

STATUS OF HISTORIC STRUCTURES REPORT

HOFU-TH-54-024
CRBIB# 001917

HOPEWELL VILLAGE
PARK 376/134742

PART III

Tenant House #1

STRUCTURE/BUILDING #

PROJECT: APW Repairs

CLASS BBB

MASTER PLAN _____

PCP _____

PROGRAMMED 1963 F Y

SECTIONS:

Admin.

Called for _____
Due _____
Rec'd 4/28/65

His.

Called for _____
Due _____
Rec'd _____

Architecture

Called for _____
Due _____
Rec'd _____

Called for _____
Due _____
Rec'd _____

Called for _____
Due _____
Rec'd _____

DISTRIBUTED

Park _____
EODC 5/4/65
Region 5/13/65
WASO _____

REVIEWED

Park _____
EODC 5/6/65
Region 5/10/65 - 6/10/65
WASO _____

APPROVED:

Region 6/10/65
WASO _____

JUN 17 1965

H30-RNA
NER

Nelligan
6/15

Memorandum

To: Director

From: Resource Studies Advisor, Northeast Region

**Subject: Historic Structures Reports, Part XII, Tenant Houses
Nos. 1 and 2 (APW Repairs), Hopewell Village NHS**

The above reports were approved by Regional Director Lee on
June 10, 1965.

Enclosed are copies of each report for your information and file.

Murray H. Nelligan

Enclosures

cc:

Chief, RDC
Superintendent, Hopewell Village
Programs, Att: Gene Monteleone

GMFraneys
General ✓
Daily
Area



UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

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

IN REPLY REFER TO:

H30-H

May 6, 1965

Memorandum

To: Regional Director, Northeast Region

From: Chief Architect, EODC

Subject: Historic Structures Report, Part III, Tenant
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

cc:

Assistant Director, Design & Construction
Superintendent, Hopewell

Northeast Region		Initial and Date
	Reg. Director	
	Asst. to RD (PA)	
	Asst. to RD (Dev.)	
1	Resource Studies Adv.	
	Asst Reg. Dir. Adm.	
	Finance & Prop.	
	Personnel	
	Records	
	Asst Reg. Dir. Oper.	
	Intern. & VS	
	Land & Water	
	Maintenance	
	Master Plan Coord.	
	Rec. Mgmt. & VP	
	Asst Reg. Dir. -Co-Act	
	Fed'l Agency Ass's.	
	Houses & Studies 1	
	State Ass's.	

MAY 4 1965

H30-NHA
HER

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.

(Sgd.) Donald F. Lee

Enclosures

cc:
Superintendent, Hopewell Village
Mr. Whitcraft

GMFraney
General
Daily
Area

HISTORIC STRUCTURES REPORT, PART III, TENANT HOUSE #1 (APW REPAIRS), HOPEWELL VILLAGE

REVIEW SHEET

1. Mr. Golub

OK 9/13

2. Mr. Lukens

OK JBL 5/19

3. Mr. Barnes

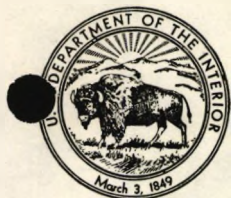
oh JB

4. Mr. Christenson

OK. Chris 5/21

5. Dr. Nelligan

OK-MW



IN REPLY REFER TO:

H30

UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
HOPEWELL VILLAGE NATIONAL HISTORIC SITE
R. D. #1
ELVERSON, PENNSYLVANIA 19520

April 27, 1965

Northeast Region		Initial and Date
APR 28 1965		
Reg. Director		
Asst. to RD (PA)		
Asst. to RD (Dev. L)		
✓ Resource Studies Adv.		
Asst Reg. Dir. Adm.		
Finance & Prop.		
Personnel		
Programs		
Asst. Reg. Dir. Oper.		
Interp. & VS		
Land & Water		
Maintenance		
Master Plan Coord.		
Res. Manage. & VP		
Asst Reg. Dir. -Co-Act		
Fed'l Agency Affairs		
NPS Studies		
State Assistance		

Memorandum

To: Regional Director, Northeast Region

From: Superintendent, Hopewell Village N.H.S.

