

PLANNING AND RESOURCE
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HISTORIC STRUCTURES REPORT - PART I

LLOYD HOUSE (BUILDING 71) 207

Hopewell Village NHS
Elverson, Pa.

March 1959

DUPLICATE

HOFU-07002
LRB# 402188
376/137798

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APPROVAL SHEET

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Director

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Regional Director

Recommended: _____
Chief, EODC

Approved: _____
Superintendent

SURVEY REPORT

(Administrative Data)

THE LLOYD HOUSE ON TRACT 21

HOPWELL VILLAGE
NATIONAL HISTORIC SITE

March 3, 1959

by

Joseph R. Frantico

Superintendent

SURVEY REPORT

ADMINISTRATIVE DATA

Building: The Lloyd House on Tract 21.

Building 71, the Lloyd house, as Historian Heydinger states in the Historical Data section, is located on the historic 1757 road a little more than 1/4 mile east of the entrance to the village. This road now known as the St. Peters road is one of the main feeder roads into the area. The Lloyd house would never be considered for exhibition purposes. Its value is primarily environmental. The architecture is typical of the Village in appearance and period. We are charged with progressively restoring the immediately adjacent fields, farms and buildings to their appearance in historic times. For these and other reasons the exterior of this building is important to the scene.

In the interests of the public economy it has been determined preferable to use this house as quarters and maintain it free rentals. This use is contained in the approved MISSION 66 Prospectus. The present occupant is a permanent member of the area staff who has occupied the house since 1932. However little has been expended on the house other than minor maintenance.

A late porch is in a bad state of disrepair and should be removed and replaced with a simpler, period porch. Also, the old coal-fired "pipeless" furnace should be replaced with a modern hot air heating system. This proposed work is in excess of the available quarters account funds and additional funds will have to be obtained for this purpose.

Historical Architect Norman Souler has prepared the Architectural Data section and has completed the drawings of these quarters. We recommend that the repairs outlined above be undertaken as soon as possible.

SURVEY REPORT

(Historical Data)

THE LLOYD HOUSE ON TRACT 21

HOPEWELL VILLAGE

NATIONAL HISTORIC SITE

March 1, 1959

by

Earl J. Heydinger

Park Historian

SURVEY REPORT

HISTORICAL IMTA SECTION

Building: The Lloyd House on Tract 21.

Building 71, a two-story stone house on the St. Peters (1757) Road one of the three access roads to Hopewell Village National Historic Site, is about three-quarters of a mile from the restored and exhibited Hopewell Village. Its exact age is unknown. Though built in two parts, each with a space for a date stone, there are no visible date stones.¹ The east (left-hand) portion is the older. The erection of a larger portion with a future center hall, as constructed here, seems to have been a common practice in Chester County. Not counting the center halls of this older portion, both parts of House 71 had two rooms up-and-down stairs.²

¹ While date stones may exist under the stucco, Mr. Frank Lucas, tenant since before Government ownership (1935), noticed no date stones before the stuccoing of the structure, also accomplished before Government ownership.

² Opinion of EODC Architect, Mr. Norman Souder. The Big House at Hopewell Village NHS achieved the same center-hall arrangement in its southern wing, but not in the sequence of Building 71.

AGE OF HOUSE 71

Tax assessments provide a fairly reliable clue to house age. These assessments charge a second stone house to Thomas Lloyd in 1808 and a third in 1814. Therefore, it would seem that the older part of this house dates from either 1807-08 or 1813-14. ¹⁸⁰⁸ Titles in the possession of Hopewell Village National Historic Site show that House 71 became by inheritance the property of David Lloyd. While David Lloyd, son of the builder and the 1820 inheritor of the house, purchased 19 acres with a message for \$442 from Henry Landis in 1814, assessments of 1800-1814 never charged Landis for a stone house. Landis' buildings in 1814 and 1815 were assessed at \$50 and as late as 1808 as a log house and barn. Moreover, David Lloyd was not assessed for the house from the Landis purchase in 1815 or 1816.⁴

PURCHASE BY HOPEWELL

House 71 and its land, Tract 21, remained the property of the Lloyd family until 1879, four years before Hopewell Furnace stopped making iron. There were at least five owners before Mrs. Louisa A. Brooke purchased the house and tract in 1919.⁵

* The pre-1798 first Thomas Lloyd house, known in 1959 as the Harrison Lloyd House, is on Hopewell Village National Historic Site.

3 Chester County Assessment Books, East Nantmeal Township, Thomas Lloyd, 1808 p 625, 1814 p 843. At the Historical Society of Chester County, East Chester, Pa. The exact date of the privately-owned third Thomas Lloyd house is also unknown. Neither the 1959 owner, Mrs. Ethel Power, nor contractor C. B. Painter, who remodeled the house, ever noted a date stone.

4 Chester County Assessment Books, East Nantmeal Township, Henry Landis, 1808 p 624, 1815 p 857. David Lloyd, 1815 p 872, 1816 p 856. The purchase price for the 19 acres and a message, \$442.28, precludes that a stone house, generally assessed at \$200, and 19 acres of land, assessed in 1814 at \$20 per acre, could be purchased for that amount. David Lloyd did not inherit House 71 until 1820.

5 Land Titles, Hopewell Village National Historic Site, Tract 21. Deeds from Landis to Lloyd. April 1, 1814, and all subsequent owners to A. Louisa Brooke.

RELATION TO HOPEWELL VILLAGE NATIONAL HISTORIC SITE

Historically, the house is only that of a neighboring farm and farmer throughout the Hopewell Furnace operational period, 1770-1863, and became a part of Mrs. Louise A. Brooke's land property only 40 years ago, a purchase made to "round-out" the tracts inherited by this Hopewell heir.

VALUE TO HOPEWELL VILLAGE NATIONAL HISTORIC SITE

While having unusual features — there were four corner fireplaces in the older portion and much original woodwork — the distance from Hopewell Village itself makes display for exhibition purposes undesirable. Its value, purely aesthetic, is as an environmental stage dressing on the St Peters entrance road. Lloyd's Church, the first NPS property near this road, is on an angling side road, and in the summer period of heaviest visitation is almost invisible. As a result, the exterior of House 71 is the first Park structure seen by visitors using the St Peters Road.

