

HISTORIC STRUCTURE REPORT

**THE
RUNDLE FARMHOUSE**

**Walpack Township,
Sussex County, New Jersey**

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for the

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PREFACE

The purposes of this document are three-fold. Although of reduced scope, this mini-Historic Structure Report begins with a brief history of the Upper Delaware Valley, focusing in particular, on the vicinity of Walpack Center, with the intention of placing the Rundle House in its historical context. Secondly, the bulk of the report records the physical condition of both the house and the adjacent property, paying close attention to the remaining historic fabric and explaining the ramifications of National Register status. And lastly, this report describes the two structural systems in use at the Rundle House, details areas of actual and potential failure, lists and estimates the cost of necessary repairs, and recommends future uses for the building. It is with the primary intention of educating future occupants or lessees of the house, that this information has been compiled. Coupled with supplemental drawings and studies to be completed by the National Park Service, this Historic Structure Report is designed to be used as a guide during the restoration or adaptive reuse of the Rundle House.

We have developed a new report format, one that is more appropriate for the scale of a mini-HSR. In order to reduce the size and complexity of the document, we have attempted to eliminate unnecessary verbiage, and instead, have incorporated additional photographs, knowing that one picture is truly worth a thousand words. One change from the previous mini-HSR's completed by this office occurs in the section entitled Interior Description. To simplify the on-site survey process, we constructed an inventory form to be completed in each room of the house. This system substantially reduced the time required for survey work as it eliminated a great deal of repetitive travel through the house. These Inventory Forms are located at the end of the document, while Section II, in the body of the report, contains brief paragraphs which synopsize the survey of each material. Both sections highlight the historic fabric, and stress the need to incorporate the original materials into any future design solutions.

Throughout our report, we have referred to this as the Rundle House, and a brief explanation of our choice is in order, as the National Park Service refers to this building as the Snable House. That name is most certainly due to the ubiquity of the book, *That Ancient Trail*, in which Mrs. Decker claims that Andrew Snable constructed the stone house shortly after purchasing the property in 1801. We believe, however,

that the author was misinformed, and that the earlier portion of the house was not constructed until the middle of the nineteenth century. If this conclusion is accurate, then Isaac and Jesse Losey, who owned the property from 1831 until 1851, built the stone structure; their tenure also coincides with the "1844" date on the west gable. Later in the 19th Century, Isaac S. Rundle purchased the farm, and he and his son, Isaac M., subsequently owned the property for over 65 years, far longer than any other resident. For that reason, many of the local families know this as the Rundle House. Because we cannot identify the builder with certainty, and are therefore hesitant to refer to this as the Losey House, we have decided to follow local custom in referring to this modest stone structure as the Rundle House.

Numerous people contributed their time and knowledge during the preparation of this document. In particular we would like to thank Mrs. Hilda Utter and Mrs. Mary Christman, former residents of the Rundle House, for their cooperation and information, Mr. Leonard Peck of the Walpack Historical Society for providing additional research documents, and Mr. Robert Williams for sharing his knowledge and photographs of both the house and the vicinity. We are also appreciative of the information supplied by Mr. Henry Kaneps, Mr. Robert Longcore, and the staff at the Sussex County Library.

PART 1
HISTORICAL DATA

PART I
HISTORICAL DATA

A. HISTORY OF THE UPPER DELAWARE VALLEY

The area of New Jersey known as the Minisink stretches for nearly forty miles north along the Delaware River, from the Water Gap in Pennsylvania to Port Jervis, New York. This was the territory of the Minsi, a group of Lenape Indians, also referred to as the Delaware tribe. The Minisink Flats was the focal point of their habitation area and their capital is thought to have been located either on Minisink Island or on the mainland, directly across the river, a few miles south of present-day Milford, Pennsylvania. Excavations in these locations, ongoing throughout the twentieth century, have revealed hundreds of native burial sites.¹

It is not clear when the first Europeans arrived in the Delaware Valley, although the earliest are believed to have been Dutchmen trading for furs with the native population. Some writers claim that a contingent of Dutch miners was at work in the Pahaquarry copper mines, located near the Delaware Water Gap, during the middle of the 17th Century. It may have been these miners who were responsible for widening the ancient Indian trails to create the Old Mine Road, which later proved so instrumental in the settlement of the area.

The first to settle permanently in the Minisink Valley were Dutch and Huguenot farmers from Esopus, the town that is now Kingston, New York. When these farmers came to the area is not known, although Snell, in his *History of Sussex and Warren Counties, New Jersey*, claims positive documentary evidence that there was a colony in the Minisink Valley prior to the beginning of the 18th Century.² A voting precinct was created there before that date, which implies a population of considerable size. By 1730, Scull, the Surveyor-General, described the Delaware Valley as being thickly settled on both sides of the river from the Water Gap north for thirty or forty miles.³

¹ Kraft, 1981: 83.

² Snell, 1881: 25.

³ Snell, 1881: 25.

In spite of their reputation as the most warlike of the three Lenni Lenape tribes, the Minsis remained on friendly terms with the European newcomers for many years. Trade between the two groups was brisk, and durable European goods were highly sought-after by the Indians. By the start of the French and Indian War in 1754, however, the native population had suffered greatly at the hands of, and had lost much of their land to, the white man. Particularly damaging was the "Walking Purchase" with which the sons of William Penn robbed the Minsi Indians of thousands of acres of their most fertile land. Hostilities between the two groups were inevitable.

In November, 1755, Colonel Abraham Van Campen wrote to Governor Belcher to inform him of numerous Indian attacks in the Delaware Valley. As a result, the Provincial Council ordered that forts be erected on the New Jersey side of the river and appropriated £10,000 for their construction and garrisoning.⁴ The initial forts, located approximately twelve miles apart along the Old Mine Road, were Fort Walpack near Flatbrookville, Fort Shappanack at Colonel John Rosenkrans', Fort Nomanock near the boundary of Sandyston and Montague Townships, and Fort Shippeconk, five miles south of Port Jervis. These were supplemented later with additional forts and blockhouses, located so that no family was further than four or five miles from safety. It is likely that some of the New Jersey defenses began as fortified houses which were built by local citizens and expanded with provincial aid.

In 1758, after years of violence, a peace treaty was reached between members of the Colonial government and the Indians. Although sporadic outbreaks continued for numerous years, hostilities between the natives and the European population ceased by the 1770's.

The later history of the Minisink Flats is much like that of western New Jersey and eastern Pennsylvania. New roads were built, new settlers arrived and small industries were developed; however, agriculture continued as the mainstay of the area until recent years when the farms were sold to the Federal government in preparation for the proposed Tocks Island Dam.

⁴ Bertland, et al, 1975: 61.

B. HISTORY OF WALPACK TOWNSHIP

Defined on April 17, 1754 as a division of Sussex County, the original boundaries of Walpack Township extended from the New York border south to the Delaware Water Gap. Out of this vast area, Montague and Sandyston Townships were created in 1759 and 1762 respectively, and Pahaquarry was included with Warren County in 1824, reducing Walpack Township to its present size. The name Walpack is believed to be derived from the Indian word "Wahlpeck" which means 'turn-hole' and referred to the large whirlpool visible at the mouth of the Flat Brook in the Delaware River.

Throughout its history the area has been largely agricultural, although two small communities existed in the Township, Flatbrookville and Walpack Center. In more prosperous and populous times, Walpack Township was served by four main roads, three of which ran in a north-south direction: the Old Mine Road, which runs more or less parallel to the Delaware River, Route 615 in the Flatbrook Valley, otherwise known as Haney's Mill Road, and a third road, now barely navigable, at the base of the mountains, called Mountain Road. The fourth, Walpack Center Road, connected Newton and the area to the southeast with Walpack Center and continued across the mountain, terminating near the Van Campen Inn.

This area was first settled during the 18th Century, and by the turn of the century, the population was of sufficient size to support the Myers school, which was established at what would later become Walpack Center. Levi Rosenkrans, who was an early owner of this property, served as one of the first teachers at the Myers school. In May 1834, the Pleasant Valley Methodist Episcopal Church was formed in the Walpack Center area, and a cemetery created. A stone sanctuary was erected three years later; this was replaced in 1871 with the frame church building that is still standing. Isaac Rundle and his brother Jasper established the first store in Walpack Center in 1850; the post office opened four years later, with Isaac also serving as the first postmaster. Several of the important names connected with the village and the surrounding area - Van Campen, Rosenkrans, Losey, Shay and Rundle - are also closely connected with the modest stone house which is located approximately one mile to the north.

C. HISTORY OF THE RUNDLE HOUSE

In 1801 Andrew Snable and his wife Mary purchased 175 acres of land from Levi Rosenkrans for the sum of £532.10. Levi was the son of Colonel John Rosenkrans, who had owned a large tract of land around Walpack Center. As described in the deed, Snable's tract was a part of the property originally owned by Isaac Van Campen.

In *That Ancient Trail* Mrs. Decker noted that Snable "very proudly built this old stone house soon after this purchase", and other writers have echoed that statement.⁵ While this is not an unreasonable assumption, it contradicts the "1844" date painted on a stone in the west gable of the house, and ignores the materials and methods of construction which date from the middle of the 19th Century. Snable owned the property for twenty years, and if he built a house on the land, which seems probable, it was, in all likelihood, a log cabin like those of many of his neighbors. Snell noted that at that time there "were several log houses" on the road leading across the mountain.⁶

After Andrew Snable sold the property in 1821, it passed through the hands of John Michael, Peter and George Snable and Parshall Howell before being acquired by Isaac and Jesse Losey in 1831. The Loseys purchased the property for \$2500, and sold it twenty years later for \$6,573.70. Based on the physical evidence, and considering the increase in the value of the property, it seems likely that the stone house was constructed during their tenure. The Loseys were a prominent family in the area; Zebulon Losey had come to Walpack from Dover, Morris County, in 1780. Isaac, his son, was a shoemaker, farmer and "exhorter and local preacher, [who] may justly be regarded as the father of the Methodist Episcopal Church at Walpack Center".⁷

In 1851 Jesse Losey sold the property to Timothy Shay, another "exhorter" and class leader who served as Trustee of the Walpack Church for over 48 years. Shay, who had purchased the farm for just over \$6,500, sold the property to Isaac S. Rundle six years later for \$17,200. This large price

⁵ Decker, 1942: 107.

⁶ Snell, 1881: 321.

⁷ Snell, 1881: 321.

increase indicates that Shay had completed numerous improvements to the farm, one of which may have been the addition of the frame extension.

In 1850, Mr. Rundle, in partnership with his brother Jasper, opened the first store in Walpack Center.⁸ Like the previous owners, Isaac was a Trustee of the Methodist Church who also served as assistant class-leader. Writing in the *New Jersey Herald* in 1889, Warren Hersch said "I [came] to the neatly painted and commodious farm buildings of Mr. I. S. Rundle, one of the most stirring citizens of Walpack...The residence is of stone, but the farm buildings have been built by its present owner, and are models of neatness and convenience".⁹

Two generations of Rundles worked the farm, living in the house until Isaac M. Rundle, the son of Isaac S., died. Because of the length of their tenure, this has been known locally as the Rundle House, a tradition which we have continued in this report. In 1923 Isaac's widow, Fannie, sold the land to George Hewitt who turned it over to the Flatbrook Experimental Farms in 1924. For the next fifty years, the house was continuously inhabited, and the acreage was leased and worked by various members of the community, including Charlie Bensley and Marcus and Harry Utter. During this period, the tenant house, located across the road, was reserved for use by the owners of the property, businessmen who were more interested in fishing than in farming. In 1974 the house and land were sold to the United States Government in preparation for the Tocks Island Dam; they are currently administered by the National Park Service as part of the Delaware Water Gap National Recreation Area.

⁸ Snell, 1881: 330.

⁹ Hersch, 1889: third installment.

PART II
ARCHITECTURAL DATA

PART II ARCHITECTURAL DATA

A. DESCRIPTION OF THE BUILDING STYLE

Because of the extreme simplicity of the Rundle House, it is difficult to assign it a conventional architectural style. Although it was constructed during the 1840's, at the time that the Greek Revival movement was preeminent throughout much of the country, this building exhibits none of the major characteristics of that style. Perhaps it is best described as a noteworthy example of a modest, vernacular farmhouse.

The one-and-a-half story, gable roofed "cottage" was a popular housing form in the Upper Delaware Valley until the middle of the nineteenth century. Often only one room deep, houses of this type were generally constructed of wood, although stone examples are also found. These houses were often fitted with 3-light windows located in the knee wall of the low-ceilinged, upper level rooms.¹⁰ This housing form is thought to have originated in Connecticut and Long Island, and both the English and Dutch contributed to its development. Peter Wacker, a cultural geographer, differentiates between the one room deep version which he feels has stronger Dutch or Flemish ties, and the two room deep version, which he believes is closer to New England roots.¹¹

The two door design in evidence at the Rundle House was common in Berks, Lancaster and Lebanon counties in eastern Pennsylvania. Usually square in shape, these houses were most often constructed of brick or stone during the period from 1840 to 1870. The form appears to be an outgrowth of traditional Pennsylvania Deutsch farmhouses, which ignored the English center hall plan. The exact purpose of the two doors is unclear, although the twin

¹⁰ Although a window of this type is evident at the Rundle House, it is not part of the original construction, but was added during the mid-20th Century.

¹¹ Bertland, et al, 1981: 89.

doors allowed the two sides of the house to develop individual functions, one room being reserved for entertaining, the second for the day-to-day functions of the family.¹² At least one other example of the two-door type, the Van Scoder/Knight House, located north of Flatbrookville on the Old Mine Road, exists in this region of the Upper Delaware Valley.

B. EXTERIOR DESCRIPTION

1. SITE AND OUTBUILDINGS

The Rundle House is a one-and-a-half story, bank-constructed stone building, with a frame extension at the rear. Built in a hollow, perpendicular to Route 615, which is also known as Haney's Mill Road, the house is oriented approximately southwest.¹³ A steep, unpaved drive from the road ends at the front of the structure. A large evergreen close to the southeast corner of the house should be removed, as it shades the building and contributes to the increasing damage to the masonry. Stretching in front of the house is farmland; running from west to east behind the building is a small creek which empties into the Flat Brook that bisects the property.

Once the cornerstone of a large working farm, the house was originally supported by numerous outbuildings, including a barn, a carriage house, a frame tenant house, a stone spring house, an ice house, corn cribs and sheds. (Refer to the historic photographs in Appendix C.) After the property was sold to the Federal government, the barn and carriage house were burned by arsonists.¹⁴ The sole remaining out-buildings are a dilapidated, three-bay frame shed which is located to the southeast of the house, and the spring house. Little remains of this small stone structure, constructed on the stream to the northwest of the house; much of the roof framing has been destroyed by falling branches, and as a result, the unprotected walls have begun to tumble (*Photo 1*).

¹² Nicholl, 1990: back cover.

¹³ For purposes of simplicity and clarity, this report describes the house as facing due south. Refer to Floor Plans in Appendix B for exact orientation.

¹⁴ Williams, 1988: 2.



Photo 1. Remains of stone spring house.



Photo 2. Concrete-capped stone retaining wall near stream.

At the northwest corner of the house is a fieldstone retaining wall which has been capped with a layer of concrete and edged with pipe railings. Due to the settlement of the ground at the west end, near the creek bed, the stonework has collapsed and the concrete has buckled, creating a hazardous situation (*Photo 2*). A second concrete slab covers the ground at the rear of the house. The poor condition of this pad contributes to the on-going deterioration of the structure, as the broken pieces of concrete are positioned in such a way as to channel water toward the house, rather than away from it. An additional concrete slab is located to the northeast, which was used when slaughtering pigs.

