

Briarcliff : The Candler Mansion

October 16, 2023

Design and Preservation Approach

Restore Briarcliff – The Candler Mansion exterior to the period of the Candler occupancy – 1949.

Rehabilitate the interior of the mansion to accommodate a new event facility that is congruent with the historic layout and character of the house.

1922-25: Original House

1920-1922 - Original Mansion constructed on 40 + acres on Williams Mill Road. Road later renamed after this “Briarcliff Estate” built by Asa Candler.

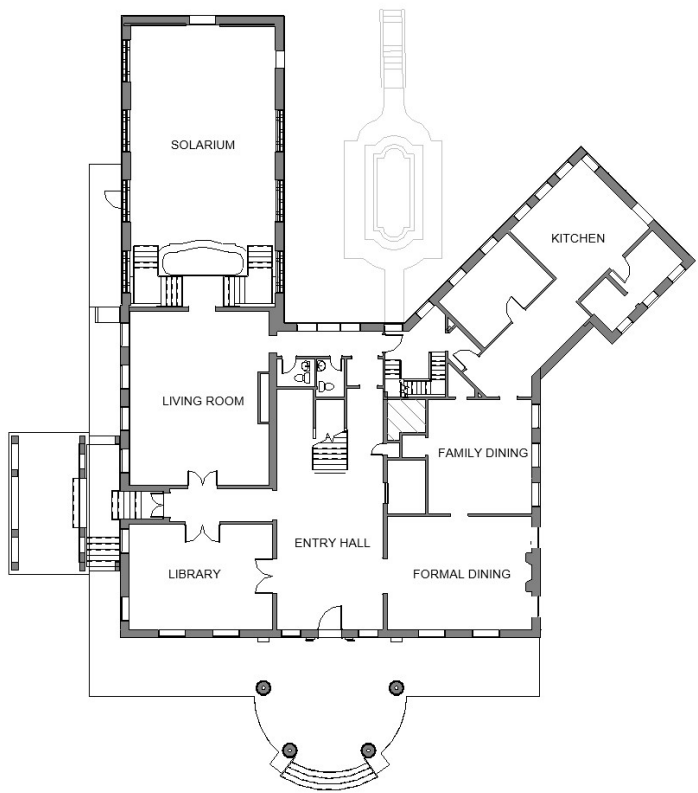
Constructed with load bearing masonry walls and concrete floor structure faced with a buff brick, limestone detailing and a granite foundations.

Originally had a green glazed clay tile roof (similar to the Garden House) which would have been a significant style defining feature of the house.

- The First Floor: Family and entertaining spaces including the Solarium with its vaulted ceilings and an interior fishpond.
- The Second Floor: Seven bedrooms and six bathrooms.
- The Third Floor: Ballroom, accessed by stairs. Staff Spaces
- The Carriage House and Greenhouses: Included in the original construction.



1922-25: Original House







1925-48: Candler Additions

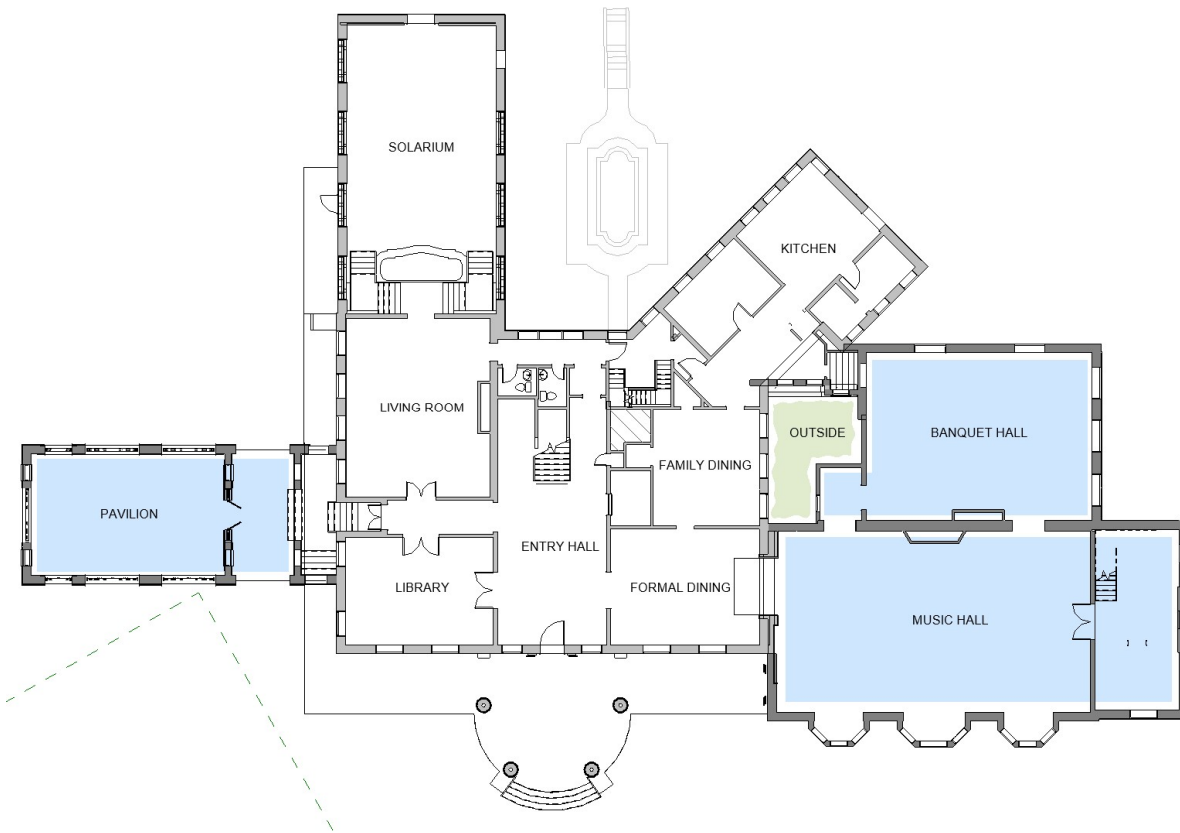
1924 Summer Pavilion constructed for wedding of oldest daughter Lucy. Originally open air, enclosed later (date unknown) by the Candler's.

