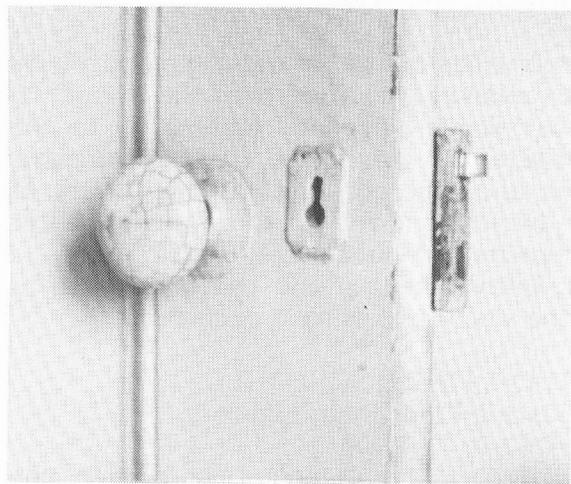
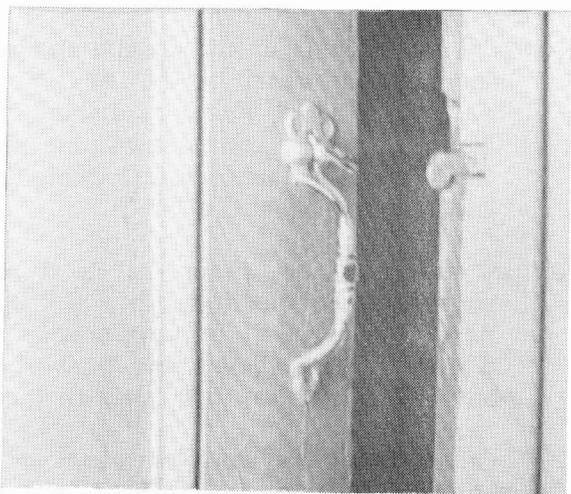


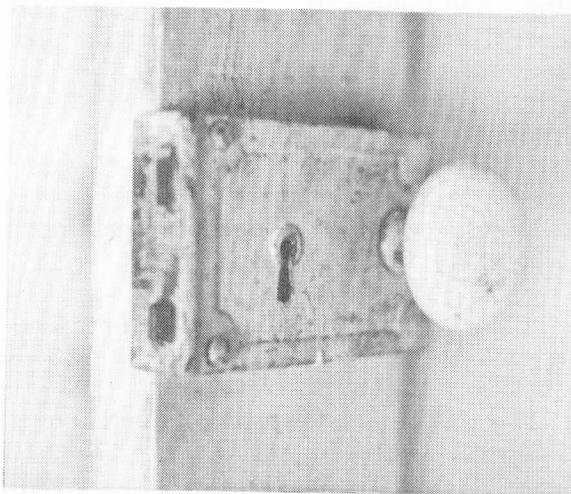
a



c



b



d

## Finishes, Surfaces, and Trim

The interior finishes of the Arnold-Simonton House have been extensively modified over the life of the structure, but some evidence remains as to the original and later finishes in the form of remnants of wallpaper and layered paint. Many layers of finishes are present and reflect the changing tastes of the occupants. Mouldings and trim have, in most cases, been taken up and put back down as changes in the wall finishes have occurred.

### TABLE 5: ROOM FINISH SCHEDULE

See Existing Floor Plan, Figure 8.

- Room #100: Floor: 1" x 4" tongue and groove pine running north-south.  
Base: 6" 2B4S beaded stock with cove moulding. See Figure 16.  
Wainscot: 2B4S beaded stock with trim and cap moulding. See Figure 16.  
Walls: 1" x 10" rough-sawn pine under layers of wallpaper.  
Ceiling: 1" x 10" rough-sawn pine under wallpaper. Ceiling height is 12'-0".  
Picture mould: located 11'-0" above the floor. See Figure 16.
- Room #101: Floor: 1" x 4" tongue and groove pine running east-west.  
Base: 3/4" x 9 1/4" with cove shoe.  
Walls: 1" x 10" rough-sawn pine under layers of wallpaper.  
Ceiling: 1" x 10" rough-sawn pine under wallpaper. Ceiling height is 12'-0".  
Picture mould: located 11'-0" above the

floor. See Figure 16.

- Room #102: Floor: 1" x 4" tongue and groove pine running east-west.  
Base: 3/4" x 9 1/4", no cove shoe.  
Walls: 1" x 10" rough-sawn pine under layers of wallpaper.  
Ceiling: 1" x 10" rough-sawn pine under wallpaper. Ceiling height is 12'-0".  
Picture mould: none.
- Room #103: Floor: 1" x 4" tongue and groove pine running east-west under linoleum.  
Base: 3/4" x 9 1/4", no cove shoe.  
Walls: 1" x 10" rough-sawn pine under layers of wallpaper and 3/8" gypsum board. Ceiling height is 12'-0".  
Picture mould: none.
- Room #104: Floor: 1" x 4" tongue and groove pine running east-west.  
Base: 3/4" x 9 1/4", no cove shoe.  
Walls: 1" x 10" rough-sawn pine under wallpaper and 12"-square interlocking accoustical tile. Ceiling height is 12'-0".
- Rooms #105 - #106: Floor: 1" x 4" tongue and groove running north-south.  
Base: 3/4" x 9 1/4", no cove shoe.  
Walls: 1/4" plywood and beaverboard with battens over 1" x 10" smooth-face painted pine.  
Ceiling: 1/4" plywood with battens at ceiling height of 8'-9" with original intact 1" x 8" painted board ceiling running north-south at ceiling height of 12'-0".

**Wallpaper:** A number of wallpapers are found in layers on the interior wall surfaces. Some wallpapers are directly fixed to the wallboards, while others are installed over gauze nailed to the wallboards. Patterns are floral and thematic, embossed and flat. Conclusive evidence as to the original wallpaper, as well as the definition of a clear layering has not been discovered.

