

ONE DOZEN

LEADBEATER'S

ESTABLISHED 1792

TRADE MARK

ESTABLISHED 1792

TRADE MARK

STAND. CINNAMON

MANUFACTURED BY

E.S. LEADBEATER & SONS.

WHOLESALE DRUGGISTS,

101-103-105 & 107 S. FAIRFAX ST.,

ALEXANDRIA, VA.

Printed Leadbeater's label showing 105 and 107 S. Fairfax St. in the late-19th Century.

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A Report on the Structural Condition and State of Deterioration
of the Stabler-Leadbeater Apothecary Shop Museum
105-107 South Fairfax Street
Alexandria, Virginia

October 1, 1984

Prepared for the Landmarks Society of Alexandria

I. INTRODUCTION

The Stabler-Leadbeater Apothecary Shop at 105 and 107 South Fairfax Street is owned and operated by the Landmarks Society, Inc. of Alexandria as a museum and consignment antique shop. It is a labor of love. The National Register of Historic Places nomination form for the Apothecary Shop states quite succinctly "The Stabler-Leadbeater Apothecary... is among the oldest preserved apothecaries in the United States and is the only apothecary in Virginia to operate continuously from the 18th to the 20th centuries." The Apothecary operated at the site from 1796 until 1933. Since that time, it has been under the care of the Landmarks Society, Inc. Only the first floor of 107 South Fairfax Street, the old Apothecary Shop itself, is open to the public as a museum. The first and second floors of 105 South Fairfax Street function as a consignment antique shop run by the Society to aid in supporting the museum. The basement rooms and the other rooms on the second and third floors and the attic rooms have been preserved intact since 1933. The atmosphere of these rooms is an eerie mix of King Tut's Tomb and Miss Haversham's drawing room in Great Expectations. The incredible array of bottles, boxes, labels, cupboards, and drawers full of exotic drugs that constitute the objects and furniture of the collection are covered in the dust and dirt of the ages and have survived for the past fifty years with their full social history value intact because access has been severely limited and the buildings have been kept reasonably water tight and fire risks have been minimal. There are some basic problems inherent in the present situation, however. The collection needs to be identified, analyzed, accessioned, catalogued and conserved. This means moving most of the objects. A major value of the objects is that they are in their original place and, to a great extent, "untouched" for half a century, yet the public cannot visit these undisturbed rooms in the basement, second and third floors and attic without risk of serious damage to the collections because the space is crowded and the stairs steep narrow and rickety and there is no room for circulation. Last but not least, the two historic buildings themselves, although in basically sound condition, are suffering badly from deferred maintenance and in several areas they are severely deteriorated and unsafe.

The purpose of this report is to provide a written record of the detailed inspection of the structures at 105 and 107 South Fairfax Street carried out in August and September, 1984, to identify the present condition of both buildings, and to make recommendations for their rehabilitation and repair. Certain observations and recommendations regarding the future maintenance and operation of the museum have also been included, since the buildings and contents taken together constitute a cultural resource of national significance to the people of the United States.

II INSPECTION

A. Exterior

1. East Elevation (South Fairfax Street)

a) 107 South Fairfax Street

- 1) General: 107 South Fairfax Street is a brick, three bay, 3 1/2 story commercial building constructed ca. 1775. It is flanked on the north by 105 South Fairfax, the brick, 3 1/2 story early-19th century commercial building with which it is now connected on the interior, and on the south by 109 South Fairfax Street, a brick, 3 1/2 story early-19th century structure.
- 2) Street and Sidewalk: 107 South Fairfax Street is located at the building line of this block of South Fairfax Street and fronts directly on a modern brick sidewalk set in concrete. A concrete curb and gutter separate the sidewalk from the asphalt paving of South Fairfax Street. Set at the curb in the brick sidewalk in front of the north shop window is a cast iron gas cover marked "GAS, Bingham and Taylor". There is no trace of the cellar hatchway under the north shop window that originally gave access to the basement. The sidewalk shows no signs of cracking or subsidence.
- 3) Masonry: The east elevation of 105 is constructed of dark red brick laid in Flemish bond. A neo-Federal wood and glass storefront designed and installed by Thomas T. Waterman between 1936 and 1938 fills much of the first floor level. There are three window bays at the second and third floor levels and a four course moulded brick cornice at the eaves. There are Queen closers at both the north and south edges of the facade, but none at the window bays. The bricks measure 8 1/8" x 4" x 2 3/8". The Queen closers measure 2" x 2 3/8" at the face. The window lintels are superbly executed deep jack arches, 21 bricks wide, with widely splayed skewbacks. The sills are of painted sandstone. The sills of the south window on the second floor and the north and south windows of the third floor have cracked. The pale buff colored mortar

joints are thin, crisp, struck joints of a very high quality. Much of the original pointing is intact. There are no cracks or bulges in the east elevation. There is some minor staining and discoloration of the brickwork and scattered damage to the mortar joints, especially at the south edge at sidewalk level due to water damage. When the shop front was restored ca. 1936-1938 all traces of an earlier basement window under the south store window and the basement door under the north door window were removed.

- 4) Shop Front: The present wood and glass shop front to the Apothecary Shop was constructed between 1936 and 1938 by Thomas T. Waterman. It replaced the mid to late-19th century shop front visible in the engravings on Leadbeater labels and in the ca. 1925 photograph included in this report. The present shop front is a carefully researched, although conjectural restoration by Waterman based on fragments of an earlier shop front found in the attic. These fragments included deeply curved paneled exterior shutters for the shop front windows and more shallowly curved paneled exterior shutters for the front doors. Also located in the attic were the pair of curved front doors themselves. Each of these doors have a single panel in the lower portion of the door and six panes of 8 3/4" x 11 1/2" glass in the upper portion. One original door jamb was also located. The original door shutters have traces of iron hardware at top and bottom, not the sides, that suggest that they were set in place each evening at closing time and removed each morning. A close examination of these exterior door shutters suggests that the convex surface is the more weathered and indeed carries the remaining hardware and is therefore the exterior side of the shutters. In addition, the curved front doors have the glass panes set in the muntins with the wooden muntins on the concave side and the putty strips on the convex side of the door. This also strongly suggests that the convex side of the door is the original exterior of the door. However, Waterman has installed the doors, in his conjectural restoration of the shop front, with the concave side of the doors on the

exterior. The leaded glass transom over the curved front doors and the reeded pilasters of the shop front trim of the pent roof are identified by Waterman, in his historical data for 107 included in the Historic American Buildings Survey (HABS No. VA-175), as being conjectural. The two matched curved shop windows on either side of the front doors have three rows of 13" x 14" curved glass panes, six panes high. They are flanked on either side by a single row of 8" x 14" flat glass panes, six panes high. The muntins, especially the curved ones, are badly cracked and much of the trim is deteriorated. The putty is split and detached in many areas. Two stone steps lead to the front door and are in satisfactory condition.

- 5) Window Sash and Frames: The exterior windows of the 2nd and third floors of 107 have 6 over 6 pane double hung sash with 12" x 16" panes dating from the early-19th century. It is virtually identical with some of the sash in the east elevation of 105. However, it is not the same as much of the earlier sash in the west elevation or rear of 107. Therefore, it is very probably not original to 107, but was installed in the early 19th century, perhaps as early as 1827 when 105 was purchased by Edward Stabler as an extension of his business already in 107. The engraving of 107 and 105 on the late-19th century Leadbeater labels show both buildings with 1 over 1 single large pane sash while 103 is shown with small pane sash. However, the photographs of the buildings taken ca. 1925, which show the same shop fronts as the engraving, also show the existing 6/6 pane sash. It is to be concluded that the one pane sash in the engraving is an artistic liberty taken by the engraver, perhaps to make the shops look more up-to-date. The paint and putty of the window sash, frames, and the Waterman shop front is deteriorated. There is splitting and cracking of the upper portions of the shop front, especially at the south end. The attic has a single pedimented dormer with eight over eight pane double hung sash and a one over one aluminum storm sash. This dormer appears to be early but not original to the building. The sash and sill are deteriorated.

- 6) Roof: The roof of 107 is a steep gable with a single dormer on the east elevation. The roof, dormer, and dormer sides are covered with slate. A photograph ca. 1925 shows slate also on the face of the dormer, but this has been removed. There is a horizontal iron pipe snow guard at the eaves attached by six iron brackets. There also remain three iron brackets attached to the roof near the eaves which are supports for the wooden shop sign shown on the engraved label. The slate is cracked or missing in some locations.
- 7) Gutters and Downspouts: The rolled gutter and downspout are of painted galvanized tin. The gutter drains to a downspout at the south edge of 107. This downspout joins the downspout of 109 South Fairfax Street about ten feet above the sidewalk and forms a single downspout. The downspout joins the sidewalk and drains into a shoe that takes the water under the sidewalk. The downspout is partially blocked where it joins that of 109 so that it overflows in heavy rain. The brick work of 107 is stained and moss covered and the mortar has washed out of the joints at and below this point. The shoe at the sidewalk is also partially blocked so that the base of the wall is wet.
- 8) Signs: There is a painted metal sign with black letters on a white ground attached to the brick wall of 107 and 105 centered as the dividing line between the two buildings. It says "RX Stabler Leadbeater Apothecary Est. 1792 Museum and Antiques".

On the transom bar of the doorway is a small sign with the number "107" painted in black on a yellow/beige ground.