2. THE HOUSE

The original portion of the building is a simple, four-bay, single-pen structure, constructed of semi-dressed fieldstone, stuccoed on the front elevation. The gable roof is covered with slates, interior brick chimneys are located at the east and west ends, and a shed-roofed porch shelters two-thirds of the front elevation. Paired, 2/2 windows, located on either side of these doors are a later modification; in all likelihood they replaced single 6/6 vertical sliding sash. A stone located at the peak of the west gable is inscribed "1844" (*Photos 3 & 4*).

Within a few years of the original construction, the size of the house was increased with the addition of a frame, one-story-plus-basement, shed-roofed extension at the rear. A third brick chimney was added and the more utilitarian functions of the house were relocated to the five newly created rooms (*Photo 5*). At the west end the beams framing this extension were cantilevered past the face of the exterior walls, creating a shed-roofed porch, which is approximately five feet deep (*Photo 6*).

Unfortunately the frame portion of the house has suffered greatly from neglect during the ensuing years. Faulty construction led to unchecked water infiltration, which badly damaged, and in some cases completely destroyed, the framing members and finishes in the rear rooms.



Photo 3. Front elevation.

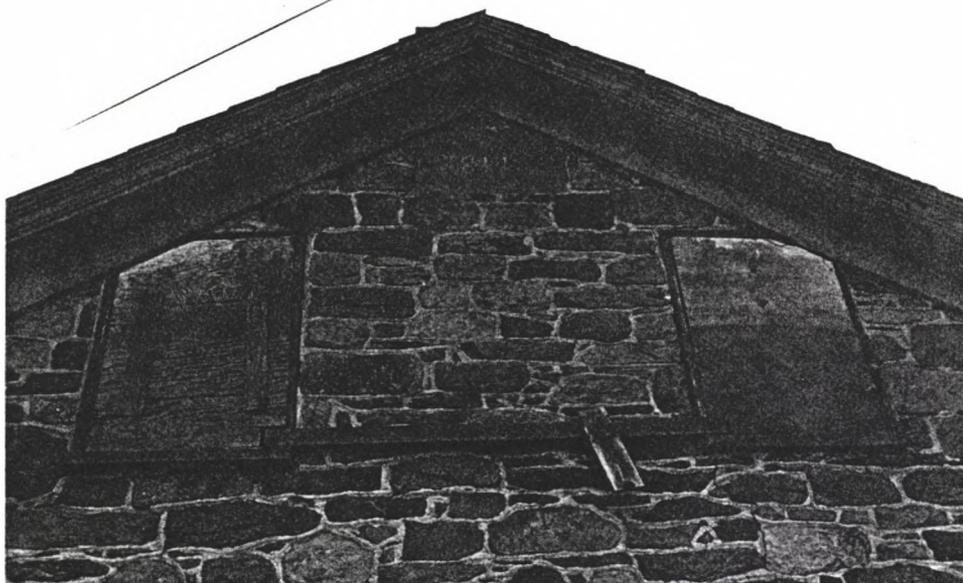


Photo 4. Date stone and second level windows in west gable.

3. FOUNDATION

The foundations of the earliest portion of the Rundle House are approximately 2'-0" thick, and like the exterior walls, are constructed of uncoursed fieldstone. At the top of the foundation the stonework steps in slightly to create a ledge on which the floor joists bear. Viewed from the interior, the stonework, covered with a thick build-up of whitewash, is sound and dry.

The stone foundation for the frame extension is visible on the east elevation, where it is exposed as much as 4'-8" due to the bank construction. The masonry is in good repair. On the north and west elevations the foundation is below grade, and not visible. However, the sills, which sit directly at ground level, are extremely deteriorated.



Photo 5. View of frame addition from northeast.

4. EXTERIOR WALLS

The original exterior walls of the house were constructed with uncoursed, semi-dressed limestone, granite and sandstone. Individual stones vary in size from five inches to an impressive five feet across, and tool marks are visible in the softer material. Averaging 2'-0" thick at the ground floor, these walls become slightly thinner toward the top of the structure as the load on them decreases. The stonework of the back and side walls remains exposed, with a date stone inscribed "1844" located at the peak of the west gable.

Used throughout is a dense, whitish mortar, high in lime content, which is finished in a fish-tail point. Due to its strength, the mortar is in good repair throughout most of the building, although spot-repointing with Portland cement has occurred. Covering the facade is a layer of light-colored, lime stucco, as thick as 2" in places, which is topped with numerous coats of whitewash. The aggregate in this stucco contains a distinctive mixture of stones, many of a rosey-purple hue, which matches that of the mortar. Over the early stucco is a layer of hard, brown, Portland cement which was applied in the middle of this century by Harry Utter. These finishes have spalled in areas where the walls are unprotected by the porch and hair-line cracks occur throughout the intact material (*Photo 7*).

The masonry walls are generally in good condition. In various spots lichen is growing on both the stones and the mortar due to the high moisture content, partially attributable to the close proximity of the stream. A large crack, approximately 1 1/4" wide, below the southeast parlor window should be repointed and periodically monitored to determine if the settlement in this area is on-going. The large evergreen that shades this corner of the house should be removed, as the continuously damp conditions and spreading root system cause increased damage to the masonry. Spot-repointing is required throughout, particularly on the east elevation. The cement stucco on the front elevation must be removed, a softer, lime-based stucco applied, and the entire surface whitewashed for visual uniformity. The stone cheek walls lining the steps to the west elevation basement door are bulging, and may require restoration.

The walls of the rear extension are finished with beveled siding, with exposures varying from $4\frac{3}{4}$ " to $6\frac{1}{2}$ ". The uppermost, reciprocally-sawn boards are secured with cut nails; those closer to the ground are secured with wire nails, indicating that earlier material has been replaced. At the west end of the rear addition, enclosing the north side of the small porch, are vertical boards, extending from the top of the stone foundation to the eaves. Much of the siding at the rear of the house has rotted or is missing entirely, leaving the interior lath exposed. On the east elevation vines have grown around the boards into the interior of the house (*Photo 8*). The material on the west side of the house is in slightly better condition, as the siding is protected by the broad overhang of the porch.

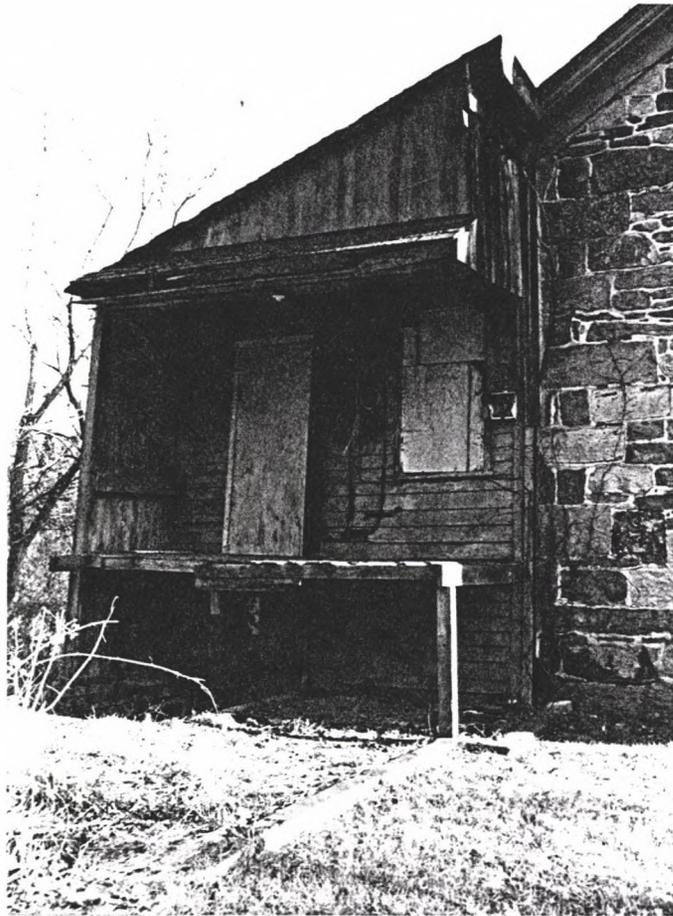
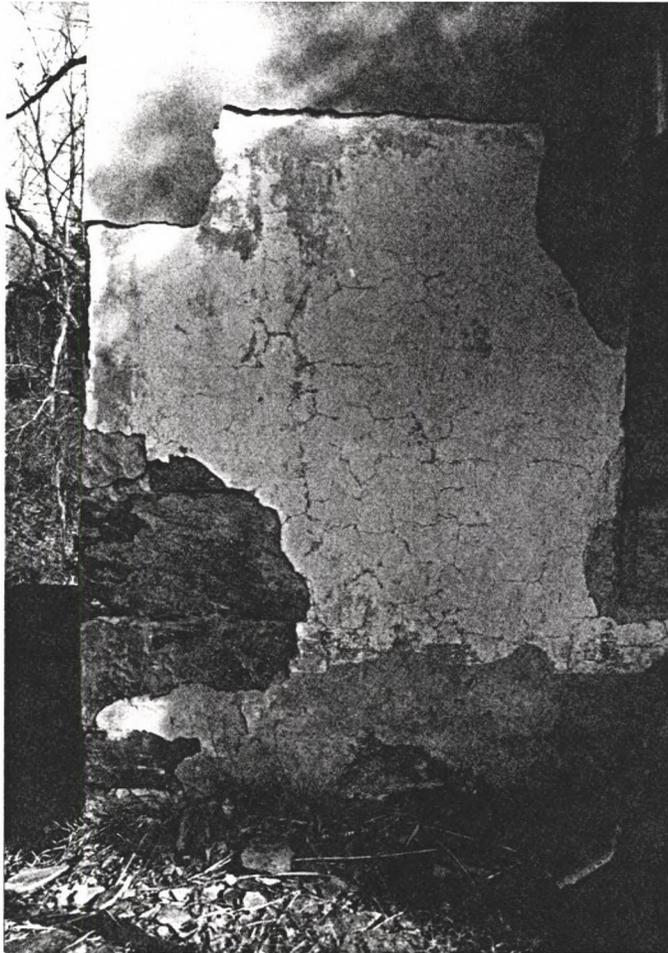
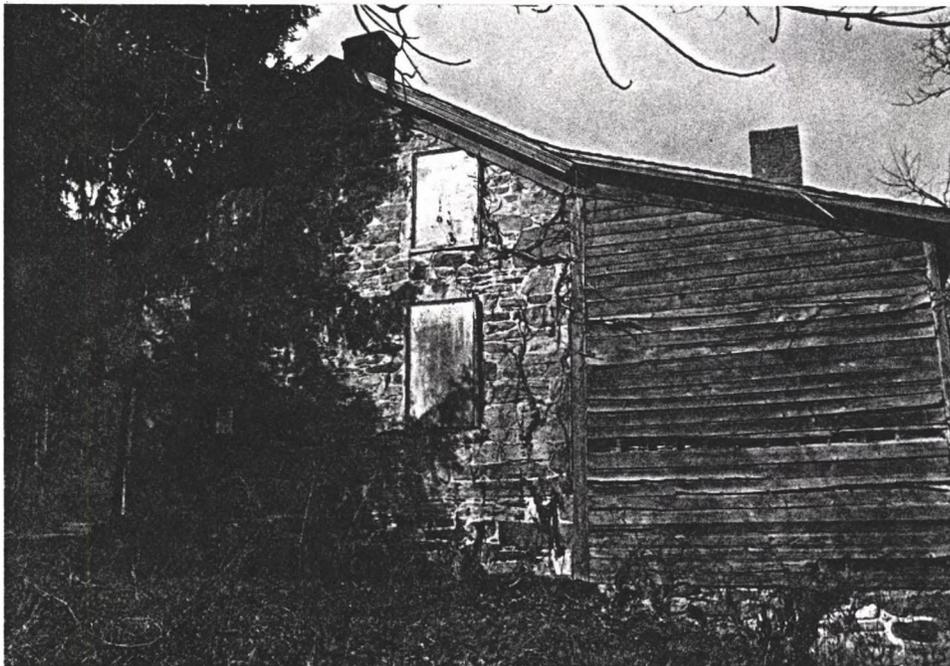


Photo 6. West side of frame addition. Note ghost of original stair below platform.



*Photo 7.
Stonework of front
elevation, original
white-washed stucco
and 20th Century
Portland Cement
stucco.*



*Photo 8.
East elevation showing
damaged siding of
frame addition.*

5. WINDOWS

The fenestration of the Rundle House, particularly that of the front elevation, has undergone a number of changes. In all likelihood, the original arrangement of the front elevation consisted of one, 6/6 vertical sliding sash window located on either side of the front doors.¹⁵ During the late 19th Century, probably in an attempt to increase the amount of natural light available to the first floor rooms, the original windows were replaced with paired, 2/2 double-hung sash windows. Simple, unbeaded trim, flush with the cement stucco coating surrounds these windows. Drip caps occur at the top of each casing, indicating that these windows were not originally sheltered by a porch. One additional change was made to the front fenestration during the middle of this century, when a 3-light casement window was cut into the south knee wall of the main bedroom.

The gable ends originally contained 6/6 vertical sliding sash windows, two at the upper level of the west elevation, and four (two up, two down) at the east elevation. A small opening remains at the south-east corner of the house, to light the basement. At the side elevations, the corners of the upper level windows are clipped by the raking eaves. These windows remain unchanged except for the introduction of 2/2 double-hung sash which replaced the 6/6 sash in the parlor windows only. The frame of the south parlor window on the east elevation is missing entirely; an ogee moulding is applied to the remaining window casings on the east and west elevations.

The original rear elevation contained three windows at the first floor, two of which were located in the keeping room; the third lit the parlor. In all likelihood, these were identical to the 6/6 vertical sliding sash remaining in the stone portion of the house. During the construction of the frame addition, the east and west windows were elongated for use as interior doorways and the middle window is now concealed behind a cupboard.

¹⁵ Windows in which the upper sash remains fixed, while the lower sash is operable, and which do not move by means of sash cords and weights, are variously referred to as "single-" and "double-hung". We, however, refer to this type of window as "vertical sliding".

At the basement level of the original rear elevation there were two windows at the east end. With the construction of the frame addition, the easternmost of these windows was converted to a door; the center window remains, concealed on the north side behind new lath and plaster.

The frame addition contains eight 9/6 vertical sliding sash windows on the rear elevation, four at each level. The casings of the basement windows have been damaged due to water infiltration and will require extensive restoration, although those of the upper level windows are believed to be in good repair. An additional 9/6 window occurs on the first floor of the addition at the west elevation. Above this is a small wooden door which provides access to the attic space of the frame extension.

Refer to the Inventory Forms for a description of the sash, and an evaluation of the condition of individual windows.

6. EXTERIOR DOORS

One interesting aspect of the Rundle House is the presence of the double doors on the front elevation. As previously stated, it was a common practice for homebuilders in near-by eastern Pennsylvania to include two doors at the front of a house, drawing on a Pennsylvania Deutsch tradition. The presence of a second entry reserved the parlor for formal use, while the keeping room and the upstairs chambers remained available to family members only.

Because of the thick masonry construction, both of the front doors at the Rundle House are set in 2'-0" deep reveals, which are lined with unmoulded panels; a half-inch bead occurs at the juncture of the door reveal and the exterior wall (*Photo 9*). An original door with three pairs of equally-sized panels, trimmed with edge mouldings on the exterior face, is located at the entry to the keeping room. This narrow door has been altered by the addition of glazing in the top two panels. Currently leaning against the west wall of the parlor, the second front door is a 20th Century

replacement. A photograph in *That Ancient Trail*, dating from 1940, shows a six-panel door at the parlor as well, and it is probable that the door connecting Rooms 2-5 and 2-3 is that door. Although it has been trimmed to fit the new location, in all other respects this door matches the one to the keeping room.

Originally a third exterior door was located on the basement level at the back of the house. This is now an interior door connecting Rooms B-1 and B-4. Refer to Section C-4, "Interior Doors", for a full description.



Photo 9. Paneled reveal at front door.