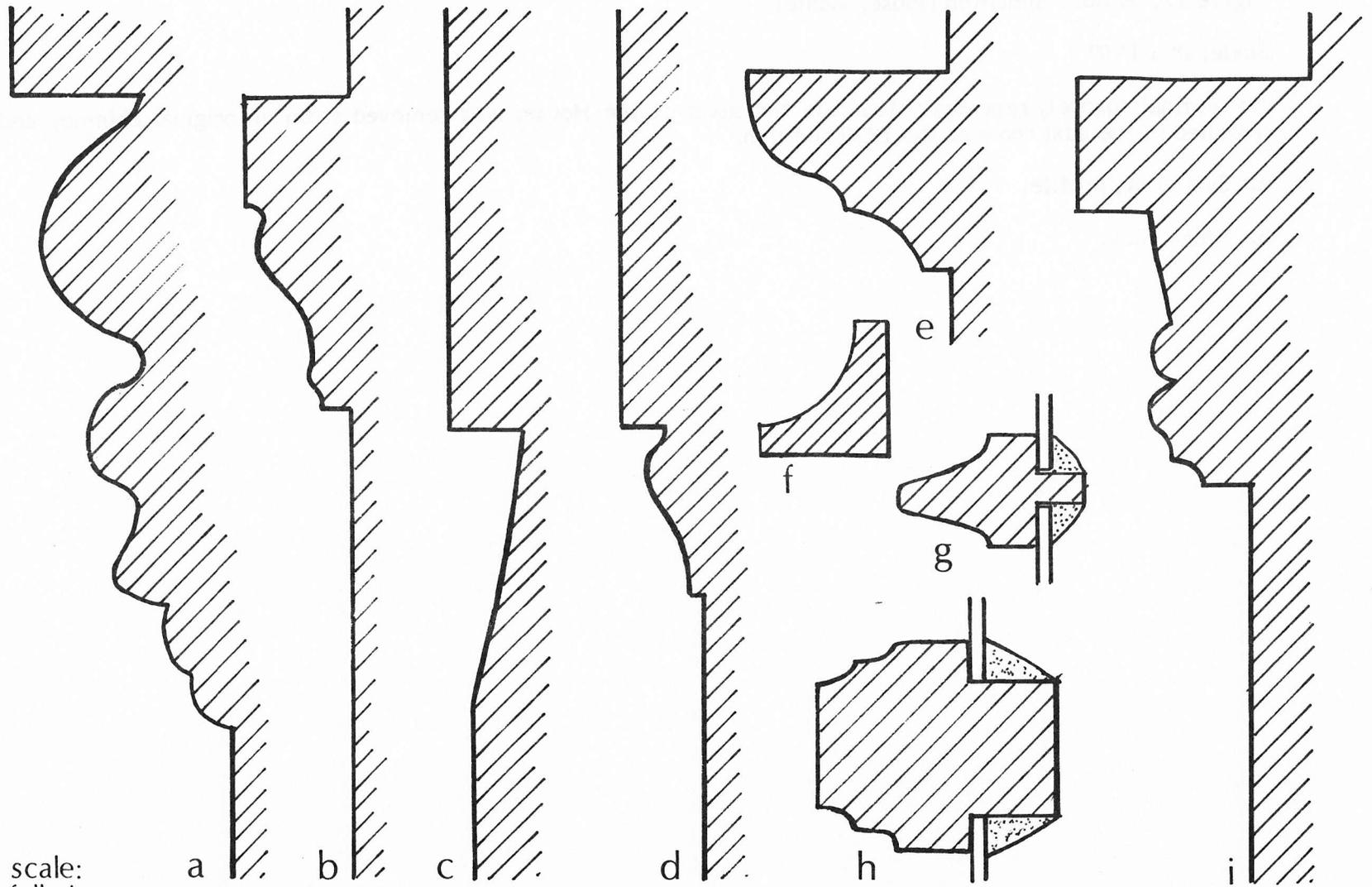
**Mouldings and Trim:** Interior mouldings and trim include baseboards and cove shoes, door and window facings, picture mouldings, and wainscot or dado trim. For moulding profiles see Figure 16.

**Paint and Coatings:** Interior doors, door and window frames and facings, and mouldings are painted with at least two coats of oil base paint (gray over white) throughout the House. In the kitchen wing, wall and ceiling boards were found to be painted originally dark gray. The predominant interior paintwork appears to have been an off-white color that has yellowed with age.

On the exterior, the building appears to have been painted white, except for a portion of the cornice and dentils which was painted dark red.

Figure 16. Arnold-Simonton House, Moulding Profiles

- a. Column capital profile.
- b. Door face moulding.
- c. Beveled door panel profile.
- d. Door stile and rail profile at the panel.
- e. Picture mould.
- f. Cove moulding.
- g. Muntin for 6 over 6 window.
- h. Muntin for 2 over 2 window.
- i. Wainscot profile.



scale:  
full size

a

b

c

d

e

f

g

h

i

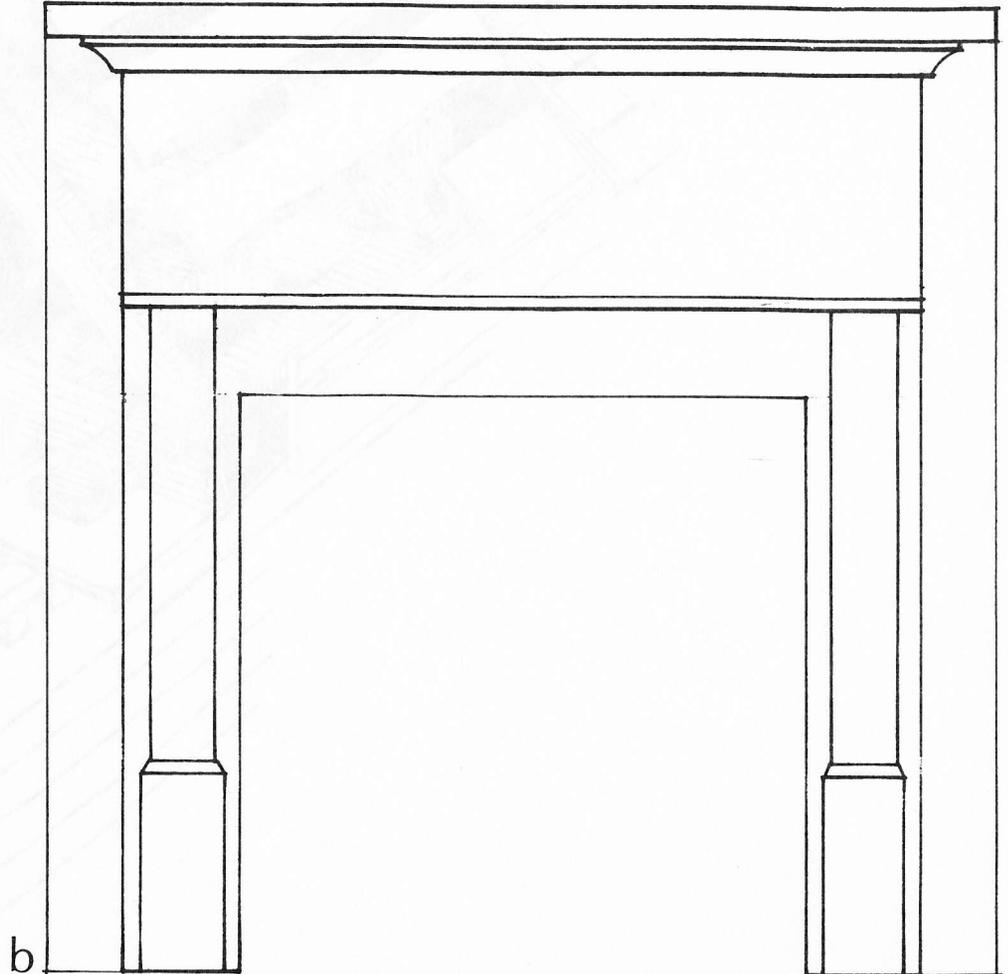
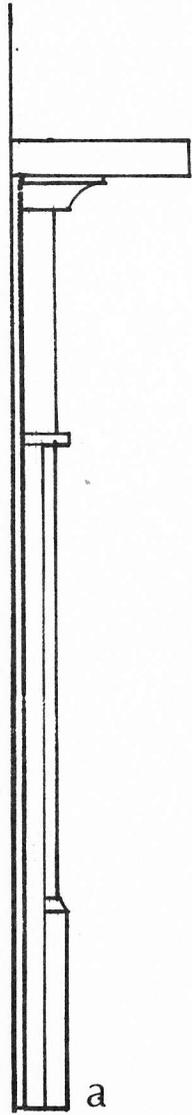
Figure 17. Arnold-Simonton House, Mantel

