NATIONAL REGISTER OF HISTORIC PLACES

William H. Grogan House
Brevard, Transylvania County, TV0189, Listed 9/10/2008
Nomination by Sybil Argintar
Photographs by Sybil Argintar, May 2006

Overall view

Porch view, detail
1. Name of property

historic name  Grogan, William H., House

other names/site number  N/A

2. Location

street & number  24 Warren Lane

not for publication  N/A

city or town  Brevard

vicinity  N/A

state  North Carolina  code  NC  county  Transylvania  code  175  zip code  28712

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. (  See continuation sheet for additional comments.)

Signature of certifying official  Date

North Carolina Department of Cultural Resources

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. (  See continuation sheet for additional comments.)

Signature of commenting or other official  Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:  Signature of the Keeper  Date of Action

entered in the National Register  See continuation sheet.
determined eligible for the National Register  See continuation sheet.
determined not eligible for the National Register  removed from the National Register

other (explain):  
### Ownership of Property
(Choose as many boxes as apply)

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### Historic Functions
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### Current Functions
(Enter categories from instructions)

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### Architectural Classification
(Enter categories from instructions)

| Late Victorian |

### Materials
(Enter categories from instructions)

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### Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ___ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ___ B Property is associated with the lives of persons significant in our past.
- X ___ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ___ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

- ___ A owned by a religious institution or used for religious purposes.
- ___ B removed from its original location.
- ___ C a birthplace or a grave.
- ___ D a cemetery.
- ___ E a reconstructed building, object, or structure.
- ___ F a commemorative property.
- ___ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Architecture

- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________

Period of Significance
ca. 1890

Significant Dates
ca. 1890

Significant Person
N/A

Cultural Affiliation
N/A

Architect/Builder
unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

_________________________________________________________________________________________________

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # __________
___ recorded by Historic American Engineering Record # __________

Primary Location of Additional Data
- X State Historic Preservation Office
- ___ Other State agency
- ___ Federal agency
- ___ Local government
- ___ University
- ___ Other
Name of repository: Western Office, Archives and History
Grogan, William H., House  
Transylvania, North Carolina

10. Geographical Data

Acreage of Property  .50 acre

UTM References  (Place additional UTM references on a continuation sheet)

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Verbal Boundary Description  
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification  
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title  Sybil H. Argintar, Preservation Planning Consultant
organization  Southeastern Preservation Services
date  April 28, 2008
street & number  166 Pearson Drive
telephone  (828) 230-3773
city or town  Asheville
state  NC
zip code  28801

12. Additional Documentation

Submit the following items with the completed form:

Continuation Sheets  
Maps  
A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs  
Representative black and white photographs of the property.

Additional items  (Check with the SHPO or FPO for any additional items)

Property Owner  
(Complete this item at the request of the SHPO or FPO.)

name  Bonnie J. and Thomas J. McMahon
street & number  124 Hazel Court
telephone  (828) 883-3496

city or town  Brevard
state  NC
zip code  28712

Paperwork Reduction Act Statement:  This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement:  Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.
Description

Set on a slight knoll above the road at the intersection of Elm Bend Road and Warren Lane, the William H. Grogan House sits back from the road on a lot of approximately one-half acre in size and is reached by a gravel driveway located to the northeast side of the building. The house faces southwest, and is bordered by Warren Lane to the northwest, and a modern subdivision to the northeast. Most of the land that is currently the subdivision was part of the approximately eighty-one acres historically associated with the Grogan farm. The property is screened from Elm Bend Road, to the southwest, by a row of evergreens.

Based upon an analysis of the late-nineteenth-century detailing of the house, the William H. Grogan House was built ca. 1890 after he began acquiring land for his farming operation.1 Grogan and second wife Haseltine had one child at the time, and built this house to accommodate a growing family. The one-and-one-half-story gable-front and wing form frame farmhouse with a modern garage addition has an original rear ell that is covered with weatherboard siding, and a standing-seam metal-covered side gable roof with a projecting gable front at the northwest corner. The house design features Late Victorian, or Queen Anne style decorative details. Gabled in-wall dormers with sawn decorative bargeboards punctuate the roof on the southwest side and rafter ends are curved.2 The front (northwest) elevation has a shed-roof front porch with simple square posts, a pierced sawn work balustrade and spindle frieze brackets. There are two doors on the porch, one leading to the main entry, and one leading directly into the south parlor.

