

HISTORIC STRUCTURES REPORT

PART I

NATHAN CARE HOUSE - BLDG. #25

HOPEWELL VILLAGE NATIONAL HISTORIC SITE

April 17, 1962

BY

BENJAMIN J. ZERBEY  
SUPERINTENDENT

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Eastern Office  
Division of Design and Construction  
Philadelphia 6, Pa.

HJO-B

April 19, 1962

Memorandum

To: Regional Director, Region Five

From: Chief Architect, EDCO

Subject: Historic Structures Report, Part I, Nathan Care House  
(Building 25), Hopewell Village

The subject report as revised April 7 has been reviewed by the interested personnel of this office and was recommended for approval by Chief Hall on April 16. We concur with the decision to classify this building in the C-6 category.

ROBERT E. SMITH

Robert E. Smith  
Chief Architect

Copy to: Assistant Director, Design and Construction (2)  
Superintendent, Hopewell  
Mr. Souder, Let Bank

HAJudd:eta  
General  
Historic Structures  
Daybook



UNITED STATES  
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE  
Region Five  
143 South Third Street  
Philadelphia 6, Pa.

IN REPLY REFER TO:  
H30

April 12, 1962

E. O. D. C.	
APR 16 1962	
Chief	
Admin.	
Program	
Land. Arch.	
Eng.	
ASST. Dir.	JUDG
Action Taken:	

Memorandum

To: Chief, EODC

From: *Acting* Regional Director

Subject: Historic Structures Report, Part I, Nathan Care House  
(Building 25), Hopewell Village

Enclosed is a copy of the subject report revised by the Park to reflect the decision to classify Building 25 in the C-6 category.

May we have your comments at your earliest convenience.

*[Signature]*  
Acting Regional Director

In duplicate

Enclosure

Copy to: Supt., Hopewell Village

Ch  
RS

Eastern Office  
Division of Design and Construction  
Philadelphia 6, Pa.

H30-H

January 10, 1962

Memorandum

To: Regional Director, Region Five

From: Chief, EODC

Subject: Historic Structures Report, Part I, Nathan Care House  
(Building 25), Hopewell Village

The subject report has been reviewed by the interested personnel of this office and is recommended for approval. As the Care House is visible from the main road and from the village it would be well to preserve the exterior character as much as possible.

Robert G. Hall  
Chief

(Sgd.) Eugene R. De Silats

By: Eugene R. De Silats

Copy to: Assistant Director, Design and Construction (2)  
Superintendent, Hopewell Village  
Mr. Souder, First Bank

CEP:HAJudd:eta  
General -  
Historic Structures  
Daybook



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
Region Five  
143 South Third Street  
Philadelphia 6, Pa.

E. O. D. C.	
JAN 26 1962	
Chief	
Admin.	
Program	
Land. Arch.	
Eng.	
Arch.	
H. A.	
Action Taken:	

IN REPLY REFER TO:

H30

January 25, 1962

Memorandum

To: Chief, EODC

From: **Acting** Regional Director

Subject: Historic Structures Report, Part I, Nathan Care House  
(Building 25), Hopewell Village

Attached for your review is one copy of the subject report. May we have your comments at your earliest convenience.

*[Handwritten Signature]*  
**Acting** Regional Director

In duplicate

Attachment

Copy to: Supt., Hopewell Village

HISTORIC STRUCTURES REPORT

PART I

NATHAN CARE HOUSE - BLDG. #25

Record of Approval

Recommended: /s/ Benjamin J. Zerby 4/17/62  
Superintendent

Recommended: \_\_\_\_\_  
Chief, EODC

Approved: \_\_\_\_\_  
Regional Director

HISTORIC STRUCTURES REPORT

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HISTORIC STRUCTURES REPORT

ADMINISTRATIVE DATA

PART I

NATHAN CARE HOUSE - BLDG. #25



HISTORIC STRUCTURES REPORT

ADMINISTRATIVE DATA

PART I

NATHAN CARE HOUSE - BLDG. #25

The Nathan Care House (Bldg. #25) has been occupied as quarters for permanent N.P.S. personnel for the past 14 years. The house has not received major repairs or alterations since being taken over by this service but has received minor maintenance from the area quarters funds.

Historian Kissling points to the fact that the Care House was never on furnace lands nor does its approximate construction date (1857-59) fall within the period of emphasis for interpretation of the Village. The house, however, has always been a part of the "historic scene" and should be preserved in the classification C-6. This classification permits modern alterations and additions to the interior of the structure while maintaining the authentic appearance on the exterior.

The following repairs and alterations will be required to bring this set of quarters up to the standards required for N.P.S. housing. Approximately \$5,000 will be made available from the Regional Contingency Reserves to accomplish this work.

The present inadequate heating system should be replaced. This system is a coal fired hot air space heating furnace which attempts to heat the house through a number of registers in the first and second floors. This heating system is very inadequate. A new oil fired hot water furnace is proposed with a system of convectors and base board heating.