Subject: Historic Structures Report, Part III, Tenant Houses
#1 and #2.

Enclosed are four (4) copies of Part III, Completion Report -
Narrative for Tenant House #1 and Tenant House #2.

Benjamin J. Zerbey
Benjamin J. Zerbey
Superintendent

Enclosures (8)

APPROVAL SHEET

RECOMMENDED

Benjamin S. Zerby
Superintendent

DATE

4/27/65

RECOMMENDED

Robert G. Hall
Chief, EODC

DATE

5/6/65

APPROVED

Ronald F. Leo
Regional Director

DATE

6/10/65

HISTORIC STRUCTURES REPORT

PART III

TENANT HOUSE #1. BUILDING #19

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 Structures 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 #1:

A. First Floor

1. Floor

The existing floors and joists were removed. None of the material was salvageable as it was in an advanced state of deterioration. 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 stone foundation wall.

The first floor under the crawl space was very muddy because of an underground water stream which passes generally under the northwest corner of the building. The dirt floor was excavated under supervision of the Archeologist and was deepened to the base of the foundation. A six inch layer of furnace slag was then spread throughout the crawl space. The interior foundation wall was repointed. Matching White pine flooring, double tongued and double grooved, of $1\frac{1}{4}$ " thickness and random widths was applied to the joists. This flooring received two coats of turpentine and one of linseed oil rubbed in by using a cloth. New nailer blocks were placed and new baseboard matching the original was fabricated and installed.

To provide better air circulation under the floor 4 ventilation ports were installed in the foundation. These were made as unobtrusive as possible and their locations in the foundation is shown on the attached drawing.

2. Walls

No major repairs were effected to the interior walls.

The late period partitions on the first and second floors were saved pending further study by the Architects. Some minor patching of the existing walls.

3. Woodwork and Trim

Paint was stripped from most of the interior woodwork.

Patches were left for architectural examination. Molding around the entrance door was replaced.

A new window seat and apron was installed on the window near the fireplace.

4. Fireplace

Evidence of a hearth was found under the existing floor.

This hearth was replaced and the new floor was butted to the stone hearth. An extra joist was set on piers to support the floor near the hearth.

5. Stairway

The first, eleventh, and twelfth treads were replaced as well as the twelfth riser.

B. Second Floor

1. Walls and Ceiling

Two major areas of deterioration were repaired. The first included an area of ceiling on the south end of the building around the chimney and above the stairwell. A leaking

roof had caused rotting of the collar beams and erosion of mortar so that some of the chimney stones were loose and the ceiling in this area was about to collapse. The exterior leak had been repaired in 1958 but nothing had been done to the interior. The plaster, rotted lathe, and collar beams were removed and this entire section of ceiling was replaced. (See photographs.)

The second area needing attention was the wall in the northwest corner of the building. The underground stream in this area (mentioned earlier) had caused this entire corner of the building to settle. Water could enter from the roof also complicating the problem.

The exterior repairs accomplished in 1958 prevented further deterioration but the interior walls in that corner had to be repointed and plastered.

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FACE SHEET FOR COMPLETION REPORT

9/23/63
Work Order No.

14-113.090
Fund Symbol

Year Programmed

PCP No.

Master Plan No.

Master Plan Corrected By

As Built Drawings By

Date Started

Date Completed

6/30/63

8866.82

8,866.82

Park

Howell Village National Historic Site

Location in Park

Village Area

Region

Northeast

State(s)

Pa.