The house sits on stone foundation piers, with a stepped, single shouldered, exterior stone chimney on the northeast side, an interior brick chimney at the juncture of the roofline, and a central brick chimney above the kitchen in the rear ell. Original windows are two-over-two, with shallow shelf architraves. The windows on the north side are all modern thermal replacement sash, which will be replaced with compatible new true divided-light windows in the current renovation. The southwest elevation is relatively plain, two-bays wide. The rear or southeast elevation is one bay wide on the southernmost end. At the juncture of the main body of the house and the rear one-story ell there is a shed-roof porch which appears to have been added soon after the house was built. This porch, which is currently screened, has a solid T1-11 balustrade, chamfered square posts, and an original door, which was cut down in height during the rear porch renovations. Approximately four feet of this porch was enclosed ca. 1951 to create a utility

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1 Transylvania County Deed Book 5, pp. 331 and 332. On January 17, 1885 William H. Grogan bought 10.75 acres of land from Thomas Wood. He continued adding to his landholdings through the 1890s, and based upon architectural detailing in the house, it appears the house was built ca. 1890.

2 There is physical evidence that the original roof was shake.
closet at the rear of the foyer. There is a large one-story, shallow front-gable modern garage addition, built ca. 1980, on this side of the house, which is covered with textured vertical T1-11 plywood siding. It has six-over-six windows, and two garage doors on the north side. The northeast elevation of the original portion of the house consists of the modern garage addition at the rear, and a modern porch, part of the addition, at the juncture of the rear one-story ell and the garage. There are modern paired windows on the rear ell on this side and some six-over-six replacement sash on either side of the stone chimney, all of which will be replaced with compatible modern windows with true muntins in the current renovation work.

Inside, the first floor of the house has a center hall plan, with a bedroom and parlor (the guest parlor) on the south side and a parlor on the north side (see Exhibit A). The rear ell houses a kitchen and laundry area. Originally the kitchen was the dining room and the laundry was the kitchen. Apparently the current changes to this area of the house took place ca. 1949, when a half-bath was also added. The modern garage addition at the rear is one large room with exposed ceiling structure, unfinished walls, and a concrete floor.

There are two notable mantels in the parlors. The one in the south parlor, which appears to date from the ca. 1890, has an overmantel with a mirror supported by narrow columns, with the lower mantel supported by brackets, and an egg-and-dart motif. The mantel for the north parlor, currently removed for renovation work, is a more simple design, built of varnished quarter-sawn pine, and without an overmantel. The front door and the door into the south parlor are both two-light-over-three-raised-panels. Typically, remaining doors on the first floor are five raised panels.

The centrally located stairs, located along the east wall of the hallway, run straight for most of the run, making a turn to the south near the second floor. The balustrade consists of turned balusters and turned newel post capped by a round finial, also details which would date the house to ca. 1890. Walls and ceilings throughout the first floor are either plaster or sheetrock, except in the north parlor, which has beaded board walls and ceiling, and the foyer, which has a beaded board ceiling. The ceiling in the bedroom has been lowered and sheetrocked. Baseboards are approximately nine inches wide, with a rounded molding at the top, and door and window casings are typically five inches wide. Floors are heart pine, with some currently covered over with a layer of plywood that will be removed in the current renovation.

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3 When the current owners removed linoleum flooring here, a newspaper from 1951 was found.
4 Newspapers dated 1949 were found under the kitchen floor linoleum in the current renovation work.
5 The beaded board in this room is currently removed and stored during the renovation work, but it will be re-installed. The walls and ceiling in the kitchen/laundry room are also removed during the renovation work, and they will also be re-installed.
The second floor of the house is a central hall plan with rooms on either side (see Exhibit A). There is one bedroom on the north side, with a bedroom and added bath on the south side. It appears that this was originally one large room, possibly divided in the 1940s into the current two. This is based on the fact that walls and ceilings are plaster on the north side, but the two rooms on the south side are sheetrock.