- 9) Paint Colors: The shop front, doors, window frames, window sash, as well as the sandstone sills, are painted a uniform yellow/beige. The putty strips in the shop windows are painted black. In Waterman's Historic American Building Survey notes he states, "The tan color for the paint matches the original on the old woodwork."

b) 105 South Fairfax Street

- 1) General: 105 South Fairfax Street is a brick, three bay, 3 1/2 story commercial building constructed ca. 1815. It is flanked on the north by 103 South Fairfax Street, a brick, three story, 20th century neo-Federal commercial building, and on the south by 107 South Fairfax Street, the brick, 3 1/2 story late-Georgian commercial building built ca. 1775, with which it is now connected on the interior.
- 2) Street and Sidewalk: 105 South Fairfax Street is located at the building line of this block of South Fairfax Street and fronts directly on a modern brick sidewalk set in concrete. A concrete curb and gutter separate the sidewalk from the asphalt paving of South Fairfax Street. Set in the brick sidewalk in front of 105 are a cast iron water meter cover from the Ford Meter Box Co., Wabash, Indiana, and the Virginia American Water Company, one cast iron lamppost with a fluted shaft above a ropework pattern base, and supporting a glazed and painted galvanized tin four sided lantern with two defunct gas lights, and a pair of wooden cellar trap doors, with four iron strap hinges, flush with the sidewalk and under the south window of the shop front. One ginko tree is planted at the curb just north of 105. The sidewalk shows no signs of cracking or subsidence.
- 3) Masonry: The east elevation of 105 is constructed of brick laid in Flemish bond. A large wood and glass storefront, redesigned from 1936 to 1938 by Thomas T. Waterman, fills most of the first floor level. Notes by Waterman in the Historic American Buildings Survey indicate that he found evidence that the first story "once had a center door with two sash windows corresponding to those above." There are three window bays at the second and third story levels and a four course moulded brick cornice at the eaves. There are Queen closers at both the north and south edges of the facade and also at the north and south edges of the central window bays of the second and third floor and the north edge of

the north window bays of the second and third floor. The bricks are dark red and measure 8 1/2" x 4 3/16" x 2 3/8". The Queen closers measure 2" x 2 3/8" at the face. The window lintels are of painted sandstone with turned corner blocks below. The sills are also of painted sandstone. The pale buff mortar joints are struck joints of a high quality, much of the original pointing remains in place. There are no cracks on the east elevation of 105, however, the facade projects at a slant eastward in front of 107. The buildings are flush with one another at the sidewalk, yet 105 projects approximately 2 1/2" in front of 107 at the base of the brick cornice. The south edge of the east elevation of 105 simply abuts the pre-existing north wall of 107 from the first floor to the cornice, therefore 105 has no south wall of its own from the first floor to the cornice, but shares the north wall of 107 as the common party wall. There is some black staining of the brickwork at the 2nd and 3rd story level between the central and south window bays. There is some scattered damage to the mortar joints, especially at the cornice level.

- 4) Shop Front: The present wood and glass shop front was constructed between 1936 and 1938 by Thomas T. Waterman. It replaced the mid to late-19th century shop front visible in the ca. 1925 photograph included in this report. The present shop front is a conjectural pastiche of early 19th century architectural forms used by Waterman to incorporate the genuine early-19th century pair of doors and leaded glass transom he found in the attic. He elected not to restore the front to its original configuration of a central doorway flanked by sash windows for reasons of cost.

The present shop windows have 24 12" x 15" glass panes in six rows of four panes. There are two holes cut in the panel beneath the north shop window. The roof of the shop front is flashed with copper. The paint and putty of the doors and windows are deteriorated. The two grey granite steps are in satisfactory condition. These steps may be reused from the victorian shopfront of 107. (See the ca. 1925 photograph.)

- 5) Window Sash and Frames: The east windows of the 2nd and 3rd floor of 105 have six over six pane double hung sash with 12" x 17" panes dating from the early 19th century. The lower sash in the 2nd floor north window is a reused upper sash from another location. As in 107, there is no evidence to suggest that the one over one single pane sash shown in the engraving on the Leadbeater labels is an accurate representation of another actual sash. It is probably artistic license on the part of the engraver. The paint and putty of the window sash and frames is deteriorated. There is a 1" x 6" snow guard board at the eaves fixed with six iron brackets. The attic has a single pedimented dormer window with a modern one over one double hung aluminum sash with false snap-in muntins to simulate six over six sash.
- 6) Roof: The roof of 105 is a steep gable with a single dormer window on the east elevation. The roof and dormer are covered with contemporary grey-green asphalt shingles. Evidence in the attic and early photographs indicate an earlier covering of slate. The asphalt shingles are worn but still serviceable shape.
- 7) Gutters and Downspouts: The rolled gutter and downspout are of painted galvanized tin. The downspout is at the north end of the building. It drains directly onto the sidewalk at the base of the front wall. The shoe and drain under the sidewalk is blocked.
- 8) Signs: There is an oval bronze plaque, 8 3/4" x 10 3/4", at the south edge of 105, 58" above the sidewalk. The inscription reads "Historic Alexandria Foundation Early Buildings Survey, Reg. No. 51E105."

There is also the north half of the metal museum sign previously mentioned, and the remains of the chain which originally supported a sign bracket at a right angle to the facade.

On the transom bar of the doorway is a small sign with the number "105" painted in black on a yellow/beige ground.

There are numerous temporary signs and decals in the shop windows which detract from the appearance of the building, as does the mailbox nailed to the south door jamb.

- 9) Paint Color: As on 107 the shop front, doors, window frames and sash, as well as the sandstone lintels and sills are painted a uniform yellow/beige. The putty strips in the shop windows are painted black.

2. West Elevation (Alley)

a) 107 South Fairfax Street

- 1) General: The west or rear elevation of 107 faced, at an earlier period, a narrow 44" open space which was filled in at ground level when the 1st floor of 107 was extended early in the building's history to abut two brick structures on the west side of the open space. Subsequently the neighboring buildings were demolished and the present alley leading to King Street is on the site of these earlier buildings. Therefore, the present west face of the rear wall of the ground floor extension of 107 is the interior face of rear walls of structures that stood at some earlier time immediately west of 107. The joist pockets of the second floor of these other buildings are clearly visible on the west side of this wall.
- 2) Alley: The alley behind 105 and 107 runs north-south, beginning along a line approximately 54" west of the rear wall of 105. Access to the alley is from 320 King Street, where a passageway has been constructed under the east end of the Kay Building, a structure erected as part of the urban renewal program. The alley is closed off from the street by a locked gate. The alley serves the Bamiyan 2 Restaurant, adjacent to 105 on the north, and it also serves the rear entrance to 105. There is no access to 107 from the alley. The alley is closed at its south end by the wall of the wing of 109 South Fairfax Street. The alley floor is concrete with a noticeable pitch from the high south end next to 109 to the low end at the King Street gate. The present level of the alley floor is well above the original ground level at the rear of 107. The bricks

of the rear wall of the 107 extension are severely eroded at ground level from water runoff down the slope of the concrete alley. The alley passage behind Bamiyan 2 Restaurant and under the Kay Building is filled with trash and discarded objects that block clear access to the alley. The lock and key to the alley gate belong to the proprietor of the Bamiyan 2 Restaurant so that the Landmarks Society, Inc. does not have unrestricted access to the alley.

- 3) Masonry: The west rear elevation of 107 is brick, three bay, 3 1/2 stories. The rear of the 1st floor extends in a one story addition approximately 54" west of the main rear wall. The main wall is three stories high. It is constructed of dark red brick laid in common bond with a row of headers every 8th course. There are no openings in the ground floor rear wall of the addition. There are three window bays at the second and third floor level and a three course moulded brick cornice. The window lintels are simple jack arches 14 bricks wide and a single brick in height. The bricks are not shaped as on the east elevation. The sills are of painted sandstone. The sills of the south and north window on the second floor and on the south window on the third floor are cracked or broken. The west wall has been repointed with portland cement mortar and flush joints which are in adequate condition except for some deteriorated areas around the windows and cornice. A brick chimney extends through the roof at the south side of the building on the lower slope of the roof. It is 17 courses high on its west face. It has been clumsily repointed with portland cement. The brick wall is dark with accumulated dirt and discolored from pigeon droppings. Many of the bricks of the west face of the first floor addition are very deteriorated and the pointing is in poor condition. There is serious deterioration of the bricks and mortar at ground level due to water runoff on the alley paving.
- 4) Window Sash, Frames and Shutters: There are no west window bays on the first floor of 107. Whatever original first floor windows may have existed on the West elevation were

removed when the present interior archway to the extension was added. On the second and third floor there are three window bays at each level. The second floor windows have late Georgian double hung sash with 12 over 12 panes of 8" x 10" glass. All three windows have heavy wire mesh screen fixed to the exterior of the frame. There are no shutters; however, the south window has iron shutter pintels bolted onto the window frame on the south edge and a single shutter latch on the north edge; the center window is the same, but has no shutter latch; while the north window has the hinges on of the north side. This arrangement suggests a metal fireproof single shutter similar to that still in place on the third floor north window. The third floor windows have late georgian double hung sash with 12 over 8 panes of 8" x 10" glass. The south window has one of two heavy sheet metal fireproof shutters still in place. They were designed to overlap the brick lintels when closed. The remaining south shutter has strap wrought iron hinges supported on pintels. The center window has both metal fireproof shutters still in place in the closed position. The north window has a single full width metal fireproof shutter made of three pieces of sheet metal nailed together. The hinges on the north edge only are hidden but are not strap hinges. The window frames and sash are deteriorated, as is the paint and putty. The metal fireproof shutters are rusted and the paint has deteriorated.

- 5) Roof: The west roof of 107 is a steep gable with no dormer window, but a small metal hatch on center at the roof ridge. The roof is covered with slates. Many of the slates are broken or missing, especially at the eaves where there is a noticeable hole in the roof and on the north side adjacent to the chimney of 105. At the eaves is a two piece horizontal wrought iron rod, perhaps a sign support or snow guard brace held in place with six wrought iron brackets.
- 6) :Gutters and Downspouts: The west gutter of 107 is a rolled gutter of galvanized tin. It slopes to the north and discharges water through a short section of downspout into the west gutter of 105. The gutter is blocked with debris and pigeon droppings and is not functional.