County or Counties

Chester



Contract and/or



Day Labor

Work Order Title

Repairs to Tenant Houses #1 & #2 and Boarding House

DESCRIPTION OF FIXED ASSETS

(For completion by employee in charge of project)

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

Buildings, Historic

Tenant House # 1, Tenant House #2, and Boarding House

TOTAL

\$ 8,866.82

DISTRIBUTION

No. To

1 Region

2 ASO

2 Small

1 Large

THE FIXED ASSET DESCRIBED ABOVE HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED DRAWINGS, SPECIFICATIONS, AND AUTHORIZED CHANGES

Submitted

By:

Approved

By:

Carl J. Heydinger

Title:

Acting Superintendent

Title:

Title:

Regional Budget Officer

Date:

08/15/63

Date:

Date:

9/17/63

COSTS VERIFIED

BY

Ralph E. Motter

COMPOSITION OF COST FOR COMPLETION REPORT

17-4 II VI

Fund Symbol

14-1130090

Park

Region

Year Programmed

Howeell Village National Historic Site
Location in Park

Northeast

FY 1963

Work Order Title

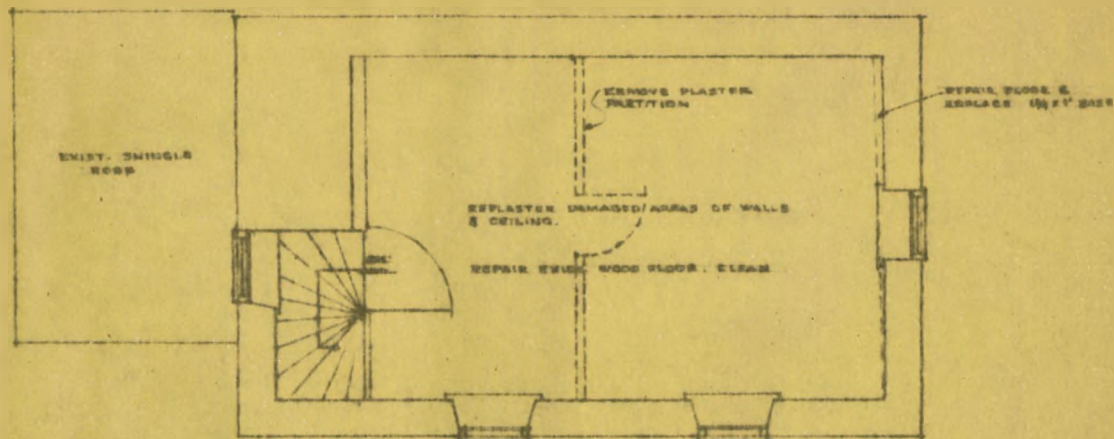
Repairs to Tenant Houses #1 & #2 and Boarding House

