

HISTORIC STRUCTURE REPORT

THE ROBERTS FARMHOUSE

Delaware Water Gap National Recreation Area



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

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*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 Roberts Farmhouse 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 acquired regarding periods of ownership, no concrete evidence was found which could absolutely date any of the sections of the building. The inventory from 1837, while helpful, to some degree makes unraveling the construction chronology more difficult as some of the physical evidence did not logically coincide with the information given in the inventory. 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? Where possible, due to the evidence of construction techniques or details typical to a particular period, likely dates of construction have been attributed. Most recommendations suggest restoring elements based on their quality and significance in the history of the building. However, to some degree, the interpretative approach chosen and subsequent improvements to the building will hinge on the use the National Park Service assigns to the building.

It is important that stabilization work on the Roberts House continue in a timely manner. Water damage has caused several ceilings, floors and walls to fail. Due to the building's condition, access should be limited and should be restricted 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 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 safety hazard.

The first section of the report provides a general background of the Montague Township area followed by specific information on the Roberts Farmhouse 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.

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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) (Bertland 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 (Bertland 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 Roberts House

The Roberts House is located on the west side of U.S. Route 206 approximately one-half mile south of the village of Montague. Documentary evidence suggests the house was built in the early 19th century by either William Crawford or George Nelden, both of whom were owners around this time (Appendix A).

The earliest recorded conveyance relating to the property that includes the site of the Roberts House dates from 1817. In this year William Crawford and his wife May conveyed two parcels of land to George Nelden (Sussex Co. Deed H-2 262). The site of the Roberts House was contained within the second parcel. This lot contained 19+ acres, and straddled the Union Turnpike (U.S. Route 206). The turnpike was constructed between 1806 and 1809 (see section A). The first parcel, containing 28+ acres, abutted the second lot and was located to the west of the Roberts House site. Based on the purchase price of \$2,000 it is possible that a portion of the Roberts House was built prior to this conveyance.

Between 1817 and his death in 1836 George Nelden acquired land adjoining to the south, increasing his holdings to 124 acres. After Nelden died the property passed to his two sons, George H. Nelden and John H. Nelden. The inventory of George Neldens' estate prepared on January 7, 1837 gives the first definitive evidence of the his residence. The inventory showed that the house was a two-story farmhouse. The main rooms on the first floor consisted of a parlor, a dining room, and a kitchen. Other first-floor rooms included a room in the back of the parlor and a back room adjoining the kitchen. John Nelden is mentioned as having his own room. The second floor consisted of two rooms, one over the parlor and one over the kitchen. Cellars existed under both the dining room and at the north end of the house. The inventory also made mention of a stone kitchen and a "... gangway between the houses ..." This maybe making reference to the fact that the stone kitchen and its attached smoke house formed a second free-standing structure. Associated outbuildings included a wagon house, a cow house, a hog shed, and three barns (Sussex Co. Inventory F 312).

The Nelden brothers owned the property jointly until 1843. In that year George who was residing in New York City, sold his title to the property to his brother John (Sussex Co. Deed B-4 364). John H. Nelden and his wife Susan lived at the farmstead for another 17 years. In 1860 they sold the farm to George Y. Hornbeck (Sussex Co. Deed Y-4 450). In 1903 George died and his surviving heirs sold the property to his son Joseph S. Hornbeck (Sussex Co. Deed Y-9 359). Joseph's tenure was short-lived. He died intestate in 1907. His wife Emma H. Hornbeck continued to live at the farmstead. Between 1907 and 1944 Emma died leaving the property to her daughter Bertha E. Cole. Bertha Cole died intestate in 1944, leaving her daughter Mabel E. Roberts as the only surviving heir. Mabel E. Roberts also owned a house near the intersection of U.S. Route 206 and Deckertown Pike. Mabel may have rented out the house between 1944 and 1968. In 1968, she sold the house to the United States Government (Sussex Co. Deed 960 843). 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

George Nelden was born in Bucks County, Pennsylvania in 1796. He married Achsah Holcombe, daughter of George Holcombe of Trenton (Honeyman 1927).

John H. Nelden was the son of George Nelden and graduated from Union College, Schenectady, New York. He worked his father's farm for over 20 years. After he sold the farmstead he became a lumber merchant in Newton (Honeyman 1927).

George Holcombe Nelden was the son of George Nelden, and was born in Hawley, Pennsylvania in 1815. He attended public school in Montague and later worked in the law office of Major William T. Anderson. He worked in New York City, first as a dry goods clerk and later as a partner in the firm Smalley and Nelden, importers of china, glass and earthenware. He moved back to Sussex and in 1849, was elected the Sheriff of Sussex County for a term of three years. In the winter of 1852, he was appointed to the electoral college of New Jersey, helping to carry the vote of the State for Franklin Pierce as President. In the following spring, he was appointed by President Pierce as United States Marshal of New Jersey. He held this office for eight years. From 1860 to 1865 he engaged in the business of manufacturing stoves, plows and other agricultural implements. During the Civil War he assisted the Government in gathering recruits for the Union army. He later opened a coal and lumber yard in Newton which he operated until 1874. In 1874 he was elected County Clerk of Sussex and held this office until his death in 1881 (Honeyman 1927).

Joseph S. Hornbeck married Ella Westbrook in the 1870s. He died on December 31, 1907. His obituary notes " ... Deceased was a man who was highly esteemed by many of his friends for his splendid character. He was one of the best farmers in that section and his thrift and industry were rewarded with a competency that made his last days easy and comfortable. "

ARCHITECTURAL DATA

PART II

EXTERIOR

General Description

Site

The Roberts Farmhouse is located to the south of the Village of Montague on the west side of Route #206. The house and remaining barn is located several hundred yards from the road, down an unpaved lane bordered by maple trees. A dilapidated barn is located on the north side of the house. To the south and west is a pasture area which is now overgrown. Large dairy barns and farm buildings were located on the south side of the house at one time. They are no longer standing. A small creek runs west of the house.

The Building

The dwelling is an "L" shaped clapboard sheathed two-story frame structure, which sits on a stone foundation. (See Figures #1, #2, #3, #4, and #5.) There are two separate basements, three chimneys, a slate roof, and two lean-to type, one story structures. A one-story stone kitchen and smokehouse lays to the west of the house and is connected by a frame hyphen. These spaces are roofed with corrugated and flat sheet metal respectively.

The order and dates of construction of the building remain something of an enigma. Figure #6 notes a possible construction chronology. The stone kitchen and smokehouse at the back of the property (Section A) may date from the 1816 - 1836 period in which it was owned by George Neldon, or it may date from the 18th century. Neldon's 1837 estate inventory mentioned a two story dwelling. It is possible that this stone building was a small one room house with a sleeping loft above. However this seems unlikely as such a large portion of the floor area is attributed to the smokehouse. It is possible also that the two story house mentioned in the inventory is not the house which is currently standing. An earlier house may have burned down or may have been demolished to make way for the existing building. The attic framing in sections B and C suggest they were

crawlspace) and no immediate evidence of a cooking fireplace only a cooking stove. It would have been unusual to the occupants to run out to the stone kitchen to do all their cooking in the winter, although this is possible. A greater mystery is the fact that in the inventory a kitchen (separate from stone kitchen), a dining room and parlor are all mentioned, as are two cellars. Perhaps the current parlor, Room #103, in Section C was divided (and if so what was its source of heat?). Another unusual fact is that the kitchen (Section B) Room #102, and parlor (Section C) Room #103, are both very generously sized rooms for an early 19th century farmhouse. Section D obviously dates from the second half of the 19th century. At the time this addition was made, the older portion of the house was updated in terms of having the gabled returns, roof, and chimneys match. There is clear evidence of a construction joint in the clapboard of sections B and D (See Figure #7). The front porch was probably added at the time of the construction of Section D.

Exterior Description and Condition

Foundation

Description:	Rubble field stone.
Condition:	Fair, mortar is washed out and stones are loose in places.

Exterior Walls

Description:	* Wood clapboard (6-1/2"-7" exposure) over wood frame with brick nogging between the studs. Clapboard is found on sections B, C, D and hyphen. Clapboard in D has greater exposure than B. A construction joint covered with narrow pieces of trim is found on north side of building. (See Figure #7). The west and south gable ends also have wider board exposures and were probably reclapboarded at the time of the construction of Section D. In the kitchen (Section B), Room #102, the original
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* Denotes a significant feature of the building.

north facing window openings have been covered over with clapboard and new picture window installed. Section A, the stone kitchen and smokehouse, has rubble stone bearing walls.

Condition:

The painted finish on the clapboard has deteriorated leaving bare wood exposed in places. Much of the paint is alligating. Some clapboards are warping due to weather exposure. Boards near foundation and on the west side of the house are in particularly poor condition. Some boards are missing or have split and are rotting (particularly where lower roofs abut the wall). Some clapboard is missing from the lean-to on the north side of Section D. Stone walls are generally in good condition although a minor amount of pointing is needed.

Ornament/Trim

Door Trim

Description:

* South facing door on porch has 4-3/4" wood trim. The outer 2-3/4" is composed of a multi-profiled molding. The trim probably dates from the period of original construction of Section D. (See Figure #8).

The east facing door trim was not accessible. It is likely that it is a simple molding to match the Section C window trim.

Other door openings have simple wood trim.

Condition:

Wood is splitting, paint is peeling.

Window Trim

Description

* Section A; rough timber framing. (See Figure #9).

Section B - Simple 4-1/2" wood trim; sill flush with trim; small drip edge above lintel trim.

* Denotes a significant feature of the building.

Section C - Simple wood trim corners are butt jointed. Sill projects only slightly from trim. (See Figure #10, #11, #12).

- * Section D South and west first floor trim matches south door trim. (See Figure #13).
- * Cast iron shutter hardware is remaining on most window frames.

Condition: Painted finish is deteriorated. Moisture damage to some sills, particularly those which are not protected by porch roof. Shutter hardware is rusted, broken or missing.

Structure

Description: See Chapter III.

Condition: See Chapter III.

Cornice

Description: * At the edge of the roof line in Sections B, C, D is an overhang above which is a decorative trim board. The overhang projects out about one foot from the building. These overhangs continue as gable returns at the east, west and south sides.

Half-round gutters are attached to the north, south and east edges of the eaves. The rear (west) elevation has pole gutters covered with sheet metal. The stone kitchen and clapboard link have wooden fascia boards but no decorative cornice work.

Condition: Painted finish is in very poor condition. Lack of maintenance has contributed to deterioration of wooden soffits (See Figure #14). Insensitive repairs have been made. Leaders are broken, disconnected or missing. Wasp nests are attached to soffits.

Exterior Doors

Description: * South facing (from the entrance hall, Room #104) front door opening is 3'-2" x 6'-5". Painted wood door probably dates from the original period of construction of Section D. It has four panels, the top two of which may have been wood or glass. Hinges are mortised.

Door from 106a is a painted wood door.

Door from 109 is 2'-4" x 6'-5" with four lights over two wooden panels. Doors from Rooms 103 and 100 are missing. Door from 109a, is painted wood.

Condition: Painted finish is deteriorated on all doors. Door from Room #109a is on the floor and is not hanging in its opening.

Windows

Description: Window sash are described in interior section. In order to reduce vandalism, openings are covered with plywood on the exterior side. On the east facade are attic windows with louvers.

Condition: Louvers are missing and broken, paint is failing. Method of applying plywood results in holes being drilled into trimwork.

Porch

Description: * Wood decked "L" shaped porch on the east and south side of the building. Porch roof is supported by five wooden piers. The piers have applied box bases. The piers are topped with capitals with stepped moldings. An unornamented entablature spans the piers. The porch roof is flat seam sheet metal painted red. Round galvanized metal leaders take the water from the roof and flexible PVC pipe directs the water away from the building.

Condition: The porch and its roof are in good condition as they were rebuilt in 1993.

Roofs

Description: * Section B, C and D are unified by a slate roof which was probably installed at the time Section D was constructed (1870's). The grey slate is laid in two rows of straight edged slates alternating with four rows of diamond edged slates. The bottom two rows are asphalt shingles. The hypen connection to the stone kitchen is covered with a standing seam sheet metal roof. The stone kitchen is roofed with corrugated sheet metal and standing seam sheet metal.

Condition: All the roofs are in poor condition and need replacement.

Chimneys

Description: * Three red brick chimneys on Sections B, C and D, which are similar in design, were built or rebuilt at the time the slate roofs were put on. Two of the chimneys have

corbeled tops with corbeled bases. The chimney on the stone kitchen (Section A) is covered with a round topped sheet metal hood.

Condition: The chimney on the stone kitchen was repointed and reflashed in 1993. The other chimneys are in poor condition. Mortar joints are washed out, brick is spalling. The west chimney in Section B is coated with a waterproofing coating which is peeling (See Figure #15).

Interior Description and Condition

BASEMENTS

General Description

There are two basements which appear to have been built in two different periods.

Room #001: * Located under Section C it has a dirt floor with a small concrete slab at east wall under water heater. Large support structure at south end for chimneys above consists of two masonry wing walls with cross timbers supporting stone hearth. (See Figure #16).

Room #002: Located under Section D, it is accessible from both the interior and exterior. It is finished for "use" (mechanical, some storage).

Floors

Description:

Room #001: Dirt; level varies.

Room #002: Flagstone; size varies (3'x4', 2'x3' - no typical). Floor is covered with debris.

Condition:

Room #001: Good.

Room #002: Good.

Walls

Description:

Room #001: * Fieldstone.

Room #002: * Fieldstone; lots of mortar - stone almost obscured. On the north wall there is an old window opening which is now closed up.

* Denotes a significant feature of the building.

Condition:

Room #001: Water damage under window on south wall.

Room #002: Good.

Ceilings

Description:

Room #001: * Exposed framing - hewn wood.

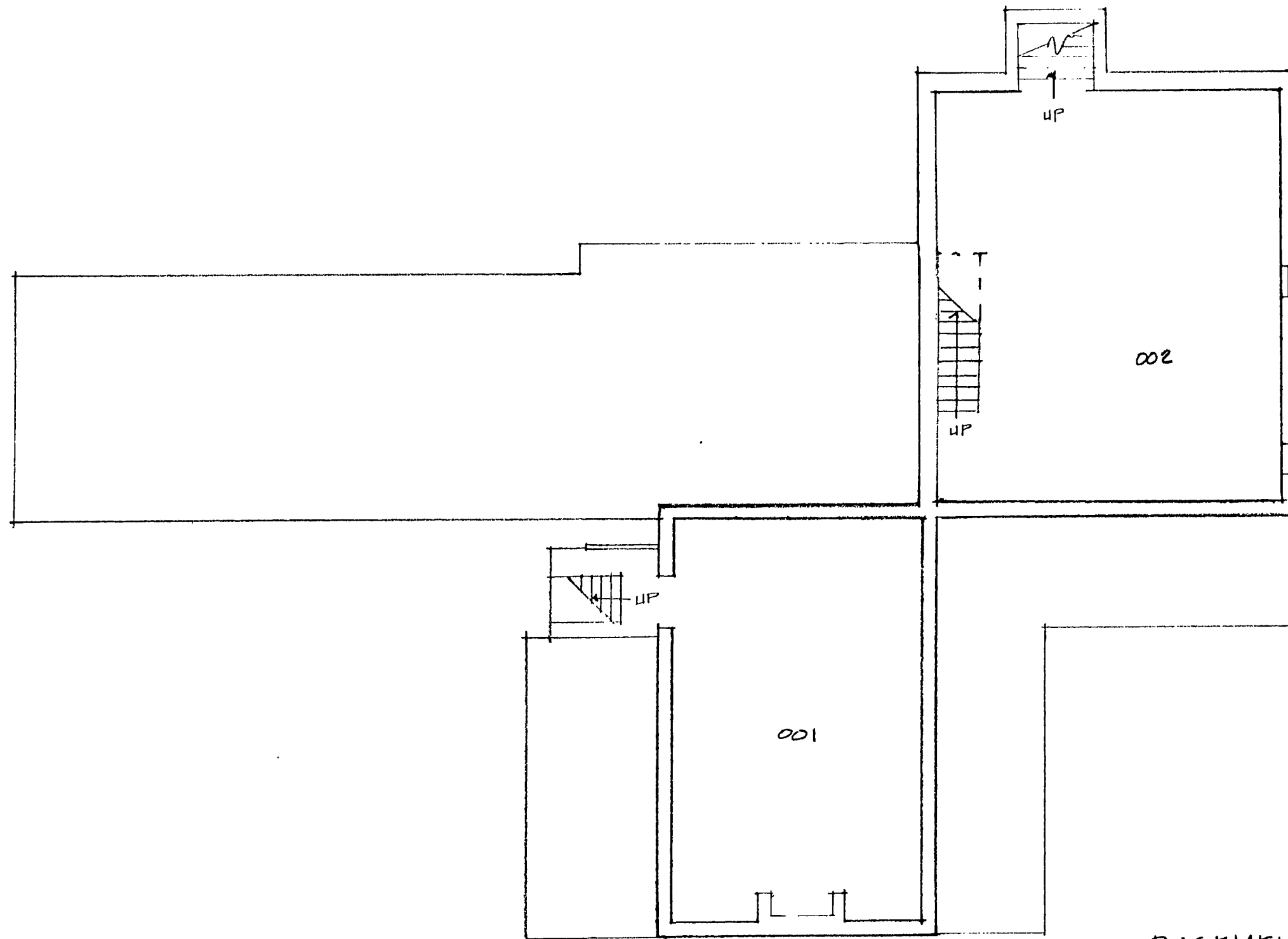
Room #002: * Exposed framing - sawn wood.

Condition:

Room #001: Good.

Room #002: Good, with the exception of water damage to the north under the lean-to.

* Denotes a significant feature of the building.



BASEMENT PLAN
ROBERTS FARMHOUSE
1/8" = 1'0"

FIRST FLOOR

Room #100 (Smokehouse)

Description: * At the rear of the old kitchen is a smokehouse. It has a dirt floor, stone walls and no ceiling. The exposed rafters support logs from which meat was hung to be smoked. Still in evidence are the ropes the meat was suspended with. At the north end of the space is the backside of the beehive oven and its stone corbeled support. (See Figure #17). The space is 5'-11-1/2" x 12'-4".

Condition: The walls and rafters are charred and discolored. The door to the exterior is missing. The space is filled with debris.

Room #101 (Smokehouse Kitchen)

Floor

Description: Concrete.

Condition: Cracked.

Walls

Description: * 16" thick field stone walls.

Condition: Good, some repointing needed.

Ceilings

Description: Plywood; 3 joists (5" x 6") visible, joists are constructed 2'-10" o.c.

Condition: Poor, due to water damage.

Window Sash

Description: Not determinable.

Condition: Sash are missing.

*Denotes a significant feature of the building.

Trim

Door Trim

Door to 106

Description: * Simple wood casings.
Condition: Joint is opening up between frame and lintel.

Window Trim

Description: * Simple painted wood casings, lintel and sill.
Condition: Paint is deteriorated. Cracks have developed.

Fireplace

Description: * West wall encompasses larger working fireplace and bake oven. (See Figure #18). The fireplace is 2'-0" deep. The back wall is stone. In the stone back is a 1'-0" recessed arch into which a pot was probably swung. 1'-9" above the finish floor is hardware or the arm for holding a pot. The chimney flue is brick. Extending through the flue is a corrugated metal pipe. (See Figure #19).

* The beehive bake oven is 5'-9" deep. It is lined with red brick. The 1'-1-1/2" x 10-1/2" metal framed opening would have held a metal door.

* In front of the fireplace is a large lintel which is 12-1/2" thick at the top tapering to 5-3/4" at the bottom. It is 14" deep. The lintel is supported at mid-span by two 3" diameter shoring jacks.

Condition: The brick flue lining is deteriorating and the junction of the smoke shelf and flue is cracked. The bricks are damaged and the mortar is failing. Mortar is failing in beehive oven.

Room #102

Floor

Description: Many layers of linoleum (See Figure #20) over newspaper over 9" ± wide pine boards which are laid east-west. Boards sit on 9" diameter logs on grade which are approximately 3'-0" on center.

Condition: Due to obscuring by linoleum difficult to determine condition. Probably poor due to moisture and insects.

Walls

Description: Vertically oriented beaded board wainscot 6"-9" wide. Above wainscot is plaster wall covered with wallpaper.

Condition: Poor, due to fire and smoke damage. (See Figure #21).

Ceilings

Description: Board over plaster on wood lath.

Condition: Poor; holes in ceiling. Fire and smoke damage.

Doors

Door to 103

Description: * Six-paneled wooden door with a painted finish. Cast iron rim-lock and knob and key escutcheons (See Figure #22).

Condition: One door knob is missing. Finish is badly damaged by fire. Checks and cracks in wood. Hardware is in poor condition. Door probably dates from the nineteenth century.

*Denotes a significant feature of the building.

Door to 106

Description: * Six paneled wooden door with a painted finish hung in 2'-8" x 6'-3" opening with two five knuckle ball-tipped hinges: A ghost of a rim lock is evident.

Condition: Finish is badly damaged by fire. There are checks and cracks in wood.

Door to Closet Under Stair

Description: * Painted wooden vertical board with horizontal braces, cast iron rim lock with porcelain knob. Hung with two acorn tipped hinges in a 2'-6" x 6'-3" opening. Probably dates from 19th century.

Condition: Finish is fire-damaged. Lock is inoperable.

Windows

Description: Three 6/6 windows which date from the mid 20th century. Standard meeting rail lock. Each opening is 2'-3-1/2" x 3'-10".

Condition: Glass is broken in all sash. Sash is missing in one opening. Remaining sash are in poor condition and do not merit salvaging.

Trim

Baseboards

Description: * Painted wood baseboard with torus profile on top. Exposed profile is 3" above linoleum floors. An additional 2" is below linoleum is sitting on original wood floor. Baseboard may date from the initial construction of section B.

Condition: Missing or severely damaged on south and west walls. Wood is fire damaged. Finish is badly damaged.

Chair Rail

Description: Painted wood bullnosed chair rail 1-1/4" wide x 1-1/8" high.

Condition: Finish is deteriorated due to age and fire damage.

Crown Molding

Description: Painted contemporary wooden crown molding.

Condition: Finish is fire damaged.

Door Trim to Rooms #103, #104, #106

Description: * Painted wood simple casings ranging in width from 3-3/4" - 4-1/2". Interior jamb trim piece has a rounded edge.

Condition: All have been subjected to fire damage. Wood has cracks and checks. Painted finish is severely damaged.

Window Trim

Description: Simple 4" wide painted wood casings which match the door trim. Trim would date from period in which these windows were installed - probably mid 20th century.

Condition: Finish has been severely damaged from fire. Wood has cracks and checks. Casing is missing on east side.

Closet

Description: * Located under stair. Closet is 3'-1" deep and is finished with shelves. It has plaster walls and wood floors.

Condition: Finishes are failing due to age and fire damage.

*Denotes a significant feature of the building.

Fireplaces

Description: Although no fireplaces are extant, there is evidence of the location of a wood stove was on the west wall. A brick flue opening is supported by wooden brackets (See Figure #21). Investigation did not yield evidence of a fireplace on south wall. The floorboards along the west wall were not lifted up; it is possible there was a fireplace there at one time.

Condition: Stove is missing. Pointing of bricks is failing.

Stair

Description: * Enclosed wooden stair to second floor with 4" treads and 8" risers.

Condition: Very dirty, finish has deteriorated.

Room #103

Floors

Description: * 8" wide wood boards laid north - south

Condition: Very dirty, finish has deteriorated.

Walls

Description: Plaster on wood lath some 4" x 4" stud framing members are exposed. Contemporary 2 x 4 wood studs are exposed in former door opening. Walls are covered with layers of wallpaper and paint.

Condition: Poor due to fire, water and mildew damage. Amount of damage to plaster cannot be determined without removing wallpaper. Wallpaper is peeling.

Ceilings

Description: Plaster on wood lath. Ceiling is covered with wallpaper.

Condition: Poor, due to fire water and water damage. Amount of damage to plaster cannot be determined without removing wallpaper. In several spots plaster has completely released. (See Figure #23).

Doors

Door to Porch

Description: Opening is 2'-5-1/2" x 6'-8".

Condition: Door is missing.

Windows

To rear

Description: * One 6/6 painted wood sash in an opening 2'-3" x 4'-4".

Condition: Poor; wood finish and glazing damaged.

To Front Porch

Description: * Two 6/6 painted wood sash in 2'-3" x 4'-5" openings.

Condition: Poor; sash missing in one opening. Glazing missing from other sash. Paint build-up on sash. Sash need rebuilding as the joints are opening up.

Trim

Baseboard

Description: * 6" painted wood baseboard.

Condition: Finish is damaged from fire and water.

*Denotes a significant feature of the building.