7) Paint Colors: The exterior window frames and sash are white . Metal shutters and stone sills are painted barn red.

b) 105 South Fairfax Street

1) General: The west, or rear, elevation of 105 is about 2 1/2 inches further west than 107. As with 107, it too originally faced a narrow 44 1/2" open space behind the building. Unlike 107, this space was not entirely filled in with an extension to the building. Originally the rear of 105 had, at ground level, two window wells from the south and center basement windows and a ventilation shaft from a basement well or cistern on the north end of the west wall. These have been completely covered over by concrete paving. 105 has only two window or door bays on the west wall. They are at the south and center of the wall. There is no north window bay. On the first floor the center bay has been bricked up. It was most recently a doorway, but may have earlier been a window bay. The south bay is a doorway. At sometime in the development of the building, a floor and roof were constructed between the west wall of 105 and the east wall of a neighboring structure 44 1/2" west of 105 from the center to the south edge of 105. Unlike 107, which has its own brick walls forming the one story west addition, 105 simply bridged the gap to the next building and "roofed over" half of the intervening space. This shed, which is now the bathroom for 105, has a plywood and wood frame doorway on the north side which gives access to the small area of the original open space west of 105 which has never been filled in. This small open space gives onto the paved alley behind 105 and 107.

As with 107, the west wall of the roofed-over area is the remains of the east wall of a now demolished building. The top of this early wall, which is continuous behind 107 as well, has been capped off with new bricks and a glazed terracotta wall cap. There is a long continuous shed roof over this extension to 105 and 107 which supports an air conditioning unit at the south edge of 105.

- 2) Alley: (See description for 107). 105 has direct access to the alley through the exterior door from the bathroom and the small open space behind 105. This access is critical to any further public use of 105 and 107 since it will provide a secondary means of exit from the building for fire and safety purposes. The bricks and pointing of the exterior of the bathroom extension are badly deteriorated, especially at the ground level with the concrete alley paving.
- 3) Masonry: The west rear elevation of 105 is brick, two bay, 3 1/2 stories. The south half of the first floor is covered by a one story bathroom addition, 54" west of the main wall. The main wall is three stories high, but less high than 107. It is constructed of dark red brick laid in common bond with a row of headers every fourth course. The window and door bays are on the south and in the center of the west wall. There are two doorways on the ground floor (the center doorway being bricked up), and two windows each on the second and third floor. There is a three course brick cornice. The window lintels are simple jack arches 15 bricks wide and a single brick in height. The sills are painted sandstone. The sill on the south third floor window is cracked and delaminated as are both sills on the second floor. The west wall has been repointed with portland cement mortar and flush joints which are in adequate condition except for some deterioration around the windows and cornice. A tall brick chimney extends through the roof at the south side of the building on the lower slope of the roof. It is 61 courses high on its west face and has been clumsily repointed in some areas. The brick wall is dark with accumulated dirt and discolored from pigeon droppings. The bricks and mortar of the west face of the bathroom wall are quite deteriorated in some areas, especially at ground level, due to water runoff on the alley paving.
- 4) Doors: An earlier center doorway on the first floor has been bricked up. The original exterior south doorway has been narrowed and now serves as the doorway from the antique shop to the bathroom. The north doorway on the bathroom extension is plywood and has been blocked.

- 5) **Window Sash, Frames and Shutters:** There are two windows on the second and third floor levels of the west elevation. The second floor windows have six over six pane double hung sash 10" x 15" glass. This sash is not original. Both windows have heavy wire mesh screen fixed to the exterior of the frame. There are no shutters; however both windows have iron pintel shutter hinges fixed to both sides of the frame. The paint and putty is deteriorated. The two third floor window bays have no sash, but single full width fireproof metal shutters fixed in the closed position. The center window shutter is hinged on the north side, the south window shutter is hinged on the south side. Both shutters are rusted and deteriorated. The west dormer has 6 over 6 double hung sash with wire mesh security screen. The front and the sides of the dormer have been covered with modern aluminum siding.
- 6) **Roof:** The west roof of 105 is a steep gable with a single dormer window. The roof and dormer roof are covered with contemporary grey-green asphalt shingles. Evidence in the attic suggests an earlier covering of slate. The asphalt shingles are worn but still in serviceable condition.
- 7) **Gutters and Downspouts:** The west gutter of 105 is of rolled galvanized tin. The downspout of 107 discharges into the south end of the gutter. The downspout for 105 is at the north edge of the building. The gutter and downspouts are filled with dirt, grass and pigeon droppings and entirely blocked. There is a short section of gutter and an incomplete downspout across the north end of the first floor addition. There is a small ground drain in the areaway immediately outside the bathroom door.
- 8) **Paint Colors:** The exterior window frames and sash are white. The metal shutters and stone sills are painted barn red. The north doorway of the addition is unpainted.

3. North Elevation

- a) **107 South Fairfax Street:** The north elevation consists of the exposed area of the brick gable wall visible above the roof line of 105. It is

laid in common bond. The mortar joints and flashing are deteriorated in some areas. There are two wrought iron "S" shaped tie rod brackets just below the roof line.

- b) 105 South Fairfax Street: The north elevation consists of a small exposed area of the brick gable wall visible above the roof line of 103 South Fairfax Street. It is laid in common bond. The mortar joints and flashing are deteriorated in some areas.

4. South Elevation

- a) 107 South Fairfax Street: The south elevation consists of the exposed area of the brick gable wall and the chimney visible above the roof line of 109 South Fairfax Street. It is laid in common bond. The mortar joints and flashing are deteriorated in some areas. There are two wrought iron "S" shaped tie rod brackets just below the roof line.
- b) 105 South Fairfax Street: There is no south elevation other than the south face of the chimney.

B. Interior

1. Basement.

- a) 107 South Fairfax Street

- 1) General: The basement of 107 South Fairfax Street is 17'-2" wide and 33'-4" deep. The ceiling height is 6'-4" to the bottom of the first floor joists and 7'-3" to the underside of the first floor floor boards. The basement is poorly ventilated and damp.
- 2) Floor: The present floor is covered with 1" or 2" of dirt and much discarded equipment and debris under which is brick paving laid in a herringbone pattern over a bed of yellow sand. The dark red paving bricks are 8 1/2" x 4 1/4" x 2 1/2". They have been pulled up in some areas, creating large holes in the floor. In the center of the basement floor is a cylindrical brick shaft 3' x 9" in diameter and 6'-9" deep. Recently excavated by the Alexandria Archeological Research Center, the shaft contained 19th and 20th century bottles and was not of sufficient

depth to be a well. Its original purpose is not yet known. It is covered over by the base of a later wooden shelf unit for storage.

- 3) Walls: The basement walls are of field stone laid in sand and lime mortar. The east wall has a bricked in doorway on the north and a bricked in window on the south. There are large cut stone quoins on the south edge of the doorway and the north edge of the window. The window bay has been bricked up in two stages. The south side of the original stone opening was narrowed 8" some time ago. The rest of the window opening and the door are sealed with modern brick. This work may have been done as part of the reconstruction of the storefronts from 1936 to 1938. The gas meter for the two buildings is placed against the bricked up doorway. There is significant water damage and efflorescence to the mortar joints of all the walls in the basement of 107.

The south wall is field stone up to the joist level, then brick, stepped back from the face of the stone. At the west end of the south wall are two brick piers which originally supported a hearth and the interior chimney breast on the upper floors. The two piers join to form a semicircular arch below the joists. The original hearth and the fire place floor on the first floor have been removed and the hole boarded over with scrap lumber and floor boards. The first row of bricks of the original hearth support are still in place. There is a vertical joint and change in the stone size in the stonework at the back between the two brick walls that suggests an earlier opening, different periods of wall construction, or an early design change.

The west wall is 1'-7 1/2" thick and of field stone to the height of the window lintels, where there are one and two courses of brick. There are two window bays in the south and center of the west wall. These window bays have their original 3" x 4" window frames with beaded edges on the exterior, but no sash. The sills have been replaced. The top member of the frames, however, have six 1" x 1" diagonal mortises to receive

wood or iron vertical bars for security. Both west basement window bays have brick window wells on the exterior. The west wall of the wells slopes away from the exterior sills to approximately 10" maximum depth at the original ground level. The sides of the wells are vertical. Above both window wells are the floor joists and flooring of the later rear addition to 107. At the base of the west basement stone wall, at the south end of the wall, is the top chord of a brick relieving arch with a stone keystone. At floor level the opening of the arch is 4'-6" wide and 1'-4" high. The brick arch itself is 13" deep and is made up of alternating headers and stretchers. The opening of the arch is filled with fieldstone set in mortar. The purpose of this arch and another like it on the north wall of 107 and one of two others on the west wall of 105 is not clear. Archeological excavation to determine the distance below the floor these arches extend and to analyze the soil layers and artifacts near them, may shed more light on their original purpose.

The north wall of 107 is 1'-7 1/2" thick and also field stone. It is now half of the thickness of the basement party wall with 105 but originally stood alone. At the foot of the basement stairs approximately 11 feet east of the west wall is another partially hidden brick relieving arch approximately 5'-8" wide at floor level. It too is filled with stone, however, this infill has subsided approximately 1". High storage shelves obscure the north wall from the stair enclosure to the doorway to the basement of 105 located at the east end of the north wall. This 3'-7" wide doorway is brick and is narrower than an earlier 5'-6" stone doorway, the edges of which are still visible.

- 4) Ceiling: The floor joists and underside of the first floor floor boards form the ceiling of the basement of 107. The ceiling height is 6'-4" to the bottom of the joists from the brick floor. The joists vary in size from 3" x 10 1/2" to 2 1/4" x 12" and are spaced from 1'-3" to 1'-6" on center. Most of the joists have been damaged by insect

attack. The joists are supplementally supported along the length of the south wall by a 4' x 8 1/4" steel beam supported on two steel columns which divide the span into thirds of approximately 11'-0" each. The third and sixth joist from the west end are additionally supported at mid span by wooden posts.

