

M. My Wright - "The Flying Carpet" Shop
 Savannah Hwy
 Florence, AL 35630 (1993)



→ N

Asbestos shingle replacement
 1988 by J & H - HJ
 Acoustic color research
 on ext. performed by J & H
 & Frank Walsh, color researcher
 in 1987-88 (off-white, not blue)

← design of dormers
 is conjectural (too fancy)
 - by Doug Fuller

Karsner - Kennedy Hse
 Florence
 1828

Restored 1970's by
 Doug Fuller arch. (Decorative)

photo May '85 HJ

↳ too fancy - Doug Fuller design



NR

All this is conjectural. →
 No basis
 "Too fancy" in my opinion

lot 7



KARSNER -
 KENNEDY
 c. 1825 Florence



→ N

Before restor. in 1970's by Doug Fuller, Arch., Decatur/Hantsell
 "bungalow" remodel, 1920's
 note that the 1825 brick wall is bulged by this time



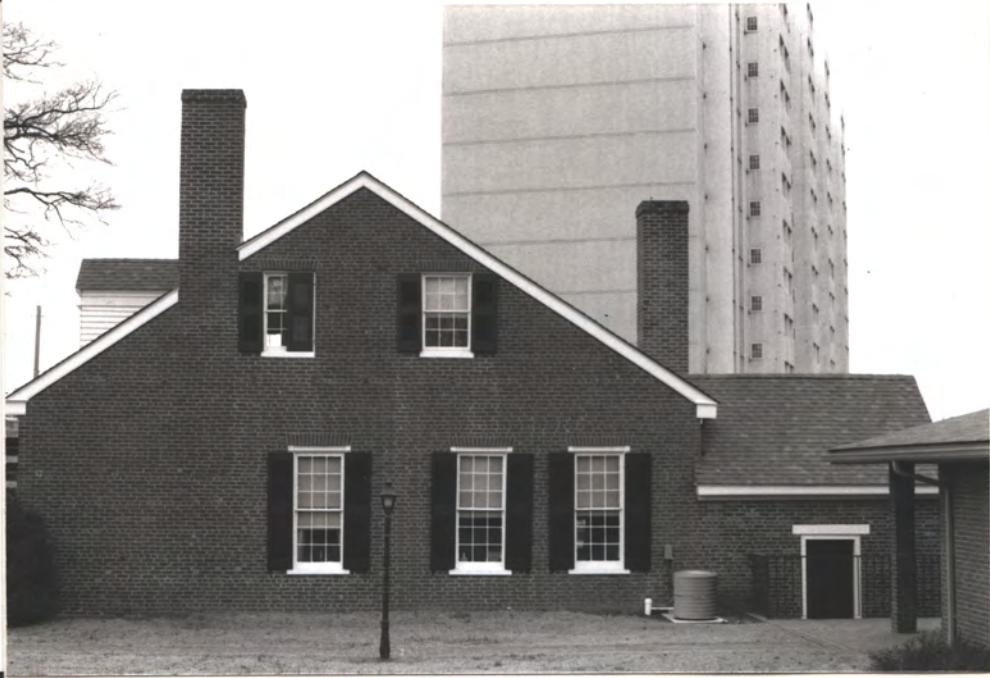
→ N

Entry

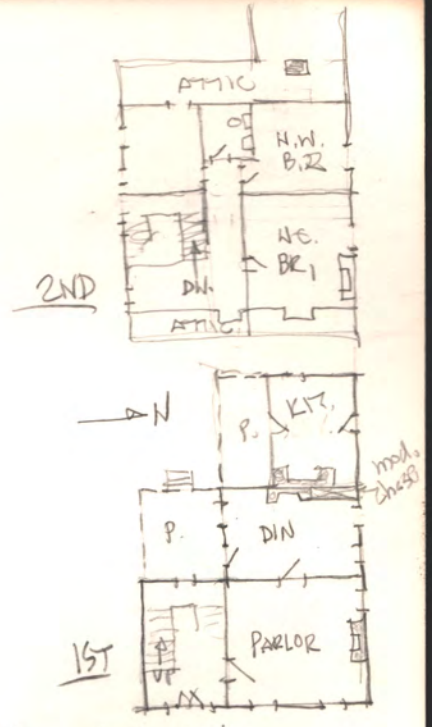


→ N

Karsner - p. 2-7 photos Jan. 1989 H. Jones

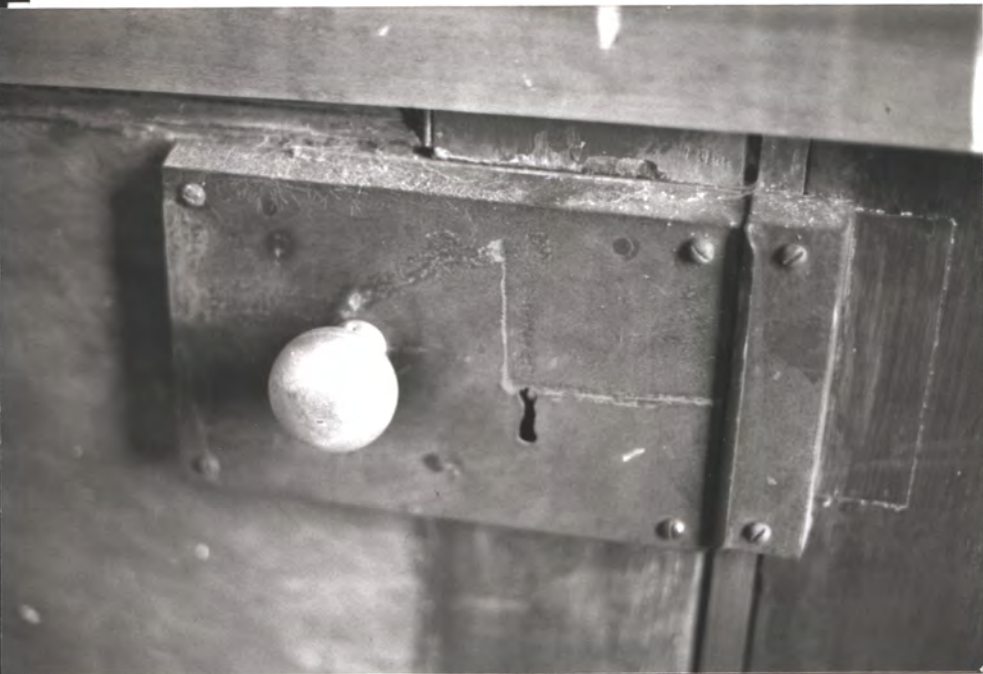


low-rent apts - 1960's & 70's



c. 1950's Florence Hous. Auth. Office

N



Entry Rimlock N ←

Graining = 1970's, not good N ←

3 of 7 Karover

Entry



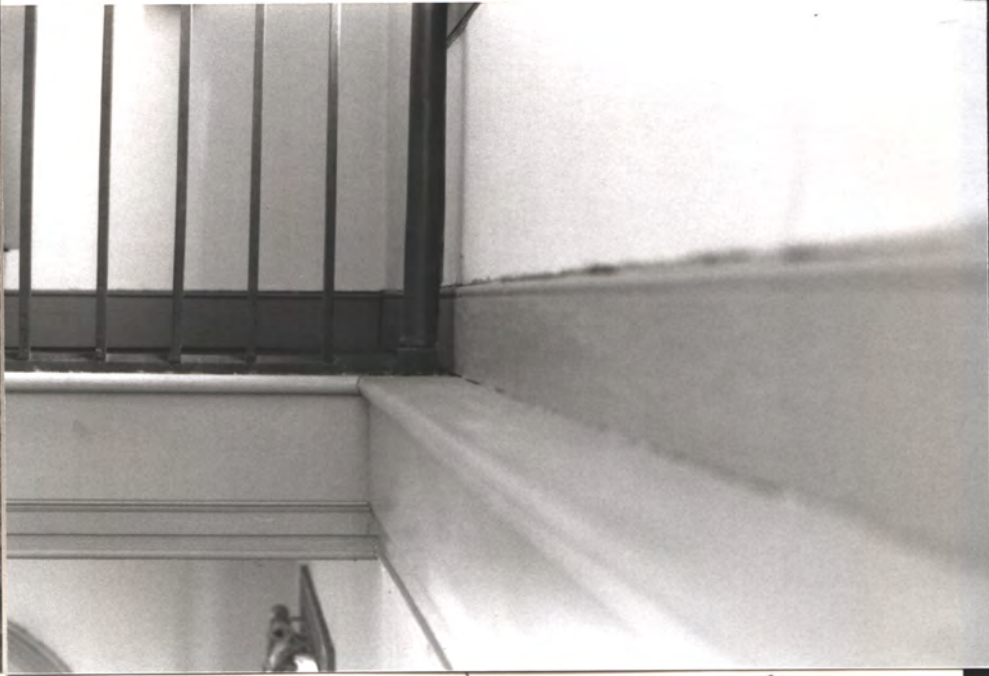


±3"±4" belly in S. wall ±4" above FL.

N →

→ N

GAP
XX



2ND FL.
STAIR LND.

N ←

NO GAP →

← N



1 1/2" ± GAP DUE TO WALL
MOVING (BELLING) SOUTH
STAIR BASE

STAIR



AN 2nd fl. front room mantel.
 "Surround" should be plastered.
 Handls pattern not correct