Because the property has no planned exhibit use, occupation as quarters — the present tenant has lived in the house before the Government purchase in 1935 — has helped to pay for its maintenance and upkeep. As quarters, installation of a second furnace around 1948 caused the greatest change in the interior, the removal of an upstairs corner fireplace.

RECOMMENDATIONS

As quarters, Building 71 requires maintenance. A late-period back porch, invisible from the road, needs complete replacement. Since EODC architect Norman Souder has drawings completed, repair of this house can proceed without loss of any feature.

HISTORIC STRUCTURES REPORT
ARCHITECTURAL DATA SECTION, PART 1
PRELIMINARY TO THE REHABILITATION OF
THE LLOYD HOUSE
(BUILDING 71, Tract 21)

by

Norman M. Souder, Architect

June 1959

RECOMMENDED

Supervising Architect, Historic Structures

Date

Chief, EODC

Date

United States Department of the Interior, Eastern Office
National Park Service Division of Design and Construction

* * * * *

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 Measured Drawings

* * * * *

I. ACKNOWLEDGMENTS

For their assistance in the preparation of this report our appreciation goes to the following:

To Park Historians Robert D. Ronsheim and Earl Heydinger who assisted with the historical research, and whose Historical Section forms a part of this report.

To Superintendent Joseph R. Prentice for suggestions and administrative advice and whose Administrative Section forms a part of this report.

To Jack E. Boucher, National Park Photographer, whose professional photography is included in this report and in the more extensive Part II section of the Historic Structures Report.

Norman M. Souder
Architect

II. BUILDING EVOLUTION

The house is a type familiar in the Chester County area. The first section built between 1808 and 1814, contained two rooms and a through hall on the first floor and three rooms and hall on the second. There is also a basement and an attic in this first section.

The addition, built shortly after the first section, changed the plan to a center hall house by the addition of two rooms per floor and an attic room to the hall side of the original house.

The porches are later additions. The rear porch of more modern construction has deteriorated so as to have become unsafe because of the rotted condition of the joists, flooring and roof.

The original method of heating was by the use of the five fireplaces. There are evidences of stoves having replaced the fireplaces as a means of heating. The only attempt at a central heating system is an old coal-fired pipeless warm-air furnace which is very inefficient. In Section V of this report it is recommended that this be replaced with a modern heating system.

III. EXISTING CONDITIONS

A. Exterior

The house constructed of rubble fieldstone, stuccoed, has had few structural changes after the one major addition of four rooms. The house roof and the front and rear porch roofs are covered with cedar shingles.

The rear porch extends across the full length of the building. Half of this porch is enclosed. The present porch is constructed of modern materials except the wall plate at the roof line.

The front doorway and door appear to be the original but the three rear doors are replacements.

The original shutters and blinds were removed and destroyed when the present aluminum storm and screen sash were installed about three years ago.

B. Interior

The flooring on the first floor is not original. Modern tongue and groove flooring has been laid over the old flooring. This new flooring also covers the hearths. The flooring on the second floor and attic is original random width pine.

The interior doorways are unusually low in comparison with the ceiling heights. All interior doors are approximately 5'10" high. The remaining doors are the raised six panel type and several are board and batten doors.

The trim throughout, except where openings have been altered, is the original and typical of the early nineteenth century trim in this area.

Two obvious changes are a wide trimmed opening between the present kitchen and dining room and the previously mentioned kitchen door.

Interesting architectural features are the corner fireplaces with rather good mantels composed of a variety of mouldings, fluting and dentils. Apparently the work of a country carpenter of some taste. The corner cupboard in the dining room has fluting on the pediment matching the mantel.

Chair rails were used in most rooms throughout the older section and in one of the rooms in the addition as indicated by the plaster patching.

The present heating system is a pipeless furnace with the single floor register in the hall. The closing of the fireplace openings possibly dates with this or an earlier heating system. A fireplace on the second floor was removed when a larger chimney was built for the installation of the furnace.

A large kitchen fireplace, also closed, is located in an unused room on the first floor rear. The mantel shelf and the stone hearth remain.

Three small cupboards were built into the stone walls, one on the first floor and two on the second floor. Two of these have raised panel doors matching the interior doors and the third has a board and batten door.

IV. PROPOSED ARCHITECTURAL INVESTIGATION

At the present time no study of the building is proposed nor will any archeological work be required.

Since only the reconstruction of the rear porch and the installation of a heating system are contemplated at this time only the areas affected need be studied when the old materials are removed. Any important features discovered at that time will be incorporated into the new work.

V. RECOMMENDATIONS

1. Reconstruct the rear porch, omitting the present modern enclosure which is out of character with the house.

2. Install an oil-fired, automatic warm air heating system to replace the present inefficient manually operated pipeless furnace. The duct system can be designed so as to prevent undue intrusion and a minimum of disturbance to the building fabric.

3. Remove the laundry trays on the rear porch. These trays are no longer in use.

4. Restore the rear window which is now a doorway.

5. Install combination storm and screen doors for the convenience of the occupants.

6. Remove one set of concrete steps which lead no where.

PHOTOGRAPH NO. 1

South elevation. The enclosed portion of the porch approximately marks the length of the original house. Here can be seen the failing porch. The dark area over the porch merely indicates an incompleted paint job.

Photo by Jack E. Boucher, December 1958



PHOTOGRAPH NO. 2

East elevation. At the left is the rear porch which is slipping away from the house and which must be replaced. The replacement to be in the period of the house.

Photo by Jack E. Boucher, December 1958



PHOTOGRAPH NO. 3

The west elevation. This end of the house was added to the original early in its history.

