I.  
hinge

N  
→  
EAST  
DOOR



see  
"field  
notes"

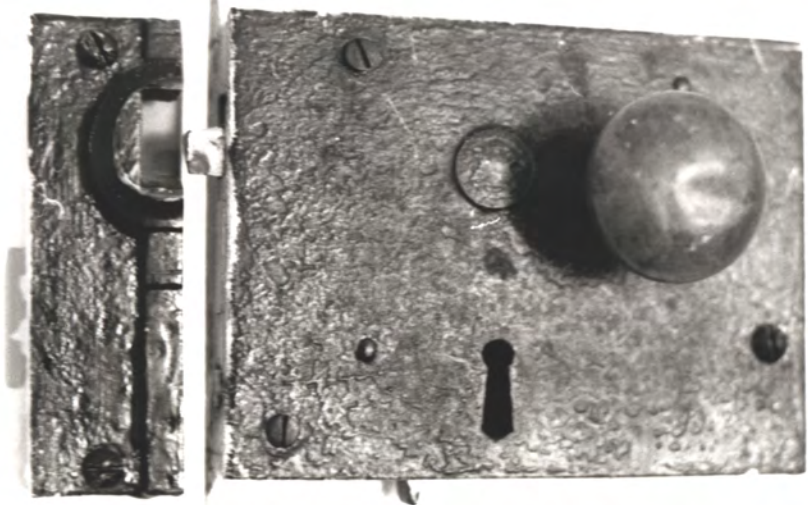




SOUTH DOOR ("Carpenter" brand English lock)  
brass trademark, 2 rampant lions & seal

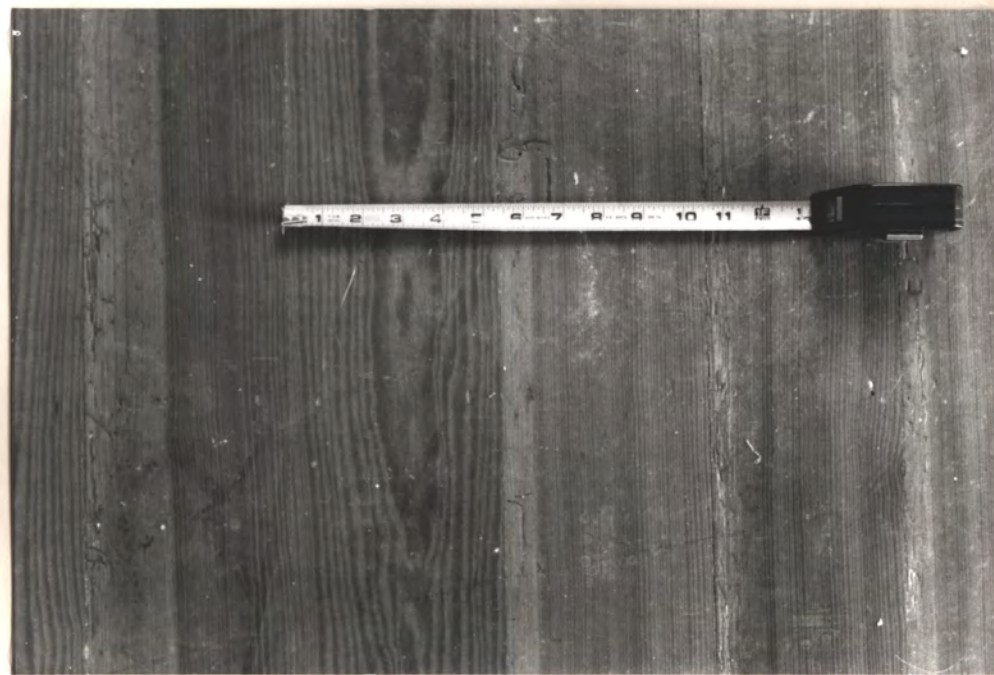


~~NW~~ EAST DOOR ("Carpenter" brand lock) = Fed.  
slide-bolt = mod.



33 of 52

1ST FL.  
N.E.



Oreg. 5/4 T & G pine Fl.



1ST FL.  
N. E.



N ←

EAST

↑  
see HABS photo  
for orig S. ex.  
south

1960's "link" rm. J  
1ST FL. N. E. RM

→ SOUTH



34

NORTH

N →

WEST

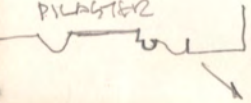
↑ to entry  
→ N





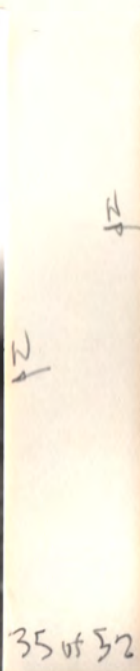
N

PILASTER



N

1st fl.  
N.E. Rm.



N

35 of 52

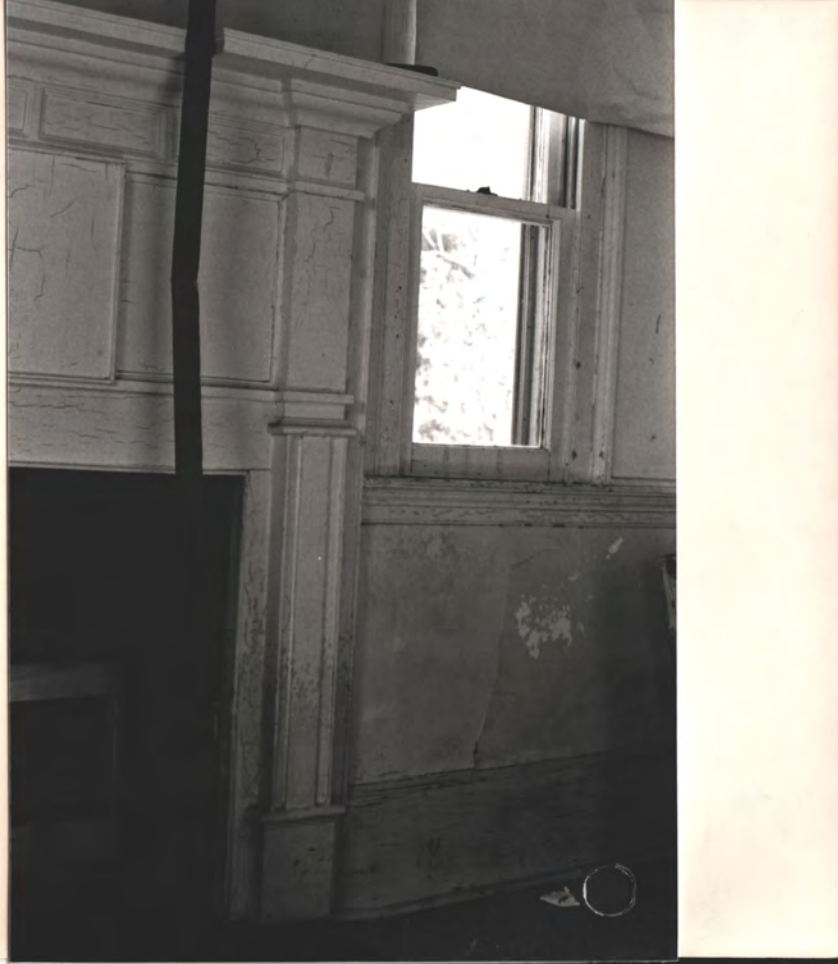


N





1ST FL.  
S, W, RM  
(SHED RM.)







2  
↓

37 of 52

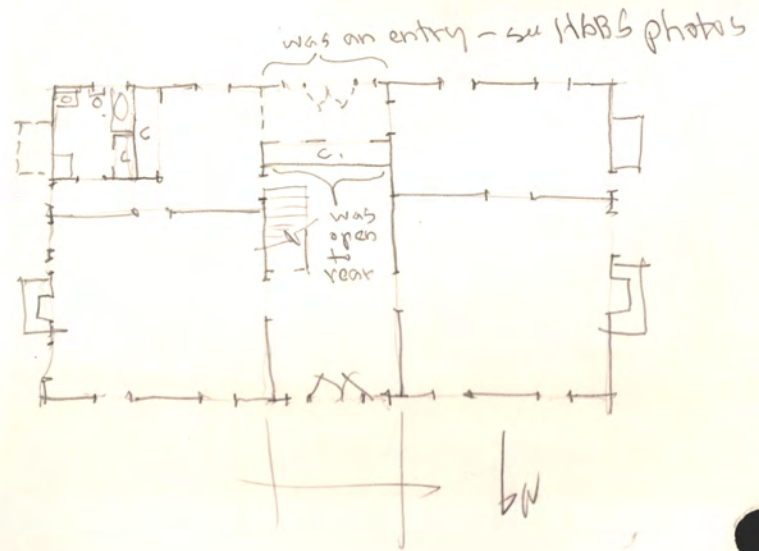
1st FL  
SW + SE



1st. FL.  
SW + SE



1ST FL. S.E.  
SHED Rm  
(cut into bath, closet etc)