- 5) Stairs: The stairs to the first floor are located against the north wall in the west end of 107. They are enclosed with vertical boards and a doorway on the south side and by a makeshift partition on the north, made up of scrap lumber and two displaced glazed cabinet doors with shaped tops. Researching the original location of these glass doors may provide an interesting clue in the development and change of the Apothecary Shop. The stairs are in deteriorated condition.
- 6) Windows and Doors: There are no window sash remaining. The only doors are the wooden door of the stair enclosure and the frame of the metal covered fireproof doorway to 105.
- 7) Mechanical Services: There is no heat in the basement of 107. There are electric light fixtures attached to the joists and switched at the top of the stairs.
- 8) Contents: There are shelves along the north wall filled with glass bottles and boxes, remains of a shelf base in the center of the room and miscellaneous debris and artifacts scattered around, especially at the west end of the room. (Note: The contents of 105 and 107 South Fairfax Street are not the focus of this report, although it is recognized that their identification, conservation and interpretation are of paramount importance.)

b) 105 South Fairfax Street

- 1) General: The basement of 105 is 16'-8" wide and 33'-4" deep. The ceiling height is 6'-8 1/2" to the bottom of the first floor joists and 7'-8 1/2" to the underside of the first floor floor boards. The basement is poorly ventilated and damp. There is marked subsidence of the basement floor at the east end.

- 2) Floor: The present floor is covered with 1" or 2" of dirt, coal dust, and much discarded equipment and debris under which is a brick paving laid in a random pattern. At the east end of the basement floor there is a large area of subsidence of the floor, long covered over by boards which are now rotted. The area is about six feet wide, north-south, and extends approximately four feet in from the east wall, in the north half of the room. The subsidence continues under the foundation of the east wall and out under the sidewalk in front of the building. The earth is collapsing, making a cave or tunnel. This condition may be due to a slow leak in the city water or sewer main; the presence of a deep underground spring, or the collapse of a long forgotten cistern. Whatever the cause, the subsidence is serious. It threatens the stability of the east, front wall of 105 and also of the public sidewalk.

At the northwest corner of the basement there is an oval brick lined shaft approximately 5' 3" wide. It is located directly underneath the west or rear wall of the building. The west wall spans the shaft with a large brick relieving arch (see description of west wall). The shaft, which is half inside and half outside the basement, is filled with rubble, debris and artifacts. The entire floor area is strewn with debris, bottles, crates, boxes and old equipment.

- 3) Walls: The basement walls are of brick laid in common bond with headers every eighth course. The mortar is very deteriorated on the east and west wall. There are areas of deteriorated mortar on the north and south walls, especially at the corners, near door openings and at floor level. The east wall is 1'-5 1/2" thick. On the south side is a doorway 4'-6" wide giving access to a narrower brick cellar entrance way containing a wooden ladder/stair of nine risers up to a pair of wooden trap doors opening directly on the sidewalk. On the north side is a bricked up window bay with a deteriorated sandstone sill. The east wall rises to the first floor level. Above that point the brick has been removed to accommodate the

19th century shopfront seen in the c. 1925 photograph. The Waterman shopfront constructed 1936-1938 is framed into this earlier opening.

The brick south wall is 13 inches thick and is built up against the side north wall of 107, forming a thick brick and stone party wall. At the east end of the south wall of 105 is the brick doorway to 107 with a metal covered fireproof door frame. There are two steps up to the floor level of 105 within the 1'-7" wall thickness of this doorway. West of this doorway is the remains of a wooden 1'-5" x 2'-6" dumbwaiter that rose at one time through the building to the third floor. At the west end of the south wall are two brick piers which support the chimney breast on the floors above. The brick arch between them has been filled in to accommodate the flue of the furnace directly in front of the piers. The remains of the first course of the brick vault which originally supported the former first floor hearth is still in place.

The brick west wall has only one window opening on the south side, 3'-6 1/2" wide. There is no frame, but a sandstone sill and a sandstone lintel with eight 1" x 1" diagonal holes to receive iron security bars. Five of the bars are still in place. On the exterior of the west wall window is a rectangular brick window well which rises to an iron horizontal grill originally at ground level, now covered over by wire screen and concrete and located underneath the floor of the first floor bathroom addition. At the floor level of the west wall in the south corner is a 12" thick brick relieving arch with the apex of the intrados of the arch just breaking the floor surface. In the northwest corner of the west wall is the large brick relieving arch spanning the oval brick shaft in the floor (see previous section). The brick arch is 8" deep and 18" thick and spans 5'-3". It is open from the apex of the intrados of the arch down 18" to the level of the debris. On the exterior or west side of the west wall there is rectangular brick air shaft or flue approximately 5'-3" wide x 2'-3" deep which rises 27 courses of brick from the springing of the arch

up to what was ground level. This vent shaft has been bricked over. The original purpose of the rubble filled oval brick shaft in the floor and this vent shaft on the exterior of the wall is not clear. Archeological excavation of the entire basement area would provide much valuable information.

The north wall is brick, 13" thick. It narrows to 11 1/2" inches at the bottom of the floor joists. There is one bricked-up doorway at the east end of the north wall, which formerly connected 105 with the basement of the building at 103 South Fairfax Street. A 6" cast iron sewer pipe runs along the north wall from the east wall, where it enters the building, to the bricked up doorway. At that point it narrows to 4" and runs along the entire length of the north wall to the west wall where it turns to run along the west wall to the bathroom addition. The 100 amp. 240 volt alternating current electrical service is attached to the north wall at the east corner.

- 4) Ceiling: The floor joists and the underside of the first floor boards form the ceiling. The ceiling height is 6'-8 1/2" to the bottom of the joists from the brick floor. The joists vary in size from 2 1/2" x 10" to 3" x 12 1/4" and are spaced from 1'-3" to 1'-6" on center. Some of the joists have minor instances of insect attack. The first joist next to the west rear wall, however, has been subjected to extreme water damage and has rotted completely through and requires replacement. In the center of the ceiling near the dumb waiter, between the 14th and 16th joist from the west end is the framing for a hoist hatch in the ceiling. This hatch, which is positioned underneath other hatches all the way up to the hoist in the attic, has been covered over on the first floor with modern floor covering.
- 5) Stairs: On the east wall there is the ladder stair in the cellar hatchway to the sidewalk already mentioned. An interior wood ladder/stair with 9 treads is located in the northwest corner of the basement directly in front of and over the brick

shaft and the relieving arch previously mentioned. This stair which gives access to the stair closet in the northwest corner of the first floor. It is in extremely deteriorated condition.

- 6) Windows and Doors: There are no window sash remaining in the basement of 105. The metal fireproof door frame remains in the door between 105 and 107.
- 7) Mechanical Systems: There is no heat in 105. The gas fired circulating water furnace manufactured by Weil-McLean which provides heat to the first floor only is located in front of the brick piers of the chimney support at the west end of the south wall. There is no plumbing in the basement except for the cast iron sewer pipe mentioned.
- 8) Contents: The basement of 105 has boxes, bottles, shelves, artifacts and debris strewn all over the floor.

2. First Floor

a) 107 South Fairfax Street

- 1) General: The first floor of 107 is the principal room of the original apothecary shop and the most elaborate and important space in the building. It is currently open to the public as a museum. The first floor is one large open room 17'-9 1/2" wide and 33'-9" deep to the face of the wide shallow arch in the west rear wall that opens onto the rear addition which extends the room 1'-7 1/2" beyond the original exterior of the rear wall. The entire space is, therefore 37'-7" deep in the east-west direction. The ceiling is 10'-5" high.
- 2) Floor: The floor is random width tongue and groove pine flooring, 6" to 7" wide. The floor is subdivided into a center aisle, two side aisles and a rear aisle by the position of the apothecary shop counters. Two long counters run down the south side, two down the north side and one high accounting desk is placed at the west end facing the front door. The original flooring has been replaced with 3" tongue and groove pine flooring down the center aisle and behind the

counter of the east section of the south side. The trap door to the basement is behind the north counter at the west end. The floor in the rear addition is 4" to 5" wide tongue and groove pine flooring which runs north-south, not east-west as does the other flooring. The earlier floor is patched and quite worn in many areas, but is in sound and serviceable condition.

- 3) Walls: The east wall is filled with the doorway and two flanking shop windows constructed by Thomas Waterman from 1936 to 1938 (see section Exterior 107, shopfront). All the other walls are plaster over brick and are painted.

The south wall is covered with cabinets and shelves from the east wall to the chimney flue near the west end. The original chimney breast and hearth have been removed. Only the side strips of the original hearth remain in the floor. A large iron safe sits against the south wall in the position of the former fireplace. A narrow flue with a hole for a stove pipe has been constructed at the west edge of the former chimney breast. An early cupboard remains in place between the flue and the northwest corner. A small wood lined closet with a closed-off access to 109 South Fairfax occupies the space on the south wall in the rear addition.

The original west wall of 107 has been removed to make a wide and shallow archway to the rear addition. The west wall of the rear addition has two false windows.

The north wall of the rear addition is plain. Just east of the original west wall there is a narrow access 1'-6 1/2" wide doorway to 105. Adjacent to this door begins a long stretch of cabinets and shelves which run the full length of the north wall to the shop window at the east. Cut into the north wall and cabinets near the east end is a wide doorway to 105.

- 4) Ceiling: The ceiling in the main room is plaster. There is a rectangular hatchway with wood doors to the second floor just west of the front door. In the center of

the room is a decorative circular plaster rosette with acanthus leaves from which projects the pipe for a gas fixture. There is a hole for a stove pipe in the northwest corner.

