

HISTORIC STRUCTURES REPORT

PART III

ON

TENANT HOUSES #1 AND #2

A P P R O V A L S H E E T

RECOMMENDED

\_\_\_\_\_  
Superintendent Date \_\_\_\_\_

Robert S. Hall  
Chief, EODC Date 5-6-65

APPROVED

\_\_\_\_\_  
Regional Director, Northeast Region Date \_\_\_\_\_

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376/134741

Eastern Office, Design and Construction  
Philadelphia, Pa. - 19106

H30-H

May 6, 1965

Memorandum

To: Regional Director, Northeast Region

From: Chief Architect, EODC

Subject: Historic Structures Report, Part III, Tenant Houses Nos. 1  
and 2, Hopewell Village

The subject report has been reviewed by the interested personnel of  
this office and is recommended for approval by Chief Hall this date.

ROBERT E. SMITH

Robert E. Smith

cc:  
Assistant Director, Design & Construction  
Superintendent, Hopewell  
Chief Architect, EODC

SREvins:mgt



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
NORTHEAST REGION  
143 SOUTH THIRD STREET  
PHILADELPHIA, PA. 19106

IN REPLY REFER TO:

H30-RHA  
NER

MAY 4 1965

E. O. D. C.	
MAY 5 1965	
Chief	
Admn.	
Pf. & Prof.	
Arch.	5/5
Coord.	
Br.	
Land. Arch.	
Coord.	
Br.	
Engr.	
Coord.	
Br.	
Contr. & Spec.	
Action Taken:	

Memorandum

To: Chief, EODC

From: Regional Director, Northeast Region

Subject: Historic Structures Reports, Part III, Tenant Houses  
#1 and #2, Hopewell Village NHS

Enclosed are copies of the Part III Historic Structure Reports on  
Tenant Houses #1 and #2, Hopewell Village.

Please let us have your comments on these reports as soon as possible.

*Ronald Lee*

Enclosures

cc:  
Superintendent, Hopewell Village

HISTORIC STRUCTURES REPORT

PART III

TENANT HOUSE #2, BUILDING #20

An amount of \$10,000 was made available to effect deferred maintenance work in Tenant Houses #1 and #2, and the Boarding House in November, 1962. This appropriation was made under the Accelerated Public Works program. The funds had to be exhausted with no overruns by June 30, 1963. As a result, there was no time to go through the regular procedures of the Historic Structure Reports on the buildings and since none of the funds were available for overhead or P.S.&S. costs it was not possible to request the Eastern Office of Design and Construction for assistance. After discussion with the Regional Chief of Maintenance who looked over the buildings, it was decided not to attempt any restoration work but to keep strictly to repairs or replacements of the deteriorated building components.

The following is the list of repairs accomplished in Tenant House #2:

A. First Floor

1. Floor

The existing flooring and joists were removed. New white oak joists were purchased with three sides sawed. Saw curves were planed and joists were treated with several



brush applications of wood preservative. An additional application of foundation coating was added to the joist ends where they entered the foundation wall.

The condition of the crawl space under the first floor was much drier than in Tenant House #1. The dirt floor was excavated to the base of the foundation and this was backfilled with 6" of rough slag. The interior of the foundation wall below floor level was repointed. Two ventilation ports were installed in the east and west walls to allow better air circulation in the crawl space under the floor. The location of these is shown on the attached drawing.

White Pine flooring matching the old random width, double tongued and double grooved, was applied to the joists. Two coats of turpentine and one coat of linseed oil were rubbed into the flooring.

New nailer-blocks were placed and new baseboard similar to the old was installed. Tenant House #2 burned out in the late 19th Century and all of the woodwork in the building is of very recent origin as the attached photographs will attest.

No hearth extending from the fireplace was found and it was decided to install the new flooring similar to the old.



2. Walls

Some minor patching was done to the walls.

3. Woodwork and Trim

All lintels were checked for rot.