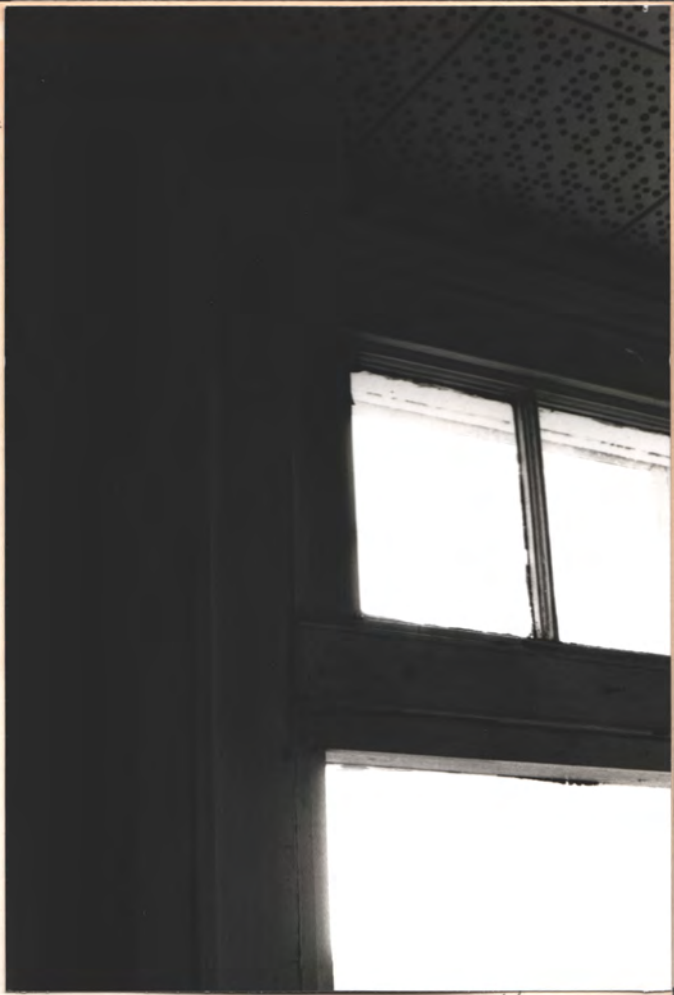


FED.  
MOUNTING

OR10.  
TRANSOM  
- See  
HABS

OR10. REAR  
ENTRY  
(see HABS  
photos)  
now closed  
(1950's?)

→ N  
↗ N



OR16. ENTRY JAMB  
(Now closed)

↗ N

29  
52



← c. 1950's  
Acous.  
tile

↘ N







↙

LOOK E.

SOUTH  
LINK



→ N

LOOK W.

bricks = orig. ked.  
small

"LINK" - 1950's



↙ N

LOOK E.

NORTH  
LINK



→ N

LOOK W.





N. WALL  
 steel cabinets probably 1950's



E. WALL (F.P.)  
 original cooking fireplace 25 1/2 h. x 5' + w.

ORIG. KIT



W. WALL → N

mod. cell. fin.



S. WALL → H

cem. fl.

41 of 52

KIT.