Photo by Jack E. Boucher, December 1958

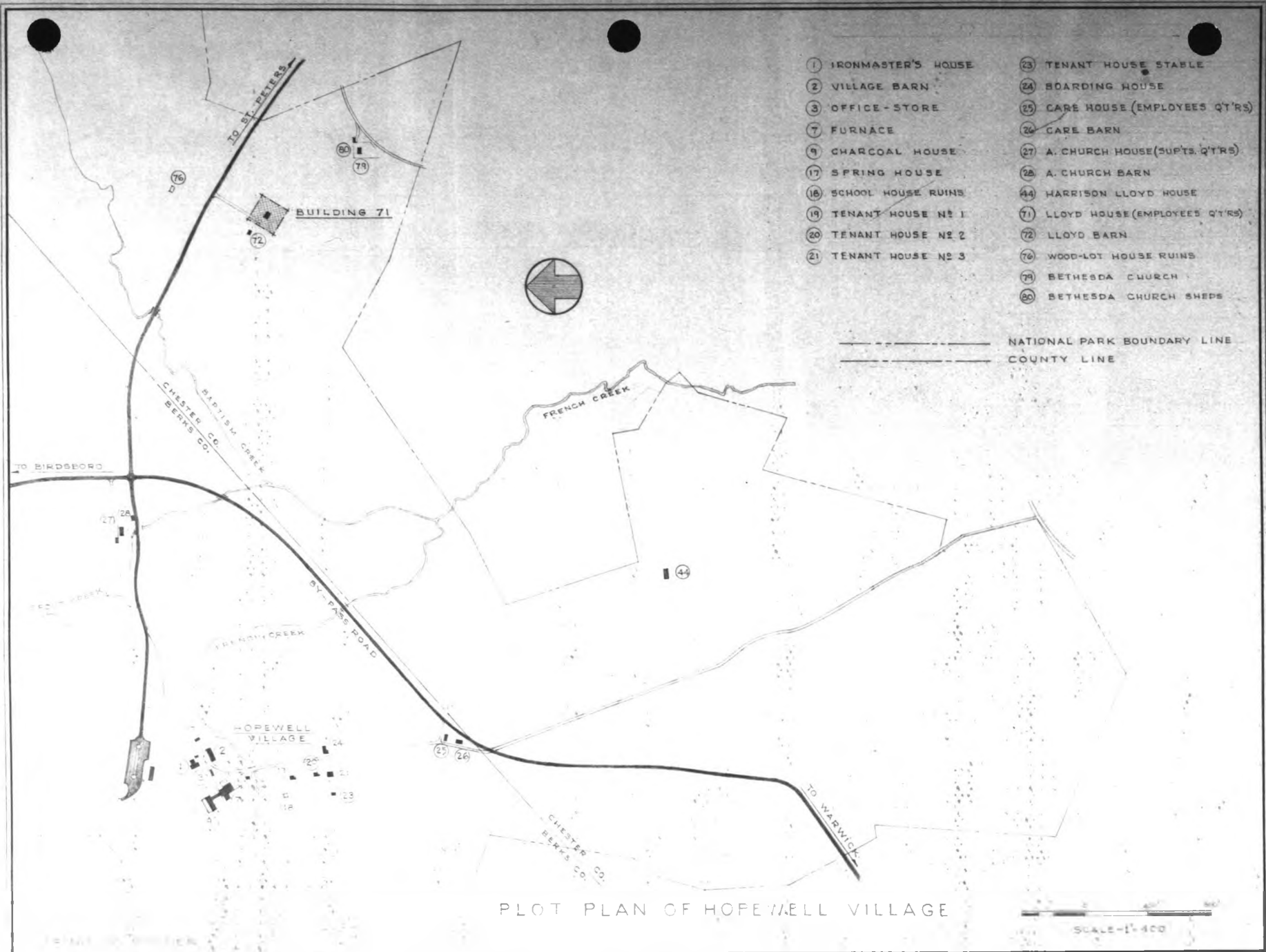


PHOTOGRAPH NO. 3

The west elevation. This end of the house was added to the original early in its history.

Photo by Jack E. Boucher, December 1958





- ① IRONMASTER'S HOUSE
- ② VILLAGE BARN
- ③ OFFICE-STORE
- ⑦ FURNACE
- ⑨ CHARCOAL HOUSE
- ⑰ SPRING HOUSE
- ⑱ SCHOOL HOUSE RUINS
- ⑲ TENANT HOUSE NO 1
- ⑳ TENANT HOUSE NO 2
- ㉑ TENANT HOUSE NO 3
- ㉓ TENANT HOUSE STABLE
- ㉔ BOARDING HOUSE
- ㉕ CARE HOUSE (EMPLOYEES QT'RS)
- ㉖ CARE BARN
- ㉗ A. CHURCH HOUSE (SUPTS. QT'RS)
- ㉘ A. CHURCH BARN
- ㉚ HARRISON LLOYD HOUSE
- ㉛ LLOYD HOUSE (EMPLOYEES QT'RS)
- ㉜ LLOYD BARN
- ㉝ WOOD-LOT HOUSE RUINS
- ㉞ BETHESDA CHURCH
- ㉟ BETHESDA CHURCH SHEPS

———— NATIONAL PARK BOUNDARY LINE
 - - - - - COUNTY LINE

PLOT PLAN OF HOPEWELL VILLAGE

SCALE = 1" = 400'