Door Trim

Description: * Painted wood casing edged with molding. On the east side the top of the molding is integrated into the adjoining window frame. Affixed to trim are remnants of cast iron rim lock and three knuckle hinges with acorn tips.

Condition: Poor, due to fire charring and paint build-up.

Window Trim

Windows Facing East (front)

Description: * Architrave casing starting at floor. Profile similar to door trim but slightly smaller (See Figure #s 24 and 25).

Condition: Poor due to fire charring of wood. Paint is alligating.

Window Facing West (rear)

Description: * Casing has same molding as east facing windows in Room #103. However, casing does not go to floor, it terminates at the apron (See Figure #26).

Condition: Paint is alligating.

Fireplace

Description: * Red brick (8-1/2" x 2" exposed faces) fireplace, back of fire box is laid in field stone. Opening is 3'-9-1/2" x 2'-8" and the depth is 1'-1".

Condition: Pointing is missing and mantle is missing.

Room 104 (Entry Hall)

Floors

Description: * 4-1/4" average width boards laid north-south.
Condition: Very dirty, some fire damage, lots of debris present.

Walls

Description: Plaster on wood lath covered with layers of paint and wallpaper.
Condition: Extensive fire damage near entries to Rooms #103 and #102. Plaster missing, lath broken.

Ceiling

Description: Composition board over plaster over lath.
Condition: Poor, due to fire damage.

Doors

Front Door (south)

Description: * Painted wood door probably dates from the original construction of Section D. Four panels; top two may have been wood or glass. Hinges are mortised in like in Room #107. There is a ghost of a rim lock. The door is 3'-2" x 6'-5".
Condition: There has been fire and vandal damage.

Door to #103 (South Parlor)

Description: * Six panel wood door with a porcelain knob on the Room #103 side. Remnant of casing rim lock on #104 side. Acorn tipped matches hinge on door to Room #107. Door is 2'-8-1/2" wide.

Condition: Door badly charred from fire. Center style and panels missing. Finish is badly damaged. (See Figure #27).

Door to #102 (Kitchen)

Description: * Wood door matches door to Room #103 except on #103 side are vertical boards. Hinges also match Door to #107; ghost of rim lock. Door is 2'-8-1/2" x 6'-3".

Condition: Extensive fire damage to wood and finishes. Lock missing. Hinges and other hardware have paint accumulation.

Trim

Baseboard

Description: * Painted wood, 9-1/4" above finish floor.

Condition: Wood charred from fire. Finish completely deteriorated.

Door Trim

Door to outside

Description: * Type A casing plus additional outer molding trim 7" wood architrave casing with decorative molding (See Figure #28). Extends around four lite transom over the door.

Condition: Painted finish is deteriorated.

Door to #103

Description: Not available.

Condition: Trim missing due to fire damage.

Door to #102

Description: Simple 3-3/4" butt cornered door trim. Jamb trim has a rounded edge.

Condition: Finish is deteriorated; severe alligating.

Door to #107

Description: * Type B. (See Figure #29).

Condition: Finish is deteriorated; severe alligating.

Door to #105

Description: * Type A.

Condition: Finish is deteriorated; severe alligating.

Stairs

Description: * 10 risers to intermediate landing; 3 additional risers to second floor. Treads are 10-1/2" ± and risers are 8-1/2" ±. Treads and risers are wood. Cove molding under tread bullnose returns around stringer edge. Baseboard is a continuation of Type A found in Room #104. At the inside point of landing where stair switches direction is a curved molding (See Figure #30).

Condition: Railing, balusters and newel posts are missing. Stair tread and riser finishes are soiled and deteriorated.

Room #105 Front Parlor

Floors

Description: * Pine boards averaging 5" wide laid east-west - stained on edges only. Saddle between Rooms #104 and #105 is top quarter of a log.

Condition: Very soiled, boards cupping, some ripped edges on boards.

*Denotes a significant feature of the building.

Walls

Description: Plaster on wood lath; several layers of wallpaper over painted finish.

Condition: Some holes in plaster; wallpaper is peeling.

Ceilings

Description: Painted plaster on lath. At one point there had been wallpaper on ceiling as there are remnants left.

Condition: Plaster cracking perpendicular to framing.

Doors

To 104

Description: Not available

Condition: Missing

To 108

Description: Not available

Condition: Missing

Window Sash

Description: * Four 9/6 double hung wooden sash in 2'-3" x 4'-7" openings. Thin muntin profile sash operate on cord with a twisted rope. Unusual meeting rail latches with porcelain knob. (See Figure #31).

Condition: 30% of glazing is missing. Some latches are missing parts. Hardware is dirty and corroded. Glazing putty has deteriorated.

*Denotes a significant feature of the building.

Trim

Baseboard

Description: * Painted Type A; 9-1/4" above finish floor high.

Condition: Paint alligating; build-up of paint.

Door Trim

Doors to 104 and 108

Description: * Painted wood door casing type A; 6-1/4" wide.

Condition: Paint alligating; build-up of paint.

Window Trim

Description: * Type A; 6-1/4" wide including stop. Framed panel below windows. (See Figure #32)

Condition: Paint alligating. Stops missing in two windows.

Fireplace

Description: * Mantle has been removed. Appears to have originally had a wood stove. Arch is plastered in baseboard spanning opening matches other baseboard in the room. (See Figure #32).

Condition: As mantle and stove are missing.

Room #106 (Passageway)

Floor

Description: Concrete on grade. Floor level is 6" below the floor level of Room #102.

Condition: Some cracking.

Walls

- Description:** As the space is an enclosed passageway the walls are made of various materials.
West: Stone rubble with whitewashed stucco parging.
East: Painted horizontally laid boards 8-3/4" - 9-3/4" wide.
North: Gypsum wallboard over wood studs.
South: Gypsum wallboard over wood studs.
- Condition:** West wall: parging is coming loose from stones; mortar between some stones is deteriorated causing loosening of stones.
North, south and east walls: wallboard and boards are damaged due to moisture and lack of maintenance. Although the enclosure has always been makeshift in nature, due to the succession of stop-gap improvements, this space will need considerable work to make it either useable in a contemporary sense or as a historic interpretation.

Ceilings

- Description:** Gypsum wallboard stove flue opening over door to 101.
- Condition:** Poor. Joints never taped, nails never puttied, surface left unpainted.

Doors

Door to North (exterior)

- Description:** * Painted wood door hung with three knuckle hinges with acorn tips. Rim lock. Door is 2'-9" x 6'-6".
- Condition:** Ferrous-based metal on hardware (i.e. rim lock and knob escutcheon) is rusting.

*Denotes a significant feature of the building.

Door Between Vestibule (106A) and 106

Description: * Painted six-panel wood doors 2'-6" x 6'0". Hung with five knuckle ball-tipped hinge. Cast iron rim lock . Panels are flush to framing on Room #106 side.

Condition: Painted finish failing; hardware needs cleaning and refinishing. Door knob is missing.

Door to South (exterior)

Description: Comprised of painted four vertical beaded boards; hung with five knuckle hinges with flat tops. Door is 3'-1" x 6'-3-1/2".

Condition: Painted finish is failing; door is not hanging straight on hinges.

Door to #101

Description: Door is missing.

Window Sash

Description: Two window openings (one to north and one to south) with openings 2'-4" x 3'-9"; 6/6 wood sash.

Condition: Sash missing in opening to north. Interior stops missing on both windows. Painted finish failing. Glazing putty is deteriorated.

Trim

Door

Description: Simple painted wood butt-jointed casings.

Condition: Painted finish is failing. Frame is pulling apart.

Window Trim

Description: Painted wood butt-jointed window casings.

Condition: Frames are crooked due to building shifting - especially on south wall.

Room #107 (Storeroom)

Floor

Description: * Boards averaging 4-1/4" - 6-1/2" wide; laid east west; floorboards are probably pine. The saddle on the threshold to Room #105 has chamfered corners.

Condition: Very dirty. Boards are warped and are cupping from significant water damage. Finish is deteriorated. Framing on north wall should be examined for water damage.

Walls

Description: Plaster on wood lath. Layers of wallpaper and paint.

Condition: Plaster is cracking and spalling on north (outside) wall. Need to remove wallpaper to more fully examine plaster condition.

Ceilings

Description: Appear to be thin sheets of plywood over plaster on wood lath.

Condition: Failure in northeast corner; plywood and plaster have become detached from ceiling surfaces.

Doors

Description: Door is missing. Hinges have a paint build-up.

Condition: Door not available for examination. Hinges indicate door used to swing into Room #107.

*Denotes a significant feature of the building.

Windows

Description: Two north facing windows with openings 2'-0" x 3'-4".
Painted wood 6/6 sash.

Condition: Sash is missing in eastern window opening. Glass
missing in bottom sash of western window.

Trim

Baseboard

Description: * Wood 7" high baseboard.

Condition: Painted finish is failing.

Crown Molding

Description: Does not date from period of original construction of the
room. Painted wood contemporary quarter round
molding.

Condition: Good.

Door Trim

Description: * 4-1/2" painted wood trim Type B as found in Room
#108. Portion of rim lock remains on west jamb.
Although door is missing, there is a three knuckle cast
iron hinge with acorn tip.

Condition: Paint is alligating.

Window Trim

Description: * Window casing for western window is trim type B.
Casing for eastern window is plain although there is a
bullnosed sill which protrudes on either side of the frame.

Condition: Some joints have opened up and there is extensive paint
failure.

Room #108

Floors

Description: * Boards average in 4-1/4" - 6-1/2" wide; laid east-west; floorboards are probably pine. The saddle on the threshold to Room #105 has chamfered corners.

Condition: Very dirty. Doors are warped and are cupping. Significant water damage will require replacement of all boards. Framing along north wall needs further examination with regard to possible water damage.

Walls

Description: Plaster on wood lath or directly on outside brick walls of wood framing and brick nogging. Exterior hewn framing members are 3" x 4" or 4" x 4", 30" on center. The brick nogging is comprised of red brick (9" x 2-1/16" x 4-1/2").

Condition: Failure along the north wall where nogging has fallen out on floor. Exterior sheathing has received water damage. (See Figure #33).

Ceiling

Description: 12" x 12" acoustical tile on wood strips on plaster.

Condition: Soiled. Material post-dates the period of original construction of the room.

Door

Description: Undetermined

Condition: Door is missing.

*Denotes a significant feature of the building.

Windows

- Description: * Two windows: one faces north and one faces east. Sash did not have pulleys originally. Sash did have 9/6 divided lights. Openings are 2'-3" x 4'-4-1/2".
- Condition: Sash are completely missing from one opening, muntins and glazing missing from the other. Painted finish has deteriorated.

Trim

Baseboard

- Description: * Type B; 7" above finish floor.
- Condition: Painted finish deteriorated. Water damage on north wall.

Crown Molding

- Description: Painted wood contemporary quarter round cove molding 1" high.
- Condition: Good; however, is inappropriate.

Door Trim

- Description: * Painted wood casing profile Type B.
- Condition: Paint is alligatoring.

Window Trim

- Description: * Painted wood profile casing Type B; frame trim continues under sill. Sill is 2-1/2" deep and has milled outer edge.
- Condition: Paint is alligatoring. Deterioration of wall has caused frames to shift.

Closet

Description: Mid-20th century addition of a closet constructed with gypsum wallboard with a hollow core wood door.

Condition: Painted finish is deteriorated. Closet post dates original period of construction.

Room #109 and #109a

Floor (Rear lean-to off parlor)

Description: * Wood boards, 9" average width, laid east-west.

Condition: Significant sag in floor, warping and cupping of boards, finish is deteriorated.

Walls

Description: Painted plaster on wood lath and Gypsum Wall Board (GWB) over 2 x 4 wood studs. Room divided at north end to form Room 109a.

Condition: Very poor due to structural sag. Significant cracking. Finish is deteriorated.

Ceilings

Description: Plaster on wood lath.

Condition: Poor; plaster is cracking and has failed in numerous spots.

Doors

Door to outside on south wall

Description: * Painted wood door. 2'-4" x 6'-5". Four lights over 2 wooden panels. Door probably dates from the late 19th century or early 20th century. Cast iron rim lock. Decorative hinge with steeple tips and raised filligree on mounting plates (See Figure #34).

Condition: Painted finish is deteriorated, hardware is covered with paint, door knob is missing.

Door to Outside on North Wall 109A.

Description: Painted wood; two long panels over two shorter panels.

Condition: Door is on floor and is not hung in opening.

Windows

Window in #109

Description: Opening 2'-3-1/2" x 4'-5".

Condition: Sash missing.

Trim

Baseboard

Description: * 6-1/2" high painted wood baseboard with bead on top.

Condition: Fair; painted finish is deteriorated.

Door Trim

Door to outside on south

Description: 4-1/2" wide painted wood casing joined with mitered corners.

Condition: Painted finish is soiled and failing; frame is deflecting due to building movement.

Door Trim to north (109a)

Description: Simple wide butt-jointed painted wooden trim.

Condition: Painted finish is soiled and deteriorated.

*Denotes a significant feature of the building.

Window Trim

Room 109

Description: * 5" wide painted wooden casing (including 1/2" stop).
Not found elsewhere in the house (See Figure #35).

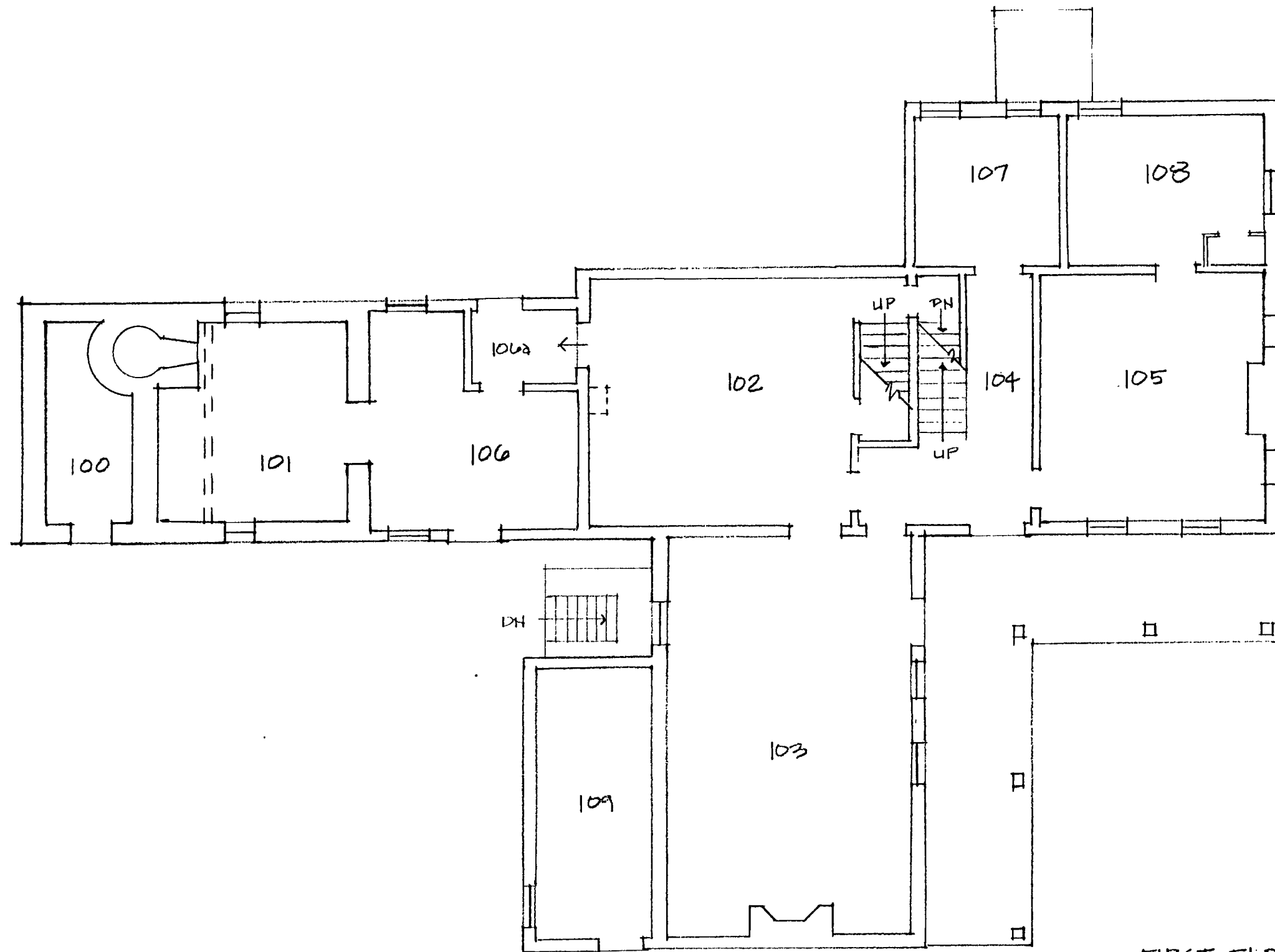
Condition: Painted finish soiled and deteriorated. Movement of
frame due to movement in wall.

Room 109a

Description: Butt-jointed painted wood window trim.

Condition: Painted finish soiled and deteriorated.

*Denotes a significant feature of the building.



FIRST FLOOR PLAN
ROBERTS FARMHOUSE
 1/8" = 1'-0"

SECOND FLOOR

Room #201 - Second Floor Hall

Floors

- Description: * Random width floorboards, varying from 7-1/2"w - 9"w, laid north-south. The floor appears to be original to this portion of the house.
- Condition: The floorboards are extremely worn and soiled. The individual planks are warped, cracked, gouged and have checking. The floorboard joints are cupped.

Walls

- Description: The plaster walls are covered with at least three distinct layers of wallpaper.
- Condition: The fire in the first floor hall caused damage to the second floor hall due to the heat, smoke and water infiltration. The wallpaper is peeling throughout the hall. Some areas are deteriorated down to the plaster, other areas have loosened wallpaper, revealing three layers of wallpaper patterns. The exposed plaster is chipped, delaminated and cracked.

Ceiling

- Description: The ceiling is painted plaster.
- Condition: The ceiling sustained smoke and heat damage due to the fire. The paint is peeling and blistered. The plaster is cracked and spalled.

Doors

N/A

Window Sash

- Description: * 9/6 double hung, wood window w/decorative trim, measuring 2'-3"w x 4'-5-1/2"h.

*Denotes a significant feature of the building.

Condition: The painted window is peeling and the top sash is missing. All of the hardware is missing.

Trim

Baseboard

Description: * Painted wood baseboard. (See Figure #36).

Condition: The baseboard paint is peeling and cracked. The wood appears to be extremely dry, some portions are scuffed and gouged.

Other Ornamentation

Description: * The northwest corner has a rounded cornerboard and a ceiling board.

Condition: The painted trim pieces are dirty and alligatored. The trim continues along the north wall into Room #203.

Door Trim

Description: The door trim is located at the entries to Room #203 and #202. It is painted wood. (See Figure #37).

Condition: The door trim in Room #201 at door opening to Room #202 has been cut away; approximately 4-1/2" x 9-1/2" in the middle of the right door frame.

Window Trim

Description: * The wood trim is painted. (See Figure #37).

Condition: The trim is intact. The paint is smoke/soot impregnated from the fire in Room #104.

Lighting

Description: A ceiling surface mounted light fixture is located in the middle of the ceiling.

Condition: The only extant portion of this fixture is the exposed wiring.

Other

The wood stairs are missing their railing, balusters and newel posts. The steps are wood with 11" treads and 7-1/4" - 8" risers.

Room #202

Floors

Description: A linoleum floor applied over wood floor boards. The floorboards match the floorboards found in Room #201.

Condition: The floor is in varying degrees of disrepair. The linoleum is intact on approximately 65% of the floor. The rest of the floor is exposed floorboard or missing floorboard, revealing the floor joists.

Walls

Description: The original plaster has been removed and GWB and wallpaper has been installed.

Condition: The wallpaper is on the east, west and north walls. The south wall has 50% wallpaper, 25% exposed stud and 25% exposed GWB. The wallpaper is peeling at all of the edges and seams. The GWB is cut away on the south wall and the wood studs are exposed.

Ceiling

Description: The ceiling is composed of 50% wood lath and 50% GWB over plaster.

Condition: The exposed lath, the GWB and the plaster are all deteriorated. The plaster and drywall are cracked, stained, missing pieces and broken. The exposed lath is broken and/or loose.

Door

- Description:** A door with five recessed panels, (2'-6"w x 6'-5h) is located on the stair landing, Room #201. It appears to belong to Room #202 because a towel bar is attached to the back face of the door. A door with two recessed panels (2'-8"w x 6'-2"h) is on the north wall; it swings into Room #204.
- Condition:** Both doors are painted. The doors are solid. The paint is peeling. Both doors are missing their door knobs. The door located on the stair landing is missing its hinges.

Window Sash

- Description:** * 9/6 double hung window - it is similar to the window in Room #201.
- Condition:** The bottom sash is removed and leaning against the south wall. The frame is broken, the sill is broken. The painted surface is gouged, dirty, peeling and stained.

Trim

Baseboard

- Description:** Wood, painted, clam shell typical, with approximately 70% coverage.
- Condition:** The baseboard is not original to the room interior. It is cut away in the southeast corner. The remaining pieces are gouged, scuffed and scratched.

Door Trim

- Description:** The door trim on the north wall is similar to Room #201. The door trim on the west wall is painted, 2 x 4 boards.

* Denotes a significant feature of the building.

Condition: Both trim types are gouged, stained, scratched, and in generally poor condition.

Window Trim

Description: The extant portion of the trim is painted.

Condition: The frame is broken, the sill is 2'-1" above the finished floor. It is broken. The general condition of the trim is poor.

Comice Molding

Description: The south wall has a painted ceiling board. Similar to the ceiling board located on the north wall of Room #201.

Condition: The wood is dirty and the paint is alligatored and peeling.

Room #203

Floor

Description: * Random width floorboards, varying from 7-1/2" - 9" wide, laid east-west. The character and style of the floor is similar to that found in Room #201. The floor appears to be original to this portion of the house.

Condition: The floorboards are extremely worn and soiled. The individual planks are warped, cracked, gouged and checked. The boards are cupped.

Walls

Description: Wallpapered over plaster on 80% of the walls. The south wall, below the chair rail, is exposed studs and brick nogging. (See Figure #38).

* Denotes a significant feature of the building.

Condition: The wallpaper is peeling at all of the edges. The general condition of the wallpaper is poor, as it is extremely soiled and scuffed.

Ceiling

Description: The ceiling is painted plaster.

Condition: The plaster is delaminating and spalled. Cracks and gouges are evident.

Doors

The door has been removed.

Window Sash

Description: * There are four windows, three are intact, one located in the north wall is missing its sash.

Condition: On the east wall, the south and window is lacquered. The other windows are painted. The hardware is missing from all of the windows. The north end window on the east wall has a cracked light.

Trim

Baseboard

Description: * The baseboard is painted on the east, north and west walls. The south wall has all of its baseboard removed. The baseboard around the closet is painted, flat board resembling 2 x 6's.

Condition: The profiles on the east, north and west walls are intact. The wood is dry and the paint is delaminating. The general conditions appear to be gouges, scuffs and scratches.

Window Trim

Description: * The window trim is painted on the south, north and northern east wall window. The southern east wall window is lacquered.

* Denotes a significant feature of the building.

Condition: All of the window frames are intact. The painted frames are delaminating and cracking. The lacquered frame is alligatored and yellowed.

Cornice Molding

Description: A painted ceiling board, similar to the one found in Room #201 and #202, is on the north wall and south wall.

Condition: The painted trim pieces are dirty and alligatored.

Chair Rail

Description: * The painted chair rail integrates into the window sill and apron. It continues around the north and south walls wrapping toward the east wall windows, terminating at the edge of east wall window sills. (See Figure #39).

Condition: The southwest corner is missing its chair rail. The paint in all areas is alligatored or delaminated. The above, finished floor height is 2'-1-3/4".

Lighting

Description: There is exposed wiring for a ceiling mounted light fixture.

Condition: Most likely not operable, due to wiring damage, none of the remnants of this fixture are salvageable.

Closet

Description: A closet has been built into the northwest corner. The original baseboard, chair rail and ceiling board continue into the closet. The closet has been framed with painted 2 x 4's, at the base and door frame. The sides are wallpapered to match the room.

Condition: The closet is intact, but is not original to the room.

* Denotes a significant feature of the building.

Fireplace

- Description: * The fireplace is plastered and wallpapered. (See Figure #40). A wood mantel has been applied. The firebox is enclosed and wallpapered. The baseboard continues across the fireplace opening. There is no hearth. The floorboards continue to the baseboard surrounding the fireplace.
- Condition: An impression of the stovepipe is visible on the wallpaper - it presents a circle located above the mantel, centered in the chimney breast. The stove is no longer in the room.