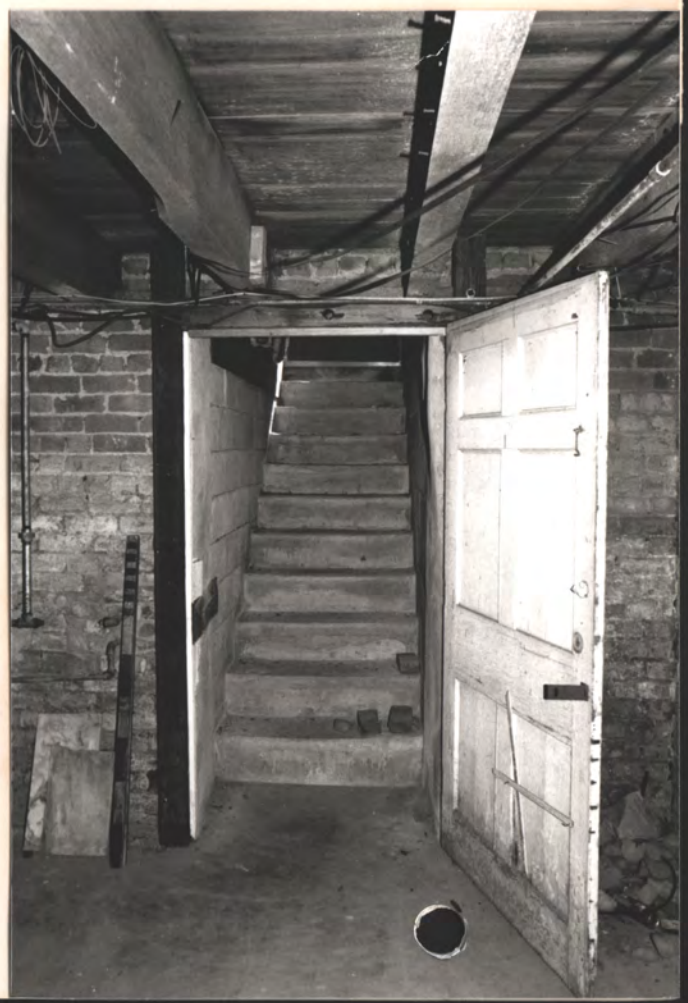


KIT

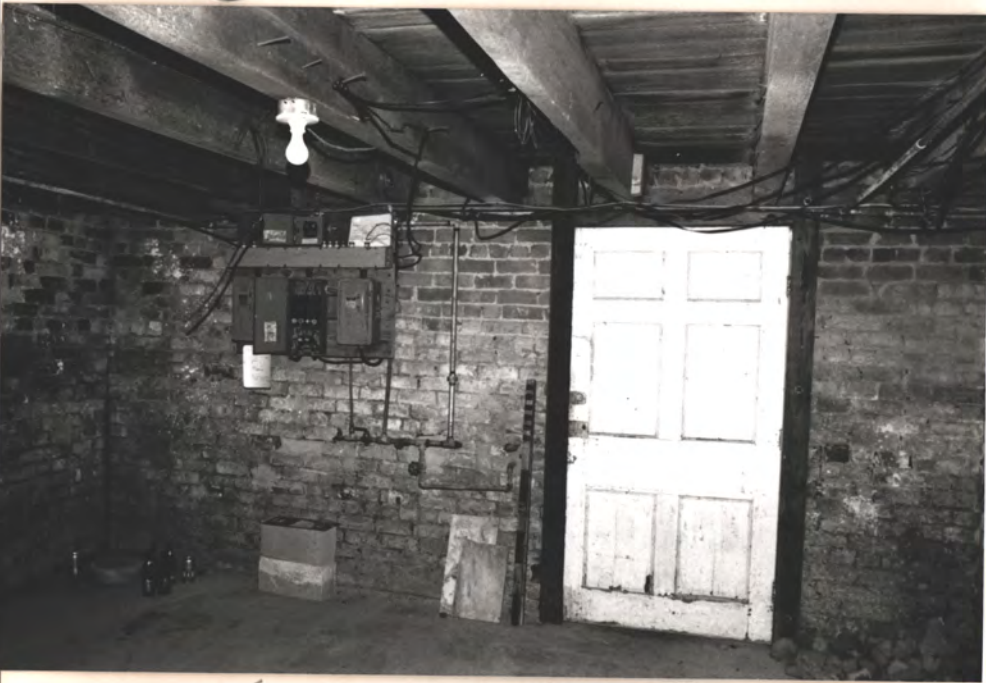


ORIG. COOKING FIREPLACE

BASEMENT  
 under rm. west of KIT. →





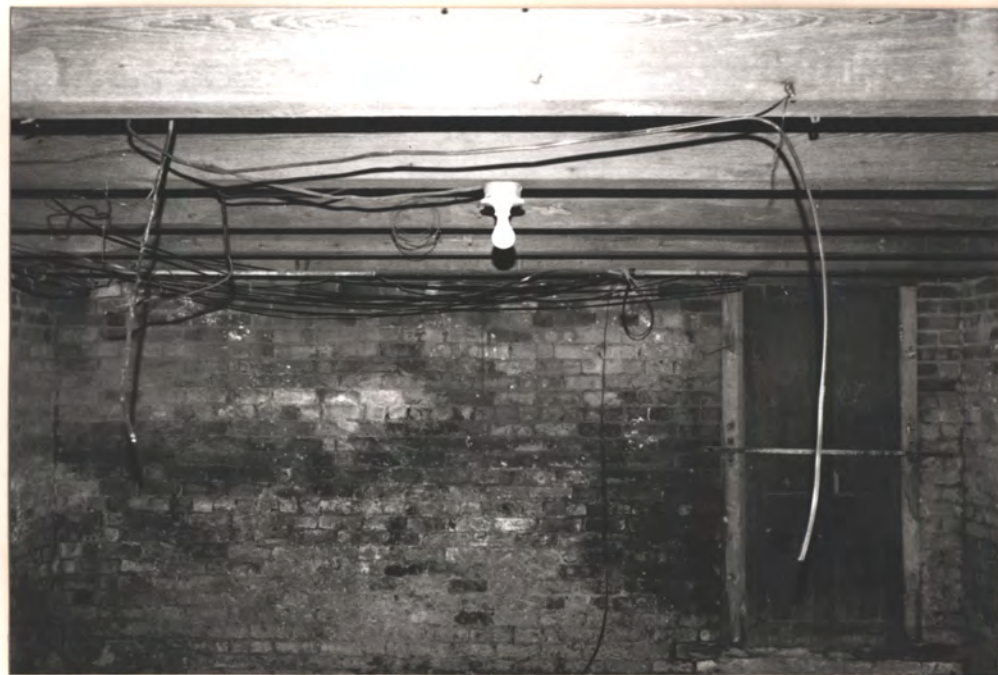


N ←

S. WALL

↑ door to 1950's  
S. "link" rm

BASMENT



W. WALL

→ N

↑ door to  
ext. steps  
in pent

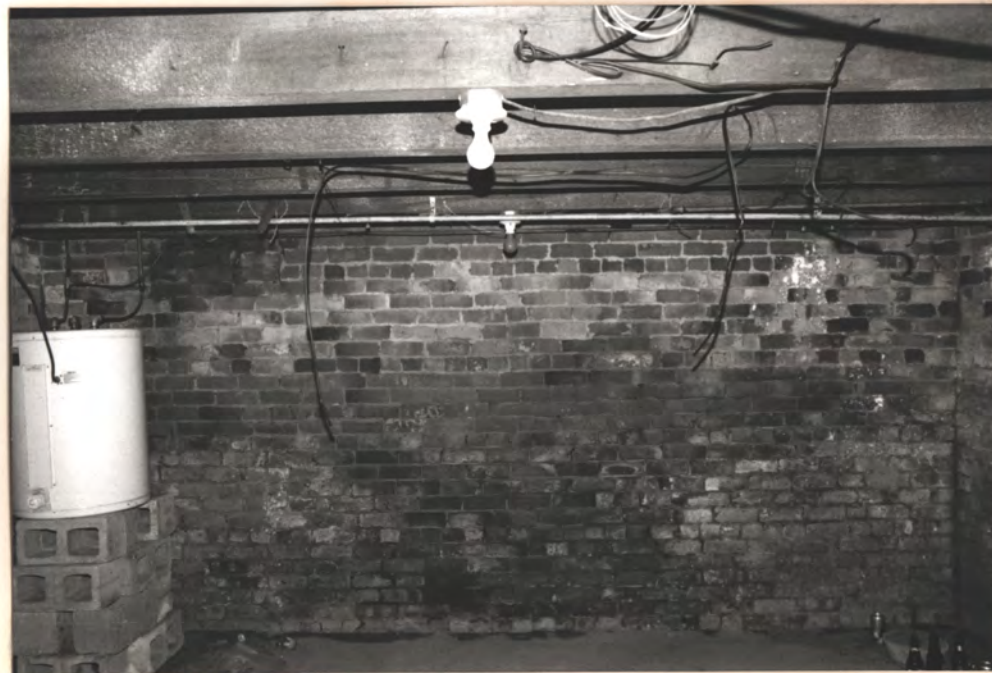


↖ door to steps front  
43 of 52

N. WALL

↖ N

note 2 vents



N ←

E. WALL





← N

Rm.  
WEST  
OF  
KIT.  
(orig.)



44





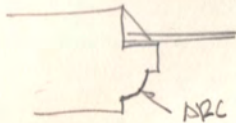


W ←

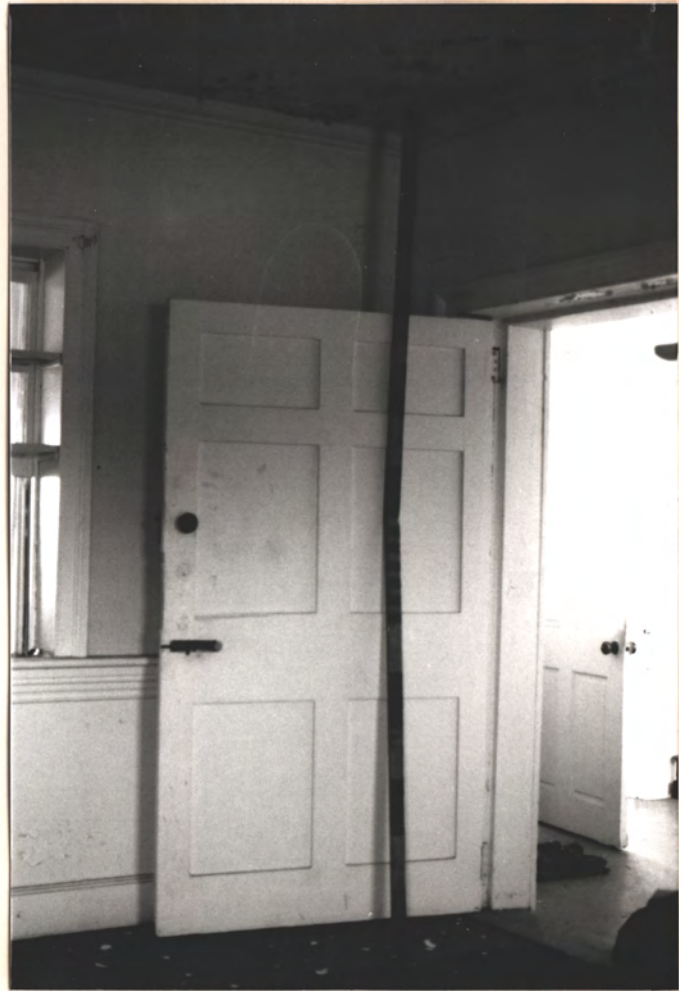


W ←

← this bottom sash only is Fed.  
 (S. wall, E sash, bottom half)



RM WEST OF KIT. (0216)



W ←

S.W. door to N. "link" Rm.





1/2



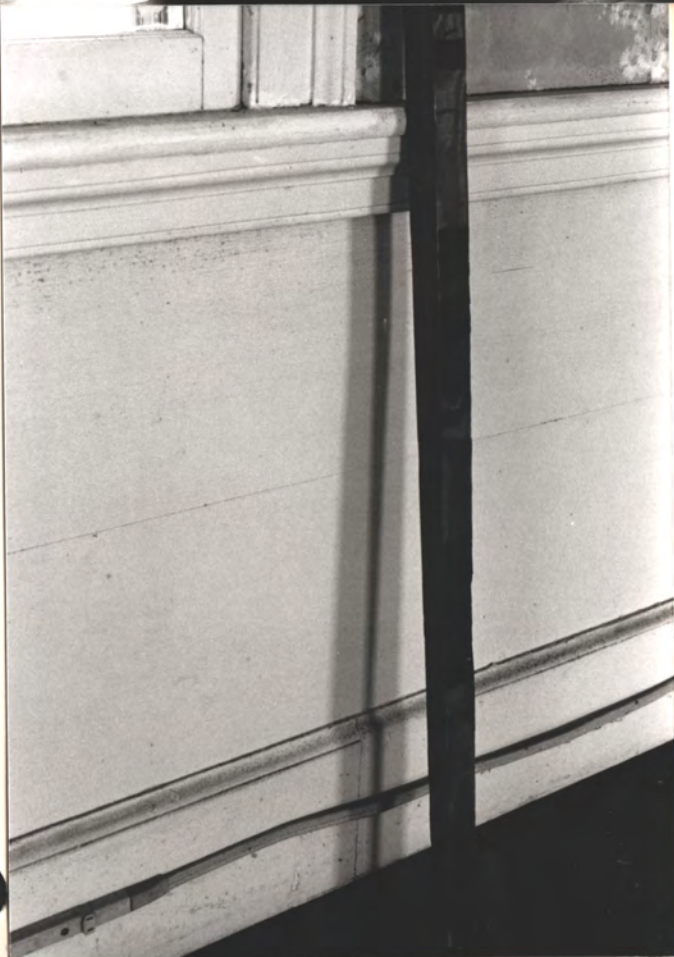
→ N

W. WALL

2ND FL  
W. RM.