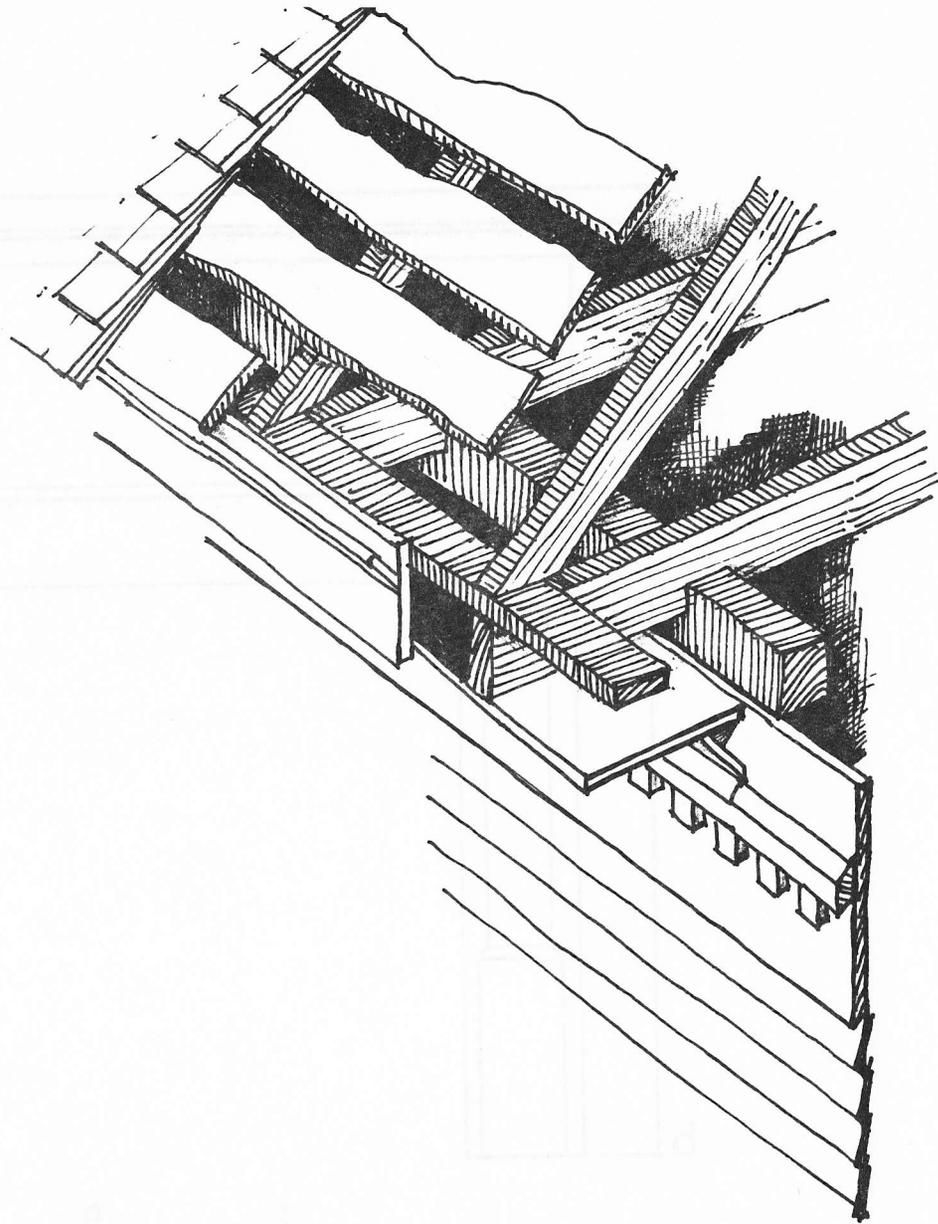
Scale: 1" = 1'-0"

An original mantel, reportedly found in the attic of the House, was removed from an original chimney and installed in the east room of the 1930 addition.

a. Side view, profile.

b. Front view.





### **Original Construction and Evolution**

As originally constructed, the Arnold-Simonton House consisted of a central hall with two rooms on either side, a portico, and a kitchen addition at the rear of the structure. A passageway ran between the House and the addition, and assorted porches projected from the addition. Only about two-thirds of the original kitchen wing exists today. However, some evidence of the configuration of the wing still exists in the form of framing and closure materials. Framing in the attic of the kitchen wing is the same as that of the main portion of the House, and it has been concluded that the wing was built at the same time as the rest of the House on the basis of cornice detailing found in the attic of the west portion of the 1930s addition at the rear of the structure. Subsequent alterations to the kitchen wing have included the installation of new partitions and finish materials, and the lowering of the ceiling.

Toward the end of the nineteenth century, all the 6 over 6 double-hung windows in the House were replaced with 2 over 2 double-hung windows. Possibly about the same time, one wall of the central hall was relocated and a brick flue added. Certain doors were relocated and the original floors were replaced.

During the 1930s, the chimneys and fireplaces were removed and additions were made to the rear of the structure on both sides of the kitchen wing, causing the removal of the rear porches. The partition walls that separated the two rooms on either side of the central hall were modified, and

closets and bathrooms were added. In the two rear rooms of the main House, four original windows (two in each room) were covered over and new doors were cut through the original exterior rear wall into the new rooms of the addition. The additions to the rear of the House covered the original cornice, a portion of which was found to be painted a rich reddish brown. The original 8" x 8" rough-hewn sills were replaced by 6" x 6" smooth-sawn pine sills, probably as part of the 1930s work. Deteriorated studs were sawn off and 2" x 4"s were scabbed into the remaining portions of the original studs.