- 5) Stairs: There are no stairs to the second floor of 107 from the first floor. Access is via the stairs in 105. The location of the original stairs is not apparent.
- 6) Windows and Doors: (The east shop front windows have been previously described.) The two false windows in the west end appear to date from the late 18th or very early 19th century. These windows have semicircular tops. The frames are 2 1/2" wide and the single sash in each window is hinged on one side with 1 3/4" hinges. Each sash has six panes of glass 12" x 18" in the lower portions and six panes of curved glass in the upper portion. The glass is painted with gold lettering and black paint of the reverse of the panes. The door to the south closet in the rear addition and the access door to 105 in the northwest corner of the south wall are metal covered fireproof doors. The door to the wide doorway to 105 in the main room is a metal fireproof door on a rolling overhead track on the 105 side of the party wall.
- 7) Mechanical Systems: The room is heated by two cast iron circulating hot water radiators, one at the east end of the north counters, the other at the west end of the south counters. The room is lighted by incandescent bulbs hidden at the ceiling behind the cornice of the shelf units on the north and south wall, and by lights in the rear addition. The heat from the bulbs hidden behind the shelves is causing the ceiling lath and plaster to shrink, crack and fall off. This poses a serious danger to the historic glass bottles arranged on the upper shelves. Remains of early water and gas supply to the apothecary counters on the south side are still in place.
- 8) Cabinets and Counters: The cabinets and counters in this room and their contents are one of the most important features of this museum. However they are not the focus of

this structural report. It would appear, however, that the cabinets and counters and mahogany drawers date in large part from the earliest history of the apothecary shop, i.e., the late 18th century, and that they have been added to and changed throughout the 19th century even up to the 1930's when the shop closed. The dramatic gothic revival facings to the counters and cabinets are clearly additions to earlier work. (Note: The Gothic Revival changes have been given a date of 1835 in most written descriptions of the Apothecary Shop. Another possible date for these changes may be ca. 1852 when John Leadbeater took over the business, or even later. The ornament of the cast composition gothic revival colonette capitals on the shelf fronts suggest a later date than 1835. The mirrored framed glass on the front of the west accountant's cabinet/desk, which lists the names and dates of the proprietors of the business from 1792 to 1860, is signed in reverse in the lower right hand corner "E.S.L., 4/20/63." The development and changes to the cabinets and counters throughout the building deserves further study.)

- 9) Contents: Most of the contents of this room consist of the Apothecary Shop museum collection.

b) 105 South Fairfax Street

- 1) General: The first floor of 105 serves as a consignment antique shop. It is one large room 17'-8" wide and 33'-9" deep. The ceiling is 9'-10 1/2" high.
- 2) Floor: The vinyl floor covering imitates wood boards. It is laid over plywood which in turn covers the original pine board floor. The vinyl and plywood obscures the hatchway from the basement. The landing at the foot of the enclosed stair on the west wall is 7" higher than the main floor and extends from the foot of the stairs to the south wall. It has a cast iron metal nosing to the tread. The bathroom in the west addition to 105 has a vinyl tile floor over a wood floor.
- 3) Walls: The east wall of 105 is formed by the shopfront constructed by Thomas Waterman, 1936-1938.

The south wall of 105 is the original north exterior wall of 107. The double party wall found in the basement does not continue above the first floor joist. Therefore 105 is built three sided against the existing wall of 107 from the first floor to the attic.

The south wall of 105 is plastered. Near the east end is the wide doorway to 107 with the metal fireproof door on an overhead track. This doorway has one 7 1/2" step up to the floor level of 107 with a cast iron nosing on the tread. Just west of the doorway is the dumbwaiter shaft from the basement to the third floor sheathed in vertical wood matchboard. West of the dumbwaiter are fixed shelves extending to the 29 1/2" wide chimney breast. The original fireplace and hearth have been removed and a later stove pipe hole has been plastered over. West of the chimney breast is a narrow door to 107 with a metal fireproof door on the 107 side of the wall. A metal hinge pintel survives on the 105 side. The south wall of the bathroom addition is the exterior brick wall of the 107 addition.

The west wall of 170 originally had two openings. The exterior doorway on the south side has been narrowed to become the doorway to the bathroom. The center doorway has been closed in with brick in the upper part and with lath and plaster in the lower part, probably at the time the present stair was constructed. The west wall of the modern stair enclosure is vertical wood matchboard. A small door in the northwest corner leads to the basement stair.

The north wall is plastered and has no window openings. The west half of the south wall has fixed shelves floor to ceiling with a small closet with a door set into the depth of the shelves.

- 4) Ceiling: The ceiling of 105 is covered with tongue and groove matchboard running in the north-south direction. There is a hatch to the second floor in the ceiling just west of the front door.

- 5) Stairs: The stair to the second floor is on the west wall in the northwest corner. It is enclosed with 3 1/2" x 3/4" matchboard on a 2" x 4" frame, but originally was open. The stair is 3'-6" wide and rises off of a one step platform at the west end of the room. The stair has 10 risers to the corner landing and an additional 7 risers along the north wall to the second floor. The risers are 7 1/2" and the tread 10". The newel post is 3 3/4" square with a turned ball finial. The varnished wood moulded handrail is 2'6" above the treads. There are two 1 1/2" square balusters to each tread.
- 6) Windows and Doors: (The east shopfront has been previously described.) There are no other windows on the first floor. The wide door on the south wall is a metal fireproof door on an overhead track. The narrow door next to the fireplace is a metal fireproof door. The bathroom door is a four panel mid-19th century door with brown china knobs and a three-pane transom. The doors to the stair and the basement are vertical plank doors. The shelf closet door is a six panel door.
- 7) Mechanical Systems: The room is heated by two cast iron radiators on either side of the front door and one radiator to the west of the closet on the north wall.

The room is air conditioned from the unit on the roof of the rear addition, through ducts above the west door to the bathroom. The discharge duct is hung from the ceiling and discharges just east of the fireplace stack. The return is flush with the west wall above the doorway.

The electrical service is exposed BX wiring to outlets on the rear of the dumbwaiter and to switches near the stair. The ceiling lights are three fluorescent fixtures suspended from the ceiling and two 2-light can spotlights. There is an electric light in the bathroom.

The bathroom has a toilet on the south wall and utility sink on the west wall.

There is a smoke detector on the east side of the dumbwaiter shaft.

There is an electric burglar alarm system with the control box in the shelf closet on the north wall. This system, which is on the ground floor only of 105 and 107, sounds an alarm in the shop and also alerts a centrally monitored security station in the event of a break in.

- 8) Cabinets and Counters: There are built in floor to ceiling shelves with 18" deep fixed shelves on the south wall between the dumb waiter and the chimney breast. Similar shelves 17" deep are in the north wall in the west end of the room. Set into these shelves is the small closet with the security alarm console in it. There is one long mid-19th century counter at right angles to the dumb waiter on the south side of the room which serves as the sales counter for the antique shop.
- 9) Contents: The great majority of the contents of this room are consignment antiques, although there are some items which belong to the museum collection.

3. Second Floor

a) 107 South Fairfax Street

- 1) General: The second floor is now one large storeroom filled with shelves and cupboards, 17'-11 1/2" wide and 34'-1" deep. The ceiling is 10'-5 1/4" to the bottom of the third floor joists and 11'-2 1/2" to the underside of the third floor floor boards. There are traces of an earlier room in the southwest corner of the present space.
- 2) Floor: The floor is 6" to 8 1/2" random width tongue and groove pine boards 1 1/4" thick. There is a pair of hatch trap doors to the 4'-11" x 5'-0" trap door in the floor 1'-8" west of the center window on the east wall.
- 3) Walls: All the walls are unpainted brick except for the sections of the south wall and west wall where there was once another room.

The east wall has three window bays with wooden lintels with single header brick relieving arches above. Wooden shelves surround the windows.

The south wall has a doorway, 11'-6" west of the east wall, covered by a metal fireproof door on an overhead track, that formerly provided access to 109 South Fairfax Street. This door is now hidden behind shelves which line the south wall. About seven feet east of the west wall, the south wall is plastered from there to the west wall. This marks the location of an earlier finished room that has since been removed. This room has 5" x 1 1/4" beaded baseboard. Also near the west wall is the plastered brick chimney breast. Against it are presently stacked high doors and other architectural elements from the building.

The west wall has three window bays. The earlier finished room extended from the south wall to the north edge of the center window. Therefore, two thirds of the west wall is plastered. The wall area from the north edge of the center window to the north wall is unplastered.

The north wall is unplastered. The stair to the third floor runs along the west end of the wall. A 3'-2" wide doorway to 105 is located 6'-6" west of the east wall. This doorway has a 4'-9 1/2" brick jack arch on the inferior or south side of the wall, but no jack arch on the exterior or north side of the wall, now the 105 side of the wall. The actual doorway is 13" narrower than the jack arch, the first 13" under the east end of the jack arch being filled in with brick.

- 4) Ceiling: The ceiling for all parts of the room, except for the earlier room in the northwest corner, are the exposed joists and underside of the floor boards of the third floor. The ceiling height is 10'-5 1/4" to the underside of the third floor joists. The joists are hand adzed on some faces and pit sawn on others. The joists vary from 3" x 9 1/4" to 4" x 9 1/2" and are from 13" to 15" on center. They are in good condition. Where the joists are headed off by cross joists, for the stair and hatch framing, the

joints are mortised with through tenons with wooden pegs inserted through the tenon on the far side. The ceiling in the northwest corner is plaster over hand split lath. The hatch frame for the third floor hatch is located just west of the center window of the east wall.

- 5) Stairs: The stair to the third floor begins midway along the north wall and rises to the west wall. It is 3'-2" wide and is enclosed at the 4th riser with vertical, beaded, tongue and groove boards 7" to 8 1/2" wide. It has 16 risers to the third floor with winders at the top. A plank door closes off the stair at the 4th riser. The risers measure 8 1/2" and the treads 10 1/2".
- 6) Windows and Doors: The window sash of the east windows is double hung six over six pane sash with 12" x 16" panes and 1/8" late-federal muntins. The west windows have double hung 12 over 12 pane sash with 8" x 12" panes and 3/4" wide late georgian muntins. The window sash is deteriorated. The door to 109 in the south wall and the door to 105 in the north wall are metal fireproof doors on overhead rolling track. The stair door is of vertical boards.
- 7) Mechanical Systems: The second floor of 107 is not heated. Overhead electrical light sockets serviced by exposed BX cable operate from pull cords.
- 8) Cabinets and Counters: This room is a storeroom. The east, north and south walls and the center of the room filled with high shelves and storage cupboards with drawers full of bulk drug store products. In the northeast corner is a multidrawer label cabinet. The cabinets in what was formerly the northwest room have been moved there from elsewhere in the building.
- 9) Contents: The contents of this room are the extremely valuable apothecary products, bottles, labels, and boxes as well as the architectural items which are stored here. This room is a time capsule, very little disturbed for the past half-century.

b) 105 South Fairfax Street

- 1) General: The second floor of 105 serves as the second floor of the consignment antique shop. It is one large room and was extensively remodeled after the Landmark Society took possession of the building. It is 17'-10" wide and 34'-1 1/2" deep. The ceiling is 10'-4 1/2" to the bottom of the third floor joists and 11'-2 1/2" to the bottom side of the third floor floor boards.
- 2) Floor: The floor of this room is random width pine flooring 4" to 12" wide. This is a replacement floor installed by the Landmarks Society, Inc. The original hatch near the center east window has been removed. There is no baseboard.
- 3) Walls: The east wall has three window bays. It is of painted brick. The windows have wooden lintels with single header brick relieving arches over them.