2nd fl. railing → W



Skirt
 ↓
 W



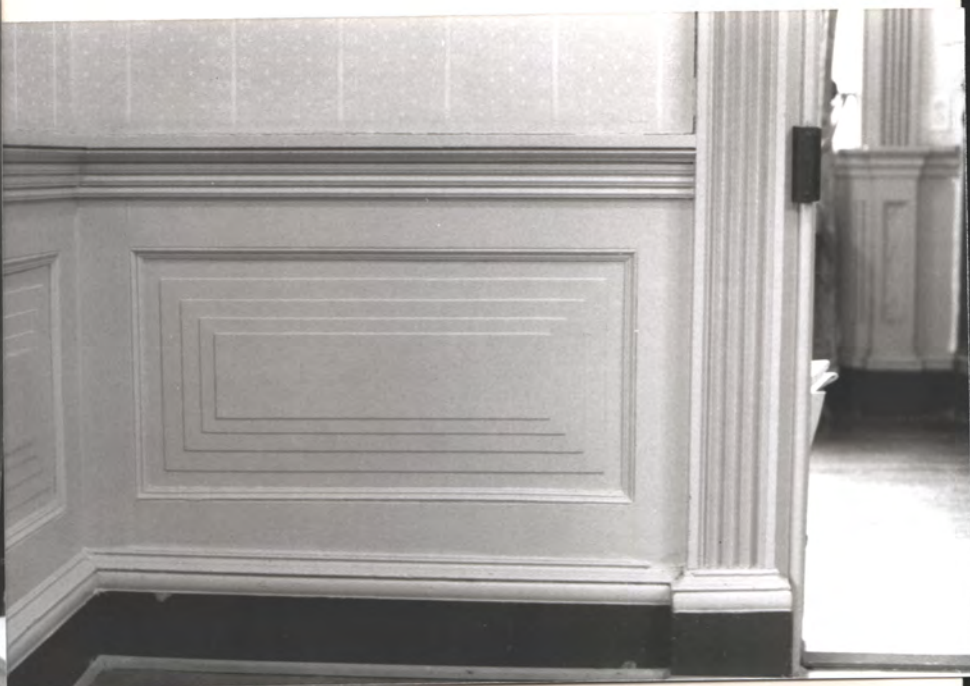
Skirt
 ↓
 W

5077 Karsner

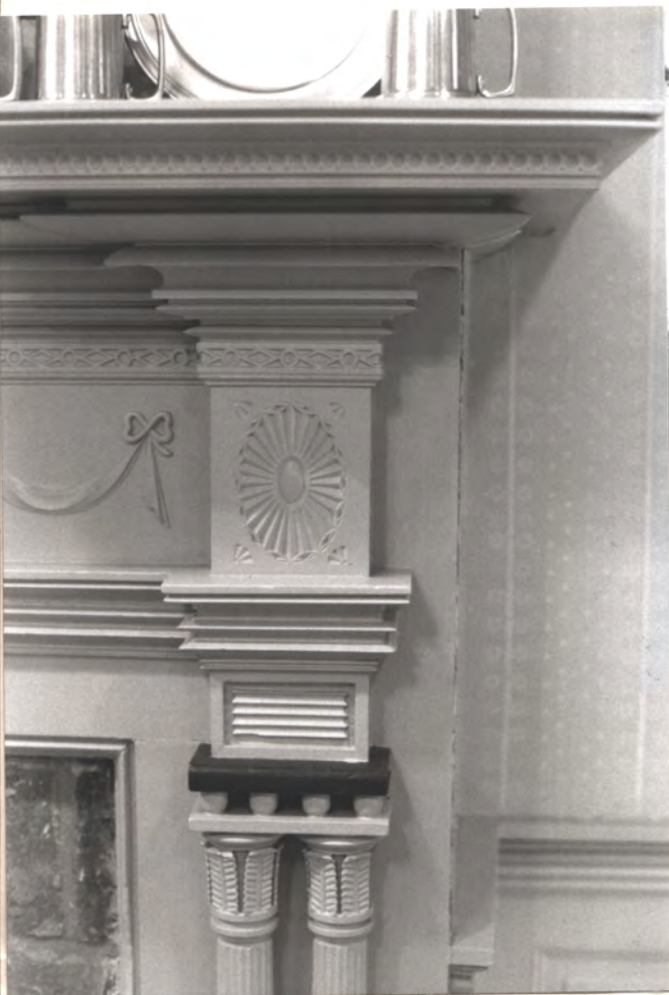


↖ NW ENTRY beyond

↑ 1970's poor graining




Parlor wainscot ↘ NW



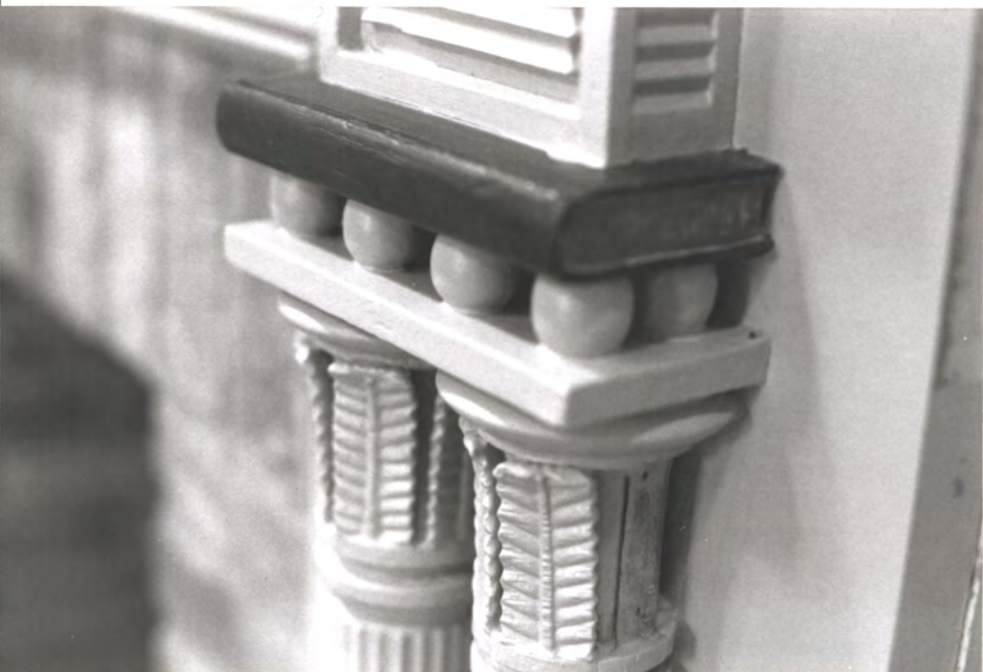
↖ NW

↘ N

Parlor Mantel
 (very nice)
 "Surround" should be plastered.
 Herring pattern not correct
 Should be → 



φN



↖ N

← "BIBLE" + "CANNONBALLS" = { GOD + STRENGTH (INDEPENDENCE) }

Saw a Fed. mantel in a Tr. house near Columbia that had same motif - 12J-6.1986

Parlor Mantel

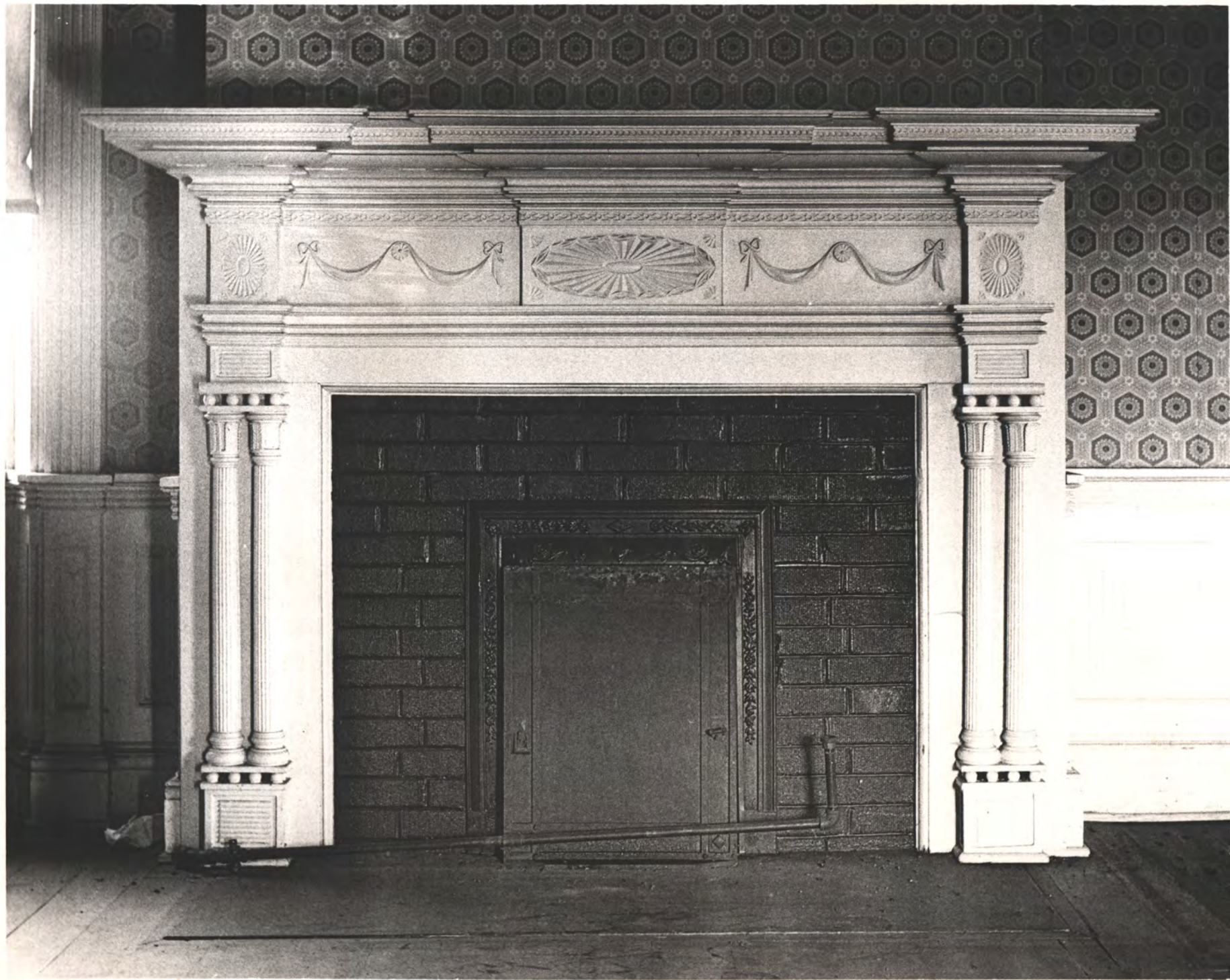
7 of 7 Karver - 1820's - Florence, AL



Kayama - Kennedy House, 1829

c. 1960 photo, entry - 19 N

1 of 3



Spaced bricks = later, probably 20th c. Would have been plaster, originally

2013
c. 1960 photo - 1st Fl. N.E. (garbor)

c. 1926 Knickerbocker House, Havana

later vic. coat-grate



c. 1960 photo - c. 1828 Karamel - Kennedy Hse, Florence, Al. 2nd fl. hall, looking into N.E. rm. 3083

JONES & HERRIN
Architecture/Interior Design

February 24, 1988

Mr. Frank S. Welsh
Historic Paint Color Consultant
859 Lancaster Avenue
Bryn Mawr, PA 19010


Re: 1825 Karsner House, Florence, AL / A87060

Dear Mr. Welsh:

I appreciate your work on the Karsner house. What you found appears to match what I saw on an original sash in May 1987 (copy attached), since re-installed in the house.