With the addition of the rear extension, four new exterior doors were created, two each on the west and north sides of the house. On the west side, an exterior basement door was constructed, with stone-lined steps leading to a beaded board and batten door. A door to the first floor is situated directly above this, and was originally served by a set of stairs with treads located perpendicular to the face of the house. The ghost of these stairs is still apparent in the painted clapboards. The two doors in the north wall are also the board and batten type with Blake's latches. Both the doors and the casings are extremely deteriorated due to the water infiltration.

Refer to Inventory Forms for a complete description, including dimensions and conditions, of each door, by room.

7. ROOF

Currently covered with slates, the gable section of the Rundle House was initially roofed with wood shingles. Viewed from inside the attic, the original roofing lath appears to have been let into the backs of the rafters. During an earlier reroofing, new lath was attached directly to the rafters, and wood shingles were nailed to this. Later, probably in the early 20th Century, slates were applied without removing the wood shingles. Many of the gray slates have been replaced, but, the material appears in fair condition. Complete replacement of the roof is not warranted at this time.

This original section of the roof has a simple, well-proportioned crown moulding at the eaves line and along the rake. The wide raking cornice has suffered severe damage by carpenter bees (*Photo 10*). A complete inspection of this area should be conducted in order to evaluate the full extent of the damage, and to determine the appropriate method of repair. The fascia board at the front elevation appears to remain in good condition.

Having become severely deteriorated, the asphalt shingle roofs of the porch and rear addition were recently replaced in kind by the National Park Service. During the past two decades, the frame addition has suffered greatly, due, in part, to the failure of the roof. While reroofing this area, it was found that the initial rafters, two of which remained, were unmilled saplings, and had been located under the eaves of the original structure. In the middle of this century, those members were replaced with 2" x 6" rafters, located under the uppermost layer of roofing, i.e., the slates. Because the roll roofing was not continued to a point under the third course of slates, substantial water infiltration occurred over the years, and the resulting damage ensued.



Photo 10. Insect damage in raking cornice on west elevation.

8. CHIMNEYS

Three brick chimneys occur at the Rundle House, two in the original section and a third located in the frame addition. The original chimneys, which are set in slightly from the gable ends, rest on large stone sub-structures in the basement. Beginning at the ground floor, the east chimney is constructed of brick; the west chimney, with a single unlined flue, is built primarily of stone, although it transitions to brick shortly before exiting the roof. Both original chimneys are stepped in a short distance above the roof line, and they are corbeled at the top. They have been well-maintained and are in good condition, but may require spot repointing.

The rear chimney extends from the basement fireplace, with one unlined flue, through Room 1-5, where it exits the roof. Its rectilinear form has been extended by approximately 4'-0", and now towers high above the roof. It appears to be well-maintained, although the lower portion is in need of repointing.

9. PORCHES

A shed-roof porch stretches across two-thirds of the front elevation of the Rundle House, and a small "porch", which actually resembles a loading dock, occurs at the northwest corner of the west elevation. A photograph of the house taken in the early 1940's shows a slightly more ornate, Victorian-era porch, covering the area between the two doors. (Refer to Appendix C for historic photographs of the Rundle House.)

The current porch, which lacks any aesthetic merit, was added by Mr. Harry Utter during the middle of this century. The recently replaced, asphalt-shingled, shed roof is supported on three, strictly utilitarian 4" x 4" posts which are located approximately 12'-0" on center. Several of the rafters were also recently replaced; these are supported at the front wall on a nailer which is bolted to the masonry. A concrete step leads to the floor of the porch, which is of poured concrete over a concrete block base.

In its currently dilapidated condition, the porch-like extension at the northwest corner conveys the impression that it was constructed later, as an afterthought. It is therefore surprising to find that the original beams framing the rear extension cantilever 5'-0" beyond the west wall of the house to create this addition. Based on a ghost in the paint of the siding, the original stairs to this deck ascended with the treads situated perpendicularly to and alongside of the building.

C. INTERIOR DESCRIPTION

1. GENERAL DESCRIPTION

The Rundle House is clearly the product of a mason's talents, and was built for an unpretentious farming family. The stone portion of the building is solid and functional, yet it lacks all but the most rudimentary decorative touches. Only in the parlor, where the tall baseboards are capped with an ogee moulding and the door and window architraves are completed with a narrow quirk ogee, were small attempts at elaboration made. The mantelpiece is now missing from that room; it was, however, more elaborate than the remaining trim, which may explain its absence. Throughout the other rooms in both the original house and the frame extension, the finishes are utilitarian, with no more elaboration than an occasional bead added to the trim.

Several changes to the floor plan have occurred over the years. Initially the second floor was divided into two large bedrooms, one located at each side of the house. Shortly thereafter, at approximately the same time that the rear addition was added, the west room was divided by a wall running from east to west. The resulting northern half was divided again, creating a total of three rooms at the west end, while the large chamber at the east remained intact. Originally, the only interior stair was located in the southwest corner of the keeping room. During the 1940's a second stair was constructed which connects the parlor with the large east bedroom. More recent changes include a flimsy closet of plywood that

was constructed during the 1960's, in the southwest corner of the main bedroom. Shortly before the house was vacated, two doorways were cut into interior partitions and a partition was added, creating a hallway from the master bedroom to the bathroom (*Photo 11*).

Many of the original finishes remain, although gypsum board covers most of the surfaces, making it difficult to assess the extent and condition of the plaster and lath. A thorough investigation of the original walls, ceiling materials, and the paints and papers used throughout must be conducted.

The following sections provide a brief synopsis of the materials found on the interior of the Rundle House, and the condition of each. To guide future restoration efforts, we have identified the fabric that must be retained in order to preserve the National Register designation. More specific information, organized by room, may be found in the Inventory Forms located at the end of this report, where each historic item is clearly marked with an asterisk.

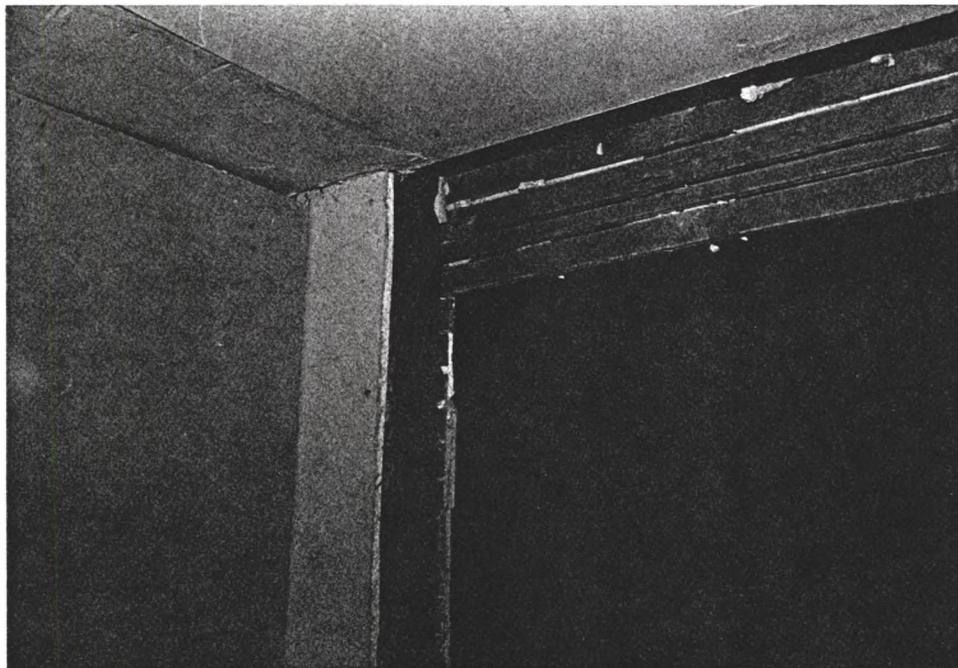


Photo 11. Doorway created between wall studs on second floor.

2. FLOORS

Throughout the original rooms on the first and second levels, the floors are of random-width, reciprocally-sawn, pine boards which are hand-planed on the upper surface. In the parlor and east bedchamber this material had been covered with linoleum, a large portion of which was recently removed by the National Park Service. The condition of the wood flooring in these areas varies from room to room. Although cupped and worn in places, the boards in the stone portion of the house have remained dry and are, therefore, generally in fair condition. These must be retained, as random-width floorboards of this type were typically used until the middle of the 19th Century, and this is valuable historic material. Where the boards are damaged and must be replaced, a minimum of the original fabric should be removed, taking care not to damage the remaining material.

Wood planking originally existed in Room B-1, although this material has since been removed, leaving only the exposed earth. Rounded, fist-sized stones, embedded in a clay base, constitute a portion of the floor in Room B-2 at the eastern side of the basement (*Photo 12*). (Refer to Appendix H for archaeological report of this floor.) Their purpose is unknown, although in other areas this technique has been used for flooring in root cellars, which may also have been the case at the Rundle House. These cobblestones are unusual and must remain intact.

The floors in the frame addition were also constructed of pine boards, with the exception of Room B-3, half of which is floored with a thick blue-stone slab that is badly cracked. These rooms at the rear of the house have suffered from extreme water infiltration, and the wood floor boards are rotting, and in many cases, destroyed beyond repair. If these rooms are restored, intact portions of the original flooring should be retained, and the severely damaged material should be replaced with boards of a similar species and dimension.



Photo 12. Cobblestone flooring in east side of basement.

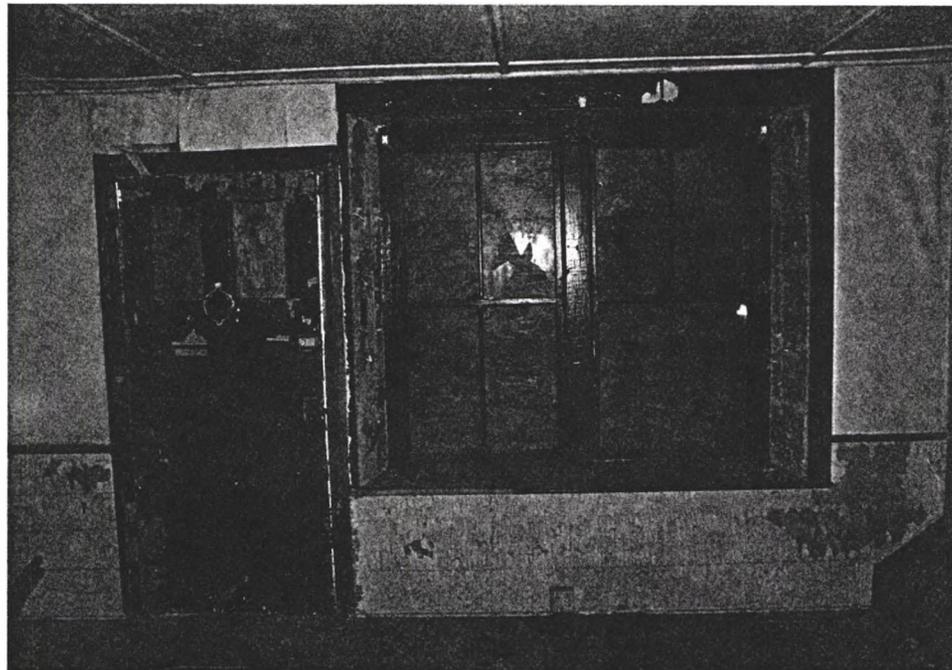


Photo 13. South wall of keeping room. Note beaded board wainscot with dado rail, paired 2/2 windows and original six-panel door.

3. WALLS AND CEILINGS

The interior walls and ceilings of the original house were covered with plaster on circular sawn lath, except in the keeping room where beaded board wainscotting was applied to the walls (*Photo 13*). A similar beaded board dado is also found in the basement kitchen of the frame addition. In most rooms the plaster walls have been covered with gypsum board and the ceilings have been sheathed in gypsum board, plywood or beaded ceiling boards. Because very little of the plaster is visible, it is impossible to assess the condition and extent of the original material. A study of the original fabric, including analysis of the paints and extant wall-papers must be conducted before undertaking restoration. Future plans for the keeping rooms must include the restoration of the wood wainscot, and in all areas where the plaster is largely intact, the original fabric should be retained.

The visible materials at the front of the house remain intact, although both the new and original fabric in the rear extension has been extremely water damaged and will require extensive restoration or replacement--if preserved at all.

4. INTERIOR DOORS

In the earlier section of the house, all of the remaining interior doors are of the board and batten type, and are generally constructed with beaded boards and chamfered battens attached with screws or cut nails. Many are hung on butt hinges, and are fitted with Blake's latches, and they are generally in good repair. Because the doors at the first floor keeping room are located in a thin board wall, they have no frames or casings; those doors at the second level are surrounded by plain casings without ornamental beads or mouldings. The door between the parlor and the keeping room is now missing; as the primary interior door, it may, however, have been slightly more elaborate than the others, perhaps matching the type used at the entrances. The architrave of this door is ornamented with a quirk ogee moulding.

During the construction of the frame addition, three of the original windows on the north side of the house were converted to interior doorways; two of these were located at the first floor and the third was at the east end of the basement. In Room 1-3 on the first floor is a six-panel door which may have been relocated from between the keeping room and the parlor (*Photo 14*). The single-panel door to Room 1-5 dates to approximately the 1930's. Both of the doors adjoining Rooms 1-3, 1-4 and 1-5 are missing. Although the architrave of the parlor door is ornamented with a quirk ogee moulding, the remaining casings are not decorated.



Photo 14. Six-panel door at location of original window, and parlor stair, added during the 1940's.

The original exterior door that was located at the basement level of the rear elevation, is now an interior door connecting Rooms B-1 and B-4. Rustic and worn, this 3'-6" wide, board and batten door appears to be one of the oldest elements of the house. The narrow chamfers of the cut-nailed battens match those on the door between Rooms 2-1 and 2-2, and the unadorned, unpainted, 3³/₄" casing is pegged together. Hung on 2'-5" strap hinges which are mounted on pintles, this door opens by means of a rusty Suffolk latch with spade-shaped cusps. The thumb latch penetrates below the cusp and the opposite side is curved down, both of which are later improvements to this style of hardware (*Photo 15*).

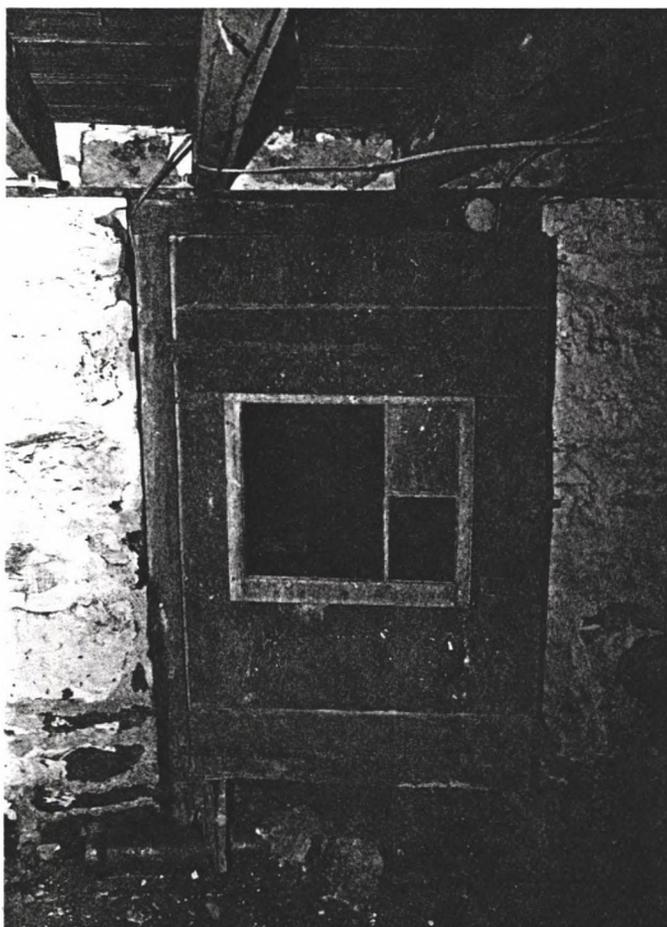


Photo 15. Now separating two rooms of the basement, this was originally an exterior door. Note strap hinges, pintles and Suffolk latch.