Room #204

Floor

- Description: * Random width floorboards, varying from 8-1/4" to 8-1/2" wide, laid east-west. The floor appears to be original to this portion of the house.
- Condition: The floorboards are worn and soiled. The individual planks are worn, gouged, cracked, split, cut and cupping at the joints. There is debris on the floor (See Figure #41).

Walls

- Description: Room #204 is composed of two wall types. The hall is wallpaper over plaster. The stair run is finished with wood siding. The west wall of the stair run is lapped board construction. The east wall of the stair run is butt end board construction.
- Condition: The wallpapered walls are soiled and stained. 2 x 4

boards are nailed to the corner, northeast area, and a metal rod is supported by this bracing, creating an open closet hanging area. The walls have holes and gouges due to the nailers described above. The wood siding, located in the stair run, from the floor level of Room #204 down to the first floor, is stained, lacquered and wall papered in portions. Partial plaster delamination and spalling is evident in areas where the wallpaper is completely stripped off.

Ceiling

Description: The painted plaster ceiling has one access hatch located over the central hall floor area. It is approximately 30" x 30" and framed in wood boards similar to the boards used in the attic floor.

Condition: The entire ceiling is severely deteriorated. Approximately 40% of the ceiling is exposed lath. Other areas have cracking and loose portions.

Door

Description: The only door associated with Room #204 is a closet door. It is a 2 recessed panel door, stained and lacquered, with obvious wood grain. The door is (2'-0" w x 6'-5-1/2"h).

Condition: The only hardware extant on the door are the hinges. The door appears to be solid and straight.

Window Sash

Description: * The window is a painted, 6/6 double hung unit measuring 27-1/4" w x 44-3/4" h.

Condition: The glass lights are broken. The hardware has been completely removed. The window connections are pegged. The painted surfaces are weathered, splitting and dry.

Trim

* Denotes a significant feature of the building.

Baseboard

Description: * The baseboard is similar to that found in Room #203. It is painted and has wood boards attached to it in the northeast corner, associated with the closet rod arrangement.

Condition: The painted surface is cracked and delaminated. Areas of the wood base are gouged and deteriorated. The 2 x 4 boards nailed to the molding and baseboard have caused damage to the baseboard, as well.

Door Trim

Description: * The door trim surrounding the closet door is plain, painted 2 x 4 board. The door trim surrounding the adjacent rooms, #207, #206 and #205 is painted 2 x 4 with a rounded bead edge measuring 4-1/4" total = (4" flat board and 1/4" bead dimension).

Condition: All door trim is painted and the paint is delaminated or cracked.

Window Trim

Description: * The window trim is painted, plain 2 x 4 board.

Condition: The trim has holes, scratches and the curtain hardware is still attached.

Lighting

Description: Centered, ceiling mounted, light fixture plate.

Condition: The only extant portion of the light fixture is the wiring. Due to the significant damage to the ceiling, it is likely that the electrical wiring is damaged, too.

The stairs to the First Floor

Description: * The stairs are constructed of stained wood; the risers are 7-1/4" - 8" high; the treads are 9" wide. The balusters are 1 x 1's, stained wood. The railing is 1 x 2, stained

wood. The newell post is 2-3/4" x 2-3/4", stained and lacquered.

Condition: The steps are worn and the nosings are scuffed. The balusters and railing are not intact and are lying on the floor of Room #204. The newell post is gouged and scratched.

Room #205

Floor

Description: * The random width floorboards, ranging between 8-1/2" - 13" wide, are laid north-south.

Condition: The floorboards are probably original to this portion of the house. The individual boards are cupped, gouged and splitting. One area is cut away to the floor joists.

Walls

Description: The walls are plaster with wallpaper. Original plaster is exposed in the closet.

Condition: Portions of the wallpaper are ripped away, other areas are delaminated. The wall above the fireplace is deteriorated to the extent that portions of the brick chimney are exposed. (See Figure #42).

Ceiling

Description: A painted plaster ceiling.

Condition: The plaster has severe cracking and delamination. There are portions of missing plaster and exposed lath.

Door

Description: * The door swinging into Room #204 is a recessed panel wood door. The door to the closet on the southeast side of the fireplace is painted wood, consisting of 3 lapped boards.

Condition: The stained door swinging into the hall, Room #204, has no hardware, except for the hinges. The closet door, measuring 2'-10"w x 7'-1"h, has no hardware except for hinges.

Window Sash

Description: * Similar to the 6/6 double hung window located in Room #204. The windows are stained and varnished.

Condition: The south wall windows, flanking the fireplace are missing glass. The west and east wall windows are missing glass. All of the windows are pegged. The hardware has been completely removed from all of the windows.

Trim

Baseboard

Description: * The baseboard is similar to that located in Room #204, it is lacquered.

Condition: The profile is intact, the lacquered finish is alligatored and discolored.

Door Trim

Description: * The door trim is similar to that located in Room #204. It is lacquered.

Condition: The trim is plain, 2 x 4 stock. Its surface is alligatored.

Window Trim

Description: * The trim is similar to that located in Room #204.

Condition: Window sill heights above the finished floor are the following:

The south wall window sills = 46-1/4".

The west wall window sills = 31-3/4".
The east wall window sills = 36".
The lacquered finish is discolored and alligatored.

Lighting

Description: Surface mounted ceiling fixture.
Condition: Only the wiring remains.

Closet and Built-in Cupboard

Description: A shelved cabinet in the east side of the chimney measures 20"w x 27"h x 12"d. It is 41" above the finished floor and a plank construction door measures 20" x 37".

The closet in the southeast corner is constructed of plywood.

Condition: The closets are very soiled and the painted surfaces are cracked. The general construction of both is primitive.

Fireplace

Description: * The fireplace is brick with plaster and wallpaper covering. (See Figure #42). The firebox has been blocked off with plaster. A wood mantel has been applied to the front of the fireplace. The baseboard and mantel are lacquered. The hearth is 46-3/4"w and varies between 16-1/4" - 17" in depth. The bricks are set flush into the floor and are 4-1/2" x 8-1/2".

Condition: The chimney breast is partially deteriorated. The brick is exposed and plaster is chipped away. The wallpaper within the fireplace opening is discolored with dirt and soot.

* Denotes a significant feature of the building.

Rooms #206/#207

Floor

Description: * The floor is similar to that located in Room #204. It has random width boards varying from 8-1/4" to 8-1/2" wide; laid east-west. Portions of Room #207 have remnants of paper flooring.

Condition: The floorboards are worn and soiled. The individual planks are worn, gouged, cracked, split, cut and cupping at the joints. The vestiges of the paper flooring are in poor condition.

Walls

Description: The plaster walls are wallpapered. Built-in shelving, closet rods and tables are attached to the walls.

Condition: Most of the wallpaper is completely delaminated. The plaster is deteriorated by water damage and the shelving/tables/metal closet rod assemblies are all attached to the walls and have created holes and pulled the plaster away from the wall.

Ceiling

Description: The painted plaster ceiling is probably original to the room.

Condition: The plaster is delaminating, spalling and cracking.

Door

N/A

Window Sash

Description: * Similar to window located in Room #204; painted wood, 6/6 double hung. (See Figure #43).

Condition: The windows in Room #206 are intact. The mullions are weak. The windows in #206/#207 are 2'-0"w x 3'-4"h. The wood is marked with gouges and scratches. The paint is delaminating.

* Denotes a significant feature of the building.

Trim

Baseboard

- Description: * Similar to that located in Room #204; painted, wood.
- Condition: Room #206 and #207 baseboard is very deteriorated. Pieces are missing around the chimney flue box-out in Room #207. The painted surface is delaminated and cracked.

Door Trim

- Description: * The trim is similar to that located in Room #204. Painted, 2 x 4 with a beaded corner.
- Condition: * Portions of the door trim in Room #207 are cut away due to the steel angles added to hold a built-in shelf located above the door. The trim has gouged, scratched and delaminated paint in Rooms #206 and #207.

Window Trim

- Description: * Similar to that located in Room #204. Painted, 2 x 4. Curtain hardware is attached to some of the trim and frames. (See Figure #43).
- Condition: The paint is cracked and delaminating. The wood is gouged and scratched. The curtain hardware has left holes, were removed and is rusting in-place where extant.

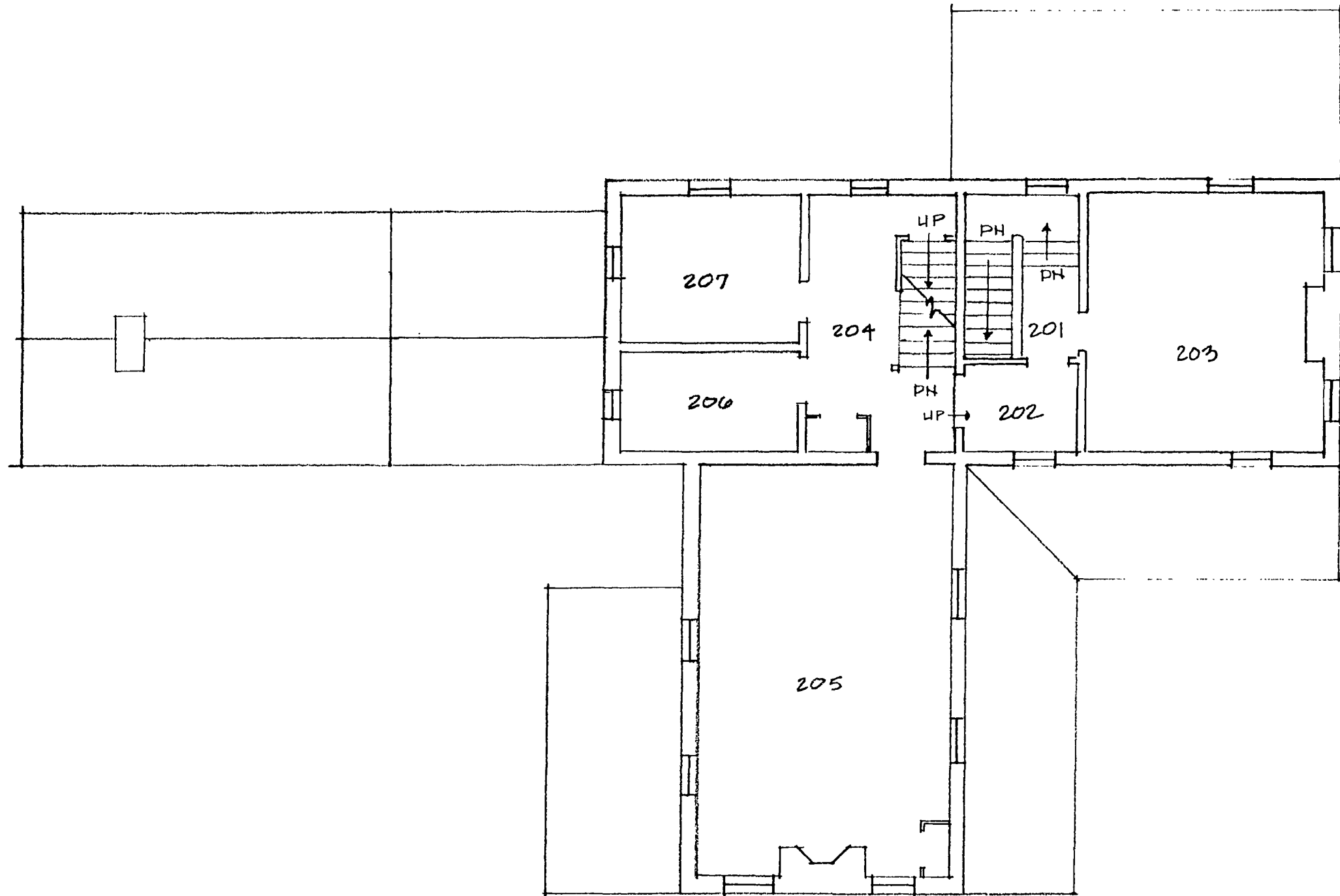
Light

- Description: Ceiling mounted light fixture.
- Condition: In Rooms #206 and #207 only exposed wiring remains.

Other

Room #206: This room's last use during the Robert's house occupation was as a walk-in closet. It has a 2 x 4 and metal rod assembly anchored to the walls, floor and ceiling to create hanging racks along the west wall.

Room #207: This room has built-in wood shelving and wood tables, all painted. These are secured to the walls and have caused extensive plaster damage.



SECOND FLOOR PLAN
ROBERTS FARMHOUSE
 $\frac{1}{8}'' = 1'-0''$

ATTIC

General Description

The attic is "L" shaped conforming to the plan of the 2 story framed section of the house (Sections B, C, and D). It is accessible from a single stair located at the mid-point of the north wall. The attic space was only used for storage, as a low gable precludes inhabitation.

Floors

Description:

Sections B and C - open framing.
Section D - wood floorboards over framing.

Sections B and C - Heavy timber frame around perimeter with a major member running across sawn framing in between.

Condition:

Good; floorboards are solid enough to walk on.

Walls

Description:

Gable wall at east end is framed with exposed clapboards; interior brick chimney is visible, flanked by 2 foot high sash; end wall framing is all nailed in place. Gable wall at west end has similar exposed clapboard. (chimneys corbel out to be much larger above the roof).

Condition:

Some water staining visible. West chimney has extensive water staining but mortar joints are solid (may have been repointed with a hard mortar).

Ceilings (Framing)

Description:

Sections B and C: Majority of the roof is framed with logs which are
* flattened on one side to accept the roof lath; logs vary in
size from 3-1/2" to 5" diameter and are positioned 2'-0"
on center. Lath same as in Section D. At the cross gable
the framing is dressed lumber (20th century) which may
be a repair.
The logs that do not have lath do not appear to ever have
had any.

* Denotes a significant feature of the building.

Section D:

3-1/4" x 4" (true dimension) sawn rafters at 2'-4" to 2'-6" on center (11 total). 1 x 2 wood lath for slate roof at 6-1/2" to 7" on center rafters are bird-mouthed at top plate and are not very easy to see.

Excellent carpenter's marks on the rafters at the pegged connections at the peak.

Condition:

Good

STRUCTURAL DATA

PART III

ROBERTS FARM HOUSE

Interior Description and Condition

General Description

This house is mostly a two story wood frame structure with a partial basement. The remainder of the house is over a crawl space or the first floor, which consists of a concrete slab on grade.

The basement walls are rubble stone construction and the basement floor is concrete slab on grade and also laid flagstone in some areas.

There is the original kitchen and smoke house located at the west side of the house. This portion consists of rubble stone walls approximately fourteen inches thick supporting a heavy timber roof and attic floor framing.

General Condition

The structural framing for portions of the house is in poor condition. The cause of the damage is water infiltration and maintenance neglect. The areas where the damage has occurred is not adequate to support residential loads and is unsafe for occupancy.

Room 001 Basement

Floors

Description:	Partial concrete slab on grade and earth floor.
Condition:	Some irregularity in placement of concrete. Slab is in fair condition.

Walls

Description:	Rubble stone, approximately 16" thick. Loosely laid in some locations.
Condition:	Damaged stone at opening in south wall, east of fireplace. Stones are falling into the basement.

Damaged stone walls at exterior stairwell to this room.

Stones have failed and settled from earth washout.

Room 002 Basement

Floors

Description: Concrete slab and flagstones.
Condition: Some irregularity in placement of concrete, good condition.

Walls

Description: Rubble stone, approximately 18" thick.
Condition: Fair condition. Some damaged mortar joints from water infiltration at west wall.

Interior Posts

Description: Round wood posts (3 total) supporting wood girder framing of first floor above.
Condition: Base of posts are rotted. Condition is somewhat critical, posts may experience failure or settlement if this condition is neglected.

Rooms 107 and 108

General

Description: One story portion to north side of two story main house. Wood frame construction with floor joists and roof rafters framing perpendicular and bearing on north wall of two story portion. Floor joists are 3x8 @ 24" on center (See Figures #44 and #45).
Condition: This section of the house is in poor condition. The structural framing, both floor and roof, for this area are damaged from water infiltration. The damage is quite

severe and is nearly collapsed.

Rooms 104 and 105

General

Description: First floor joists are 3x8 @ 24" on center supported by 8-1/2x7 wood girders. Walls appear to be 3x4 wood studs @ 24" on center with board sheathing.

Condition: Floor framing appears to be sound and sturdy. This floor is adequate to support residential loads after all damaged members are replaced, mostly rotted posts in basement.

Room 103

General

Description: Floor joists are mostly heavy timber consisting of 3x8 @ +24" on center.

Condition: Floor framing is sound. This floor framing is adequate to support code required loads for residential usage.

Room 109

General

Description: Enclosed area of existing porch area. Infill framing is 2x4 construction. Floor framing is over an earth crawl space.

Condition: This room's structural framing is in poor condition. The porch framing is settling and moving away from the main house (See Figure #46). The roof framing is severely damaged by water infiltration and is constructed poorly (See Figure #47). The floor framing and wall at the west wall has extensive damage from water infiltration. There is also a severe downward slope/deflection at this wall with respect to the first floor of the main house.

Room 102

General

Description: Floor framing is not directly accessible, however with the floor opening the existing floor joint was determined to be 9" diameter logs at 3'-0" on center spanning north-south on grade. This room is over a low height crawl space. The earth floor of the crawl space is relatively close or on the floor framing. The exterior grade elevation is also close to finish floor elevations and is causing the exterior siding to rot (See Figures #48). There is a wood fireplace support at the west wall of this room (See Figure #49). It appears that this area of the room has experienced a small fire.

Condition: It is most likely that the floor joists have some damage caused by the earth crawl space floor close to the members. Also, the exterior grade elevation is most likely creating a damp condition at the side of the building and causing extensive rotting in the wood sill plate.

The fireplace support is not constructed adequately and is damaged by the fire (See Figure #49). The connections of the wood members do not calculate to support the weight of the chimney.

Room 106

General

Description: This room is a one story space with heavy timber framing for the roof and a concrete slab for the floor.

Condition: There has been and currently is water infiltration through the roof. There are damaged roof framing members from the water (See Figures #50 and #51). Some members of the roof framing have failed or are near collapse.

Rooms 101 and 100

General

Description: These rooms are 1 + 1-1/2 story spaces that once served at a kitchen and smoke house. The walls are rubble stone and the roof framing is heavy timber construction. The floor is a concrete slab. There is an attic floor, framed with heavy timber beams creating one half a story at Room 100. There is a stone formed oven that extends over into the smoke room. This oven is cantilevered over the stone wall that separates the two spaces.

Condition: There is one heavy timber beam, located along the face of the oven in the kitchen that is cracked at midspan. Temporary columns have been installed to shore this member in place (See Figure #18). The balance of these rooms are in good condition. The roof framing appears to be in good condition. There are loose stones at the base of the oven and the cantilever portion of the oven appears to be in precarious condition.

Room 203

General

Description: Floor framing consists of 3x8 @ 24" on center.

Condition: Floor framing is sound, will adequately support residential usage.

Room 201 and 202

General

Description: Floor framing consists of 3x8 @ 24" for the hallway framing.

Condition: There has been extensive water damage in the plaster ceiling above in Room 202 (See Figure #52). Most likely damaged attic floor framing exists from the water

damage. South wall of the room also has signs of water infiltration. It appears that the water leaks have been repaired.

Room 205

General

Description: Floor joists consist of 3x8 @ 16" on center framing east to west (See Figure #52).

Condition: The floor framing is sound and is adequate to support residential usage. There are minor water stains in finish at ceiling.

Rooms 204, 206 and 207

General

Description: Floor joists are 3x9 @ ± 34 " on center spanning north and south. There is a sag at midspan of the floor joists.

Condition: The floor joists are overstressed from previous residential loading and dead loads from partitions. These floor framing members will need to be reinforced to meet the current code requirements for residential usage.

Room 301 Attic

General

Description: The roof framing consists of sawn limber over Rooms 201, 202 and 203 (See Figure #53). The roof framing over the balance of the house consists of logs with the top side flattened for nailing of the roof furring strips (See Figures #54 and #55).

The attic floor framing consists of sawn timber with board sheathing for flooring of Rooms 201, 202 and 203. The balance of the attic does not have flooring.

Condition:

The roof framing is in good condition. The log rafters are substantially overstressed when evaluated under current code required snow loads. However, the rafters have existed for a long time and have adequately resisted actual snow loads over this time. Judging by the condition of the rafters and the good construction, it is our opinion that the rafters will continue to adequately resist and support anticipated snow loads provided proper roof and general maintenance is undertaken.

RECOMMENDATIONS AND CONCLUSIONS

PART IV

A. PRESERVATION PHILOSOPHY

Although the 1837 inventory is the strongest piece of documentary evidence available, it would not seem appropriate to interpret the house solely from that date for several reasons:

1. The rooms described in the inventory do not seem to coincide with the existing rooms. This means that many decisions on recreation of the spaces would be based on conjecture.
2. The building has been significantly altered since 1837. A 1837 interpretation would mean that later and equally important portions of the building would be ignored.

It seems more feasible to interpret the house from the time of the last major building period (second half of the 19th century), which is when Section D was added on. This would also allow the preservation of the exterior to be in accord with the preservation of the interior.

If the different sections of the house are each interpreted from their respective periods of construction, it should be made clear to visitors that the house is unlikely to have ever appeared in that manner.

Fabric that is determined to be significant to the building is not to be removed if it is in good condition or can be repaired. However, as much 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 reversibility in the event rooms are someday restored to original in 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 Treatment of Historic Properties,
U. S. Department of Interior
1979, revised 1983, 1990, 1992.

Stabilization of the Roberts Farm House should proceed on a timely basis, 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 estimates are 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 element. A * denotes items which are to be considered most critical for the stability of the building and the safety of those working in it.

SITework

<u>Recommendation</u>	<u>Probable Cost</u>
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	\$3,000
Stone driveway	25,000
Paved parking	12,000
Parking lights	2,000
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.	3,000
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 (i.e. concrete).	2,000
4. Investigate traditional plantings around the building; develop a planting scheme. Plant plants and trees.	10,000
* 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 to be considered 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 and stone kitchen.

- | | |
|--|-------|
| 1. Rake out loose mortar joints. Perform mortar analysis. Repoint all open or deteriorated joints in stone foundation with appropriate mortar. | 5,000 |
|--|-------|

Paint

- | | |
|-----------------------------|-------|
| 1. Exterior Paint Analysis. | 5,000 |
|-----------------------------|-------|

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 15% replacement. | 4,200 |
| 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. | 7,000 |

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

- | | |
|---|-------|
| 1. Remove all insect nests from eave area. | |
| 2. Thoroughly scrape trimwork 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. | 3,000 |

A * denotes items which are to be considered 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 20% replacement.	\$6,000
4. Recaulk all doors and windows.	1,500
Doors	
1. Remove doors from openings.	500
2. 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
3. Due to level of repairs required, strip doors and consolidate with epoxy where necessary. Where 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.	2,400
4. Fabricate and install appropriate doors where missing or severely deteriorated. Assume three new doors.	3,500
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.	2,000
2. Remove sash from openings. Remove hardware, repair and clean. Thoroughly scrape windows 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. Replace severely deteriorated rails and stiles.	25,000

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

<u>Recommendation</u>	<u>Probable Cost</u>
<p>Replace entire sash where missing. Re-dowel sash as necessary. Reinstall hardware and pulley chords as required. New hardware is to match the original. Assume complete replacement of ten windows.</p>	
* 4. Replace broken glass.	\$2,200
5. Remove existing glazing and reputty all window sash.	2,200
6. 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 \$12,800).	19,200
Roofs	
* 1. After roof framing is reinforced or replaced, replace roof over Sections B and C and D with new slate roof. Replace roof decking as needed. Assume 15%. Install lead coated copper flashing. (If asphalt shingles are used substitute \$8,000).	31,000
2. Replace sheet metal roofs with standing seam lead coated copper.	15,000
3. Install new lead-coated copper gutters and leaders throughout the building.	7,500
Chimneys	
* 1. Measure and photograph the four existing chimneys over sections B, C and D. 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

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

<u>Recommendation</u>	<u>Probable Cost</u>
3. If the chimneys are to be used, the condition of the lining must be investigated and addressed. Flues may require relining.	\$7,500
 INTERIOR - GENERAL	
General: Clean out debris from all rooms.	4,000
 Flooring	
* 1. Replace all rotted or severely warped or cupping boards with matching wood boards. Assume 25% replacement.	10,000
2. Strip, fill cracks, sand and refinish all floors.	8,000
 Plaster walls and ceilings	
1. Remove all unsound plaster. Assume 50% removal.	13,000
2. Patch plaster matching surrounding finish. Assume 50% patch.	5,200
3. Prime and paint or wallpaper. Color to be chosen based on paint analysis.	10,400
 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.	7,000
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. Wallpaper and paint analysis.	10,000

A * denotes items which are to be considered 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.	\$600
2. Strip and repaint cupboards if they are to be retained. Clean existing hardware or replace with appropriate hardware. Cost included in painting.	—
3. Install kitchen casework and kitchen and laundry appliances.	20,000
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 \$4,800).	12,800
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:	25,600
2. Electrical:	22,800
3. Plumbing:	20,000
4. Fire Protection:	3,600
5. Security:	3,800
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

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

<u>Recommendation</u>	<u>Probable Cost</u>
3. Provide new well, if necessary. (May be as low as \$5,000).	\$15,000
* 4. Investigate possibility of buried oil tanks. Test surrounding soil and remove tanks if found.**	6,000
* 5. Termite inspection and pest control.	1,500
6. Radon Test	200
* 7. Asbestos Inspection	300

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 .

