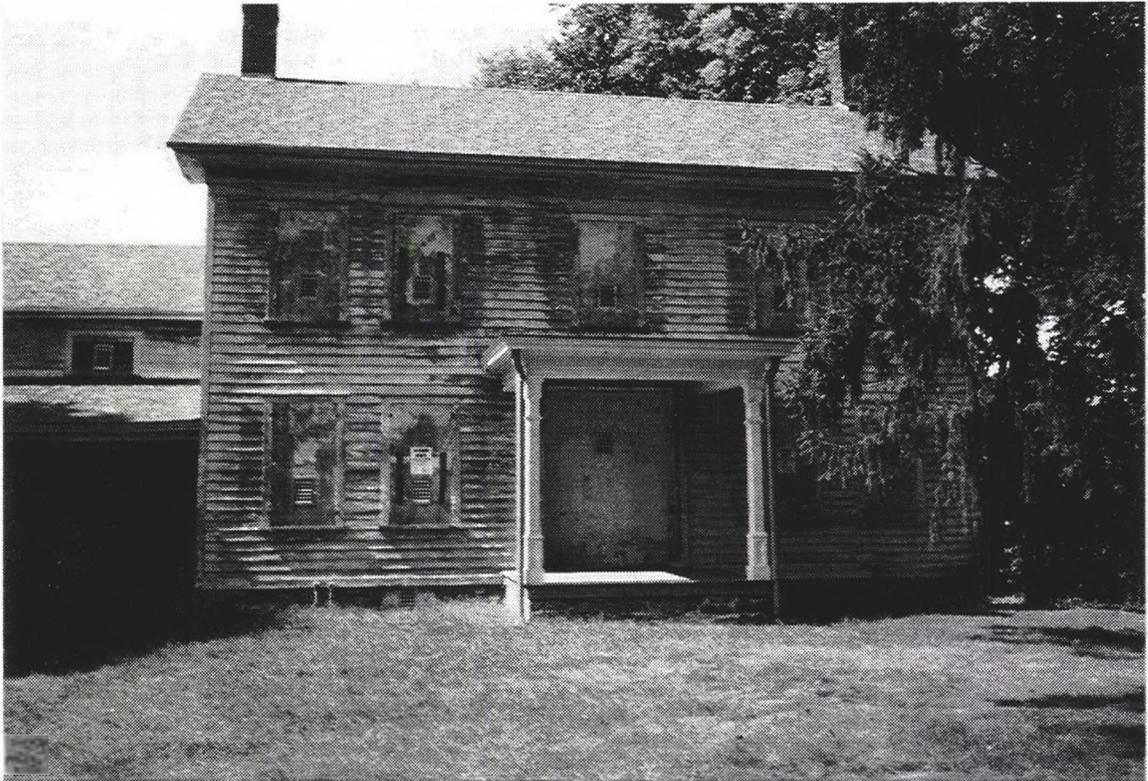


C12B1B*401802
DEWA DPA c2
620/134568

HISTORIC STRUCTURE REPORT

DE REMER HOUSE

Delaware Water Gap National Recreation Area



Prepared for:
THE NATIONAL PARK SERVICE
Delaware Water Gap National Recreation Area
Bushkill, Pennsylvania

Prepared by:
FORD FAREWELL MILLS AND GATSCH, ARCHITECTS
Princeton, New Jersey

March, 1994

	Page
Preface	i
List of Figures	iv
PART I HISTORICAL DATA <i>Hunter Research, Inc.</i>	
A. History of the Old Mine Road/U. S. Route 206/Montague Township	I-1
B. Construction Date and History of Ownership of the De Remer House	I-4
C. Significance of the Owners in the Community	I-5
PART II ARCHITECTURAL DATA	
A. General Description Site and Exterior	II-1
B. Exterior Description and Condition	II-2
C. Interior Description and Condition	
1. a. Basement Description and Condition	II-6
b. Basement Plan	II-6a
2. a. First Floor Description and Condition	II-7
b. First Floor Plan	II-21a
3. a. Second Floor Description and Condition	II-22
b. Second Floor Plan	II-36a
4. a. Attic Description and Condition	II-37

PART III
STRUCTURAL DATA
DESCRIPTION AND CONDITION
Harrison Hamnett, Consulting Engineers

	<u>Page</u>
A. Basement	III-1
B. First Floor	III-1
C. Attic	III-3

PART IV
RECOMMENDATIONS AND CONCLUSIONS

A. Preservation Philosophy	IV-1
B. Preservation Recommendations and Estimate of Probable Cost	
1. Site	IV-2
2. Exterior	IV-3
3. Interior	IV-6
C. Additional Recommendations	IV-9
D. Recommendations for Use	IV-11
E. Recommended Areas for Further Study	IV-11

PART V
FIGURES

Figures	V-1
---------	-----

APPENDICES

Appendix A - Chain of Title

Appendix B - HABS Drawings*

Appendix C -

1. Map of Sussex County, 1860
2. Topographical Map of the Delaware River Basin/
Tocks Island Reservoir
3. Real Estate Map of the Tocks Island Reservoir
and the Delaware Water Gap National Recreation

BIBLIOGRAPHY

***To be provided by the National Park Service**

PREFACE

This Historic Structure Report is designed to assist the National Park Service and future lessees of the De Remer House with making informed decisions regarding the building's future. Site visits were made in October 1993. At that time the house had been sealed up by the National Park Service for a number of years. Although some information was uncovered regarding periods of ownership, no concrete physical evidence was found which could absolutely date any of the sections of the building. As often is the case in research such as this, there will be no clear or absolute answer to the questions of Who built it?, What did it look like?, and When was it built? Our research yielded several possibilities. Some, based on typical construction techniques or details of the period, are more likely than others to have occurred. To some degree, interpretation will depend on how the National Park Service decides to use the building.

While much of the building is in fairly good condition (considering it has been vacant for some time), it is critical that repairs be made to the posts in the basement immediately. If an additional post fails it is likely to cause severe deflection or collapse. Access should be limited only to those individuals who need admission in order to provide services for the building. Individuals should be informed of the building's condition by the National Park Service before entering.

The ideal solution is to go beyond stabilization work to actual repair/restoration and to have the building occupied. As long as the building is unoccupied it will continue to be a potential liability and a hazard.

The first section of the report provides a general background of the Montague Township area followed by specific information on the De Remer House and the significance of the families who occupied it. The second section addresses the description and condition of the building elements. The interior of the house is described in a room by room basis. Floor plans are found at the end of the description of each floor. The third section provides a description and condition of the house from a structural standpoint. The fourth section provides recommendations and estimation of probable costs.

Figures are found following the text. Supporting information, such as the chain of title and maps, is located in the Appendix.

PURPOSE OF THE REPORT

The purpose of this historic structure report is:

1. To document and clearly illustrate the historical and physical evidence found in researching the building, in order to establish original and subsequent appearance with respect to plan, elevation, and finishes.
2. To document the present state of the building's architectural materials, overall structural stability and support systems.

3. To complete a detailed architectural description of the building as found, to become a part of the building's permanent archival record.
4. To identify areas of the building's physical fabric where change can or should occur, and conversely, where change should not occur, and to establish priorities for restoration.

ORGANIZATION OF THE WORK

Four methodologies were used in the course of this work:

1. **Graphic Documentation**

Field photographs were taken and simple measured drawings of the building plans were prepared to gain a more complete architectural understanding of the building.

2. **Historical (Documentary) Research**

The necessary historical background information was gathered, with the emphasis placed on assembling data directly relevant to the existing structure and its development. Most of this information was taken from primary sources.

3. **On-Site Physical Investigation**

An on-site examination of the building fabric was conducted to obtain an understanding of the building's development and its physical condition, including structure, finishes and building systems.

4. **Report Compilation**

The findings from the physical investigation and the documentary research were recorded in written form and synthesized in the report.

CREDITS

The preparation of a historic structure report depends on the cooperation and assistance of many individuals and agencies.

We gratefully acknowledge the cooperation and assistance of Robert Williams and Leonard Peck of the Walpack Historical Society and the staff of the Sussex County Courthouse, Sussex County Historical Society, and Sussex County Library. In addition we would like to thank Mr. Thomas Solon and his staff at the National Park Service for their assistance in making the building accessible.

Finally, the following personnel of the firm Ford Farewell Mills and Gatsch, Architects and its consultants carried out the work of this report.

Partner-in-Charge	Michael J. Mills, AIA
Project Manager	Matthew S. Chalifoux, AIA
Project Architects	Karen Sargent, Associate AIA Jennifer A. Stark, AIA
Historical Consultant	Hunter Research Inc. Michael Tompkins, Historian
Structural Engineer	Harrison-Hamnett, P.C. John Harrison, P.E.
Word Processing	Betty Bowers

List of Figures

Figure #	1	East Elevation
	2	South Elevation
	3	West Elevation
	4	North Elevation
	5	Paneled Trim at Front Door
	6	First Floor Window on East Elevation
	7	Decorative Shutter Hinges
	8	Room #101
	9	Type A Baseboard Profile
	10	Type A Door and Window Trim Profile
	11	Room #101; Window Panel Profile
	12	Room #101; Fireplace
	13	Room #102; Front Door
	14	Room #102; Rear Door
	15	Room #103
	16	Room #103; Fireplace
	17	Room #104; Winder Stair to 2nd Floor
	18	Room #104; South Wall
	19	Room #105; Original Wood Baseboard Inside Base Cabinets
	20	Room #105; "Tile" Composition Board
	21	Room #106; Miscellaneous Wall Construction
	22	Room #107; Garage Construction
	23	Room #201; North Wall, Window Sash Type A
	24	Type B Baseboard Profile
	25	Trim Type B Door and Window Trim Profile
	26	Room #203; 2nd Floor Hall, Type B Window Sash, Type B Window Trim
	27	Room #104; South Wall, Type B Window Sash
	28	Room #205; Bathroom
	29	Room #206; Bedroom
	30	Room #206; Windows
	31	Baseboard, Type C
	32	Attic, View to North
	33	Basement, Damaged Mortar Joints
	34	Typical Damaged Floor Joists Under Rooms #101, #102 and #103
	35	Basement, Damaged Joists Reinforced with New Wood
	36	A Possible Source of Water Infiltration into Basement

HISTORICAL DATA

PART I

PART I

Historical Data

A. History of Old Mine Road/U.S. Route 206/Montague Township

The township of Montague is located in the extreme northwestern corner of Sussex County and was formed from a portion of Walpack Township in 1759 when Sussex County was created from Hunterdon County. Walpack was recognized as a municipal entity within Hunterdon County as early as 1731. Montague Township is bounded on the north by Pennsylvania and New York State, on the east by Wantage Township, on the south by Sandyston Township, and to the west by Pennsylvania and the Delaware River (Snyder 1969).

Prior to European contact this area was occupied by the Minsi, a tribe of the Lenni Lenape Indians, who originated from west of the Mississippi or Namisi Sipu. They settled on the fertile flats of the Upper Delaware Valley, establishing their main village just south of Minisink Island, to the south of the township. Other Minsi villages were reached from the main village via a network of foot trails stretching through the Delaware Valley. Early pioneers used these trails during initial settlement activity and later widened them into roads (i.e., Old Mine Road) (Bertrand et al. 1975).

The first European contact in this area may have occurred as early as the 1620s when the Dutch West India Company was seeking out trade routes between the Hudson Valley and the southern colonies. By the mid-17th century the Dutch West India Company was interested in exploiting copper ore deposits in the Minisink area. The prospect of minerals and fertile land attracted pioneers from both Europe and from already settled areas in the nearby Hudson Valley (especially from Ulster County, New York). These early settlers, mostly of Dutch and French Huguenot descent, acquired large tracts of land from the Indians, the Walpack area being mostly contained within the Minisink Patent which was granted in 1704. Although the Minsi Indians released their tenurial claim to the land, they were allowed to remain living in the area (Bertrand et al. 1975).

The most valuable portion of the Minisink Patent lay within the boundaries of Montague Township. Fertile land lay along the floodplain of the Delaware Valley extending northward from the southern end of Minisink Island and including the island of Mashipacong. The first communities in the township were located along the Old Mine Road and centered around early water-powered gristmills and sawmills. The historic village of Minisink was located opposite the southern end of the Minisink Island. A gristmill was erected by the Westfall family on the unnamed stream that today separates the townships of Sandyston and Montague. At a later date, a pair of gristmills and a sawmill were erected on Chambers Brook (also commonly known as Shimers Brook). This settlement later became known as Millville. The Westbrook, Shimers and Hornbeck families were historically associated with the milling operations in this community (Snell 1881).

It is generally held that the Old Mine Road was established by a company of Dutch miners in the 17th century. Its primary purpose was to serve as a means of transporting ore from the copper mines of Pahaquarry, New Jersey to Esopus (present-day Kingston), New York. The ore was then transported down the Hudson River to New Amsterdam and on to Holland (Dodd and Hinson 1993).

Early documentation of the existence of the Old Mine Road is contained within a petition presented to the New York Legislature by Jacobus Swartwout and other settlers in 1704. This petition requested repairs to the road, as "several persons in West Jersey [had] no other way to transport their produce than through the Minisink Road" (Decker 1942; Dodd and Hinson 1993). Mid-18th century accounts of wealthy individuals traveling the road are recorded in the "Memorials of the Moravian Church." During the French and Indian War the road served as a link between the British forts and blockhouses built along the Upper Delaware Valley. Although the early history of the road remains obscure, it is widely regarded as one of the first commercial roads in North America and it played a major role in the economic and cultural development of the Upper Delaware Valley in the Colonial era (Snell 1881).

Additional turnpike roads were constructed through the Walpack area in the early 19th century, linking communities such as Morristown and Paterson with the Upper Delaware Valley. The Union Turnpike Company, incorporated in 1804, was initially authorized to build a road from Morristown through Dover and Mount Pleasant to Sparta. In 1806 the company extended the turnpike through Culver's Gap to the Delaware River. The alignment of this route between Morristown and Ross Corner is roughly followed by present-day N.J. Route 15. The extension of the turnpike through Culver's Gap is followed by present-day U.S. Route 206. Also in 1806, the Paterson & Hamburg Turnpike Company was incorporated and authorized to build a road from Acquackanock Landing (Paterson) to Deckertown (Sussex). In 1809, the company extended this turnpike to present-day Port Jervis. Today the route of this highway is followed by N.J. Route 23 (Bunnell 1903).

From the mid-19th century through into the present century dairy farming was the primary agricultural activity in Sussex County. By the end of the 19th century, most water-powered industrial facilities in Montague had ceased operations, although local mining operations continued on a smaller scale into the early 20th century.

In January 1959 the U.S. Army Corps of Engineers publicly announced a preliminary reservoir plan for the Delaware River Basin involving the construction of five dams by 1980. The principal element in this plan, the Tocks Island Dam and Water Gap Reservoir accounted for 58 percent of the intended storage capacity of the project and was intended as a multipurpose facility providing water supply, flood control, hydroelectric power and recreation. The completion of this dam was set for 1975 and required the acquisition of 24,000 acres of land, half of which would be used for the reservoir normal pool. The reservoir was to contain a maximum of 134 billion gallons of water, with depths up to 140 feet.

On September 1, 1965 the Delaware Water Gap National Recreation Area was put into law. Under this legislation Congress appropriated \$37.4 million for the U.S. Department of the Interior to acquire approximately 47,675 acres of land and an additional \$18.2 million for the construction of related recreational facilities. This land purchase represented additional federal property acquisition over and above the 24,000 acres authorized previously for the Tocks Island Dam Project. Thus, in all, a total of approximately 72,000 acres of privately-owned land was to be acquired by the Federal government for the Tocks Island Dam and Water Gap Reservoir and the Delaware Water Gap National Recreation Area. At the time, this represented by far the largest Federal taking of private property for the purposes of creating a national park.

Immediately following the formal establishment of the recreation area, the U.S. Army Corps of Engineers actually began to buy the land needed to complete both the Tocks Island project and the National Recreation Area. Within Montague Township this included most of the land west of U.S. Route 206 and County Route 521.

In the late 1960s, funding for the Tocks Island project dam was cut and the project was delayed. This was partly due to increasing U.S. involvement in Vietnam (which led to reduced domestic spending by the U.S. Army Corps of Engineers), but was also partly due to the pressure of increasing environmental regulation. On January 1, 1970, President Nixon signed into law the National Environmental Policy Act of 1969 (P.L. 91-190). Section 102(c) of this act required federal agencies to prepare environmental impact statements. In the following year, the U.S. Army Corps of Engineers filed its final environmental impact statement for the Tocks Island Dam and Water Gap Reservoir and it was determined that the project would have many adverse and permanent effects on the natural and cultural environment of the Delaware River Basin.

The Tocks Island project was set aside and, instead, the National Park Service was instructed to consider the feasibility of retaining a Delaware Water Gap National Recreation Area based around the river rather than on the lake created by the dam. The National Park Service subsequently determined this to be a viable option. In 1975, The Delaware River Basin Commission voted three to one against building the Tocks Island Dam. Some question remained concerning whether de-authorization of the dam also constituted a de-authorization of the original Delaware Water Gap National Recreation Area. In November 1978, the National Parks and Recreation Act was signed into law allowing for portions of both the Upper and Middle Delaware Valley to be included as components in the nation's system of Wild and Scenic Rivers. The Tocks Island Dam and Water Gap Reservoir Project was formally de-authorized in 1992.

B. Construction Date and History of Ownership of the DeRemer House

The DeRemer House is located on the west side of Old Mine Road on the south side of the Shimers Brook Valley. At an early date this area became known as Millville, a clear reference to the importance of milling in the village. Documentary evidence indicates the house was built prior to the mid-19th century. Uncorroborated secondary sources suggest a late 18th century date.

Based on Snell's History of Sussex County, published in 1881, it appears that the DeRemer property is reputed to have been associated with the early gristmill built by the Westbrook family. Snell stated that a [grist] mill was constructed at Millville at a very early date and is now (1881) owned by Jacob S. Swartwout and located upon Chambers Brook. The mill was originally built by a man named Job, whose widow later married Wilhelmus Westbrook. The mill was owned in succession by Benjamin Westbrook, his son Joseph, and later Daniel Westbrook. Philip Van Noy became proprietor following the Westbrooks, and Van Noy was succeeded by Philip Swartwout. Jacob Shimer owned the property after Swartwout and it then passed to Joseph Shimer. This chain of title for the mill property matches that for the DeRemer House (Appendix A; see below). The mill is depicted on the Hopkins map of 1860 on the southern side of the brook (Appendix C.1).

Documentary research has confirmed that Benjamin Westbrook held the DeRemer property in the 19th century. Based on a later deed of 1844 Benjamin died intestate sometime in the first half of the 19th century (Sussex Co. Deed C-4 527). The property then passed to his twelve surviving children. In 1844, Joseph J. Westbrook, one of Benjamin's sons, began to buy out his brothers and sisters claim to the property. The deed of conveyance included four tracts of land, the first two located on Shimers Brook, the other two near the hamlet of Brick House. The first tract fronted Old Mine Road and consisted of a 19-acre knoll overlooking and bounded on the north by Shimers Brook. The deed stated that this lot contains "... the homestead on which the said Benjamin Westbrook resided at the time of his death, on which there is erected a house, a barn, a grist mill and sawmill ..." It is likely that the house was located at the site of the DeRemer House and may be incorporated within the framework of the present structure. The second tract was located to the east of the grist mill and contained slightly more than seven acres including the mill dam and the mill pond (Sussex Co. Deed C-4 527).

In 1851, Joseph J. Westbrook purchased the remaining shares to his father's mill property (Sussex Co. Deed L-4 522). In 1854 Joseph died and John H. Nelden was appointed administrator to his estate. The inventory of Joseph J. Westbrooks' estate prepared on April 24, 1854 gives the first definitive evidence about the lay-out of his residence. The first floor consisted of two main rooms: a parlor and a kitchen. Other first-floor rooms included a room located in back of the parlor, and an additional back room (location not mentioned). The second floor consisted of two bedrooms, one over the kitchen and one over the back room. A garret was also present. The house also had a cellar, but no mention is made as to which portion of the house it sat under. There was also mention of a "cellar under the old house".