COMPOSITION OF COST

COSTS CHARGED TO FUNDS ALLOTTED TO FIELD FINANCE OFFICE

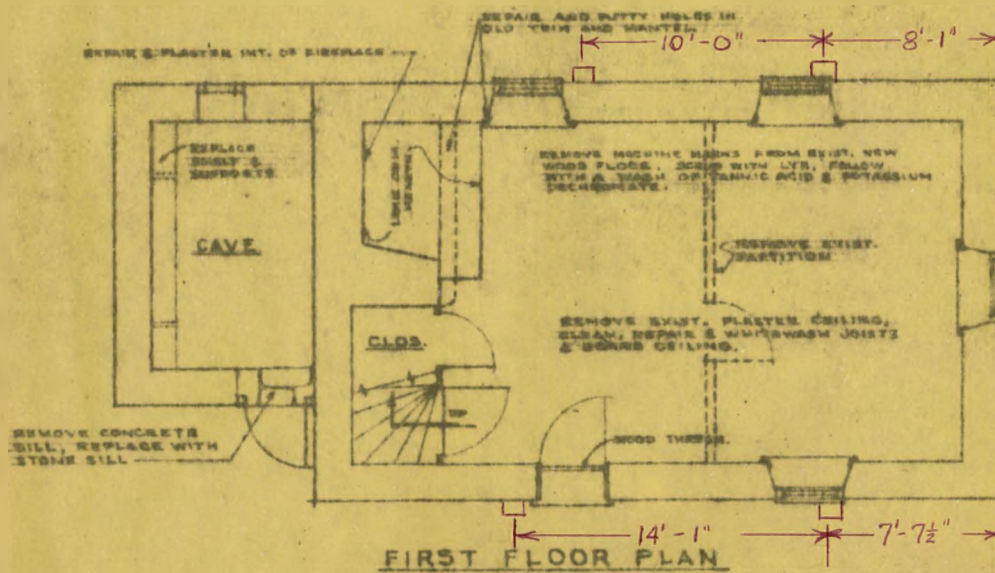
(1) Personal Services.....	\$ 6314.95	
(2) Travel.....		
(3) Contract Work		
(4) Supplies and Materials.....	1747.87	
(5) Other Direct Expenses.....	804.00	
(6) Operation of Equipment.....		
(7) Depreciation of Equipment.....		
(8) Purchase of Construction Equipment.....		
(9) Purchase of Other Accountable Equipment		
(10) Other Costs:		
(11) TOTAL COST CHARGED TO FFO FUNDS	xxxxxxxxxx	\$ 8866.82
OTHER COSTS:		
(12) PS&S, AP, and/or Facilitating Services @ _____ %.....	\$ _____	
(13) Inventory and Other Non-Fund Costs		
(14) GROSS WORK ORDER COSTS	xxxxxxxxxx	\$ 3,366.32
LESS:		
(15) Residual Value of Construction Equipment on Line 8.....	\$ _____	
(16) Other Credits		
(17) NET COST OF FIXED ASSETS	xxxxxxxxxx	\$ 3,366.32

Identify other costs and other credits by line item entry, on an attached schedule, or explain in narrative.



SECOND FLOOR PLAN

SCALE = 1/4" = 1'-0"



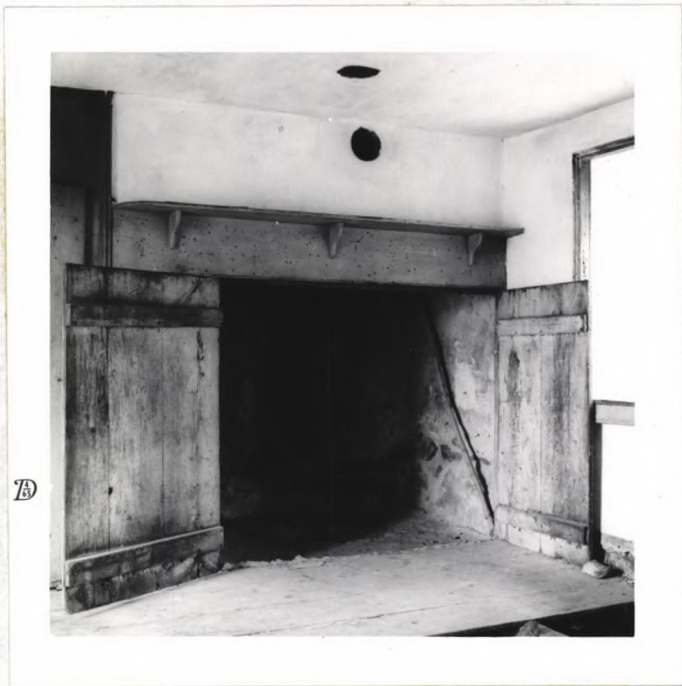
LOCATION OF VENTILATION PORTS

PAINT

EXTERIOR:
WALLS - WHITE
TRIM - GRAY

INTERIOR:
WALLS & CEILING - WHITE
FIRST FLOOR
MUNDO
SECOND FLOOR
MUNDO

View of the fireplace in Tenant House #1 showing how the existing flooring covered the old fireplace hearth.