See  
field  
notes

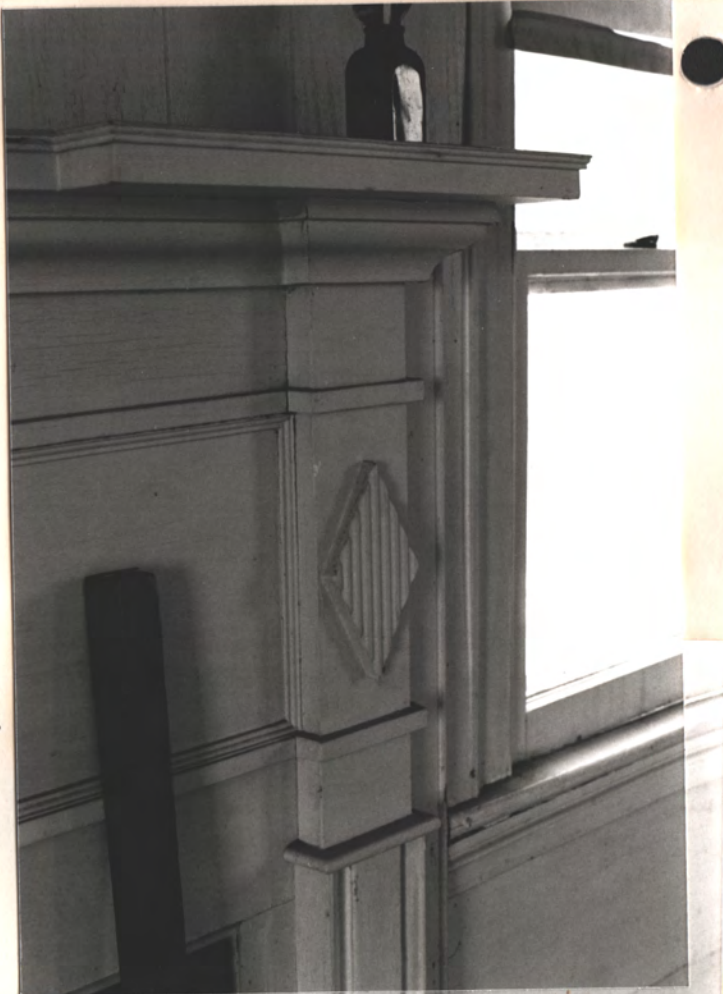
plank  
dado



N. Wall

↑ N





2ND FL.  
W. RM.

47 of 52

2ND FL.



2ND FL

FED  
TERM

5

mod sash



2ND FL  
W. RM

↖  
↗

Fed. look, but not  
"Carpenter" type

↙



No



No







N →

E. WALL



↖

S. WALL

2ND FL. E. RM.



A9 of 52

↖

N. WALL



W. WALL  
Mod. Closets (1950's?)

↖

N



mod.  
ply.

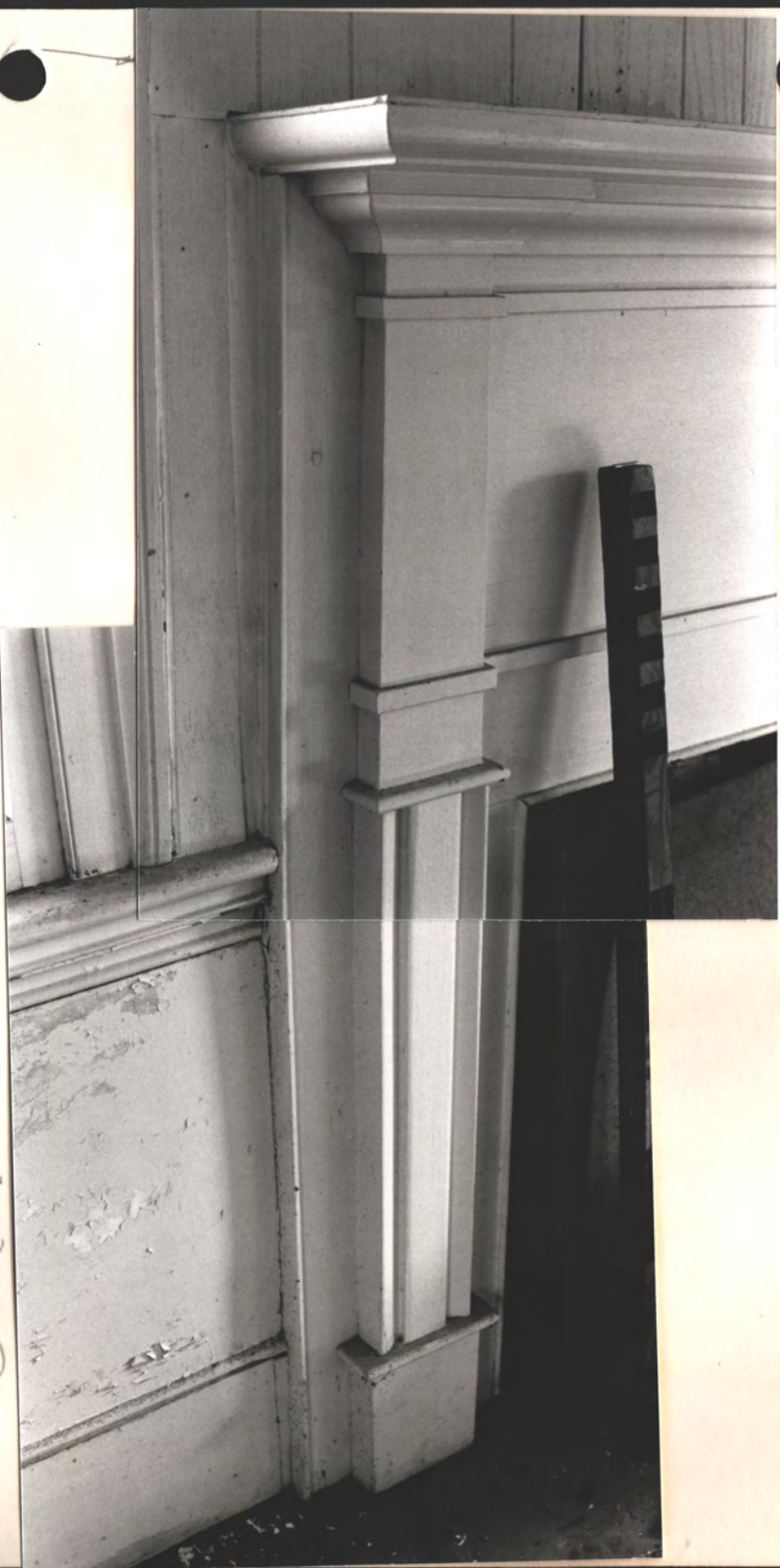


N →

2ND FL. E. RM.

N →

probably  
mod. gyp bd  
over plank  
dado (etc.)







↗ N



N ↖

orig deck etc

ATTIC

no evidence of valleys of postico roof removed.

↗ N



N ←







N ←

later props along S. wall



PN

← sash-saw marks (top Fed.)

CRAWL SPACE

hearth  
fram →

chim.  
masonry  
(typical.)  
NOT a "fireplace" →

N  
↓



N  
↓

52 of 52

photos Nov. '82 H.P. Mes, FALA  
c. 1840 Borders - Blackman Hk near Anniston (H)

(HABS)

ATTIC +  
CRAWL SP.



c. 1840 Borders-Blackman  
Hse (H.A.B.S.)  
n. of Anniston, Al.

"Restoration Prep. & Discovery"  
photos - March 1990 H.B. Jones  
Jones & Herrin, Restn. Arch.  
Compare w/ 1989 pre-restn.  
photos  
Dr. George Gibbins, Owner

Portico = original, except  
pitched roof is an early mod.  
(was flat)