It is unclear whether this old house is a separate house or part of Joseph J. Westbrook's house. This also could refer to Benjamin Westbrook's original home. The inventory makes mention of the gristmill, a sawmill, a cooper shop, a smoke house, a cook house, as well as other outbuildings including a wagon house, a barn, corn cribs and a hog pen (N.J. Inventory 2823).

In 1856, John H. Nelden sold the mill property to Philip Swartwout and Nicholas Van Noy (Sussex Co. Deed S-4 509). Their tenure was short lived. After two months they sold the land to Jacob Shimer (Sussex Co. Deed S-4 577). The Shimer family operated the mills for 22 years. In 1871, Jacob Shimer and his wife Sally deeded the property to their son Joseph Shimer (Sussex Co. Deed F-6 9). Joseph Shimer was the miller of the property until 1878. During that year he failed to make payment on several mortgages and the property was seized. The following year it was auctioned at a sheriff's sale to Margaret and Jacob Swartout (Swartwout), two of the mortgagees to whom Shimer owed money (Sussex Co. Deed C-7 483).

In 1881, the Swartouts sold the property to Lewis A. Marthis (Sussex Co. Deed I-7 469). Based on the information in the accompanying deed, it appears that neither Margaret or Jacob were living at the DeRemer House, for Margaret is described as being from Binghamton, New York, and Jacob and his wife Lillie from the township of Wantage. Between 1879 and 1881, a tenant may have been at the house or it may have sat vacant.

Lewis A. Marthis and his wife Emma lived on the property for 25 years. In 1906 they sold it to Frank C. McCarty (Sussex Co. Deed M-11 548). McCarty died in 1909 leaving his wife Sarah Louise and four children Edna, Olive, Linus and Claude as his sole heirs at law. Sometime between 1909 and 1945 the DeGraw family acquired the property. In 1945, Helen M. DeGraw sold the property to Irvine DeRemer and his wife Bertha (Sussex Co. Deed 640 70). In 1968, the DeRemers sold the house to the United States Government (Sussex Co. Deed 940 583). Detailed tract and topography maps drawn by the U.S. Army Corps of Engineers show the property as it existed in the mid-1960s (Appendix C.2 and C.3). The house has remained vacant since that time.

C. Significance of the Owners in the Community

Both the Westbrook and Shimer families were important in the development and operation of the mill complex around which the settlement of Millville grew up. Millville is typical of the many small, mill-based rural settlements that emerged along tributaries flowing into the main stem of the Delaware River. The mill complex contained both a gristmill and sawmill, a standard pairing of water-powered industry in the region. The DeRemer property is significant for its association with the mill complex, while the DeRemer House (and its presumed predecessor on the same site) probably served as the mill owner's residence for most of the mill's period of operation.

ARCHITECTURAL DATA

PART II

DE REMER HOUSE

A. General Description Site and House Exterior

Site

Description:

The De Remer House is located approximately 2 miles north of Route #206 on the west side of Route #521 also known as the Old Mine Road. The house is located on a piece of land bordered on the north by Shimer's Brook. A very steep embankment leads down to the brook. Although at one time there were several out-buildings on the property (The National Register Nomination mentions a caretaker's cottage), the only structures remaining are the house and the hay barn which is located west of the house at the edge of the embankment over the creek. Note the location of the outbuildings on the Army Corps of Engineers map, Appendix C.2. The hay barn, which is constructed of heavy hewn members, is in poor condition. The roof, siding and structure all need attention. To the south of the house is an additional barn which has completely collapsed.

House

Description

The main portion of the house is a two story, five bay structure which probably dates from the second half of the nineteenth century. (See Figures #1, #2, #3, #4.) Simple and vernacular in style, it retains features of the Greek Revival period (such as the gable return), while incorporating some features of the later Italianate period (such as the style of the porch posts). To the south of the main portion of the house is a two bay, one-and-a-half story kitchen wing which probably dates from the late 18th or 19th century. Further investigation may yield the location of an early cooking fireplace. The porch in front of the older section may have been constructed at the time the main portion of the house was built as the porch posts (which were recently rebuilt), appear to be Italianate in style. Attached to the kitchen wing is a storage and garage addition which probably dates from the mid-20th century. The entire structure is frame construction sheathed in clapboard painted white.

B. Exterior Description and Condition

Foundation

- Description: * Average 1' 1" - 1' 5" high rubble stone foundation partially covered with cement parging. The garage is on a concrete foundation.
(not concrete)
- Condition: Mortar between the joints and cement parging is deteriorated in places.

Exterior Walls

- Description: * Wood clapboard with a 5" exposure on both kitchen and main position of the house. Corner boards are 4 1/4" wide.
- Condition: Cladding is in good condition. Paint is alligating.

Ornament/Trim

- Description: * The recessed front door in the main structure is trimmed with an eared architrave. The reveal sides and soffit are each decorated with three panels with molding trim (See Figure #5. On either side of the door are side lights with three (3) lights each. Above the door is a glazed 3-light transom. The kitchen wing entry is trimmed with simple wood trim; the simple wood threshold is several inches above the porch.
- Condition: Paint is failing. All wooden surfaces need scraping and repainting. Glazing putty has deteriorated.

Window Trim

- Description: * Simple wood trim wide with an unelaborated wood drip molding (see Figure #6). Simple wooden sills. Shutter pintels are remaining at most windows on the first and second floor on the east and north sides of the house. Stored in the house are louvered shutters with two panels. Decorative shutter hinges have acorn tips and appear to date from the mid-to-late 19th century (see Figure #7).

Condition: Painted wood trim has deteriorated. Shutter hardware is rusting and obscured with paint. Wooden sills and possibly tops of drip molding have deteriorated due to water damage.

Cornice

Description: * A simple painted wood fascia board with crown molding underneath a deep roof eave.

Condition: Painted finish on fascia is failing. Soffit overhang may have water damage. Water infiltration appears to be no longer active. Main house and kitchen wing have new roof sheathing installed in 1993. Also, gable return may be damaged on top surface. Will need investigation from scaffold or ladder to better determine condition.

Exterior Doors

Description: * Front entry in the main building has a 4-panel painted wood door. The top panels are round headed and are glazed. The glass is decorated with a pattern of etched stars within a diagonal trellis pattern. The lower panels are raised wood. The door is hung with late 19th century butt hinges. Front door in kitchen wing has six plain recessed panels with an ovolo and raised bead; two panels are glazed.

Condition: Painted finish is deteriorated.

Windows

Description: Window sash are described in interior section. In order to reduce vandalism, openings are filled with plywood on exterior side. Many of the plywood panels have louvers to allow for circulation.

Porches

Description: * Shed-roofed porch attached to east side of kitchen wing has a fieldstone foundation. The roof is supported by two chamfered 6 1/2" square posts with applied box bases. 3/4 the way up the shaft is an ogee molding. The posts are topped with capitals with stepped moldings. These posts are 1993 copies of the original posts which

probably dated from the period when the main portion of the house was constructed. 2 1/2" wide painted strip wood flooring has also been replaced. A door to the cellar is located in the porch floor. The ceiling is finished with painted random width boards laid east-west.

The main entry porch has a fieldstone foundation. The porch was rebuilt in 1993. 3 1/8" floor boards were installed and painted green. The porch roof is supported by two chamfered posts with pedestal bases. In addition, the posts have recessed panels topped by decorative molding. An inverted tulip design is employed in the capital which is topped by additional decorative molding. The posts support stepped entablature which terminates in various moldings. The porch ceiling is finished with painted boards laid east-west. Aluminum leader extending through the northeast corner soffit drains the north roof.

Condition: Both porches have recently been rebuilt and painted and are in good condition.

Structure

Description: See Part III.

Condition: See Part III.

Roofs

Description: Brown asphalt shingle roof sheathing installed in 1993 over main gable roof of the house and kitchen porch roof. Over the garage is standing seam metal roof and over the rear lean-to is asphalt rolled roofing. Hanging from the main roof and from the front of the kitchen wing are new (1993) aluminum half-round gutters with 3" aluminum leaders.

Condition: Roof sheathing appears to be in good condition. The roof framing on the rear lean-to appears to be twisting (See Figure #3).

Chimneys

- Description:** * There are four red brick chimneys. Only three extend through the roof line: two in the main portion of the house and one in the kitchen wing. An additional chimney is on the exterior of the north wall of the 20th century kitchen. All are corbeled at the top.
- Condition:** Chimneys are in poor condition. They need repointing and brick replacement. The top several courses are in a severely deteriorated state on all the chimneys. Further investigation needs to be done to assess the state and condition of the chimney interiors (ie: are they lined or unlined?).

C. Interior Description and Condition

Basement, plan found on page II-6a

General Description

One basement under the main section of the house. Access from both inside and a door in the floor of the porch.

Steps from porch are stone - each tread is one stone. The crawlspace on the southwest is barely visible through a small opening. Framing is hewn heavy timber (5 x 7±) at about 3'-0" on center.

Condition: Good.

Floors

Description: Concrete slab - lots of dirt and debris.

Condition: Good - some cracking.

Walls

Description: * Fieldstone rubble inside surfaces repointed, to the point it almost appears parged.

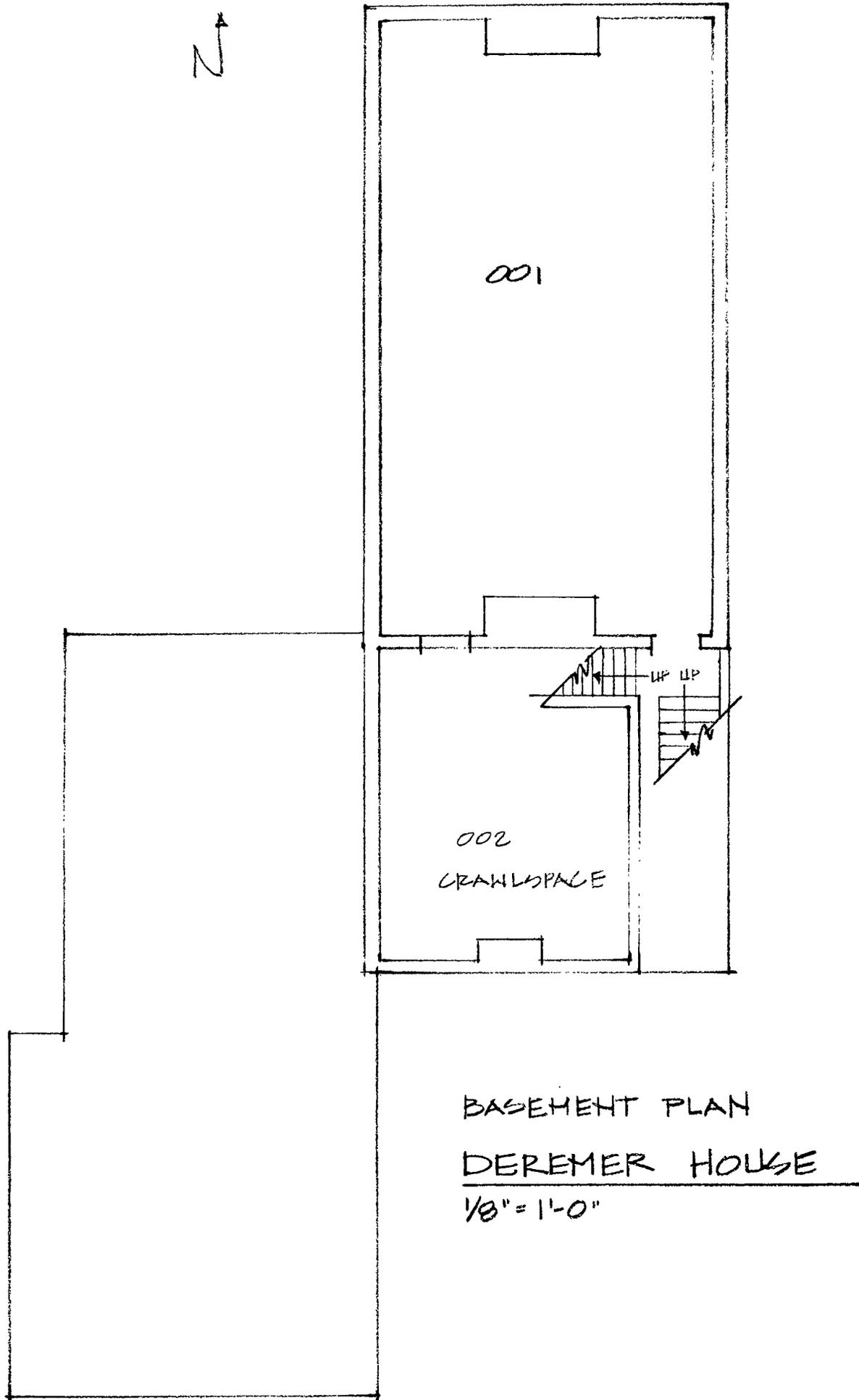
Condition: Some water damage along west wall, mostly in good condition.

Ceilings

Description: * Exposed framing.

Condition: Insect damage (see Part III Structural Data).

* Denotes a significant feature of the building.



BASEMENT PLAN

DEREMER HOUSE

$\frac{1}{8}'' = 1'-0''$

First Floor Description and Condition, plan found on page II-21a.

Room #101, Parlor

Floor

- Description: * Random width floorboards, varying in width from 5-1/2" to 13-1/2", laid north-south.
- Condition: The boards are extremely worn and the joints are cupped. There does not appear to be any protective finish, wax or polish on the floorboards.

Walls

- Description: The plaster walls are partially wallpapered. (See Figure #8).
- Condition: The walls are approximately 50% wallpapered. The remainder of the walls are painted plaster. The plaster is water damaged and discolored. It is delaminated, spalled and cracked. The wallpaper is discolored, bubbled and peeling at seamed joints.

Ceiling

- Description: The ceiling is painted plaster.
- Condition: The ceiling is in extremely poor condition. The plaster is cracked, delaminated, discolored and spalled.

Doors

- Description: * The wood door is a painted, four recessed panel unit that swings into Room #101.
- Condition: The paint is extremely worn. The only extant hardware are the hinges. The door is 2'-7-1/2" w x 6'-8" h.

Window Sash

- Description: * The wood windows are 2/2, double hung, painted. The window opening is 32" x 62". The sill is 25" above the finish floor.

Condition: The glass is broken or missing in most of the lights. The hardware and window cords are missing. The wood is marked with nail holes, remnants of curtain rod hardware, water damage and gouges.

Trim

Baseboard

Description: * Painted wood, baseboard approximately 10-1/4" high. (See Figure #9).

Condition: The wood is scuffed, marked and gouged. The paint is worn or peeling as a typical condition.

Door Trim

Description: * Painted, wood trim is the same for both doors and windows. (See Figure #10).

Condition: The trim is scratched and gouged. Some areas are more deteriorated, i.e. the paint is cracked, alligatored or delaminated.

Window Trim

Description: * This profile matches the door trim. It is continuous around the window and extends below the sill down through the baseboard to the floor. It frames a decorative panel located below the window sill.

Condition: The curtain rods or remnants of a shade are extant. The attachments have been directly nailed to the wood trim. This has resulted in holes, scratches and gouges. The paint is peeled, cracked or soiled.

Crown Molding

Description: * The painted crown molding is approximately 4-3/4" high.

Condition: The water infiltration that has discolored the plaster ceiling has also stained the crown molding. The paint is cracked and/or very soiled. The molding appears to be intact upon visual inspection, hands-on inspection is necessary for further assessment.

Wainscot

- Description: * See panel profile. Painted wood below window sills. The panel measures 12" x 32". (See Figure #11).
- Condition: The wainscot is relatively intact and in good condition. The paint is soiled and cracked in areas. There are minor scratches.

Fireplace

- Description: * Plastered and wallpapered chimney and fireplace. (See Figure #12). The firebox is enclosed. A wood mantel, surround and baseboard have been applied. A stovepipe was installed and subsequently removed - the plaster patch is evident in the chimney breast. As the baseboard matches the rest of the baseboard in Room #101, it is possible it never was a working fireplace. No evidence of a hearth.
- Condition: As the stove was removed, the flue is no longer used. Wood mantel is in good condition.

Room #102, Entry Hall

Floor

- Description: * Random width floorboards, varying in width from 5-1/2" to 13-1/2", laid north-south.
- Condition: The boards are extremely worn and the joints are cupped. There does not appear to be any protective finish, wax or polish on the floorboards.

Walls

- Description: Painted, plaster walls.
- Condition: The plaster is cracked, stained and there are several holes caused by the removal of wall sconces. Exposed wiring is protruding from these holes.

Ceiling

Description: Painted, plaster.

Condition: The plaster is stained, cracked, delaminated, and spalled.

Doors

Description: * The front door, east facade, is a wood 4 recessed panel door with fixed sidelights and a transom. (See Figure #13). The entire door assembly is approximately 4'-9" wide and 7'-6" high. The door is 3'-0"W x 6'-9"H. The two upper recessed panels are rounded top, glass lights. The sidelights are 9" wide and the transom is 9" high.

The rear door, west facade, is a wood door with 15 fixed lights, arranged 3/5.

Condition: The front door, east facade, is missing glass in the 2 upper panels and the sidelights on both sides. The transom glass is intact. There is evidence of a frosted, decorative glass in the broken door lights. The sidelight muntins on the right side, south, are missing. The door is scratched and gouged. It sustained damage when the sidelight and door glass were broken.

The rear, west facade, door is missing all of its glass. (See Figure #14). The only extant mullions are the top two rows. The door knob and the hinges are in place.

Window Sash N/A

Trim

Baseboard

Description: * The painted baseboard is 7-1/4" high. It matches the baseboard found in Room #103. (See Figure #9).

Condition: The baseboard is scratched, scuffed and gouged. The paint is cracked and very soiled.

Door Trim

Description: * The door trim for both doors (See Figure #10), is similar. It is painted.

Condition: The trim is in relatively good condition. It has paint build-up and is scratched.

Crown Molding

Description: * The painted crown molding is approximately 4-3/4" high.

Condition: The molding appears to be intact upon visual inspection; hands on inspection is necessary for further assessment.

Stairs

Description: * The hall stairs have 13 treads and 14 risers. The risers are painted, the treads are stained. There are remnants of a stair runner on some of the treads.

Condition: The bottom tread and riser is missing. The railing and balusters are missing. The rotted remains of the runner are extant on the nosing of the top seven treads. The stringer and the stair assembly is scratched, gouged and worn. The risers are discolored where the runner covered them.

Under Stair

Description: Portion of a bathroom, including a toilet and shower stall are extant under the stair run in the west end of Room #102. This area is in complete disrepair, inappropriate and not part of the original house design.

Room #103

Floor

Description: * Random width floorboards, varying in width from 5-1/2" to 13-1/2", laid north-south.

Condition: The boards are extremely worn and are cupped at the joints. There does not appear to be any protective finish, wax or polish on the floorboards.

Walls

Description: Wallpaper over plaster.

Condition: Most of the north wall from above the baseboard up to approximately 5'-0" has been stripped away, exposing the wood studs. The entire baseboard and the plaster/wallpaper from 5'-0" up to the ceiling is intact. The wallpaper is stained and peeling at the seams. The area above the fireplace is painted plaster that has cracking, delamination and spalling.

Ceiling

Description: Painted, plaster.

Condition: Discolored, delaminated, cracked and spalled. The general condition of the plaster is poor.

Doors

Description: * Two painted wood doors with four recessed panels.

Condition: Both doors are weathered. The paint is alligatored and peeling. The only extant hardware are the hinges. There are gouges and warping.

Windows Sash

Description: * The windows are painted, 2/2, double hung units. (See Figure #15). They measure approximately 32"w x 62"h. Their sills are 25" above finished floor.

Condition: The window cords and sash locks are missing. Glass and muntins are broken or missing. The paint is cracked and soiled.

Trim

Baseboard

Description: * Similar to the baseboard found in Room #102, (See Figure #9). The painted baseboard is 7-1/4"h.

Condition: The baseboard is scratched, scuffed and gouged. The paint is cracked and very soiled.

Door Trim

Description: * The door trim for both doors is similar. It is painted wood.

Condition: The trim is in relatively good condition. There is paint build-up and scratches.