Please send to Mr. Tyree at the address below a set of the two Munsell chips, or the Benjamin Moore chip and bill them for it. Also please send directly to Mr. Tyree the two wood components you have.

Thanks for your help,



Harvie P. Jones, FAIA
HPJ/sm

copy: Mr. Karl Tyree, Jr.
Executive Director
Florence Housing Authority
303 N. Pine St.
Florence, AL 35630

File



Frank S. Welsh
Historic Paint Color Consultant

859 Lancaster Avenue · Bryn Mawr · Pennsylvania · 19010 Telephone (215) 525-3564

February 3, 1988

Mr. Harvie P. Jones, FAIA
Jones & Herrin
104 Jefferson Street
Huntsville, Alabama 35801

Re: 1825 Karsner House, Florence, Alabama

Dear Mr. Jones:

Please pardon the delay in getting to your 3 new samples from the Karsner House. Two of them did have good original paint evidence on them. They are:

1. Front door molding
2. Fan light at front door.

Both features were originally painted with two coats of white, white lead-in-oil paint. The color, matched to the Munsell system of color notation, is (5 Y 9/0.5). This is midway between the regularly produced standards of 5 Y 9/1 and N 9.0/. In the Benjamin Moore color system, it is O.W.-6. Both features have many more layers of white paint above the original which helps to show the consistent use of the same color.