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.**

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

INTERIOR - ADDITIONAL RECOMMENDATIONS
on a Room-by-Room Basis

<u>Recommendation</u>	<u>Probable Cost</u>
<u>Room #001</u>	
1. New concrete slab placed over existing dirt to provide a continuous flat floor.	\$4,300
* 2. Exterior foundation walls for entry stairs are to be removed and rebuilt with new concrete masonry units, concrete or stone.	3,000
* 3. Damaged stone at south wall to be rebuilt solid. Remove all loose and damaged stones and rebuild using existing stones as much as possible.	5,000
<u>Room #002</u>	
* 1. Repoint damaged mortar joints in stone basement walls. Assume 40% repointing.	2,000
* 2. Remove and replace existing wood posts with new 3-1/2" diameter steel pipe columns. Provide new spread foundations for columns.	4,800
<u>Room #100</u>	
* 1. Loose oven stones are to be reset and mortar joints repointed. If this work cannot be completed soon, temporary shoring for the cantilever portion of the oven should be provided.	2,500
2. Repoint walls where mortar is loose.	1,600
<u>Room #101</u>	
1. Repair cracks in concrete floor.	500
2. Repoint walls where mortar is loose.	500
3. Remove plywood ceiling.	200

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

4.	Repoint beehive oven.	\$1,500
5.	Rebuild brick flue lining if fireplace is to be used.	15,000
* 6.	Cracked heavy timber beam is to be reinforced or replaced. One method to reinforce is to add new steel plates along side and bolt together.	1,500

Room #102

1.	Remove layers of linoleum and newspaper from floor. Remove floorboards on west wall to investigate for location of early cooking fireplace.	1,000
2.	The floor framing is to be removed and rebuilt. Wood sill plates and exterior wall are to be removed and replaced. The rotted ends of the wall studs are to be cut off and new splice members installed to bear on new wood plate.	4,600
3.	Prior to rebuilding the floor, earth excavation is to be performed to clean out the crawl space as much as possible. Install a new 2" concrete slab on grade in crawl space to protect new wood floor framing.	3,500
4.	Provide foundations and base for existing chimney. This foundation work is to be coordinated with the placement of the new concrete slab on grade.	500
5.	Remove wood boards from ceiling.	400
6.	Determine where probable location of original windows were in north wall. Remove existing windows and install new 6/6 windows and appropriate trim. (Cost included earlier)	_____
7.	Remove crown molding. (Cost included earlier)	_____
8.	Reinstall kitchen stove if proposed program provides for it. Check flue lining and make necessary repairs.	

Room #103

1.	Rebuild former door opening on west wall and install appropriate trim and door.	2,000
----	---	-------

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

2. Repoint fireplace. \$1,000

Room #104

1. Fabricate railing, balusters and newel-posts. 2,500

Room #105

1. If program warrants, reinstall appropriate stove. 3,000

2. Fabricate and install doors to Rooms #104 and #108. 3,000

Room #106

1. Repair cracks in floor. 200

2. Repoint walls as needed. 500

3. Remove damaged GWB and board. After program has been decided determine most appropriate new finish material. Originally was probably exposed studs. 2,000

4. Replace missing door to #101. 1,500

* 5. Roof framing is to be removed and rebuilt. 1,000

Room #107

* 1. Remove roof and floor framing for these rooms and rebuild with new framing members. The existing basement walls are adequate to support anticipated loads. 1,500

2. Remove plywood from ceiling. 200

3. Fabricate and install door. 1,500

4. Remove crown molding. (Cost included earlier) —

Room #108

* 1. Remove roof and floor framing for these rooms and rebuild with new framing members. The existing basement walls are adequate to support anticipated loads. 2,500

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

- | | | |
|----|---|---------|
| 2. | Replace brick nogging where it has collapsed. | \$1,000 |
| 3. | Remove crown molding. | 100 |

Room #109 and #109A

- | | | |
|------|---|-------|
| * 1. | Remove roof and floor framing for this room. Rebuild with new framing. The foundations are also to be removed and new concrete pier foundations installed at exterior porch post locations. | 3,000 |
| * 2. | Jack-up wall and resupport as necessary to square window opening to allow for sash to be installed. | 1,000 |

Room 201

- | | | |
|------|--|-------|
| 1. | Replace missing stair railing and newal-post. | 1,000 |
| * 2. | Add new ceiling joists along side of the existing and nail together. | 300 |

Room 202

- | | | |
|------|--|-----|
| * 1. | Rebuild the south wall by adding new members along side of the existing. | 500 |
| * 2. | Add new ceiling joists along side of the existing and nail together. | 200 |
| 3. | Remove linoleum from floor. | 100 |
| 4. | Replace baseboard with appropriate style baseboard. | 400 |

Room #203

- | | | |
|----|--|-------|
| 1. | If the program allows, install appropriate stove at "fireplace". | 2,000 |
|----|--|-------|

Room #204

- | | | |
|----|--|-------|
| 1. | Reattach balusters and railing. Replace broken baluster. | 1,000 |
|----|--|-------|

Rooms 204, 206 and 207

- | | | |
|------|---|-------|
| * 1. | The floor joists are to be reinforced. Because of the span and floor sandwich depth, it will be difficult to reinforce by adding additional members unless the ceiling height in Room 102 | 2,000 |
|------|---|-------|

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

below may be lowered.

or

2. If the ceiling height cannot be lower, the floor may need to be reinforced with a beam or bearing partition placed at midspan of the floor joists. The support beam will need to have new posts with one interior post.

Room 205

1. Open up fireplace and restore firebox. \$2,000

Room 206

1. Remove clothing rods and shelves. 200

Room 207

1. Remove wood shelving and wood tables. 500

Room 301

1. As the roof framing does not meet current construction standards, additional rafters are to be installed. The new rafter may be placed along side of the existing or in - between the existing. 20,000

or

2. Another method to reinforce the roof framing would be to add ridge beams and wood purlins at midspan of the existing rafter. These beams will need to span between the existing bearing partition below.

Sub-total estimate of probable costs \$583,200

15% Contingency 87,480

Total \$670,680

C. RECOMMENDATIONS FOR USE:

Due to the constraints of making the Roberts Farmhouse and site architecturally barrier-free, it would be less intrusive to use the property as a private residence. However, if some sort of public use is proposed, it should be noted that 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).

D. 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 the presence of radon and asbestos.
4. Perform additional investigation in Room #102 to determine possible location of original cooking fireplace. Further archaeological research on the site may also offer some insight into the location of an earlier house.

FIGURES



View from Southeast .

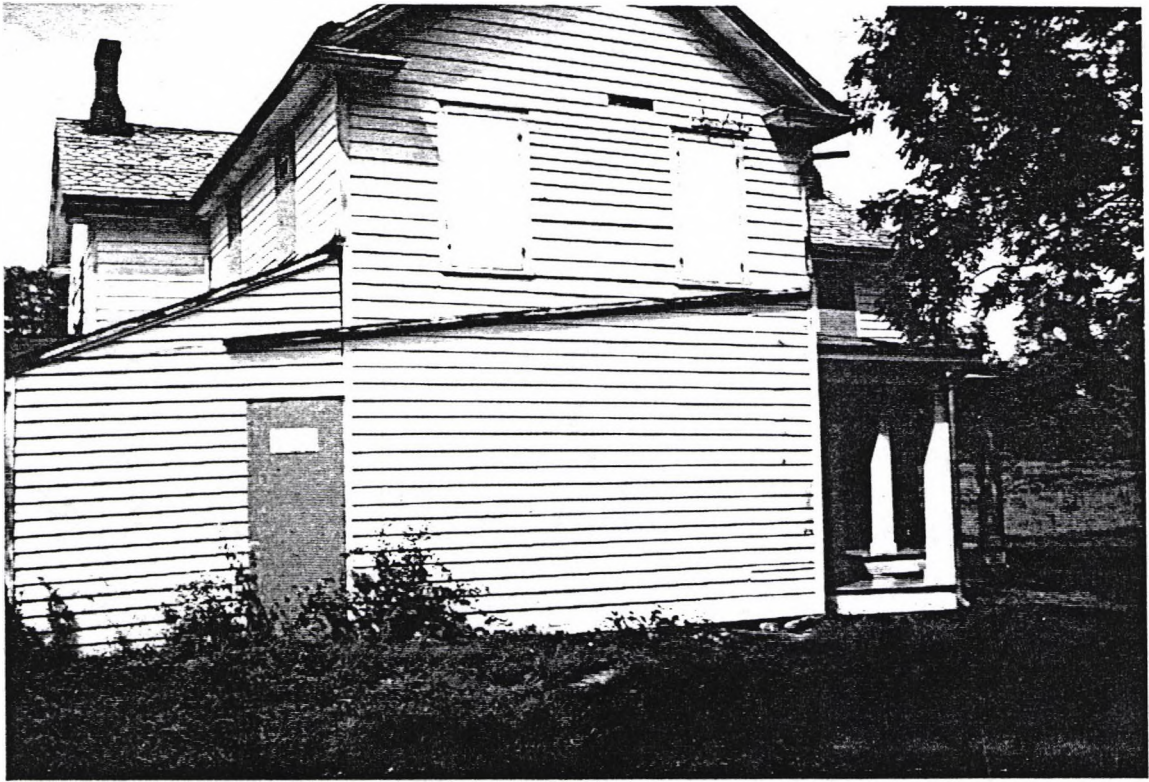
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FIG. 1

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South Elevation.

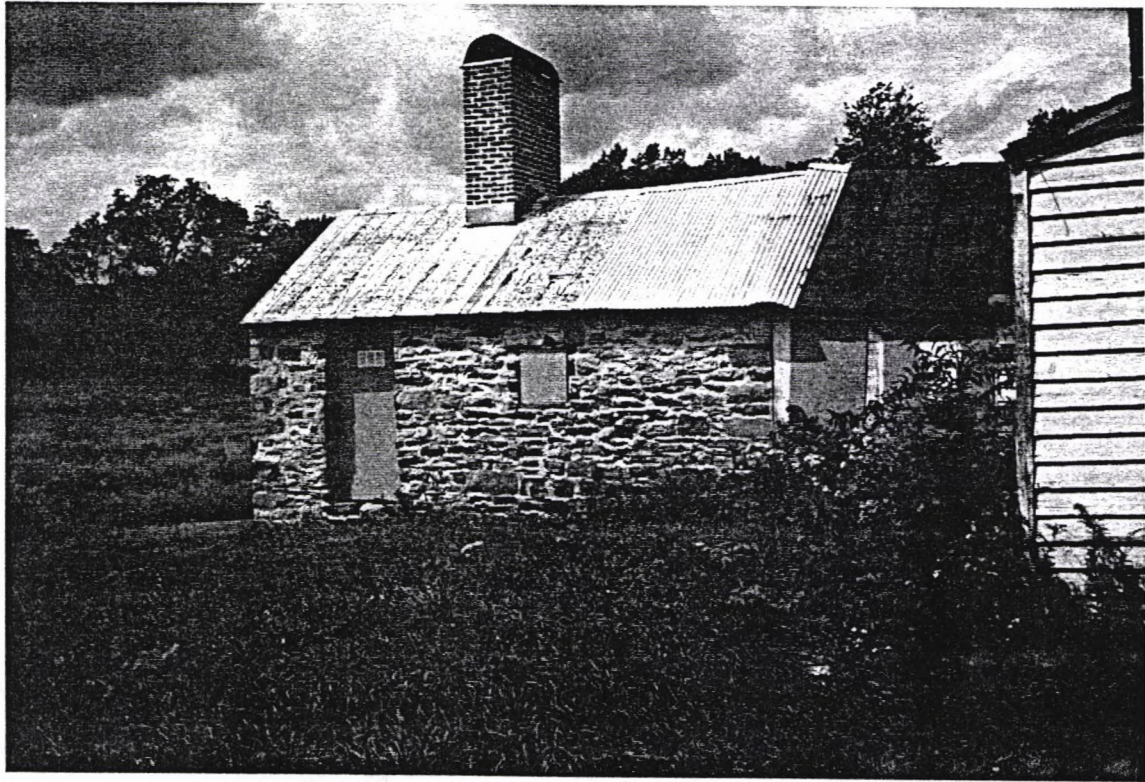
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FIG. 2

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South Elevation, Stone Kitchen ,

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FIG. 3

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West Elevation .

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FIG. 4

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North Elevation.

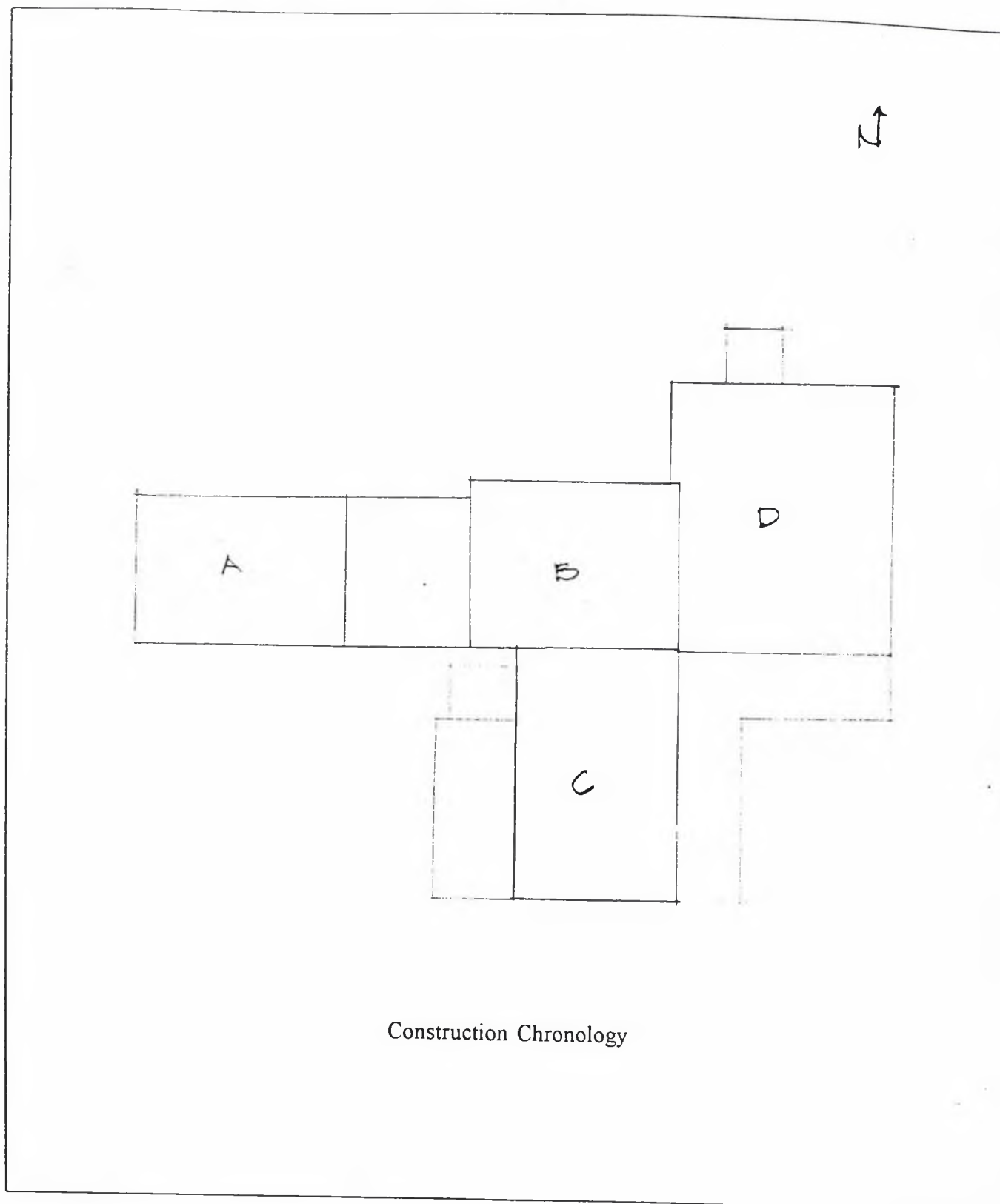
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FIG. 5

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FIG. 6

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Construction Joint Between Sections B and D, North Elevation.

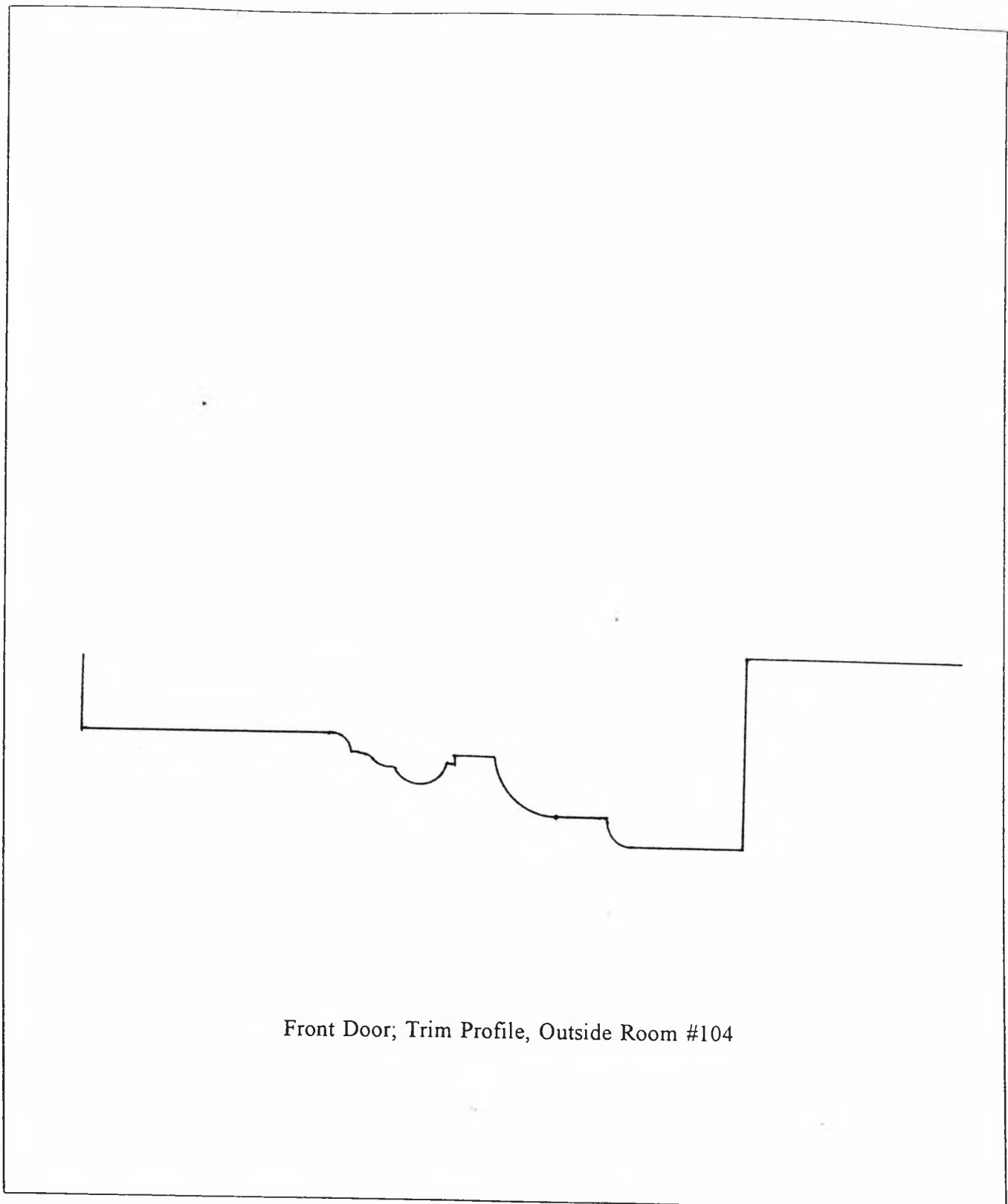
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FIG. 7

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Front Door; Trim Profile, Outside Room #104

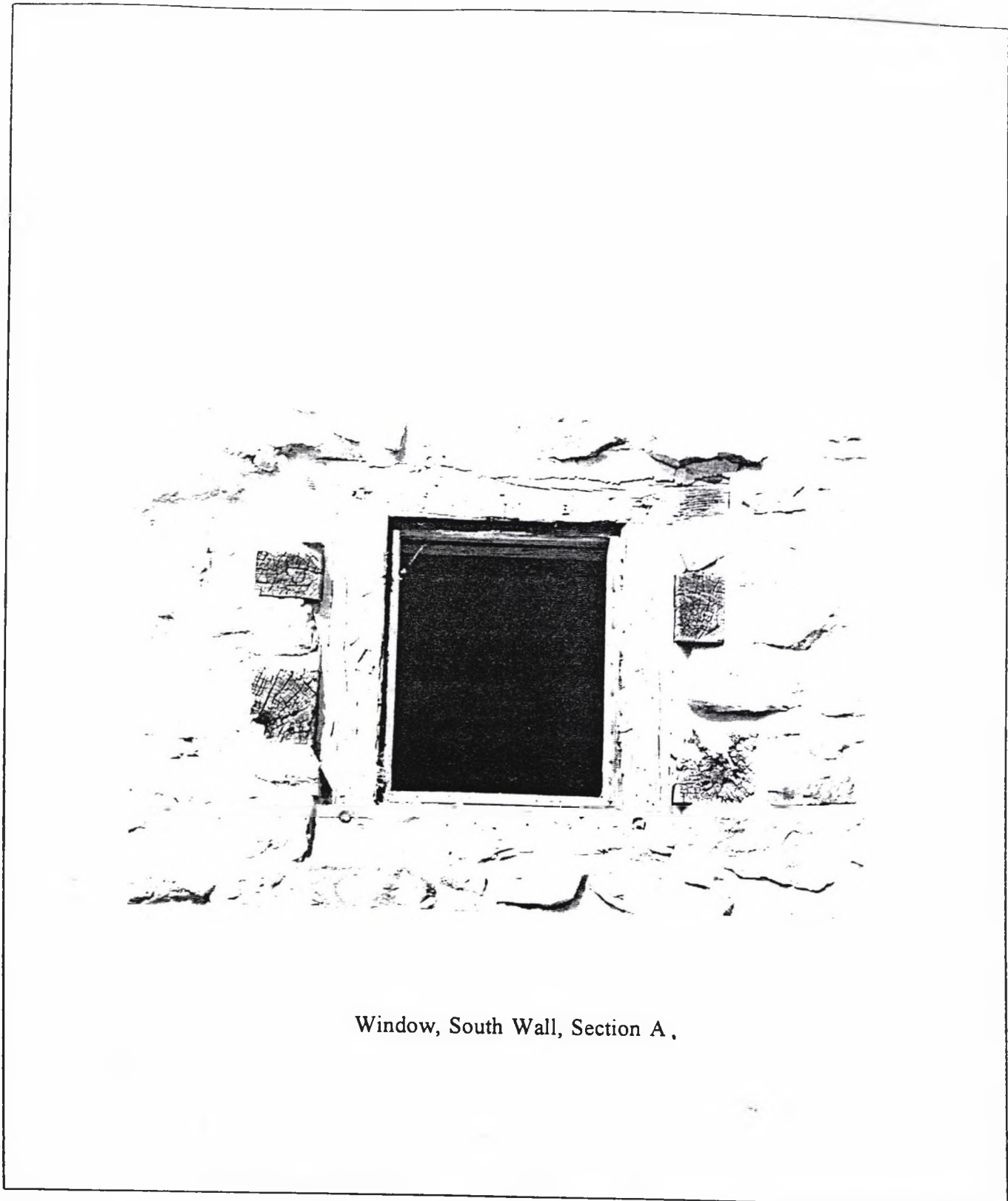
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FIG. 8

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Window, South Wall, Section A .