Later modifications to the Arnold-Simonton House included the installation of an asphalt shingle roof, the removal of downspouts and gutters, a number of modifications to the porch floor and column supports, the removal of the skirt and water-table from around the base of the structure, and the installation of screens and screen doors.

### **Existing Detrimental Conditions**

The Arnold-Simonton House presently suffers from the combined effects of active and previous termite damage and moisture infiltration. Termite activity was found to exist in the exterior walls at the studs and sills and inside interior walls. Structural damage is severe.

Moisture infiltration and subsequent damage has occurred due to roof deterioration, removal of gutters and downspouts, and degeneration of surface coatings. Moisture damage is moderate.

Figure 19. Arnold-Simonton House, Original Floor Plan

- a. Portico.
- b. Central hall.
- c. Front room.
- d. Back room.
- e. Fireplaces.
- f. Breezeway.
- g. Dining room.
- h. Kitchen.
- i. Porch.
- j. Pantry.

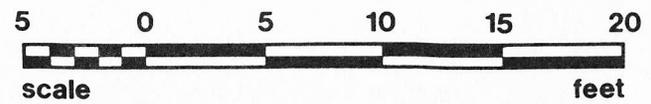
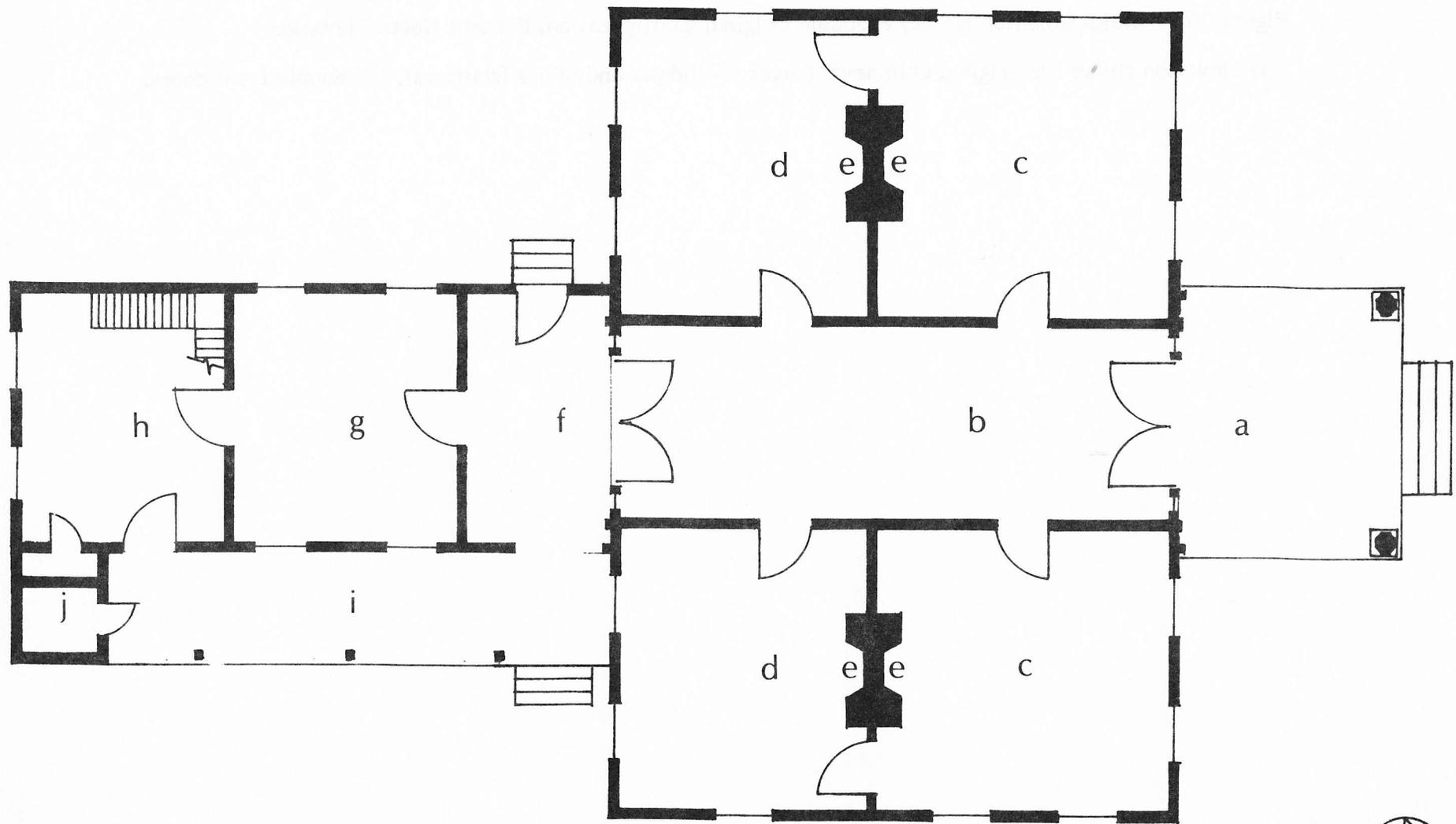
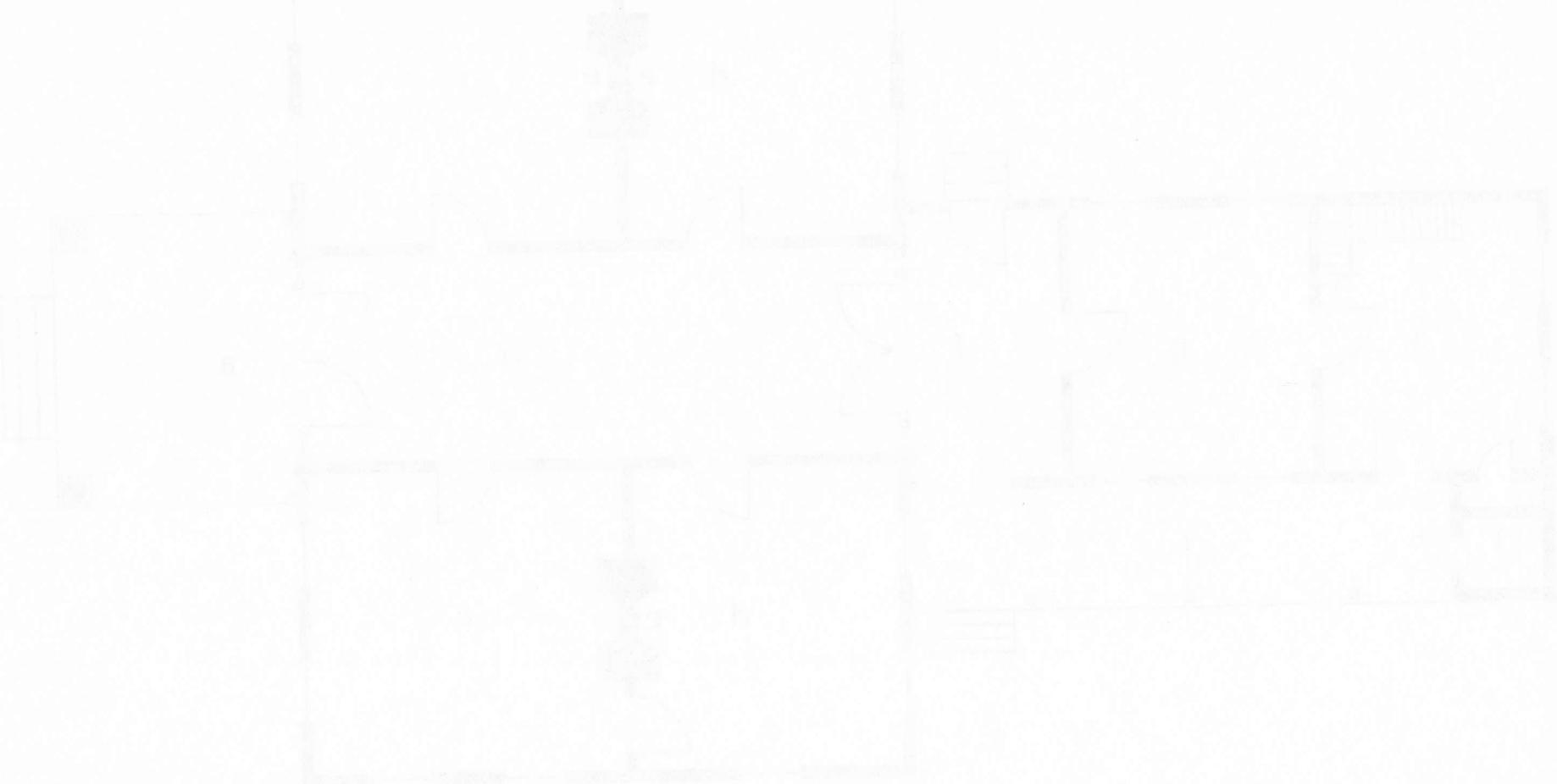


