

Slave Housing Data Base

Building Name: Little Oatlands - Stone Duplex 1

Evidence Type: Extant

Historical Site Name: Oatlands Plantation

County: Loudoun

State: Virginia

Investigators: Dennis J. Pogue, Douglas W. Sanford

Institution: Virginia Slave Housing Project, Inc.

Project Start: 9/20/18

Project End: 10/22/18

Summary Description:

Two stone buildings are located at the property now known as Little Oatlands, which up until the late 19th century had been a part of the Carter family's Oatlands plantation. The structures are situated within a hundred feet of each other and bear numerous similarities in form, materials, and construction methods. Both structures have been extensively altered over the years, but they retain sufficient integrity to determine their original lay out as duplex residences for the enslaved. Documentary and physical evidence combine to infer that the quarters were erected during the early 19th century. The eastern structure has been designated as Stone Duplex 1; the adjacent building is Stone Duplex 2.

Duplex 1 was modified and expanded during at least three major construction campaigns, which have combined to substantially enlarge the building and imbue it with an overall Colonial Revival appearance. The one-and-one-half-story stone core has a side-gable roof and center chimney. A projecting two-story frame addition is centered on the former south façade, with an open porch on the end and a screened-in porch running the length of the east wall connecting to the southeast corner of the stone block. A one-bay, shed-roofed frame addition runs the length of the rear (north) elevation. Two frame additions are appended at the northeast corner of the earlier addition: a two-story, gable roofed kitchen running online to the east, and a one-bay, two-story gable-roofed cell projects at a 90% angle to the north. A one-story, shed roofed extension abuts the kitchen on the east. A standing-seam metal roof covers the entire structure.

Chronology:

The original structure consisted of a south facing, two-bay, one-and-one-half story, side-gable roofed dwelling, with an interior brick chimney, arranged to serve as a double residence. At both the SW and SE corners, there is a return of the cornice with a horizontal timber set flush with the stone wall on the west and east gables. The 19-inch-thick walls feature irregular coursing and large, flat stones at the corners. Measuring approximately 24 feet wide and 35 feet long, the façade was nominally symmetrical, with the chimney located roughly on center and with exterior doorways near each front corner. Each doorway provided separate access to one of two equal-sized heated rooms on the first floor, with heated rooms above that were presumably reached by stairs leading from each first-floor room that no longer survive. Single windows are centered on the end walls on both floors; it is likely that windows were roughly centered in the north wall of

both first-floor rooms, which were enclosed by the earliest addition. The window in the east room (Room 1) likely was converted to the existing doorway connecting with the pantry; another doorway in the west room (Room 2) probably is an insertion, with the earlier window blocked off and concealed behind the current wall finish.

Physical evidence suggests that the first episode of significant alterations occurred in the mid-19th century, possibly as early as preceding the Civil War. The first addition consisted of a one-story, one-bay-wide, shed-roofed frame running the length of the rear (north) elevation. The roofline of the original building on the north was elevated to a shallower pitch by inserting rafters for the new shed roof; at a later date (ca. 1934), stones were inserted to raise the west gable wall to accommodate the new angle of the roof. The framing members and the underside of the new roof is visible in the shed attic. Substantial hewn and adzed posts are set against the corners of the stone structure, each with a wide (12") down brace; the rafters and shingle nailers are sashsawn. Cut nails were used in this construction: examples are visible to attach the braces to the posts, and the tips of cut nails penetrate the wood shingles (now covered by the standing seam metal roof) and the nailers. Given the sashsawn material, hewn posts, and mature cut nails, this evidence indicates that the frame addition may date before the Civil War.

Duplex 1 was referred to as the "overseer's cottage" in a document that likely dates to the ca. 1930s, and which relates to when members of the Carter family moved to Little Oatlands ca. 1897. There is no documentary evidence to support that claim, and the original duplex arrangement, along with the overall context, argues strongly that it served as a double quarter for the enslaved. Nevertheless, the addition and other changes to the structure might combine to indicate an important modification of the domestic arrangements. The exterior doorway at the southwest corner of the façade (Room 2) has been infilled and converted to a window, and a doorway was cut in the stone wall separating the two first floor rooms. These represent typical modifications that were made to duplex structures to convert them from housing separate families to only one. According to architectural drawings prepared in 1934 in preparation for making a series of alterations to the structure, the exterior doorway had been removed and the partition had been cut through at that time. While it is not possible to demonstrate that erecting the addition, cutting the doorway in the partition, and closing the second exterior doorway occurred simultaneously, the apparent early date of the addition raises the possibility that the building was modified to accommodate an overseer.