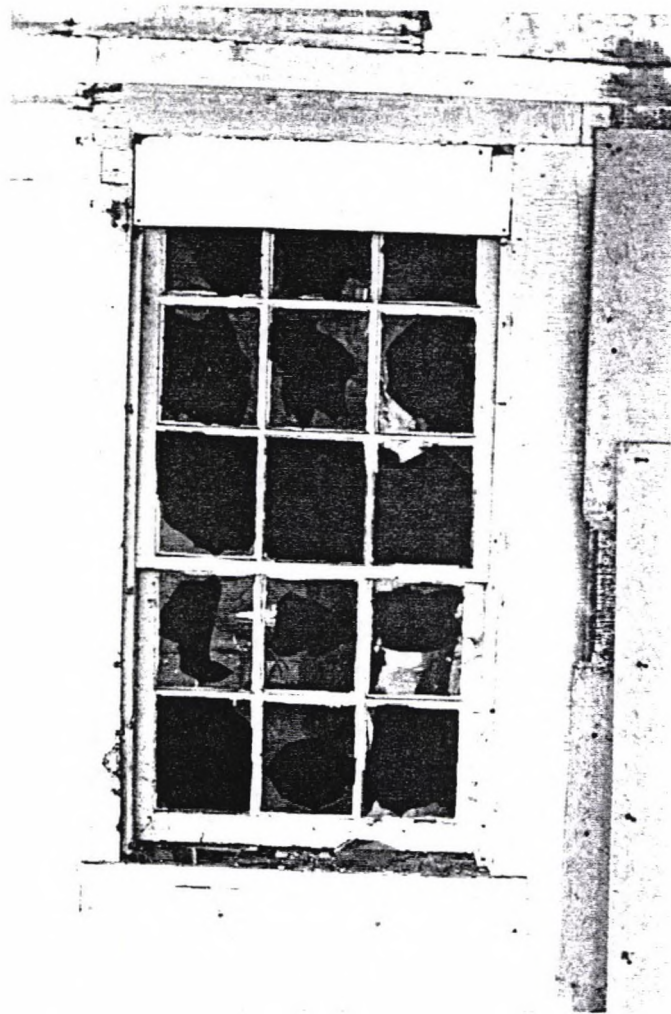
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FIG. 9

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First Floor Window, East Wall, Section C.

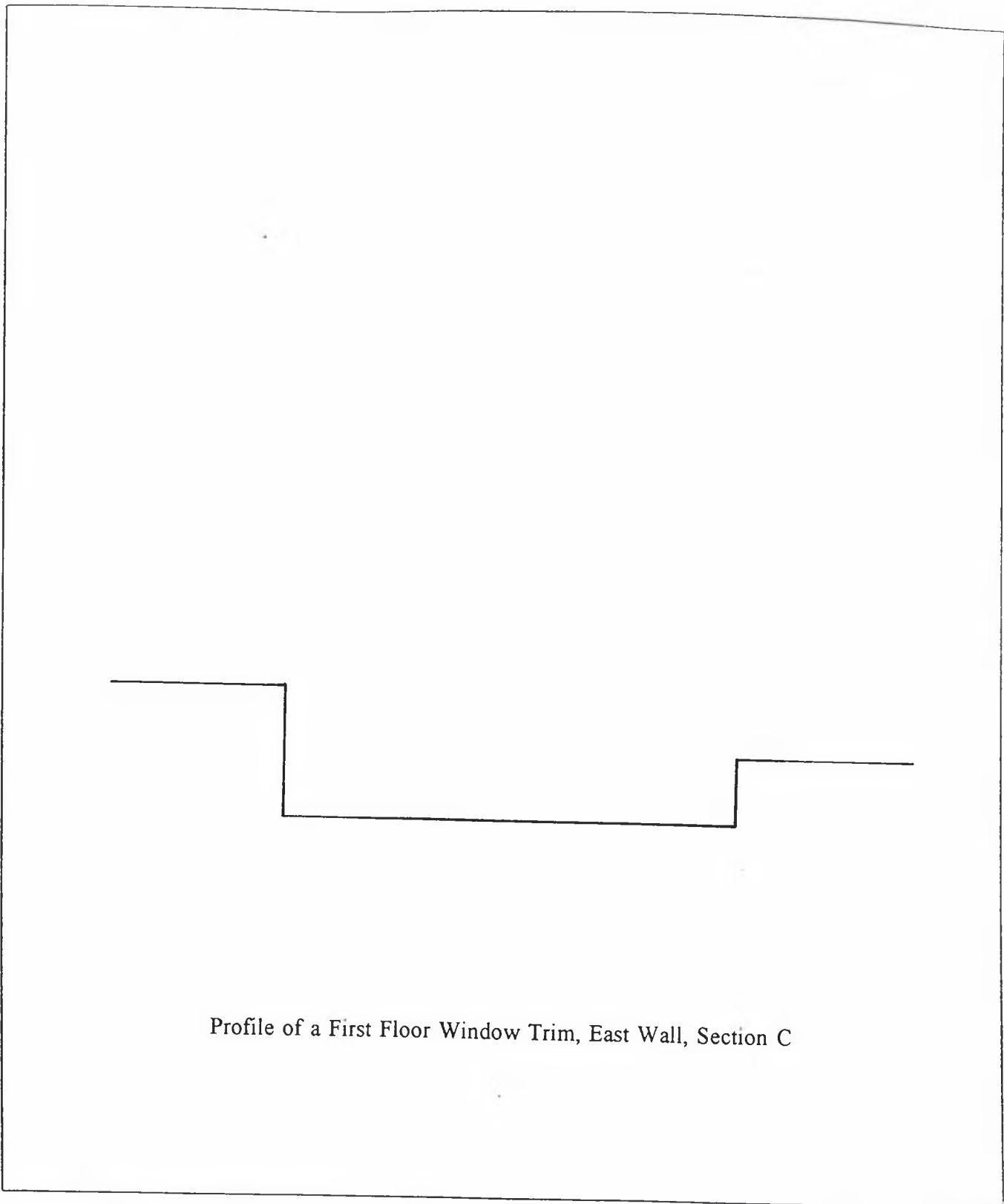
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FIG. 10

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Profile of a First Floor Window Trim, East Wall, Section C

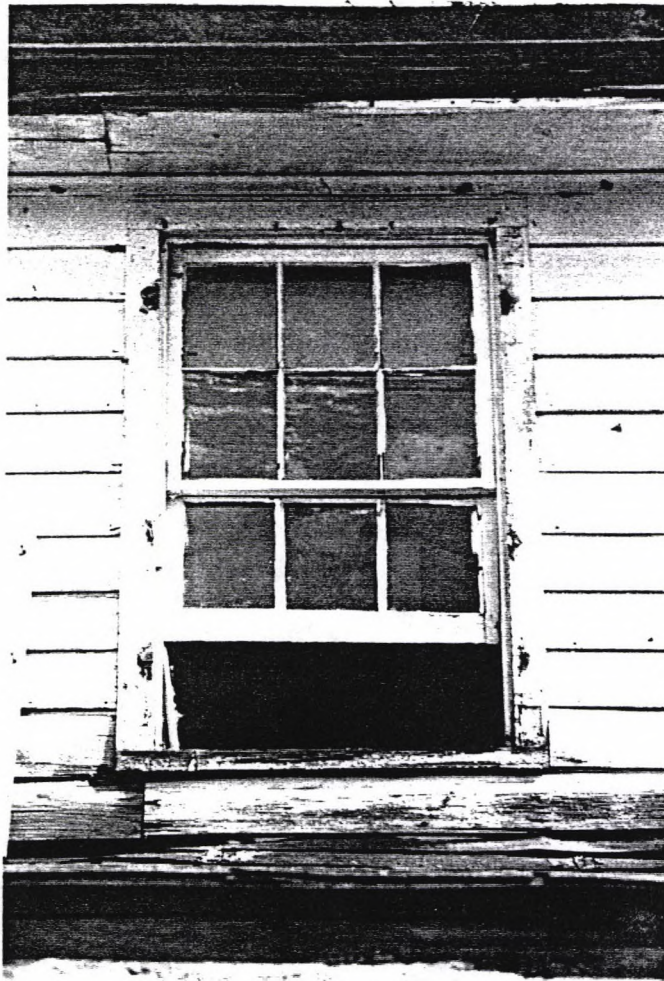
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FIG. 11

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Second floor Window, West Wall, Section C.

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FIG. 12

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First Floor Window, South Wall, Section D.

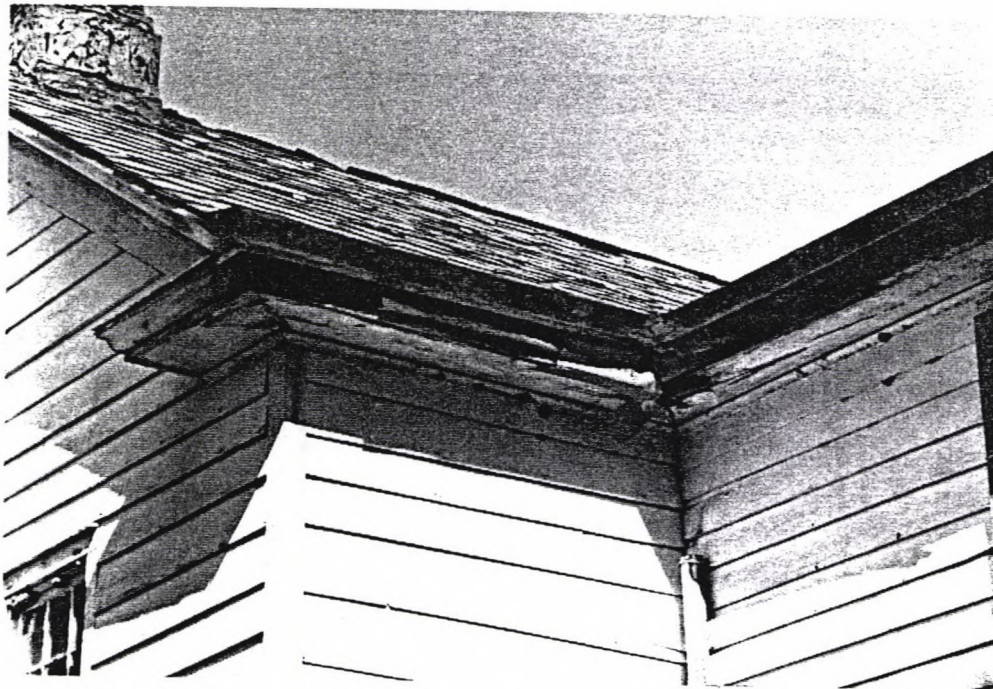
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FIG. 13

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Deteriorated Wood Cornice, Southwest Corner.

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FIG. 14

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Chimney, West Gable, Section B.

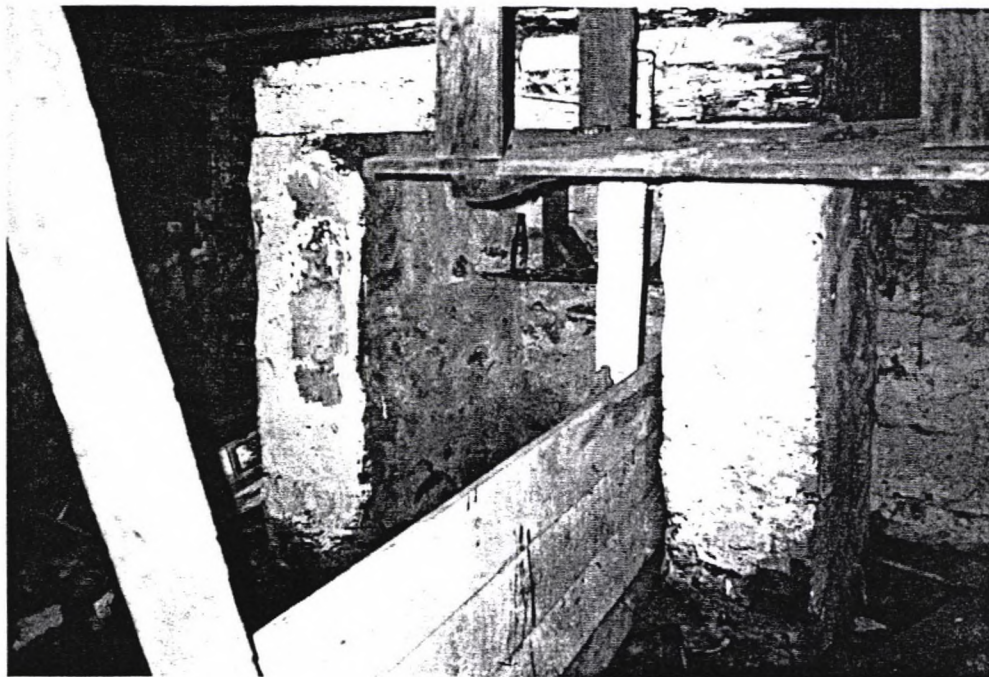
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FIG. 15

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Room #001; Basement, Support for Chimney.

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FIG. 16

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Room #100; Smokehouse, Rear of Beehive Oven.

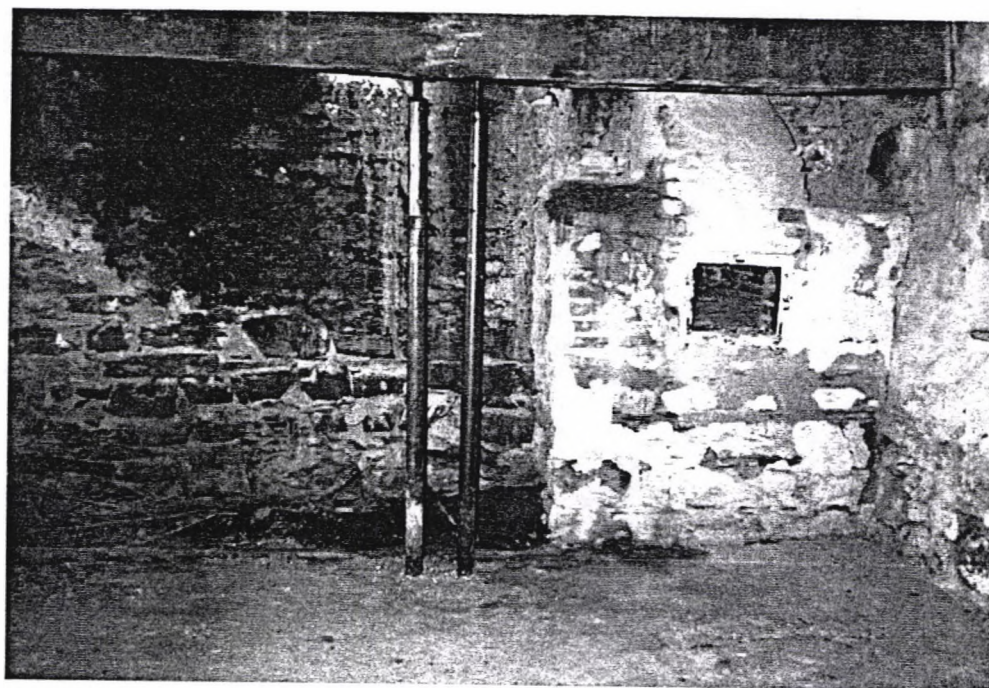
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FIG. 17

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Room #101; Stone Kitchen, View Towards Fireplace and Beehive Oven
Note Shoring Jacks Supporting Lintel.

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FIG. 18

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Room #100; Chimney Flue.

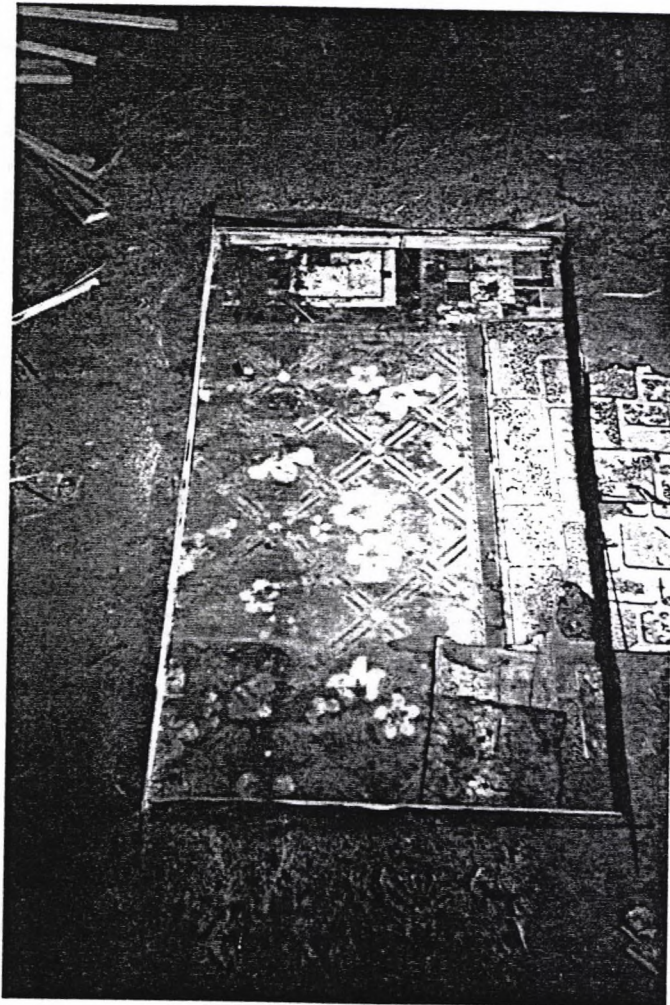
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FIG. 19

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Room #102; Note Layers of Linoleum on Floor.

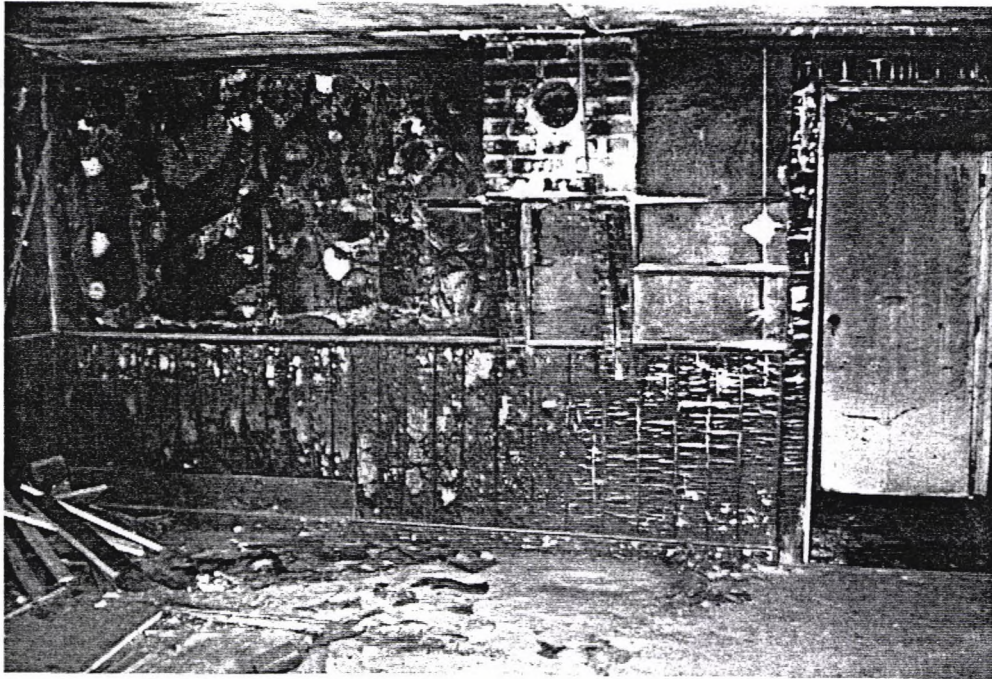
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FIG. 20

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Room #102; West Wall. Note Fire Damage and Brick Flue Opening.

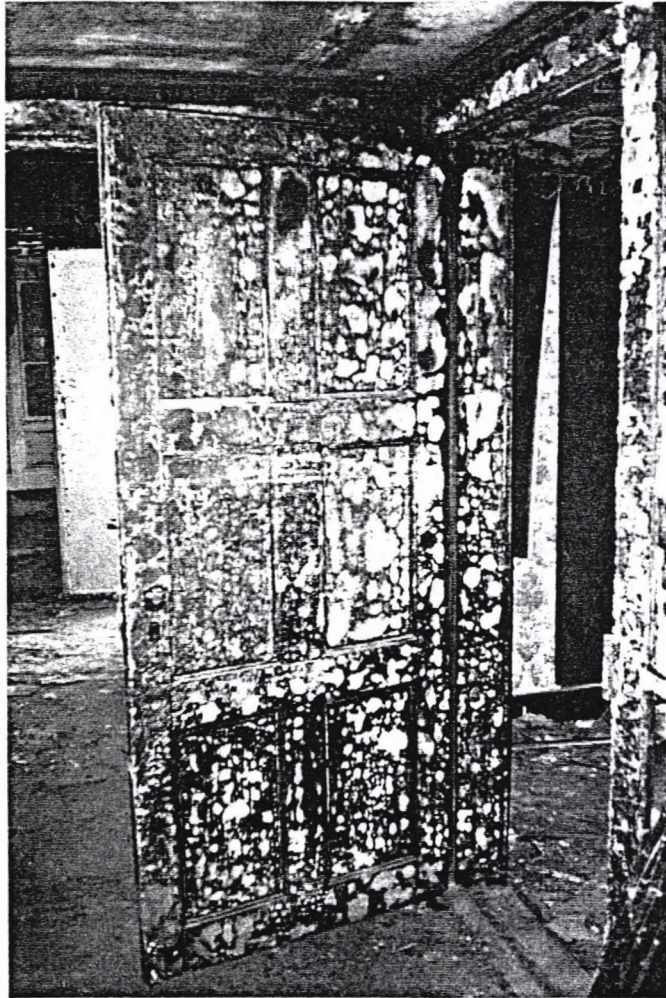
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FIG. 21

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Room #102; Door to Room #103.

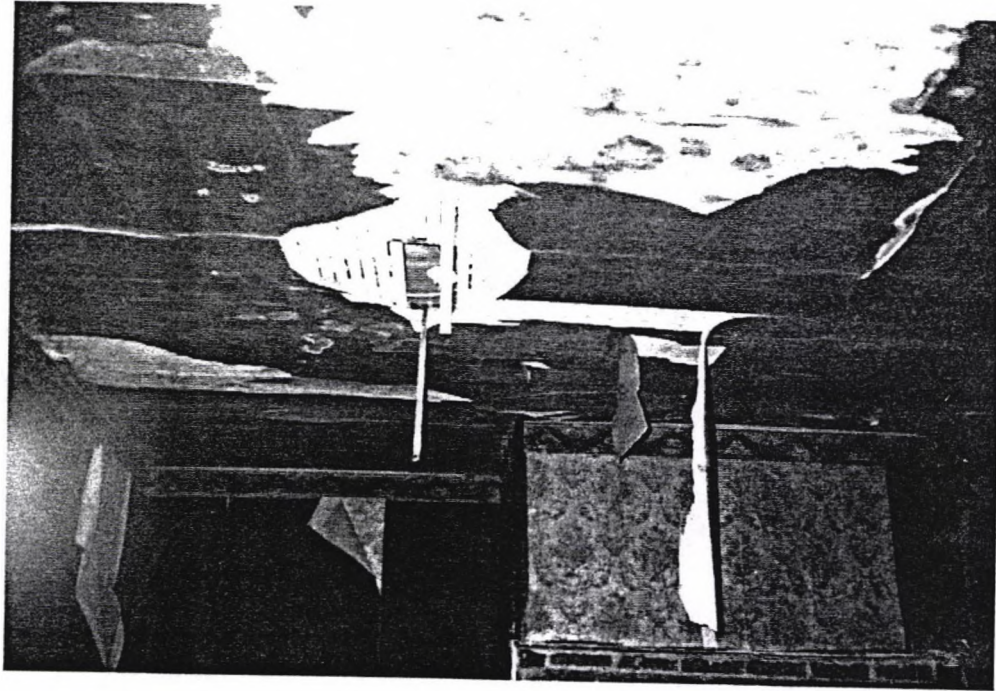
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FIG. 22

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Room #103; Ceiling .