The present chimney of the house is of recent origin. It is constructed of concrete block and is not lined. This chimney, which is located near the southeast corner of the house is badly cracked and will evidently need replacement. It is recommended that the new chimney be erected in the same place as the existing chimney but that it be stuccoed to match the exterior walls of the house.

The timbers supporting the first floor of this residence are rotted at the ends and have been attacked by powder post beetles. It is recommended that new joists be installed and the floor leveled. The base for the fireplace will also have to be strengthened as the wooden members are badly rotted. Steel beams will probably be required for this latter work.

The house presently has only one door to the outside. It is proposed to cut a second door on the north wall of the house through an existing window casement to provide a second route of escape in the event of fire.

A new roof is required. It will be of hand split shingles similar in appearance to the present roof. Other repairs will be made as required to the interior of the structure as funds permit. Storm windows will be purchased and installed.

It is strongly recommended that the color of the exterior walls remain the same. Exterior woodwork should be painted white.

Architect Crawford of the Region Five Office is preparing detailed plans for the proposed work mentioned above.

U. S. INTERIOR  
NATIONAL PARK SERVICE

'62 MAY 3 AM 9:51

REGION FIVE OFFICE  
PHILADELPHIA, PA.

TO: SAC, PHILADELPHIA (100-100000)  
FROM: SAC, PITTSBURGH (100-100000)  
SUBJECT: [Illegible]

[The remainder of the document contains several paragraphs of extremely faint, illegible text, likely a teletype or a very low-quality typed letter.]

HISTORIC STRUCTURES REPORT

ARCHITECTURAL DATA

PART I

NATHAN CARE HOUSE BUILDING #25

HISTORIC STRUCTURES REPORT

ARCHITECTURAL DATA

PART I

NATHAN CARE HOUSE BUILDING #25

1. EXISTING CONDITIONS

The Nathan Care House is a two story stone structure with a cellar and attic. The first floor contains two rooms, a living room and a combination kitchen and dining room. The second floor contains two bedrooms, a bath and a hall. The cellar has a five feet seven inch clearance from dirt floor to bottom of first floor joists.

The attic is unfinish and is used for storage.

The windows, doors and trim are wood.

The first and second floor systems, interior partitions and roof framing are wood. The roofing is wood shingles.

The heating system is a gravity, pipeless hot air system. The heater located in the cellar is hand fired and coal burning.

Heat is supplied to the first floor through one floor register, located directly over the heater. There are three floor registers, installed through the second floor system, which are supposed to permit heat to rise from the first floor ceiling to the second floor. This method of heat convection does not work and an oil

burning space heater is used on the second floor to provide required heat.

The chimney used to vent existing furnace has no flue lining and is badly cracked.

The first floor structural system is in very poor condition. The ends of the joists on the north side have, in the past, rotted and are supported by a horizontal wood beam bearing on wood posts. The posts in this supporting system are now rotting at the bottoms. The first floor joists where they bear on the south wall show some damage from rot. The wood planks supporting the first floor living room fire place hearth are very badly rotted.

It is suspected there may be some decay at the ends of the second floor joists where they bear on the north wall.

Mr. Seidel, Foreman II Maintenance, stated that the existing wood shingle roof has a couple of serious leaks and some small leaks that are practically impossible to close.

The wood work both interior and exterior needs painting and the interior plaster needs patching.

There is but one door providing a means of exit from the house and if this door were blocked by fire the occupants could be trapped.

2. RECOMMENDATIONS

It is recommended that the following work be accomplished on the Nathan Care House.

1. Repair floor structural systems.
2. Rebuild chimney.
3. Install new heating system.
4. Laid new wood roofing shingles.
5. Repair and paint interior and exterior woodwork.
6. Repair interior plaster.

The estimated cost for the recommended work is \$5000.00.



APPROVAL SHEET

RECOMMENDED

Herbert M. Kissling (by memo) Date 1/23/62  
Acting Superintendent

\_\_\_\_\_  
Regional Director Date \_\_\_\_\_

\_\_\_\_\_  
Chief, EODC Date \_\_\_\_\_

APPROVED

\_\_\_\_\_  
Director Date \_\_\_\_\_

HISTORIC STRUCTURES REPORT  
NATHAN CARE HOUSE, BUILDING 25

I. Introduction:

Information in this brief report is based on historical data presently available at the Park. Primarily this is in Russell A. Apple's, Documentation for the Historical Base Maps, 1830-1840, Part of the Master Plan dated June 15, 1956<sup>1</sup> and certain personal interviews with descendants of the Care family. For the purpose of this report, the consideration of repairs to the house, this limited information is considered as sufficient.

II. Ownership of the Land:

The Nathan Care House, Building No. 25, is located on Tract 13 as identified in Historian Apple's report, in a map of Hopewell Lands dated August, 1915 and on notes from which Apple did his report. Tract 13 is not historically Hopewell Furnace property.

On August 26, 1818, Thomas Lloyd (II or III) acquired Tract 13 from John Hoplin, Jr. and his wife, Mary.<sup>2</sup> The property remained in Lloyd ownership until 1841 when Thomas Lloyd III sold it to John Painter for \$525.00. The tract contained 17 acres and 137 perches.<sup>3</sup> By a deed of assignment the property passed to Nathan Care in 1856 for the sum of \$90.00.<sup>4</sup> Nathan Care's name became associated with the house indicating traditional thinking that he built it.