The south wall is of painted brick. This wall is the original exterior north wall of 107. It is 13" thick. The east wall of 105 is simply built up against this early wall which now serves as the common party wall between the two buildings. 6'-6" west of the east wall is a 3'-2" wide doorway to 107 with a one step riser of 9". The dumb waiter formerly located just west of this doorway has been removed on this floor. Near the west end of the south wall is the brick chimney breast. It has a square fireplace opening with slanted sides to the firebox, a brick hearth and no mantle.

The west wall is of painted brick and two window bays in the south and center. The windows have wooden lintels and single header relieving arches over them. The stair to the second floor rises on the west wall in the northwest corner.

The north wall is painted stucco over brick. The corner stair from the first floor comes up along the south wall in the west end. A 19th century apothecary shop cabinet is placed against this wall. The electrical service meter fuse boxes and safety switches are located in the northeast corner.

- 4) Ceiling: The ceiling is the exposed joists and floor boards of the third floor. The ceiling is 10'-4 1/2" to the bottom of the floor joists. Most of the joists are hand adzed on the lower face and pit sawn on the sides. They vary from 2 3/4" x 10" to 3 1/2" x 0 1/2" and are 19" to 19 1/2" on center. They are in good condition. There is a hatch to the third floor framed in near the center of the ceiling, with pinned mortise and tenons.
- 5) Stairs: The stairs to the third floor rise against the west wall in the northwest corner. There are six risers to the 39 1/2" wide corner landing and eight risers from the landing to the third floor. From the landing to the third floor the stair is enclosed by a door and a vertical board partition. The stair is 36 1/2" wide with an 8" riser and 11" tread to the landing. A 4" x 3" newel post at the second treat supports the moulded hand rail which has no balusters.
- 6) Windows and Doors: The east windows are double hung six over six panes late-federal sash with 12" x 17" panes. The lower sash of the north window is an upper sash reversed and reused from another window.

The west window sash is double hung six over six panes sash with 10" x 15" glass panes. The sash and frames appear to be relatively recent replacements, possibly from the time of the Waterman work, 1936-1938. There are wood sills and aprons. The door to 107 is a sheetmetal fireproof door on a rolling horizontal overhead track. The stair landing door is a vertical plank door.

- 7) Mechanical Systems: There is no heat on the second floor. The electrical service is on the north wall in the northeast corner. There is the electric meter and a fuse box for glass fuses for five 15 amp. and one 25 amp. circuit. There is a 30 amp. 240 volt alternating current three phase safety switch.

- 8) Cabinets and Counters: There are no original or early furnishings in this room except for the storage cabinet set along the north wall.
- 9) Contents: The contents are consignment antiques and also some of the original curved shutters from the shopfront windows of 107.

4. Third Floor

a) 107 South Fairfax Street

- 1) General: The third floor of 107 is one large open storeroom. It is 18'-0" wide and 34'-1 1/2" deep. The ceiling height is 9'-10" to the bottom of the joists and 10'-6" to the bottom of the attic floor boards.
- 2) Floor: The third floor flooring is random width tongue and groove boards 5 1/2" to 8 1/2" wide and 1 1/4" thick. There is a double door hatch to the second floor 1'-9" west of the center window of the east wall. there are H-L iron hinges still on the south trap door.
- 3) Walls: The third floor walls are unpainted and unplastered brick.

The east wall has three window bays with wooden lintels and single header brick relieving arches over them. The window bays are shorter and narrower than those on the second floor.

The south wall has no openings to 109 South Fairfax, but has large storage bins along its length. At the west end is the chimney breast 38 1/2" wide and 13 1/2" deep. The south wall narrows from 13" to 8 1/4" at the joist level of the attic floor.

The west wall has three window bays with wooden lintels and single header brick relieving arches over them. These window bays are shorter than the 2nd floor window bays. There is water damage to the brick work on the west wall due to leaks in the roof and blocked gutters. The mortar is deteriorated. The north wall has the stair

from the second floor arriving in the north-east corner and the stair to the attic commencing at the east end of the second floor stairwell and rising east along the north wall. There is a doorway 2'-11 1/2" wide to 105 2'-5" west of the east wall.

- 4) Ceiling: The ceiling of this room is the exposed girders, joists and floor boards of the attic floor. The framing of the third floor ceiling, which is the attic floor, is different from the framing of the lower floors. Two girders bolted together span the room north to south midpoint between the front and rear walls. The west girder is 7" x 8 3/4" and is hand adzed. Bolted to it is the east girder 4 1/4" x 9 3/4" which has circular saw marks. The east girder is a later reinforcement to the original framing system. Resting on this pair of bolted girders are the attic floor joists which run east-west from the girder to the 2 1/4" x 10 3/4" wood plates on the top of the east and west brick walls. The joists vary from 2 3/4" x 7 1/2" to 3" x 8", 15" to 16" on center. The center joist on the east wall has been cut, overhead of the hatch in the third floor floor. It has not been framed-off with a cross joist.
- 5) Stairs: The stairs to the attic of 107 are located just east of the stairwell from the second floor. The stair is a steep ladder stair 2'-6 1/2" wide with a 1 1/4" x 7 1/2" closed string and a 1 1/8" x 6 3/4" board serving as a handrail. There are 12 risers with 10 3/4" risers and 7 1/2" treads.
- 6) Windows and Doors: The east windows have double hung six over six pane sash with 12" x 14" panes. There is no window trim. The frames are set untrimmed in the brick openings. The west window sash is double hung 12 over 8 pane sash with 8" x 10" panes. The window sash is in place in the south window. It is not in place in the center and north windows. The sash may well be stored somewhere in the building. The door to 107 is a metal fireproof door hinged on pintels on the 105 side of the wall.

- 7) Mechanical Services: There is no heat on the third floor. The electrical service is exposed BX cable. There are single bulb porcelain ceiling lights attached to the ceiling joists and operated by pull cords.
- 8) Cabinets and Shelves: The exterior walls are lined with storage bins and shelves and there are shelf units standing in the middle of the room.
- 9) Contents: The contents of the room are bottles and apothecary materials as well as discarded and stored building materials and doors, shutters, window sash and lighting fixtures from other locations.

b) 105 South Fairfax Street

- 1) General: The third floor of 105 is one large storage room. It is 17'-10" wide and 34'-2 1/2" deep. The ceiling height is 8'-11 1/2" to the bottom of the attic floor joists and 9'-8 1/2" to the bottom of the attic floor boards.
- 2) Floor: The flooring is random width tongue and groove floor boards 5" to 8" wide and 1 1/4" thick. In the middle of the floor is a 4'-1" x 4'-6" hatch with strap hinges and the remains of an earlier iron H-L hinge.
- 3) Walls: The walls are unpainted unplastered brick.

The east wall has three window bays with wooden lintels and single header brick relieving arches over them. The window bays are shorter than on the second floor. The east wall butts the south party wall of 107 at the southeast corner, but is not tied into it.

The south wall is the party wall with 107. It is the original exterior north wall of 107. 2'-5" west of the east wall is a 3'-0" doorway to 107 with one 12" step up to the floor level of 107. The remains of the dumbwaiter from the basement are still in place against the south wall. 2'-1 1/2" from the west wall is the brick chimney breast, 3'-3 1/2" wide and 1'-0" deep.

On the west wall are two window bays in the center and south part of the wall. There are pockets in the brick wall here and on the north wall 4'-10 1/2" above the floor which may remain from the scaffolding during construction. The window bays have wooden lintels and single header brick relieving arches over them. There is water damage from leaks in the roof and blocked gutters.

The north wall is brick with parging in the header courses of the common bond. There is one bricked up doorway 3'-3" wide to 103 South Fairfax Street 2'-3 1/2" west of the east wall.

- 4) Ceiling: The ceiling is the exposed girders, joists and flooring of the attic. The framing is different from the lower floors. Two girders bolted together span the room north to south just east of the mid-point of the room. The east girder is 4" x 10", the west girder 3 1/2" x 10". Unlike the framing system of 107 where the joists rest on top of the bolted girders, here in 105 the joists run east-west from a 3" x 10 1/2" wood plate on the top of the brick walls to 2" wide strap iron hangers hung from the girders. Therefore the bottom of the joists are flush with the bottom of the girders. 2'-6" metal straps 1 1/2" wide are fixed to the bottom of the joists and girders to prevent further spreading of the joint between the girders and the joists. This method of hanging the joists from the girders on iron straps has not been structurally sound. The girders have sagged and the joists have separated from the bottom of the girders as much as 1 3/4". This framing system appears to have been repaired and modified several times. The 4th joist from the south wall on the east end is marked in black paint "E. Buchanan, December 12, 1873." The attic floor is patched above it and also marked "B. '73". The joists are 3" x 9", 18" to 21 1/2" on center.
- 5) Stairs: The stairs from the second floor arrive in the northwest corner. There are no stairs to the attic. Instead there is a ladder set on a wooden crate on one edge of the hatch to the second floor. This ladder goes up through the open hatch in the attic

ceiling on the south side just underneath the large wooden hoist wheel in the attic. The ladder is 1'-10 1/2" x 6 1/2" and has eight step/rungs.