Figure 20. Arnold-Simonton House, Probable Original Configuration, Present North Elevation

The elevation shows the original chimneys, 6 over 6 windows and blinds (shutters), and double front doors.



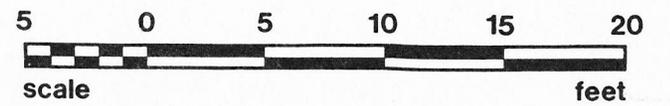
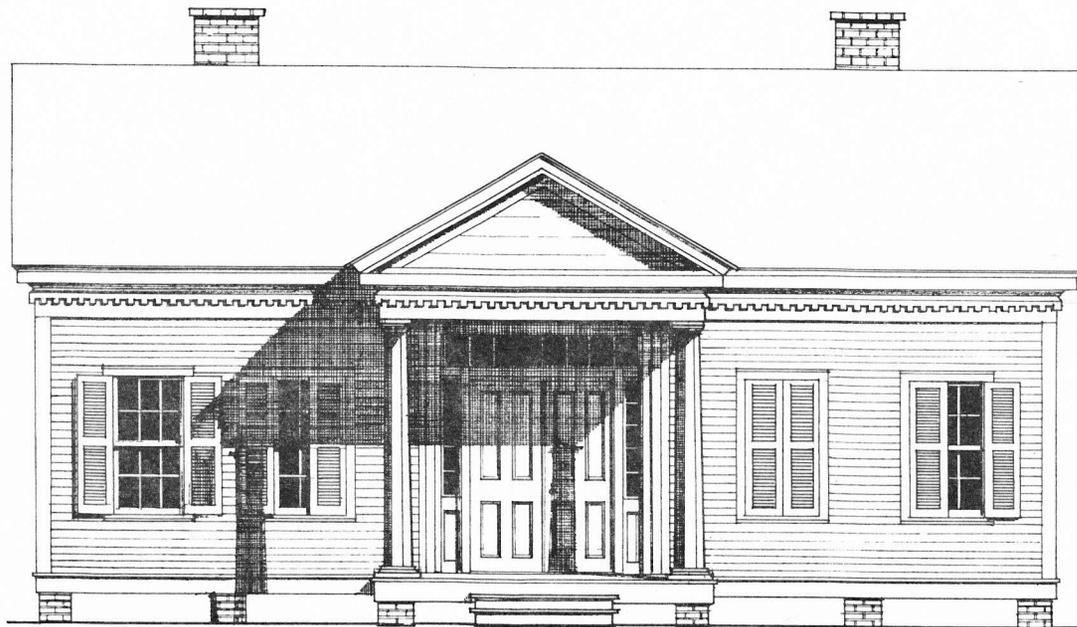


Figure 21. Arnold-Simonton House, Probable Original Configuration, Present West Elevation  
Note the extent of the rear wing and the location of the chimneys offset from the ridge-line.