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1. Hereafter referred to as Apple.
  2. Apple, I-7
  3. Ibid., I-8
  4. Hopewell Notes on Tracts 13, 14 and 15.

Nathan Care's Will of 1885, probated in 1888, divided his estate among his heirs. Nathan's son, John, was designated executor of the estate.<sup>5</sup> In 1892, now eleven years after the Furnace ceased operation, John Care sold Tracts 13, 14 and 15 to David Care for \$1900.00.<sup>6</sup> Six years later, on March 17, 1898, the property passed to Charles S. Care for \$1050.00.<sup>7</sup> Hopewell property took a sharp upturn in value in the next four years and Charles Care and his wife, Emma, parted with it for \$1800.00 after 46 years of family ownership.<sup>8</sup> Charles Painter, the purchaser, held it for only 14 years, until 1916, but in that time he was able to realize a profit, by sale, of \$700.00. A. Louise C. Brooke paid the respectable sum of \$2500.00.<sup>9</sup> Charles Painter is also shown as owner of Tract 13 on a map dated August, 1915.<sup>10</sup> Mrs. Brooke held the property until 1935 when the United States Government purchased it along with the rest of the Hopewell Furnace tract. It is, therefore, quite obvious that this property was never a part of the Hopewell Furnace holdings while the Furnace was active. The only connection is that owners such as Nathan Care worked at Hopewell Furnace.

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5. Hopewell Notes on Tracts 13, 14 and 15.

6. Ibid.

7. Ibid.

8. Ibid.

9. Ibid.

10. "Hopewell Furnace Lands and Contiguous or Adjoined Lands, Property of A. Louise C. Brooke at Hopewell, Penna." Wm. H. Deichant & Son, Civil & Hydraulic Engineers.

### III. Nathan Care House:

Information concerning the house itself comes to us through an interview conducted with a descendant of the purported builder of the house.

Mrs. Sally Boone is the daughter of Nathan Care, Sr., Hopewell's last furnace manager but one....Mrs. Boone, one of 13 children, was born in a small whitewashed log house which once stood midway between the Boarding House and the Nathan Care House on the east side of the Warwick Road. The year was 1854....The Nathan Care House was not built until 1855 to 1857. As soon as it was built the Care family moved in and housed their cow in the small log cabin they had just vacated. All of this Mrs. Boone knows only from her parent's statements for it was before her memory, but she does remember the building of her father's barn which was accomplished in 1858 or 1859. From then on the Nathan Care family continued to develop their home until finally it included house, barn,...out-door bake oven, corn crib, smoke house, straw house, and pig pen. Such was the home in which Mrs. Boone spent the first 14 years of her life....<sup>11.</sup>

### IV. MISSION 66 Statement on Quarters:

In the MISSION 66 Prospectus for this Park dated April 25, 1956, but kept current through annual revisions, we find the following pertinent statement: "Because of the isolated and rural nature of the location, quarters should be provided on the site for all the permanent employees subject to rotation."<sup>12.</sup> The Nathan Care House provides quarters for one of the permanent personnel.

### V. Summary:

The Nathan Care House, Building No. 25, is an historic house in one sense of the term and not in another. It was built about 1855 to

11. H2215, March 22, 1941, Interview with Mrs. Sally Boone and her son, David.

12. MISSION 66 Prospectus, p. 12.

1857 and was therefore in existence while the Furnace was in operation. It is a house dating from our historic period. However, the house was not built by Hopewell Furnace owners as it is located on land which was not the property of Hopewell. It is presently outside the limits of the restoration scene and is expected to be used for personnel housing only. There has been little attempt to maintain an historic appearance about the structure.

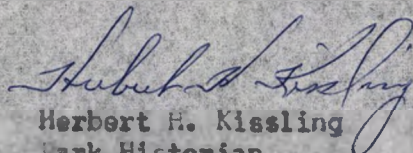
VI. Recommendations:

It is recommended that the Nathan Care House be considered for classification as an Historic Structure, C-6, because of its association with Hopewell Village.

It is further recommended that the house be put in first class condition as quarters by installing a new oil-fired furnace, a new roof, storm windows on the first floor and the replacement of certain rotting timbers. Something less than \$5,000 should accomplish this work which should be done in the next few months and well before the next heating season.

Each set of quarters at Hopewell Village, except the Nathan Care House, is considered to conform to modern building standards in providing reasonable home comfort and convenience. By providing the improvements noted above, the Nathan Care House will provide long-term, quality quarters for Park Personnel. Failure to do this will continue to place one member of the staff in a disadvantageous position. This unequal situation has existed since the construction of two new sets of quarters and the upgrading of another, older house. This last mentioned house is about 50 years older than the Care house.

and is now a comfortable and desirable home. The same could be said for the Care house if the improvements recommended are accomplished.

  
Herbert H. Kissling  
Park Historian

January 23, 1962  
Revised: April 7, 1962