R corr steps = c. 1950's. Fl. + rail + col = c. 1840  
SLOPED ROOF c. 1850's



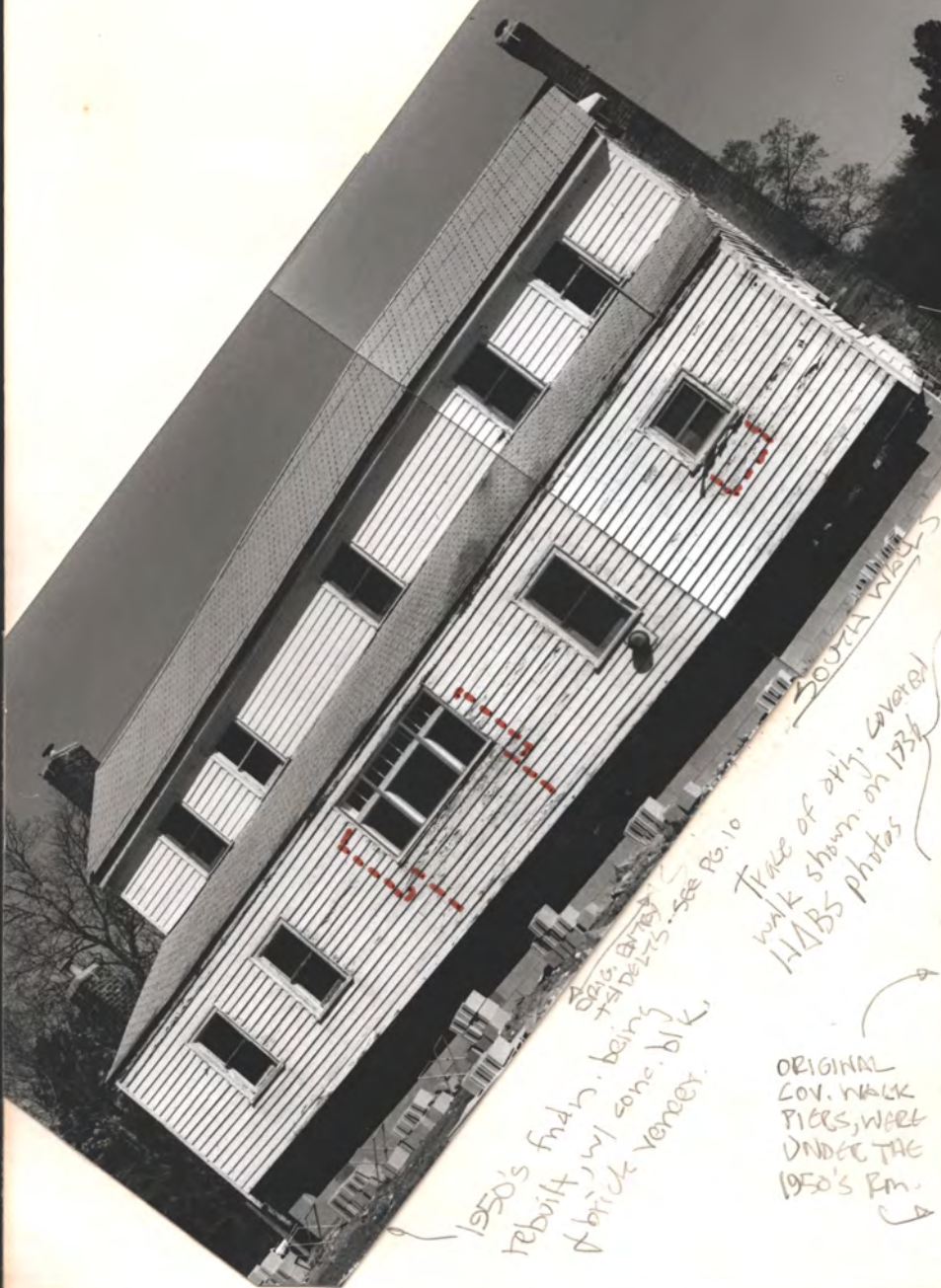




S.S.



1950's connecting  
fm, removed  
paint on brick = 1950's



1950's finish being  
rebuilt w/ some blk  
& brick veneer.  
SAYS BRICK  
TIE BELTS - see Pg. 10  
SOURCE: WALK  
Trace of old, covered  
walk shown on 1934  
HABS photos  
ORIGINAL  
COV. WALK  
PIERS, WERE  
UNDER THE  
1950'S FM.



N  
Z





→ N



→ N



→ see WABS photos  
for step-gables,  
removed c. 1950



↑  
c. 1950's  
S. S. Kit/Din.  
note bricked up vent  
sawn open to bsmt.





Big cornice end - cap of the original c. 1840 covered walk to the kit. Found in crowd sp. of base. This exactly fits a paint outline by the west door of the kit. bldg., next to the D.P. Chim., This piece would have been the S.E. eave-cap; the only cornice-end exposed on the walk roof. Note faint traces of white paint



Heavily rotted (red.) Fram. under portico fl. → N



Note: The pent was added, but was an early addn

↓  
PENT ENTRY TO BSMNT. GONS. SEE HABS + 1980 photos



E. Chimney, Main Use, bad tech. cond. (bowed out)



Wet



N. Fa. of KTT.

↑ pent removed by G.G.

↳ BASEMENT VENT GRILLE (WOOD) (IRON = MODERN)

↳ OUTSIDE  
↳ INSIDE



↓ N

↑ N

↑ N

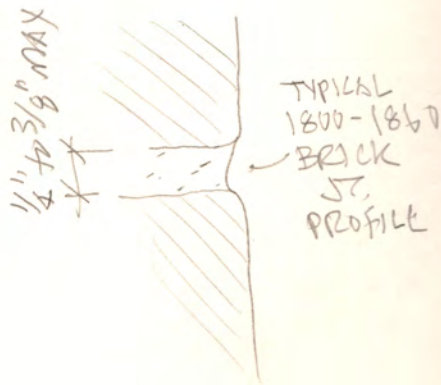
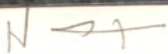
Stairs up to pent (gone) from Bsmnt





Brick that was under  
the pent roof & protected  
from weather.

Note the "periced" joints  
( $\pm 1/4"$  white paint stripes on  
jts) = typical of 1800-1860  
(Most has weathered off, but  
can usually be found under  
roof eaves etc)







KIT,  
"ATTIC"



Note heavy soot. The Kit,  
apparently never had a coil,  
until the 20th c.



KIT's fl. brick, used as infill to  
build the modern steps at the portico.  
Apparently removed in the 20th c.

KIT fl. was  $\pm 2''$  core on south  
in 1989.





N  
4



Portico attic.

All framing is thick  
& pit-sawn or sash-sawn  
indicating early 19th cent.

N  
A However, this was originally  
a flat deck (see opp. pg. 9  
for painted clay bed in attic).

Therefore the pitched roof  
was apparently put on within  
5 to 15 years of the house's  
constr. Flat roof probably  
leaked.

Also see door indicating  
this was a deck originally  
(pg. 2)

102



c.1845-65 framing & decking at slope  
 ↘



Door, originally an access  
 to the deck over the porch  
 ↘

↖ N

↖ N

Clapboards put over the  
 door to the deck  
 ↘



End of hall  
 N. Wall  
 Clapboards put over door  
 to c.1840 deck above porch.  
 (Bottom ± 30" in attic to open)

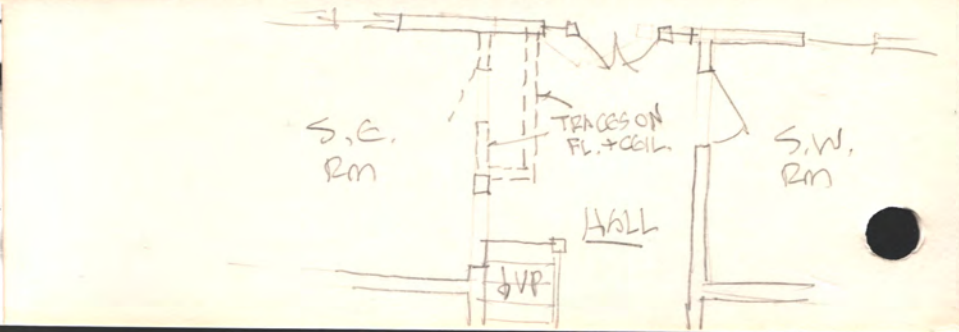
↖ N

↖ N



↘

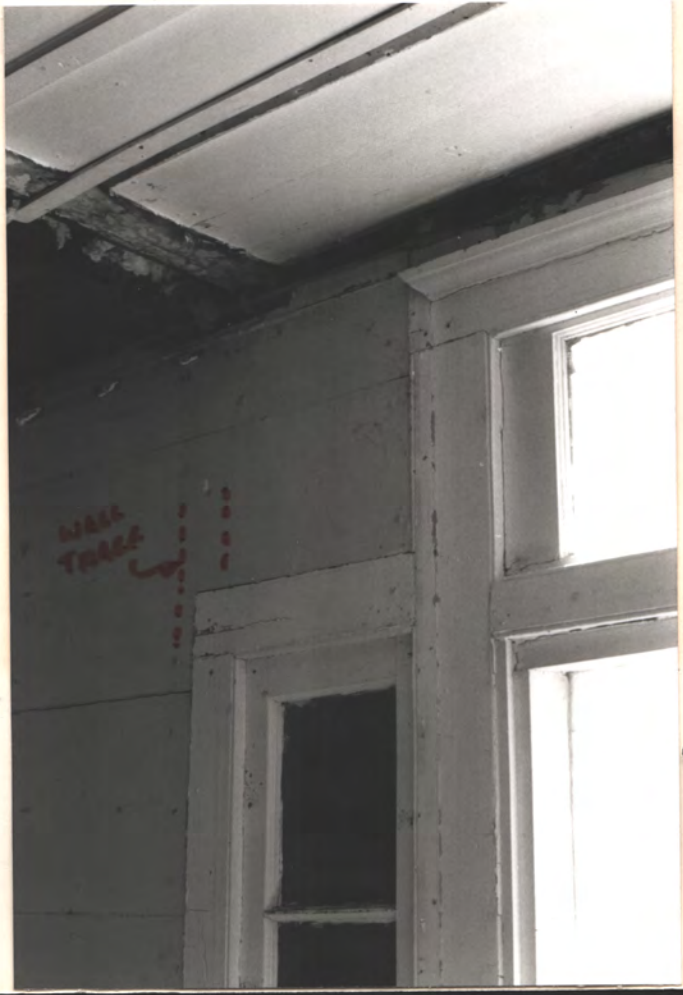




batters are moderns (c.1950's)