**Integrity Statement**

While the William H. Grogan House has lost its original outbuildings and almost all of its original acreage, it still remains as a good example of this house type, retaining its form and its original exterior and interior architectural fabric. The large modern garage addition has changed the appearance of the house to a certain extent, but it is located to the rear and minimally effects the façade or main elevations of the house. It clearly reads as an addition and no original fabric was destroyed to build it.
Summary
The William H. Grogan House, built ca. 1890, is significant as being a very good local example of an intact Late Victorian style pre-railroad frame house featuring a distinctive gable front and wing house form. It is located in the fertile French Broad River Valley southeast of the town of Brevard. The historical and architectural context of Transylvania County is more fully documented in the Multiple Property Documentation Form, “Historical and Architectural Resources of Transylvania County, NC, 1820-1941”. The context section entitled “Pre-Railroad Transylvania County, 1861-1894” pertains to the Grogan House, and the house relates to the Property Type “Pre-Railroad Frame Dwellings” (page F45). The Grogan House meets National Register Criterion C for architecture and the registration requirements for pre-railroad frame dwellings as outlined on page F46 of the multiple property documentation form.

Historic Background
William H. Grogan (1860-1941) was born in Pickens, South Carolina, the son of Louisa Raye and Robert Grogan. He moved to Transylvania County with his family at a young age. Grogan married Margaret Guest on May 10, 1880, and the couple had one son, Vance W. Grogan, before Margaret died on May 14, 1881. William Grogan married his second wife, Ann Haseltine King (1854-1929) of Transylvania County, on October 19, 1882. Haseltine and William had five children, Cora (1883-1970); William H., junior (1886 -1964); Emma J. (1889-1961), and Walter (deceased, birth date unknown). The couple’s fifth child, Anniemae, died at a young age. Soon after the birth of Cora in 1883, William Grogan began assembling land in Brevard, but it is not known what his source of wealth was for buying up property. At this time, Grogan had a young son from his first marriage, and a young daughter from his second. It is likely that his expanding family created the need for constructing a bigger house with more property.

William H. Grogan began purchasing acreage in Transylvania County as early as January 17, 1884, buying three acres from P. W. King, and buying another 10.75 acres from Thomas Wood on January 31, 1885. Grogan continued to assemble acreage until 1900, purchasing 3.25 acres from D. Reinhardt on November 23, 1887; 5.75 acres from James H. Nicholson on December 4, 1889; seventeen acres from P. W. King on November 11, 1891; forty acres from W. D. Guess on February 2, 1894; and one acre from Martha M. Wilson on September 4, 1900. Grogan’s landholdings eventually totaled approximately eighty-one acres.

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6 Family genealogical records.
8 Ibid.
9 Transylvania County Deed Books 7, p. 496; 8, p. 571; 10, p. 62; 12, p. 35; and 18, p. 11.
At the time that William H. Grogan was active in farming, from the late nineteenth century until his death in 1941, this was a typical way of life for many in the areas just outside of the town of Brevard. The French Broad River Valley, where the Grogan farm and others were located, was a fertile area of the county which followed the broad river plain of the French Broad River. The river flows in a southwest to northeast direction, and bisects the county. According to the 1900 Transylvania County Census Records, there were a total of seventy-three farms in Brevard Township, an area of the county which included the town of Brevard and its immediate surrounding land area, and comprised only a small portion of the extensive French Broad River valley. In pre-railroad Brevard, much of the area surrounding the commercial core of Brevard was still rural in setting, and the Grogan farm was located within the township. William H. Grogan, wife Haseltine, and children Cora, Willie, Emma, and Walter were all listed in the census. The children attended school four months out of the year and helped out on the farm the remaining months, a typical lifestyle for many farm families. The 1910 – 1930 census records also note the farm of William H. Grogan, and the fact that he owned his house from the time it was built. Over time, the number of farms diminished, as Brevard, like other western North Carolina towns, became more settled, the railroad arrived, and families in the farming community began to work in town or in nearby industries. The trend towards fewer farms becomes clear by 1920 when there were a total of thirty-two working farms in Brevard Township, down from seventy-three in 1900. The 1930 census notes occupations of many in Brevard Township as railroad workers, mill workers, and craftsmen in the building trades, a change in the occupations of many of the township residents who formerly were in farming. At the time of William H. Grogan’s death on March 28, 1941, he was still active in farming.