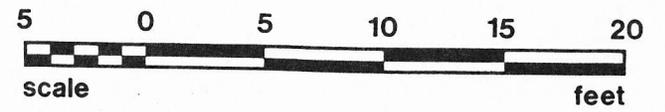
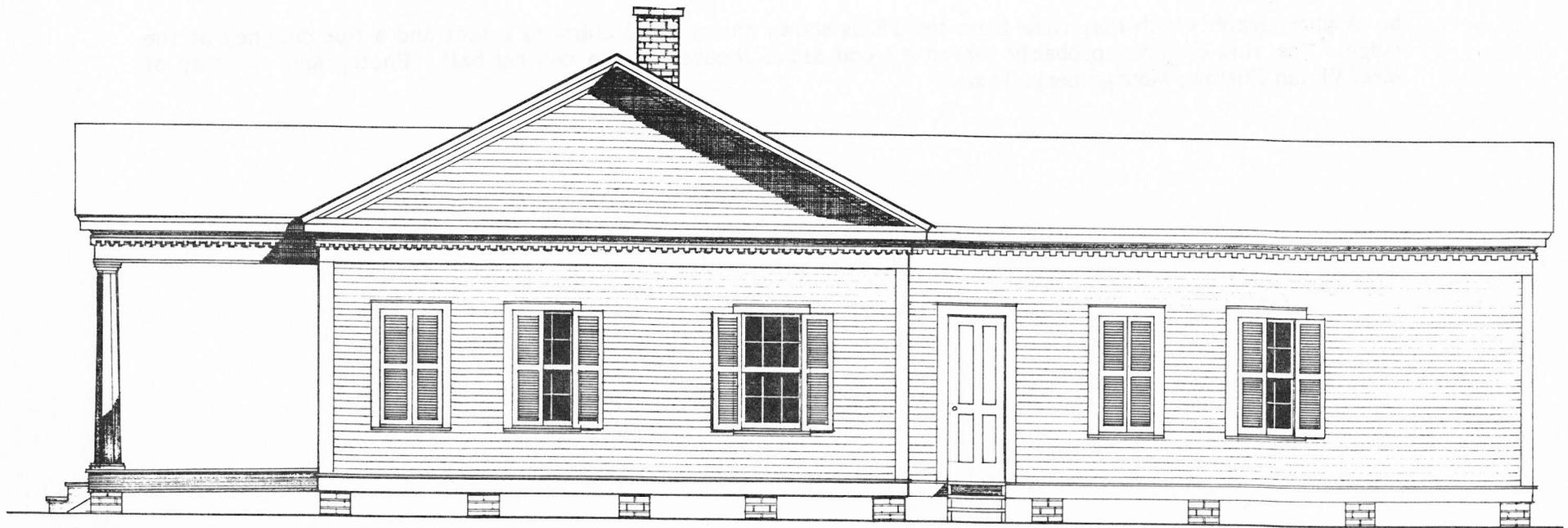
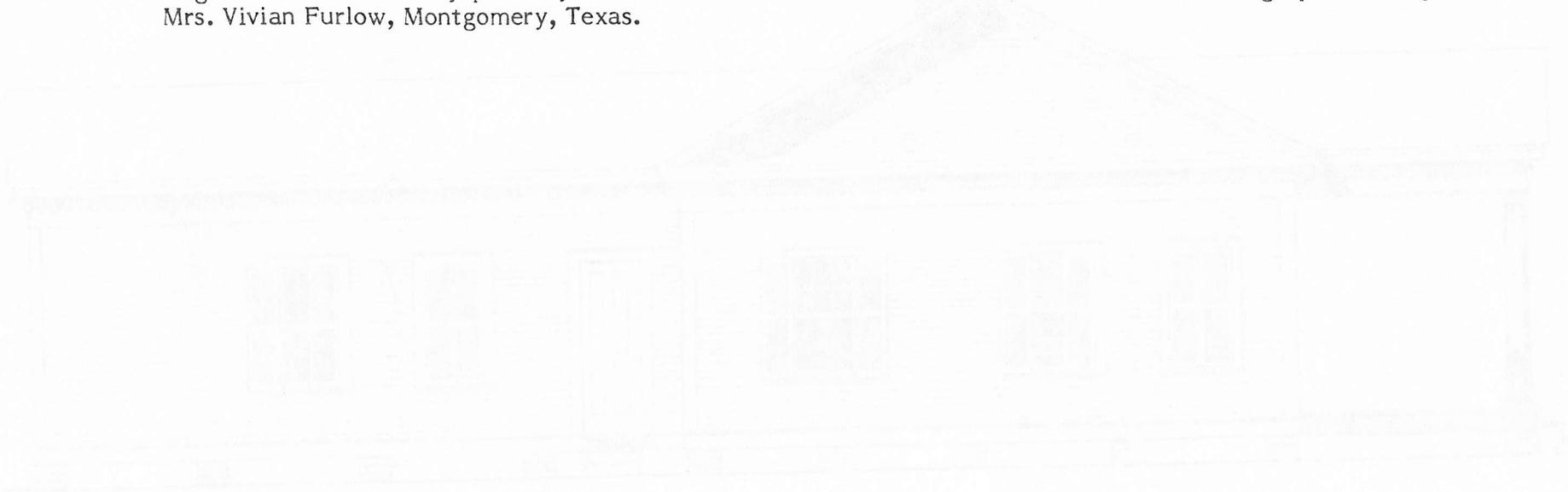


Figure 22. Arnold-Simonton House, Historical Photographs

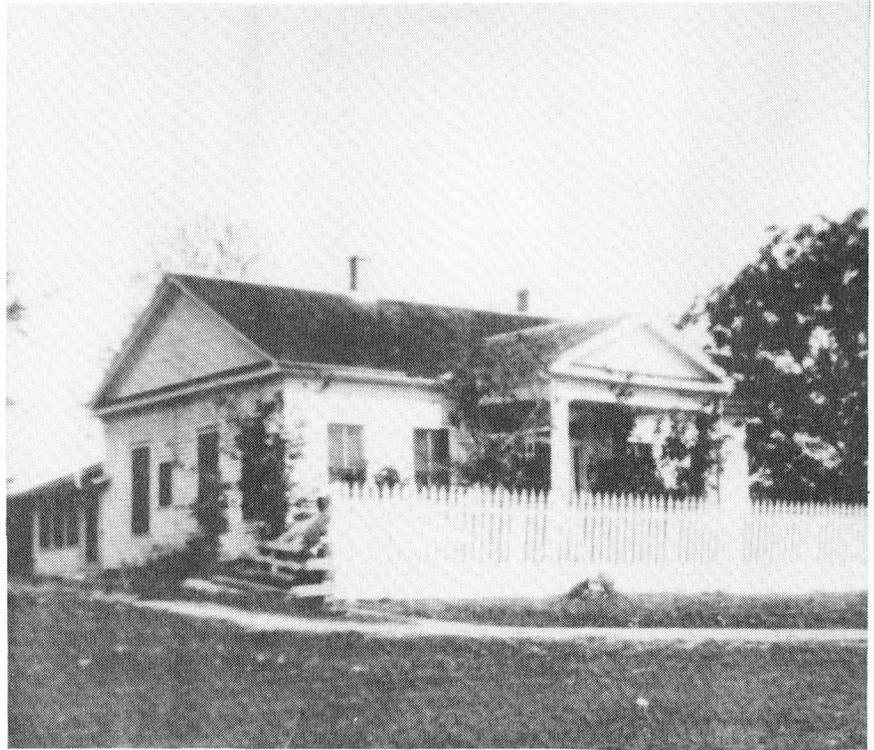
a. This photograph, probably made about 1910, shows that a watertable and skirt extended around the building at its base. The building appears not to have been raised high above grade. Photograph courtesy of Mrs. Vivian Furlow, Montgomery, Texas.

b. A photograph which may date from the 1930s shows one original chimney intact and a flue chimney at the ridge. The flue chimney probably served a wood stove located in the central hall. Photograph courtesy of Mrs. Vivian Furlow, Montgomery, Texas.





a



b



## RECOMMENDATIONS FOR DEVELOPMENT

It is proposed that the Arnold-Simonton House be adapted for re-use as a library, museum or other public building specifically for the use of Montgomery County's citizens. The exterior of the structure would be restored to include its Classical original construction and its subsequent late nineteenth-century Victorian modifications. The 1930s additions to the rear of the structure would be removed and the kitchen wing would be restored and reconstructed according to historical accounts, results of archeological investigation on the original site, extant physical evidence, and functional use requirements.