---  
T  
WALL  
TRACES  
↓  
---  
---



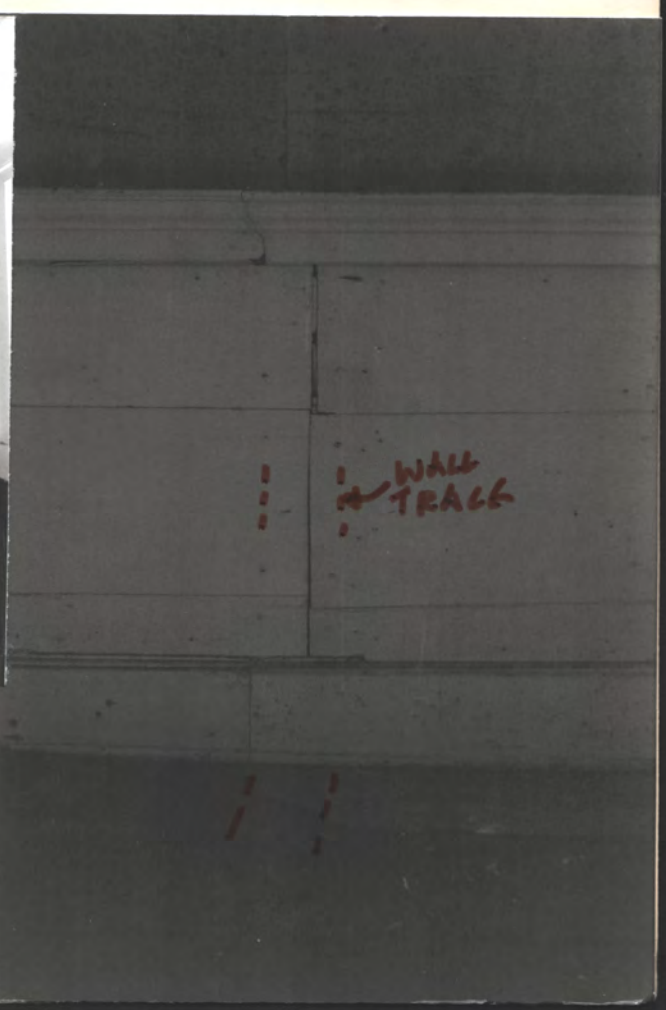


These bitterns were put on when the rock-wool  
 insul. was blown into the shed-rm attic,  
 probably 1950's. Moisture condensed in the insul.  
 ↓ bowed these ceil. boards. When insul. is not  
 above bd. cell. the boards aren't bowed.

MISSING MOULD



→ N  
 ← CLOSET REMOVED c. 1950's  
 ORIGINAL (steps are finished on this edge)  
 N. door at SE, Rm, → N.E. Rm.



← N  
 --- CLOS. REMOVED c. 1950's ---

Wall trace just east  
 of rear entry sidelit,  
 about 18".



← trace of c.1840 class.



↖ N

→ N



↑ patch where a hat-peg bd. originally was, based on the c.1830 Kelly Hse in Hsv.



↑ DOOR TO SW. RM

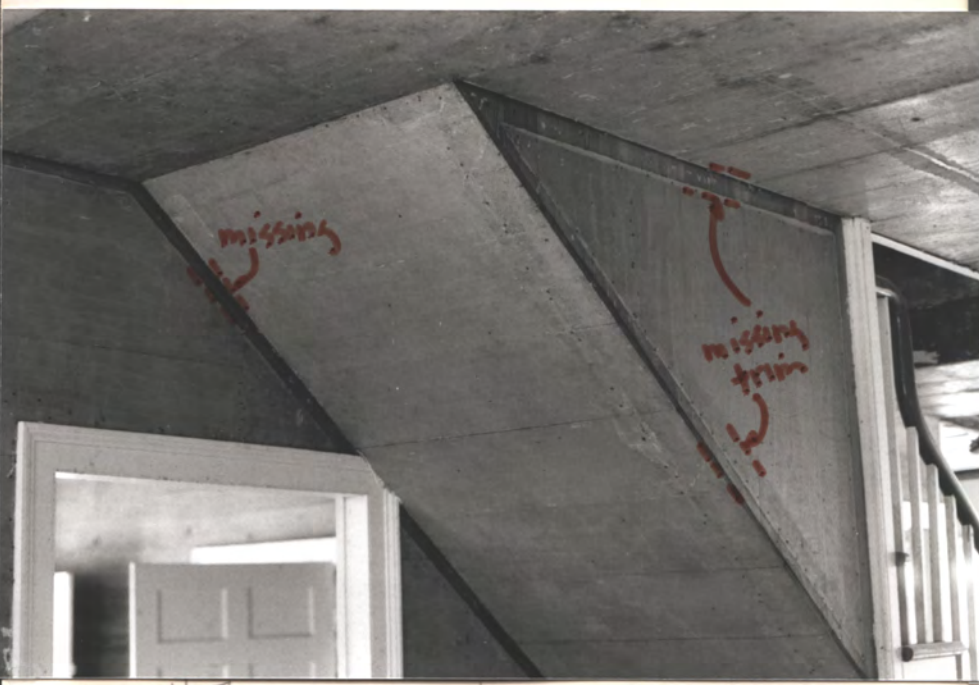
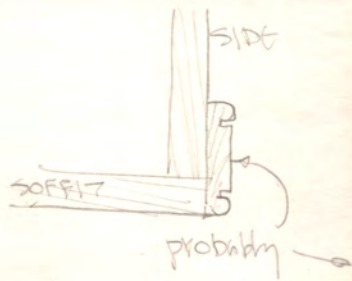
c.1950's added wall for closet (see 1989 photos)

→ N

← finished stair edge proves this door was here originally. Is a Fort. Per. door

→ N





W →

N →

missing mould



Front entry N →



1st fl SW Rm.  
Hand-split lath

N →



MISSING ORIG.  
MOULD (COPPER)



WEST WALL →



← EAST WALL



see rt. 2

S. WALL

1ST FL.  
N.E. RM



WALL BDS. (PINE) - S. WALL

14



dl

2ND FL  
EAST



2ND FL  
WEST

140



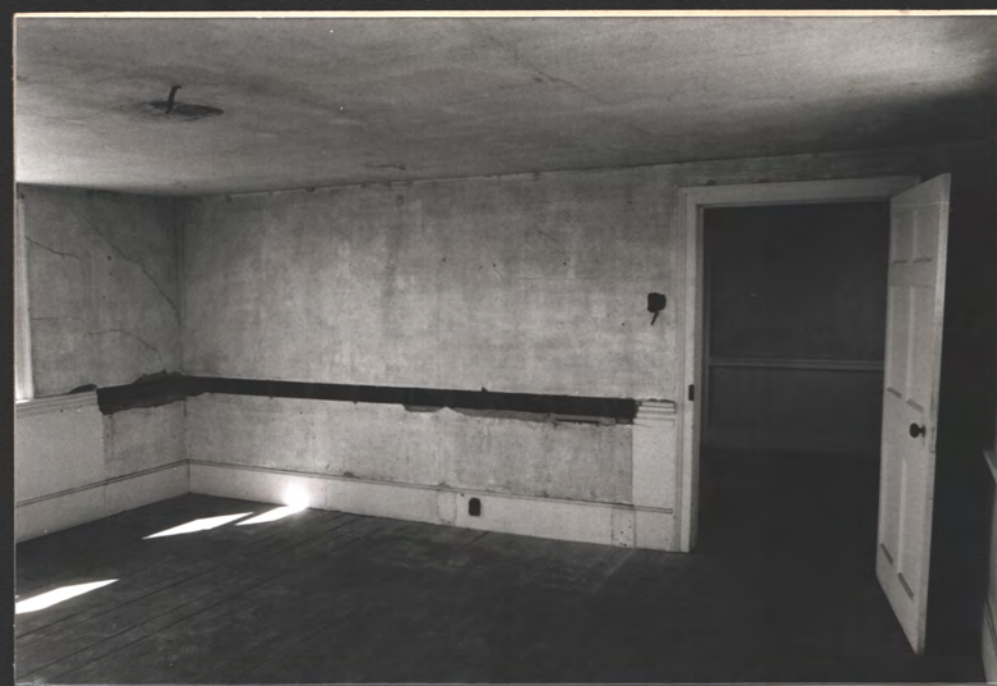
1ST FL. N.W.