1925 Music Hall and Banquet Hall Addition completed . The 1,700 square foot music hall, with its three-story-tall vaulted Tudor interior and limestone fireplace contained the largest privately owned Aeolian organ in Ga at the time.

Large dining room had a stained wood paneled ceiling with ornamental moldings and a fireplace of carved white European marble.

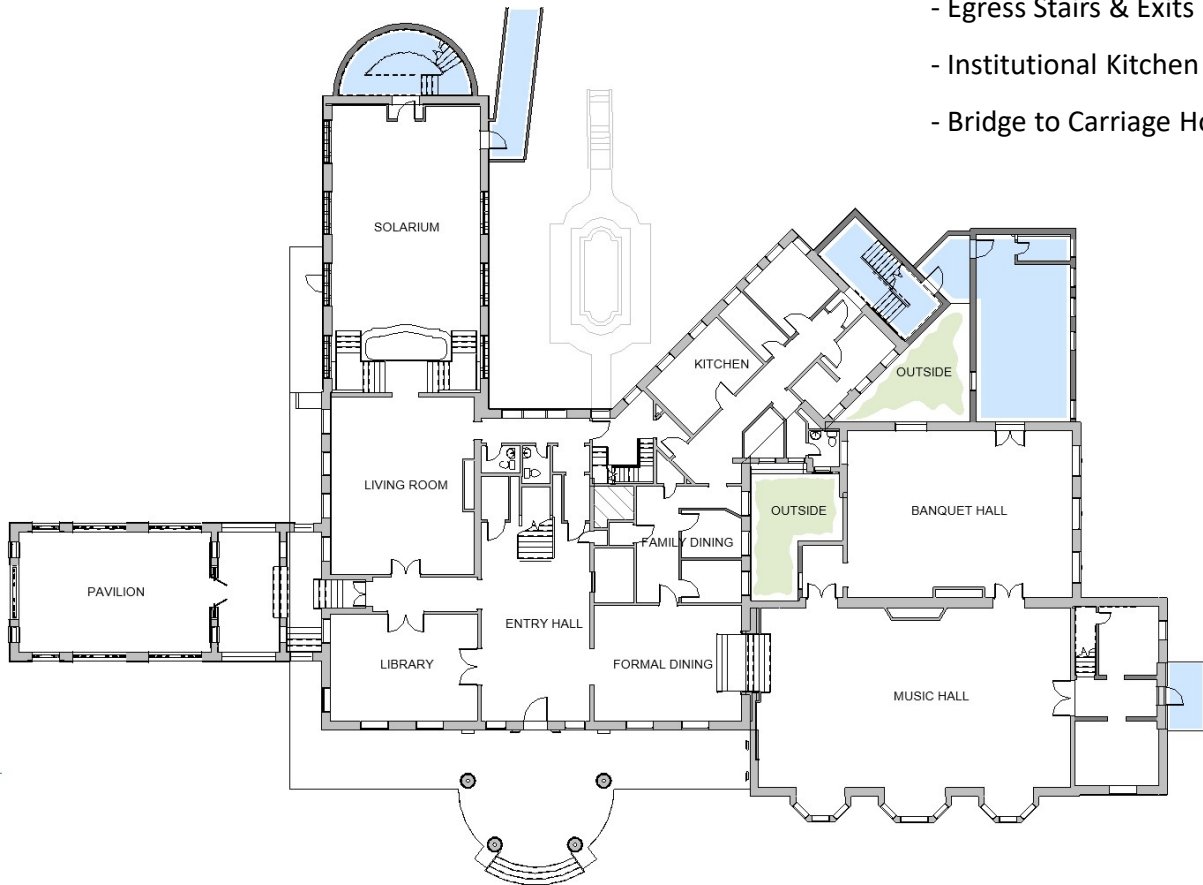


1925-48: Candler Additions





1948-98: Institutional Era



- Egress Stairs & Exits
- Institutional Kitchen
- Bridge to Carriage House



Character Defining Features

Exterior

- Brick and Stone
- Windows and Doors
- Configuration of Main Elevations
- Roof
- Columns and Cornice
- Site Features

Interior

- Volumes and original composition of main spaces
- Size and orientation of secondary rooms
- Finishes
- Stairs
- Fireplaces
- Paneling

Condition - Structure

STRUCTURE

Masonry and Concrete Structure: No cracking, leaning, or other evidence of failures of the structure were observed. Investigative demolition thru damaged finishes and cores thru the structure at the locations of water damage should be performed to verify the integrity of these areas.