Please let me know if you have any questions. Thank you for your interest.

Sincerely,

Frank S. Welsh

FSW/hc



← 1970's
Cam. - asbestos
shingles replaced w/
"GAF Timberline"
compo shingles, seen here.

← original paint color
restored (pale gray-white)
per Frank Walsh analysis,
+ HJ samplings + microscope.

photo Dec '88 by Arthur (Sonny) Howard, AIA
after paint & roof work by J & W - H. Jones

JONES & HERRIN

Architecture/Interior Design

February 24, 1988

Karl T. Tyree, Jr.
Executive Director
Florence Housing Authority
303 North Pine Street
Florence, AL 35630

Re: Karsner Kennedy House / A87060

Dear Karl:

Attached is the paint analysis dated February 3, 1988 from Frank Welsh, and a copy of my letter of February 23 to him.

pale gray off-white →
This seems to give you what you need to restore the exterior colors. Note that Mr. Welsh's findings correspond to mine of May 27, 1987. This gives you three different locations on the house where the exterior trim color corresponds, which should be reasonable proof.

On the blinds, I suggest you duplicate the dark green documented color on Belle Mont. Mr. Craig, or Mr. Wilson (painter) has the formula for this color and I'm sure would make it available to you.

The entry door should probably be dark brown to suggest wood-graining, which was a common treatment for even exterior doors in this period.

Please let me know if I can be of further help.

Respectfully,



Harvie P. Jones, FAIA
HPJ/sm

copy: ~~file~~ (letter & paint analysis)

JONES & HERRIN

Architecture/Interior Design

01-16-89

Mr. Karl Tyree
Executive Director
Florence Housing Authority
303 N. Pine Street
Florence, Al. 35630

Re: Karsner House, Project No. 87060

Dear Karl:

Attached is a sketch of what appears to be happening to the Karsner House south wall, based on the evidence so far. Further investigation may add to or change this supposition.

We recommend the following procedures:

1. Test the soil to determine the extent and condition of soil that may need strengthening.
2. Stabilize the soil as needed, either by injecting cement under pressure, or by sectional insertion of a spread footing or reinforced concrete, whichever is cheaper and safer. If the latter method is used the wall would have to be well-braced during construction and might still involve more risk of collapse or settlement-cracking during the work. To be safe, the wall should also be braced during soil injection grouting and wall-void grouting.
3. Determine if the outer 8 inches (which is bonded together by the Flemish-bond headers) has separated from the inner 4 inches. The amount of horizontal deformation indicates that this has probably happened (4 inches deformation on the outside, 2.5 inches on the inside), leaving a void inside the wall of up to 1.5 inches wide and leaving only a 4 inch thick inside bearing wall. If this separation has occurred, the void must be filled with a grout which has these characteristics:
 - A. A grout that is more resilient than the old soft bricks, so that temperature expansion will not crack the bricks.
 - B. High adhesion, to re-bond the separated wythes of bricks.

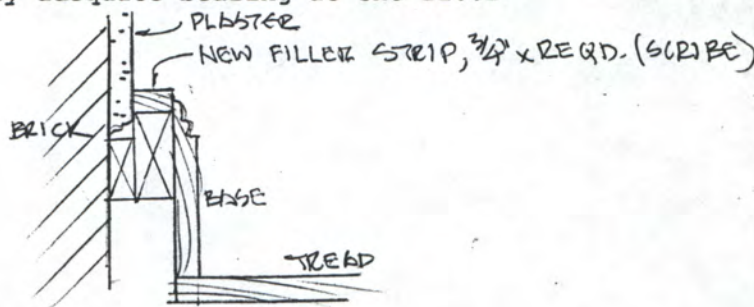
Members of the American Institute of Architects
104 Jefferson Street Huntsville, Alabama 35801
Telephone 205/539-0764

C. Natural cement without plastic additives (which will not last).

Cements containing Portland cement cannot be used, for this material is hard and brittle, much harder than the old bricks, and would thus break up the old bricks in temperature movements.

Attached is information on a type of cement developed for this purpose, which we have recently used in stabilizing the separating layers of bricks on the tower of the 1859 Church of the Nativity in Huntsville. This "Jahn M40 Injection Mortar" was injected under pressure into the voids after pressure-washing to remove deteriorated sandy mortar. Core drillings after the work was completed showed good penetration of voids as small as 1/16 inch, and good adhesive strength. Your contractor can purchase and install the material, I understand. If your contractor proposes a different grout, ask him to submit technical data and references for our review. It is most important that no plastic binders be used.

I feel the sensible thing is to not attempt to straighten the wall, since the bulge is not obvious to the ordinary observer. Where the inner wall has pulled away from the stair trim I would scribe a neat, flat 1x filler strip and insert it to fill the crack. Verify adequate bearing at the floor joists at both floors.



While the inner wall could be shimmed and replastered to straighten it, it would be costly and might not be worth it. Your Board can make this judgement.

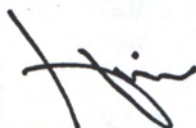
If the testing company (Testing Inc., Oscar Gay) or the grouting contractor (Pressure Concrete, John Clayton) observes new information that could alter the above approach I would appreciate their observations and thoughts.

I don't know what to do about it, but I noticed that the currently-fashionable stiletto heels have deeply pock-marked the wood floors. These heels, during walking, will exert a pressure of about 2,080 pounds per square inch (130 lbs, 1/4 inch dim. heel or 1/16 square inch. = 2,080

p.s.i.). These ridiculous heels have ruined countless irreplaceable historic wood floors. You cannot sand the floors, because every sanding gets closer to the groove. Once the groove flanges begin to chip off, the floor is lost, and cannot be replaced in a like dense heart pine, because it does not exist in forests anymore.

I hope this helps your nice old house!