Window Trim

Description: * Painted wood trim (See Figure #10). with curtain rod hardware attached to the top.

Condition: The paint is cracked, thinning and scratched. The assorted curtain rod hardware, extant or removed, has caused holes and damage.

Crown Molding

Description: * Painted, wood molding; approximately 4-3/4" high.

Condition: Stained, delaminated and alligating paint. The molding appears to be intact upon visual inspection; hands on inspection is necessary for further assessment.

Fireplace

Description: The brick fireplace is 54-3/4" tall. The firebox measures 42"w x 28"h x 24"d. The entire brick assembly appears to be an addition to the original fireplace. (See Figure #16).

Condition: The brick is an inappropriate augmentation to the fireplace. It reshaped the original fireplace design and changed the character of the dining room. The brick is covered with soot and there are tiny gouges on the surfaces. The brick is painted.

Room #104

Floor

- Description: * Random width floor boards, varying in width from 5-1/2" to 13-1/2", laid north-south.
- Condition: The boards are extremely worn and the joints are cupped. There does not appear to be any protective finish, wax or polish on the floorboards.

Walls

- Description: The walls are a painted, beaded board wainscot at 33-1/2" high, above the wainscot, the walls are wallpaper over plaster. The wall within the enclosed winding stair is wallpapered. (See Figure #17).
- Condition: The wainscot is weathered and worn. The paint is peeling and alligatored. The wallpaper is stained and peeling at the seams. There are missing pieces of wallpaper and plaster where it appears that wall sconces were attached and subsequently removed. The wallpaper within the enclosed stair is partially loosened from the wall, stained and ripped.

Ceiling

- Description: A painted, plaster ceiling.
- Condition: The paint is literally hanging off of the plaster. The plaster is cracked, stained and delaminated.

Doors

- Description: *
1. Painted, beaded board, leading to the basement (2'-5"w x 6'-5-1/2"h).
 - * 2. Painted, beaded board, leading to winding stair (2'-5-1/2"w x 6'-1"h).
 - * 3. Painted, six recessed panel, leading to kitchen (2'-8"w x 6'-4"h).
 4. Painted, exterior door, east facade, six recessed panel (2'-8"w x 6'-7-1/2"h).

Condition: All of the doors are worn and weathered. The only extant hardware are the hinges. The exterior door, east facade, has a box lock on the interior face and two recessed panels are missing.

Window Sash

Description: * Painted, 2/2, double hung windows measuring 2'-6" x 4'-9". These windows are similar to the north facing window in Room #105.

Condition: The sash locks are extant. The wood is weathered and worn. The mullions are missing in some of the sash. There are holes and gouges in the wood.

Trim

Door Trim

Description: * Painted, wood trim.

Condition: There is trim on doors #1, #3, #4 as described above. The paint is worn thin and alligatored. The trim has assorted holes, gouges and scratches.

Window Trim

Description: * Painted wood trim, similar profile to door trim.

Condition: The paint is alligatored, peeling and chipped. The wood is marked with nail holes and gouges.

Crown Molding

Description: * Painted wood.

Condition: The wood is stained and discolored. The paint is delaminated, cracked and scratched.

Fireplace

Description: * Brick chimney and fireplace, plaster over the brick, wood mantel applied. The firebox has been enclosed. The mantel measures 44-1/2" high and 29" wide. (See Figure #18).

It is likely that this "fireplace" was added when the main portion of the house was built in the late 19th century, and, like the one in Room #101, originally probably a larger fireplace was designed to accommodate a heating stove.

Condition: The fireplace is partially wallpapered. The firebox enclosure is infilled and papered. The wood mantel is painted. The wood wainscot in the room continues around the sides of the fireplace. The wallpaper is approximately 50% adhered, the remainder is peeled, hanging or missing. The wood is scratched and gouged.

Other

Description: The enclosed winding stair leading to Room #206 has ten treads and eleven risers. The bottom stair tread is hinged and lifts to reveal a storage box within the lowest stair.

The stair paint is peeling and scratched. The nosings are worn. The tread material is faded and dirty.

Room #105, Kitchen

Floor

Description: The linoleum tile floor is over a wood subfloor.

Condition: The tile is loose in areas, cracked in areas and in generally poor condition. Where the tile is cracked, the subfloor is visible. The original wood floorboards may be extant under the linoleum.

Walls

Description: The walls are covered with a 4'-7" high wainscot, composed of a tile-look composition material. The walls are plaster with several layers of wallpaper visible. The built-in cabinets are wood with stainless steel hardware. The base cabinets cover the original plaster walls and wood baseboard. (See Figures #19 and #20).

Condition: The overall wall condition is poor. The wainscot "tile" is chipped, stained, cut and gouged. The upper walls are losing their wallpaper layers. The north wall has a hole,

the remnant from a stove pipe installation, in the plaster wall.

The wood, wall hung cabinets are missing infill panels in the doors, the paint is peeling, the stiles are broken and several drawers are missing. The general condition is poor.

Ceiling

Description: Plaster ceiling with square ceiling tiles applied directly to plaster.

Condition: The ceiling tile is not original to the room. It has been vandalized with spray paint.

Door

Description: The door leading to Room #104 is described in Room #104. See door #3.

The door leading to Room #106 is painted wood; it has three recessed panels and one large open panel at the top.

Condition: The door hardware is rusted. This includes the doorknob, the escutcheon, the lock and hinges. The upper panel was fixed glass, this is missing. The door measures 2'-8"w x 6'-6"h. The wood is gouged, scuffed and scratched.

Window

Description: The window on the north wall is similar to those found in Room #104. Wood, double hung, 2/2 and painted.

The window on the west wall is a wood, double casement window. The sill height is 4'-5" above finish floor.

Condition: The north facing double hung window has a missing bottom sash mullion and glass. The lock is still on the bottom sash. The wood is scratched and gouged.

The double casement window is missing glass and muntins. The frame is stripped of paint in areas. The hardware is rusted. The individual doors measure 2'-0" x 2'-0".

Trim

Baseboard

Description: Painted, 6" high, wood baseboard.

Condition: The baseboard is painted black in all locations except behind the louver built-in cabinets, where it is white. All of the baseboard is scratched and gouged.

Door Trim

Description: Plain, painted wood, 2 x 4.

Condition: The trim is discolored, peeling, alligatored and gouged.

Window Trim

Description: Plain, painted wood, 2 x 4.

Condition: The trim is discolored, peeling, alligatored and gouged.

Crown Molding

Description: Small, painted trim piece added when ceiling tile was installed.

Condition: This feature is neither original to the room nor is it appropriate.

Room #106

Floor

Description: Wood board floor.

Condition: The debris all over the floor limited visual inspection. It appears that the floor is a composition of plywood sheets. There is no finish or insulation associated with this floor. (See Figure #21).

Walls

Description: The walls are comprised of the following:

1. West wall is 30% exterior clapboard, 10% composite board wainscot similar to that found in 105 and 60% window and door.
2. East wall is 50% exterior clapboard and 50% window.
3. North wall is 50% exterior clapboard and 50% window.
4. South wall is clapboard with a door opening.

Condition: Room #106 is a rear addition to the kitchen, Room #105. It is constructed of bits and pieces of building materials including salvaged boards. Most of the wall is not air tight or insulated. The paint is worn and alligatored on wood that is painted, other pieces are bare boards.

Ceiling

Description: The ceiling is exposed roof rafters and the underside of the roof decking.

Condition: The wood is painted. Its finish is worn and alligatored.

Doors

N/A

Window Sash

Description: Double-hung wood with 2/2 configuration.

Condition: The sash are all broken and the glass is all removed. The windows are gouged and scuffed.

Trim

Door Trim

Description: Plain, painted surround.

Condition: The wood is scratched, scuffed and gouged. The paint is worn and alligatored.

Window Trim

Description: Simple, painted framing in wall.

Condition: Scuffed, dirty, gouged.

Room #107

Floor

Description: Concrete floor, approximately 13" below Room #106.

Condition: Large upheaved areas have caused cracks and loose pieces of concrete. The foundation sill is exposed and extends 14" above the concrete floor - projecting 4" beyond the face of the wall studs.

Wall

Description: Wood studs at 16-1/2 - 24" o.c. with the exterior clapboards exposed, framing for doors and windows, exposed. (See Figures #22).

Condition: There is space between some of the exterior clapboard siding. The wood members are not painted.

Ceiling

Description: Composed of intermediate ceiling joists, exposed roof rafters and roof sheathing.

Condition: The structural framing is unpainted and it appears to be weathered or darkened.

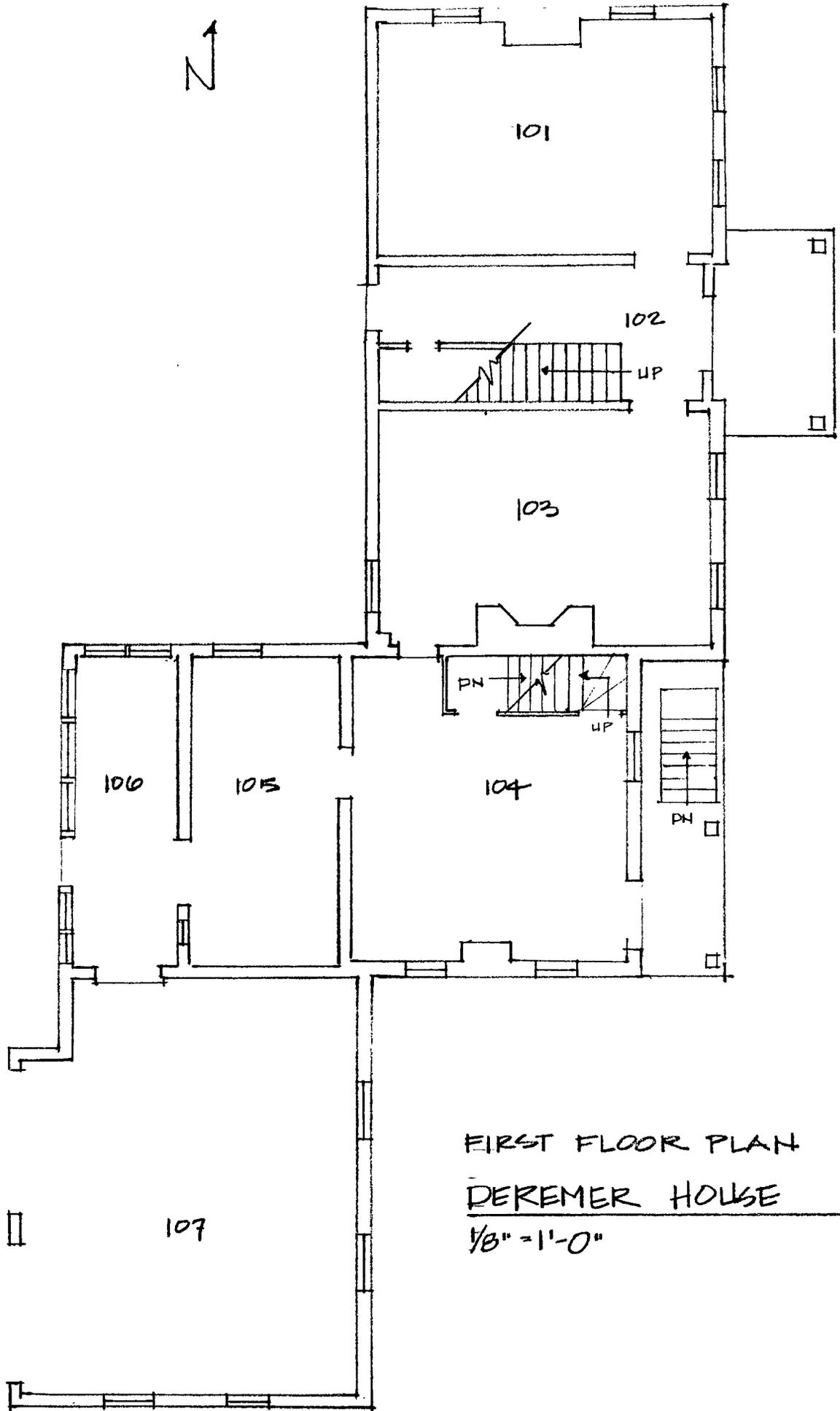
Doors

Description: 2 (8'-3"w x 6'-11"h) wood sliding doors.

Condition: The exterior of the doors are painted; they are worn and approximately the bottom 1/3 is water damaged.

Window Sash

- Description:** The windows are in-swinging painted, casement units, 2/3.
- Condition:** The wood is worn and portions of the frame are painted. The glass is intact due to a protective plywood covering the exterior face of the window.



FIRST FLOOR PLAN
DEREMER HOUSE
 $\frac{1}{8}'' = 1'-0''$

Second Floor Description and Condition, plan found on page II-36a.

Room #201

Floor

Description: * 8-1/2" - 12" pine floorboards laid east-west painted brown.

Condition: Good, although paint should be removed and floor refinished.

Walls

Description: Plaster over wood lath. Paint and wallpaper layered on plaster.

Condition: Wallpaper is peeling, underlying plaster has open cracks.

Ceilings

Description: Painted plaster on wood lath.

Condition: Paint delaminating, plaster is cracking.

Door

Description: * Wood door with four panels. Panels trimmed with an Ogee molding on inside. Cast iron rim-lock. Door is 2'-8" x 6'-7-1/4", hung with two three knuckle hinges 5-1/2" high, surface mounted with slotted screws. Acorn tip hinges probably date from original construction of the room.

Condition: Painted finish is in poor condition. Door knobs are missing. Hardware is corroded and/or covered with a build-up of paint.

Windows

Description: * There are three 2/2 pegged wood windows (sash Type A), which probably date from the original construction of the room. Windows never had meeting rail latches or pulley cords (See Figure #23).

Condition: All glazing broken; painted finish is deteriorated.

Trim

Baseboard

Description: * Painted wood baseboard 8-1/4" high above finish floor (Type #A) (See Figure #9). Typical of second floor baseboard, as it is also seen in Room 203 and 204.

Condition: Paint is delaminating.

Door Trim

Description: * Profile Type A 6-3/4" wide elaborate painted wood casing with rounded edges; outer molding has mitered corners; flat underlying trim is butt-jointed. (See Figure #10).

Condition: Paint is alligatoring.

Window Trim

Description: * 6" wide painted wooden casing (window trim A) with the same profile as Door Trim A. Trim terminates at 4-1/4" deep sill with bullnose. Sill is 1-1/2" thick. (See Figure #10).

Condition: Paint is alligatoring.

Closet

Description: Small closet which postdates the original construction of the room. Constructed of 1-1/2" - 7-1/4" wide painted boards. Bottom edge is trimmed in quarter round shoe molding. Original baseboard continues on the inside of the closet. Vertical board door is hung with surface mounted five knuckle 4-1/2" ball tip hinges. A small brass latch secures door.

Condition: Paint is deteriorated. Closet is not original to the space.

Fireplace

Description: * In northwest corner of the room is a flue and mantle which protrudes into the room. (See Figure #23). Not a working fireplace but originally designed to accommodate a stove; original baseboard continues at base of "opening". Opening is filled in with plaster over wood lath. Painted wooden mantle is 2'-8-1/2" x 3'-8-1/2". The stovepipe hole in the chimney breast has been covered up.

Condition: Paint is deteriorated on mantle and baseboard.

Room #202 (Rear north bedroom)

Floor

Description: * 8-1/2" - 12" pine floorboards laid east-west; painted brown.

Condition: Good, although paint should be removed and floor refinished. Large pile of bird droppings on north end.

Walls

Description: Plaster over wood lath. Paint and wallpaper layered on plaster.

Condition: Wallpaper is peeling, underlying plaster has open cracks.

Ceilings

Description: Painted plaster on wood lath.

Condition: Paint is delaminating, plaster is cracking.

Door

Description: * Wood door with four panels. Panels trimmed with an Ogee molding on inside; similar to door in Room #201. Cast iron rim-lock. Door is 2'-7-3/4" x 6'-7-3/4", hung with two three knuckle hinges 5-1/2" high surface mounted with slotted screws. Acorn tip hinges probably date from original construction of the room.

Condition: Painted finish is poor condition, door knobs missing. Hardware is corroded and/or covered with a build-up of paint.

Windows

Description: Two 2/2 pegged painted wood sash. Sash in north window is type A as is found in Room #201. It has no latch and never had any pulley cord. Sash opening is 2'-7" x 4'-8". Sash in west window is different (Type B). It has a thinner muntin profile, a contemporary meeting rail latch; and a pulley cord. Sash opening is 2'-7-3/4" x 4'-9".

Condition: Glazing putty is deteriorated. Painted finish is deteriorated.

Trim

Baseboard

Description: * Painted wooden baseboard Type B profile. (See Figure #24).

Condition: Painted finish is deteriorated.

Door Trim

Description: * Simple 5" painted wood trim with rounded edge jamb trim piece. Type B profile. (See Figure #25).

Condition: Painted finish is deteriorated.

Window Trim

Description:

(North window) * 4-7/8" wide casing matches trim Type B. Sill matches. Sill found in Room #201; round-edged stop.

(West Window) * 4-3/8" wide plain casing with butt joint corners relatively new ogee stop. Sill has a squared edge. Below sill is 4-1/2" apron. Due to the differences between the windows it is possible that the west wall, window was cut later.

As the north facing window sash matches those in Room #201. It was probably installed simultaneously at the time of construction of the building.

Condition: Sill on north window is covered with 2" deep of bird droppings. Painted finish is deteriorating.

Closet

Description: Door is constructed of 2" - 3-1/2" boards as is the door which is reinforced by a 2-brace. Boards are reconstituted baseboard. Door is hung in opening with two butterfly hinges. Small latch matches latch in Room #201. Original room baseboard extends along wall of closet. Closet post dates the original construction of the room.

Condition: Painted finish is deteriorated. Hinges are rusted.

Room #203 Second Floor Hall

Floor

Description: * Matches 201 and 202 but is laid north-south. At top of stair landing is a 14" x 16" cast iron floor grate. Floor is painted.

Condition: Boards are in good condition, finish could have originally been varnish, not paint.

Walls

Description: Plaster over wood lath. Paint and wallpaper layered on plaster.

Condition: Wallpaper is peeling, underlying plaster has open cracks.

Ceilings

Description: Painted plaster on wood lath.

Condition: Paint is delaminating, plaster is cracking.

* Denotes a significant feature of the building.

Door

Description: Wood door with four panels. Panels are trimmed with an ogee molding on inside. Door matched those in Rooms #201 and #202. Cast iron rim-lock. Door is 2'-8" x 6'-7-1/4", hung with two three knuckle hinges 5-1/2" high surface mounted with slotted screws. Acorn tip hinges probably date from original construction of the room.

Condition: Painted finish is poor condition; door knobs are missing. Hardware is corroded and/or covered with a build-up of paint.

Window Sash

East Facing

Description: * Matches Type A found in Room #201. Opening is 2'-8" x 4'-8-1/4". No hardware, sash never had pulley cords.

Condition: Glazing putty has deteriorated. Glass is cracked. Painted finish has deteriorated.

West Facing

Description: * Window Type B as was found in Room #202. Has pulley cords. Opening is 2'-7" x 4'-8-1/2". (See Figure #24).

Condition: Glazing putty has deteriorated, glass is broken, latch is missing.

Trim

Baseboard

Description: * Painted wood, Type A.

Condition: Painted finish is deteriorated.

Crown Molding

Description: * 6" deep molding. Fairly elaborate molding in keeping with Type A door, window and baseboard trim.

Condition: Painted finish is deteriorating.

Door Trim

Description: * Painted wood casing, Type A.

Condition: Painted finish is deteriorating.

Window Trim

Description: * West window casing matches Type B, east window matches Type A.

Condition: Painted finish is deteriorating.

Closet

Description: Located in northeast corner of the hall. Closet postdates construction of building. Appears to be constructed of shutters and a combination of other wood remnants. The doors are hung with five knuckle contemporary hinges and are kept closed with a hasp and simple latch. Original baseboard continues on inside of closet.

Condition: Painted finish is failing. Hardware is corroding.

Lighting

Description: Single bulb socket suspended from ceiling.

Condition: Globe missing. Electric wire dangling. Condition of wiring unknown.