- 6) Windows and Doors: The east windows have double hung six over six sash with 12" x 14" panes. The sash are deteriorated. There is no sash remaining in the west window frames. The door to 107 is a sheetmetal fireproof door hung on pintel hinges. There is an earlier pintel near this door.
- 7) Mechanical Systems: There is no heat on the third floor. The electric lights are attached to the joists and operate by pull cords.
- 8) Cabinets and Shelves: There are cabinets and shelves on all the exterior walls and between the east windows.
- 9) Contents: There are bottles, boxes, apothecary materials, as well as discarded or stored architectural elements and building materials from elsewhere in the building.

5. Attic

a) 107 South Fairfax Street

- 1) General: The attic is one large room. It is 18'-8 1/2" wide and 34'-1 1/2" deep.
- 2) Floor: The framing system of the attic floor has been described in the previous section. The floor itself is random width boards 13" to 17" wide and 1" thick with no tongue and groove.
- 3) Walls: The north and south gable walls are unpainted brick with no openings. The east and west roof slopes are described in the following two sections.
- 4) Roof Framing System: The 3" x 8" floor joists are carried on the central north-south bolted girders and rest on either the east or west walls on a 2 1/4" x 10 3/4" plate on the top of the brick wall just behind the last course of the brick cornice. The lower edge of the joists extend to the exterior edge of the brick cornice.

Directly above the inside face of the east and west brick walls a 3 1/4" x 4 3/4" false plate is notched 3" into the tops of the joists. The roof rafters are in turn notched 1" over the false plate. They vary in size from 4 1/4" x 7 1/4" to 4" x 8". They are hand adzed on both sides. Some have been replaced. One on the west slope of the roof is marked "E. H. Geo McA...98". The rafters are 16" to 20" on center and correspond to the joists below. The purlins are 1" x 12" to 1" x 15" wide. Collar beams 9 1/4" x 2 3/4", 17" to 18" on center, are located 7'-5" above the floor. They are mortised 2 1/4" into the sides of the roof rafters with half dovetail joints. The rafters are lapped at the roof ridge. In some places, the plate, false plate, joist, and rafter ends have rotted out on the west eaves because of holes in the roof and blocked gutters.

- 5) Access to the Roof: There is a metal clad hatch to the roof on center just below the ridge line on the west slope of the roof.
- 6) Windows: There is one dormer window on the east slope of the roof. A roof rafter bisects the dormer area and has traces of frequent nailing. Therefore it is quite probable that the dormer is not original to 107 but was added early in its history. There is no dormer on the west side. The present east dormer window has double hung 8 over 8 pane sash. This is a change from the 6 over 6 pane sash visible in the ca. 1925 photograph. The dormer may have been repaired or modified many times. On the inside face of the north side is written in black paint, "W. A. Washington, April 12, 1895." On the south side is written "S. R. Cott, April 12/88." Of course these names and dates may have no connection with repair or modification of the dormer. The dormer sash and sill are deteriorated.
- 7) Mechanical Systems: There are none in the attic.

b) 105 South Fairfax Street

- 1) General: The attic is one large room containing the hoist mechanism for the hatchways. It is 17'-11" wide and 34'0 2 1/2" deep.
- 2) Floor: The framing system for the attic floor has been described in the previous section on the third floor. The floor itself is made of 5" to 14 1/2" wide boards 1" thick not tongue and grooved. There have been many patches. A most interesting feature of the attic floor is a large piece of federal wall paneling placed face down as flooring in the northeast corner of the attic. It is 3'-1" wide, 10'-5 3/4" long and 1 3/4" thick. It is made up of 3 raised panels 36 1/2" x 19 7/8". The stiles at the short ends are 3 1/2" to 4". The upper stile on the long side is 6 1/4" wide. The lower stile on the long side is 10 1/2" wide. The stiles between the three panels are 4 1/2" wide. Along the length of the upper stile is glued a piece of 3/8" wide moulding. The paneling has been varnished but not painted. It appears to be a section of dado. The original location of this fragment is not apparent, but could conceivably be somewhere from either of the two structures. In the center of the attic floor is a large open hatch to the third floor. It measures 61 1/2" x 46 3/4". It is reached by the ladder from the third floor.
- 3) Walls: The north and south gable walls are brick and have no openings.
- 4) Roof Framing System: The 3" x 9" attic floor joists are hung from the central north-south bolted girders and rest at either the east or west walls on a 3" x 10 1/2" plate resting on top of the brick wall just behind the last course of the brick cornice. The lower edge of the joists extend to the exterior edge of the brick cornice. On the upper side of the joists a 3" x 5" false plate is notched 1 1/2" into the joist. The 7" x 3 3/4" roof rafters from 16" to 17" on center are notched in turn, 1 1/2" over the false plate. The rafter placement does not correspond to the spacing of the joists beneath them. The

rafters are carried on the false plate. Collar beams, 2 7/8" x 9 1/4", also 16" to 17" on center, are located 6'-8" above the floor. They are mortised 1 3/4" into the sides of the roof rafters with half-dovetail joints. The rafters are lapped at the ridge. The purlins are 1 1/2" x 13". There are broken slates in the attic that are most certainly from an earlier slate roof. They measure 18 1/2" x 10 1/2" x 1/4". Roof repair and replacement of the gutters may reveal hidden rot and damage to the plate, false plate, joist ends and rafter ends.

- 5) Windows: There is one dormer window on the east side of the roof and one on the west. The east dormer is 3'-3" wide. The 3/4" sheathing on the sides of the dormer varies from 6 1/2" to 8 1/4" and runs with angle of the roof. The side plates for the gable roof of the dormer are 3" x 4" and are 6'-6 3/4" from the floor. The sash is a modern one over one pane aluminum sash with snap in muntins. The dormer sill and frame is deteriorated. The west dormer is similar in construction. The dormer is 3'-2" wide and the side plates are 7'-0" from the floor. The sash is double hung six over six pane modern wood sash, with wire mesh screen on the exterior. The dormer sill and frame are deteriorated.
- 7) Hoist Mechanism: The attic of 105 is dominated by a superb wooden hoist mechanism completely intact. It served to hoist goods through the hatches in the floor from the basement to the third floor. The hoist spans the hatchway in the attic floor in the north-south direction, a distance of 7'-2". The hoist drum is 4'-10" above the attic floor and is supported on two vertical chamfered posts, 3' x 9 1/2", resting on horizontal blocks, 3" x 10" x 3'-8", which are fixed to the attic floor joists. The posts are fixed to the collar beams at the top. The hoise drum is a wooden cylinder with a 9 1/2" diameter. It is turned, at the south end, by a large wheel with a 3'-1" radius with 14 spokes and 14 hand forged forked iron guides for the hoist wheel rope, pulled from the third floor below.
- 8) Mechanical Systems: There are none in the attic.

III CONCLUSIONS

A. Programmatic Conclusions

1. The Landmarks Society, Inc. as a volunteer organization, has done yeoman's service for half a century to preserve and maintain the Apothecary Shop from destruction, vandalism, theft and natural disaster, and to keep the museum open to the public on a regular basis on a very limited budget.
2. The buildings and the collection have acquired, with the passage of time, a national significance to the history and culture of the United States even greater than when the Society assumed responsibility for them in 1933.
3. The Landmarks Society, Inc. feels a deep responsibility to the future preservation, interpretation and management of the Apothecary Shop and wishes to undertake significant program development.
4. The present level of maintenance of the Apothecary Shop, its collections and its buildings falls short of contemporary standards for the maintenance and operation of a museum for the following reasons:
 - a) The Landmarks Society, Inc. does not have at its current disposal sufficient funds to maintain, conserve, interpret and keep open to the public the buildings and their contents, except on a severely limited basis.
 - b) The Landmarks Society, Inc. does not have at its disposal sufficient paid or volunteer staff with trained museum administration, museum conservation, or historic resource management skills to manage the museum, care for its collection or expand public participation.
 - c) There are no current written policies or guidelines for the administration of the museum or the care and interpretation of its collections.
 - d) There is no written cyclical maintenance program for the buildings or provisions for its implementation.
 - e) The antique consignment shop does not generate sufficient income to fund program development or expansions.

- f) An updated long-term management plan with clearly stated goals and objectives is needed.

B. Conclusions about the Buildings and their Contents

1. The structural condition of the buildings at 105 and 107 South Fairfax Street is basically sound except for the following conditions which require attention:
 - a) The subsidence of the ground in the basement in 105, under the north end of the east wall, has undermined the brick foundation and a portion of the sidewalk area in front of the building. The condition is active and continuing to get worse. It's cause should be determined, the problem corrected and the damage rectified. Prior to remedial work a complete photographic recording of the contents of the basement should be made; the objects in the basement identified, analyzed, accessioned and cataloged; and a complete archeological investigation made of the basement areas of 105 and 107;
 - b) The rotted joists and other damaged structural timbers at the west rear of the basement of 105 have weakened the first floor structure and require replacement and repair;
 - c) The ladder stair from the basement of 105 to the first floor of 105 is unsafe and requires rebuilding. The stair from the basement of 107 to the first floor of 107 requires repair and reinforcement.
 - d) The water run-off at the base of the west rear wall of the west addition has damaged the masonry at the base of the wall.
 - e) The sealed up north doorway in the bathroom addition to 105 and the lock on the alley gate behind the two buildings poses a safety exit problem in the event of fire or emergency.
 - f) The exterior doors, woodwork, shutters, window sash, frames, sills, and dormers throughout the building, are deteriorated and require immediate repair and painting to avoid major structural problems in the future.