In his last will and testament, William Grogan left half of his landholdings, a total of twenty-one acres, plus his house, all outbuildings, crops, household and kitchen furnishings, stoves, dishes, bee hives, and fixtures to his eldest daughter Cora, who never married, and was still living in the house. In addition, Cora received half of William’s money, building and loan stock, postal saving certificates, bonds, and notes. The remaining half of his property, including another twenty-one acres of land, and possessions were left to Grogan’s four other children. A cousin, Louise Cotton, remembers living in the house after William Grogan died, from 1941 – 1943, along with the A. J. Monteith family and the Marcum family, boarders that cousin Cora took in. She also remembers the drive on the left side of the house and a garage, where her father sometimes

10 Transylvania County Census records 1900. An interesting note is that William H. Grogan was the enumerator for the census.
11 Transylvania County Census records 1920 and 1930.
12 “In Memoriam”. It is not known what crops he farmed.
worked on cars. There was still a barn on the property with a garden near it, and one of the crops they grew was peanuts. At the time there was still a milk cow, and bee hives. Another memory is the room to the right side of the porch (the south parlor), which was kept locked since it contained “fancy tapestry”, lace, and a pump organ. According to Louise Cotton, beginning in the late 1950s, when Cora needed money, she sold off small parcels of the family land she had inherited, resulting in the subdivision which surrounds the farmhouse today.\footnote{Letter from cousin Louise Cotton.} It is likely, although not documented, that the outbuildings associated with the farm were torn down in the late 1950s to early 1960s, when almost all of the family land was sold.\footnote{There is no record of all of the outbuildings present, but cousin Louise Cotton notes there was a barn since Cora did have a cow, and also remembers a garage. She notes there was an outhouse also.}

On May 31, 1962, eight years before her death, Cora Grogan sold the house to Thomas K. and Kathryn Ruth Clark McCrary.\footnote{Transylvania County Deed Book 140, p. 135} The house had a series of owners from the 1960s through 2006 when the property was sold to the current owners. The current owners, Thomas J. and Bonnie J. McMahon, are currently undertaking a major renovation of the house.\footnote{Transylvania County Deed Book 1000, p. 1000.}

**Architectural Context**

The form of the William H. Grogan House, a gable front and wing house type, is found in other homes in Transylvania County, but is only one of a handful of these residences remaining from the pre-railroad era of the county, dating from before 1895, which retains a high level of architectural integrity and is not in a severely deteriorated condition. This house form, popular primarily from the mid-nineteenth to late-nineteenth centuries, is best described as being relatively plain in detailing, with the basic gable front and wing form being the unifying element. Later in the nineteenth century, more architectural detailing in the Late Victorian, Queen Anne and early Classical Revival styles was often added to the house’s exterior and interior finishes, as exemplified in the Grogan House. Distinctive features of the Grogan House, which fits into the frame, pre-railroad house type as outlined in the Multiple Property Documentation Form, include the overall form, rear ell, two-over-two windows with shallow shelf architraves, Late Victorian decorative bargeboards, cut-sawn rafter and purlin ends, and the scrollwork balustrade of the front porch. Interior details of the Grogan House, typical of the pre-railroad rural Transylvania County house, include the central hall plan, multi-panel doors, wide baseboards, turned stair balusters and newel post, and decorative mantels. The mantel in the south parlor is a stylish classical-inspired design with a mirror overmantel flanked by slender columnettes above a more traditional, bracketed and incised surround.
The best remaining example of this house type in the county, in addition to the Grogan House, is the *Charles and Mary Mills Patton House* (TV 376), Everett Road in the Pisgah Forest vicinity. This house, almost identical in form to the Grogan House, was begun pre-Civil War as a small one-story, two-room house, with the two-story front section added ca. 1880. The final house form is very similar to the Grogan House, but with more elaborate Queen Anne detailing in the gable ends. The *Bud and Florida Allison House* (TV 202), US 276, Brevard vicinity, is also an excellent late-nineteenth-century example of the property type. The one-and-one-half-story house has the same front gable and wing form, corner front porch, and weatherboard siding as the Grogan House, but is severely deteriorated. The *Joseph Galloway House* (TV 75), Lyons Mountain Road, Calvert vicinity, dates from 1895 and bears some similarities to the Grogan House, although it too is in a severely deteriorated state. It is one-and-one-half stories, but the porch wraps the front projecting gable on three sides rather than being nestled in the corner of the house as on the Grogan House. Due to its later construction date, the Galloway House has several more refined features, including the use of shingled gable ends. The windows are two-over-two with a shelf architrave, and the rafter ends are curved. The interior woodworking is much more elaborate than in the Grogan House, including mantels with spindles and carved patterns, paneled wainscoting, molded door and window surrounds with bullseye blocks, and carved, chamfered newel posts with stickwork balustrades on the staircase. The *Ike Ledbetter House* (TV 454), Everett Road, Davidson River vicinity, is also similar in form to the Grogan House, but was built in 1904, after the railroad arrived. It differs from the Grogan House in that it is constructed of stone, has a two-tiered porch, and the gable ends are sheathed in patterned tin shingles.18