Stairs

Description: * 2nd floor wood balustrade around stair well. Round balusters - square base.

Condition: Balusters and rail completely missing.

Room 204 (Southeast Bedroom)

Floor

Description: * 8-1/2" - 12" pine floorboards laid east-west painted brown (perimeter only).

Condition: Good, although finish is dirty and uneven.

Walls

Description: Plaster over wood lath. Paint and wallpaper layered on plaster. (See Figure #27).

Condition: Wallpaper is peeling, underlying plaster has open cracks.

Ceilings

Description: Plaster on wood lath. Covered with painted wallpaper.

Condition: 2'-6" x 3'-0" piece of plaster missing. Wallpaper peeling.

Door

Description: * Wood door with four panels. Panels trimmed with an ogee molding on inside, like doors in #201, #202, #203.. Cast iron rim-lock. Door is 2'-7-3/4" x 6'-7-1/4", hung with two three knuckle hinges 5-1/2" high, surface mounted with slotted screws. Acorn tip hinges probably date from original construction of the room.

Condition: Painted finish is poor condition; door knobs are missing. Hardware is corroded and/or covered with a build-up of paint.

Window Sash

Description: * East windows - Type A south opening 2'-7-3/4" x 4'-8-1/2". One window Type B 2'-7" x 4'-8-1/4". Has pulley cord and meeting rail latch.

Condition: Painted finish and glazing putty deteriorated, glazing broken.

Trim

Baseboard

Description: * Painted wood; Type A.
Condition: Painted finish is failing.

Door Trim

Description: * Painted wood; Type B.
Condition: Painted finish is failing.

Window Trim

Description: * Sill matches the one typical of window trim Type A. However casing matches window trim B. As the nail heads are quite evident and there are fewer layers of paint, trim may be newer. South window has an apron , others do not.

Closet

Description: Composition board closet sheathed in plywood. Located in northeast corner.
Condition: Mostly demolished.

Fireplace

Description: * Half on wood mantel in southwest corner (See Figure #27). Mantel matches the one in Room #201. Although there is no hole for stove evident, undoubtedly would have had a stove, as this was never a working fireplace. Original baseboard continues along base of "opening" which is filled with plaster on lath. Mantel is 2'-1/2" x 3'-8". On the east side of flue stack is a 15" x 13" cast iron radiator grille.
Condition: Painted finish on mantel is deteriorated.

Room #205, Bathroom

General Different from other rooms perhaps retrofitted between 1920 - 1940, when the kitchen was probably added.

Floor

Description: Old sheet linoleum over original wood board floor which is laid east-west as in Room #204.

Condition: Poor; linoleum is cracking. Linoleum will have to be removed to determine condition of wood floors.

Walls

Description: Painted plaster with "tile" board to 3'-9-1/2" chair rail. Board is trimmed above base and around window and doors with 1/2" molding. (See Figure #28).

Condition: Plaster is cracking, board is obscuring condition of walls.. Plaster is damaged around windows and at light fixtures. Board probably dates from the 1920's - 40's.

Ceiling

Description: Painted wallpaper over plaster ceiling.

Condition: Alligatoring, paper peeling.

Interior Doors

To Hall

Description: * Wood like the one found in Room #201, 2'-7-3/4" x 6'-7-1/4". Has metal knobs, rim lock, acorn tipped hinges.

Condition: Metal knobs corroded, painted finish deteriorated.

To 206

Description: * Wood, as above, 2'-7-3/4" x 6'-7-1/2".

Condition: Knob missing. Painted finish deteriorated.

To 204

Description: 2'-5-3/4" x 6'-7-1/4", door probably dates from time bathroom was installed.

Condition: Knob and escutcheon tarnished. Painted finish deteriorated.

Windows

Description: * Type A sash 2/2; never had pulley cord. 2'-8" x 4'-8-1/2" opening.

Condition: Painted finish deteriorated.

Trim

Baseboard

Description: * Painted wood, Type B, with molding on top.

Condition: Painted finish is deteriorated.

Chair Rail

Description: 2-1/4" wood rail with quarter round molding on top and bottom edge.

Condition: Painted finish is deteriorated.

Crown Molding

Description: * Wood - similar to hall, slightly simpler, it does not incorporate the bottom profile.

Condition: Painted finish is deteriorated.

Door Trim

Description: * Type B to hall. Simple 4-1/4" painted wood trim to Rooms #204 and #206.

Condition: Painted finish is deteriorated.

Window Trim

Description: * Painted wood matches Type B.

Condition: Painted finish is deteriorated.

Other

Porcelain Tub, Toilet and Sink

Description: Porcelain tub appears original to the bathroom. Toilet, sink missing.

Condition: Finish is scratched and stained on tub and toilet. Sink is missing.

Cupboard

Description: Plywood with plywood door. 3 Stanley type, HL hinges and pull knobs. Not original to the period of construction of the bathroom.

Condition: Fair, paint is deteriorating.

Lighting

Description: Two green glazed ceramic wall sconces over sink area.

Condition: Good, however, electrical components were not examined.

Room #206 - Bedroom over Kitchen

Floor

Description: * Painted pine boards - 10" - 14-1/2" wide. There is a 9-3/4" x 12" metal grate in floor.

Walls

Description: Paper over paint over plaster over lath. (See Figure #29).

Condition: Poor; paper is peeling.

Ceiling

Description: Painted plaster over lath.
Condition: Paint failing; plaster cracking.

Doors

To North Closet

Description: * 5 panel door like bathroom to 204. 2'-0" x 5'-11-1/2".
Ball tipped 5 knuckle hinges. Cast iron box rim lock.
Condition: Knob missing, Painted finish is deteriorated.

To Crawl Space

Description: * 1'-9" x 3'-8-1/2" door made of beaded board; small wood
thumb latch. Original and contemporary metal hasp.
Condition: Painted finish is deteriorated.

To south closet

Description: 2'-1" x 5'-9" board door, metal twist, thumb latch, 3
knuckle painted metal strap hinges.
Condition: Painted finish is deteriorated. Door doesn't close.

Window Sash

Facing East

Description: * Two side hinged wood pegged windows. 2'-10" x 1"-8-
1/2" (See Figure #30). Sash have three divided lites.
Hinges are 2-1/2" high. Hinges and knobs appear newer
than sash. Muntins unlike others in house.
Condition: Painted finish is deteriorated, glazing broken, muntin
broken in one sash, hardware finish is pitted.

Facing South

Description: * Double hung 2/2 sash more like window Type A but is somewhat different as muntin is not as wide. Likely that window was been updated and added after original building period.

Condition: Painted finish is deteriorated. Muntin is missing in sash.

Trim

Baseboard

Description: Painted wood baseboard Type C. (See Figure #31).

Condition: Painted finish is deteriorated.

Door Trim

To Room #205, and both closets

Description: * Painted wood, Type B 3-3/4" - 4-1/4" wide.

Condition: Painted finish is deteriorated.

Window Trim

To east windows

Description: * Simple painted 4-1/4" casing, butt-jointed; bullnose sill like Trim A.

Condition: Painted finish is deteriorated.

South Window

Description: * 4-1/2" wide, Type A.

Condition: Painted finish is deteriorated.

* Denotes a significant feature of the building.

Closets

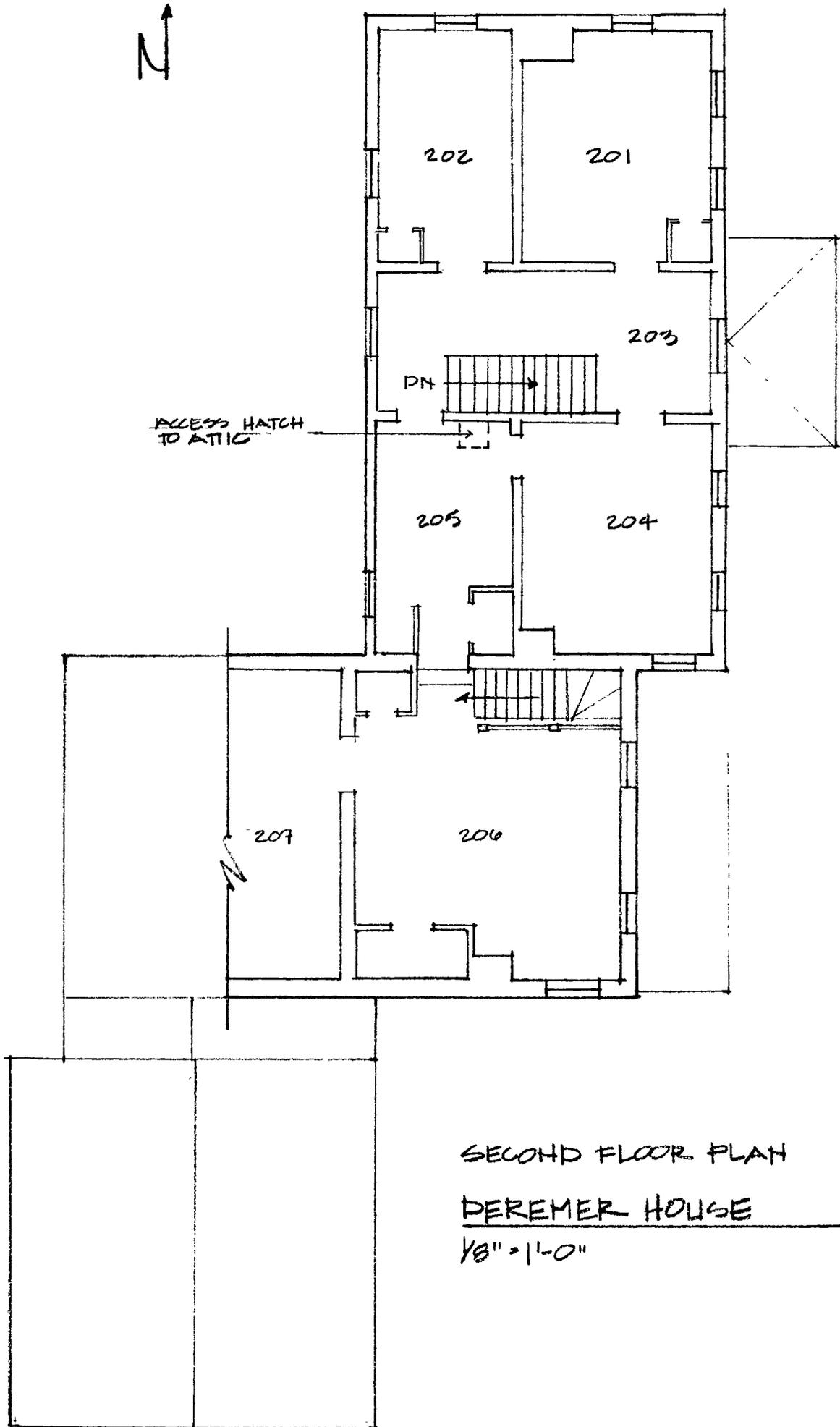
Description: North closet constructed of gypsum wallboard. West closet is a crawl space. South closet is constructed of 5-1/4" boards. Original baseboard continues inside north and south closets. Both north and south closets postdate original construction.

Condition: Painted finish is deteriorated.

Stair

Description: * Painted wood guardrail 2'-10" high by 4'-0" long along edge of stairwell.

Condition: Painted finish is deteriorated.



SECOND FLOOR PLAN

DEREMER HOUSE

1/8" = 1'-0"

Attic

General Description

A single open space under the main gable roof which is accessible through a hatch in the ceiling of the second floor bathroom. (See Figure #32).

- * The framing includes two large timbers running down the center of the attic; angled bases are birdmouthed at these timbers and nailed to about 50% of the rafters.

Some of the rafters at the ridge appear to be connected with screws, a few of which come out the sides of the rafters.

Collars are scrapwood in some cases (beaded clapboard painted trim) but are attached with cut nails. In the south wing there is a small crawl space to the west under the lower portion of the gable roof. The outside face of the partition is a heavy timber frame with mortise and tenon joints and wood pegs, the lower roof is lapped over the top of the plate. Pegs extend into the space. No nail marks on the frame. Lower roof always existed.

Floors

Description: * Wide plank floor. Some planks are loose thereby exposing the framing of the second floor ceiling.

Condition: Boards are removed or damaged. There is a lot of debris on the floor including old slate, mortar debris and animal droppings.

Walls

Description: Gable walls are exposed framing with clapboard. Brick chimneys at both ends.

Condition: Good. A few open areas, especially on the south end, allow insects and animals access to the attic.

Ceilings

Description: Rafters are sawn members with cut nails. Wood lath is still in place even though the slate roof has been replaced by an asphalt shingle roof.

Rafters frame into one plate at the wall that runs the length of the building. A second beam below carries the floor joists.

Condition: Good.

STRUCTURAL DATA

PART III

DE REMER HOUSE

Interior Description and Condition

Room 001 Basement

General

Description: This is a full height basement space. The walls are rubble stone construction 16" thick. The floor is a concrete slab on grade. There are presently two remaining interior wood posts supporting the first floor framing.

Condition: The basement walls are in generally good condition, however there are several locations where damaged mortar joints exist (See Figure #33). The cause of damage appears to be from dampness. The floor slab is in good condition.

The wood posts are rotted at their base and are in poor condition. There are two posts which have failed and are lying on the basement floor.

Rooms 101, 102 and 103

General

Description: The floor joists are 2-1/2x8 @ 16" on center framing from east to west and supported by an interior wood girder. There are larger wood joints that frame beneath the corridor walls. The flooring consists of board sheathing.

Condition: The five joists next to the north side wall of the house have substantial damage (See Figure #34). The damage appears to be from insect infestation. There has been an attempt to reinforce the joists by adding new joists along side of the existing (See Figure #35). The floor framing will be adequate to support residential usage once the columns in the basement are installed and rotted members at the north wall are reinforced or replaced.

Room 104

General

Description: This room is over a crawl space which is not accessible. From a visual inspection, the floor joists appear to be the same size as the previous rooms. There is an interior support girder which spans north and south at midspan of the floor joists. The earth floor is relatively close to the bottom of the wood framing.

Condition: The floor is quite sound when walking on it. The joists also appear to be in good condition from a visual inspection through an opening in the basement wall. This floor is adequate to support residential loading.

Room 105

General

Description: This room is a one story space located over an inaccessible crawl space.

Condition: The floor appears to be sound and there are not signs of structural distress in the architectural finishes. This room will support residential usage.

Room 106

General

Description: This room is one story and appears to be a closed-in porch area. The room is also located over a crawl space. Portions of this room have stone pier foundations and the balance has conventional foundation walls on footings. The roof rafters are 2x6 @ 24" on center and are framed as a shed roof bearing on the west wall of Room 105.

Condition: The foundation at the northwest corner of this room have settled. The floor joists are also rotted in this area. The damage appears to be caused by water infiltration

and decay from the wood being close to exterior grade elevations (See Figure #36). The amount of deflection is substantial and the floor framing is unsafe. This room will need to be removed and rebuilt, if necessary. The room will need new foundations.

Room 107

General

Description:

This area is the garage. The floor is a concrete slab on grade. The walls are wood studs supporting side gable roof framing. The roof framing is exposed with horizontal wood ties at every other rafter at top of plate of the walls. The foundation walls extend above the floor slab approximately 18" and support the wall framing. There is no sheathing on the walls of this garage. The horizontal board sheathing is nailed to the wood studs.

Condition:

The exterior wood siding boards are in poor condition. The wood studs are exposed in some locations and are experiencing water damage. Some of the studs are starting to rot and have minor damage.

The concrete floor slab has some cracks and areas of differential settlement across the cracks.

Room 301 Attic

General

Description:

The rafters consist of 2x4-1/2 @ 22" on center bearing on a 7x7 wood beam located around the perimeter of the house. This wood beam is supported at various locations by heavy timber posts that make up the timber frames of the house. The attic floor joists are 1-7/8x7 @ 16" on center. There is a 9x9 timber beam placed on top of the ceiling joists spanning from the end gable walls through the center of the house. These beams are supported by the ceiling joists and post location at the bearing walls of the center hallway. There are 2x6

diagonal posts bearing on this timber beam and supporting the rafters at approximately midspan. These diagonal posts are at every other rafter. The roof sheathing is plywood with asphalt shingles.

Condition:

The roof framing is in good condition. The roof framing is adequate to support anticipated snow loads provided proper maintenance is performed.

RECOMMENDATIONS AND CONCLUSIONS

PART IV

A. PRESERVATION PHILOSOPHY

It seems most feasible to interpret the house from the time of the last major building period, which was probably during George Hornbeck's ownership after 1860. As there is no early finish material left in the kitchen wing, it seems futile to attempt to interpret it from an earlier period although it is most likely considerably older than the main block of the house.

In general, fabric that is determined to be significant to the building's history is not to be removed if it is in good condition or can be repaired. However, as some of the building is in poor condition some replacement of building fabric will be required. In locations where fabric is original to the period of construction it is to be replaced with new material to match the existing. In locations where inappropriate later materials have been added, they are to be replaced with appropriate materials. Depending on how the building is used, some walls may need to be added to accommodate the program. If this is the case, consideration should be given to the reversibility, in the event rooms are someday restored to original proportions. Regardless of the proposed use of the building, decisions regarding treatment of historic fabric should be based on the two major documents that have defined the fundamental aspects of the preservation of cultural property:

The Venice Charter, UNESCO 1964,
and
The Secretary of Interior's Standards for the Treatment of Historic Properties,
U. S. Department of Interior
1979, revised 1983, 1990, 1992.

Stabilization of the De Remer House should proceed immediately, otherwise it is at risk of continued deterioration.

Ideally, a use should be decided, a period of interpretation chosen and a program of repair and restoration begun, so that the building may be occupied as soon as possible. Stabilized but unoccupied, the house will continue to be a liability and a potential hazard.

B. PRESERVATION RECOMMENDATIONS AND ESTIMATE OF PROBABLE COSTS

Note: The estimate is based on 1994 dollars with no consideration given to escalation. A contingency of 15% is added to the total estimate for budgeting reasons. Labor costs have been calculated at prevailing wage rates. Recommendations have been organized by building elements. A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

<u>Recommendation</u>	<u>Probable Cost</u>
 SITework	
1. Grade drive and parking area; finish with appropriate surface such as crushed stone. If building is to have public use, parking area will have to be expanded and an appropriate surface for barrier-free accessibility is to be installed.	
Strip and grade	\$1,000
Stone drive	3,600
2. Regrade around house where appropriate; slope earth away from foundation. Where necessary, in order to make safe, regrade any area where the public may be invited (fill holes, etc.). Reseed.	
Paved parking	12,000
Parking lights	2,000
3. Provide walkway from parking area to front porch. If the house is to have a public use, barrier-free access from the drive to the house will have to be developed. Surface material must be appropriate (concrete).	3,000
4. Investigate traditional plantings around the building; develop a planting scheme.	5,000
* 5. Identify and secure any old wells on the property so that they are not hazards. Assume one well.	500

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

<u>Recommendation</u>	<u>Probable Cost</u>
6. Provide adequate lighting to exterior of building. Install light fixtures that do not call attention to themselves. Locate fixtures discretely.	\$1,500
7. For any subsurface work appropriate archaeological survey and mitigation shall be provided.	5,000

EXTERIOR WALLS

Foundation

- | | |
|--|-------|
| 1. Rake out loose mortar joints. Perform mortar analysis. Repoint all open or deteriorated joints in stone foundation with appropriate mortar. | 1,000 |
|--|-------|

Clapboard

- | | |
|---|-------|
| * 1. Badly split, rotted, warped and missing boards are to be replaced to match original. Prime all surfaces of new wood before it is installed. Replace exterior sheathing where it has been significantly damaged. Assume 20% replacement. | 8,000 |
| 2. Painted finish is in poor condition throughout the building. Thoroughly scrape building to remove all loose paint. Sand all surfaces, feathering edges of well adhered paint to create a smooth surface. Epoxy minor splits where complete replacement is not necessary. Sand, prime, and paint with two topcoats of exterior grade paint. | 7,500 |

Trimwork (To include cornice, soffit, door and window trim).