By 1933, a one-and-one-half story frame addition with a gable roof was attached to the east end of the rear frame, and a frame two-story wing had been erected centered on the south façade. The rear addition served as a kitchen on the first floor and a bedroom above; the two-story wing contained a substantial living room on the first floor and the master bedroom on the second. A lateral hall and stairway on the north ran along the former façade of the stone duplex core, which likely replaced a stairway located in the southeast corner of the west first-floor room (Room 2) of the former duplex. A doorway had been inserted in the south wall of the former duplex entering into the east room (Room 3), which was widened in 1934. This plan is indicated in the set of construction drawings prepared for the Finleys in 1933/34, and which were utilized to prepare documentation drawings by HABS in 1973. Subsequent alterations in 1934 and later, consisted of extending the south wing and creating an open porch at the end, erecting yet another two-story wing on the north, and installing two gabled dormers for windows penetrating the north wall of the stone core. A standing seam metal roof now covers the entire structure.

Interior changes resulted in removing and replacing the quarter's original stairs, which likely had been located on the south side of the chimney base in each of the first-floor rooms. According to the HABS documentation, a much less steeply pitched replacement staircase likely had been located in the west room (Room 2). In 1934 the Finley's inserted an entry lobby in the middle of the south wall of the former duplex, both to improve access between the stone core and south addition and to create a closet and opposing doorways for the east and west ground floor rooms. Before 1933 access to the duplex's upper story rooms shifted to the second level of the south addition, with a cut-through in the stone wall leading to the east room. The east room was partitioned to create a bath in the southeast corner, and a hallway leading to a doorway that had been cut in the central partition to provide access to the west bedroom (Room 4).

Other interior changes included the installation of new wood floors with narrower boards downstairs; modern utilities; the insertion of bathrooms within each of the upstairs rooms; and, closets in three of the four original rooms. Dormer windows installed in the north wall supplemented the original openings centered on the gables. A systematic reworking of the doors and windows occurred during the 1930s or 40s, with the replacement of doors and sash, along with a consistent treatment of the openings' surrounding trim. The original window on the north wall of the eastern downstairs room was converted into a doorway connecting with the northeast addition. In the western room, a new doorway was inserted on the north wall to access the north addition, with the construction of bookcases along the rest of the wall resulting in the removal of the original window.

Bibliography:

The Journal of the Times (1819)

"Alteration for Mr. and Mrs. David Finley, Oatlands, VA," Fred M. Kramer, Architect, revised January 5, 1934

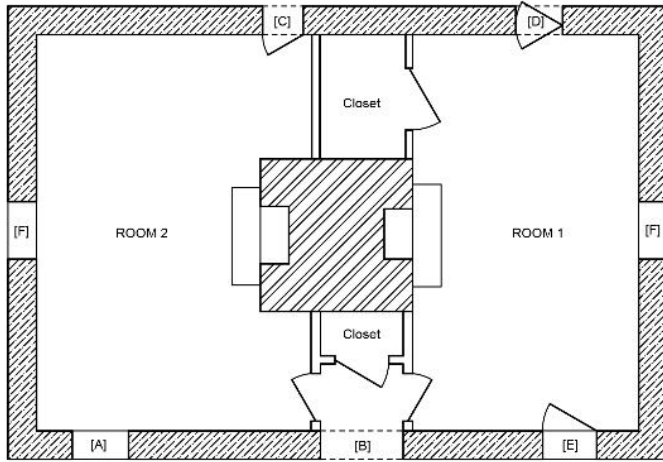
"Little Oatlands," HABS (1973)