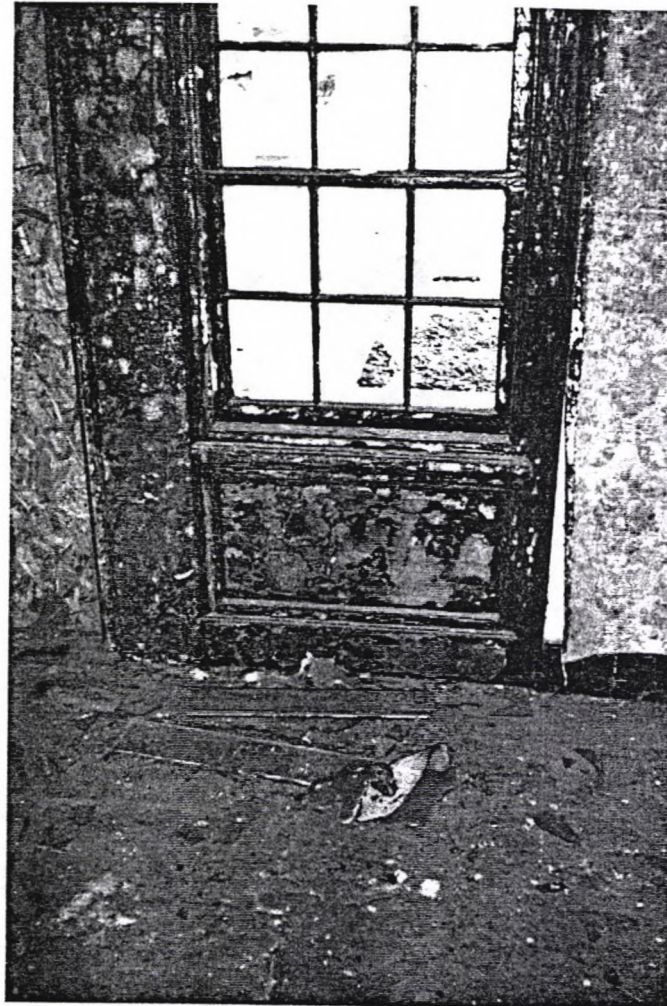
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FIG. 23

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Room #103; Window on East Wall.

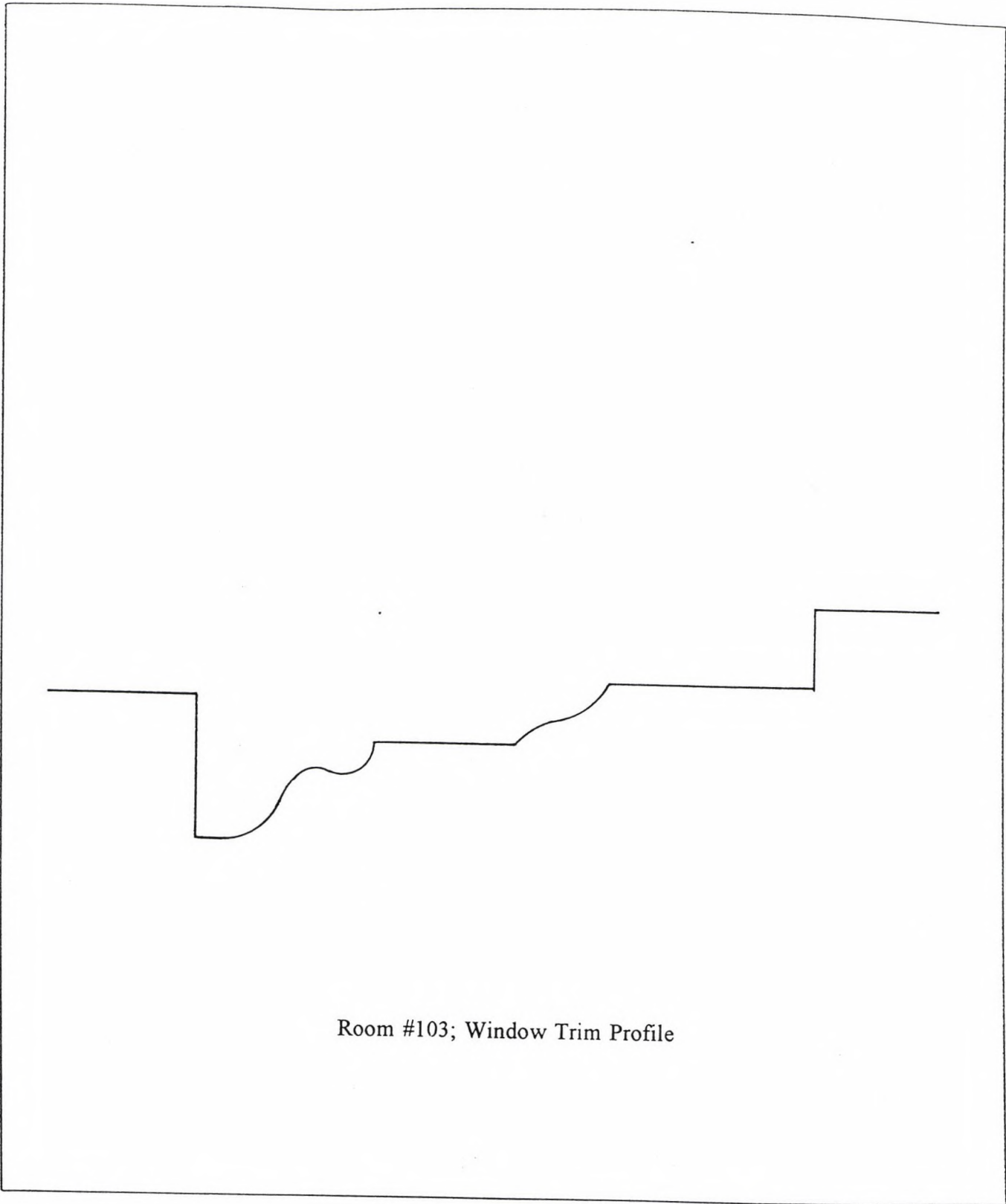
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FIG. 24

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Room #103; Window Trim Profile

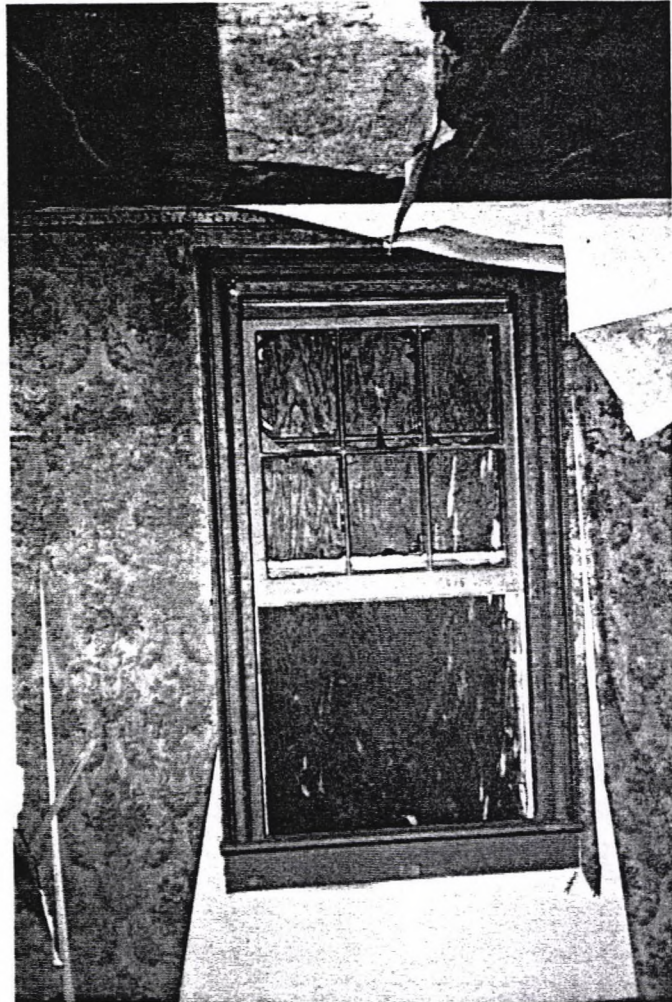
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FIG. 25

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Room #103; Window on West Wall.

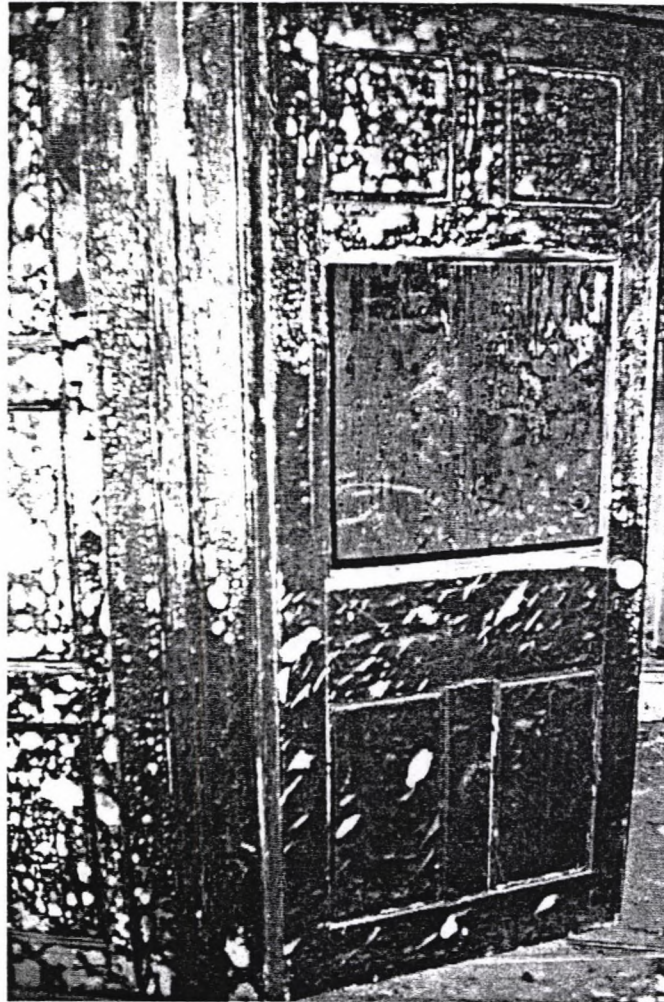
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FIG. 26

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Room #104 (Hall); Door to Room #102.

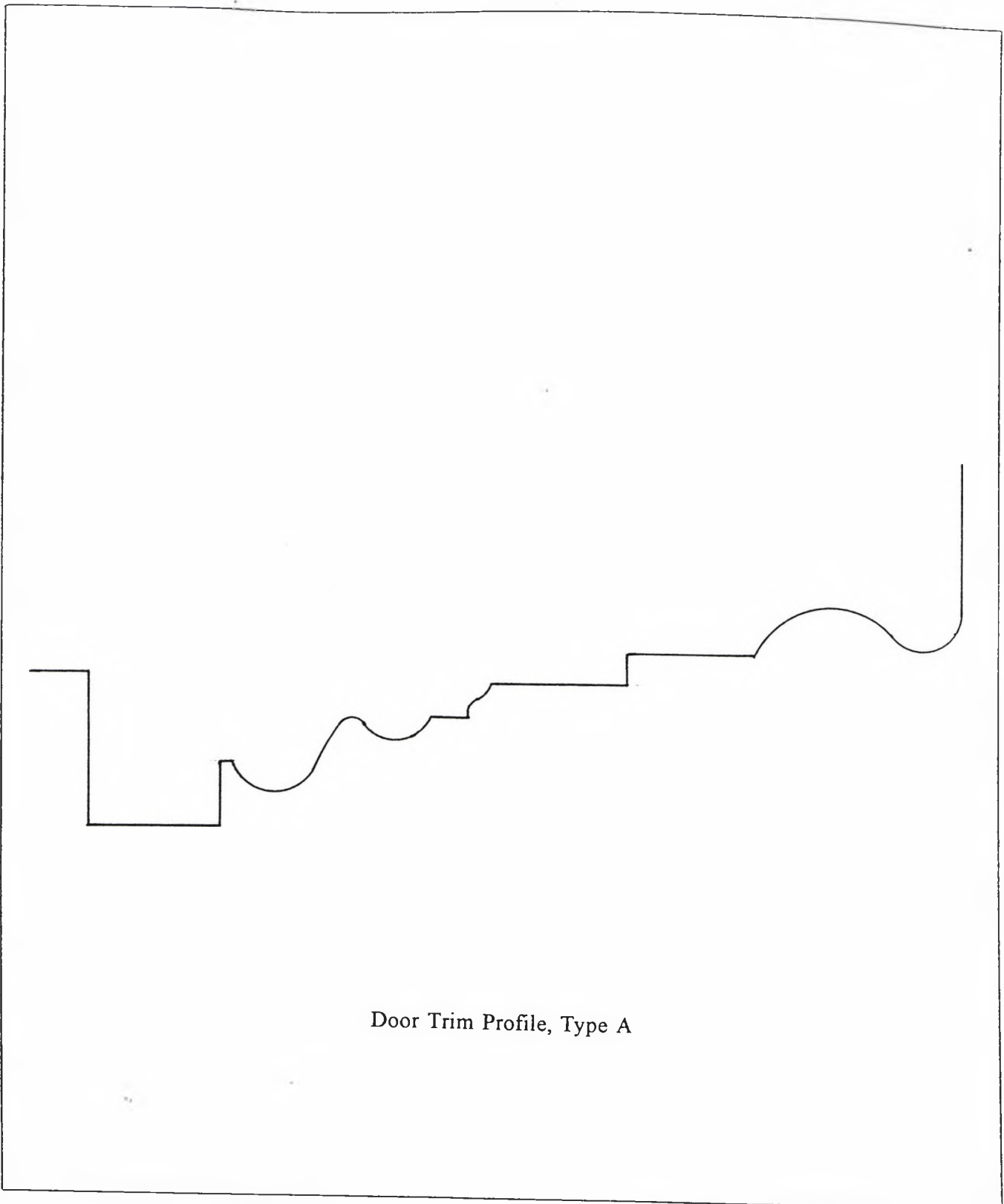
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FIG. 27

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Door Trim Profile, Type A

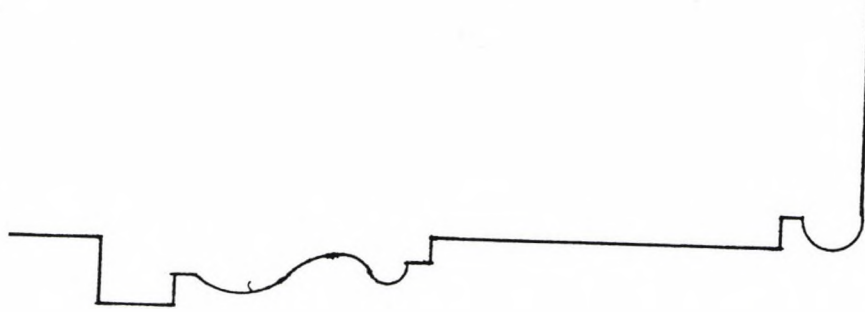
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FIG. 28

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Door Trim Profile, Type B

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FIG. 29

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Room #104 (Hall); Stair to Second Floor.

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FIG. 30

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Typical Window Muntins Meeting Rail. Note Unusual Latch
with Porcelain Knob,

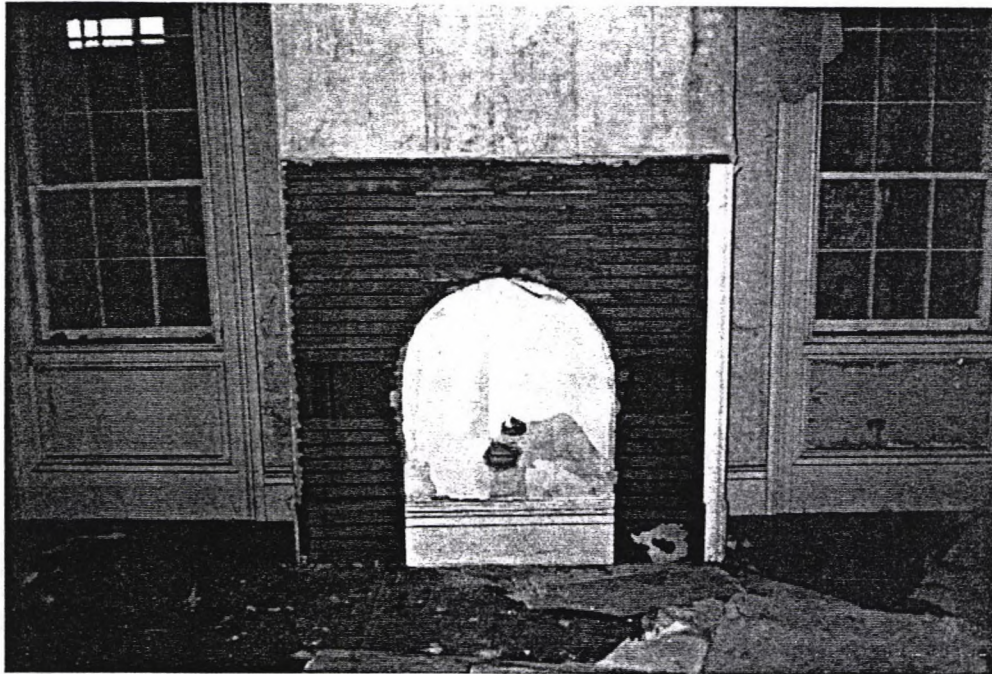
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FIG. 31

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Room #105; East Wall.

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FIG. 32

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Room #108; North Wall. Note Nogging Fallen Out of Wall.

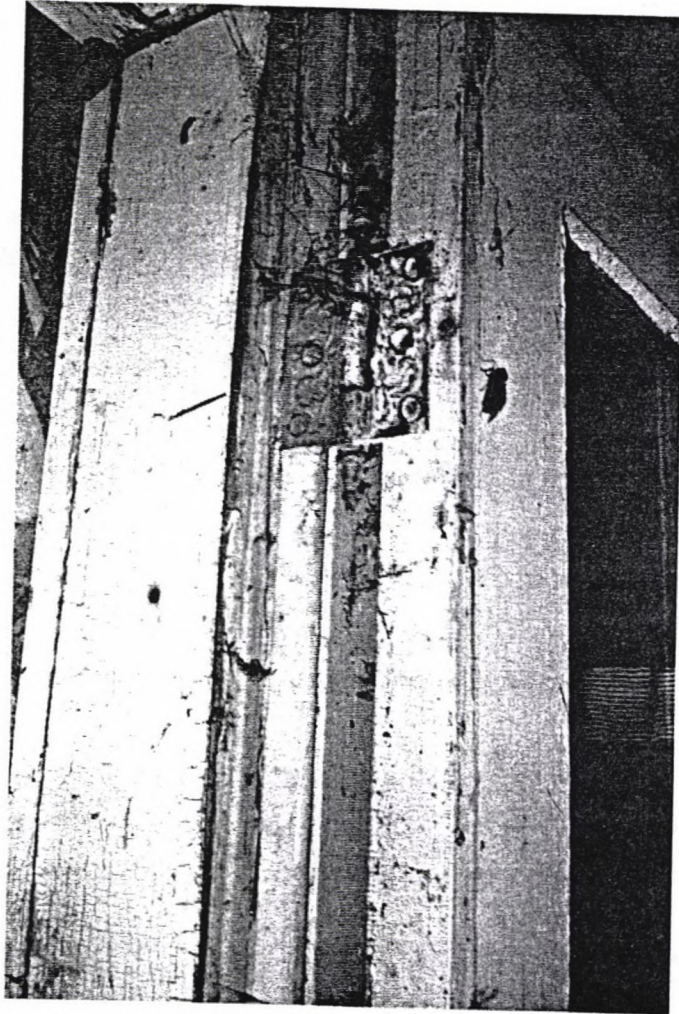
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FIG. 33

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Room #109; Filigreed Door Hinge.

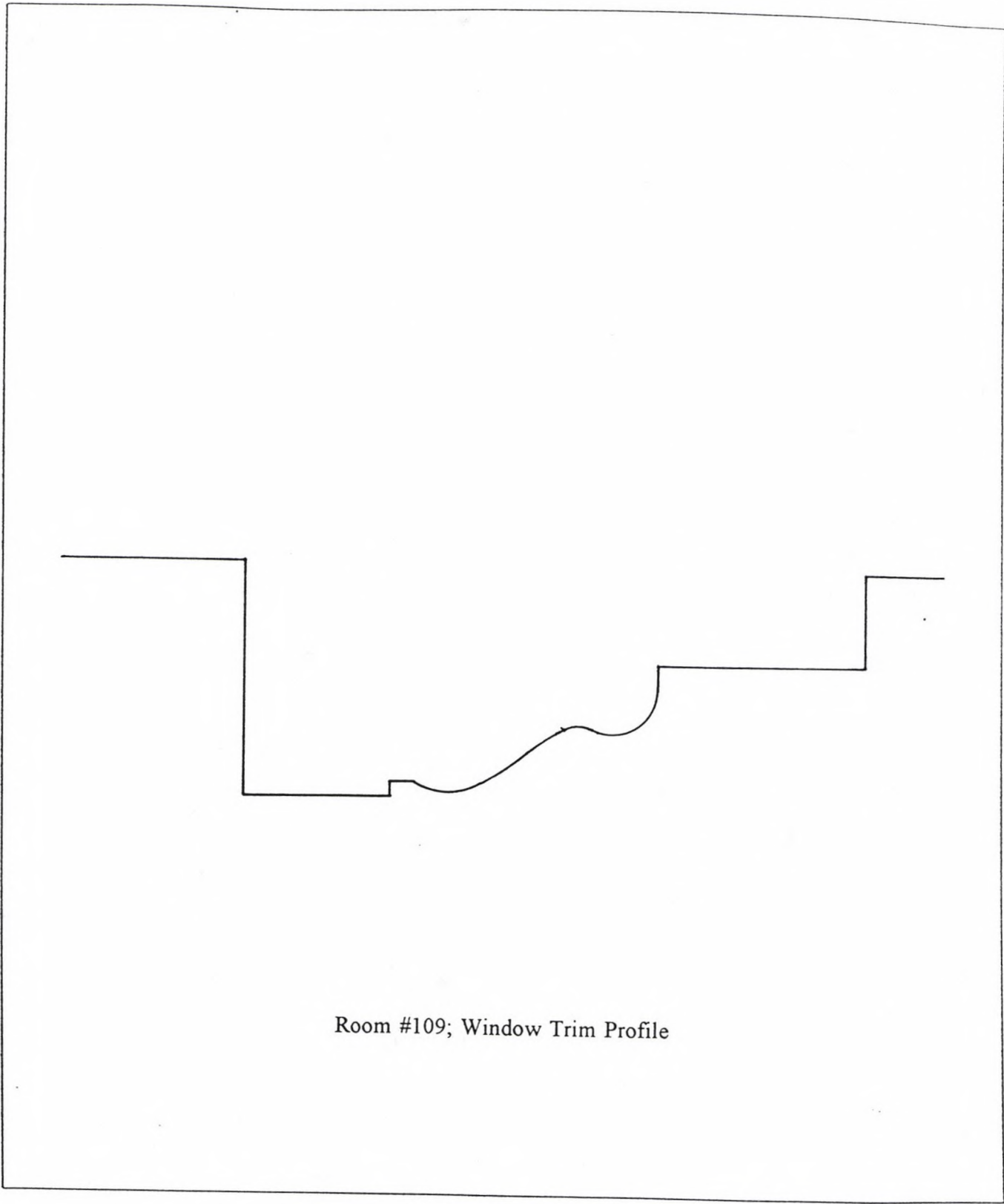
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FIG. 34

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Room #109; Window Trim Profile

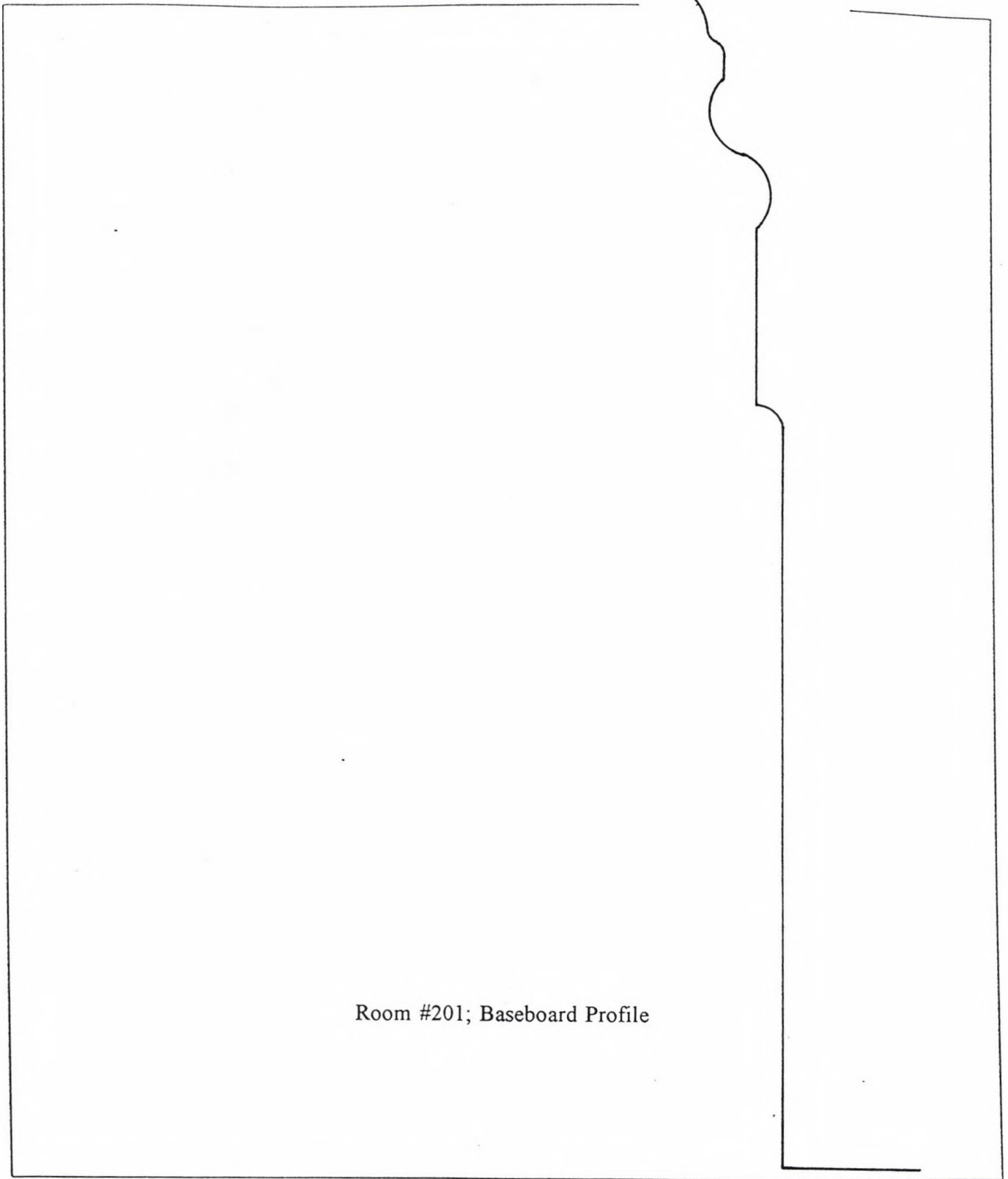
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FIG. 35