The fireplace mantel was repaired and rehung.

4. Stairway

One tread on the first step was replaced.

B. Second Floor

1. Woodwork and Trim

A new window seat and oak lintel were installed in the south window adjacent to the chimney.

Minor repairs were made to the existing floor.

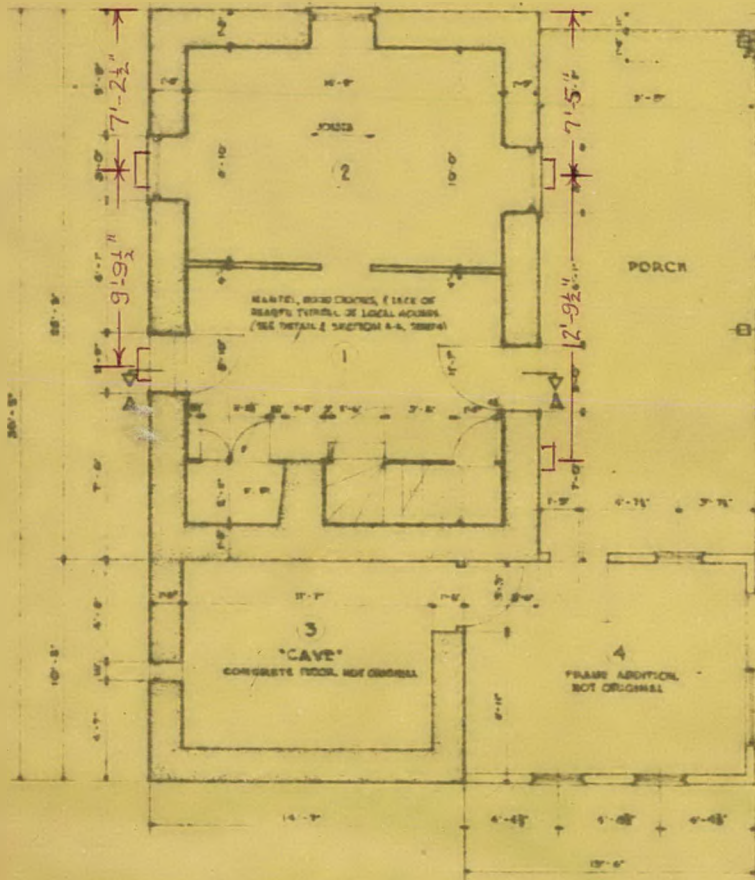
2. Walls

Walls were checked and patched with plaster where necessary.

All of the work was done by an APW Carpenter and Laborer under the competent supervision of former Building Restoration Specialist Charles Seidel.

The attached photographs show conditions of the interior of the building before and after the repair work.