"The Early History of Oatlands" (2017), Ms. on file, Oatlands Historic Site

Principal Construction Type: Masonry – Stone

One and One-Half Story

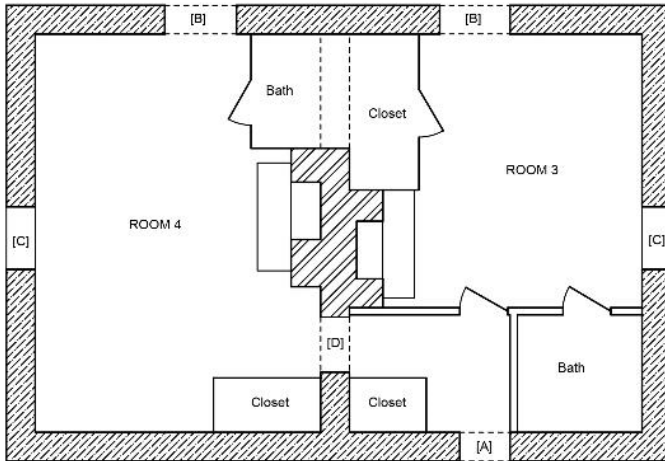
Footprint (24.2.0 x 34.10.0) (Additions Not Shown):



- [A] Original doorway converted to window
- [B] Opening cut through exterior wall
- [C] Opening cut through exterior wall
- [D] Original window converted to doorway
- [E] Original doorway
- [F] Original window openings



LITTLE OATLANDS I
First Floor



- [A] Opening cut through exterior wall
- [B] Window cut through exterior wall
- [C] Original window openings
- [D] Doorway cut through partition



LITTLE OATLANDS I
Second Floor



Number of Rooms (Period I): 4 total (2 down, 2 up)

Dimensions:

(1) Downstairs, east: 20.6.0 (N-S) x 11.10.2 (E-W), 7.5.1 (H)

(2) Downstairs, west: 20.9.0 (N-S) x 14.7.2 (E-W), 7.4.1 (H); greater length N-S likely due to reworking of north wall during modern alterations to access the later frame addition. Greater width due to space reaching the medial wall to the east, whereas in Room 1, the width of the room is shortened by the closet on the north side.

(3) Upstairs, east: 14.3.2 (N-S)* x 13.6.1 (E-W), 7.8.2 (H); *current N-S dimension is shorter than original room due to modern insertion of hallway along the building’s southern wall. +E-W dimension extends to western fireplace wall, whereas E-W dimension to the closet north of the fireplace is 11.8.0.

(4) Upstairs, west: 20.8.3 (N-S) x 13.4.2 (E-W), 7.9.2 (H); N-S dimension reaches original stone walls; E-W dimension extends to eastern fireplace wall.

Doors: 12

	Rm. 1, S (1/E)	Rm. 1, N (2/D)	Rm. 1, W (3)
Type:	Panel door w/inserted 3 x 3 arched glass sash at top	6 panel swinging door	4 panel
Dimensions:	2.10.0 (W) x 6.5.0 (H)	2.5.0 (W) x 5.10.2 (H)	Not measured, modern insertion
Hardware:	5-knuckle butt hinges	Pegged at top and bottom on east side	3-knuckle butt hinges
Swing:	In	Both in and out	Out (into room)
Replacement:	Older door, but altered with glass sash; according to Finley family tradition, the arched window may have been salvaged from the Oatlands main house cupola	Modern insertion at probable original window location	Door for modern closet at north side of fireplace

Rm. 1, W (4)**Rm. 2, E (5)****Rm. 2, N (6/C)**

Type:	Not described, modern insertion to modern entry lobby	4 panel, modern insertion to modern entry lobby	4 panel, modern insertion to reach northern addition
Dimensions:	Not measured	Not measured	Not measured
Hardware:	4-knuckle butt hinges	4-knuckle butt hinges	3-knuckle butt hinges
Swing:	In	In	Out
Replacement:			

Rm. 3, S (7)**Rm. 3, S (8)****Rm. 3, W (9)**

Type:	4 panel, door to modern, inserted bathroom	4 panel, door to modern, inserted hallway	4 panel, door to modern, inserted closet
Dimensions:	Not measured	Not measured	Not measured
Hardware:	3-knuckle butt hinges	3-knuckle butt hinges	5-knuckle butt hinges
Swing:	NA	NA	NA
Replacement:			