The interior of the House would be restored to the original room configurations and finishes, including Victorian modifications, and would be used as a public building. The main portion of the structure, including the central hall and four rooms, would serve as the public portion of the building, while the rear wing would serve as staff support and staging.

### Program

**SITE:** The site shall be landscaped using native plants. Parking shall accommodate eight cars with adequate vehicular access, and a handicapped access ramp at the rear of the structure shall be constructed. Directional signage shall properly identify the site.

**HOUSE:** Hall—approximately 300 square feet.

The public entrance, access control, reception, and display, shall be located in the hall.

Four rooms—approximately 225 square feet each.

These rooms are suitable for use as conference rooms, offices, library reading rooms, and/or collections display.

Rear wing—approximately 300 square feet.

The rear wing shall accommodate staff support, facilities, amenities, and storage space.

Total square footage of the House—1,500 square feet.

**CLIMATE CONTROL REQUIREMENTS:** A heat pump system capable of maintaining a minimum winter temperature of 60 degrees F. and a summer maximum temperature of 80 degrees F. while maintaining a relative humidity range of 45% to 55% shall be installed.

**LIGHTING AND ELECTRICAL REQUIREMENTS:** A safe electrical system providing a general light level of 30 foot candles with special task lighting capabilities of 70 foot candles, and adequate convenience outlets shall be installed.

**SECURITY REQUIREMENTS:** A fire and smoke detection alarm and an intrusion alarm system shall be installed.

**STRUCTURAL LOADING REQUIREMENTS:**  
Structural floor modifications shall result in a combined floor loading capability of 125 PSF.

**OTHER REQUIREMENTS:** A temporary fireproof secure storage for documents, a general materials and supply storage area, cleanable wall surfaces, and handicapped toilet facilities shall be required and installed.

### **Required Work by Phases**

#### **PHASE I: PRELIMINARY STABILIZATION**

1. Demolition of two 1930s additions.
2. Demolition of gypsum board wall surfaces in Rooms #103 and #104.
3. Demolition of ceiling tile in Room #104.
4. Removal of furred down ceiling in Rooms #105 and #106.
5. Removal and storage of original mantel from the 1930s addition.
6. Removal of all furniture from the structure.
7. Removal of linoleum flooring from Rooms #103, #105, and #106.
8. Removal of toilet fixtures, bathtubs, and lavatories from the bathrooms.
9. Removal of brick from the attic.
10. Cleaning of the attic and surfaces.

11. Removal of wainscotting from the hallway, Room #100.
12. Complete fumigation of the structure.

#### **PHASE II: EXTERIOR RESTORATION/PRESERVATION**

1. Demolition of asphalt shingle and wood shingle roofs.
2. Replacement of old roof with new wood shingle roof.
3. Structural repair of sills and studs and removal of exterior siding for inspection.
4. Installation of new brick piers.
5. Reinstallation of exterior siding after insulating exterior walls. Installation of skirt and watertable.
6. Repair and/or replacement of doors, windows (frames and sash) as required. Reglazing of windows and removal of screens. Installation of exterior shutters.
7. Restoration of porch columns, steps, and deck.
8. Restoration of rear wing and reconstruction of adjacent porches.
9. Complete surface preparation and painting of all exterior surfaces.
10. Installation of gutters and downspouts, and flashing.
11. Installation of handicapped ramp.

12. Structural modifications to floor for maintaining code loading requirements for library use.

13. Installation of secure storage area.

PHASE III: INTERIOR RESTORATION AND ADAPTIVE RE-USE

1. Removal of all interior wallpaper after documentation.
2. Installation of new wall surface finish materials.
3. Cleaning and refinishing of floors.
4. Removal of paint, and cleaning, surface preparation, and painting of doors, door and window frames and facing, mouldings, and trim after paint analysis and documentation.
5. Removal of bathrooms and reestablishment of original wall configuration.
6. Removal of French doors and partition in Room #100.
7. Installation of new partitions in kitchen wing as required.
8. Installation of electrical system and lighting fixtures, plugs, and switches.
9. Installation of a climate control system.
10. Installation of fire, smoke, and intrusion alarm systems.
11. Installation of parking lot, signage, and landscape features.
12. Insulation of attic.

Figure 23. Arnold-Simonton House and Property, Proposed Site Plan

- a. Arnold-Simonton House
- b. Parking lot.
- c. Access.
- d. Handicapped access.
- e. Fence.