Wood Roof Structure: At the house, localized areas of damage caused by water infiltration exist and will need to be repaired. Extensive damage has occurred at the Carriage House Roof.



Condition - Exterior

EXTERIOR - MATERIALS

Masonry: Minor repointing and brick/stone replacement needed. At the tile porches & walkways much of the perimeter stone edge needs to be removed and reset.

Woodwork: Portions of all exposed woodwork have deteriorated. Substantial portions of the wood cornices have deteriorated. Removal and reconstruction with matching wood or composition materials will be needed. All exterior woodwork to remain should receive extensive paint preparation before repainting.



Condition - Exterior

EXTERIOR – WINDOWS

Original Wood Windows: Wood windows are largely intact with only minor areas of decay observed. Some openings have been damaged by vandalism and building stabilization measures. Approximately 75% of glass needs to be replaced.

Original Steel Windows: The steel window systems at the Summer Pavilion and Music Hall/Banquet Hall addition appear to be in good enough condition that they can be stripped, repaired and remain in place. Full glass replacement should be anticipated as part of the restoration of these windows.

Replacement Windows: Non-conforming replacement windows should be removed and replaced with historically accurate windows as part of the rehabilitation.



Condition - Interior

INTERIOR – FLOORS

Wood Floors - First Level: 1 ½” tongue and groove oak floors at the main house and the 7” wide decorative plank floors at the Music Hall addition should be replaced, repaired and restored where damaged.

Wood Floors – Second and Third Level: Traffic Coatings and adhesives on the wood floors may be impractical to remove for refinishing original wood flooring.

Tile Floors – All Levels: Remove any coatings and restore.