78

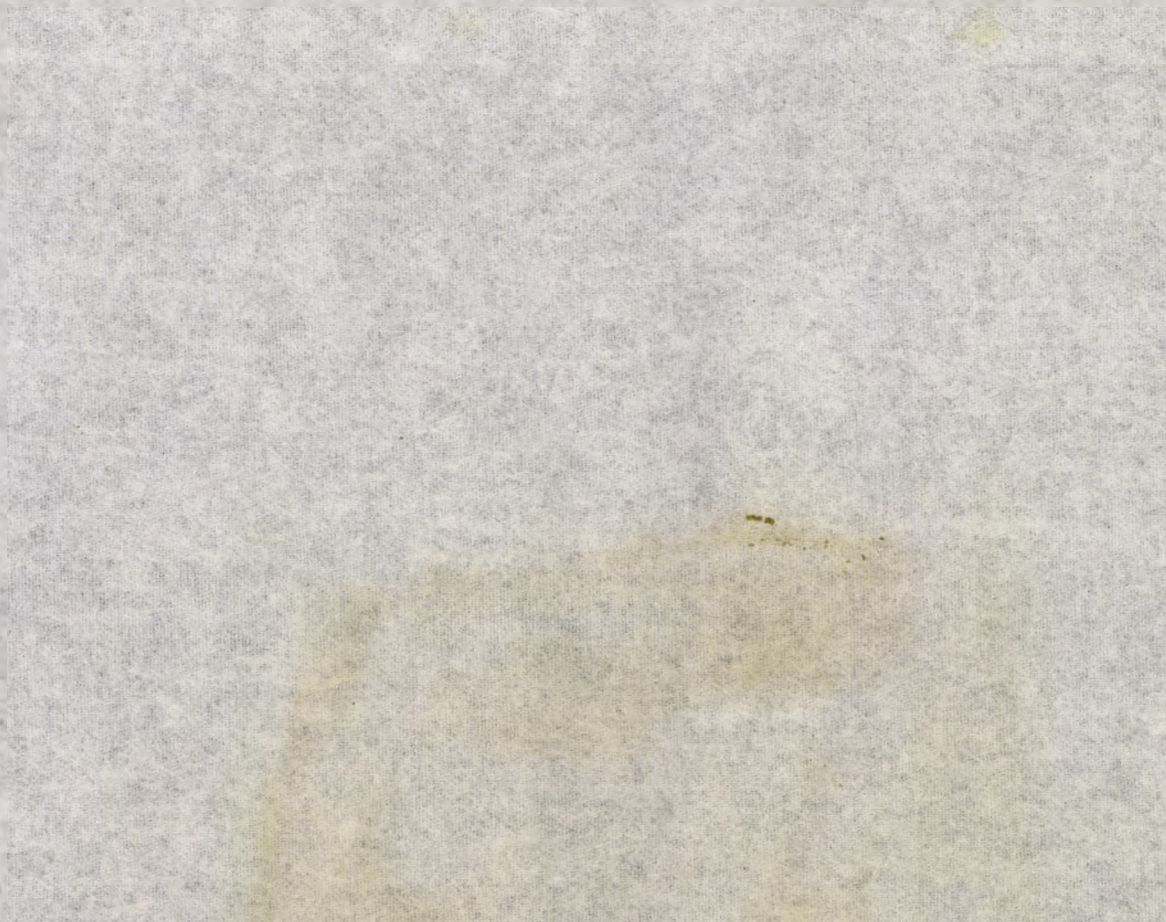
Fireplace and restored hearth after repairs. Doors which were not original were removed.



After removal of the floor the evidence of a hearth can be clearly
seen as shown here.



7B



View toward the north showing old joists before removal and
late period partition which was not removed during this project.



75

Area around chimney in ceiling of second floor before repairs.

Note the dangerous condition of the ceiling.



75

Same area as shown in previous photograph. Rotted members have been replaced and are ready for lathe and plaster.



15

Same area again after repairs were completed.



Another view showing extent of ceiling repair on second floor
over stairwell.



18

Northwest corner of house on second floor before repair of walls
and replastering.

78



View of same corner as in previous photograph after repairs.