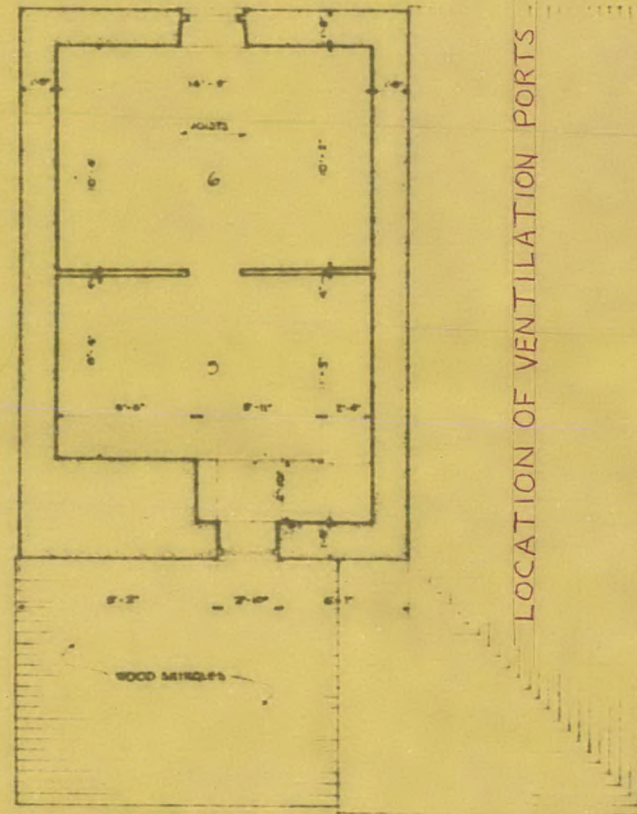


FIRST FLOOR PLAN

GENERAL NOTES

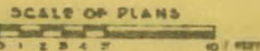
TRADITIONALLY TENANT HOUSE 2 IS ONE OF THE OLDEST HOUSES IN THE VILLAGE. A FINE EXAMPLE OF PRESERVED INTERIOR WORKMANSHIP, ROAMING, & DUES. THE HOUSE HAS SOLID MASONRY, PORCH ENLARGED (TYPICAL ROOM ADDED ROOM 4). EXT. WALLS: BRICKS MASONRY WITH LAMBS OUT-PORE QUOIRS, TUNED & SUBMERGED BY WELLS CEILING, PLASTER, FLOORS, WOOD, MARBLE & TYPICAL WOOD.

D. P. DONOHUE, DEL.



SECOND FLOOR PLAN

LOCATION OF VENTILATION PORTS



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
STUDENT MEASUREMENT YEAR FOR THE  
EASTERN OFFICE - DIVISION OF DESIGN AND CONSTRUCTION

SCALE  
**5**

TENANT HOUSE NUMBER 2  
EXISTING CONDITIONS

HOOPERVILLE VILLAGE NATIONAL HISTORIC SITE, PENNSYLVANIA

PROJECT NO.  
105-74  
100  
1976



Fireplace in Tenant House #2 while existing floor was being removed. Note absence of a projecting hearth. The woodwork was completely replaced in this building after a fire in the late 19th Century.





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View of closet and stairway. The beveled tongue and groove siding sometimes called "Philadelphia Fencing" is of late origin. Hardware in this building is also of late origin.

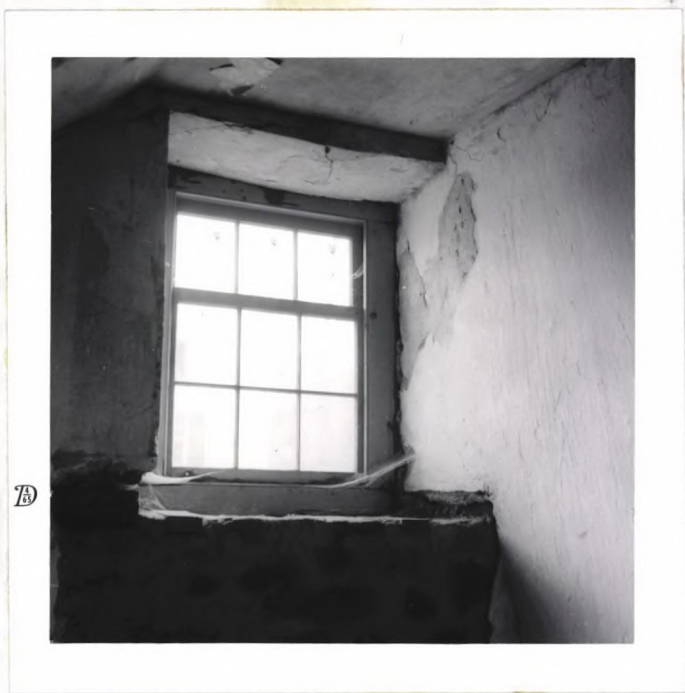






This window on the second floor was installed during rehabilitation to the building exterior in 1958. Note the absence of a window seat and also the dubious condition of the lintel above the window.





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Same view showing completed work after repair of cracked lintel.







Condition of wall under north window on first floor prior to  
repairs.





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