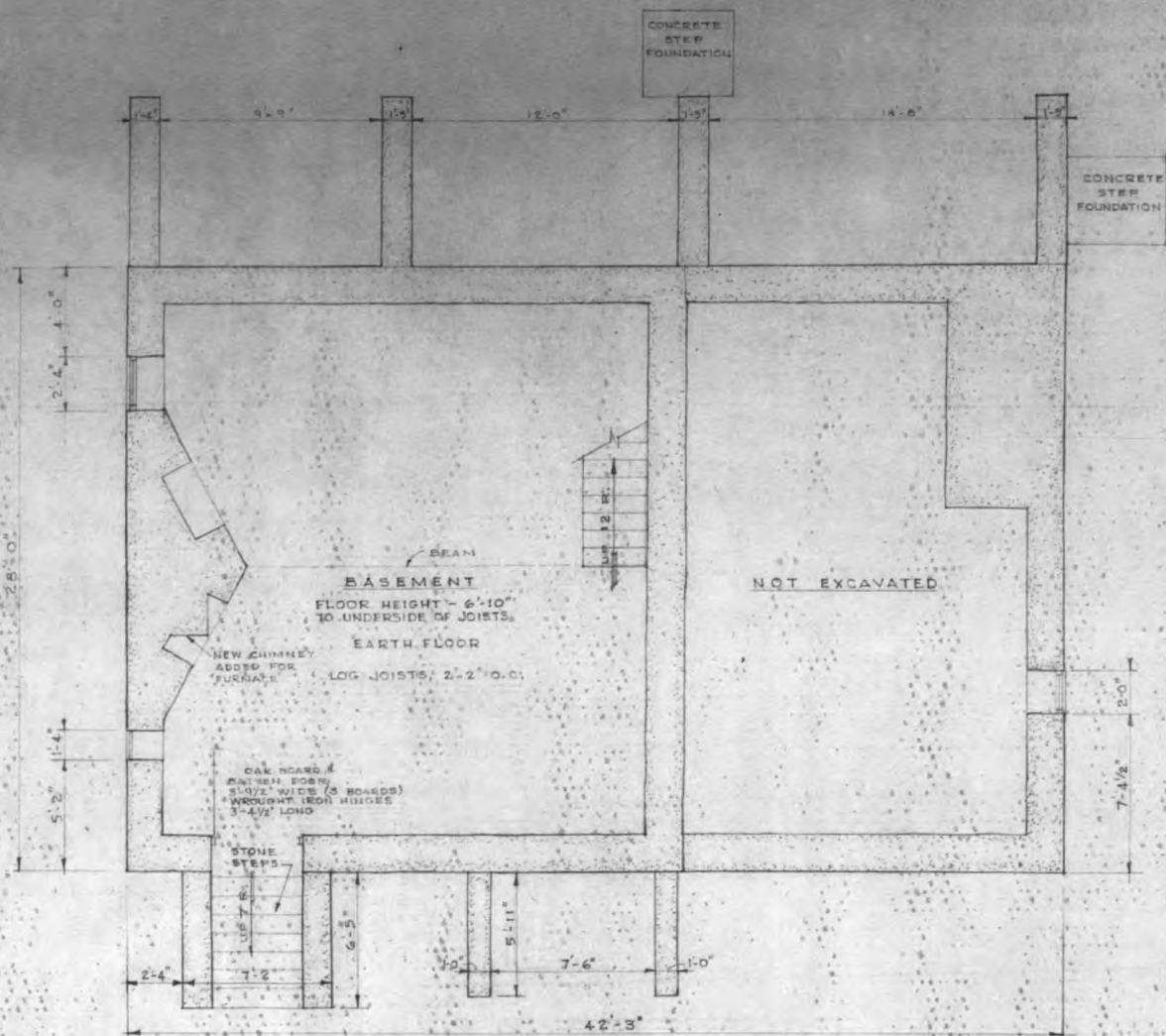
NAME OF STRUCTURE
BUILDING 71 - EMPLOYEES QUARTERS
 HOPEWELL VILLAGE NATIONAL HISTORIC SITE, CHESTER COUNTY, PENNSYLVANIA

SURVEY NO.
 NHS-HV
 3064

HISTORIC AMERICAN
 BUILDINGS SURVEY
 SHEET 1 OF 9 SHEETS

Library of Congress
 SERIALS NUMBER

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN



BASEMENT PLAN

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

NORMAN M. SOUDER, DEL.

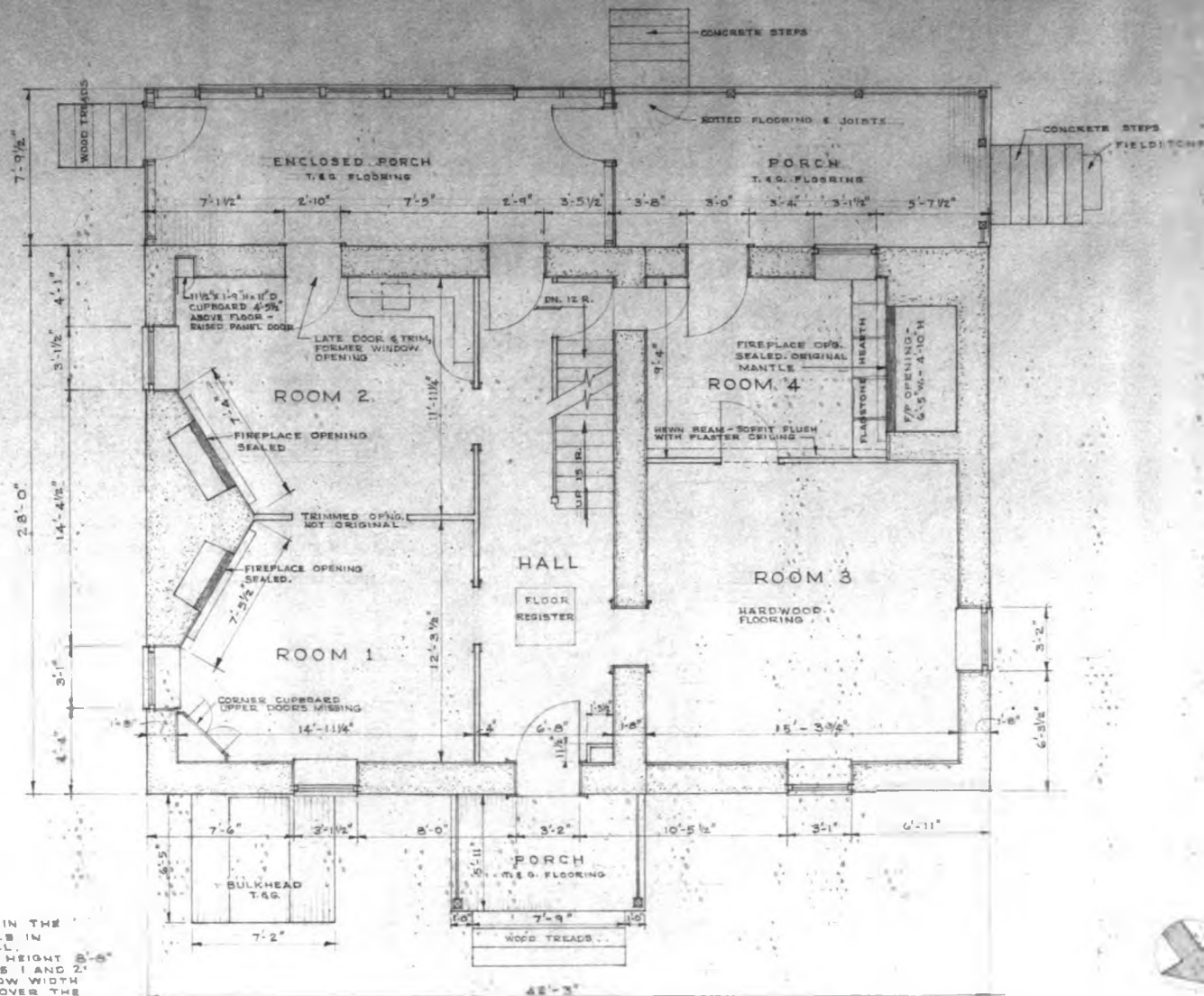
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NAME OF STRUCTURE
BUILDING 71 - EMPLOYEES QUARTERS
HOPEWELL VILLAGE, NATIONAL HISTORIC SITE, CHESTER COUNTY, PENNSYLVANIA