*Condition - Interior

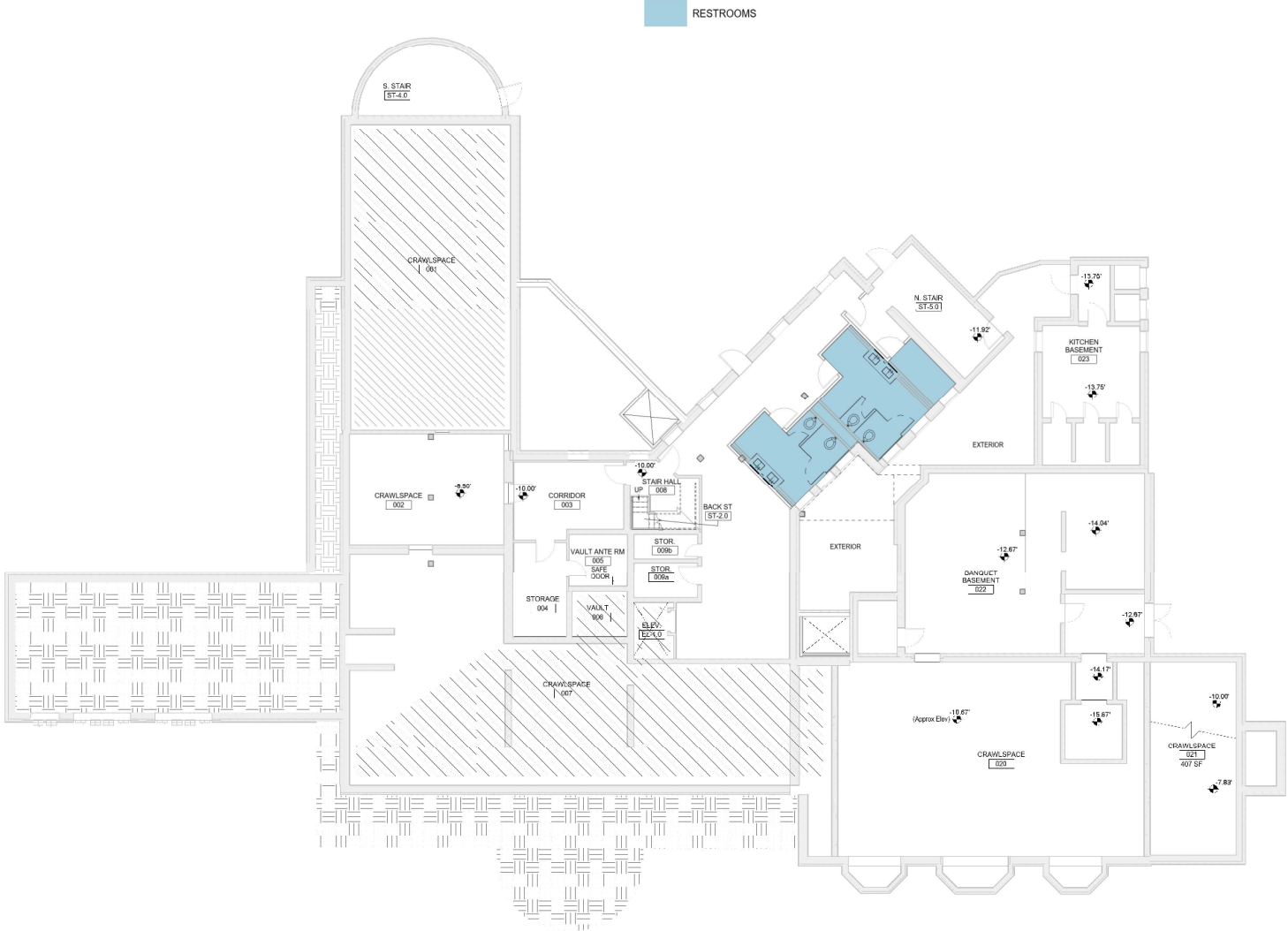
INTERIOR – WALLS & CEILINGS

Plaster Walls & Ceilings: Plaster walls, ceilings, and ornamental features are largely intact, They have been damaged slightly by institutional modifications made, and damaged severely in selected locations where water infiltration has occurred.

Wood Paneling: Wall and ceiling paneling at the Library and Music Hall have been subject to the same damage as the plaster walls/ceilings but have also been affected by 25 years of temperature and humidity in the unconditioned building.