Rm. 4, E (10)**Rm. 4, E (11)****Rm. 4, S (12)**

Type:	4 panel, door to modern, inserted bathroom	4 panel, door to modern, inserted hallway	4 panel double doors, for modern closet
Dimensions:	Not measured	Not measured	Not measured
Hardware:	3-knuckle butt hinges	3-knuckle butt hinges	3-knuckle butt hinges
Swing:	Out (into Room 4)	In	Out (into Room 4)
Replacement:	Modern insertion	Modern insertion	Modern insertion

Windows: 7**Rm. 1, E (1/F)****Rm. 2, S (2/A)****Rm. 2, W (3/F)**

Type:	Double-hung sash, 6/6	Double-hung sash, 6/6	Double-hung sash, 6/6
Dimensions:	2.7.2 (W) x 5.0.0 (H)	2.7.2 (W) x 5.0.0 (H)	2.7.2 (W) x 5.0.0 (H)
Hardware:	Thumb latch	Thumb latch	Thumb latch
Shuttered/ Slide/ Swing:	Modern replacement at original location	Modern insertion at former exterior door location	Modern replacement at original location

Rm. 3, E (4/C)**Rm. 3, N (5/B)****Rm. 4, W (6/C)**

Type:	Double-hung sash, 6/6	Double-hung sash, 6/6	Double-hung sash, 6/6
Dimensions:	2.7.2 (W) x 5.1.0 (H)	Not measured, modern inserted dormer	2.7.0 (W) x 5.0.2 (H)
Hardware:	Thumb latch		Thumb latch
Shuttered/ Slide/ Swing:	Replacement sash & trim, original window location		Replacement sash & trim, original window location

Rm. 4, N (7/B)

Type:	Double-hung sash, 6/6		
Dimensions:	2.3.0 (W) x 3.8.0 (H)		
Hardware:	Not described, modern inserted dormer		
Shuttered/ Slide/ Swing:			

EXTERIOR

Foundation:**Continuous Masonry:** Stone (field stone)**Thickness:** Approx. 19 inches**Height:** NA**Bond:** Other – irregular coursing**Mortar Type:** Unknown – original mortar not visible due to re-pointing and paint**Joint:** Unknown, not visible

Repaired: Yes

Shed/Porch: No

Roof:

Roof Form: Gable

Roof Covering: Standing seam sheet metal

Roof Framing:

Exposed: Partial

Form: Common Rafters

Collar Ties: Yes

Collar Dimensions: NA

The north eave remains largely intact and visible captured beneath the shed roof of the north frame addition. The exposed ends of the ceiling joists are spaced 1.9.2 apart (inside to inside) and measure 2¾ inches wide and 4 inches high. The joists appear to be oak; they project 7 inches beyond the wall plate, and have rectangular nail holes from attaching the fascia and the soffit. Resting on top of the joists is a false plate, which appears to have early sash saw marks that are narrow and at a slight angle. The plate is 7/8ths inch thick and about 11 inches wide. One spade-point wrought nail is visible where it penetrated a rafter and missed the false plate; a second wrought nail attached the fascia to the face of one of the joists. The wall plate on which the joists rest measures 2¾ inches thick and about 12 inches wide. The joists are notched over this plate, with the notch about 1 inch wide.

The frame of the duplex roof is visible from within the roof of the south addition. The frame was inaccessible, however, but consisted of common rafters likely joined at the peak with saddle notches; square-butt wood shingles survive attached to portions of the frame.

The shed for the addition utilizes sash-sawn rafters, measuring 3¾ inches high and 3¼ inches wide. Nailers for the shingle roof, surviving beneath the modern sheet metal roofing, measure 2½ inches wide and 1 inch high (thick), and are also sashsawn. The circular-sawn shingles are thin and relatively narrow, measuring 4 inches or less wide. Where the addition's shed roof meets the corner of the duplex is a 5½-inch corner post, with all of its sides hand adzed. It has a down brace lapped to the inside of the post, with this board measuring 1½ inches thick and 6 inches wide.