All of the six-panel doors and the board and batten doors date to the earliest years of the Rundle House and must be retained. If the original second floor plan is restored, the six-panel door that separates the bathroom from the make-shift hallway should be removed and, if not too greatly damaged, reused at another location. As explained, this was probably the original east front door, and constitutes valuable historic fabric.

5. TRIM

There is very little decorative trim at the Rundle House, and that remaining should be carefully preserved. As previously noted, the more important door and window architraves are highlighted with a narrow quirk ogee moulding, while the remaining casings are plain. With the exception of those in the parlor, the baseboards vary from six to eight inches in height, and most are capped with a half-inch bead. More impressively, the parlor baseboards are nine inches high and are topped with an ogee moulding; a new quarter-round base shoe has been applied at the floor. In the keeping room and basement level rooms in the frame extension, the tongue and groove wainscotting is capped with a 1-inch high dado rail.

Throughout the original portion of the house, the wainscotting, baseboards and door and window architraves remain sound and are remarkably unaltered. This fabric must be preserved in order to retain the National Register status for the house. The corresponding materials in the frame extension, however, have suffered greatly and will require replacement. Care must be taken in this area to remove only the most severely damaged portions of any item that cannot be wholly preserved.

6. FIREPLACES

Four fireplaces are located in this house, three in the original portion, and one in the rear addition. The largest and most important of these occurs in the original keeping room, where the stone chimney breast is ornamented with an austere, but well-proportioned mantelpiece. Originally, this was the cooking fireplace for the house, as evidenced by the eye for a crane embedded in the north side. After the rear extension was added, this fireplace opening was closed with vertical beaded board paneling, and the cooking operations were relocated to the lower floor of the new addition. A stove, vented into the flue, was later used to heat the keeping room (*Photo 16*).



Photo 16. West wall of keeping room with mantelpiece. Closet door is on right, doors to stairs on left.

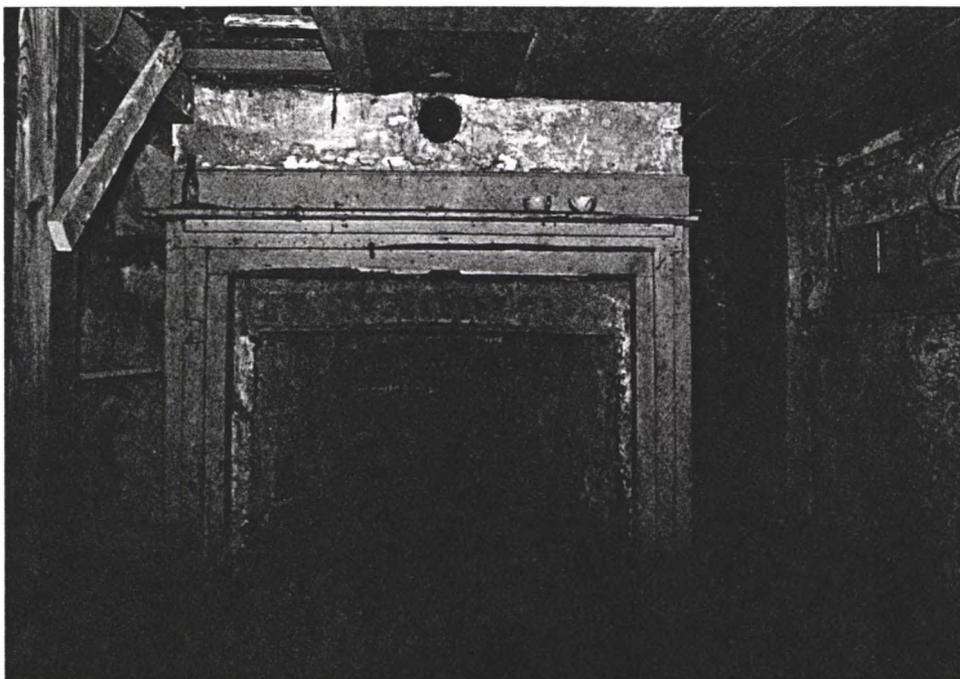


Photo 17. Basement cooking fireplace. Note horizontal stones of fireback.

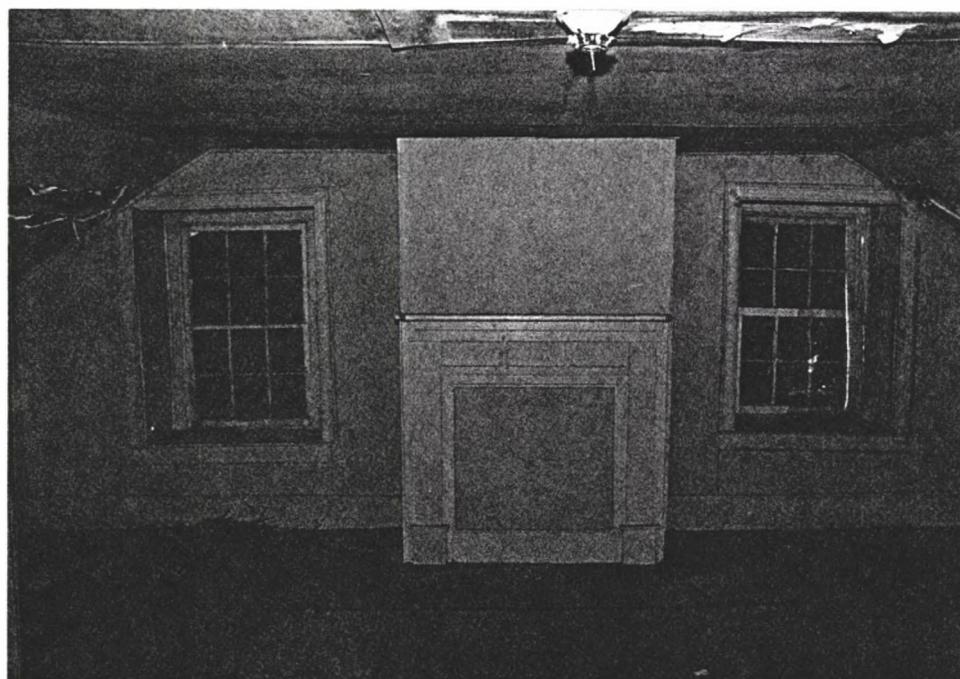


Photo 18. Mantelpiece in second floor bedroom.

The stone fireplace in the basement of the frame extension displays a tall, vernacular mantelpiece, and a fireback that is constructed of five long, horizontal stones, stacked one above the other. This, the only other operable fireplace in the house, was also used for cooking and a crane eye is set in a mortar joint at the right side of the firebox (*Photo 17*).

The two remaining mantelpieces, located in the parlor and main chamber, were strictly ornamental; these rooms were heated with stoves which were vented directly into the chimney stack. Unfortunately, the mantelpiece is missing from the parlor; however, a photograph was located, and is included in Appendix C. This mantle appears to have been fashioned in the Greek Revival style, and although more elaborate than the remaining trim, remains highly vernacular in style and execution. In the east bedchamber, a simple mantelpiece with three un moulded panels decorates the chimney breast (*Photo 18*).

Each of the three remaining mantelpieces is original, and contributes significantly to the historicity of the Rundle House; therefore, each must be retained and carefully restored. In the event that the frame extension is preserved, the beaded boards closing the firebox in the original keeping room should remain. If, however, the rear addition is removed, the fireplace should be opened and returned to its earliest appearance.

7. STAIRS

Originally, the three levels of the house were connected by a closet winder stair, constructed of reciprocally-sawn pine, located in the southwest corner. With the exception of two treads missing at the basement level, this narrow staircase remains intact, and must be retained.

During World War II, the east side of the house was remodeled to provide an apartment for the farm's hired help, and a staircase joining the parlor with the large bedroom above was required. This addition, with its narrow treads, steep rise and utilitarian handrail detracts from the original size and appearance of both the parlor and the bedroom.

8. CLOSETS AND CUPBOARDS

Located in the northwest corner of the original keeping room is a pantry lined with five, unpainted, hand-planed pine shelves. These should be maintained in their current condition. Additional storage is provided by a second closet, located beneath the parlor staircase. Haphazardly constructed during the 1940's of beaded pine boards with wire nails, this does not constitute historic fabric, and is not vital to National Register status.

At the foot of the stairs in Room B-1 of the basement, is a late-19th Century pine cupboard, which remains in good condition. It is 6'-0" tall, 3'-6" wide, and has two board and batten doors which are secured with an intact 2" x 3" rim lock (*Photo 19*). Lining the west wall of this room are four unpainted pine shelves that were used during this century by the Utter women for storing preserves. Both the shelves and the cupboard should be retained.

Two closets were added at the second level during the last years that the house was occupied. Incomplete and poorly constructed, both should be removed.

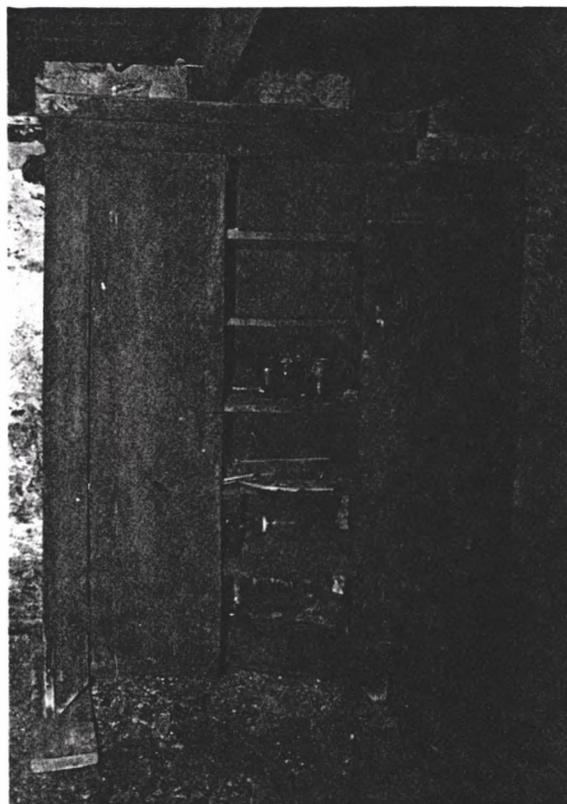


Photo 19. Pine cupboard in basement.

D. CONSTRUCTION SUMMARY

After a thorough survey, we have determined that the 1844 date highlighting the peak of the west gable indicates the construction period for the stone portion of the Rundle House. At first glance, it is tempting to agree with Mrs. Decker and others who place the house at the turn of the eighteenth century, however, the physical evidence gives lie to that construction date. Because of the extreme simplicity of the building, there are few stylistic clues to indicate a construction date; we have, therefore, relied on the materials and methods of construction, which generally offer more definitive information and are often less subjective dating tools.

Several of the materials and systems used at the Rundle House were not yet invented, or in widespread use, prior to 1830 or 1840. First, the mantelpieces at the east end of the house are strictly ornamental and were never intended for use. They were constructed during the period when stoves were becoming fashionable, which occurred in about the 1840's or later in this isolated corner of the state. The builder provided ornamental mantelpieces for the chimney breasts, and the stove pipes were vented into the chimney stack. It is interesting to note that although the house was built at a time when stoves were available, the cooking was done in the large fireplace in the keeping room, indicating that construction of the house occurred during a transition period. Due to the isolated, rural life-style which persisted in this area, following the construction of the rear extension, the cooking continued to be done in the basement fireplace.

A second clue to the construction date is provided by the cut nails; these are not the hand-headed variety in use shortly after the turn of the century, but are machine-headed nails, of the type that became popular after about 1825. The Blake's latches found on doors at both the first and second levels corroborate a mid-19th Century construction date. Blake's latch was not patented until 1840, but quickly became widespread after that period. Studying the lumber in the house, we found that, although the framing members and the flooring are reciprocally-sawn, the lath was cut with a circular saw, a piece of equipment which was found more often

after the 1830's. Finally, rim locks of the type used on the exterior keeping room door and the door between Rooms 2-1 and 2-2 did not become prevalent until the 1840's.

The above dating tools also apply to the frame addition, as the materials used there are very similar to those of the stone section: machine-headed cut nails, Blake's latches, rim locks, and circular sawn lath. We believe that the original keeping room fireplace was closed shortly after construction of the rear addition, and the screws used in the door of the enclosure do not have points; pointless screws were virtually obsolete by the mid-1850's. In addition, the mortar of the rear wall, which has been covered by the addition, appears almost entirely unweathered. From the above evidence we believe that the frame addition was constructed within approximately fifteen years of the original structure.

During the Rundles' long tenure, several modifications were made to the house. Once the rear windows of the stone section were covered by the frame addition, the original rooms were deprived of a great deal of light. The keeping room would have been particularly dark, as it now contained only one small widow in the south wall; therefore, it is not surprising to find that the front windows were enlarged. Judging from the elongated, 2/2 double-hung sash employed, this modification did not, however, take place until the turn of the 20th Century. The small knee wall window at the second floor was added by Mr. Harry Utter during the late 1940's.

PART III
STRUCTURAL DATA

PART III STRUCTURAL DATA

A. STRUCTURAL DESCRIPTION

Two structural systems are evident at the Rundle House - the load bearing masonry construction of the original house, and the braced frame of the addition. The stone walls of the early half of the house, which are approximately two feet thick at the foundation level, narrow slightly at each floor as the load on them decreases. Several types of stones were utilized in the construction, including sandstones, limestones and granites, each of varying colors, and in widths ranging from several inches to more than five feet. Each stone is roughly dressed, and tool marks are visible in many of the softer blocks.

Cementing these stones together is a durable, lime-based mortar which is almost white in color, and is finished in a distinctive German raised or "fish-tail" point. Sand-lime mortars, which were used in construction until the 1880's, are soft and furnish a cushion that allows movement of the building stones relative to one another. This cushion provides sufficient flexibility to compensate for the uneven settling of walls, as well as preventing stones from breaking and mortar joints from opening, which might result in serious damage to a structure.

Mortars containing a high percentage of cement, such as those currently in use, are hard and inflexible. When used to replace lime-sand mortars, they produce rigid, unyielding conditions and may cause severe damage to historic structures. Therefore, the two mortar types are incompatible, not only esthetically, but practically, and should not be used together. In repointing the masonry at the Rundle House, care should be taken to use a mortar that is low in Portland Cement content. This must be mixed and finished to match the mortar on the north wall, which was exposed for only a few years before being covered by the frame extension, and, therefore, provides an excellent, unweathered example of the original appearance of the masonry.

Viewed from the basement, the reciprocally-sawn, 3" x 7" floor joists in the original portion of the house run from north to south, and are spaced two feet on center. The stone wall steps in slightly, creating a ledge on which these joists bear, while the opposite ends frame into a summer beam which runs from east to west (*Photo 20*). This hand-hewn summer is 8" high x 10³/₄" wide, and is supported approximately midway on one 7¹/₂" square post which rests on a flat stone in the basement floor. Although not visible, it is assumed that the second level framing is similar to that of the first floor.

The reciprocally-sawn rafters for the gable roof are approximately 3" x 5", and are spaced 2'-0" on center. They are nailed together at the peak, rather than pegged, a construction practice more common after the middle of the 19th Century. In its original configuration, the roofing lath was let into the backs of the rafters; this was changed during an early reroofing when the lath was nailed directly to the top surface of the rafters (*Photo 21*).



Photo 20. Floor joists bearing on stone wall. Note original window, now partially enclosed behind plaster and lath.



