

**Solomon Dellinger Homestead
Lincoln County, North Carolina**



Preliminary Site Report

Carolina Preservation Associate LLC

Richard Owens (Feb. 2008)

Site Notes and Observations:

Upon Jason L. Harpe's request on Feb. 12th, 2008, Jim Rowan and myself traveled out to the Solomon Dellinger property off Reinhardt Circle to observe and inspect the current building condition of the old log cabin homestead. The following is our written accord of the existing conditions of the log structure.

Description :

Two story 20'x30' log structure. One chimney (handmade bricks) located on the south elevation (See photos). West elevation has two lower and two upper windows (6/6 configuration) with one door (32"x80"). East elevation has one lower (one previous window opening – see photo) and two upper windows (6/6 configuration) with two doors (misc.). The north elevation has two lower and one upper window (6/6 configuration). The roof structure is covered with 5 V metal material from front to back. The gable ends (north and south) are weatherboard siding (second generation pine boards). All weatherboarding has been removed on all four sides exposing the log wall material up to the second floor level (See photos). Each wall elevation shows deteriorated timber along the top to bottom sill.

Structural Observations:



West Elevation

Note:

Bottom sill and other 12 log members of the west wall elevation are in good condition. Corner half dovetails are in fair to good condition along the NW and SW elevations. Minor water or insect damage to the window openings and door frame. Missing upper

sash to NW window on first floor. Window sash and frame in fair to good shape (Both floors).

The support stone is stable along this elevation of the log structure.



South Elevation

Note:

Misc. damaged to log members on the right and left side of chimney structure. There is water damage along the southeast corner, and the bottom sill is fair condition. Only 8 out of 13 log members can be repaired and salvaged to save original south wall elevation (log ends at SE corner have severe water damage – See photo). Both first floor windows units and frame are in fair condition (minor insect damage). There are no windows on the upper second floor. Chimney structure stack and base support are in failure. The brick chimney will need to be dismantled and rebuilt. Gable end wall timber and framing are in good condition. Stone foundation is in good shape. Old termite damage was noted on the bottom sill around chimney.



East Elevation

Note:

Bottom sill of the east log wall system has failed at the NE corner. The whole wall is deflecting from the bottom member up to the second floor joist connections. Some insect and water damage can be detected along the second to first floor logs along the NE elevation. Except for the bottom wall sill, the remaining log wall members can be repaired and salvaged. Misc. repairs to the SE and NE dovetail corners (fair to good condition from the 5 log member up). Both doors and framework are in good condition. The windows and openings on the first and second floor are in good condition. Both second floor window sashes need to be repaired and refurbished.



Northeast corner



North elevation (Foundation view)

North Elevation Notes:

The bottom two log members of this wall are in poor condition. Both lower logs show water damage and are rolling out away from the building (See photo). Upon repairing this section of the wall, both side elevations will need to be stabilized to remove and correct this damaged section of the building. First and second floor window and frame openings are in fair to good shape. Log member No. 4 and higher from the foundation are in fair to good condition. Most of the log members can be repaired and salvaged. Gable end wood timber is in good shape.

Floor System and Interior Notes.

All four sills or bottom wall members will need to be replaced. Two of the existing first floor joists will need to be replaced (near north end). The interior wall trim and floor

planking are in fair to good shape. Several original wall trim and partition wall members can be repaired and salvaged (Mid to late 1800's). The second floor system (joist and floor material) is in good shape. The existing stairs and wood panel sections are in good condition. Most to all the interior elements of the log cabin appear to be unaltered from the mid 1850's (Doors, ceiling, mantle and wall trim).

The original stair system and handrails are in great shape. The whole second floor wood ceiling and wall covering are a fine example of mid 1800's North Carolina Homestead log structure.

The roof rafters, purlins and top wall plates are in good condition. Very important is the rafter connection (mortise-pin joint) along the ridgeline of the roof (attic space), which reflects the 1820's log cabin construction method (English-Scottish North Carolina settlers). Metal roof is in fair condition.

Recommendations:

Because of the structural condition of the North and South elevation of the log building, this structure will need to be dismantled in the next 6 months (safety and conversation of the building) and reconstructed at a later date (TBD). Most of the existing log members, window and door elements, and interior can be repaired and reassembled to its original location. The brick chimney should be the first item to be dismantled and recorded before the log cabin is reconstructed. The future use of this building will determine the cost and level of renovation needed to be completed for this log structure.

Replace all base log members and other lower logs on each wall elevation as noted. Estimated 10 to 12 logs of misc. length will need to be replaced as this log cabin is reconstructed. All log members will need to be numbered, repaired and recorded to their exact location upon reconstruction.

Depending on the future use of this log building, a new concrete foundation will need to be poured before the chimney structure is reconstructed (12 thick base w/ no. 5 rebar). Reposition the stone piers on each base sill and position a new center support beam to reduce the floor joist deflection on the first floor.

For future maintenance of the reconstructed log cabin, it will need to be determined if new weatherboarding will be applied to the log walls. Also, a new roof cover will need to be installed (Metal or wood shingles).

Estimate Cost: Dismantle, record existing building features and summary (\$18,600.00 – phase 1)

Repair existing building components, reconstruct chimney and log structure (\$28,800.00 – phase 2)

Reference source:

Preservation Brief No. 26 – National Park Service Publication – Department of the Interior Standards