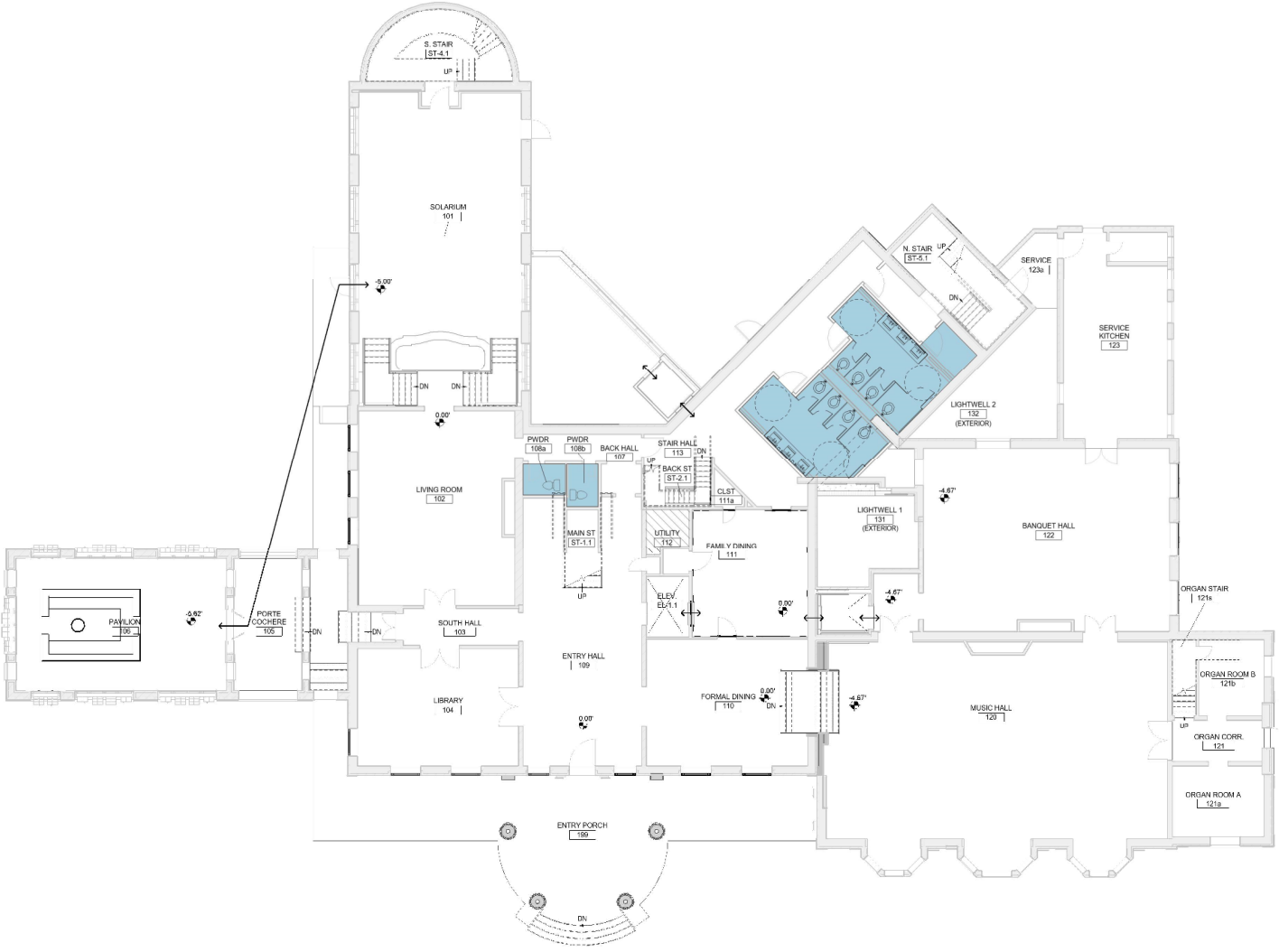


Basement



First Floor

RESTROOMS

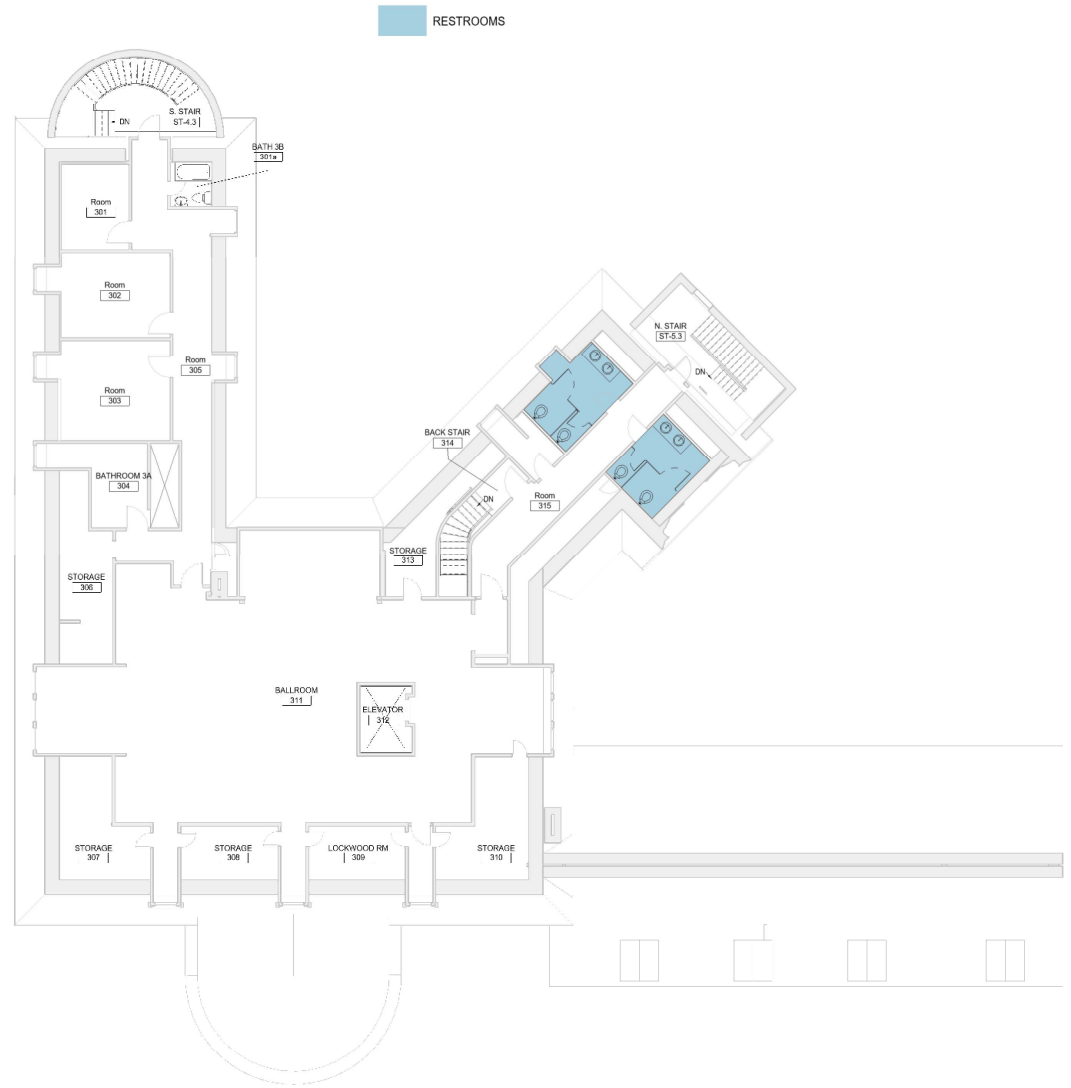


Second Floor




RESTROOMS



Third Floor



Accessibility

-  FLOORS: BASEMENT, FIRST, SECOND, THIRD.
-  FLOORS: FIRST, MUSIC HALL LEVEL
-  FLOORS: BASEMENT, FIRST, SOLARIUM LEVEL



Basement

Accessibility

- FLOORS: BASEMENT, FIRST, SECOND, THIRD.
- FLOORS: FIRST, MUSIC HALL LEVEL
- FLOORS: BASEMENT, FIRST, SOLARIUM LEVEL



First Floor

Family Breakfast Room



Restoration of decorative wall trim
Historic decorative trim reinterpreted
New elevator entrance and pair of doors

Vertical Circulation



Accessibility

- FLOORS: BASEMENT, FIRST, SECOND, THIRD.
- FLOORS: FIRST, MUSIC HALL LEVEL
- FLOORS: BASEMENT, FIRST, SOLARIUM LEVEL



First Floor



STAIR HALL

LOWER WRKRM




ADDITION

SOLARIUM





Vertical Circulation

-  FLOORS: BASEMENT, FIRST, SECOND, THIRD.
-  FLOORS: FIRST, MUSIC HALL LEVEL
-  FLOORS: BASEMENT, FIRST, SOLARIUM LEVEL



Second Floor

Vertical Circulation

FLOORS: BASEMENT, FIRST, SECOND, THIRD.