1ST FL.  
S.W.

ORIG. HEARTAS  
(thin com was over)

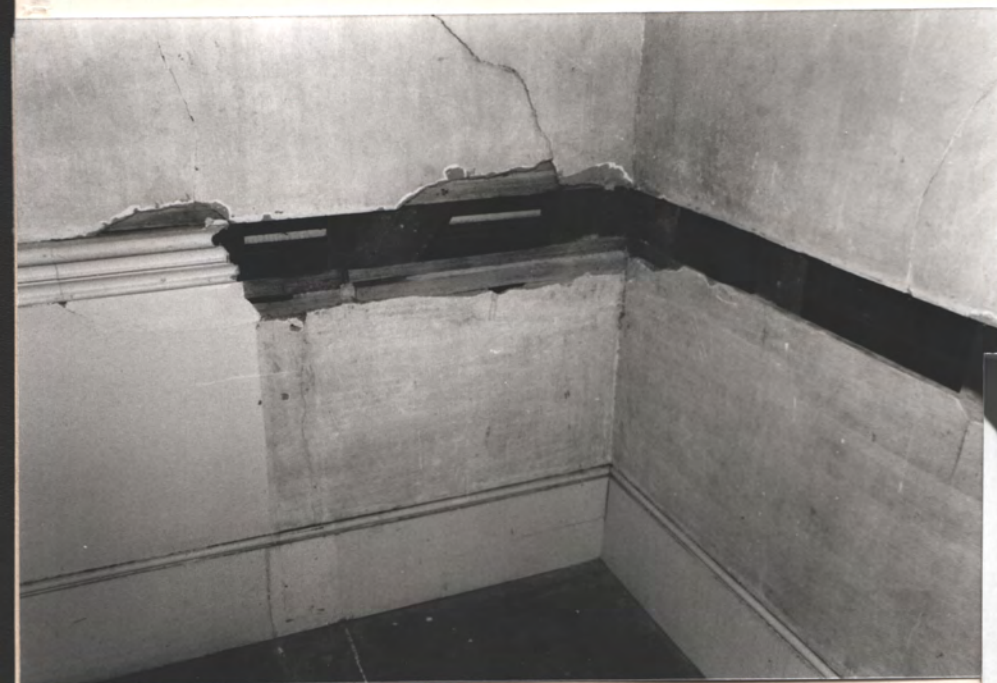
15





→ N

EAST RM  
(modern c. 1950's closet removed)  
Chair rail removed in 1950's.



→ N

E. RM,  
S.W.  
CORNER

2ND FL



16

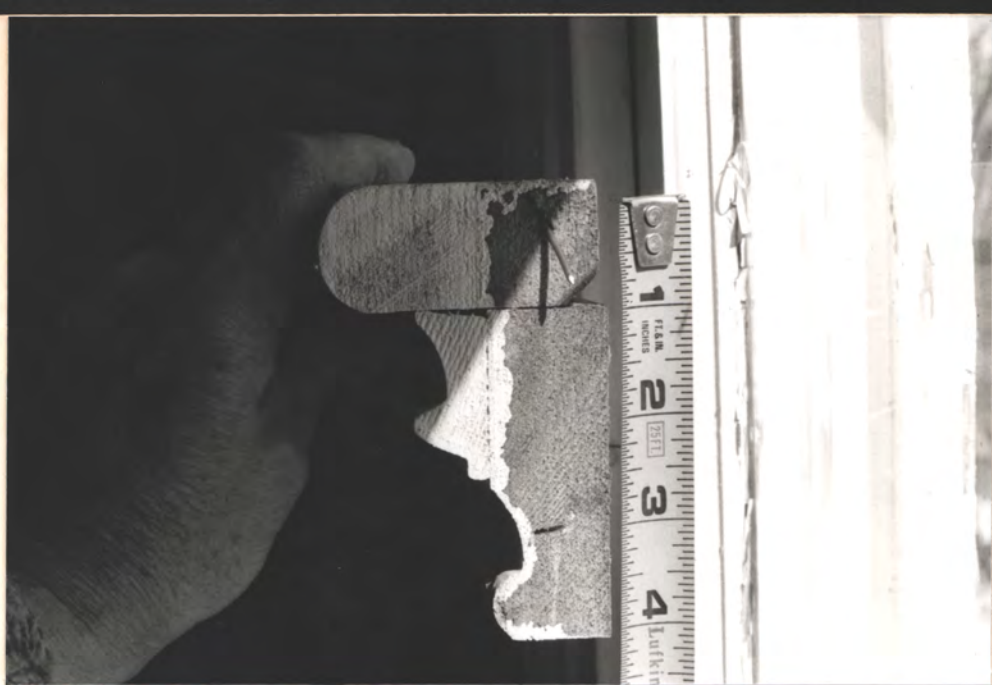
→ N WEST RM (mod. clos. gone)



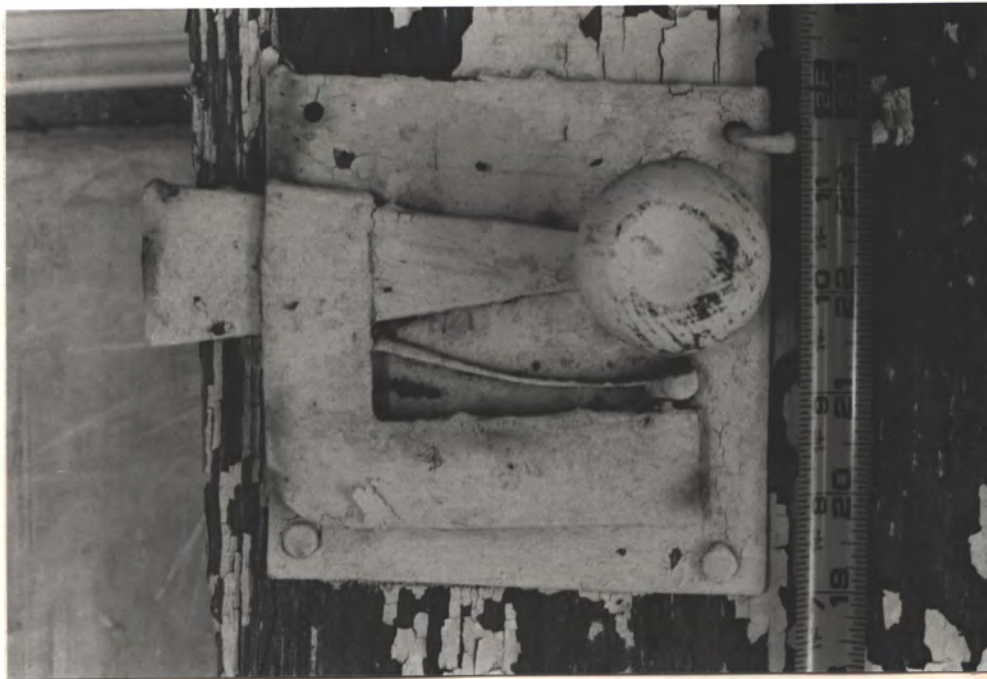
STAIR TO ATTIC ↓ N



loose c. 1840 chair rail  
 piece that was removed  
 when the c. 1950's closets  
 were installed in the  
 2nd fl. rooms



BACK  
 (inside)



"STOCK LOCK"  
 (metal parts mtd. in a  
 wooden "stock" block).  
 Was on the basement  
 pent. door. Is an early  
 19th. c. type. Helps  
 indicate the pent was early

FRONT  
 (outside)

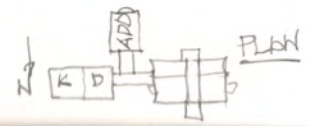




Restoration Progress - March 1991  
 24th, Avon (1430) + 143 photos  
 Fed. Board - Blackburn Hwy, N.A.S.'s; Anniston  
 1045) Dr. George & Susan Gibbins, owners



Rebuilt orig. crow-step parapet gables



glazed walk is recreated Fed Period open cov. walk (widened). Glass to be cov. w/ lattice  
 Wide front overhang is not per hist. evidence



Kit/Din

↖





NR

2nd fl. addn is bath  
Porch = ± per HABS.  
(w/ temporary steps)

1991 Addn (Family Rm)



NR

Addn

KIT (porch design  
conjectured)





West Parlor. Note traces of missing decor. elements (side oval = sunburst, probably)