- | | |
|--|-------|
| 1. Remove all insect nests from eave area. | _____ |
| 2. Thoroughly scrape trimwork. Remove all loose paint. Sand all surfaces, feathering edges of well-adhered paint to create a smooth surface. Epoxy minor splits where complete replacement is not necessary. Sand prime and paint with two topcoats of exterior grade paint. | 2,000 |

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

<u>Recommendation</u>	<u>Probable Cost</u>
3. Replace severely rotted wood or missing pieces with new pieces to match the existing. Use epoxy consolidation on those areas which do not merit full replacement. Assume 10% replacement.	\$3,500
4. Recaulk windows and doors.	2,000
Doors	
1. Remove all hardware from doors and jamb. Clean and refinish. If broken or inoperable, or if repair is not feasible, replace with appropriate period hardware. Do not reinstall inappropriate existing hardware.	7,500
2. Remove doors from openings. Due to level of repairs required, strip doors and consolidate with epoxy where necessary. Where original material is severely damaged or missing, replace to match exactly. Sand to smooth finish. Prime and paint with two coats of exterior grade paint or finish with lacquer depending on results of finish analysis.	2,000
3. Fabricate and install appropriate doors where missing. Assume four new doors.	4,800
Windows	
1. Replace severely rotted sills, use epoxy consolidation on those which do not merit full replacement. Scrape, sand prime and paint all sills. Assume 50% replacement of sills.	2,500
2. Remove sash from openings. Remove hardware, repair and clean. Replace severely deteriorated rails and stiles. Replace entire sash where missing. Re-dowel sash as necessary. Scrape, fill, sand and paint sash. Reinstall hardware and pulley chords as required. New hardware is to match the original. Assume replacement of twelve windows.	26,000

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

<u>Recommendation</u>	<u>Probable Cost</u>
* 3. Replace broken glass.	\$5,000
4. Remove existing glazing and reputty all window sash.	3,000
5. Provide wooden storm windows for all windows. Assume primed and painted wooden storms and screens. (If aluminum triple track storms and screens are used substitute \$14,400).	21,600
6. Fabricate shutters and install with appropriate hardware to match existing. Reuse existing hardware where possible. Existing hardware will need to be cleaned and refinished. Prime and paint shutters. Assume 21 pairs.	21,000

Roofs

- | | |
|--|-------|
| 1. Although roof does not need replacement at this time, when it does need replacement in the future, slate should be considered as it is more appropriate to the building than asphalt shingles. At that time condition of decking is to be examined. | _____ |
|--|-------|

Chimneys

- | | |
|--|--------|
| * 1. Measure and photograph the existing chimneys. Perform mortar analysis. | 500 |
| * 2. Take down chimneys to solid masonry and rebuild to match existing. If brick is too fragile to reuse, use new brick to match existing in color, size and hardness. Mortar is to match original in texture, color, hardness and joint size and profile. | 30,000 |
| 3. If the chimneys are to be used, the condition of the lining must be investigated and addressed. Flues may require relining. | 7,500 |
| 4. Exterior paint analysis. | 4,000 |

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

<u>Recommendation</u>	<u>Probable Cost</u>
INTERIOR	
General: Clean out debris from all rooms.	
Flooring	
* 1. Replace all rotted or severely warped or cupping boards with matching wood boards. Assume 20% replacement.	\$4,500
2. Strip, fill cracks, sand and refinish all floors.	5,000
Plaster walls and ceilings	
1. Remove all unsound plaster. Assume 25% removal.	3,500
2. Patch deteriorated plaster matching surrounding finish. Patch 75%, Assume 25% new plaster. (If GWB is used substitute \$3,000). (If GWB with a skimcoat of plaster is used substitute \$5,000)	5,100 7,500
3. Prime and paint or wallpaper as appropriate. Color to be chosen based on paint and wallpaper analysis.	7,000
Trim (Baseboard, chair rail, door and window casings and mantles)	
1. Where possible, use epoxy consolidation on deteriorated wood. Where consolidation is not feasible, or trim is missing, replace wood in kind with matching profiles.	
Repair	1,500
Replacement	1,600
2. Strip, fill cracks and holes, sand prime and paint with two top coats or varnish depending on information gleaned in paint analysis.	4,800
3. Perform paint and wallpaper analysis.	10,000

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

<u>Recommendation</u>	<u>Probable Cost</u>
-----------------------	--------------------------

Cupboards

- | | | |
|----|--|---------|
| 1. | After deciding on use and period of interpretation remove all built-in cupboards which postdate period of interpretation. Strip and repaint cupboards if they are to be retained. Clean existing hardware or replace with appropriate hardware. (Cost included in painting). | \$1,200 |
|----|--|---------|

Lighting

- | | | |
|----|---|--------|
| 1. | After period of interpretation and use of the building is chosen, a lighting plan will need to be designed. | 800 |
| 2. | Remove existing fixtures and install appropriate light fixtures. (Could be as low as \$3,900). | 10,000 |

Building Systems: HVAC, Electrical, Plumbing, Fire Protection, Security

As the building has not been occupied since the 1960's it is unlikely that the systems will be adequate. All systems will need to be rebuilt to meet current codes.

- | | | |
|----|-----------------|--------|
| 1. | HVAC: | 15,000 |
| 2. | Electrical: | 13,000 |
| 3. | Plumbing: | 20,000 |
| 4. | Fire Detection: | 3,600 |
| 5. | Security: | 4,000 |

Site Conditions

- | | | |
|----|--|--------|
| 1. | Evaluate condition of septic field and well. | 1,000 |
| 2. | Provide new septic field if necessary. (May be as low as \$3,000). | 15,000 |
| 3. | Provide new well if necessary. (May be as low as \$5,000). | 15,000 |

<u>Recommendation</u>	<u>Probable Cost</u>
* 4. Investigate possibility of buried oil tanks. Test surrounding soil and remove tanks if found.**	\$6,000+

Barrier-Free Access

Once the building program has been determined, an evaluation regarding access must be made. If the building is to be open to the public, somewhere on the site provision will have to be made for barrier-free accessibility to programs and toilet facilities. Probable cost cannot be determined until use is identified.

* 5. Termite inspection and pest control.	1,500
6. Radon Test.	200
* 7. Asbestos Inspection and Testing.	300

Fees

Fees for professional services (architectural, engineering, legal, etc.) will vary according to the scope of work. One method of determining fees is a percentage of the proposed work. In preservation work fees frequently range from 8% to 20% of the proposed work.

**Cost of toxic clean-up can be very expensive depending on extent of contamination.

**C. ADDITIONAL RECOMMENDATIONS
on a Room-by-Room Basis**

Room #001

- | | | | |
|---|----|---|---------|
| * | 1. | Remove damaged mortar and repoint using Type M Mortar. Approximately 50 percent of wall area will require this work. | \$2,000 |
| * | 2. | Replace all wood posts with 3-1/2" diameter studded steel pipe columns. Provide new foundations for columns. The existing concrete slab is to be saw cut earth excavated and new concrete footings installed. This work is critical and needs to be completed soon. Some existing posts have failed and have collapsed to the floor. The floor is unstable. If another post was to fail, it is most likely that this portion of the house will deflect significantly or collapse. | 4,800 |
| * | 3. | Provide adequate ventilation. | 2,000 |

Rooms #101, #102 and #103

- | | | | |
|---|----|--|-------|
| * | 1. | Rotted and insect damaged floor joists, mostly at north section of Room #101, are to be replaced or reinforced. New members may be added along side of existing. Wood sill plate at the northeast corner of Room #101 needs to be removed and replaced with matching member. The base of the wood wall studs in this area are rotted and are to have the damaged portion removed and solid splice studs added to provide bearing on new wood sill plate. | 1,500 |
|---|----|--|-------|

Room #106

- | | | | |
|---|----|---|-------|
| * | 1. | Remove all damaged floor and roof members and replace with new. Most of the damage is at the northern most portion of this room. It is most likely that once demolition work is underway it will require removing and rebuilding the entire room. | 2,500 |
|---|----|---|-------|

Room #107

- | | | | |
|---|----|---|-------|
| * | 1. | Reinforce damaged wall studs by adding a new wood stud full height along side and nailing together. Assume 50% replacement. | 1,000 |
|---|----|---|-------|

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

- * 2. Exterior siding to be replaced with new sheathing board and clapboard siding. This work is quite important and is in need of immediate attention to prevent major damage to the structure (Cost included elsewhere). _____

Room #203

- 1. Replace balusters and rail. Obtain design from remnants left in the building. \$2,500

Room #205

- 1. Remove sheet linoleum. 100
- 2. Remove "tile" board wainscotting. 200
- 3. Reglaze tub. 600
- 4. Replace toilet and sink. (Included in plumbing fees)
- 5. Rebuild cupboard. 1,100

Attic

- * 1. Seal open areas that are allowing insects and animals into the attic. 1,000

Subtotal of probable costs	\$369,400
15% Contingency	55,410
Total	\$424,810

A * denotes items which are considered to be most critical for the stability of the building and the safety of those working in it.

D. RECOMMENDATIONS FOR USE:

Due to the constraints of making the De Remer House and site architecturally barrier-free, it would be less intrusive to use the property as a private residence. If some sort of public use, such as a bed and breakfast is proposed, a significant amount of intervention will be required in order to make the property comply with the New Jersey Barrier-Free Subcode and the Americans with Disabilities Act (ADA).

E. RECOMMENDED AREAS FOR FURTHER STUDY:

1. Finishes analysis on exterior and interior materials.
2. Appropriate code studies for public or private use.
3. Investigation of condition of well septic systems and identification of and testing of any buried oil tanks; testing for presence of radon and asbestos.
4. Perform additional investigation in Room #104 to identify possible location of original cooking fireplace. One way of approaching this would be to remove floorboards in Room #104.

**FIGURES
PART V**



East Elevation

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 1

PAGE V-1



South Elevation

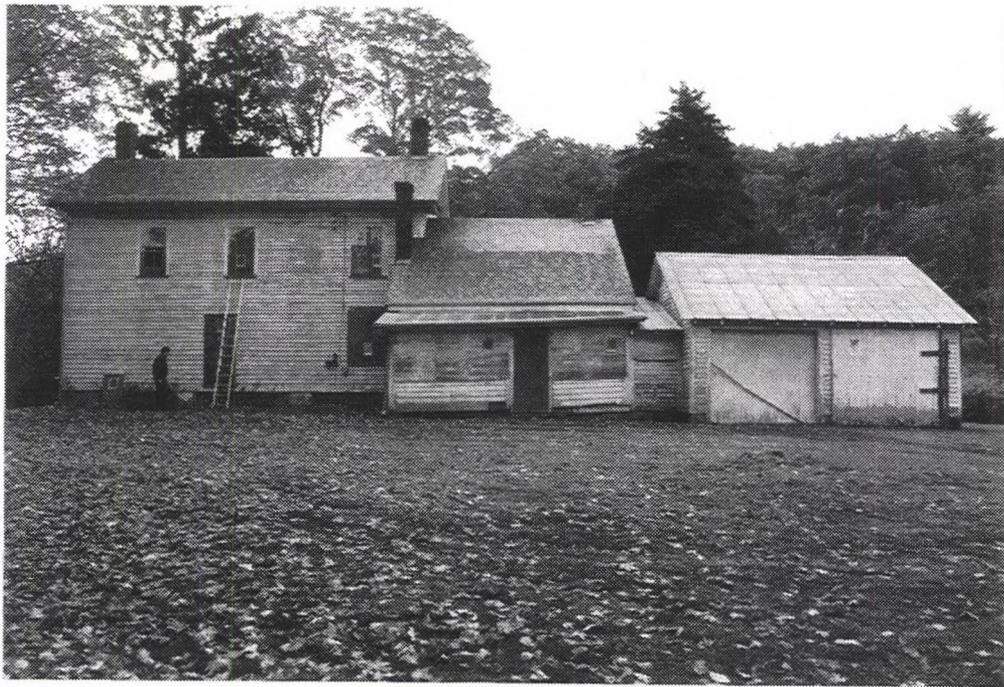
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 2

PAGE V-2



West Elevation

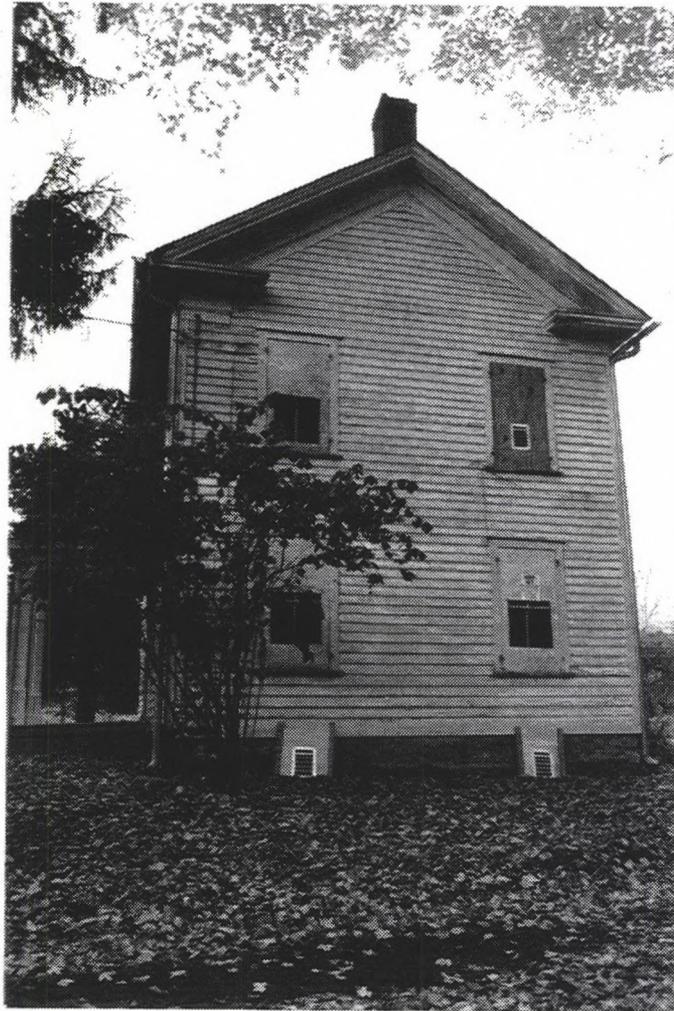
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 3

PAGE V-3



North Elevation

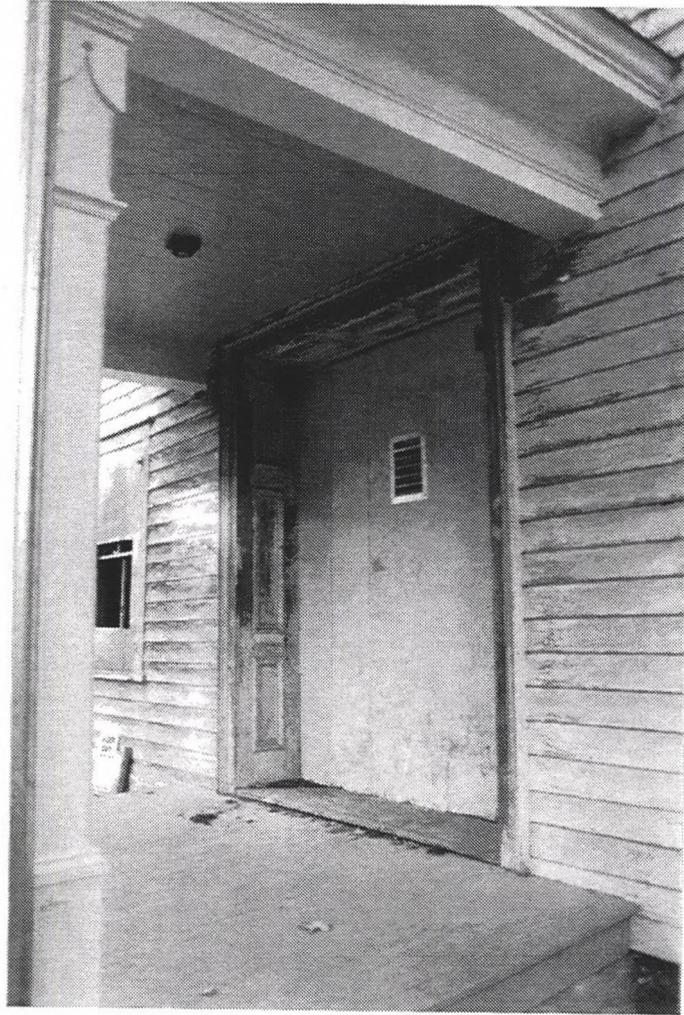
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 4

PAGE V-4



Paneled Trim at Front Door

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 5

PAGE V-5



First Floor Window on East Elevation

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 6

PAGE V-6



Decorative Shutter Hinges

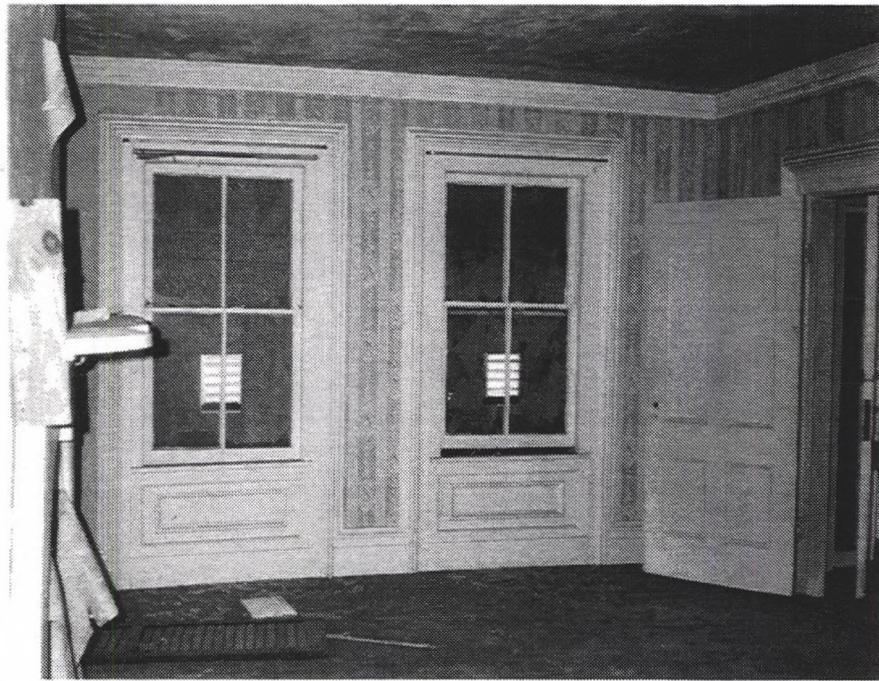
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 7

PAGE V-7



Room #101; Note Wood Wainscot Panels Below Windows and Additional
Decorative Trim