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HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 2 OF 9 SHEETS

LIBRARY OF CONGRESS
INDEX NUMBER



NOTES

1. INDICATIONS REMAIN IN THE PLASTER OF CHAIR RAILS IN ROOMS 1, 2, 3 AND HALL.
2. FIRST FLOOR CEILING HEIGHT 8'-6"
3. THE HEARTH IN ROOMS 1 AND 2 ARE COVERED WITH NARROW WIDTH T. AND G. FLOORING LAID OVER THE ORIGINAL FLOORING IN THESE ROOMS AND IN THE HALL.

FIRST FLOOR PLAN

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

NORMAN M. SOLDER, DEL.

NAME OF STRUCTURE

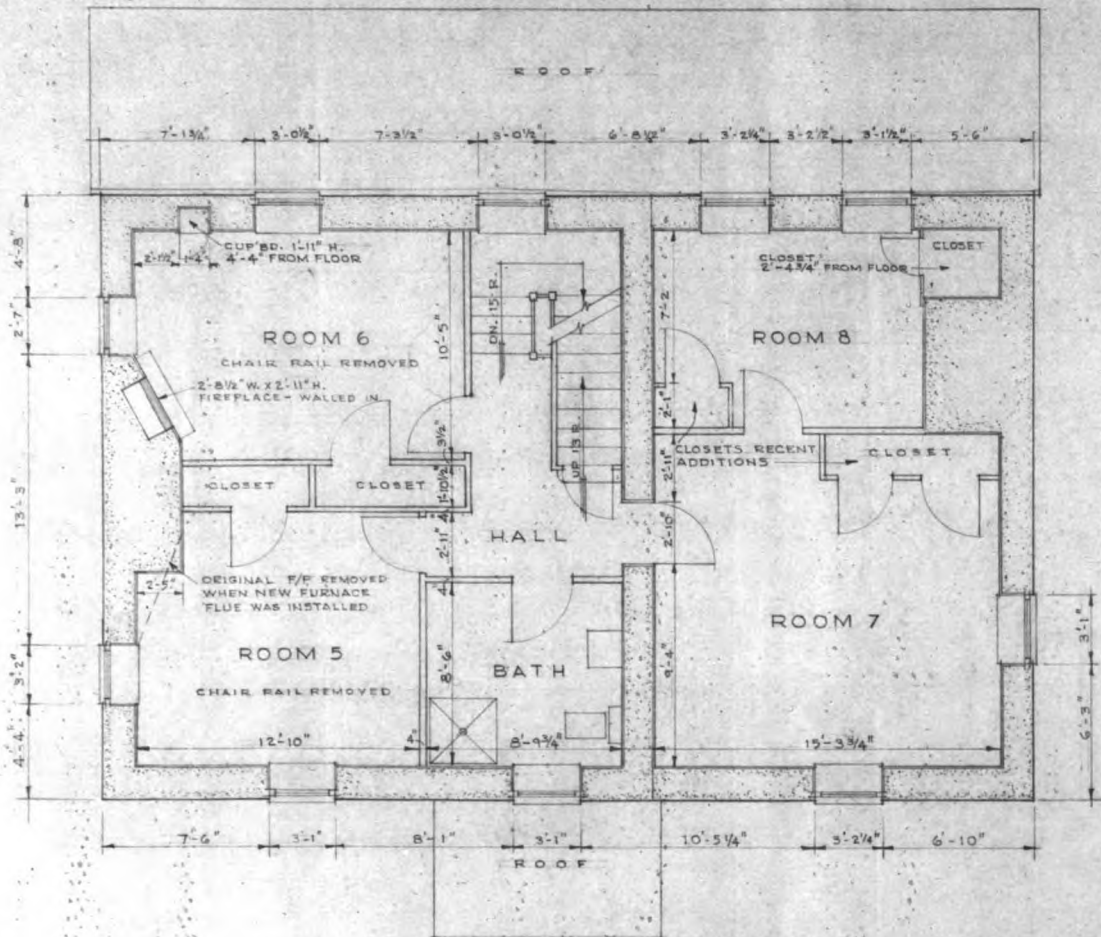
BUILDING 71 - EMPLOYEES QUARTERS

MOREWELL VILLAGE, NATIONAL HISTORIC SITE, CHESTER COUNTY, PENNSYLVANIA

SURVEY NO.
NHS-RV
3064

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 3 OF 9 SHEETS

UNIVERSITY OF CHICAGO
ARISTO BLUMBERG



NOTES

1. SECOND FLOOR, CEILING HEIGHT 7'-4".
2. ALL FLOORING ON SECOND FLOOR IS THE ORIGINAL WIDE RANDOM WIDTH PINE.

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

NORMAN M. SOUDER, DEL.

NAME OF STRUCTURE

BUILDING 71 - EMPLOYEES QUARTERS

UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

HOPEWELL VILLAGE NATIONAL HISTORIC SITE, CHESTER COUNTY, PENNSYLVANIA

SURVEY NO.