→ N

N ↘



Looking E. to Din. Rm. thru new gallery

↓

to W  
to S

Replian E. Parlor mantel. Urged owner to restore the ORIGINAL N ←



Replian ↘

N ↘







Fl. 2 W. BR



Fl. 2 EAST BR



Fl. 2  
West  
BR,  
look

N →

A



S.W. BR., Fl. 1

→ N





5 of 5

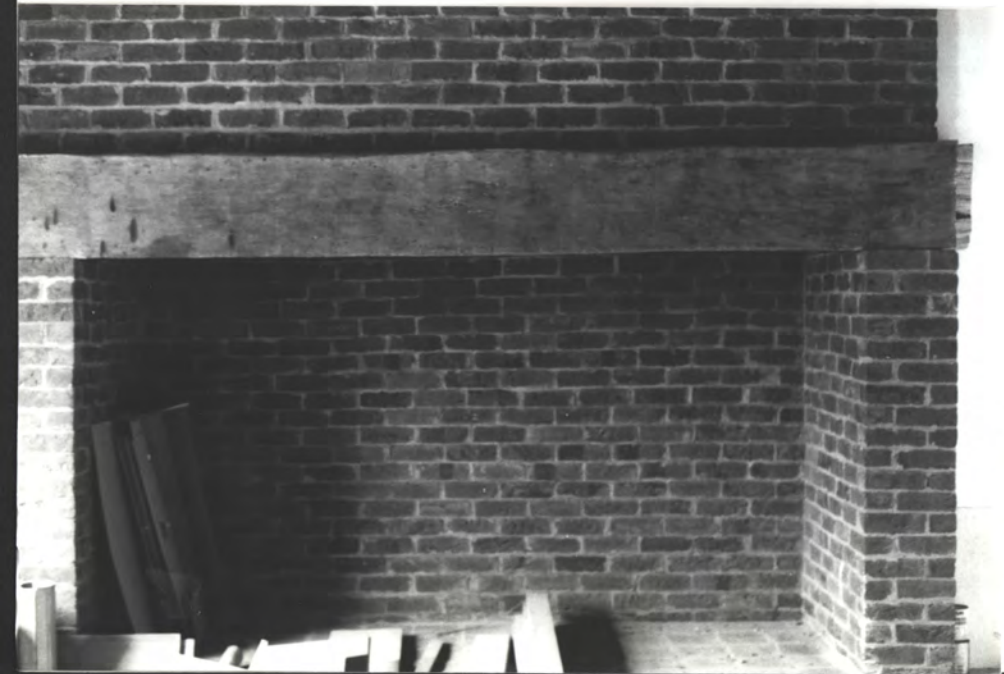
new  
gallery → East Parlor

Din. Rm

→ N



Kitchen (Family Rm) NW



Kitchen  
fireplace  
± 5' h x 9' w

N  
↓



0191

brick step-gables put back on  
kit bldg. per 1930's HABS photos

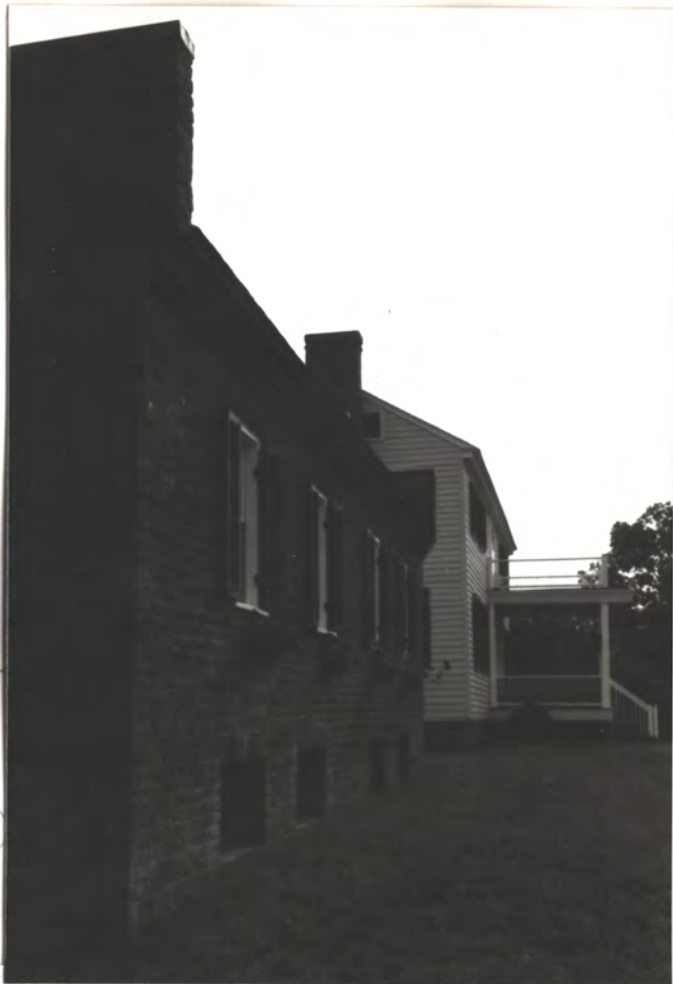


N.  
FRONT



c.1840 Borders - Blackman Hse, Anniston, AL (HABS)  
after restoration in 1990 by Jones & Kerrin, Arch.  
Harrie P. Jones, FARA, Huntsville, AL  
Owner - Dr. George Gibbins, Anniston  
Photos H. Jones, June 1993

Galler/HABS PHOTOS  
by green



6/6 of 9/9 photos put back per 1930's HABS photos  
Also blinds put back per HABS if a few swimmers found in barn.  
Vinyl siding removed.





Owner  
left dark  
controversy  
on =  
not original  
front  
correct

As



Gallery put back per 1930's  
H&B photos, w/ plate of behind  
later gable removed from  
porch per 5th  
evidence



2

South  
Rear  
\*1990 addn\*  
(J&A, Arch)  
= Den  
K.H.  
(orig)



West  
Side



3 of 10

1990 bath  
addn, to be  
inconspicuous &  
not change into  
historic rooms

South rear  
stoop,  
original w/ Fed.  
details



1990  
brick  
terrace

1990 BATH



Gray-green glazed ceramic 2"  $\phi$  (I.D.) water line  
mentioned in Border's memoirs. Ran  $\pm 1/4$  mile  
from spring on hill to the north. It's section  
w/ lime mortar. Date? probably 1840-1860

Water  
line  
1840-1860

1990 ADD (D.H.)

N  
W 657  
SIDE







1990 Den ← \* Orig. Din./Kitch  
 (WPA Arch.-H) → Outbdy.



1990 Den ← \* Orig. Din./Kitch →  
 Step-gather rebuilt  
 per 1930's HABS photos

72

4



50810



Entry hall, looking S. to rear entry NW



Stair  
NW



Entry hall, looking N. to front entry NW



Board Ceil. in entry. Note jack-plane marks





Fl. 1 N.W. →  
Bedroom



↙



Fl. 1 N.E. Parlor  
This mantel is  
a replica of the  
original. Owner  
apparently  
discarded the  
original because  
it had some  
minor damage!  
(against wiring  
of H.S.)



2/10/12



S.W. "Shel" rm., fl. 1



Mural replica, fl. 1 N.E. Porch

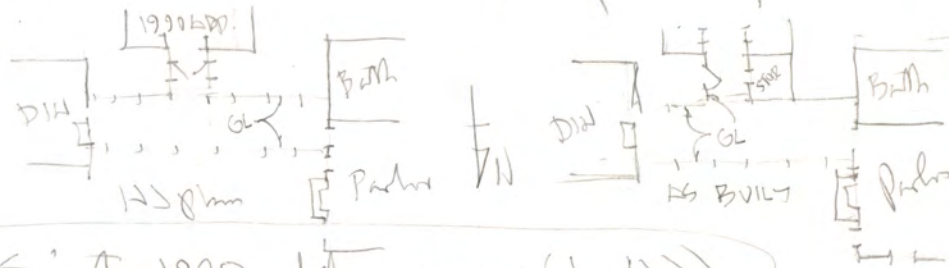






H →

1990 Link passage. N. front is replica of the open roofed passage shown in the 1936 H.D.B.S. photos, except this is wider ( $\pm 8'$  vs.  $\pm 6'$ ) & glazed behind the rail (see art. photos & H.D.B.S. photos), & is enclosed on the back side, not per H.D. plans.



Looking S. into 1990 addition room (by AD) from the link - passage



60



90612



DIN. (in sep. brick Kt bldg) → N



Kt → S.F.P.



DIN → N



Kt. cooking fireplace ± 5' h., ± 9' w.





Fl. 2 hall

N ↙  
1990 bath  
added in shed  
(see ext. photos)



Fl. 2 W.  
bed chamber



Fl. 2 East  
bed chamber