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Room #201; Baseboard Profile

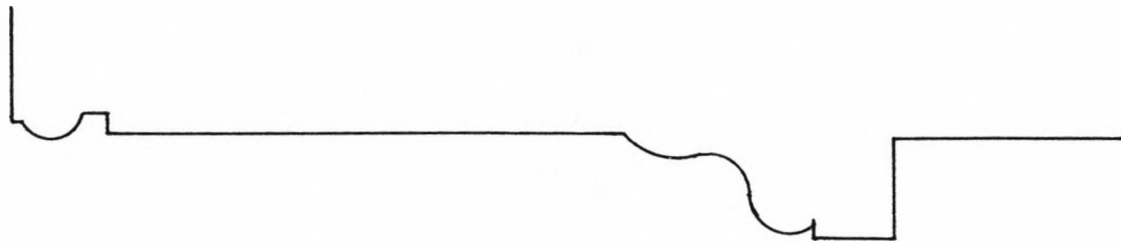
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FIG. 36

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Room #201; Window and Door Trim Profile

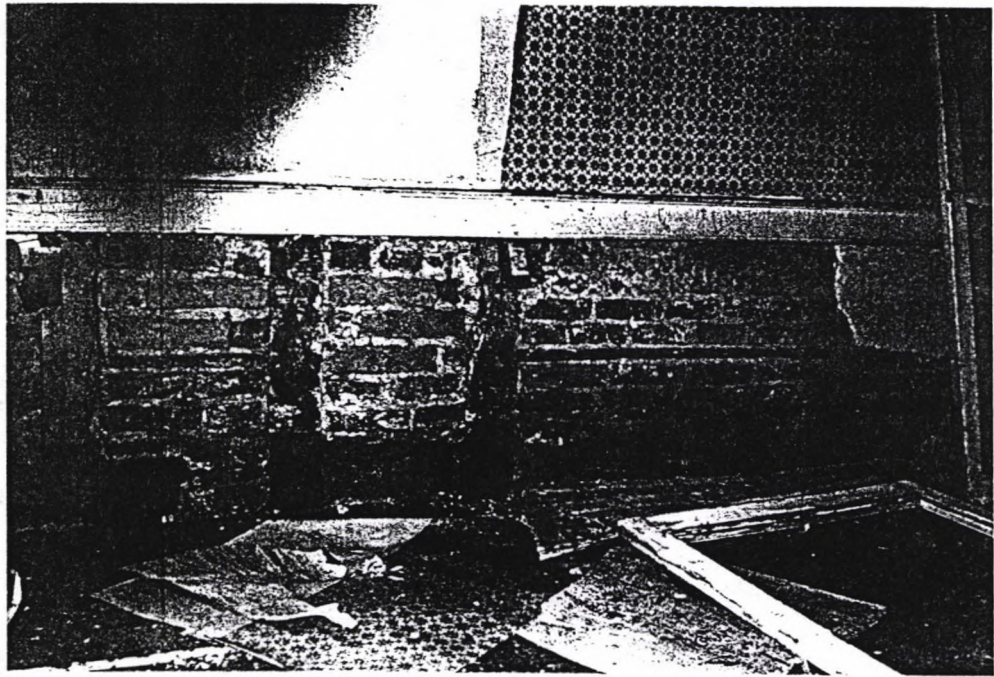
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FIG. 37

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Room #203; Removed Portion of Wall Below Chair Rail.

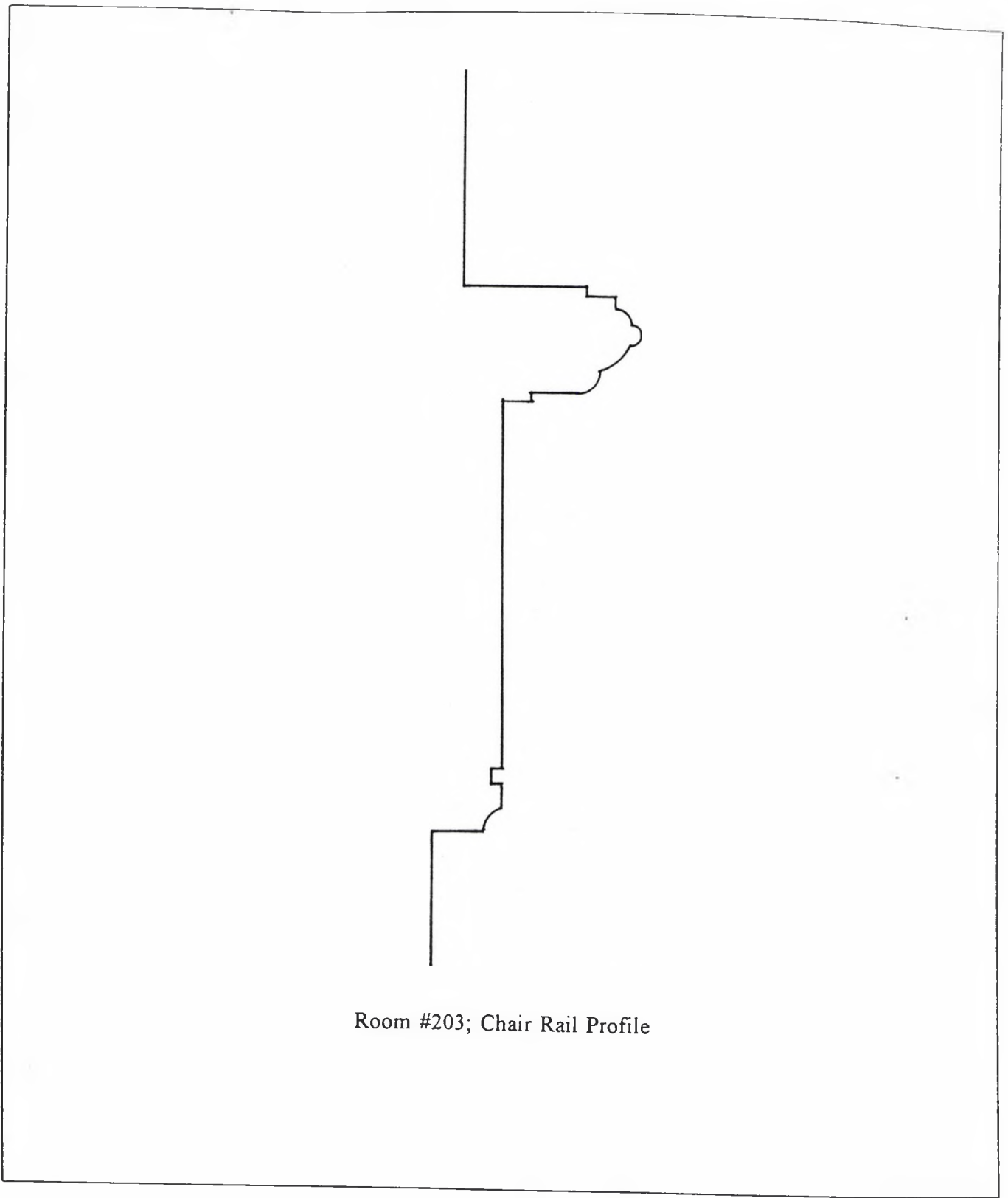
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FIG. 38

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Room #203; Chair Rail Profile

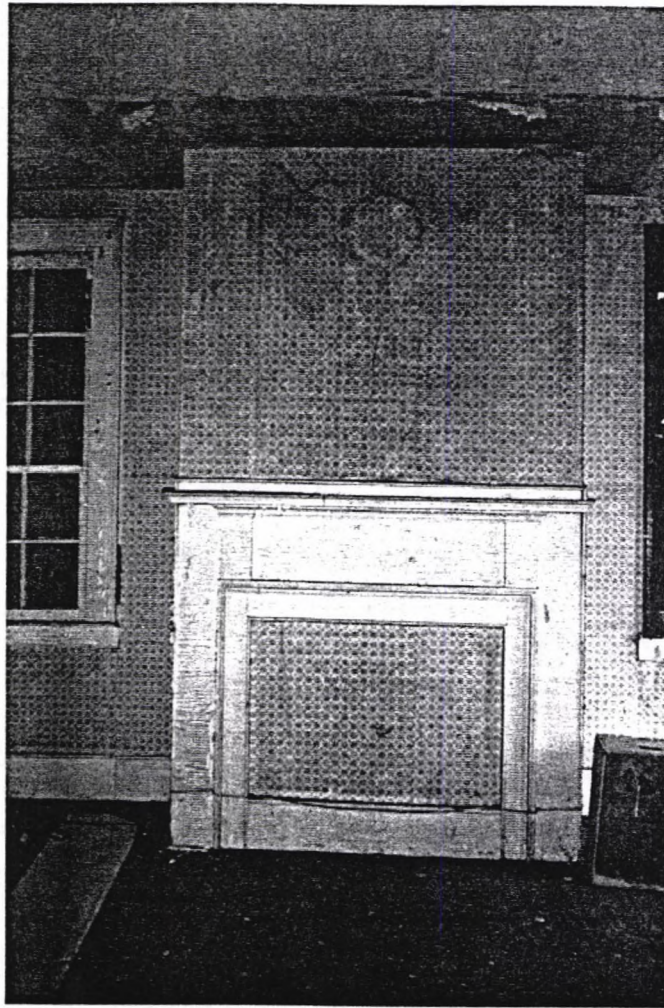
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FIG. 39

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Room #203; Fireplace with Modifications Including Infill of Firebox .

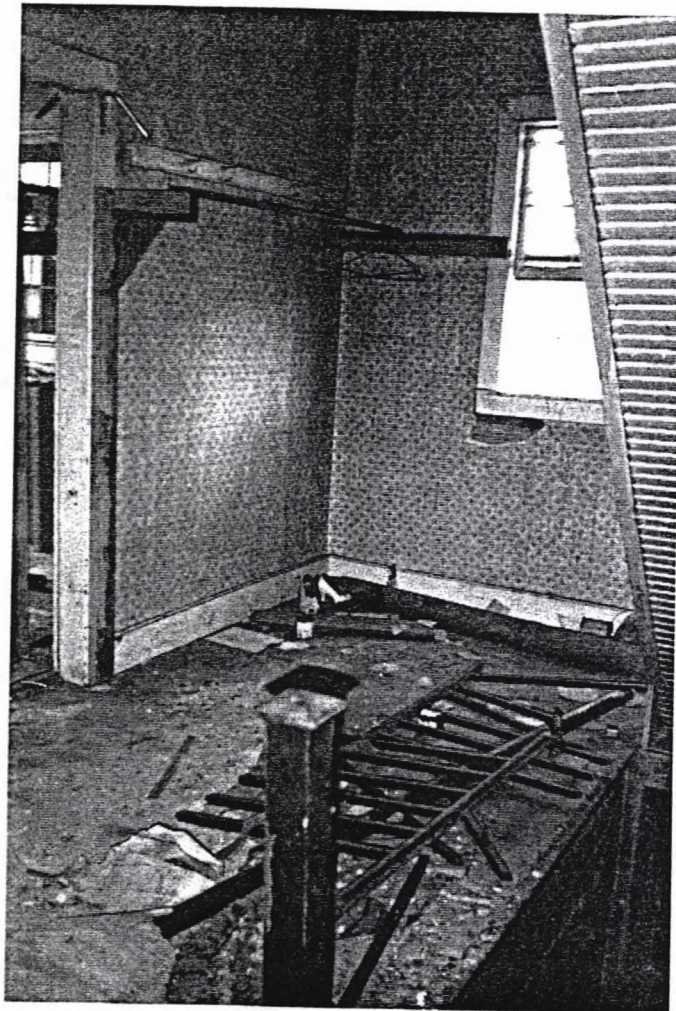
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FIG. 40

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Room #204; Debris in Hall, Including Stair Rail.

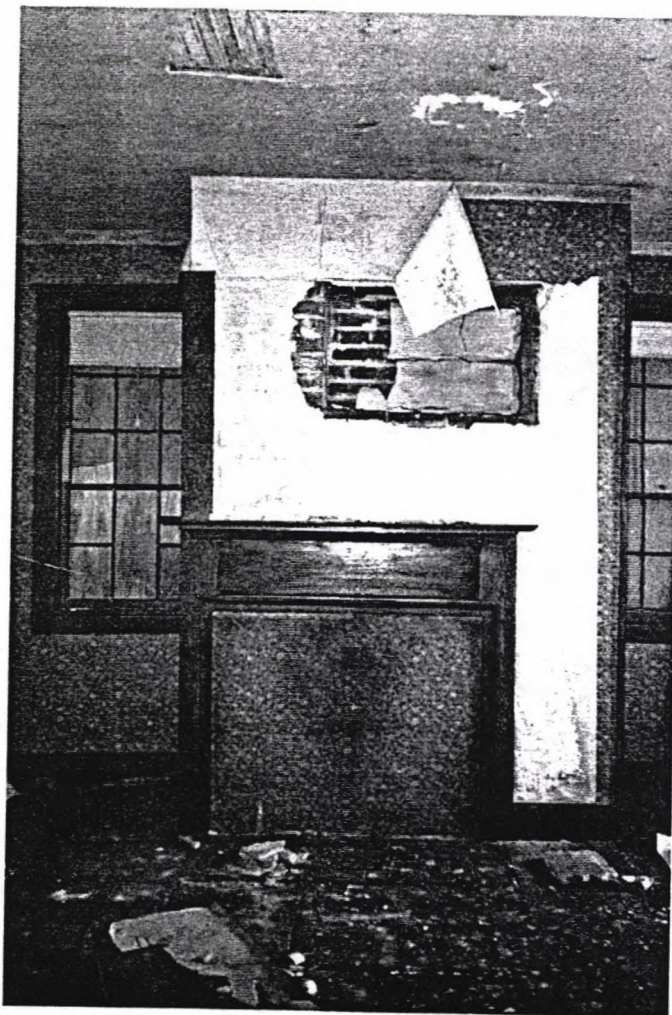
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FIG. 41

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Room #205; Fireplace with Modifications Including Infill of Firebox.

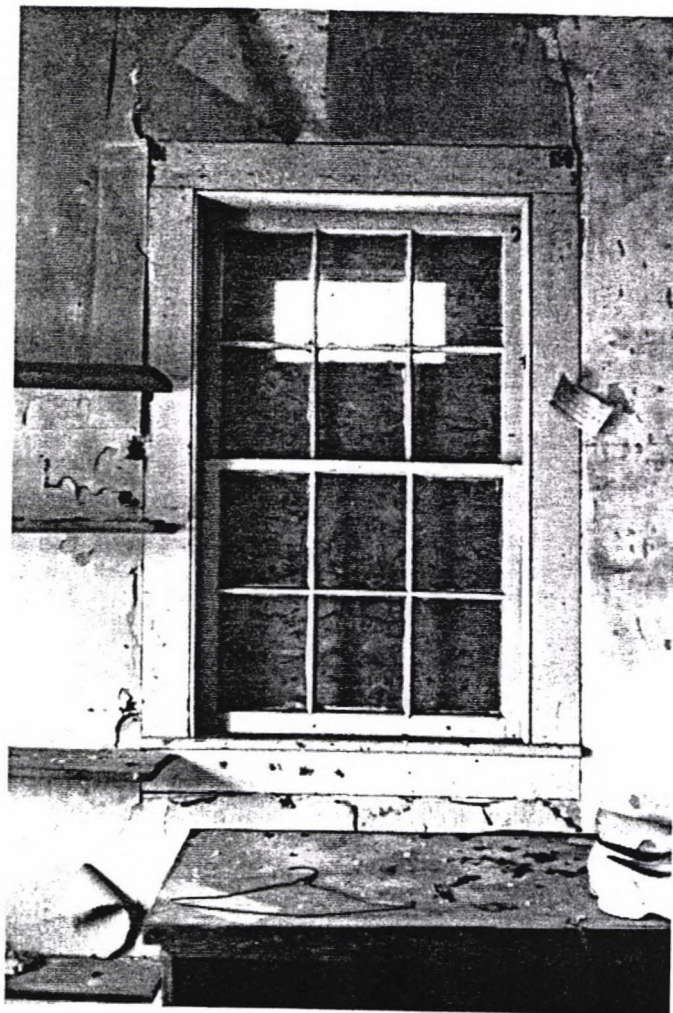
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FIG. 42

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Room #207; Interior Window Elevation .

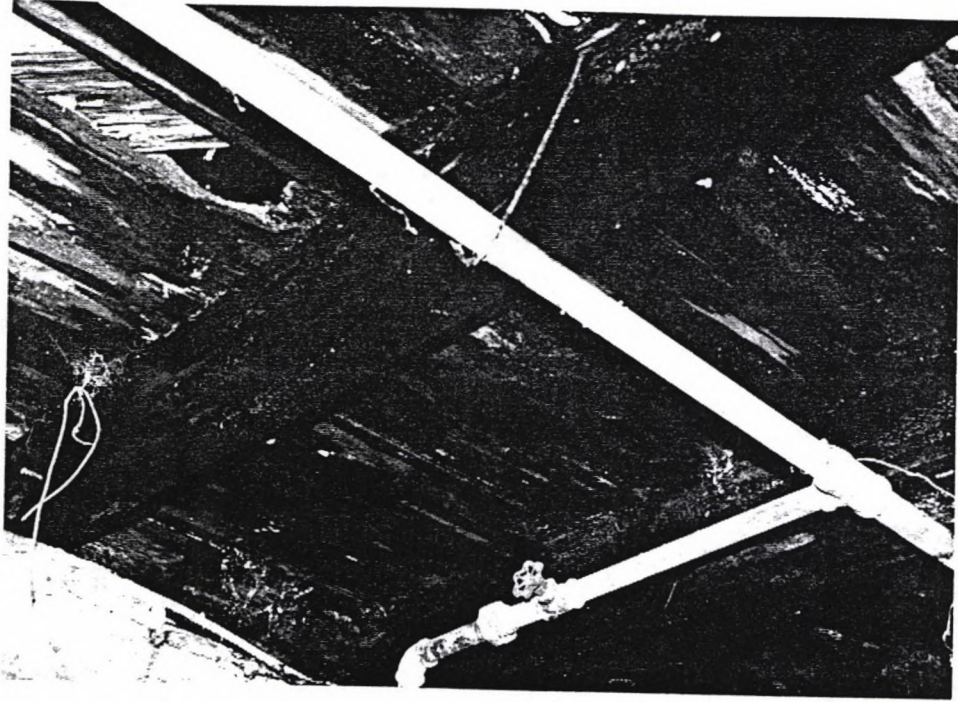
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FIG. 43

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Damaged Floorboards and Joists under Rooms #107 and #108.

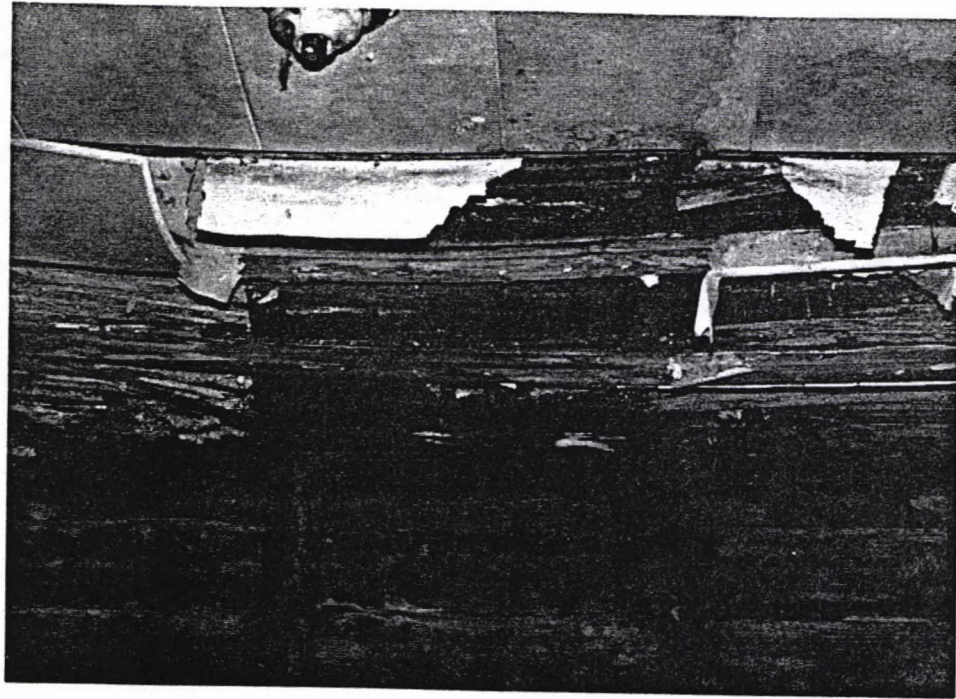
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FIG. 44

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Room #107; Ceiling.

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FIG. 45

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Room #109; Framing Pulling Away From Main Structure.

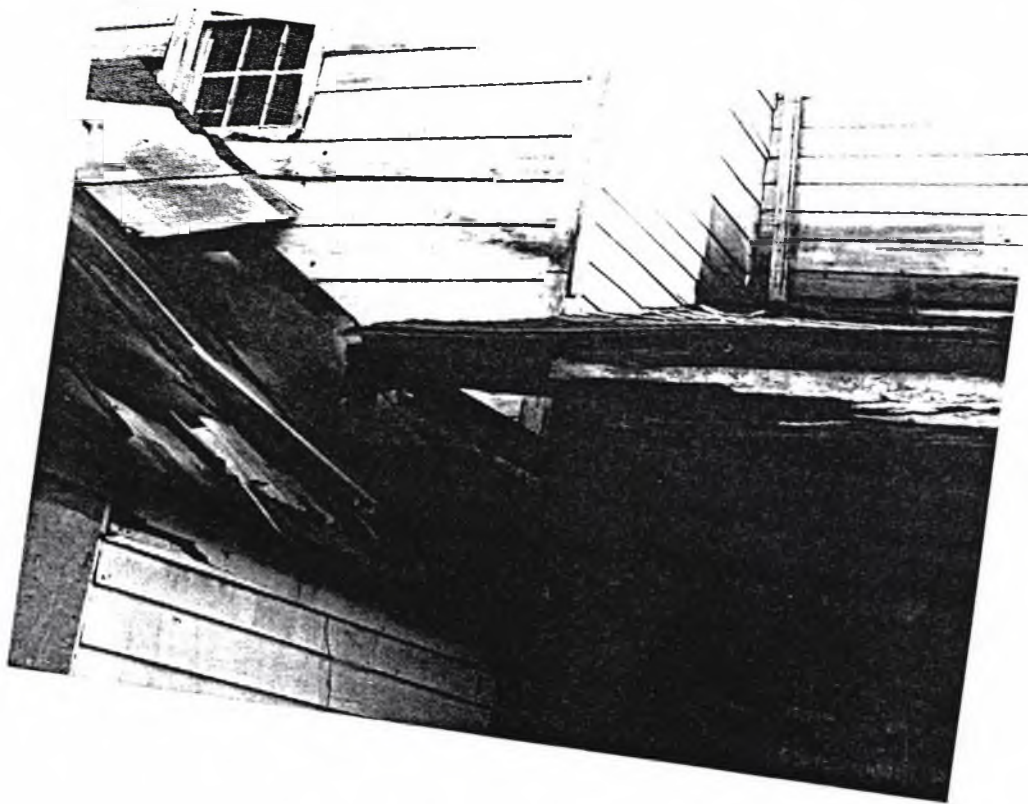
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FIG. 46

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Roofs for Rooms #109 and #106.