- g) The mortar joints on exterior and interior brick and stone walls are deteriorated from water damage from groundwater, broken or clogged gutters and downspouts, loose flashing, and holes in the roof and require repointing before major structural damage occurs.
 - h) The gutters and downspouts on 105 and 107 are clogged with dirt, grass and pigeon droppings and do not function.
 - i) The holes in the slate roof of 107 require immediate repair.
 - j) The joists, plates, false plates and rafters at the west eaves of 107 are rotted in places due to the holes in the slate roof.
 - k) The girders and floor joists of the attic of 105 have splayed apart and no longer make a structurally sound unit because of the inadequate manner in which the joists are hung from the girders in iron strap stirrups.
 - l) The floor of the attic of 105 has been inadequately patched and repaired and now presents a clear and present hazard.
 - m) The heating, lighting, air conditioning, plumbing and fire prevention systems in the two buildings are below standard and require replacement.
2. The buildings at 105 and 107 are not at present safe for public use except on the first floor because there is no adequate fire stair in either building, no secondary means of egress, and no adequate fire prevention system in the building. In addition, the existing stairs between the floors in both 105 and 107 do not meet contemporary code requirements for stairs used by the public.
 3. The water penetration problems, excessive humidity and lack of ventilation in the basements of 105 and 107 is contributing significantly to the rapid deterioration of the building materials and objects in the basement.
 4. The present condition and arrangement of the contents of the basement and the rooms on the upper floors prohibits expanded public visitation and enjoyment of the buildings and collection beyond the first floor museum exhibit in 107 South Fairfax Street.

5. The public cannot visit the museum safely in the basement or above the first floor unless major changes are made to 105 to provide adequate fire stairs and emergency egress from the building.
6. A basic decision needs to be made whether to treat the Apothecary Shop collection and rooms in the basement and above the first floor as a study collection open only to a severely restricted number of people under strict supervision or to modify the buildings and the collections to permit the general public to visit the basement and the rooms above the first floor.

IV RECOMMENDATIONS

A. Programmatic Recommendations

1. The Apothecary Shop and its contents are a fragile and nationally significant cultural resource. The identification, analysis, documentation, accessioning, cataloging, conservation, interpretation, and public display of the collection in its original setting is a mammoth undertaking. The task will require a significant level of funding and a broad range of trained museum and historic preservation skills. It is recommended that the Landmarks Society, Inc. evaluate the ability of the Society to carry out this work alone on a long-range basis.
2. It is further recommended that the Society investigate the possibility of formal association with the Virginia Museum of Fine Arts, The Smithsonian Institution or the National Park Service so that the budget, museum skills, and organizational infrastructure of one of these institutions might be enlisted to help preserve the Apothecary Shop Museum and to present it to the public.
3. It is recommended that the Landmarks Society, Inc. develop an updated long-term management plan with clearly stated goals and objectives.
4. It is recommended that the Landmarks Society, Inc. develop current written policies for the administration of the museum and the care and interpretation of its collections, consistent with the standards of the American Association of Museums.
5. It is recommended that the Landmarks Society, Inc. develop and implement a cyclical maintenance program for 105 and 107 South Fairfax Street.

B. Recommendations Concerning the Buildings and their Contents.

1. The historical value of the contents of the Apothecary Shop is significant. However, the social history inherent in the present location and juxtaposition of the contents in their relatively "untouched" state is also significant. No rehabilitation or repair work to the structures of 105 or 107 South Fairfax Street can efficiently take place without moving portions of the shelves, cabinets, boxes, bottles and their contents. Construction work cannot take place in and around the collection without grave danger of damage, theft or loss.

Therefore, it is recommended that prior to any rehabilitation work or repair to the interior of the building the entire contents of the two buildings in every space from the basement to the attic be photographed in place with archivally permanent film to the standards of The Historic American Building Survey. This work should supplement the excellent start made with the pictorial inventory of the second, third and fourth floors carried out by Peter Piraneo for Mr. and Mrs. Merrill G. Beede in 1983.

2. It is further recommended that trained and qualified museum personnel carry out a comprehensive program to identify, analyze, document, accession, and catalog, the entire contents of the Apothecary Shop buildings except for the consignment antique items. This work should be done to the published standards of the American Association of Museums. This work should be done prior to any rehabilitation work being carried out on the interior.
3. In order to stabilize the present structures, to arrest further deterioration of the building materials, and in order to protect the museum collection, the following rehabilitation work is recommended to be carried out immediately. These recommendations are made on the assumption that no major design changes to the two buildings are to be carried out, in the immediate future or the present use pattern of the buildings changed.

a) Exterior

- 1) Replace all gutters and downspouts on both buildings and clean out all exterior drains under the sidewalk and in the rear alley.
- 2) Repair all broken and cracked slates on the roof 107 South Fairfax St.
- 3) Inspect and repair any damage to the asphalt shingle roof on 105 S. Fairfax St. and remove the aluminum siding to the west dormer and replace with appropriate wood siding boards.
- 4) Reattach and caulk all loose chimney and gable flashing on both buildings.
- 5) Repoint all damaged and deteriorated mortar joints on both building's, front and rear. The original mortar should be duplicated in color, composition, and style of mortar

joint. Grey portland cement mortar should not be used.

- 6) Clean the stained areas on the brickwork on the east (Fairfax St.) elevation of 105 and 107 S. Fairfax St. using natural bristle brushes, low pressure water, and non-ionic detergent. Do not abrasively clean the brickwork or use high pressure water or acid.
- 7) Clean the paint from the sandstone lintels and sills on 105 S. Fairfax Street and the sills on 107 S. Fairfax Street. Repair the cracks in the lintels and sills with mortar tinted to match the original stone color.
- 8) Take paint samples and determine the color chronology of the paint on all exterior doors, windows, shop fronts and trim on both buildings. Evaluate the evidence and select correct paint colors to correspond to the first period when both buildings were used together as a single business. This will not be the earliest paint colors, since both buildings served other separate purposes when built.
- 9) Remove all loose putty from the shop windows on both buildings; patch and repair all broken, split or rotted muntins; replace all cracked or broken glass, reputty where necessary.
- 10) Remove all double hung window sash from the window frames; repair all deteriorated pieces of the frames; repair and reglue all loose joints of the window sash; cut out and patch all rotten sections of the sash or muntins, replace all cracked and broken glass, reputty where necessary; replace sash in original position.
- 11) Replace all missing window sash with original sash that may be found in the building or with replacement sash appropriate to location on the building. The aluminum sash in the dormer of 105 should be replaced with appropriate 6 over 6 pane wooden sash.
- 12) Remove, repair, scrape, prime and repaint all metal fire proof shutters on the west rear elevation of both buildings. Reinstall

in original position. If shutters are found in the building that fit the windows where they are now missing they should be repaired and installed in their correct place.

- 13) Repair holes in lower shop front of 105 S. Fairfax St.
 - 14) Scrape, patch, caulk, prime and paint with at least two coats of paint all exterior woodwork, including doors, door frames, window sash, window frames, and shop front of 105 S. Fairfax St.
 - 15) Remove all unnecessary signs and notices from the shop fronts of 105 and 107 S. Fairfax St.
 - 16) Reconstruct a permanent exit doorway in the north wall of the bathroom addition to 105 S. Fairfax St. to function as an emergency exit in case of fire.
 - 17) In cooperation with the Bamiyan 2 Restaurant, install an escape lock mechanism on the gate of the 320 King Street alley so that it can be opened from the alley side at any time in case of fire or emergency.
- b) Basement
- 1) Carry out a complete archeological investigation of the basement of 105 and 107.
 - 2) Investigate the cause of the subsidence of the ground in the basement, under the east wall and under the sidewalk of 105 and the carry out whatever steps are necessary to correct the problem and rectify the damage. This will include infill under the sidewalk and east foundation wall and infill of the basement floor and relaying the brick paving.
 - 3) Repair or replace as necessary the rotted joists and other water damaged structural members at the west end of the basement of 105.
 - 4) Reconstruct the stair/ladder from the basement to the first floor of 105.

- 5) Repoint the mortar joints of the basement walls, window wells, air shafts, wells and cellar area ways of 105 and 107.
- 6) Clean and relay, where necessary, the brick paving of the basement of 105 and 107.

c) First Floor

- 1) Remove the vinyl flooring and plywood on the floor of 105 S. Fairfax St. and repair and refinish the original floor.
- 2) Redesign the door to the bathroom and the door from the bathroom to the alley so that they can serve as exits in the case of fire or other emergency.

d) Second Floor: No change

e) Third Floor

- 1) Obtain expert engineering advice on the best method to reestablish the structural integrity of the girders and joists of the third floor ceiling of 105 S. Fairfax Street while retaining the maximum amount of original material. It may be appropriate to install steel angle irons on both sides of each joist and to bolt them to the girders to prevent further separation of the girders and joists.

f) Attic

- 1) Repair or replace as necessary the rotted portions of the plate, false palte, joists and rafters at the west eaves of 107 and wherever else on the roof of 105 and 107 deterioration to the roof structure is uncovered during the repair of the slate and asphalt shingles, replacement of gutters and downspouts and repair of the flashing.
- 2) Repair or replace all rotted portions of the dormer windows.
- 3) Repair or replace all loose, broken or rotted boards in the attic floor of 105 S. Fairfax Street.

g) Mechanical Systems

- 1) The present electrical, heating, airconditioning and security systems should be maintained in working condition until such time as the long range development program is established. At that time all of the mechanical systems should be entirely replaced with new systems especially designed for museum use that will service all the rooms in both buildings.
 - 2) An integrated smoke detection and fire alarm system linked with the nearest fire department should be installed in all the rooms in both buildings.
4. It is recommended that a multidisciplinary team consisting of an architect, museum collections specialist and historic preservation consultant be retained by the Landmarks Society to prepare design proposals for the modification of 105 and 107 South Fairfax Street to permit public access to the basement, second floor, third floor and attic rooms, so that the buildings and the collections can be fully appreciated in their authentic setting. It would appear feasible to treat 107 South Fairfax Street, which is the earlier of the two buildings and the location of the actual Apothecary Shop, as a museum exhibit in its entirety. 105 South Fairfax Street could then be remodeled to accommodate fireproof stairs, an elevator and restrooms in the west end of the building, with emergency exits to the alley of 320 King Street, while having the remainder of each of the floors devoted to space for visitor use, interpretive exhibit spaces and gathering places on each floor from which the rooms and contents of 107 at each floor level could be viewed through the doorway openings presently existing between the two buildings and whatever new openings should become necessary.