FLOORS: FIRST, MUSIC HALL LEVEL

FLOORS: BASEMENT, FIRST, SOLARIUM LEVEL



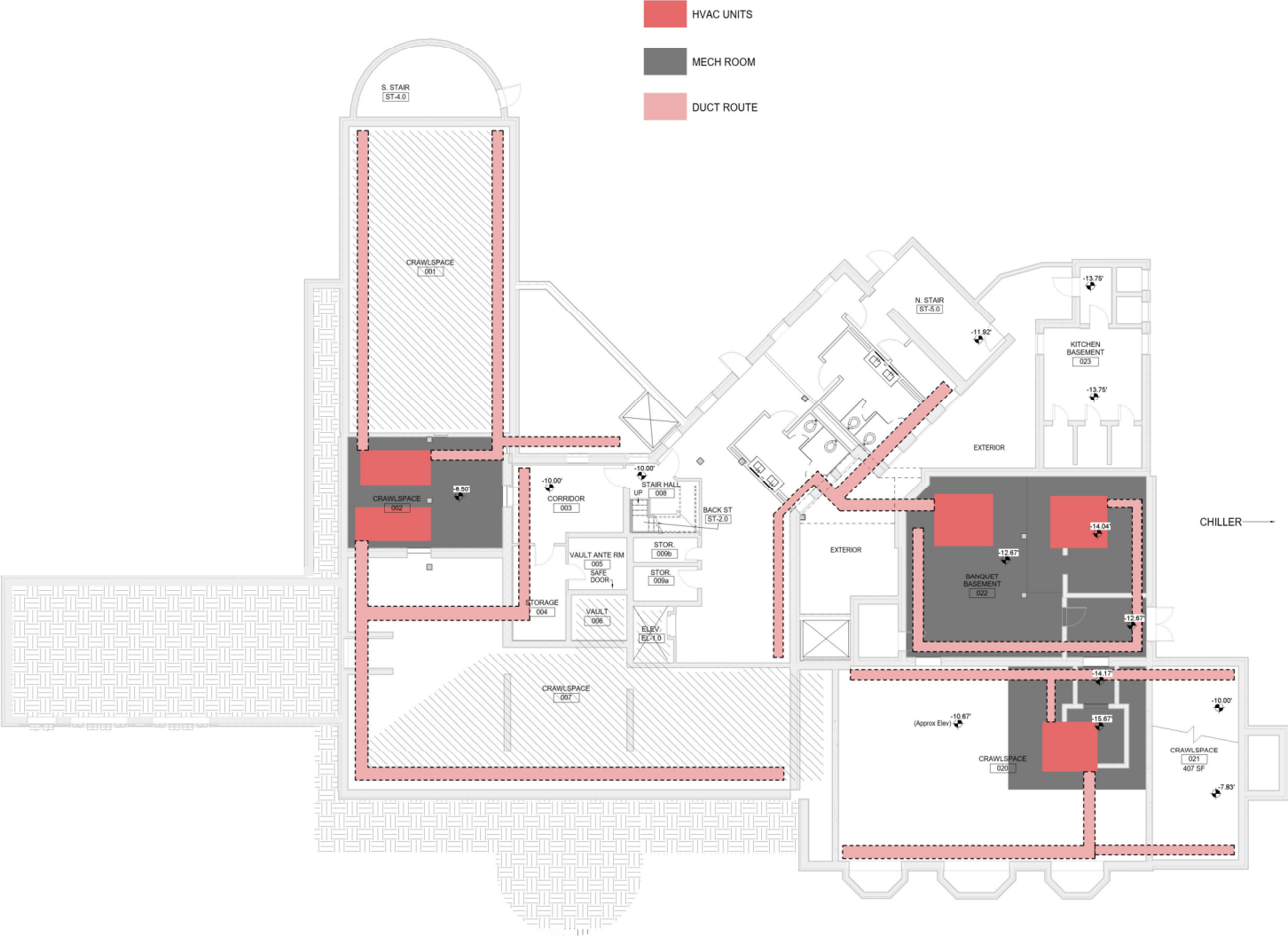
Third Floor

Ballroom



Restoration of floor, wall and ceiling finishes

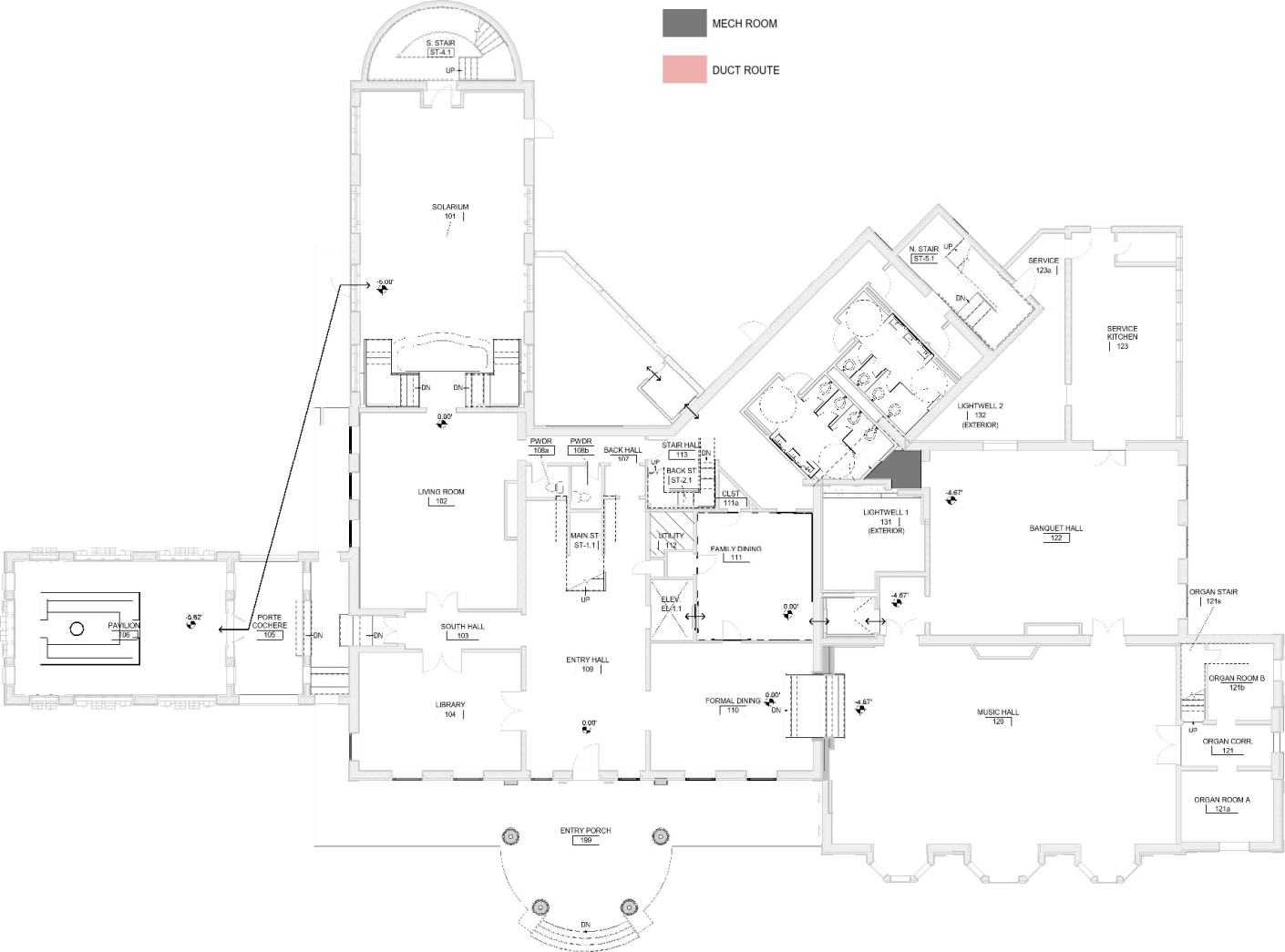
Systems



Basement

Systems

- HVAC UNITS
- MECH ROOM
- DUCT ROUTE



First Floor

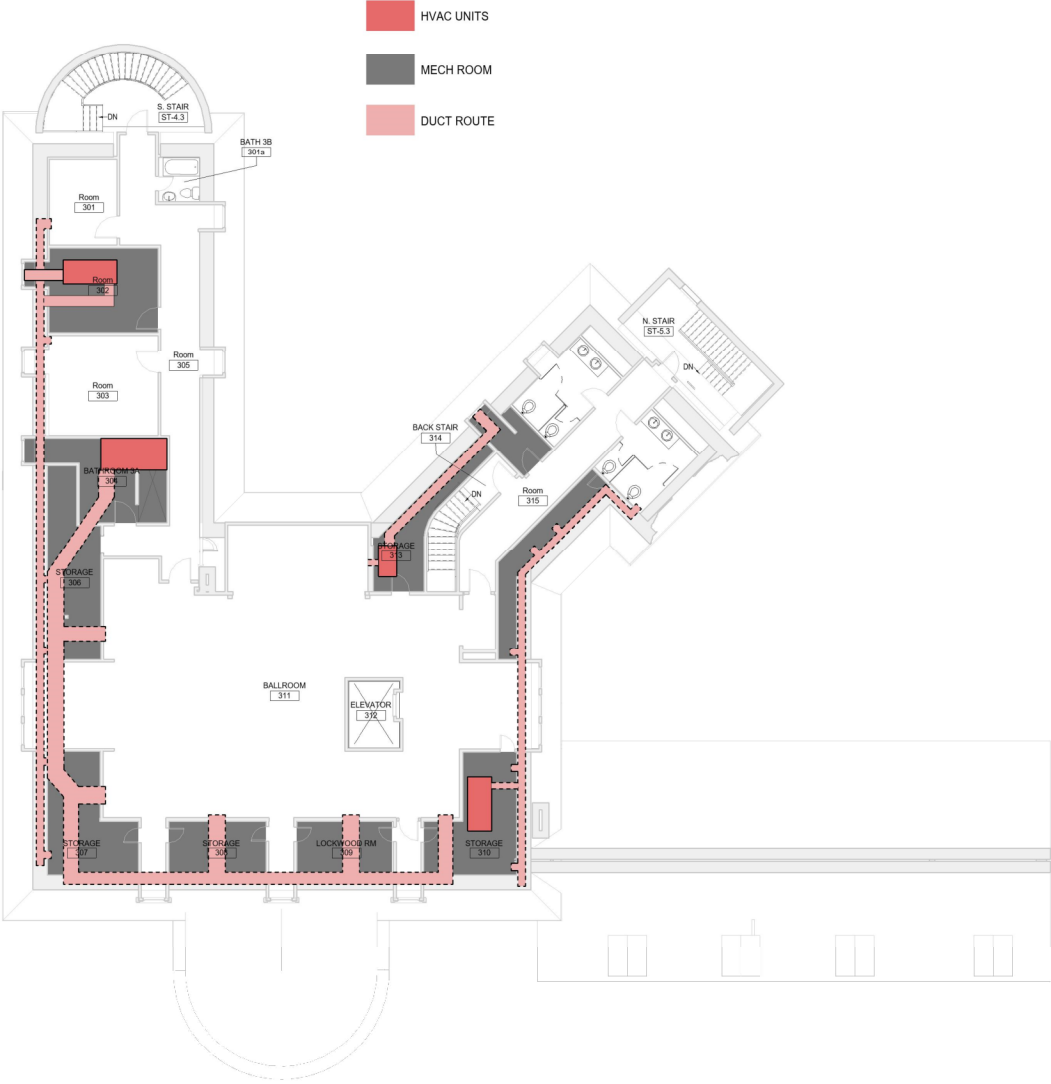
Systems

- HVAC UNITS
- MECH ROOM
- DUCT ROUTE



Second Floor

Systems



Third Floor

Interior Spaces

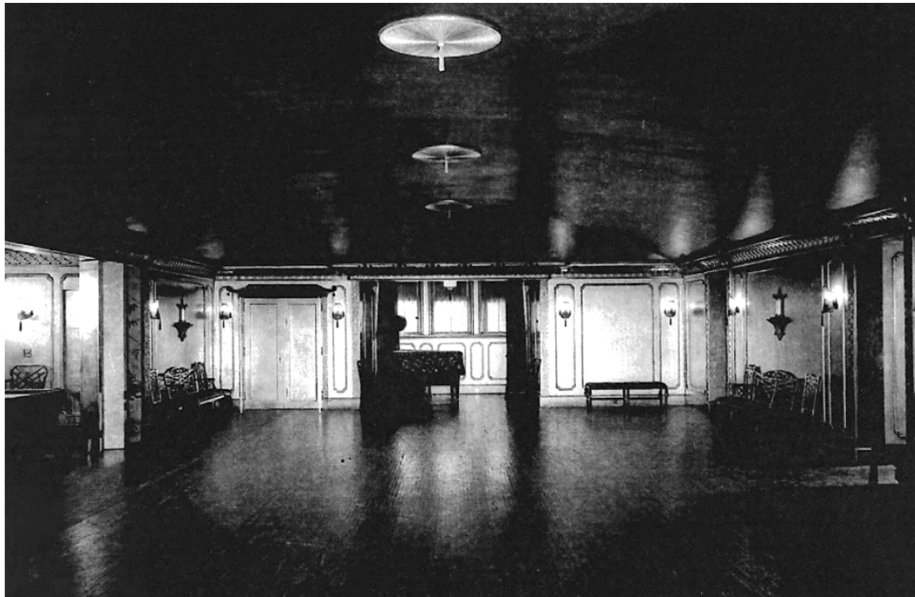