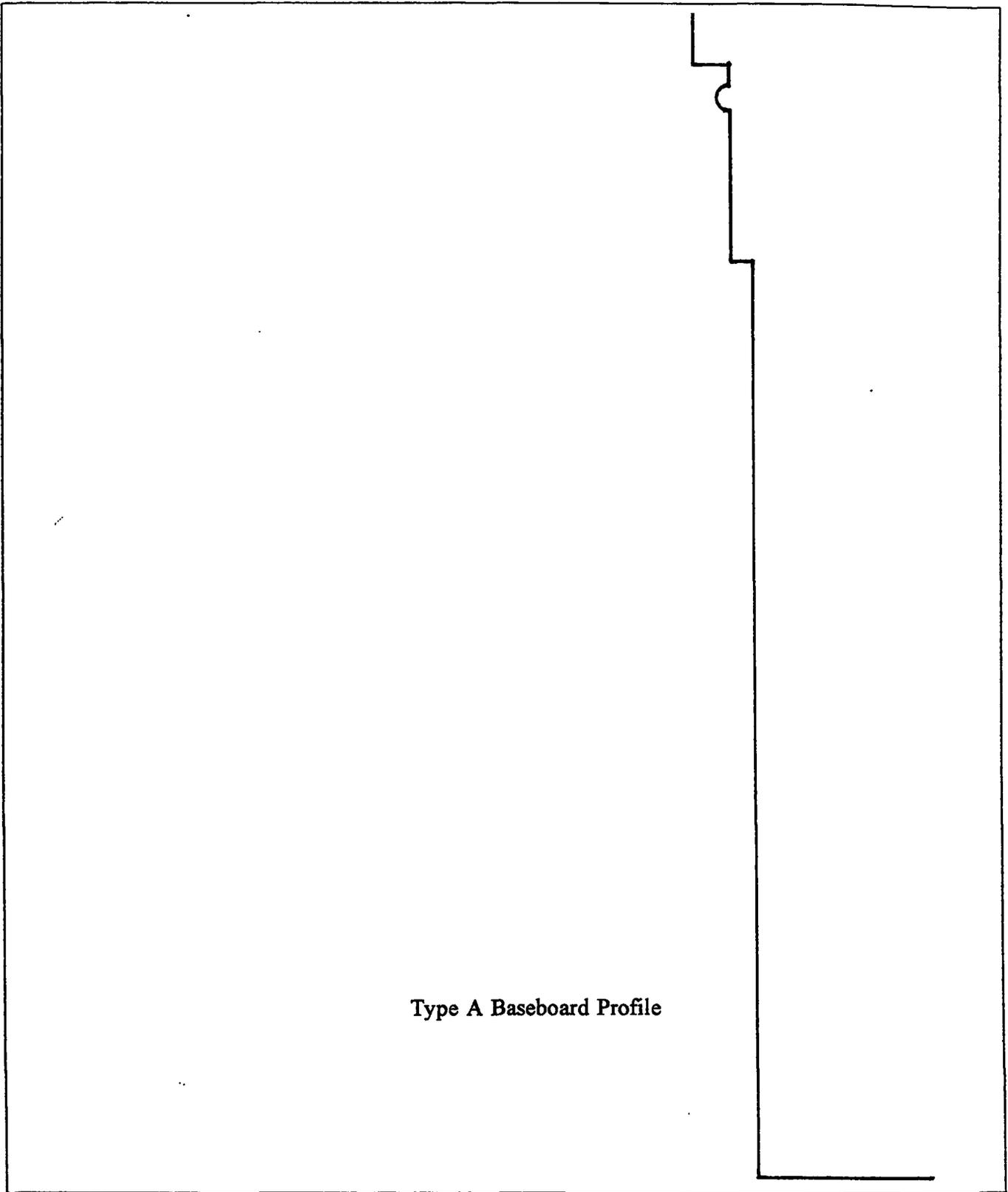
THE DEREMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 8

PAGE V-8



Type A Baseboard Profile

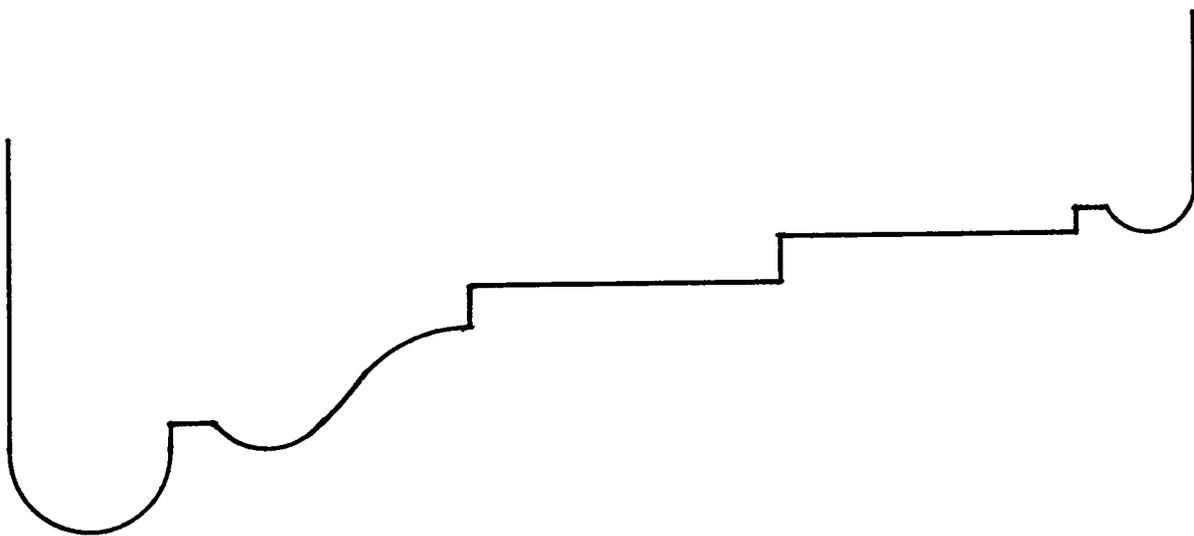
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 9.

PAGE V-9



Type A Door and Window Trim Profile

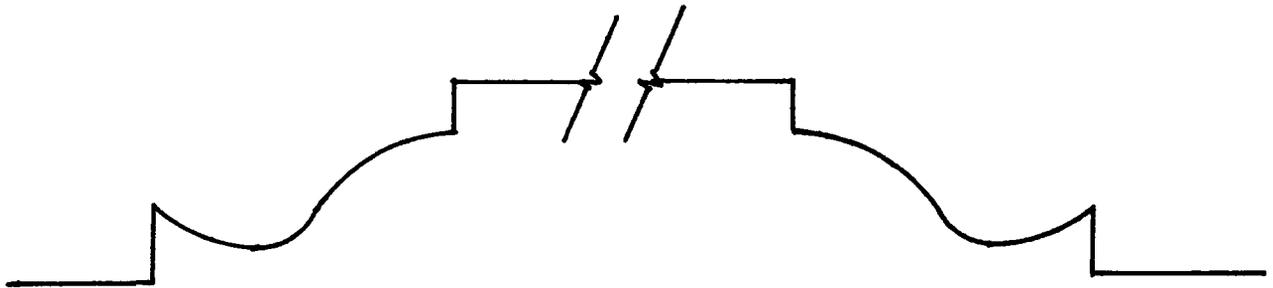
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 10

PAGE V-10



Room #101; Window Panel Profile

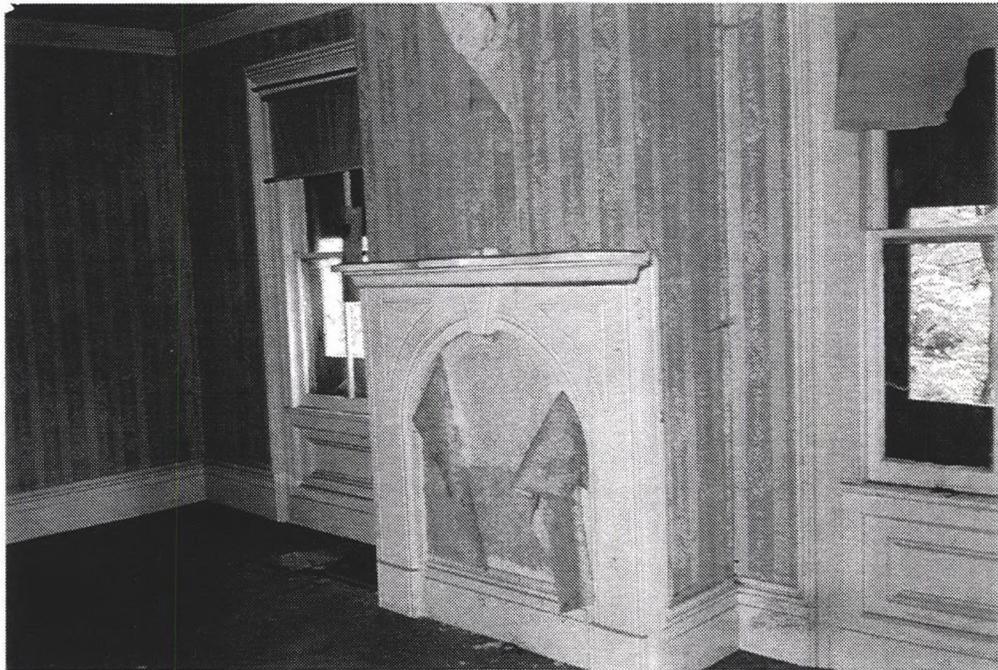
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. . 11

PAGE V-11



Room #101; Fireplace

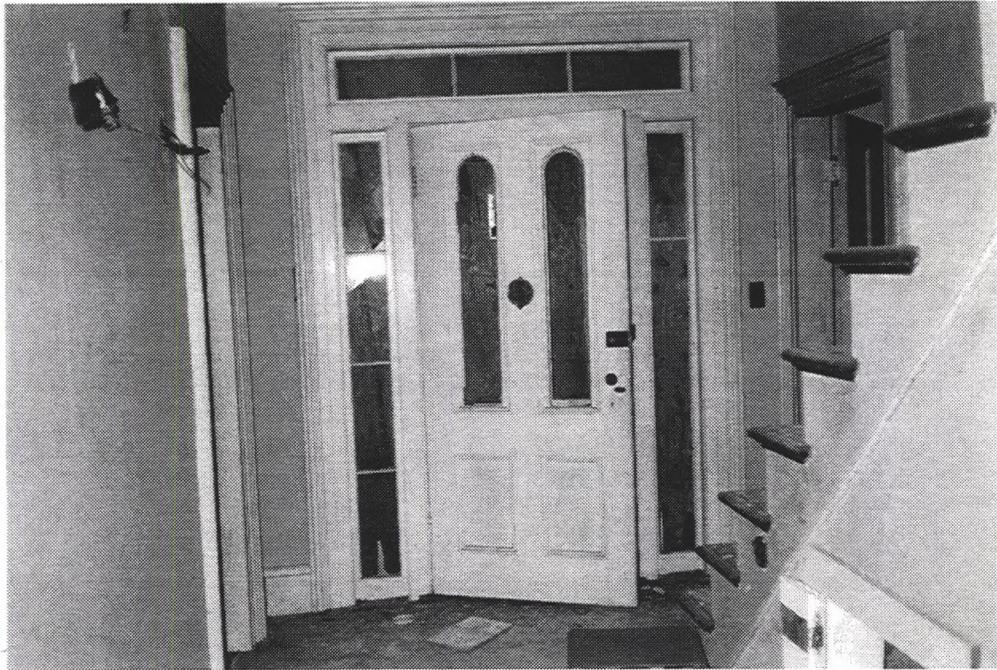
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. .12

PAGE V-12



Room #102; Note Front Door, Sidelight and Transom Assembly

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 13

PAGE V-13



Room #102; Note Rear Door, Originally a 3/5 Light Configuration

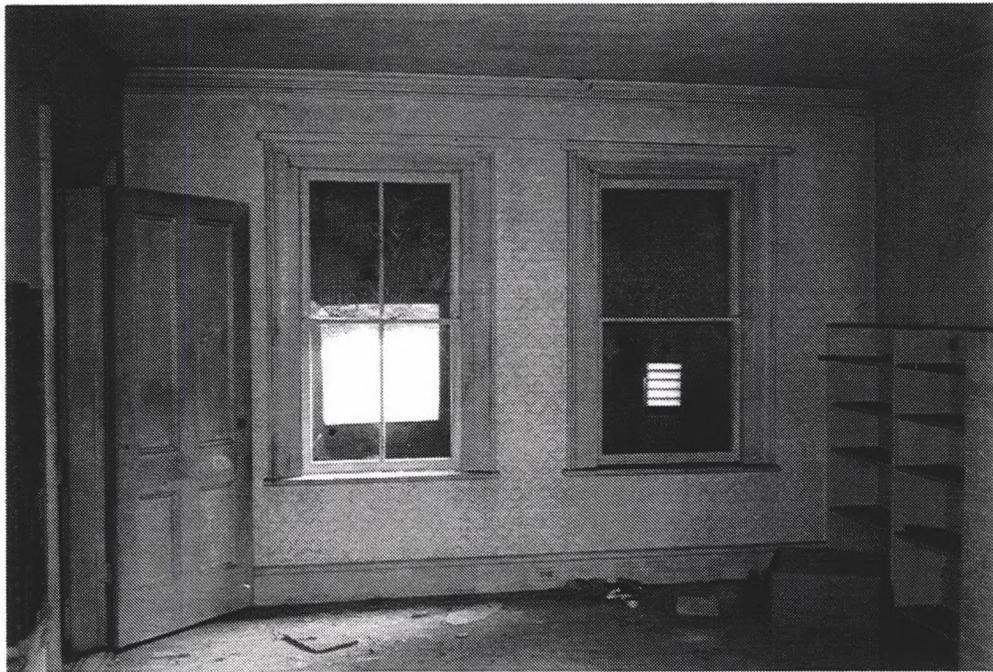
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 14

PAGE V-14



Room #103; Note Wood, Double Hung Windows

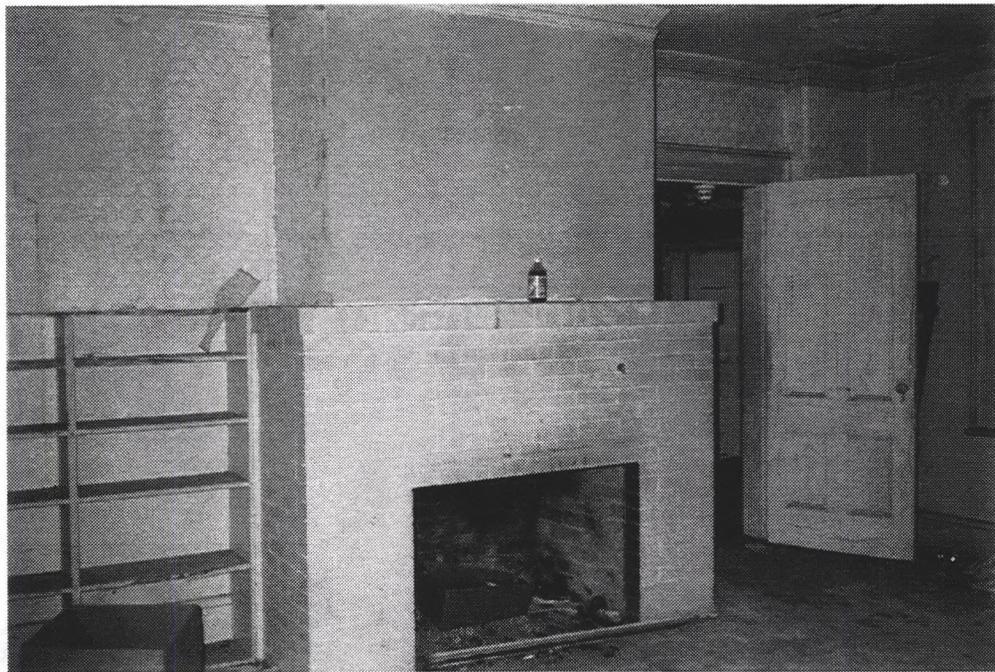
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 15

PAGE V-15



Room #103; Fireplace

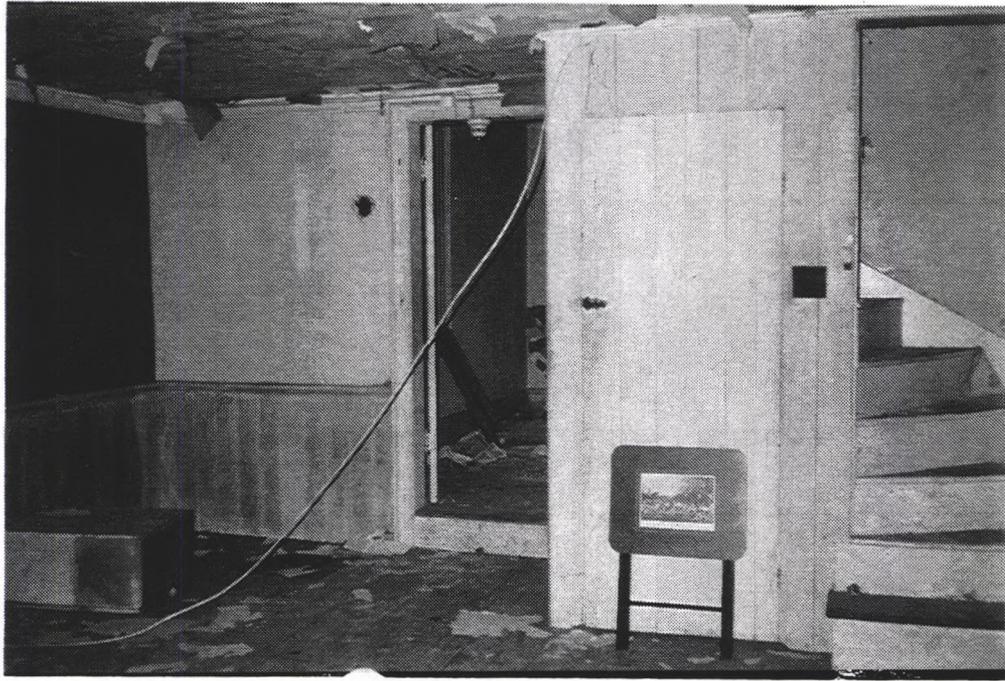
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 16

PAGE V-16



Room #104; Note Wood Wainscot, Winder Stair to 2nd Floor

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 17

PAGE V-17



Room #104; South Wall

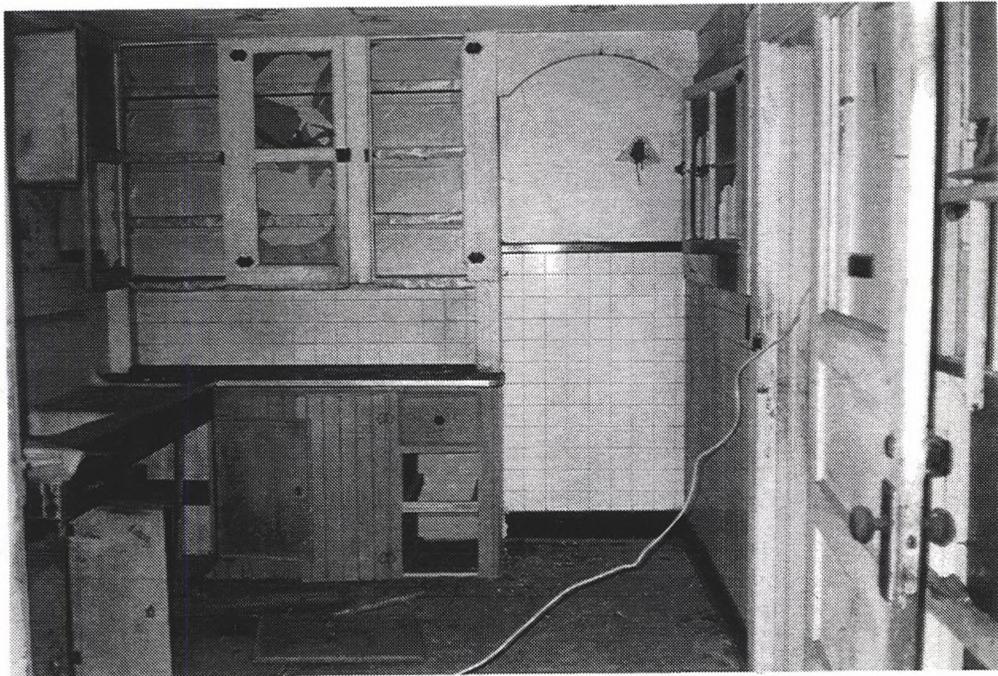
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 18

PAGE V-18



Room #105; Note Original Wood Baseboard Visible Inside Base Cabinets

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 19

PAGE V-19



Room #105; Note "Tile" Composition Board with Black Cap and Hole in Wall
from Stove Pipe