Photo 21. Roof framing members and chimney in original portion of the house.

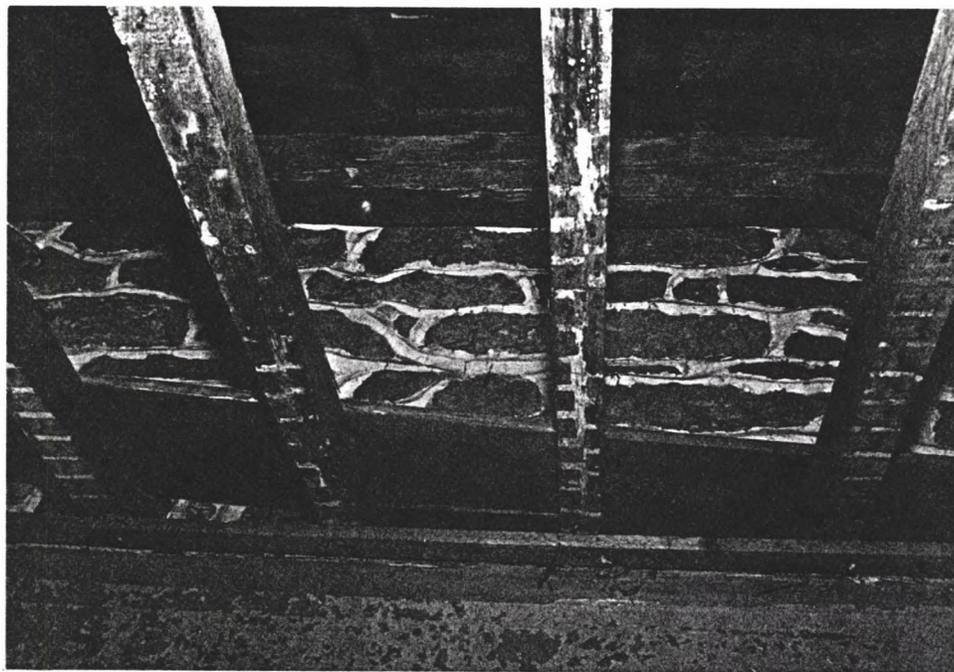


Photo 22. Original stone wall at rear of house and braced frame of addition.

Braced, or full frame construction, such as that used at the rear extension of the Rundle House, is a modification of the centuries-old post-and-girt system, which employs large posts and beams as its principal structural members. Usually hand-hewn and mortised together, these timbers are held rigid by diagonal braces located at the joints. Within this oversized framework, smaller, sawn studs are nailed or mortised into position; it is the use of these minor secondary members that constitutes the major difference between post-and-beam construction and the braced frame method.

Abutting the masonry on the north side of the Rundle House are three rough-hewn posts, each of which is approximately eight inches square. One post is located at both the east and west corners of the building, with the third situated approximately half-way between the two. The bottoms of these members are mortised into a hewn sill that rests on a stone wall which is 3'-10" high; the tops of the three posts are fitted into a hand-hewn beam, which is located slightly below the roof of the original house, and is held against the stone wall with iron brackets (*Photo 22*). This top-most horizontal member is approximately eight inches square, and extends 5'-0" beyond the stone face of the original building, creating what is now a small porch on the west side (*Photo 23*).

At the north side, little remains of the eight inch, hewn sills which are located directly at grade (*Photo 24*). Spaced 12" on center, many of the 2" x 5" sawn studs at the north wall are also extremely decayed. The unmilled saplings that constitute the basement floor joists are roughly 5" x 7", and, located directly on the damp earth, they are in an advanced state of deterioration. Small tree trunks, roughly six inches in diameter and spaced 2'-9" to 3'-0" on center, were used for the first level floor joists. They too, like most of the framing in the extension, are badly damaged.

During a recent reroofing of this area, it was found that the initial rafters, two of which remain, were also unmilled saplings which had been located under the eaves of the original structure. However, during the late 1960's, most of these members were replaced with new, 2" x 6" rafters, located under the first layer of slates. As the roll roofing was not continued under the third course of slates, substantial water infiltration occurred over the years, which accounts in part for the extreme damage now in evidence (*Photo 25*).



Photo 23. Framing of west side of rear extension.

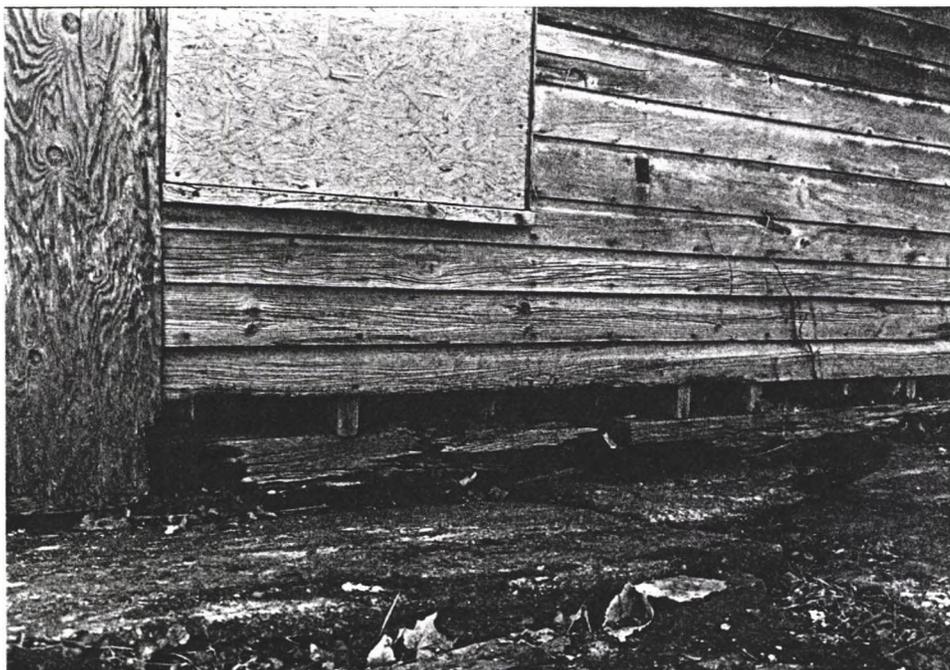


Photo 24. Rotted framing members at north elevation.

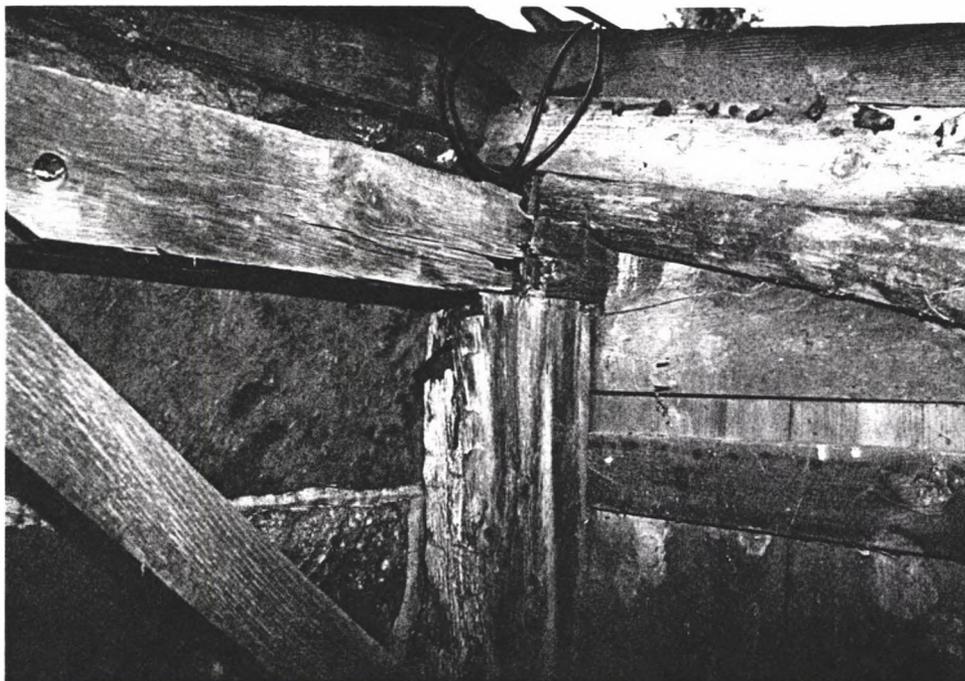


Photo 25. Roof rafters in frame addition. National Park Service photo taken during recent re-roofing.

B. STRUCTURAL CONDITIONS AND ANALYSIS

1. FIRST LEVEL FLOOR JOISTS

Most of the framing members visible in the original basement are dry and sound, although they are suffering from slight powder post beetle damage. This situation should be monitored to determine whether or not the infestation is current, and, if so, the hardwood timbers should be treated with a sodium borate solution.

The two joists located over the west end of Room B-2 have rotted where they bear on the south foundation wall. Because of a large gap between the floor of the front porch and the masonry at the door to the keeping room, water infiltrates and has caused the ends of these joists to become saturated and badly decayed. The gap in the masonry should be repaired, and new members must be sistered to the ends of the damaged joists to provide sufficient material to bear on the wall.

2. FRAME ADDITION

Due in part to a leaking roof, and in part to poor grading and the broken concrete slab which channels water toward the building, the frame addition at the rear of the Rundle House has become extremely dilapidated. It is safe to say that the addition must be rebuilt in its entirety, or, possibly demolished; the posts, sills, studs, floor joists and door and window frames, particularly those at ground level, are all severely damaged. Although a small percentage of the original material may be salvageable, the structural members have been subjected to prolonged water infiltration, and most are spongy and rotted beyond repair. As it currently stands, the addition is a serious hazard, and must either be removed or reconstructed (*Photos 26 and 27*).

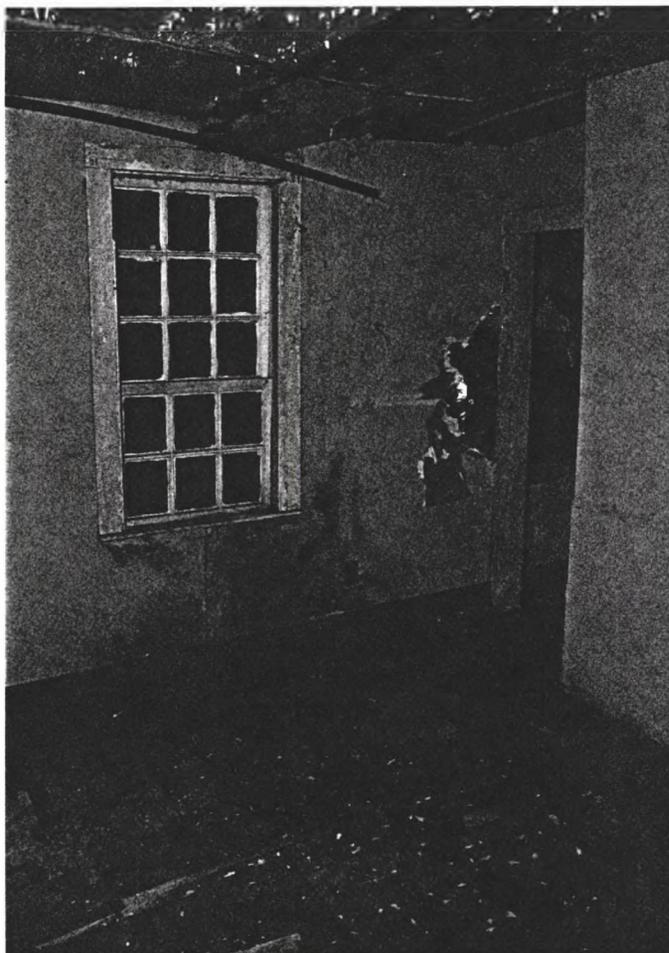


Photo 26. Rotting floors and damaged surface materials in Room 1-5 of frame addition.

Photo 27. Deteriorated conditions at ground level of frame addition.



PART IV
RECOMMENDATIONS
AND
CONCLUSIONS

PART IV RECOMMENDATIONS AND CONCLUSIONS

A. PRESERVATION PHILOSOPHY

1. THE FRAME EXTENSION

Due to the extremely deteriorated condition of the frame extension, preservation of the Rundle House poses numerous problems and raises several interesting questions. Because the property is in Federal ownership, all repairs made to the house must be in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which outlines four sets of treatment Standards: Preservation, Rehabilitation, Restoration and Reconstruction. To ensure that the Rundle House is usable by late 20th Century criteria, would, in all likelihood, entail some addition or alteration, and would, therefore, fall under the category of Rehabilitation, which acknowledges the need to update a historic property to meet changing use requirements. The Standards for Rehabilitation state that "Most properties change over time; those changes that have acquired historic significance in their own right must be retained and preserved", and continues, "Deteriorated historic features shall be repaired rather than replaced".¹⁶ Therein lies the dilemma.

Added within a few years of the original stone house, the rear extension is considered "a historic feature" and its preservation is encouraged by the Secretary's Standards. The condition of the addition is, however, extremely deteriorated, which has significant ramifications. First, the dilapidated frame addition acts as a conduit, pulling moisture and decay-causing fungi into the remaining areas of the house, and hastening the demise of the wood framing and finishes of the original portion, which, at the current time, are relatively intact. Secondly, because the rear is badly deteriorated, and because the building is somewhat removed from view, the house is easily entered, making it an ideal target for vandals and

¹⁶Secretary of the Interior's Standards, Rev. 1992.

arsonists. Lastly, the rotting floorboards and deteriorating structural members render the extension hazardous, which could result in liability problems for the Park Service. In short, the retention of the rear addition in its current state creates numerous problems that only increase with the passing months.

Currently, the funds are not available with which to restore this portion of the Rundle House, and throughout the Park, more historically significant buildings are slowly decaying due to lack of funding. Also, because of their larger size or more convenient location, many houses in the area are more appropriate for inclusion in the Historic Properties Leasing Program, and are, therefore, more deserving of money that becomes available. Further complicating the issue is the fact that the deterioration of the extension to the Rundle House is so severe that little of the original fabric could be reused. Because the Secretary's Standards require that original features be replaced with new fabric that matches the old "in design, scale and proportion, color, texture, and, where possible, materials", compliance with this mandate would result in an extremely costly reconstruction, which retained only a small percentage of the original fabric.¹⁷ Financially, the preservation of the frame extension cannot be justified in this time of decreased funding for historic properties.

Immediate action is imperative if any portion of the Rundle House is to be saved. We recommend, therefore, that the rear extension be fully documented and demolished, retaining the small amount of salvageable material for reuse in another Park property. Although of reduced size, the house would be appropriate as a residence for single tenants or a couple. Refer to Section F of this report, "Recommendations For Use".

Ideally, adequate funding would be available for all preservation projects. Unfortunately, however, only the most deserving historic structures receive financial support, requiring that difficult choices, based on financial realities, be made. Realizing that the funding to restore every building in the Delaware Water Gap Recreation Area is not likely to

¹⁷Secretary of the Interior's Standards, Rev. 1992.

become available, we reiterate our belief that, in order to retain the original portion of the Rundle House, the rear addition must be sacrificed.

Realizing that our recommendation is in conflict with the Secretary's Standards and may not be considered viable, we have prepared two Construction Outlines and Budgets. The first is based on our recommendation that the frame extension be documented and removed, leaving only the stone dwelling; the second is based on the rehabilitation of both the addition and the original house.

2. NATIONAL REGISTER STATUS

Future occupants of the Rundle House will undoubtedly find it necessary to alter the building in order to modernize and improve living conditions. Many of these changes will intrude upon the original fabric; however, as previously stated, in order to retain National Register status, the significant original materials must be maintained and protected from damage. These items are addressed in both Section II-C, the description of the interior fabric, and the Inventory Forms which follow this section.