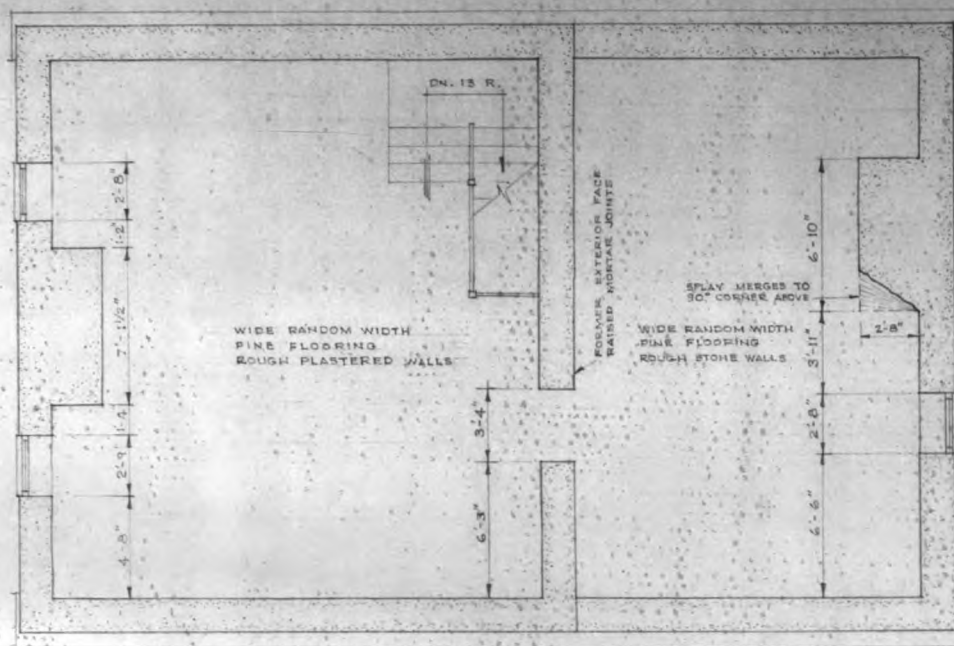
NHS-HV

3064

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 4 OF 9 SHEETS

LIMITS OF CONCRETE
FOUNDER





ATTIC PLAN

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

NORMAN M. SOLDER, DEL.

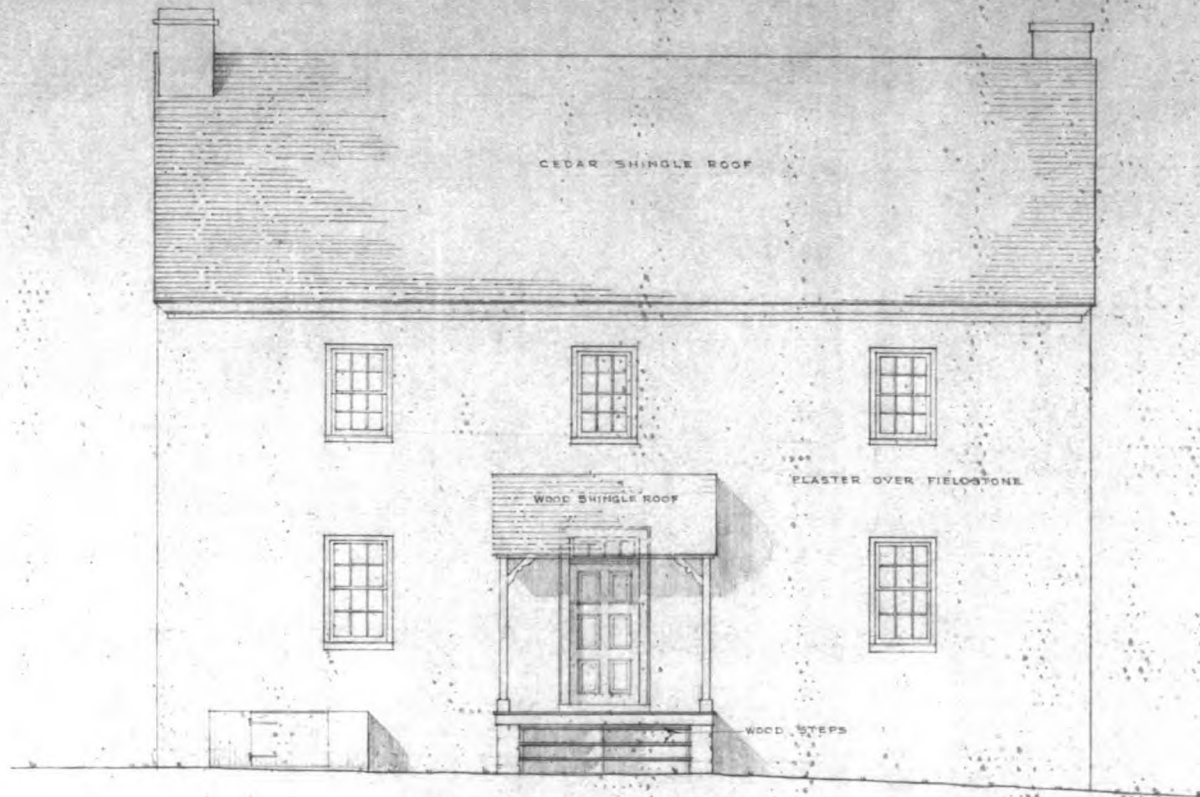
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NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
BUILDING 71 - EMPLOYEES' QUARTERS
HOPEWELL VILLAGE, NATIONAL HISTORIC SITE, CHESTER COUNTY, PENNSYLVANIA

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HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 5 OF 9 SHEETS

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NORTHEAST ELEVATION

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

NORMAN M. SOUDER, DEL.