Respectfully,

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

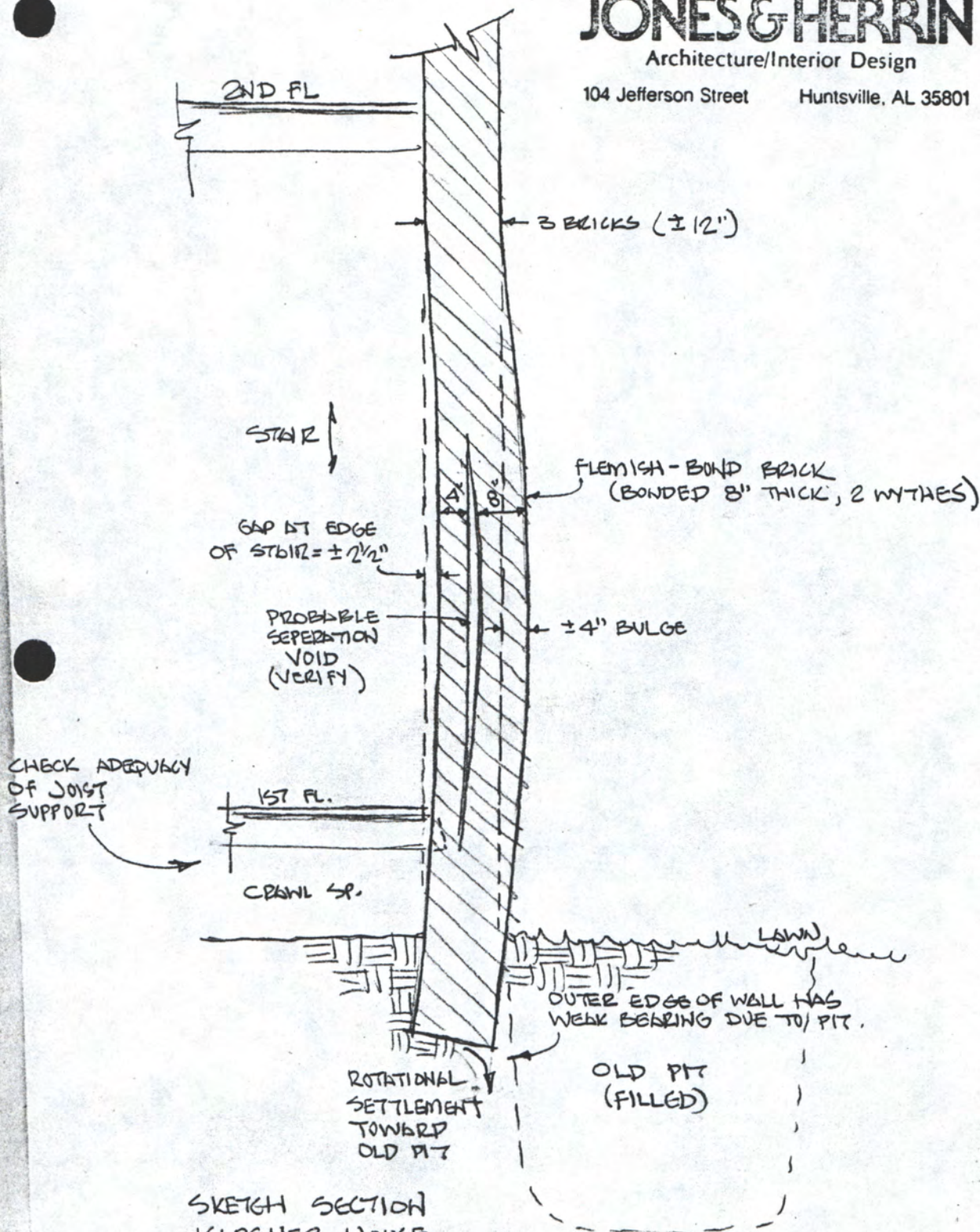
Harvie P. Jones, FAIA
HPJ/am

attachments:

JONES & HERRIN

Architecture/Interior Design

104 Jefferson Street Huntsville, AL 35801



SKETCH SECTION
KORSNER HOUSE

SOUTH WALL DEFORMATION - APPARENT CAUSE & EFFECT (VERIFY)
NO SCALE JAN. 14, 1989 HP Jones



East front entry



Front (East) Dormer (1976)



c.1828 Karsner-Kennedy Hse, 303 N. Pine St., Florence AL.
 photos Nov. 1994 H.P. Jans FAIA for minor restor. repairs
 (original restor. by Doug Fuller, Arch. Designer, in c.1976, with
 much speculation on dormer & porch:

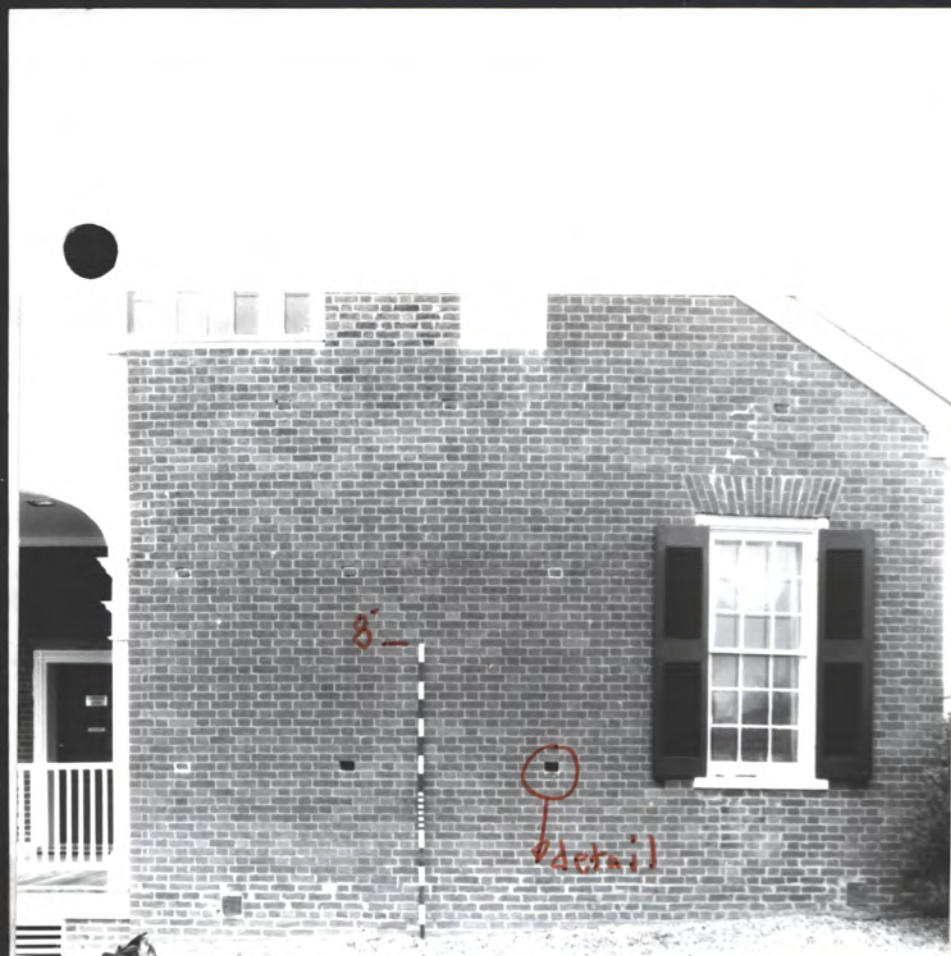


S. Wall (settled & bulged out) PH



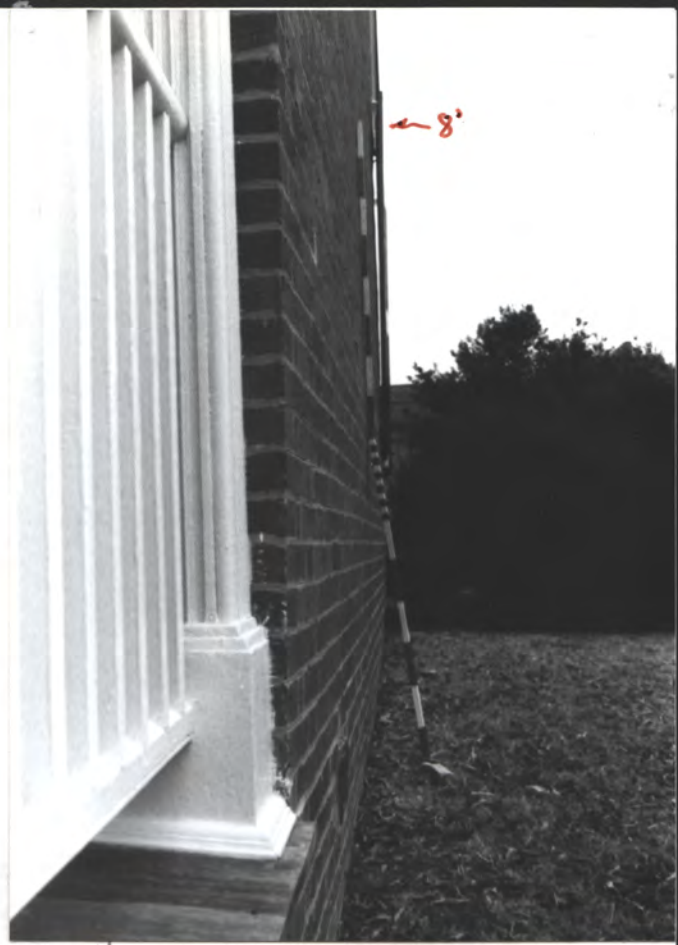
← entirely speculative in c.1976 PH

bulged out ± 2" at old trash pit by wall



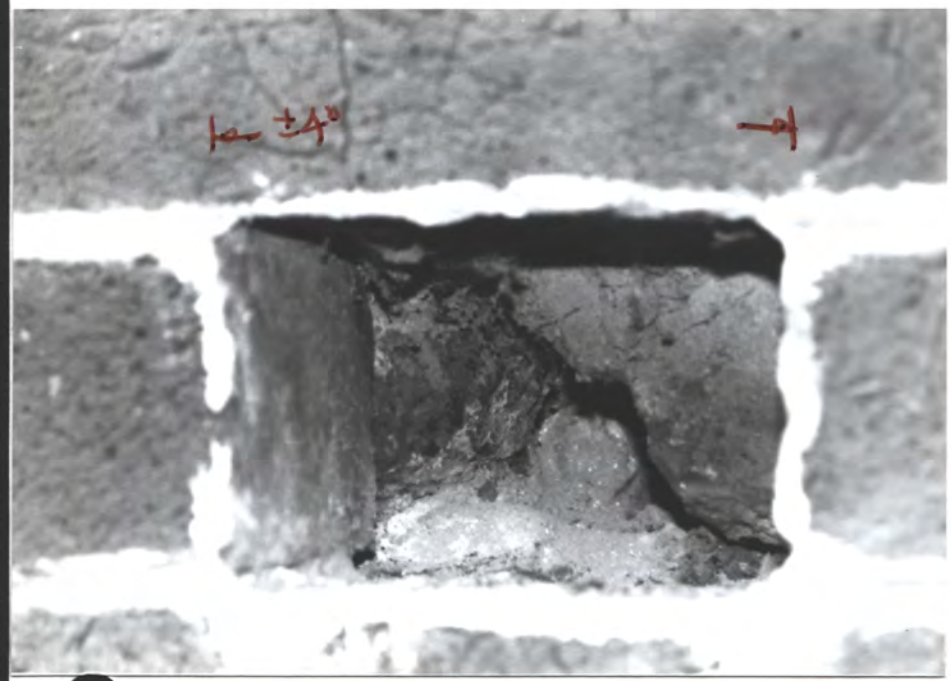
bulge

H 9



H ←

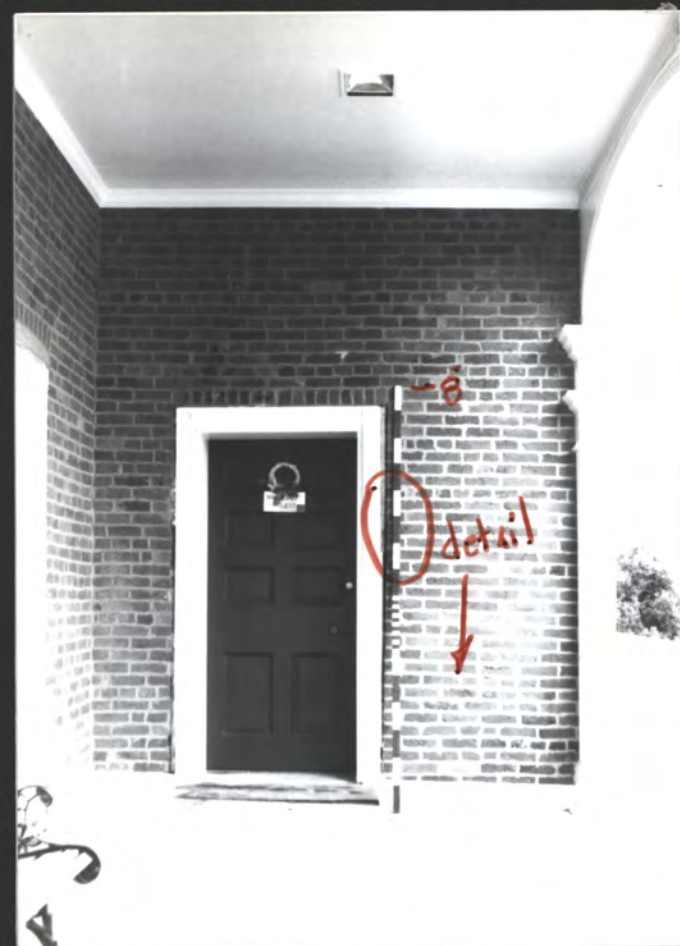
Note bulge ± 2"
at ± 4' ht.



close up of removed brick,
shows wall has not delaminated
at bulge

H 9





H2



PH

hatched face of
~~EXPOS. BLOCKING~~

exposed blocking shows
 brick at back porch was
 originally plastered, probably
 marbled & perrilled like stone
 (as it was at the 1818 Belle Court in
 Tusculum)

Also stucco remnants remain here, on
 the blocking.



brick was sandblasted in 1970's,
 + Poor repointing (wide, shaggy joints)

4



Window to be added here in 1995 work

N ←

H ←

2nd fl. window at N.W. corner 10' x 12" pine

H ←



6' —

c. 1976
gyp. bd.
ceiling
(D. Fuller)



wood
lintel w/
drilled holes
for
(1) pipe?
(2) shelf-holes?