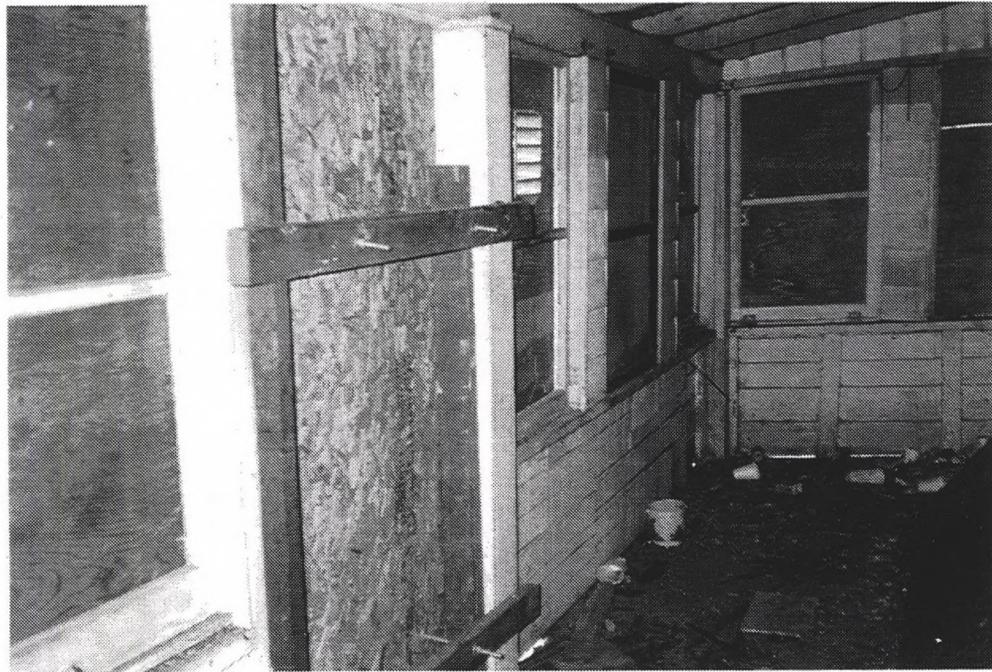
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 20

PAGE V-20



Room #106; Miscellaneous Wall Constuction

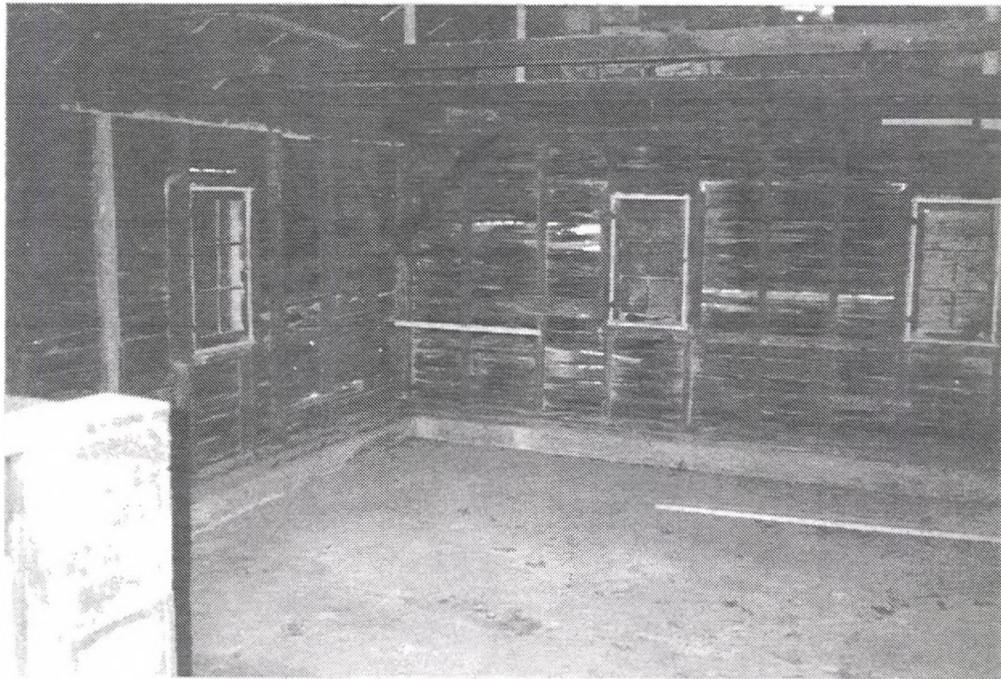
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 21

PAGE V-21



Room #107; Garage Construction Includes Exposed Studs, Exterior
Clapboards and Casement Windows

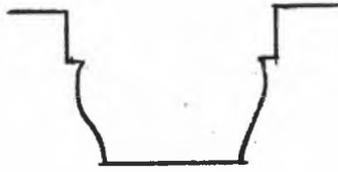
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

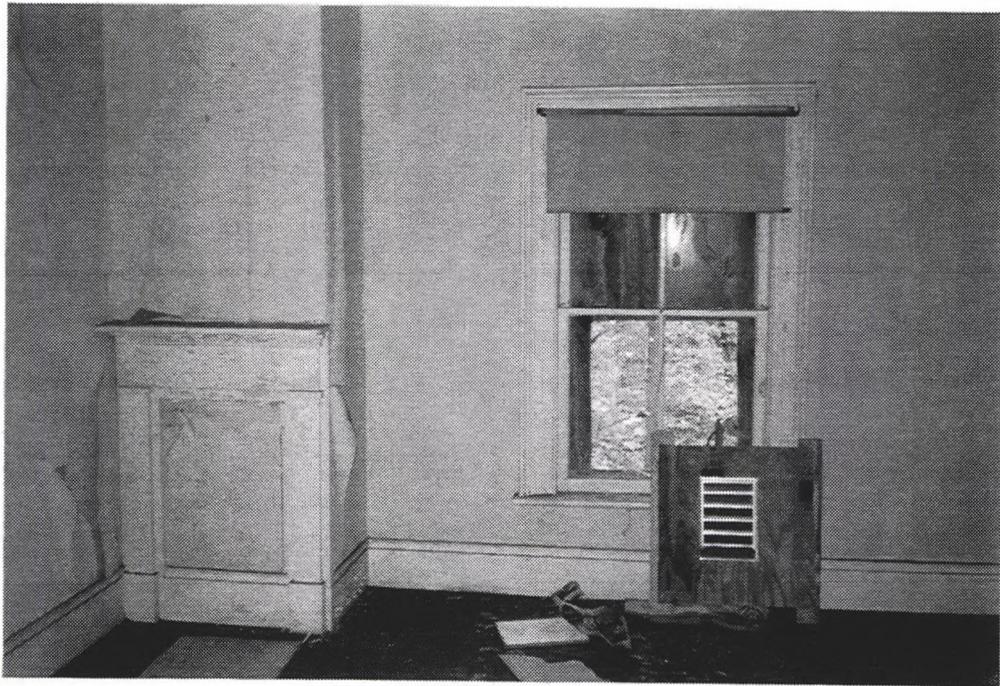
DATE March 1994

FIG. 22

PAGE V-22



Muntin Profile, Sash Type A



Room #201; North Wall, Window Sash Type A

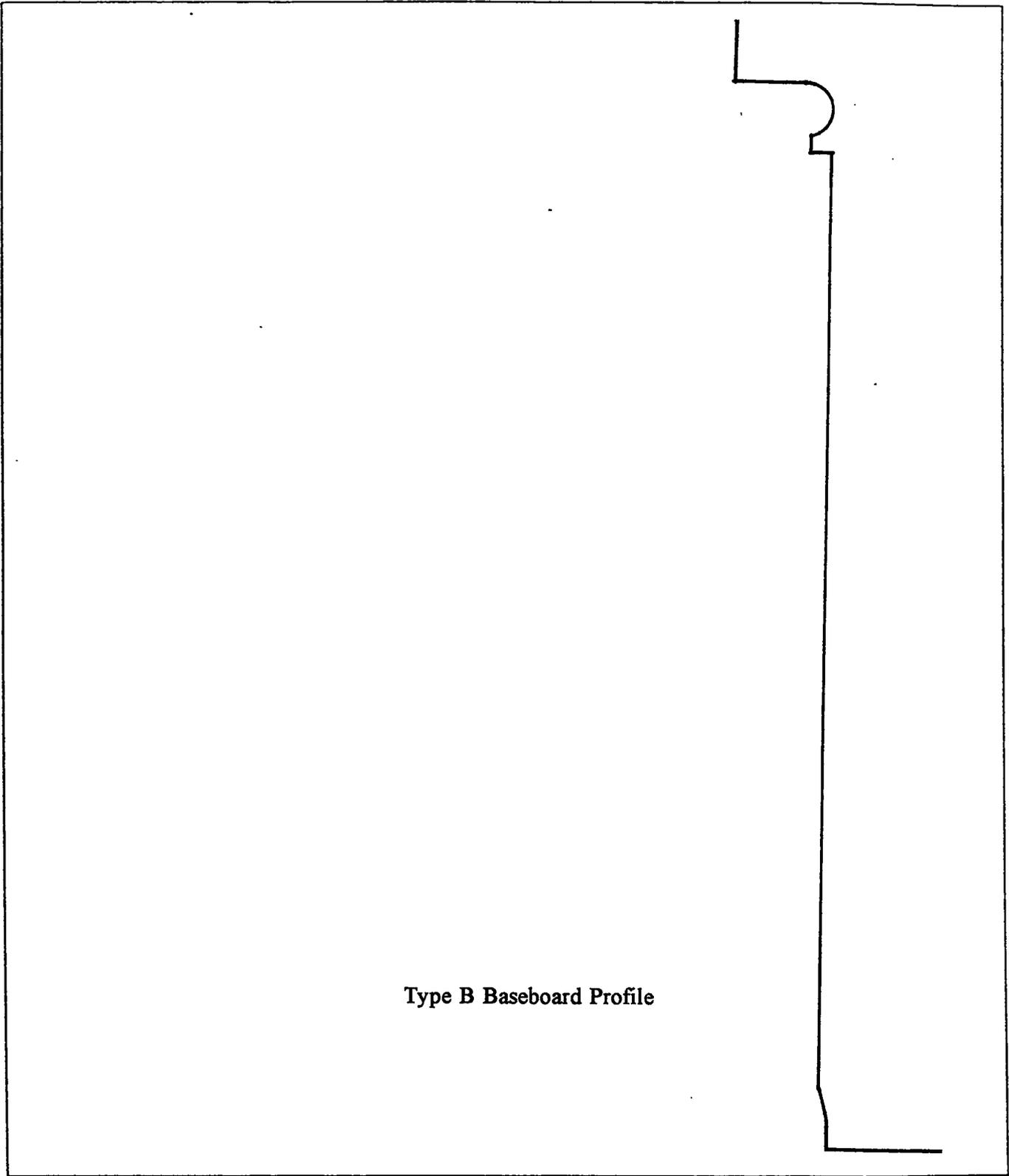
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 23

PAGE V-23



Type B Baseboard Profile

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 24

PAGE V-24



Trim Type B Door and Window Trim Profile

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 25

PAGE V-25



Room #203; 2nd Floor Hall, Type B Window Sash, Type B Window Trim

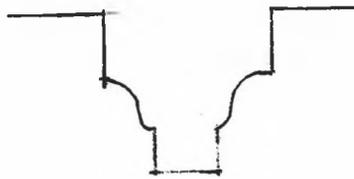
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

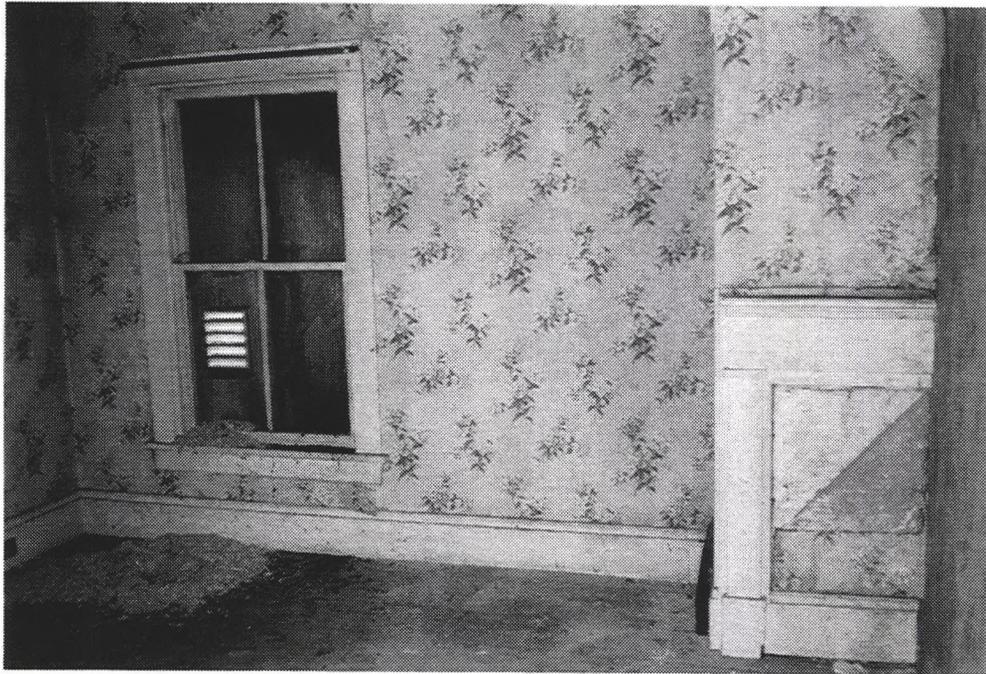
DATE March 1994

FIG. 26

PAGE V-26



Muntin Profile, Sash Type B



Room #104; South Wall, Type B Window Sash

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 27

PAGE V-27



Room #205; Bathroom

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 28

PAGE V-28



Room #206; Bedroom

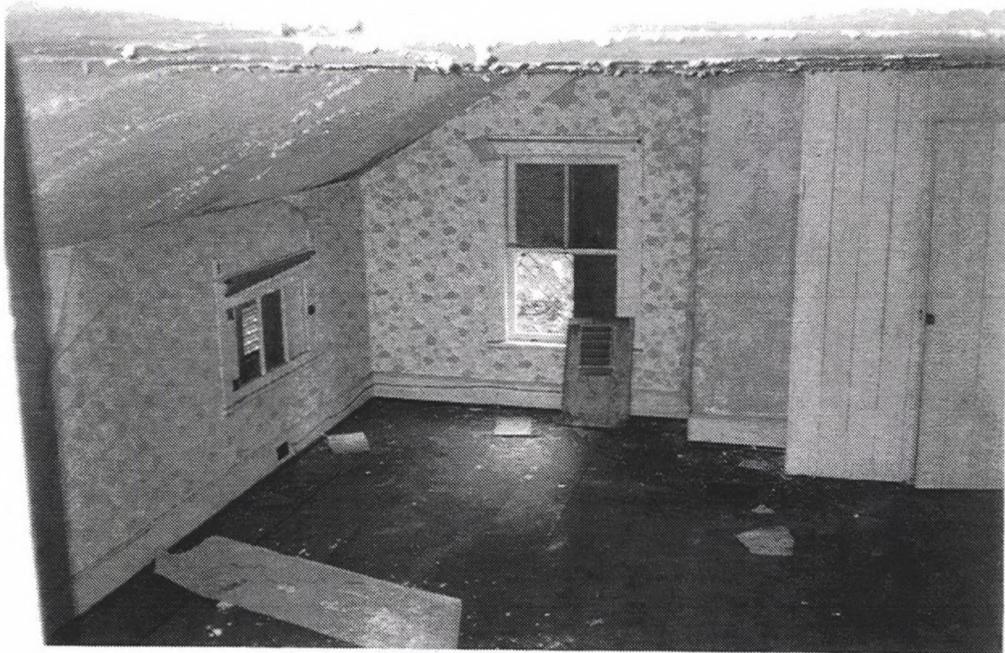
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 29

PAGE V-29



Room #206; Eyebrow Window on Left

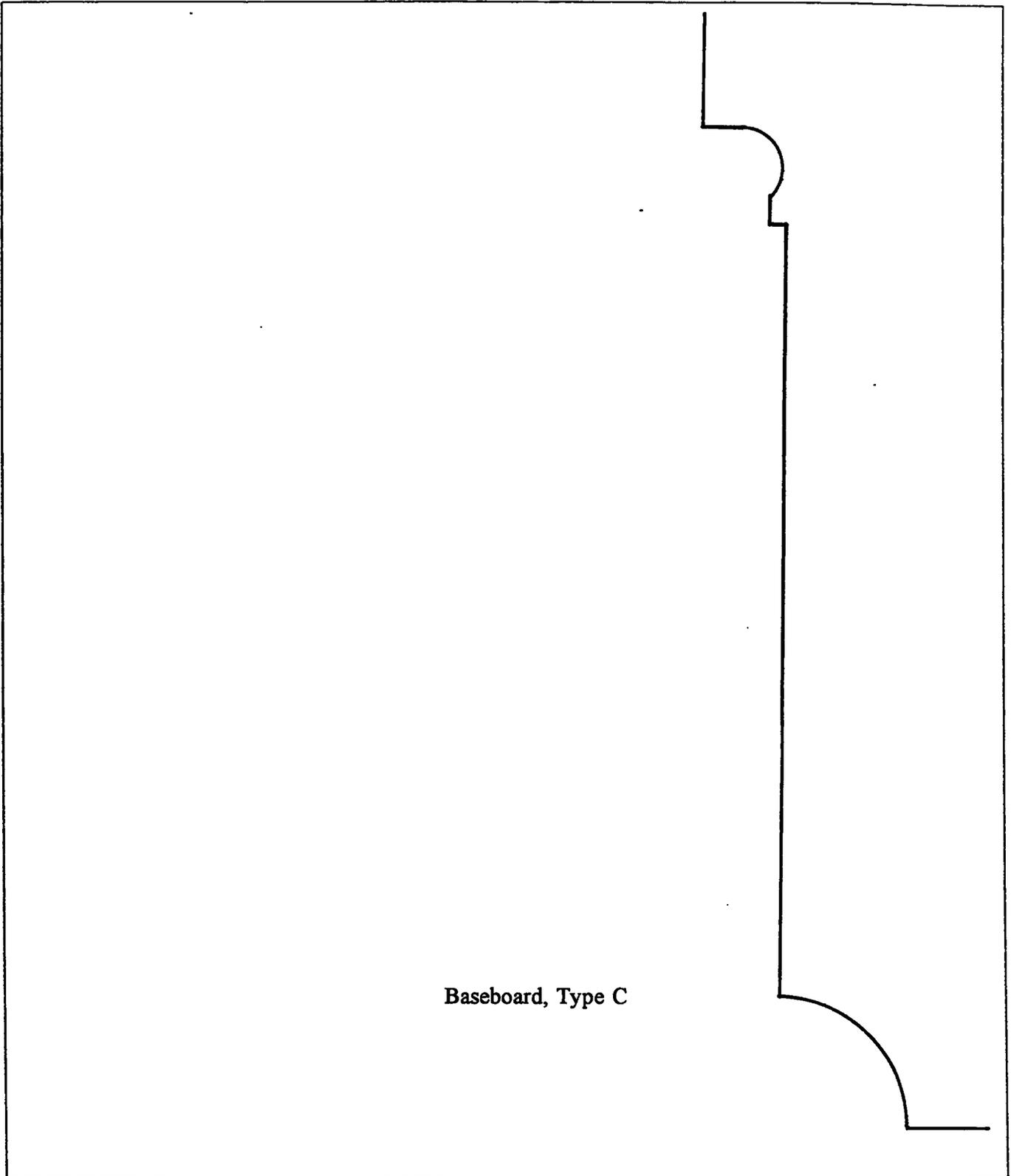
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 30