Building Height: (SW corner)

Ground to Soffit: 12.6.2

Ground to Top of Eave (crown): 13.1.0

Walls:

Masonry: Stone

Bond: Irregular coursing

Mortar Type: Unknown, original mortar not visible due to repointing and modern paint

Joint: Unknown, not visible

Repaired: Yes

Chimney(s):

Chimney (1):

Material: Brick (simple cap molding)

Location: Interior – Center

Height: Not accessible

INTERIOR

The first-floor interior measurements (wall to wall) are 31.7.3 (E-W) x 20.9.0 (N-S); upstairs, the wall height is 4.11.2 (north wall) from the floor to the initial slope of the ceiling.

Wall Framing: NA

Wall Finish: Plaster – on stone

Fireplace (1): Center: Room 1, west wall

Fireplace Material: Brick, reworked

Fireplace Overall Dimensions: 8.0.0 (N-S) x NA (chimney mass flush with wall)

Fireplace Opening Dimensions: 2.8.0 (W) x 2.8.2 (H) x 1.6.2 (D)

Hearth Material: Unknown, parged with concrete

Hearth Dimensions: 5.4.0 (N-S) x 1.6.2 (E-W)

Fireplace (2): Center: Room 2, east wall

Fireplace Material: Brick

Fireplace Overall Dimensions: 8.0.0 (N-S) x 2.11.3 (E-W)

Fireplace Opening Dimensions: 2.11.0 (W) x 2.8.0 (H) x 1.5.2 (D)

Hearth Material: Unknown, parged with concrete

Hearth Dimensions: 5.2.2 (N-S) x 1.6.2 (E-W)

Fireplace (3): Center: Room 3, west wall

Fireplace Material: Brick

Fireplace Overall Dimensions: 5.7.2 (N-S) x NA (chimneystack flush with wall)

Fireplace Opening Dimensions: 2.11.2 (W) x 2.6.2 (H) x 1.5.2 (D)

Hearth Material: Brick

Hearth Dimensions: 5.7.1 (N-S) x 1.8.3 (E-W)

Fireplace (4): Center: Room 4, east wall

Fireplace Material: Brick

Fireplace Overall Dimensions: 5.7.2 (N-S) x 2.7.0 (E-W)

Fireplace Opening Dimensions: 3.0.0 (W) x 2.7.0 (H) x 1.6.0 (D)

Hearth Material: Brick

Hearth Dimensions: 5.7.2 (N-S) x 1.7.1 (E-W)

Stairs: Not at present, original stairs removed (upstairs accessed from 2nd floor of modern addition to south)

Type: Unknown

Subfloor Pit: No

Floor: Wood

Floorboard Dimensions: Downstairs floorboards are narrow modern replacements; upstairs floorboards are wider and look older – appear to be tongue-and-groove, with T-head nails; widths range largely from 7½ to 10 inches, but note one board measuring 14 inches wide.

Dating: Before 1819

The newspaper article (*Journal of the Times*) from 1819 refers to: “a neat and uniform row of stone-houses for the accommodation of the slaves, [and] form a village, having the public road for its street.” The proximity of Duplexes 1 and 2, along with the duplex at Oatlands Hamlet, and their location near the historic road leading to the Oatlands home complex, suggest that these are the buildings to which the article refers.

Physical evidence in the form of wrought nails in the second floor floorboards and wrought nails and early sawn surfaces found in the captured north eave support a pre-1819 date of construction. Ceiling joists and the false plate on the north wall are visible below the shed roof for the north frame addition. Joists are hewn and pitsawn. Nails found in the frame are hand wrought. Flooring nails on the second level appear to be wrought.

Notes

Interior:

Room 1: According to members of the Finley family, the window sash with arched panes set into the exterior doorway may have been salvaged from the cupola in the Oatlands main house.

Room 2: Running N-S from the north wall, there is a distance of 6.4.0 from that wall to the north side of the fireplace/chimney base, which is 8.0.0 long, and a distance of 6.5.0 from the south side of the chimney to the south wall. The current window (Window 2) on the room’s southern wall (toward the SW corner) represents a modern alteration of what was the original, exterior doorway.

North Frame Addition:

Visible within the space under roof of the frame addition is the construction for the two, modern dormer windows on the duplex’s roof. Beneath the windows’ framing are openings for early modern utilities, namely plumbing and pipes for steam radiators. The openings have been enclosed with dimensional lumber, modern concrete, reused brick, and the lath and plaster for the upper story rooms’ interior walls.