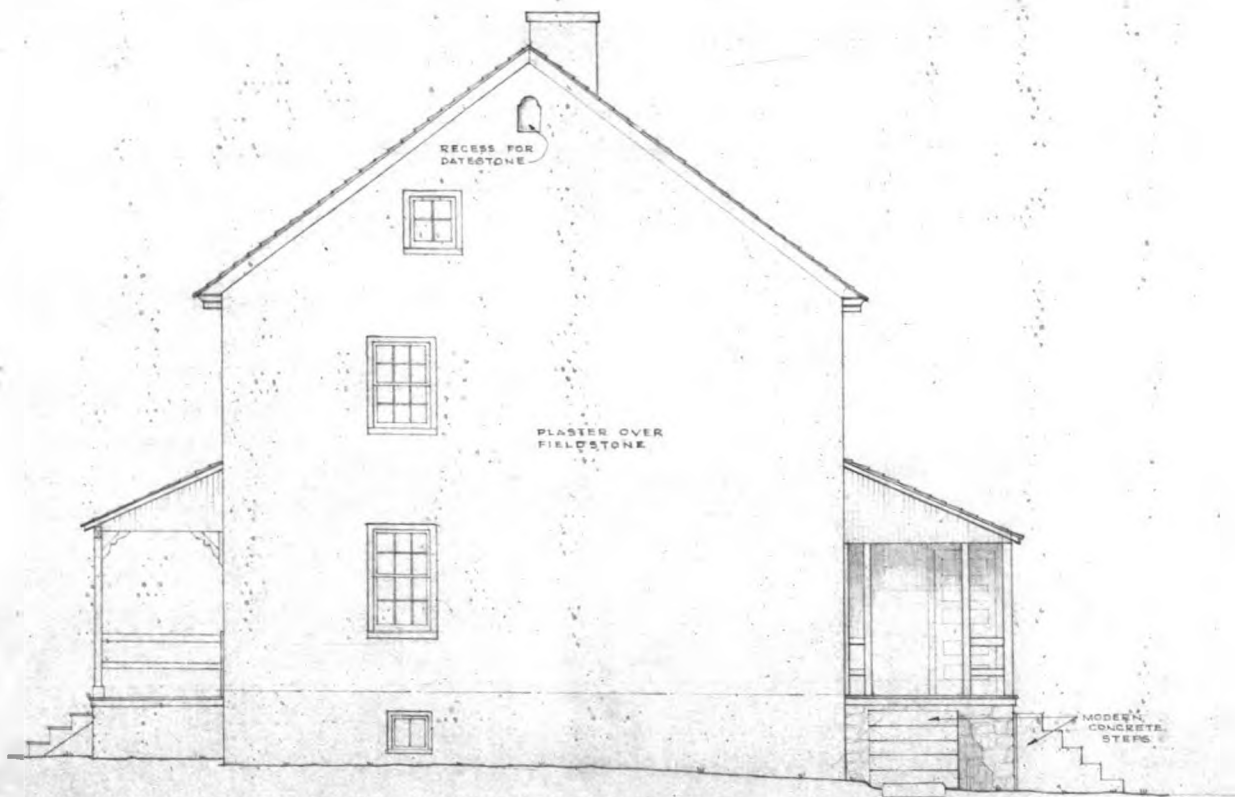
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HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 6 OF 9 SHEETS

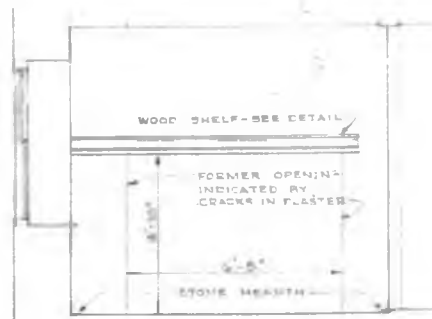
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PHOTODUPLICATION SERVICE



NORTHWEST ELEVATION

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

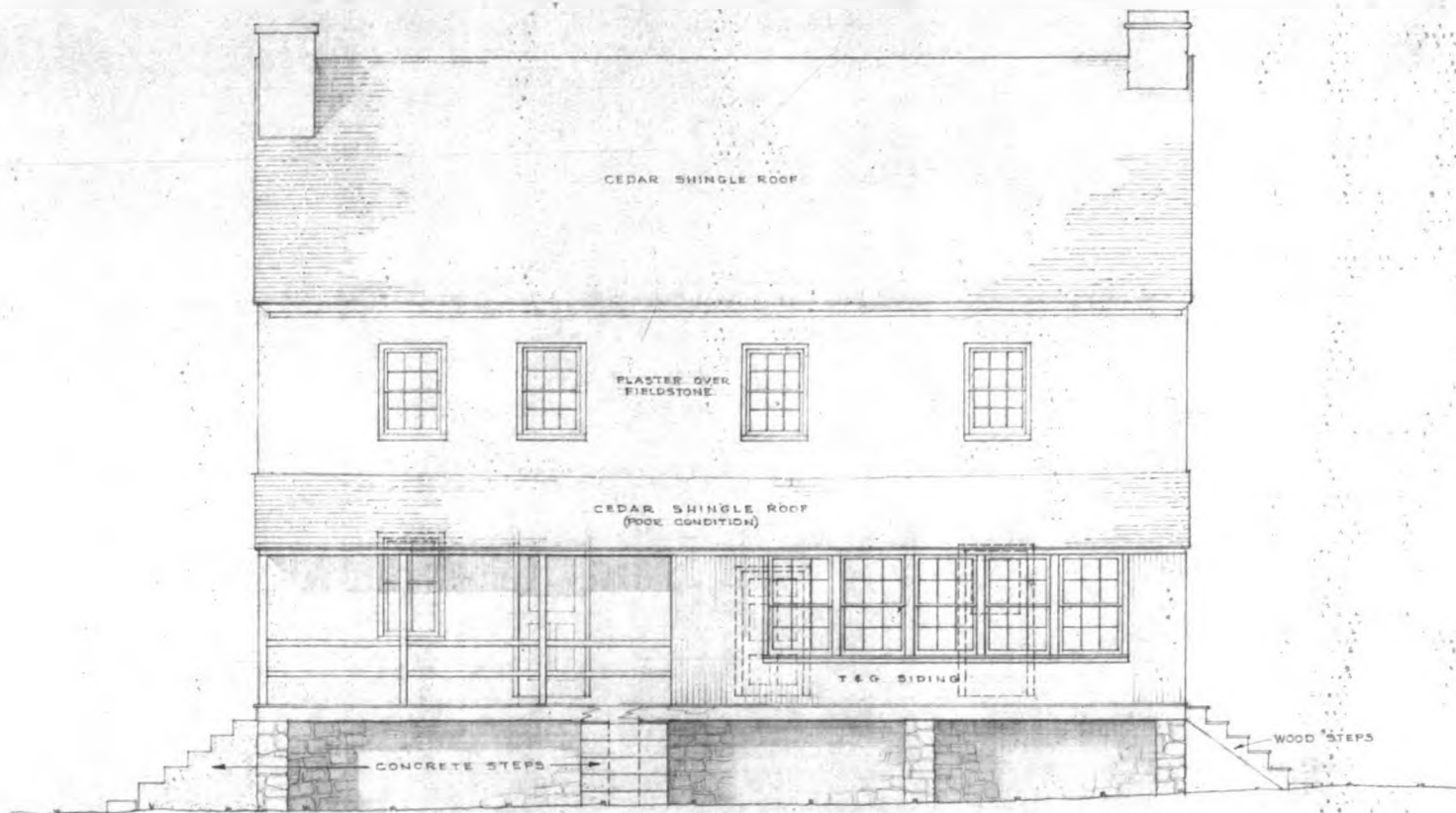
1/2 FULL SIZE DETAIL,
MANTLE SHELF-ROOM 4



FIREPLACE ELEVATION
ROOM 4

SCALE - 3/8" = 1'-0"

NORMAN M. SOUDER, DEL.