PAGE V-30



THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 31

PAGE V-31



Attic, View to North

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. .32

PAGE V-32



Basement, Damaged Mortar Joints

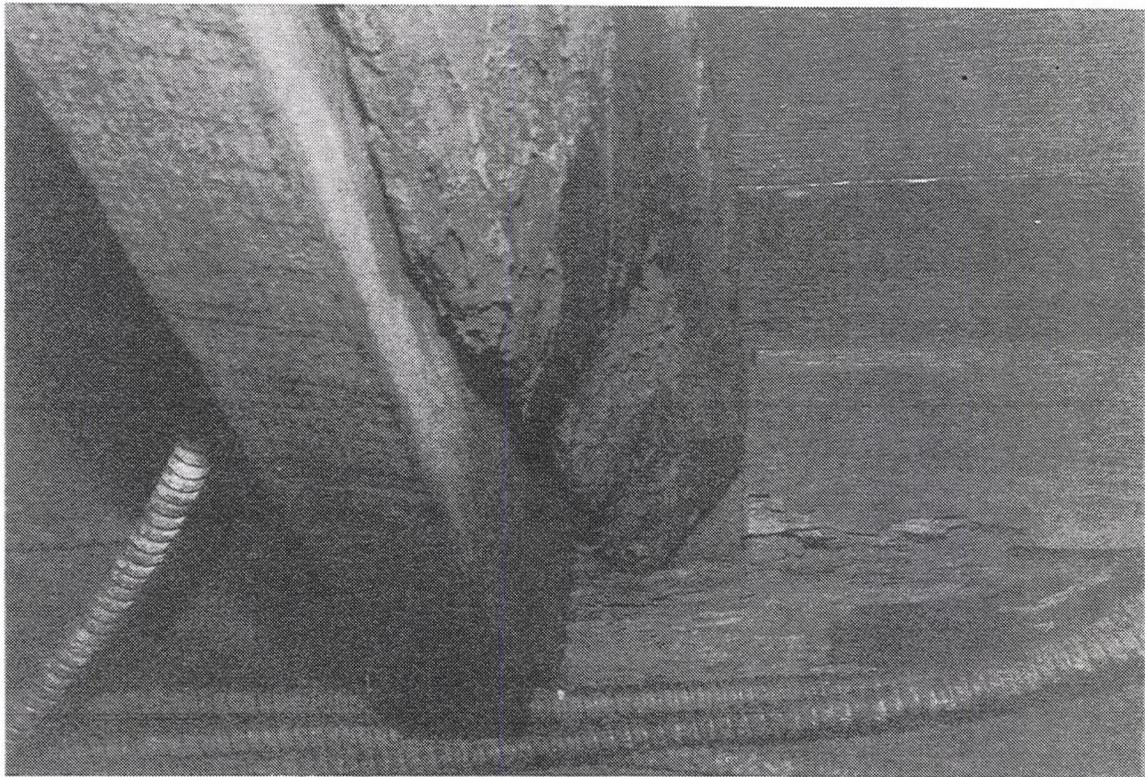
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 33

PAGE V-33



Typical Damaged Floor Joists Under Rooms #101, #102 and #103

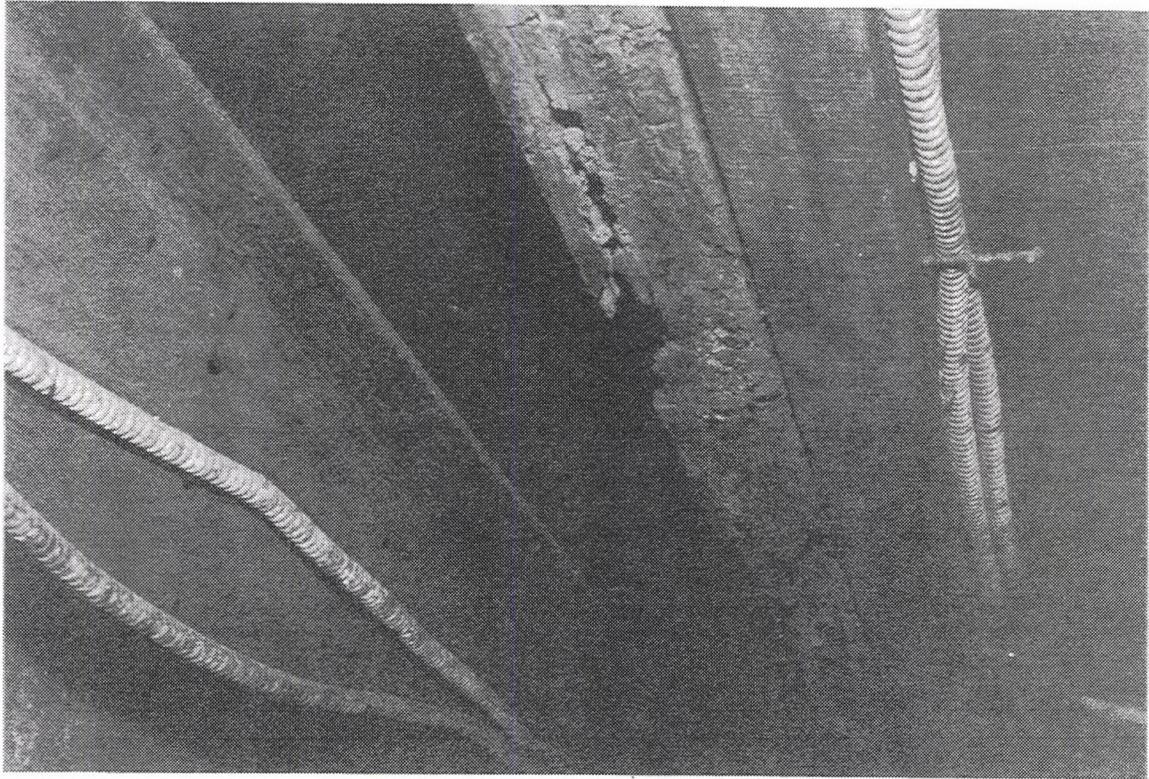
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 34

PAGE V-34



Basement, Damaged Joists Reinforced with New

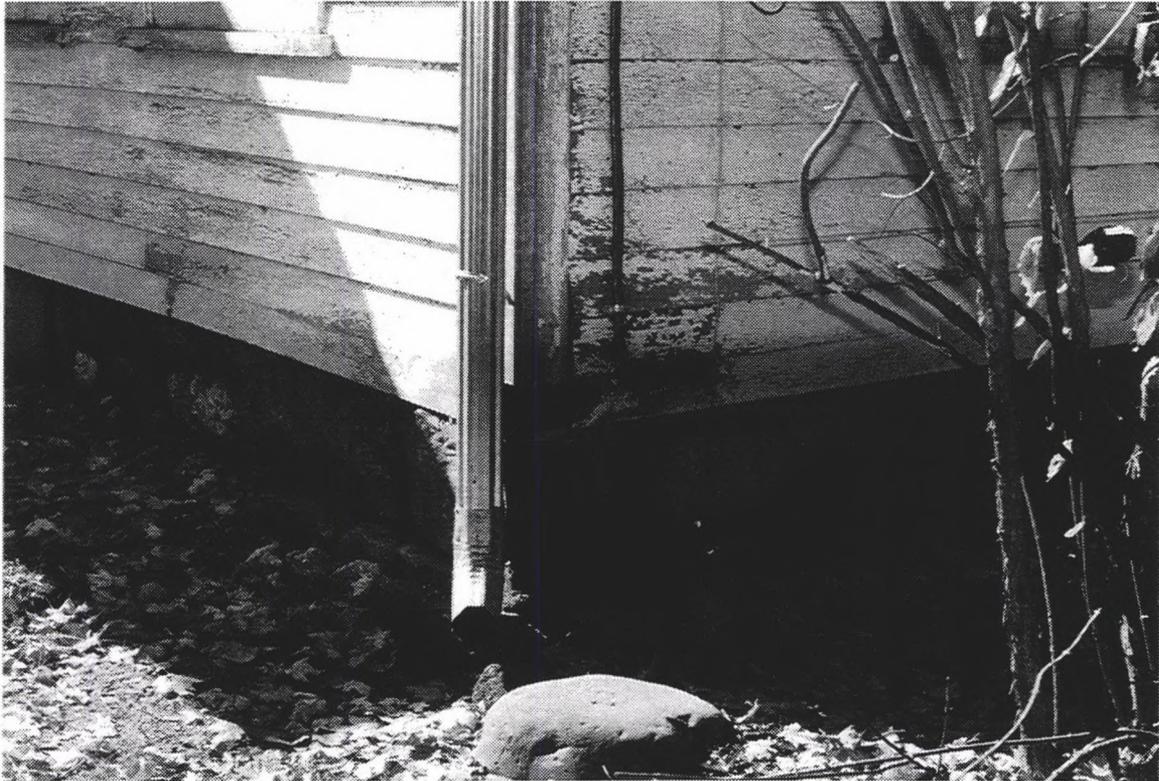
THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 35

PAGE V-35



A Possible Source of Water Infiltration into Basement

THE DE REMER HOUSE

FORD FAREWELL MILLS AND GATSCH
ARCHITECTS

DATE March 1994

FIG. 36

PAGE V-36

APPENDICES

APPENDIX A

APPENDIX A

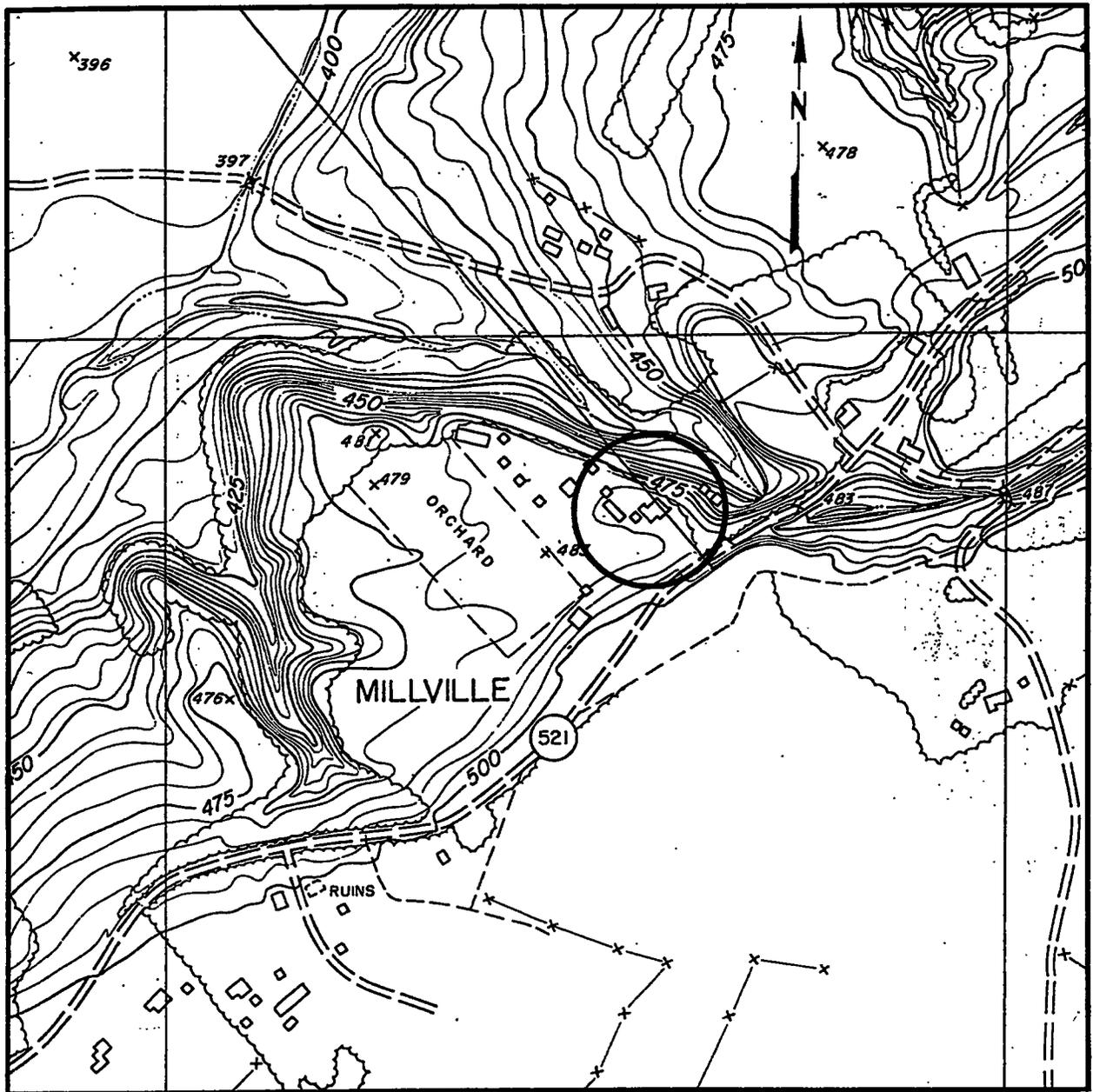
OWNERSHIP OF THE DeREMÉR HOUSE

<u>Ownership Tenure</u>	<u>Name</u>	<u>Acquisition Citation</u>
-1844	Benjamin Westbrook	See Sus. Co. Deed C-4 522
1844-1851	Joseph J. Westbrook, Esther Westbrook, Alpheus B. Smith, Elizabeth (Westbrook) Smith, and Jane Westbrook	Sus. Co. Deed C-4 527.
1851-1854	Joseph J. Westbrook	Sus. Co. Deed L-4 522
1854-1856	John H. Nelden (Administrator for Joseph J. Westbrook)	Appointed Administrator
1856	Philip Swartwout and Nicholas Van Noy	Sus. Co. Deed S-4 509
1856-1871	Jacob Shimer and Sally Shimer	Sus. Co. Deed S-4 577
1871-1879	Joseph Shimer	Sus. Co. Deed F-6 9
1879-1881	Margaret Swartout (Swartwout) and Jacob Swartout (Swartwout)	Sus. Co. Deed C-7 483
1881-1906	Lewis A. Marthis and Emma Marthis	Sus. Co. Deed I-7 469
1906-1909	Frank C. McCarty and Sarah L. McCarty	Sus. Co. Deed M-11 548
1909-	Sarah L. McCarty, Linus McCarty, Claude McCarty, Edna Farrell and Olive C. Barber	Heirs of Frank C. McCarty
-1945	Helen M. DeGraw	See Sus. Co. Deed 640 70
1945-1968	Irvine DeRemer and Bertha G. DeRemer	Sus. Co. Deed 640 70
1968-	United States of America	Sus. Co. Deed 940 583

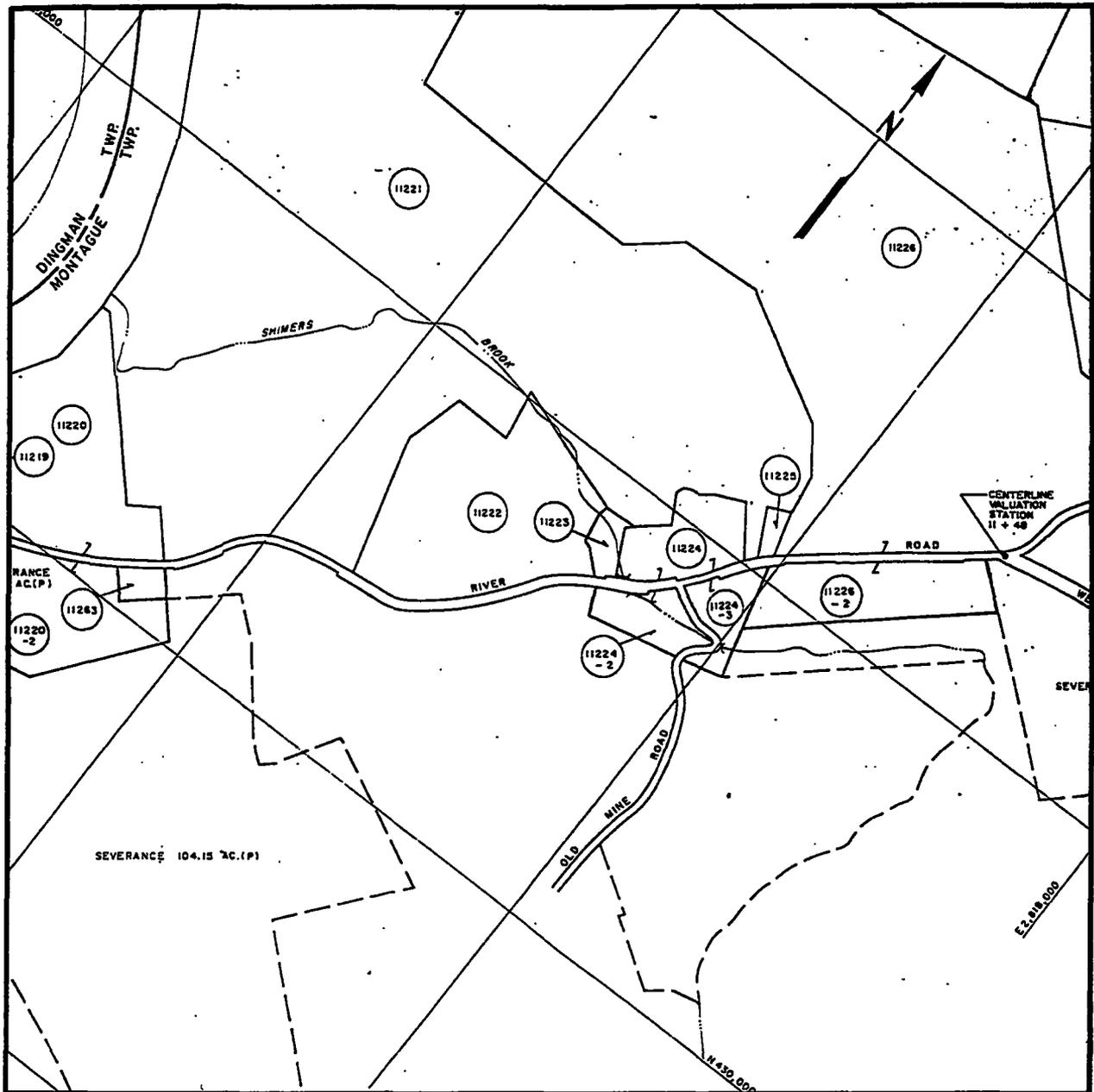
APPENDIX B



Appendix C.1. Hopkins, G.M. Map of Sussex County. 1860.
 Scale 1 inch: 3,000 feet. DeRemer House circled.



Appendix C.2. U.S. Army Corps of Engineers. Topographical Map of the Delaware River Basin/ Tocks Island Reservoir. n.d. Scale 1 inch: 400 feet. DeRemer House circled.



Appendix C.3. U.S. Army Corps of Engineers. Real Estate Map of the Tocks Island Reservoir and the Delaware Water Gap National Recreation Area. Segment 112. 1968. Scale 1 inch: 800 feet. DeRemer House contained within Tract 11222.

BIBLIOGRAPHY

BIBLIOGRAPHY

Albert, Richard C.

1987 Damming The Delaware: The Rise and Fall of Tocks Island Dam.
The Pennsylvania State University Press, University Park and London.

Bertland, Dennis, and Patricia, Woodling, Russell Valance

1975 The Minisink: A Chronicle of One of America's First and Last Frontiers.
Four-County Task Force on the Tocks Island Dam Project.

Bodle, Wayne K.

1977 National Register of Historic Places Inventory - Nomination Form for Old Mine
Road Historic District. On file, Historic Preservation Office, Trenton, New Jersey.

Bunnell, Jacob L., Editor

1903 Sussex County Sesqui-Centennial: Including Centennial Address of Benjamin B.
Edsall. The New Jersey Herald Press, Newton, New Jersey.

Dodd, John Bruce, and Cynthia A. Hinson

1993 Historic Structures Report: The Black/ Minisink Farmhouse, Sandyston Township,
Sussex County, New Jersey. Prepared for the United States Department of the
Interior, National Park Service.

Honeyman, A. Van Doren

1927 Northwestern New Jersey: A History of Somerset, Morris, Hunterdon, Warren
and Sussex Counties. Lewis Historical Publishing Company, Inc., New York and
Chicago.

Hopkins, G.M.

1860 Map of Sussex County, New Jersey. Corlos Allen, Philadelphia, Pennsylvania.

Peck, Leonard

1993 Personal Communication.

Snell, James P., compiler

1881 History of Sussex and Warren County. Everts & Stewart, Philadelphia.

Snyder, John P.

1969 The Story of New Jersey's Civil Boundaries, 1606-1968. Bureau of Geology and
Topography, Trenton, New Jersey.

Sussex County Deeds

N.d. On file, Sussex County Court House, Newton, New Jersey.

Sussex County Mortgages

N.d. On file, Sussex County Court House, Newton, New Jersey.

Sussex County Wills

N.d. On file, Sussex County Court House, Newton, New Jersey.

Sussex County Inventories

N.d. On file, Sussex County Court House, Newton, New Jersey.

Williams, Robert

1993 Personal Communication.