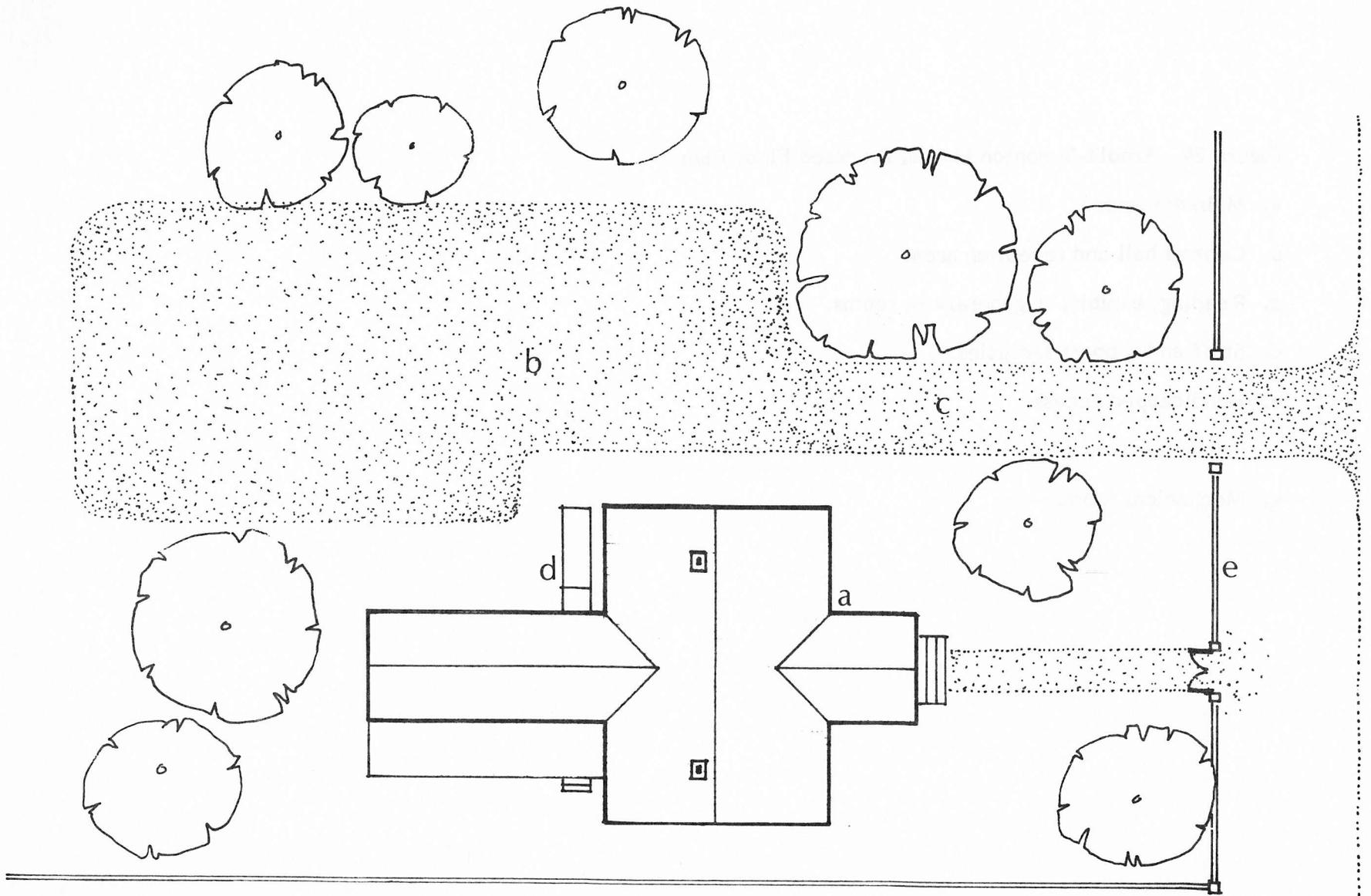
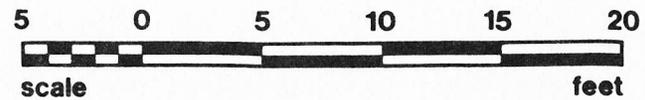
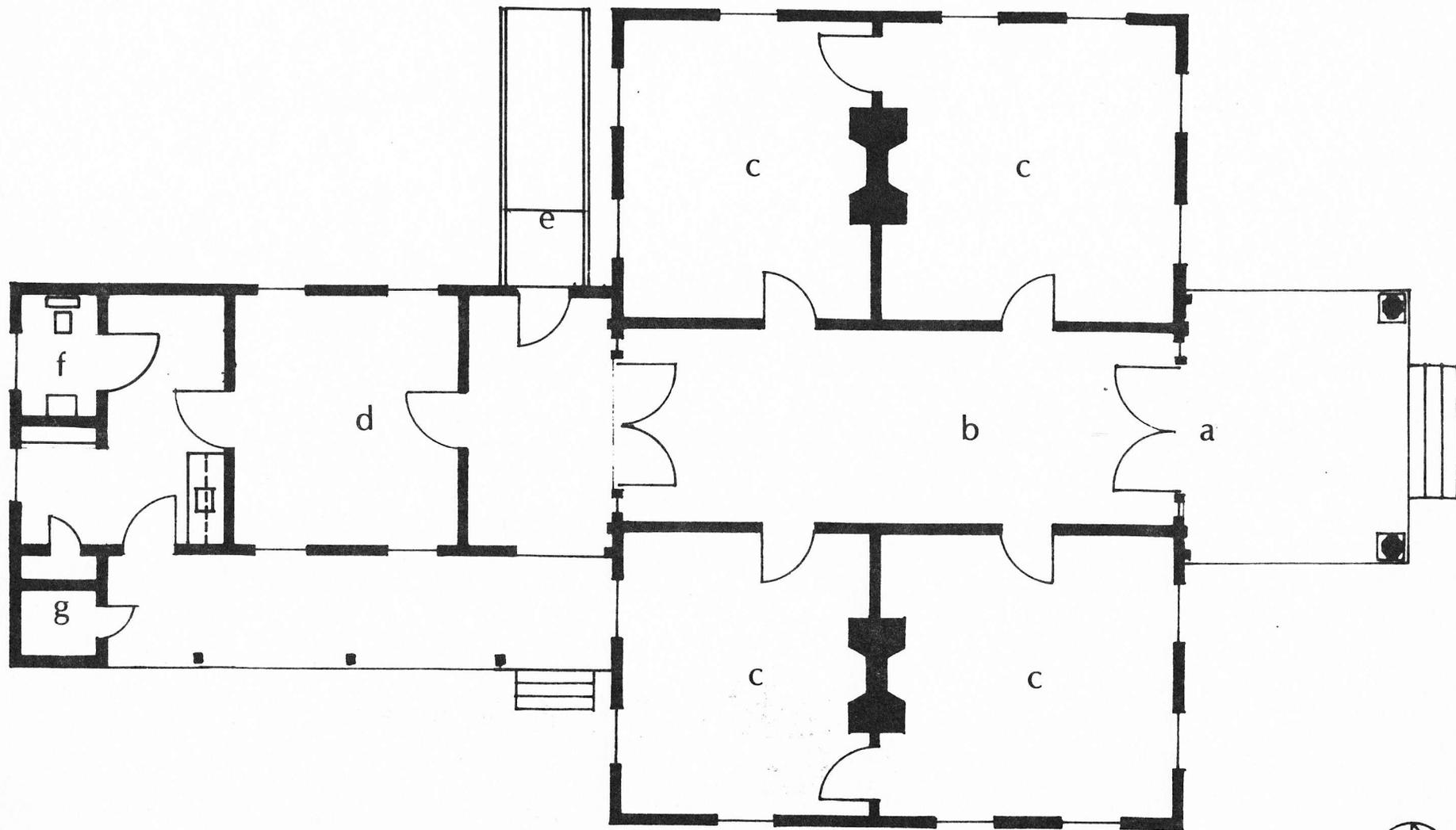


Figure 24. Arnold-Simonton House, Proposed Floor Plan

- a. Main entrance.
- b. Central hall and reception area.
- c. Reading, exhibit, or general-use rooms.
- d. Staff and support facilities.
- e. Handicapped access.
- f. Restrooms.
- g. Mechanical room.







## CONCLUSION

The Arnold-Simonton House, a significant building in both the evolution of architecture in nineteenth-century Texas, as well as in the development of Montgomery County, has suffered the afflictions of advanced age and change. However, due to the stature of the residents who lived in the House over a span of some 100 years, and in recognition of the handsome proportions and sound construction features of the structure, the House is worthy of preservation and re-use. The adaptation of the Arnold-Simonton House from a residence to a public building would assure the continuing contribution of the building to the citizens of Montgomery County, as well as to the development of the County at large.

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THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY

PH.D. THESIS  
SUBMITTED TO THE FACULTY OF THE DIVISION OF THE PHYSICAL SCIENCES  
IN CANDIDACY FOR THE DEGREE OF DOCTOR OF PHILOSOPHY

BY  
[Name]

DEPARTMENT OF CHEMISTRY  
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