SOUTHWEST ELEVATION

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

NORMAN M. SOUDER, DEL.

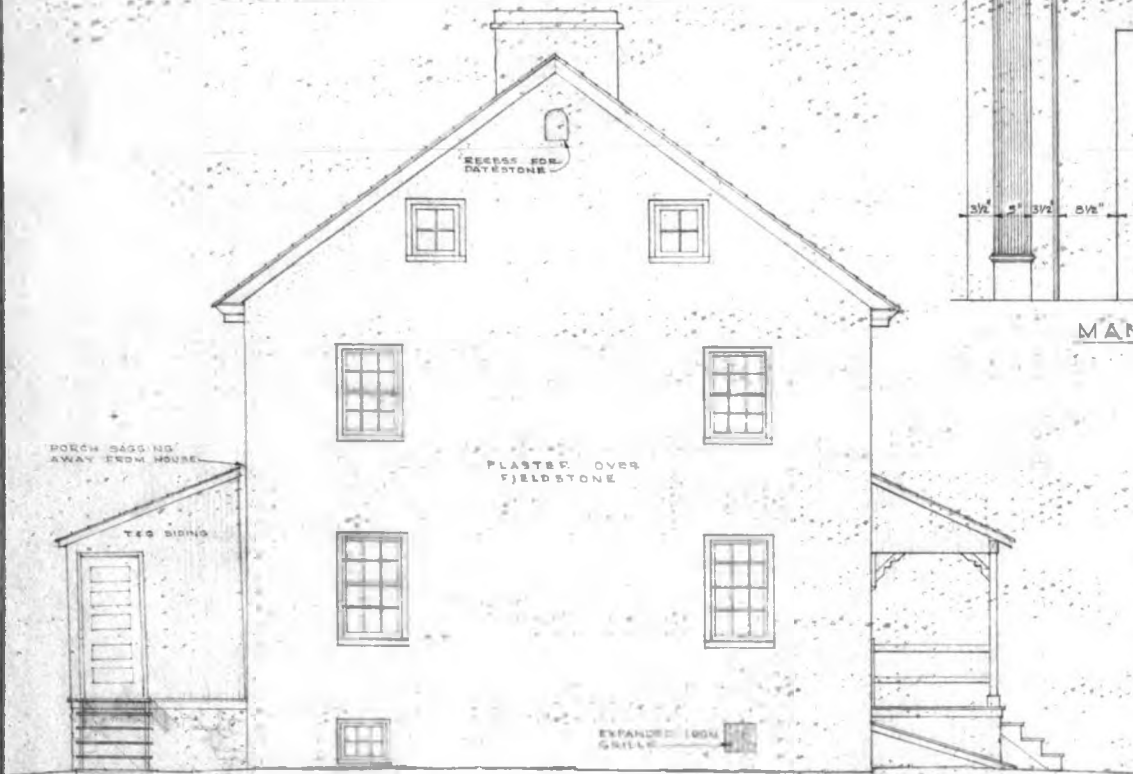
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NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
BUILDING 71 - EMPLOYEES QUARTERS
HOPEWELL VILLAGE NATIONAL HISTORIC SITE, CHESTER CO., PENNSYLVANIA

SURVEY NO.
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3064

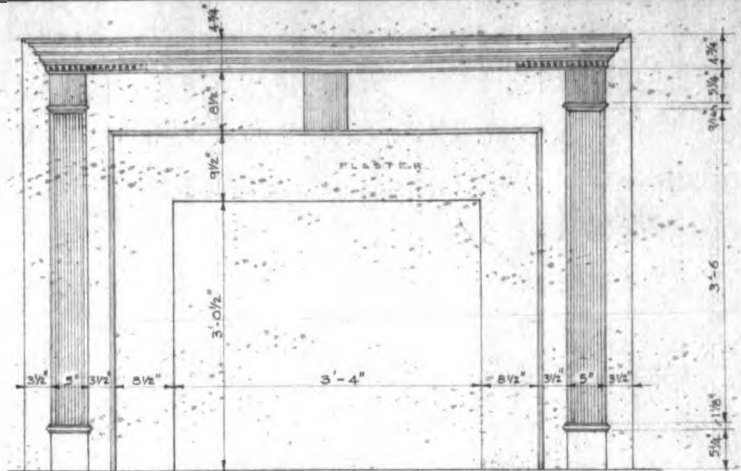
HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 8 OF 9 SHEETS

DATE OF SURVEY
1964



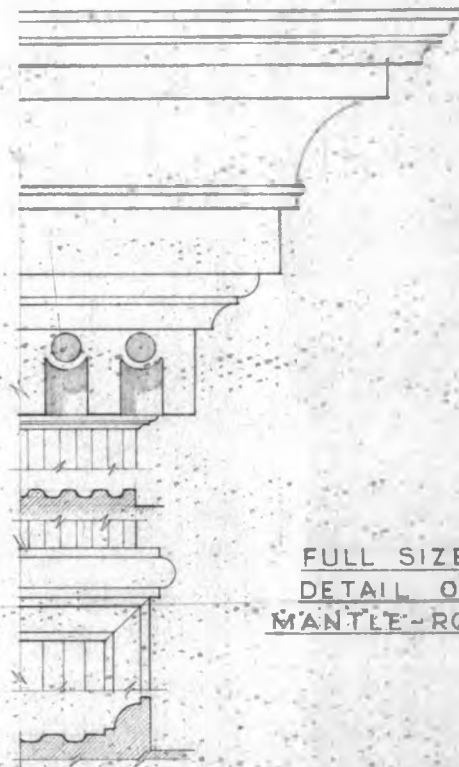
SOUTHEAST ELEVATION

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



MANTEL DETAIL - ROOM -1

SCALE - 1"=1'-0"



FULL SIZE
DETAIL OF
MANTLE - ROOM -1

NORMAN M. SOUDER, DBL.

NAME OF STRUCTURE
BUILDING 71 - EMPLOYEES' QUARTERS
HOPEWELL VILLAGE NATIONAL HISTORIC SITE, CHESTER COUNTY, PENNSYLVANIA

SURVEY NO.
NMS 14V
3064

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 9 OF 9 SHEETS

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