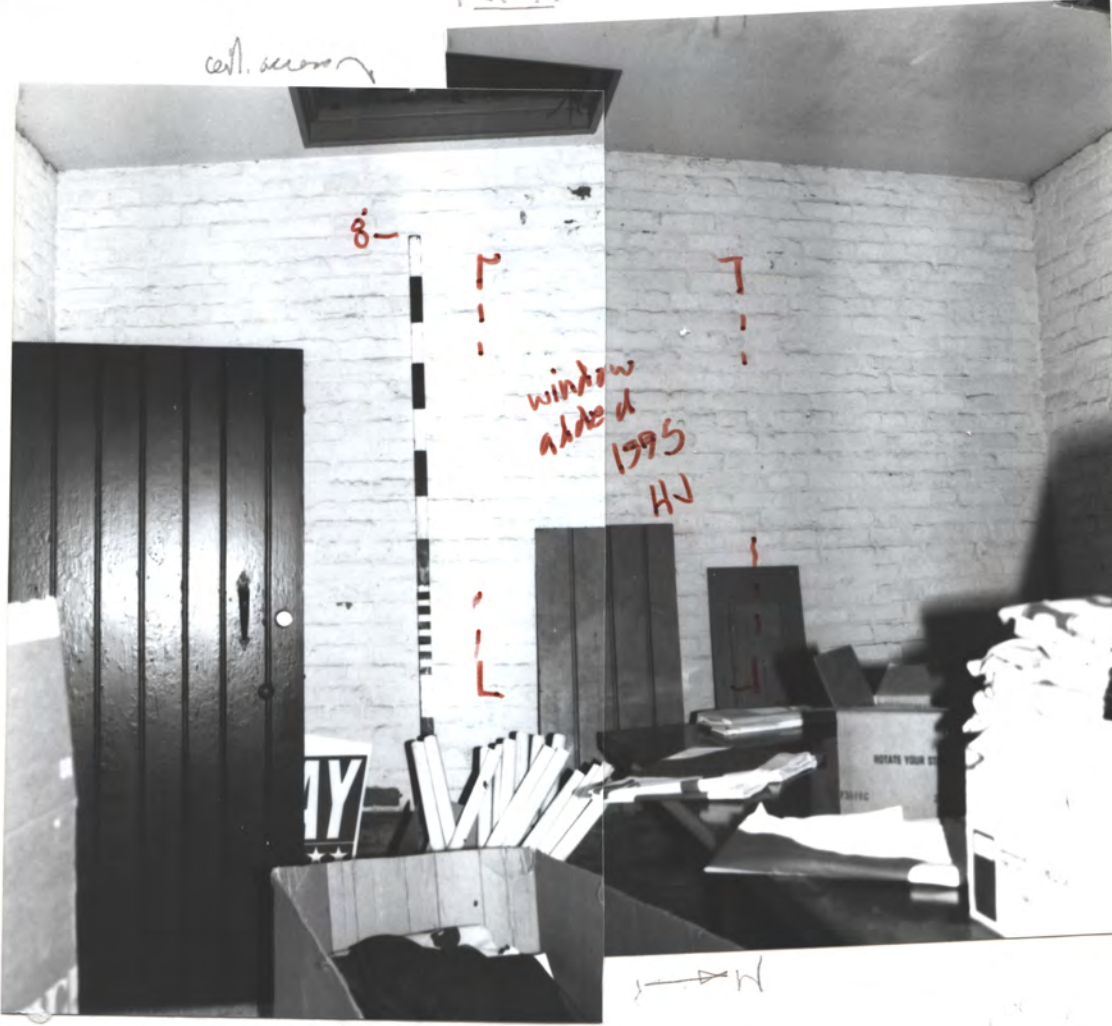
H2

E. WALL

K13

Fireplace - 46-h. x 48W

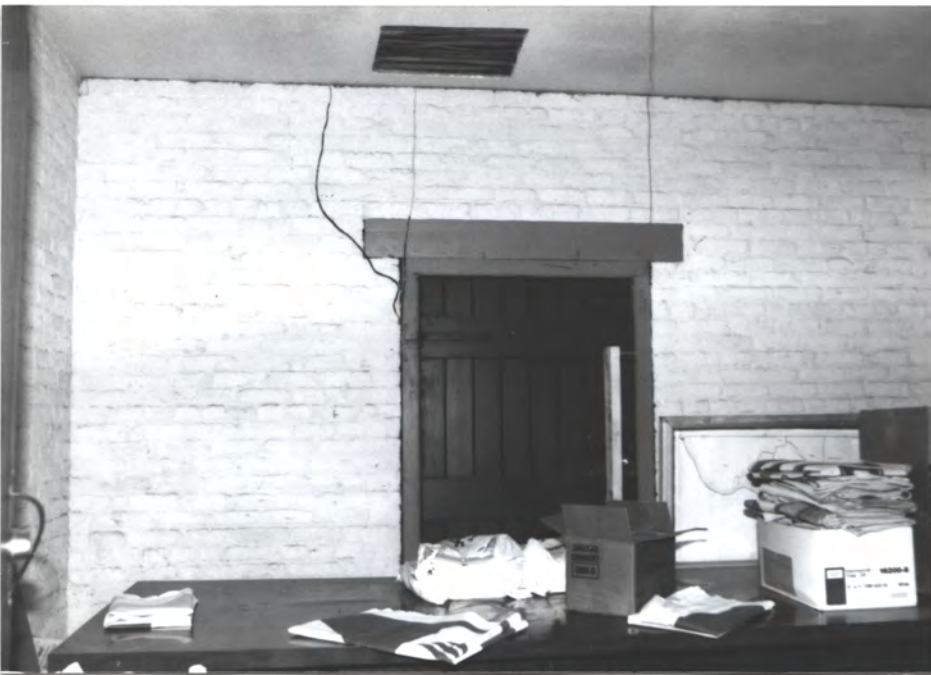
ceiling section



window
to be
added
here in
1995
HJ
(W. WALL)

W. WALL

H2



fireplace

H

S. WALL

KIT

P.S. Mar. 20'95

— restor. planning for this room +
all hearths + HVAC + elect.
not started. Feds withdrew
funding in a general fiscal cutback
HJ

(only the added west window in
this rm. executed)



Note
Sash saw
marks on
bottom of
fl. joists
(typical of
1800-1860)