In addition to preserving the historic fabric, the Lessee is also encouraged to retain the original function of each room when possible. The keeping room (Room 1-1), for example, should be considered for use as a kitchen/dining area, and the parlor (Room 1-2) should be returned to its original function as the most public, and most impressive room in the house. Finally, in any schemes to modernize the Rundle House, new partitions should not be permanently installed, or existing partitions relocated, to create spaces that have no historical precedent.

B. CONSTRUCTION OUTLINE AND BUDGET - SCHEME I

The following figures are based on the documentation and removal of the frame extension, followed by restoration of the stone house in accordance with the Secretary of the Interior's Standards.

1. DEMOLITION AND SITEWORK..... \$30,000
 - a. Document and carefully remove the rear addition, retaining all salvageable material.
 - b. Remove gypsum board and remaining 20th Century materials from interior surfaces of stone portion.
 - c. Remove concrete slab at rear of house. Regrade.
 - d. Remove concrete slab, pipe railings and retaining wall at west side. Regrade.
 - e. Remove evergreen at southeast corner of house.

2. MASONRY..... \$12,500
 - a. Repair crack in east elevation and repoint stone walls with lime-based mortar.
 - b. Infill masonry at rear elevation to restore original windows where doors had been created for the extension.
 - c. Remove cement stucco from front elevation and patch original material with equivalent lime-based stucco. Whitewash facade.
 - d. Repoint chimneys as necessary.

3. WOOD..... \$10,000
 - a. Restore interior finish material and trim as necessary.
 - b. Restore/replace flooring, including installation of new cellar floor.
 - c. Restore raking soffit and repair cornice as necessary.
 - d. Sister additional material to floor joists over Room B-2.
 - e. Restore winder stair treads

4.	THERMAL AND MOISTURE PROTECTION.....	\$ 7,500
	a. Provide insulation with vapor barrier in ceiling and in walls where possible without damaging interior finishes.	
	b. Replace slate roofing as necessary.	
	c. Install half-round gutters and leaders.	
5.	WINDOWS AND DOORS.....	\$10,000
	a. Restore/replace window frames, casings and sash as necessary.	
	b. Install interior storm windows on all windows.	
	c. Restore/replace interior and exterior doors with historically accurate models.	
	d. Restore/replace hardware as necessary.	
	e. Install weatherstripping on all exterior doors.	
6.	FINISHES.....	\$15,000
	a. Restore plaster walls and ceilings as necessary.	
	b. Paint/paper surfaces, based on analysis of historic finishes.	
	c. Paint exterior trim.	
7.	MECHANICAL AND ELECTRICAL.....	\$30,000
	a. Install heating and ventilation system.	
	b. Install piping and plumbing fixtures; provide new well and septic system.	
	c. Install new electrical service, wiring and fixtures.	
	SUBTOTAL (1-7).....	\$115,000
	Architectural and Engineering Fees (15%).....	\$ 17,250
	SUBTOTAL.....	\$132,250
	Contingency.....	\$ 20,000
	TOTAL.....	\$152,250

C. CONSTRUCTION OUTLINE AND BUDGET - SCHEME II

The following figures are based on the rehabilitation of the frame extension and the original house, in accordance with the Secretary of the Interior's Standards.

1. DEMOLITION AND SITEWORK..... \$30,000
 - a. Document, catalog, label and carefully remove all floor framing, studs, braced frame and other deteriorated framing members and finish materials from the rear addition.
 - b. Remove remaining 20th Century materials from interior surfaces.
 - c. Remove concrete slab at rear of house. Regrade.
 - d. Remove concrete slab and pipe railings at west side.
 - e. Remove evergreen at southeast corner of house.

2. MASONRY..... \$14,000
 - a. Repair crack in east elevation and repoint stone walls as necessary with lime-based mortar.
 - b. Reconstruct or restore foundation of rear addition, including new concrete slab for interior lower level floor.
 - c. Rebuild stone cheek walls to basement entry on west elevation.
 - d. Restore stone retaining wall.
 - e. Remove cement stucco from front elevation and patch original material with equivalent lime-based stucco. Whitewash facade.
 - f. Repoint chimneys as necessary.

3. WOOD..... \$50,000
 - a. Restore/replace sills, floor framing, studs, braced frame and other framing members at rear addition.
 - b. Restore wood wainscot, interior finishes and trim throughout house.
 - c. Restore/replace wood siding.
 - d. Sister additional material to floor joists over Room B-2.
 - e. Restore/replace existing flooring; install new floors in lower level rooms.
 - f. Restore raking soffit and repair cornice as necessary.
 - g. Restore winder stair treads.

4.	THERMAL AND MOISTURE PROTECTION.....	\$ 12,500
	a. Provide insulation with vapor barrier in ceiling and in walls where possible without damaging interior finishes.	
	b. Replace slate roofing as necessary.	
	c. Install half-round gutters and leaders.	
	d. Provide vapor barrier under new floor in frame extension.	
5.	WINDOWS AND DOORS.....	\$15,000
	a. Restore/replace window frames, casings and sash as necessary.	
	b. Install interior storm windows on all windows.	
	c. Restore/replace interior and exterior doors with historically accurate models.	
	d. Restore/replace hardware as necessary.	
	e. Install weatherstripping on all exterior doors.	
6.	FINISHES.....	\$25,000
	a. Restore plaster walls and ceilings as necessary.	
	b. Paint/paper as appropriate, based on analysis of historic finishes.	
	c. Paint exterior siding and trim.	
7.	MECHANICAL AND ELECTRICAL.....	\$40,000
	a. Install heating and ventilation system.	
	b. Install piping and plumbing fixtures; provide new well and septic system.	
	c. Install new electrical service, wiring and fixtures.	
	SUBTOTAL (1-7).....	\$186,500
	Architectural and Engineering Fees (15%).....	\$ 28,000
	SUBTOTAL.....	\$214,500
	Contingency.....	\$ 32,000
	TOTAL.....	\$246,500

D. RECOMMENDATIONS FOR USE

Because of its size and location, we believe that the Rundle House is most appropriate for use as a residence, and should either be renovated to serve as staff housing, or placed in the Historic Properties Leasing Program. As previously stated, we also recommend that the rear extension be removed, and the house be restored to its original appearance. This change would reduce the size of the building, yet the resulting house would be of sufficient size for use by either a single person or a couple. Following this recommendation, the earlier second floor plan might easily be restored, creating one large bedroom (Room 2-2), a second bedroom or study (Room 2-1), a large closet (Rooms 2-3 and 2-4) and a bathroom (Room 2-5). At the first floor, the keeping room would require only slight alteration in order to function as a contemporary kitchen and dining room, and the parlor would resume its original function.

It is hoped that the Rundle House will, in the not too distant future, be inhabited once again, so that deterioration may be halted and reversed. While it is not the oldest, or most architecturally significant building in the area, this is one of the few remaining stone houses in the Delaware Water Gap National Recreation Area, and the property contributes to the history of the Upper Minisink Valley. The earlier portion of the house is in good repair and retains considerable original fabric; sincere efforts should be made to preserve it.

E. AREAS FOR FURTHER STUDY

The abbreviated nature of this report prevented a full investigation of every aspect of the house, therefore, additional study is required in several areas. Before preservation work is begun, a thorough archaeological investigation of the property adjacent to the house should be undertaken.

All protective plywood panels on the exterior of the building must be removed, and door and window casings examined to determine the exact condition of each, as well as the best method of repair. On the interior of the

house, the modern finishes covering the walls and ceilings should be selectively removed, in order to evaluate the extent and condition of the original plaster and lath. At the same time, a study of any remaining paints and wallpapers should be conducted. Where intact, the original materials should be restored; those in poor condition should be replaced with close approximations of the original finishes.

If a decision is made to remove the frame extension, the demolition work should be conducted with great care, paying particular attention to any clues regarding the appearance and configuration of the original north wall.

INVENTORY FORMS

NOTE: The following information was recorded in December, 1993. Any item that must be preserved, or replaced in kind, in order to retain National Register status for the Rundle House, has been marked with an asterisk (), for ease of identification.*

INVENTORY FORM

ROOM NUMBER: B-1

ROOM NAME: Basement, original

FLOOR

Material: Earth currently; evidence of earlier wood planks.

WALLS

Material: North, South and West - whitewashed fieldstone.*
East - circular-sawn, unpainted vertical pine planks.*

Condition: Good.

CEILING

Material: Exposed framing and first level flooring.*
Remarks: No evidence of earlier lath and plaster.

WINDOWS

None.

DOORS

Number: One, between Rooms B-1 and B-4.*
Description: Wide board door with narrow chamfers on battens applied with cut nails, 3'-6¹/₄" x 5'-5" x 1", six lights cut into middle. 2'-5" strap hinges mounted on wrought pintles, wrought Suffolk latch.
Casing: 3³/₄" wide, unpainted, pegged together.
Remarks: Prior to frame addition, this was an exterior door.

TRIM

Top and sides of door reveal lined with wood planks, originally painted red.*

FIREPLACES

Description: Whitewashed stone chimney substructure on west wall.*

**CLOSETS/
CUPBOARDS**

Description: Four open shelves along east wall.*
Pine cabinet* on south wall - 3'-6" x 6'-0", with two board and batten doors, six shelves, 2" x 3" rim lock, splayed legs.

STAIRS

Description: Narrow winder stair, located in SW corner.*
Condition: Bottom treads missing, bottom of post rotting.

INVENTORY FORM

ROOM NUMBER: B-2

ROOM NAME: Basement, original

FLOOR

Material: Earth and cobblestone.*

WALLS

Material: North, south and east - whitewashed fieldstone.*
West - circular sawn, unpainted vertical pine boards.*

Condition: Good.

CEILING

Material: Exposed framing and first floor flooring.*
Remarks: No evidence of earlier lath and plaster.

WINDOWS

Number: Two.*

Description: SE corner - unglazed opening, stone lintel.
North wall - unglazed opening, wood lintel. Original exterior casing remains, interior casing and sash removed.

Remarks: Window in north wall concealed after frame extension added.

DOORS

Total: Two.*

Description: B-1/B-2 Door - unpainted, pine board and batten, 6'-0" x 2'-6¹/₂" x 1", Blake's latch, button-topped butt hinges.

Casing: 3" unbeaded architrave.

Condition: Good.

Description: B-2/B-3 Door - pine board and batten, 6'-1" x 2'-4" x 1", Blake's latch. Unused, steeple-tipped hinges with decorative leaves are attached to casing.

Casing: Unbeaded architrave nailed to wood lintel.

Condition: Fair.

Remarks: Originally this door was a window: dimensions and lintel match those of remaining original window in this wall.

TRIM

None.

FIREPLACES

Description: Whitewashed stone chimney substructure on east wall.*

CLOSETS

None.

STAIRS

None

INVENTORY FORM

ROOM NUMBER: B-3

ROOM NAME: Basement, addition

FLOOR

Material: Bluestone slab at east end; wood boards at west end.
Condition: Stone* - cracked.
Wood* - boards rotten, missing, saturated with water.

WALLS

Material: South* - stone to 3'-10"; whitewashed plaster above.
East* - stone to 4'-6"; horizontal, tongue-and-groove beaded boards above.
North* - horizontal, tongue-and-groove beaded wainscot to 2'-10", capped with half-round dado rail; plaster above.
West* - vertical beaded boards to 2'-9"; whitewashed stone above.
Condition: Poor.

CEILING

Material: Exposed framing and first level flooring.
Condition: Extremely deteriorated due to water infiltration.
Remarks: Remnants of gypsum board remain; no evidence of earlier plaster.

WINDOWS

Number: Two in north wall.*
Description: Both are 9/6 vertical sliding sash, 3'-8" x 2'-3", narrow muntins, no parting bead or hardware.
Casing: 3³/₄" wide, unbeaded architrave.
Condition: Poor; glazing and muntins broken.

DOORS

Number: Two.*
Description: B-3/B-4 Door - beaded boards with chamfered battens, 6'-5" x 2'-2" x 1", Blake's latch, butt hinges.
Casing: Unbeaded casing.
Condition: Fair.
Description: Exterior Door - beaded boards with chamfered battens, 5'-10" x 2'-10" x 1", ball-tipped hinges, Blake's latch.
Casing: 3¹/₂" wide, unbeaded casing.
Condition: Very poor.

INVENTORY FORM**ROOM NUMBER:** B-3 continued.**TRIM****Description:** Circular-sawn baseboards 8¹/₄" high, with 1/2" bead at top, located on south and east walls.***FIREPLACES** None**CLOSETS****Description:** Three shelves located in wall to right of chimney.
Condition: Poor.

INVENTORY FORM

ROOM NUMBER: B-4

ROOM NAME: Kitchen, addition

FLOOR:

Material: Random-width pine boards.*
Condition: Extremely deteriorated, largely missing, due to water infiltration.

WALLS

Material: South* - plaster over stone to 3'-10"; plaster on lath above.
West and north* - horizontal, beaded board dado to 3'-0", capped with half-round dado rail; plaster above.
East* - fireplace; see below.
Condition: Poor.

CEILING

Material: Early 20th Century beaded boards.
Condition: Extremely poor; boards rotted and missing.

WINDOWS

Number: Two in north wall.*
Description: Both are 9/6 vertical sliding sash, 3'-8" x 2'-3", narrow muntins, no parting bead or hardware.
Casing: Unbeaded architrave.
Condition: Very poor; muntins and glazing missing.

DOORS

Number: Two exterior doors, one each in north and west walls.*
Description: North - beaded boards with chamfered battens, 5'-8" x 2'-11" x 1", ghost of Blake's latch.
Casing: 3³/₄" , unbeaded.
Condition: Very poor.
Description: West - beaded boards with chamfered battens, 6'-1" x 3'-3" x 1", Blake's latch, button-top butt hinges.
Casing: 3³/₄" , no bead, no moulding.
Condition: Poor.

TRIM

Description: Baseboard at south wall, 6¹/₂" high with 3³/₄" bead.*
Condition: Fair.

INVENTORY FORM

ROOM NUMBER: B-4 continued.

FIREPLACES

Description: Stone with brick lintel above metal chimney bar, one unlined flue. Fireback constructed of five horizontal stones; eye for crane in right side. Outer hearth has been covered with concrete. Simple mantelpiece of wood with beaded backboard above shelf. Stove pipe hole in stack.*

Condition: Fair.

CLOSETS

Description: Two shelves are recessed in wall to left of fireplace.

Condition: Poor.

INVENTORY FORM

ROOM NUMBER: 1-1

ROOM NAME: Original Keeping Room

FLOOR

Material: Random-width pine boards, unpainted in center at location of former rug.*
Condition: Poor; cupped and worn.

WALLS

Material: Horizontal, beaded board wainscot to 2'-5 $\frac{1}{2}$ "; capped by 1" thick half-round dado rail*; plaster* with papered gypsum board over.
Remarks: Wainscot has been infilled in NE corner at former window.
Condition: Fair.

CEILING

Material: Plaster* covered with painted plywood in moulded wood frame, 7'-7" ceiling height.
Condition: Fair.

WINDOWS

Number: Two in south wall.*
Description: Paired, 2/2 double-hung, sash weights and meeting rail locks.
Remarks: This late 19th Century fenestration probably replaced a single, 6/6 vertical sliding sash, similar to those in remainder of house.
Casing: Unbeaded, 4 $\frac{1}{2}$ " casing surrounds opening. Half-round bead at sash trim.
Condition: Poor; muntins and glazing broken.

DOORS

Number: Five total; one exterior, three interior doors to stairs and closet, one doorway to Room 1-2 from which the door is missing.

Description: Exterior Door* - six equal panels arranged in three pairs, top two panels have been glazed, 6'-5" x 2'-10 $\frac{1}{2}$ ", ghost of rim lock. New butt hinges. Door is set in 3-panel reveal lacking moulding.
Casing: 3 $\frac{3}{4}$ " wide with quirk ogee moulding.
Condition: Good.