Interior Spaces



Interior Spaces





Ballroom



Restoration of floor, wall and ceiling finishes



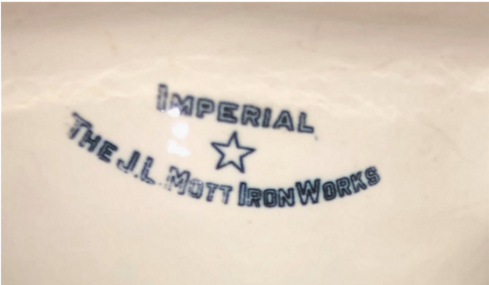
Ballroom



Restoration of floor, wall and ceiling finishes



Master Bathroom



Restoration of floor, wall and ceiling finishes
Renovation of plumbing fixtures

Master Bathroom



Restoration of floor, wall and ceiling finishes
Renovation of plumbing fixtures

Master Bathroom



Restoration of floor, wall and ceiling finishes
Renovation of plumbing fixtures

Martha Bathroom



Restoration of floor, wall and ceiling finishes
Renovation of plumbing fixtures



Martha Bathroom



Restoration of floor, wall and ceiling finishes
Renovation of plumbing fixtures



Family Breakfast Room



Restoration of decorative wall trim
Historic decorative trim reinterpreted
New elevator entrance

Summer Pavilion



Restoration of floor, wall, ceiling finishes
Restoration of windows and light fixtures
Addition of new permanent bar