Two additional noteworthy pre-railroad, gable front and wing houses in Transylvania County date to the mid-nineteenth century. *Montclove* (TV 195), Deerwoode Lane, Brevard vicinity (ca. 1854), with its steeply pitched gable roofline and in-wall dormers, rear ell, and the front porch running parallel to the wing, is similar to the Grogan House. Unlike the Grogan House, the multiple brick chimneys have extensive corbelling; there is minimal decoration on the front porch; and its tall windows are nine over nine sash. The interior floor plan is a central hall like in

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the Grogan House. The **Robert Kilpatrick House** (TV 488), north side SR 1528, 0.5 mile east of junction with SR 1532, Crab Creek vicinity (mid-nineteenth century) is the same house form as the Grogan House, however, it is much more plain and in deteriorated condition. Like the Grogan House, it has the projecting front gable on one end, and a front, shed-roof porch running parallel with the wing. Also like the Grogan House, it has a stone, single shouldered chimney, however, it is on the end of the front gable rather than on the side. Overall, in addition to its deteriorated condition, the house has been altered through the application of board and batten siding, a v-crimp metal roof, and the enclosure of the rear porch. The interior has flush board sheathing, but doors are covered with plywood, also adding to the building’s loss of architectural integrity.19

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Grogan, William H., House

Transylvania County, North Carolina

county and state

Major Bibliographical References
Cotton, Louise. Cousin to Cora Grogan, in letter noting family history in the early 1940s.
Family records, including obituary of William H. Grogan, genealogy, family photos.
Phillips, Laura A. W. and Deborah Thompson. Transylvania: The Architectural History of a
Mountain County. Raleigh: The Transylvania County Joint Historic Preservation
Thompson, Deborah J. and Davyd Foard Hood (Property Type 12). National Register Multiple
Property Documentation Form for Historic and Architectural Resources of Transylvania
County, North Carolina, including the incorporated towns of Brevard and Rosman, ca.
Transylvania County Census Records 1900 – 1930.
Transylvania County Deed Records.
Transylvania County Will Records.

Boundary Description
The boundary for this nomination is indicated on the accompanying Transylvania County tax
map, PIN #8585-98-0454.

Boundary Justification
Boundary encompasses the only undeveloped land historically associated with the house. It is a
portion of the original eighty-one acres purchased by William H. Grogan from 1884 – 1900.
Grogan, William H., House
Transylvania County, North Carolina

Photographs

The following information applies to all photographs.

Name of property: William H. Grogan House
Brevard, Transylvania County, North Carolina

Photographer: Sybil H. Argintar

Date of photos: April 2007

View description:

1. Setting, view south
2. Façade, view southeast
3. Northeast elevation, view south
4. Front porch details
5. Southwest elevation, view north
6. Front door
7. Interior, newel post, first floor
8. Interior, parlor, view east
9. Interior, first floor bedroom, view northeast
10. Interior, staircase, view southeast
11. Interior, second floor balustrade
12. Interior, second floor bedroom, view southwest