Description: Ascending Stair Door* - 6'-3 $\frac{1}{2}$ " x 2'-1 $\frac{1}{2}$ " x 1', beaded boards, 6 $\frac{1}{2}$ " chamfered battens secured with cut nails, remnants of Suffolk latch, ball-tipped hinges.
Condition: Good.

INVENTORY FORM

ROOM NUMBER: 1-1 continued.

DOORS, continued

Description: Descending Stair Door* - 6'-2" x 2'-2" x 1", beaded boards, 5¹/₄" wide chamfered battens secured with cut nails, Blake's latch, button-top butt hinges.

Condition: Good.

Description: Closet Door* - 6'-4" x 2'-0" x 1", board and batten type, 9" wide chamfered battens secured with cut nails, Blake's latch.

Condition: Good.

Description: Door 1-1/1-2* - door is missing.

Casing: 3³/₄" wide with quirk ogee moulding.

Remarks: Room 1-1 face of architrave to Door 1-5/1-1 is also 3³/₄" wide with quirk ogee moulding.

FIREPLACE

Description: Large fireplace with stone back and imposing, nicely proportioned mantelpiece, 5'-9¹/₂" high x 7'-2¹/₂" wide. Crane eye embedded in stone on right side. Opening closed with vertical beaded boards, with a small, hinged door in center. Battens of door are secured with pointless screws. Stone hearth. Stove pipe hole located near ceiling.*

Remarks: Fireplace probably closed when the new kitchen was constructed in the frame extension. A stove was probably installed in Room 1-1 at that time, rendering the fireplace obsolete for heating and cooking.

CLOSETS/ CUPBOARDS

Description: Closet with five shelves constructed in NW corner.*

STAIRS

Description: Closet winder stairs located in SW corner. To left is ascending stair; to right is descending stair.

Condition: Ascending stair* - good.
Descending stair* - poor; bottom treads missing.

INVENTORY FORM**ROOM NUMBER:** 1-2**ROOM NAME:** Parlor**FLOOR****Material:** Random-width pine boards, unpainted at center.*
Condition: Poor.**WALLS****Material:** Original plaster* covered with gypsum board.
Condition: Poor.**CEILING****Material:** Original plaster* with gypsum board over. 7'-4" ceiling height.
Condition: Poor.**WINDOWS****Number:** Four total; two (paired) in south wall, two in east wall.***Description:** South wall* - paired, 2/2 double-hung sash, with sash weights and meeting rail locks.**Casing:** Unbeaded, 4¹/₂" wide casing surrounds opening. Half-round bead at sash trim.**Condition:** Poor; muntins and glazing missing and broken.**Remarks:** This late 19th Century fenestration probably replaced a single 6/6 vertical sliding sash unit similar to those in remainder of house.**Description:** East wall, SE window* - sash, casing and trim missing, window reveal lined with plywood at top and sides.East wall, NE window* - window reveal encased with plywood, shelves installed. Late 19th Century, 2/2 double-hung sash behind plywood.**Casing:** 3³/₄" wide trim with quirk ogee and cavetto.**Condition:** Poor; original window recesses lined with plywood; sash, glazing and muntins missing or broken.

INVENTORY FORM

ROOM NUMBER: 1-2 continued

DOORS

- Number:** Two; one exterior door and one interior closet door.
- Description:** Exterior door - Ca 1950, 6'-4 $\frac{1}{2}$ " x 2'-9 $\frac{1}{4}$ " x 1 $\frac{1}{2}$ ", bottom half contains two rectangular panels, top half contains six glazed lights. Originally hung on ball-tipped hinges, now rests against west wall. Door located inside 2'-0" reveal with three unmoulded panels on sides, two at top.
- Casing:** 3 $\frac{3}{4}$ " architrave with quirk ogee moulding.
- Remarks:** Six-panel door in Room 2-5 may be original door from this location. Architraves at doorways to Rooms 1-1 and 1-3 are 3 $\frac{3}{4}$ " with quirk ogee moulding.
- Condition:** Fair.
- Description:** Closet door - narrow beaded boards with Z-shaped battens, 6'-3" x 2'-2" x 5 $\frac{1}{8}$ ", constructed with wire nails.
- Casing:** None.
- Condition:** Good.

TRIM

- Description:** Original walls - baseboards 9" high with ogee moulding at top.*
Front of fireplace - baseboard 10" high, no moulding.*
- Condition:** Good.

FIREPLACES

- Description:** Ornamental fireplace located on east wall. Mantelpiece has been removed. Stove pipe hole near ceiling.

CLOSETS/ CUPBOARDS

- Description:** Located under stairs, walls of narrow beaded boards, constructed with wire nails in mid-1940's.

STAIRS

- Description:** Steep, enclosed staircase with twelve 7 $\frac{3}{4}$ " risers, 7 $\frac{3}{4}$ " x 3'-5" treads. South wall of beaded boards, north wall gypsum board over plaster, all construction with wire nails. Left side of door casing to Room 1-3 removed when stair was installed. Handrail is painted 1 $\frac{1}{4}$ " x 3". Constructed in 1940's.

INVENTORY FORM

ROOM NUMBER: 1-3

ROOM NAME: Bedroom

FLOOR

Material: Pine boards* covered with linoleum.
Condition: Extremely poor; boards rotted due to water infiltration.

WALLS

Material: Original plaster* covered with gypsum board.
Condition: Extremely poor; plaster missing, holes in exterior walls, vines growing into room.

CEILING

Material: Original plaster* covered with gypsum board.
Condition: Extremely poor.

WINDOWS

Number: One in north wall.*
Description: 9/6 vertical sliding sash, no parting bead, narrow muntins, apron below.
Casing: Trim profile like that in stone portion of house: 4 $\frac{1}{2}$ " wide with quirk ogee and cavetto moulding.
Condition: Poor; muntins and glazing missing or broken, top of architrave missing.

DOORS

Number: Two.*
Description: Room 1-3/1-2 Door - six raised, unmoulded panels of equal size, pegged together, 6'-5" x 2'-5" x 1 $\frac{1}{2}$ ", 3" x 5" rim lock, button-top butt hinges.
Casing: 4" wide, with quirk ogee and cavetto moulding.
Condition: Fair.
Remarks: This opening was originally a window in an exterior wall.
Description: Room 1-3/1-4 Door - door missing.
Casing: Simple casing, no bead.
Condition: Fair.

TRIM

Description: On all walls - 7 $\frac{1}{2}$ " baseboard with $\frac{1}{2}$ " bead at top.*

INVENTORY FORM**ROOM NUMBER:** 1-4**ROOM NAME:** Bedroom**FLOOR**

Material: Pine boards.*
Condition: Severely water damaged.

WALLS

Material: Gypsum board.
Condition: Extremely poor.

CEILING

Material: Acoustical tile.
Condition: Largely missing; exposed framing members exhibit ghosts of earlier lath.

WINDOWS

Number: One in north wall.*
Description: 9/6 vertical sliding sash, no parting bead, narrow muntins, apron below.
Casing: 4 $\frac{1}{2}$ " wide with bead, no moulding.
Condition: Poor; muntins and glazing missing or broken.

DOORS

Number: One in west wall.*
Description: Door missing.
Casing: 4 $\frac{1}{2}$ " casing with no bead.
Condition: Fair.

TRIM

Description: On all walls - 7 $\frac{1}{2}$ " baseboard with bead at top.*

FIREPLACES None

**CLOSETS/
CUPBOARDS** None

INVENTORY FORM

ROOM NUMBER: 1-5

ROOM NAME: Kitchen

FLOOR

Material: Linoleum over plywood.
Condition: Extremely poor due to water infiltration.

WALLS

Material: Gypsum board.
Condition: Poor.

CEILING

Material: Plaster* covered with plywood in moulded wood frame.
Condition: Extremely poor.

WINDOWS

Number: Three total; two in north wall, one in west wall.*
Description: All are 9/6 vertical sliding sash, narrow muntins, no parting beads or hardware, no aprons.
Casing: Simple architrave with bead at interior face.
Condition: North wall -both windows intact.
West wall - broken glazing and muntins.

DOORS

Number: Two; interior door in south wall, exterior door in west wall.

Description: Interior door - Ca 1930, single panel, 6'-4" x 2'-5" x 1 1/2" with piece added to top of door to increase its height, hung on ball-tipped hinges, broken, clear plastic pull. Vertical beaded board paneling lines sides and top of reveal.

Casing: 4" architrave with 1/2" bead.*
Condition: Good.

Description: Exterior door* - boards with wide chamfered battens, hung on ball-tipped hinges, 3" x 5" rim lock.
Casing: Beaded trim, infilled on right side to decrease width of opening.
Condition: Good.

TRIM

Description: New 5 1/4" pine baseboards on all walls.
Condition: Good

INVENTORY FORM**ROOM NUMBER:** 1-5 continued**FIREPLACES**

Remarks: Chimney stack from fireplace below exits through this room.
Stove pipe hole near ceiling.

**CLOSETS/
CUPBOARDS**

Description: Located on south and east walls. Plywood doors and shelves.
Remarks: Closet in south wall encloses a former window opening.

INVENTORY FORM**ROOM NUMBER:** 2-1**ROOM NAME:** Bedroom**FLOOR**

Material: Random-width pine boards, painted around edges, unpainted in center at location of former carpet.*
Condition: Fair.

WALLS

Material: Plaster* covered with gypsum board. Beaded board wall 3'-1" high x 3'-4" wide separates the opening of the winder stair from the room.
Condition: Poor.

CEILING

Material: Plaster* covered with gypsum board.
Condition: Poor.

WINDOWS

Number: One in west wall.*
Description: 6/6 vertical sliding sash with narrow muntins, no hardware or parting bead, 3¹/₄" apron below.
Casing: Unmoulded with bead at interior edge.
Condition: Poor; muntins and glazing broken.

DOORS

Refer to Rooms 2-2, 2-3 and 2-5 for door descriptions.

TRIM

Description: East wall - 7" baseboard with bead at top.*
West and south walls - no baseboard.
North wall - 6¹/₄" baseboard, no bead.*
Condition: Fair.

FIREPLACES

Remarks: Stone chimney stack rises through this room at west wall.

**CLOSETS/
CUPBOARDS**

20th Century board with broken hooks, nailed to north wall provided hanging space for clothes.

GENERAL:

Bats nesting here and in Room 2-2.

INVENTORY FORM

ROOM NUMBER: 2-2

ROOM NAME: Bedroom

FLOOR

Material: Original pine boards* covered with linoleum.
Condition: Boards - fair, where visible.

WALLS

Material: Plaster* covered with gypsum board.
Condition: Poor.

CEILING

Material: Plaster* covered with gypsum board.
Condition: Poor.

WINDOWS

Number: Three total; one in south wall, two in east wall.

Description: South wall - three-light, knee wall window, with narrow muntins, hinged at top.

Casing: Unbeaded, 2" wide.

Condition: Good; glazing and muntins intact.

Remarks: This window was installed by Harry Utter in the 1950's.

Description: East wall* - two 6/6 vertically sliding sash with narrow muntins, no hardware or parting bead. Corners of windows are clipped by roof framing and ceiling finish.

Casing: Decorative, 3¹/₂" architrave with quirk ogee and cavetto moulding.

Condition: Poor; glazing missing, one muntin broken.

DOORS

Number: One, located between Rooms 2-1 and 2-2.*

Description: Board and batten type with narrow chamfers, 6'-2" x 2'-5¹/₂" x 1", intact rim lock, button-topped butt hinges

Casing: 3" wide, with 1¹/₂" bead at interior face.

Condition: Good.

TRIM

Description: Baseboards on all original walls, 7" high with 3/4" bead at top.*

Condition: Good.

INVENTORY FORM

ROOM NUMBER: 2-2 continued.

FIREPLACES

Description: Ornamental fireplace, no visible stove pipe holes. Simple wood mantelpiece on chimney breast with three unmoulded panels below shelf.*

**CLOSETS/
CUPBOARDS**

Description: New closet constructed of plywood in SW corner. No door or trim.

STAIRS

Remarks: Staircase from parlor terminates here. Stairwell is constructed with wire nails, opening is surrounded by railing of 2" x 4"s supported on 2" x 4" posts.

INVENTORY FORM**ROOM NUMBER:** 2-3 & 2-4**ROOM NAME:** Hall & Closet**FLOOR****Material:** Random-width pine boards.*
Condition: Fair.**WALLS****Material:** Gypsum board on lath.
Condition: Poor.**CEILING****Material:** Gypsum board.
Condition: Poor.**WINDOWS**

None.

DOORS**Number:** One door between Room 2-1 and 2-3, plus openings between Rooms 2-2 and 2-3, and Rooms 2-3 and 2-4, neither of which has trim, casings or doors.**Description:** Room 2-1/2-3 Door - board and batten type, 5'-11" x 1'-6" x 1", Blake's latch.**Casing:** 3" wide, secured with cut nails.**Condition:** Fair.**Remarks:** The unframed opening between Rooms 2-2 and 2-3, and the doorway between Rooms 2-5 and 2-3 were both cut out of a frame wall that was originally covered with lath and plaster.**TRIM****Description:** Room 2-3, south wall - 6 $\frac{1}{2}$ " high unbeaded baseboard.*
Room 2-4, east wall - 7" high baseboard with bead at top.*
Room 2-4, north wall - 3" high unbeaded baseboard.
Room 2-4, west wall - 6 $\frac{1}{2}$ " high unbeaded baseboard.***Condition:** Fair.**FIREPLACES**

None

**CLOSETS/
CUPBOARDS**

None

INVENTORY FORM

ROOM NUMBER: 2-5

ROOM NAME: Bathroom

FLOOR

Material: Pine boards* covered with linoleum.
Condition: Poor.

WALLS

Material: Wallpaper over plaster.*
Condition: Poor.

CEILING

Material: Original plaster* covered with gypsum board .
Condition: Poor.
Remarks: Attic access in located in ceiling behind door.

WINDOWS

Number: One in west wall.*
Description: 6/6 vertical sliding sash, narrow muntins, no hardware or parting bead.
Casing: Unbeaded, 3 $\frac{1}{2}$ " architrave with 3 $\frac{1}{4}$ " apron below.
Condition: Muntins intact, glazing missing.

DOORS

Number: Two; one between Rooms 2-5 and 2-1 and one between Rooms 2-5 and 2-3.

Description: Room 2-5/2-1* - board and batten type, 5'-10" x 1'-10" x 1", butt hinges, no hardware.

Casing: Unbeaded, 3" wide.
Condition: Fair.

Description: Room 2-5/2-3* - six panels of equal size arranged in three pairs, 6'-3" x 2'-7" x 1 $\frac{1}{4}$ ". Panels on interior face have quirk ogee mouldings. Ghost of rim lock.

Condition: Fair.

Remarks: Door has been cut down to fit this smaller opening. There was no doorway at this location originally; this may be the original exterior parlor door, as it matches keeping room door.

TRIM

None

FIREPLACES

Remarks: Chimney stack from fireplace below rises through this room.

CLOSETS

None.

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BIBLIOGRAPHY

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APPENDIX

CHAIN OF TITLE

Due to the brevity required in a mini-HSR, the changes in this Chain of Title have not been plotted graphically. Errors are, therefore, possible; however, metes and bounds have been carefully compared to avoid such an occurrence.

1. May 5, 1801
Levi ROSENKRANZ
to Andrew SNABLE
£532.10
"tract...formerly belonging to Isaac Van Campen containing 175 acres of land
more or less..."
Sussex County Deed Book E, page 220.

2. September 11, 1820
Andrew SNABLE and wife, Mary
to John MICHAEL
\$1,000
175 acres
Sussex County Deed Book Q2, page 184.

3. January 22, 1821
John MICHAEL
to Peter and George SNABLE
\$955.44
175 acres
Sussex County Deed Book Q2, page 355.

4. April 15, 1823
Peter SNABLE
to George SNABLE
94.73 acres quit claimed and released.
Sussex County Deed Book Y2, page 84.