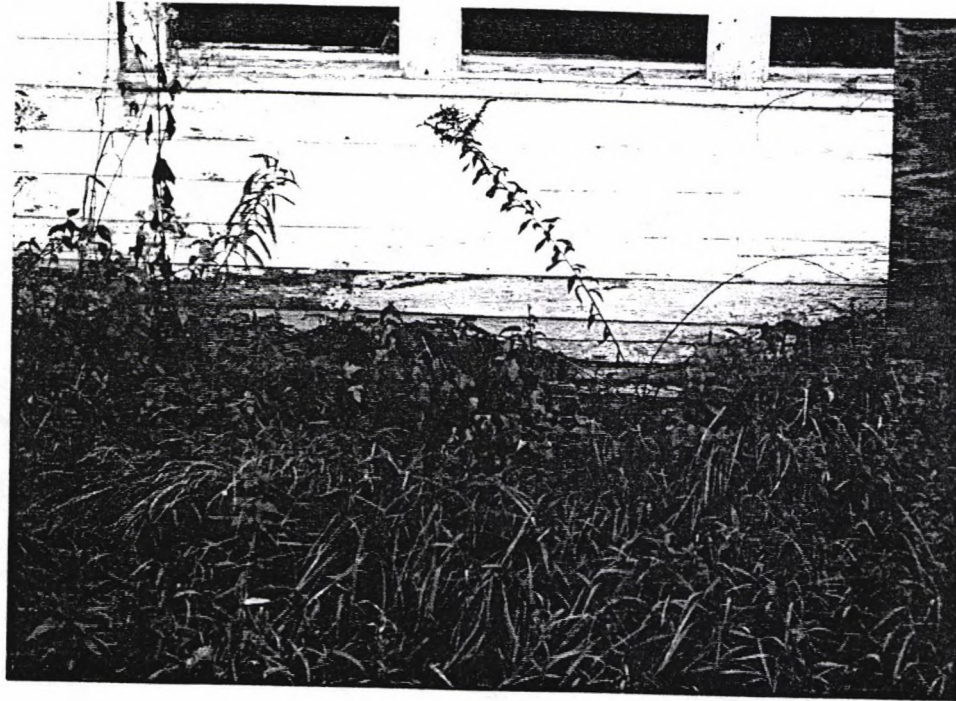
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FIG. 47

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North Wall, Exterior of Room #102, Exterior Grade too Close to Finish Floor.

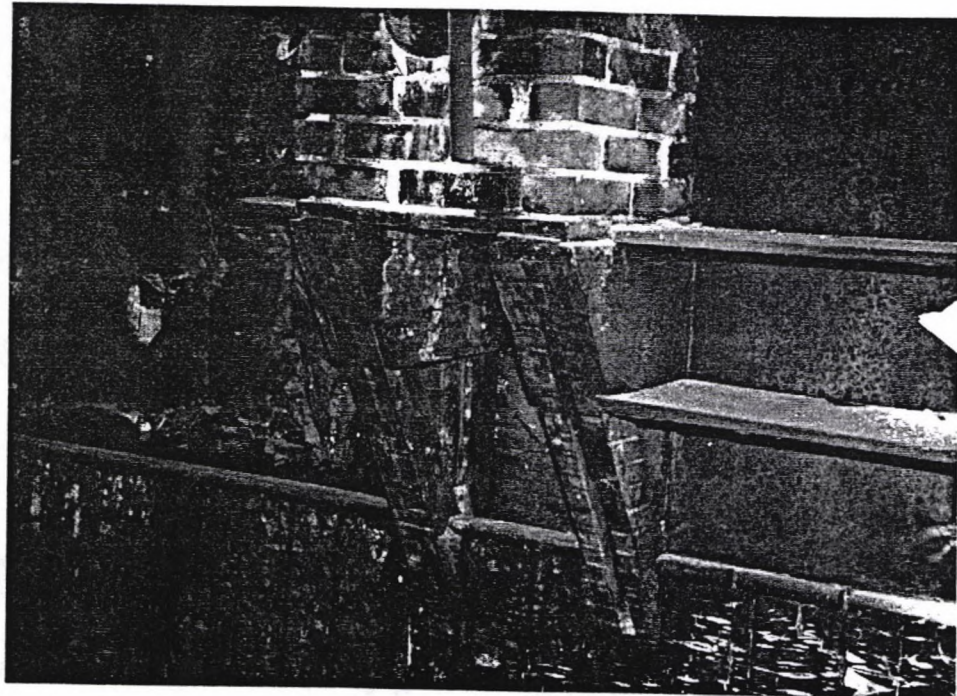
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FIG. 48

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Room #102; Wood Flue Support.

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FIG. 49

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Room #106; Water Infiltration Through Roof.

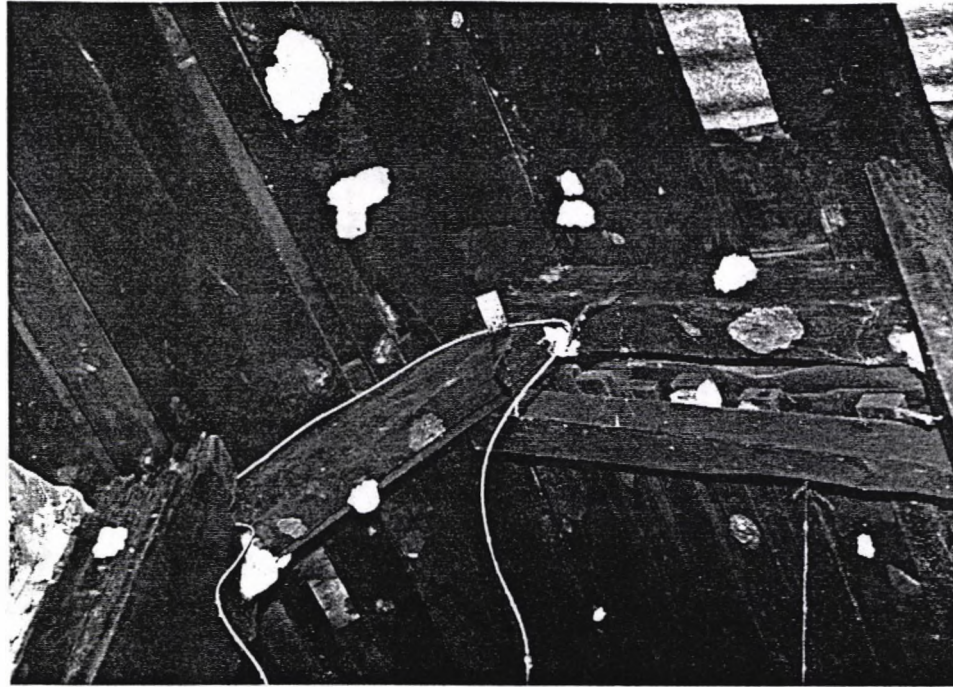
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FIG. 50

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Room #106; Water Infiltration Through Roof has Caused Damaged
Roof Framing.

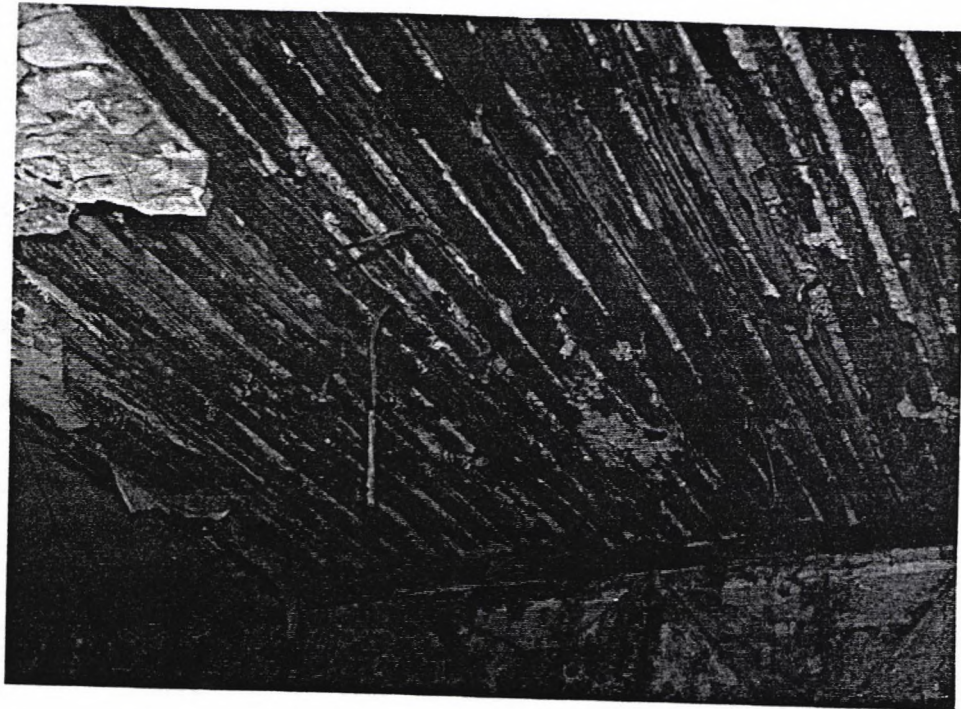
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FIG. 51

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Room #202; Damaged Plaster Ceiling.

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FIG. 52

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Room #205; Floor Framing.

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FIG. 53

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Attic, Sawn Roof Members over Section D.

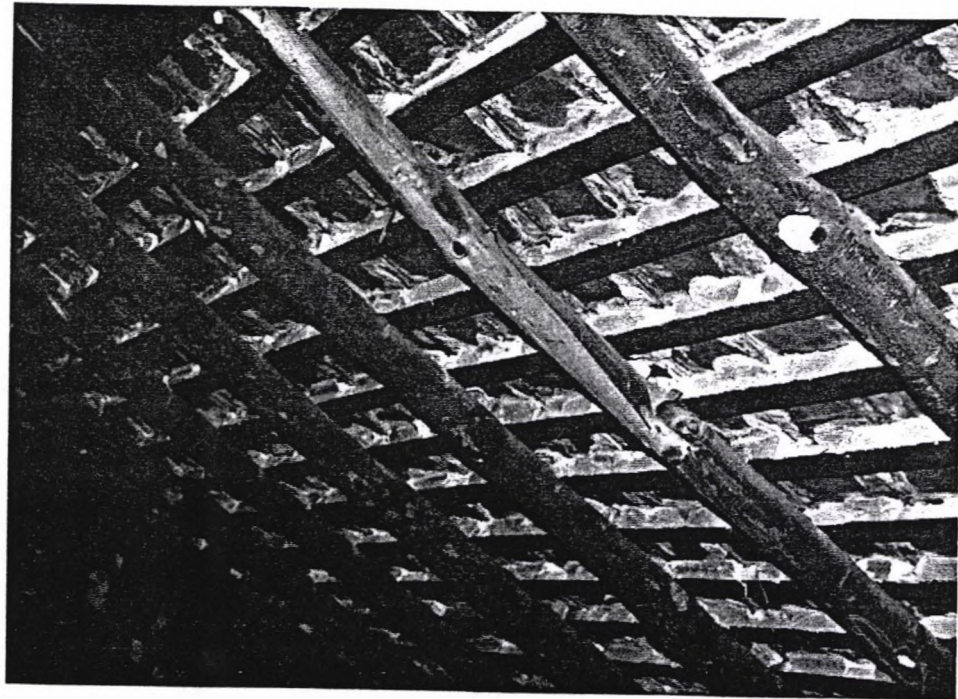
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FIG. 54

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Attic, Log Roof Framing Members Typical of Sections B and C.

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FIG. 55

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Attic, View Toward West Wall. Note Staining on Chimney.

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FIG. 56

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APPENDICES

APPENDIX A

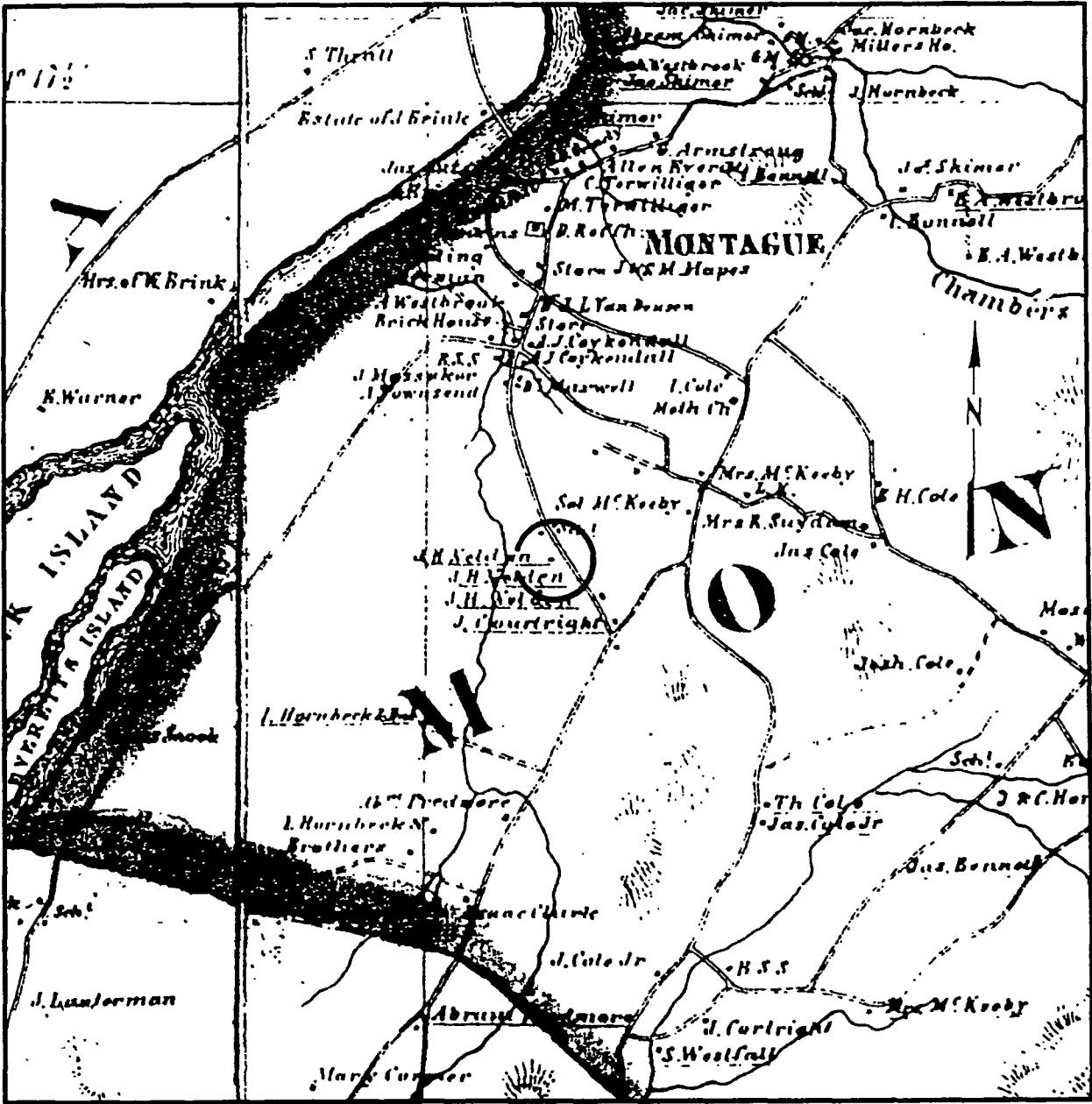
APPENDIX A

OWNERSHIP OF THE ROBERTS HOUSE

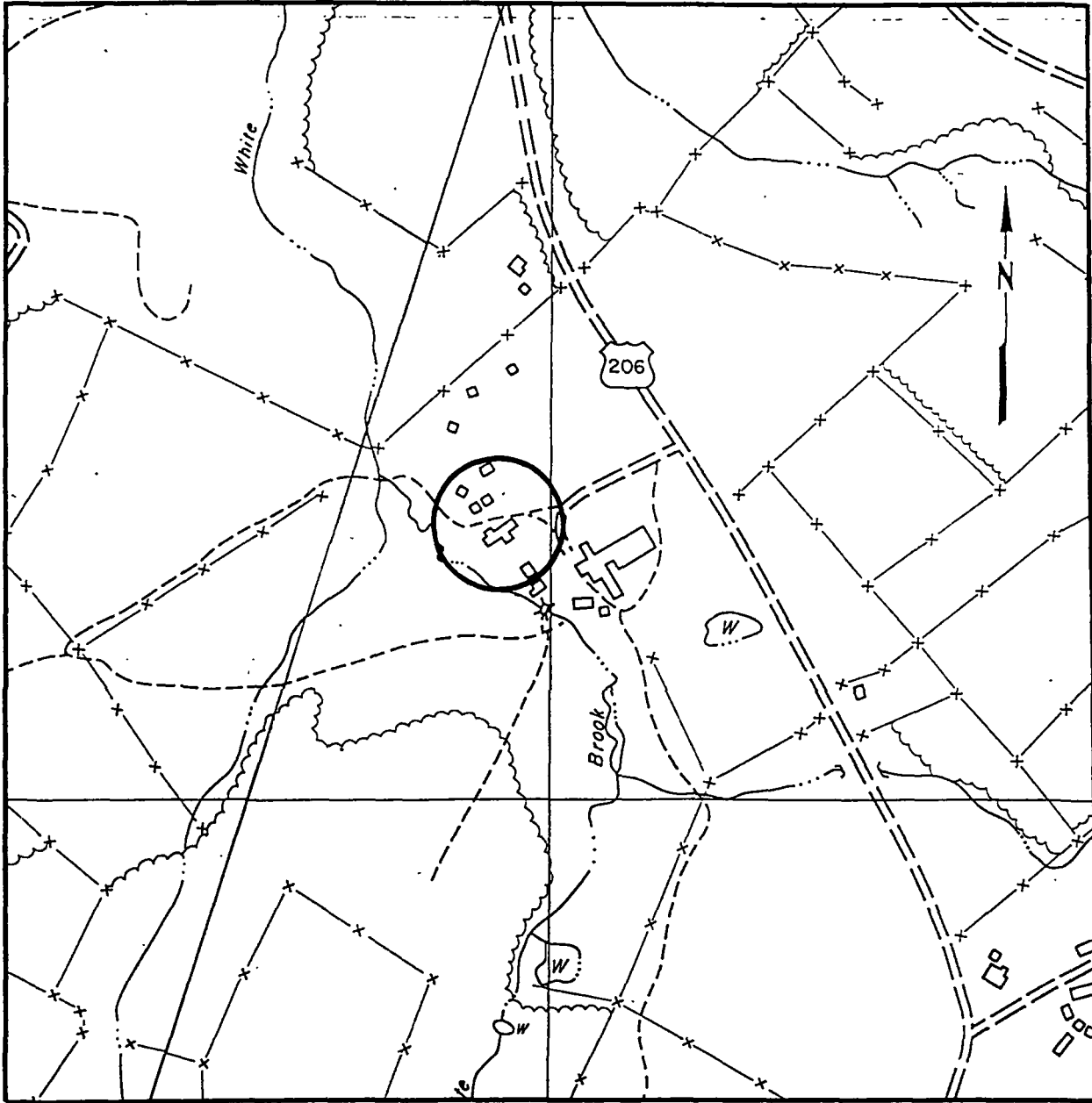
<u>Ownership Tenure</u>	<u>Name</u>	<u>Acquisition Citation</u>
-1817	William Crawford and May Crawford	See Sus. Co. Deed H-2 262
1817-1836	George Nelden	Sus. Co. Deed H-2 262
1836-1843	George H. Nelden and John H. Nelden	Heirs of George Nelden
1843-1860	John H. Nelden	Sus. Co. Deed B-4 364
1860-1903	George Y. Hornbeck	Sus. Co. Deed Y-4 450
1903-1907	Joseph S. Hornbeck and Emma H. Hornbeck	Sus. Co. Deed Y-9 359
1907-1944	Emma H. Hornbeck and Bertha E. Cole	Heirs of Joseph S. Hornbeck
1944-1968	Mabel E. Roberts	Heir of Bertha E. Cole
1968-	United States of America	Sus. Co. Deed 960 843

APPENDIX B

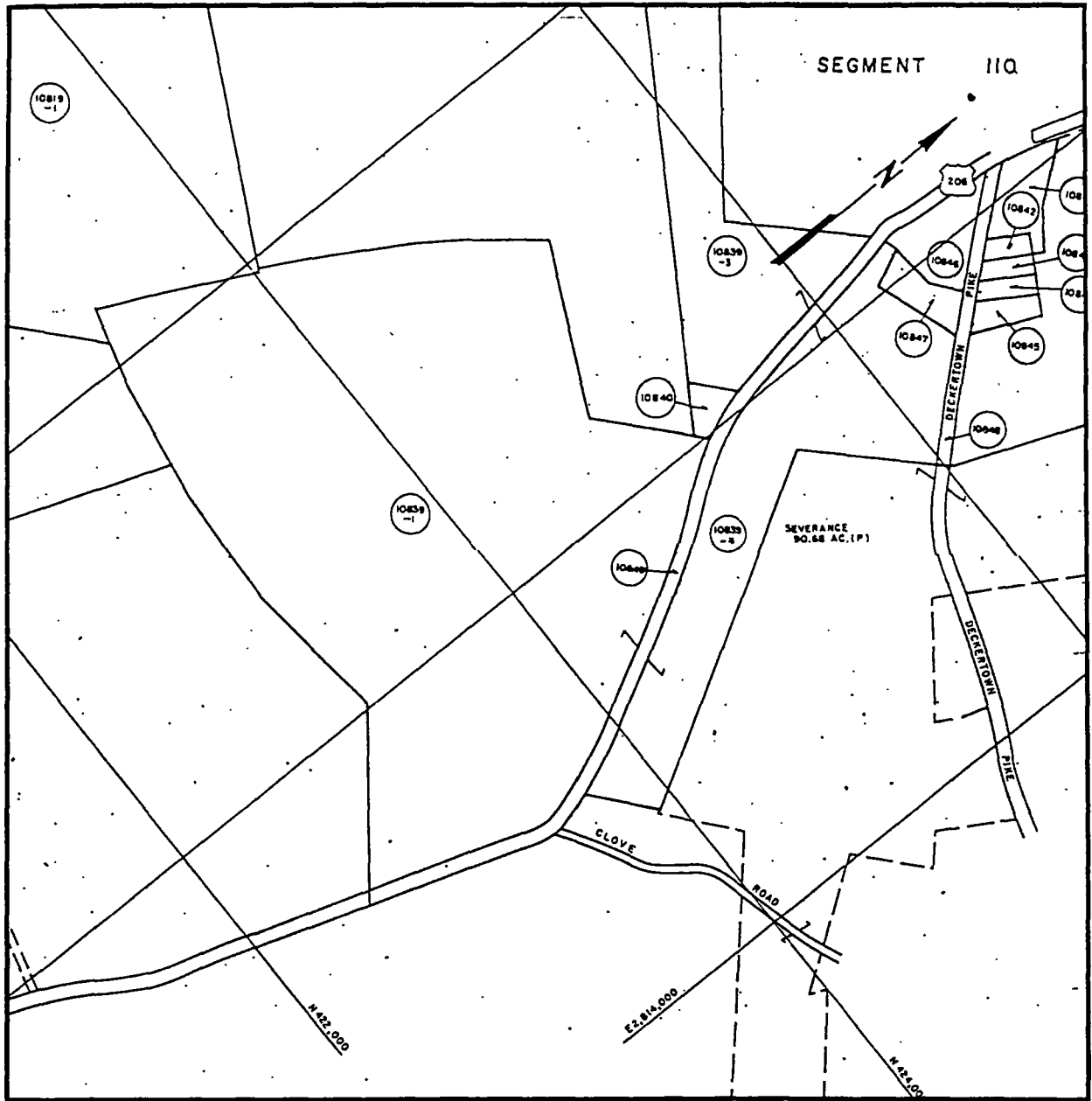
To be provided by the
National Park Service



Appendix C.1. Hopkins, G.M. Map of Sussex County. 1860.
 Scale 1 inch: 3,000 feet. Roberts 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. Roberts 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 108. 1968. Scale 1 inch: 800 feet. Roberts House contained within Tract 10839-1.

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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

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