BSMT 7,
Looking up

Detail



BSMT 7
S. WALL

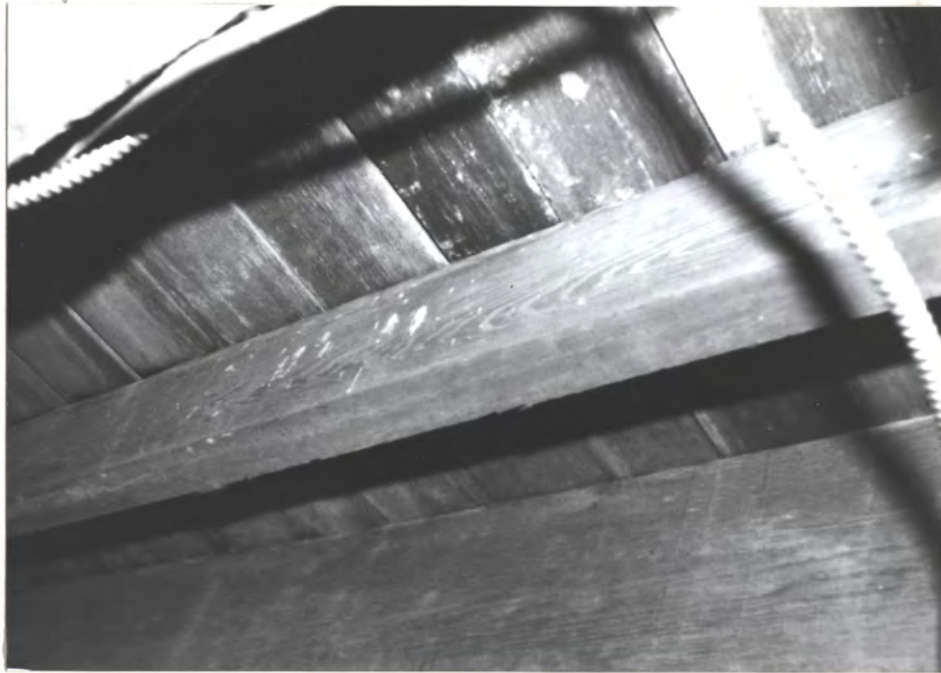


2

N4

N4

9 of 13



look up



BSMN7



Go back porch W wall

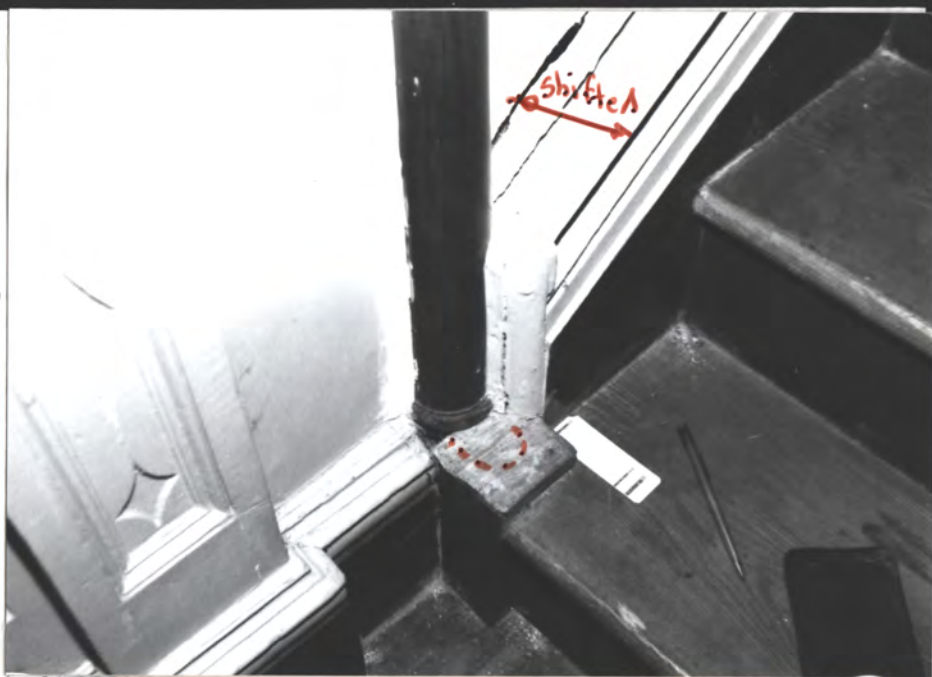
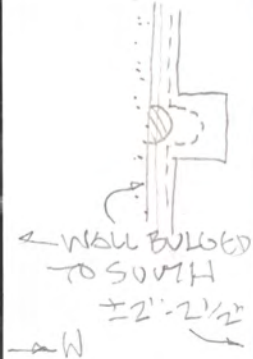
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↑

CRAWL SPACE UNDER N, E. PORCH

Wall bulged
to south
2'-2 1/2" at
old trans pit
by frame



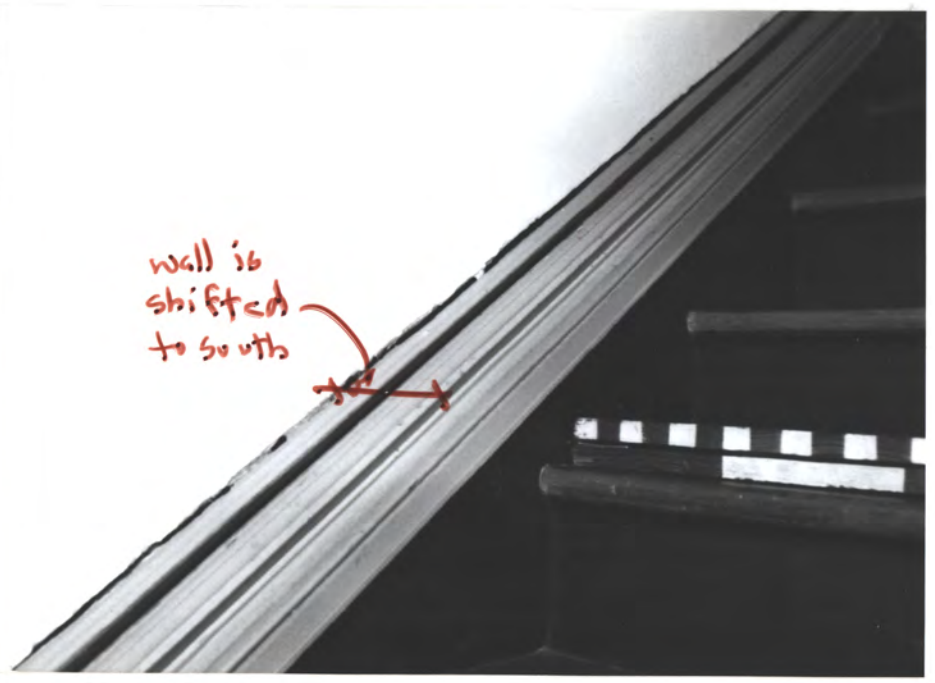
S.E.
STAIR
HALL

W
N



W
N

11 of 13



wall is shifted to south

N. side of stair

N



4-

Close under stair ("box" is air return - must leave close, open to work

Fireplace surround should be plastered (top. 1800-1860)

N

Parlor hearth (sq. bricks should not have "mortar joints")





FL. 2
S.W.
Rm

FL. 2 N.E. FRONT B.R.



crack

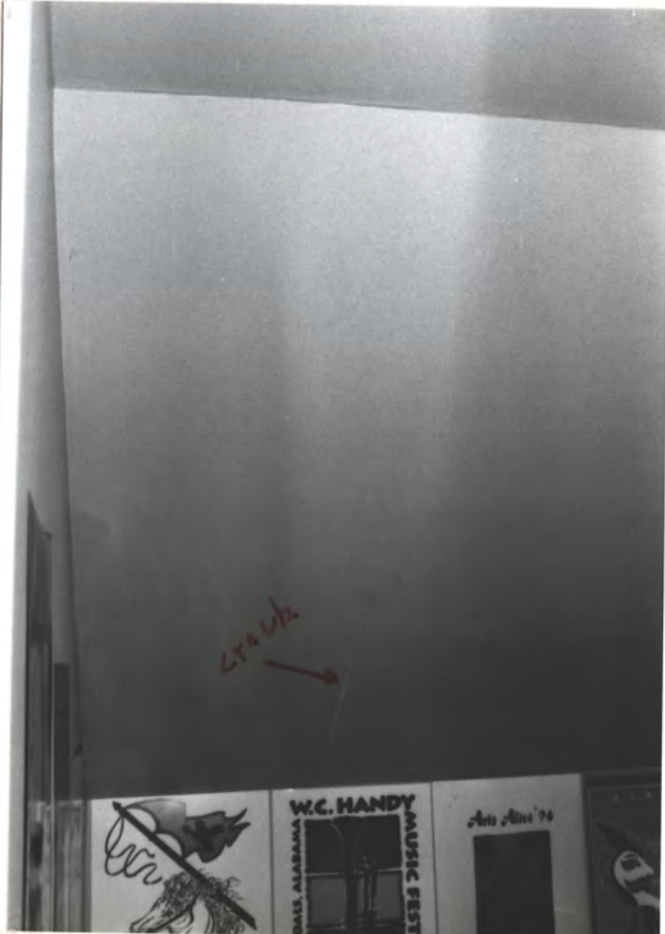
ALL 1976
SURF. =
~ 1976
gypsum
board
(Dry Wall)

FL. 2
N.W. Rm



Original
brick
hearth,
tight butt jts
no mortar

N



crack

N

Bot
15

class. (orig.)



class (orig.)



FL. 1 DW. RM. (w. y. porch)

F.p. surround
should be
plastered.
Hearth =
incorrect
pattern &
should not
have wide
marker ribs
(should be
butted tight
w/ no marker)