5. April 15, 1823
George SNABLE
to Peter SNABLE
\$1,000
81.67 acres
Sussex County Deed Book X2, page 355.

6. November 12, 1825
George SNABLE
to Parshall HOWELL
\$1,200
94.73 acres
Sussex County Deed Book B3, page 437.

7. January 12, 1826
Peter SNABLE
to Parshall HOWELL
\$1,000
81.67 acres
Sussex County Deed Book B3, page 509.

8. April 12, 1831
Parshall HOWELL
to Isaac and Jesse LOSEY
\$2,500
Two tracts: 94.73 acres and 81.67 acres
Sussex County Deed Book K3, page 286.

9. April 4, 1851
Jesse LOSEY
to Timothy SHAY
\$6,573.70
187.82 acres
NOTE: In 1850, this land was resurveyed by Horatio N. Gustin which may explain the discrepancy in the acreage.
Sussex County Deed Book M4, page 385.

10. April 1, 1857
Timothy SHAY and wife, Catherine
to Isaac S. RUNDLE
\$17,200
187.82 acres
Sussex County Deed Book W4, page 244.

11. Isaac S. RUNDLE left his lands and homestead to his wife, Theresa, and his son, Isaac M., in a will, proved valid November 21, 1906.
Sussex County Will Book N, page 214.

12. Isaac M. RUNDLE left all of his property and possessions to his wife, Fannie, in his will, proved valid June 29, 1918.
Sussex County Will Book Q, page 551.

13. December 29, 1923
Fannie E. S. RUNDLE (widow of Isaac M. RUNDLE)
to George F. HEWITT, Jr.
\$1.00
Three tracts of land:
 - a. 187.82 acres
 - b. 6 acres, more or less
 - c. 0.9 acres"being the same land and premises of which Isaac S. Rundle died seized".
Note: Although this and the following deeds contain the above clause, Isaac Rundle did not die intestate; his will was proved valid on November 21, 1906.
Sussex County Deed Book M12, page 302.

14. August 13, 1924
George F. HEWITT, Jr. and wife
to Flatbrook Experimental Farms, Inc.
\$1.00
Three tracts of land, as described above.
Sussex County Deed Book Q12, page 230.

15. December 16, 1972
Flatbrook Experimental Farms
to Benjamin E. BILLINGS, Edward J. FOLEY, Robert KREMENTZ,
Frederick C. REYNOLDS and S. Harrison ROLLINSON
for "capital stock for complete redemption and cancellation".
Three tracts of land, as described above.
Sussex County Deed Book 915, page 400.

16. August 12, 1974
Benjamin E. BILLINGS, Edward J. FOLEY, Robert KREMENTZ,
Frederick C. REYNOLDS and S. Harrison ROLLINSON
to United States Government
\$253,000
Tract #8220-1 comprised of 161.64 acres.
Sussex County Deed Book 947, page 1041.

LEGEND

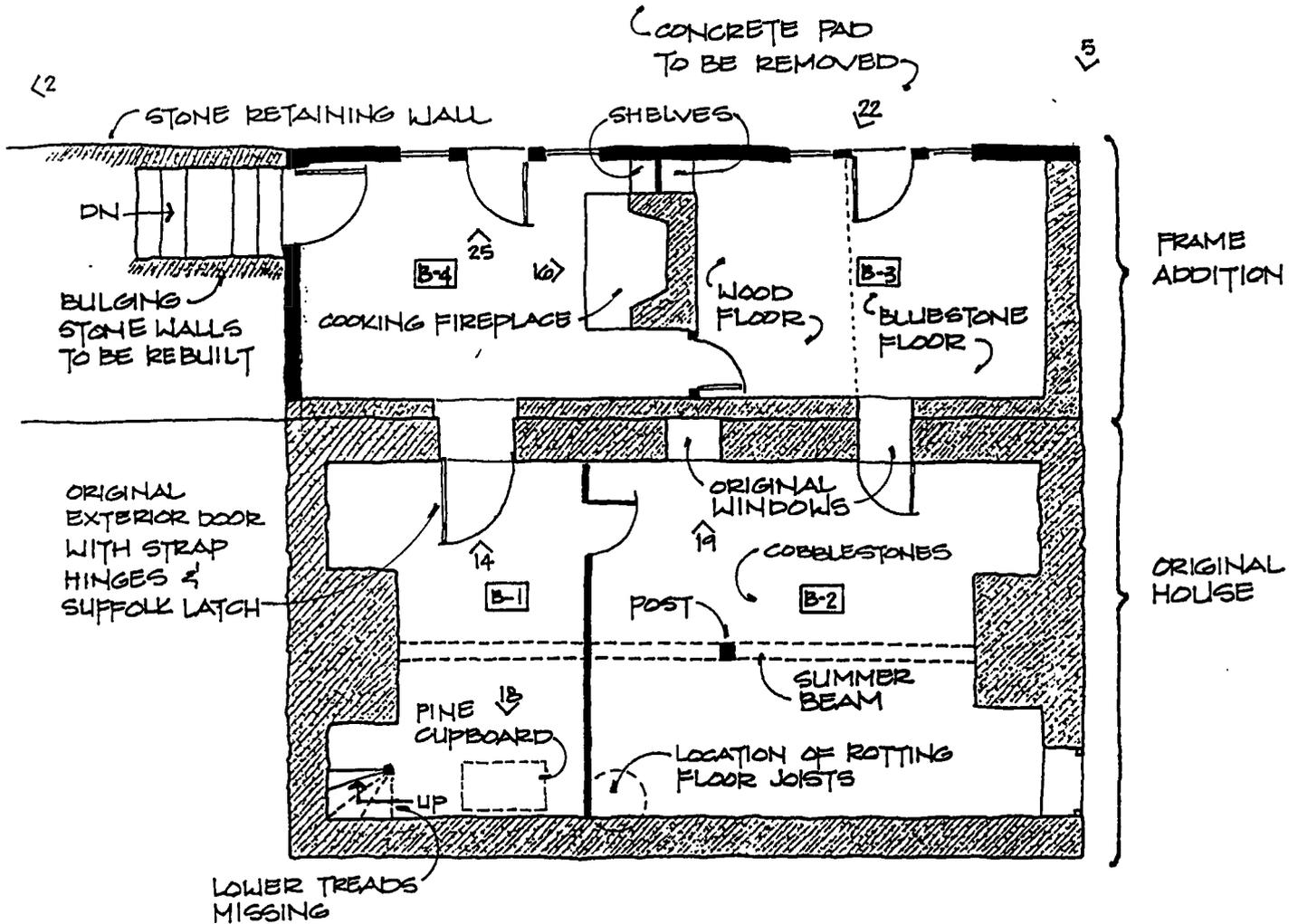
STONE

FRAME

BRICK

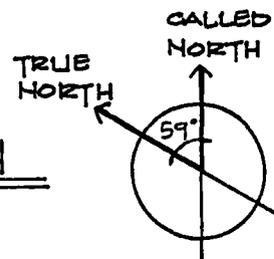


TO STREAM AND SPRING HOUSE



BASEMENT FLOOR PLAN

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



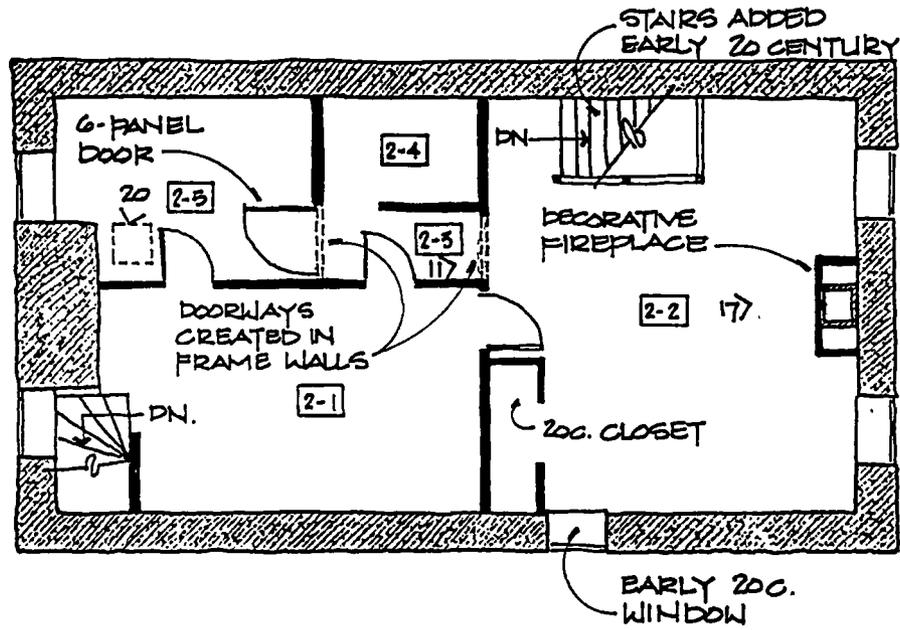
LEGEND

 STONE

 FRAME

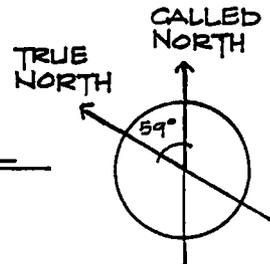
 BRICK

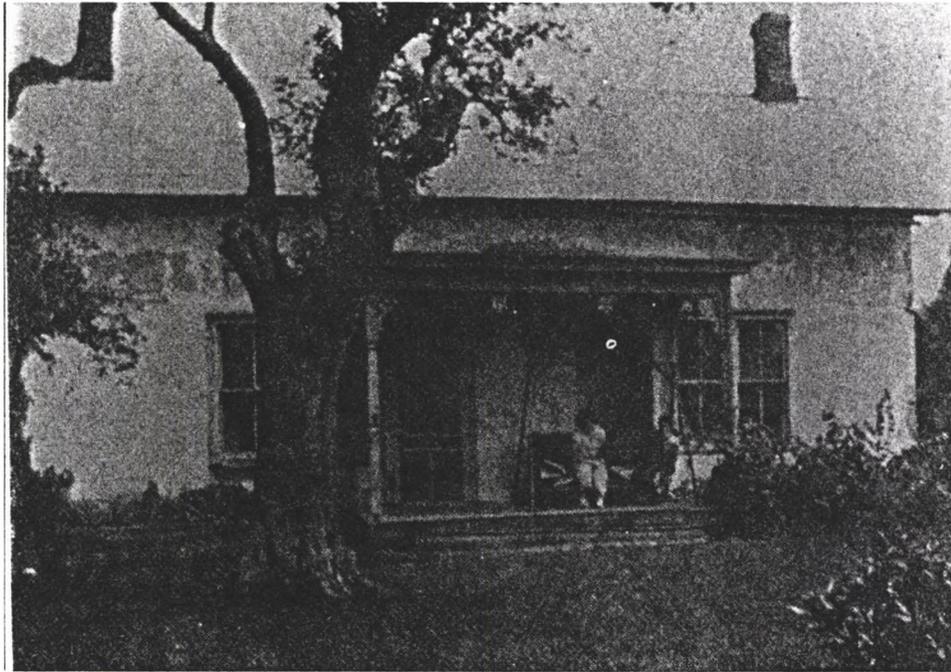
 FRAME PARTITIONS REMOVED



SECOND FLOOR PLAN

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





*Photo 28.
This photograph from
1940, shows an
earlier porch, and a
six-panel door to the
parlor. The knee wall
window was added
later. Courtesy of
Mrs. Marcus Utter.*



*Photo 29.
Taken in 1941, this
shows an earlier
frame extension at
the west side. Note
the stone spring
house in the distance.
Courtesy of
Mrs. Marcus Utter.*



Photo 30. Tenant house on the Rundle farm, circa 1912. Courtesy of Mr. Robert Williams.



Photo 31. Mrs. Anna Doremus at the Rundle farm tenant house, circa 1912. Courtesy of Mr. Robert Williams.



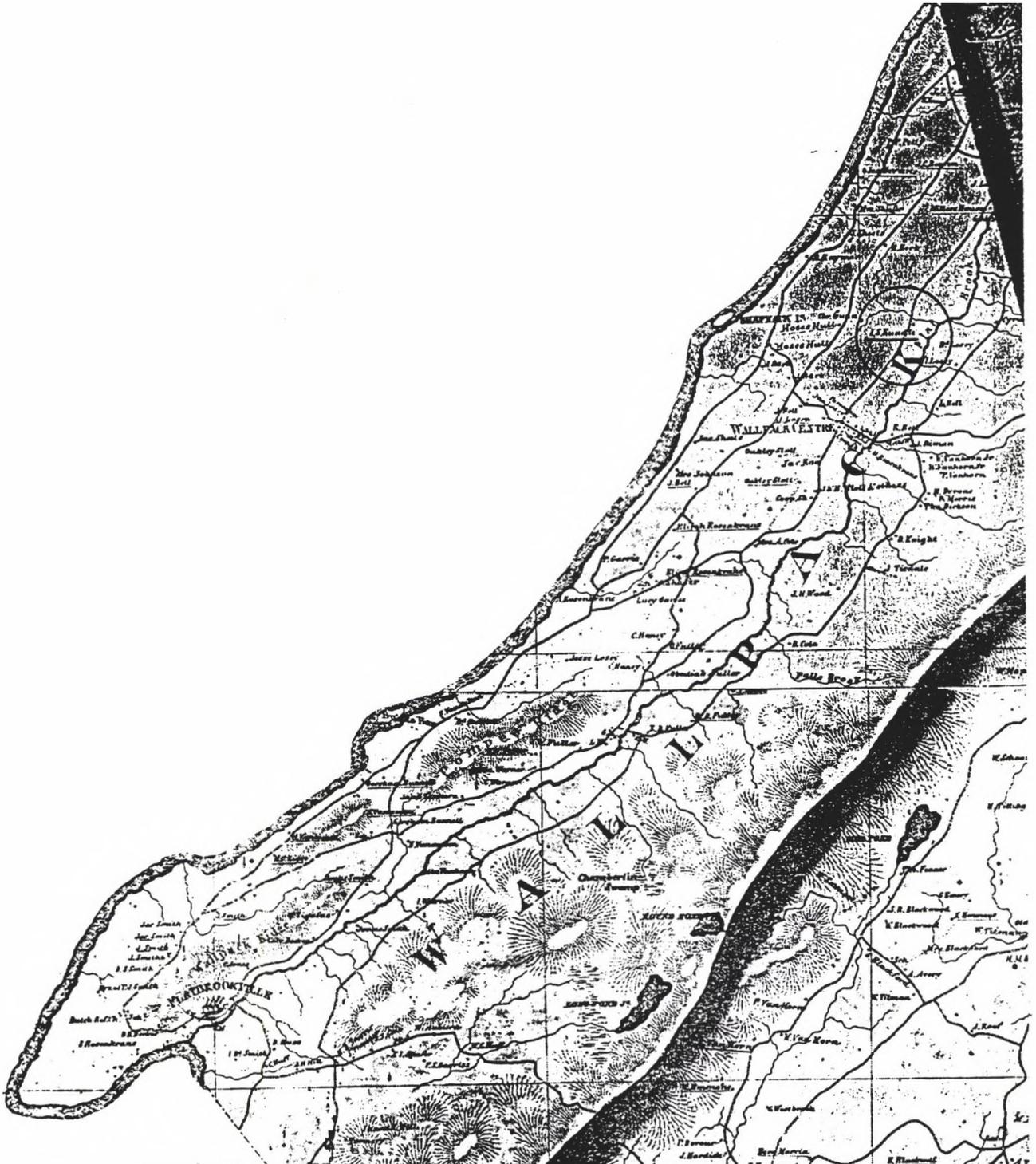
*Photo 32. Marcus Utter with the Rundle farm barn in the rear, circa 1950's.
Courtesy of Mr. Robert Williams.*



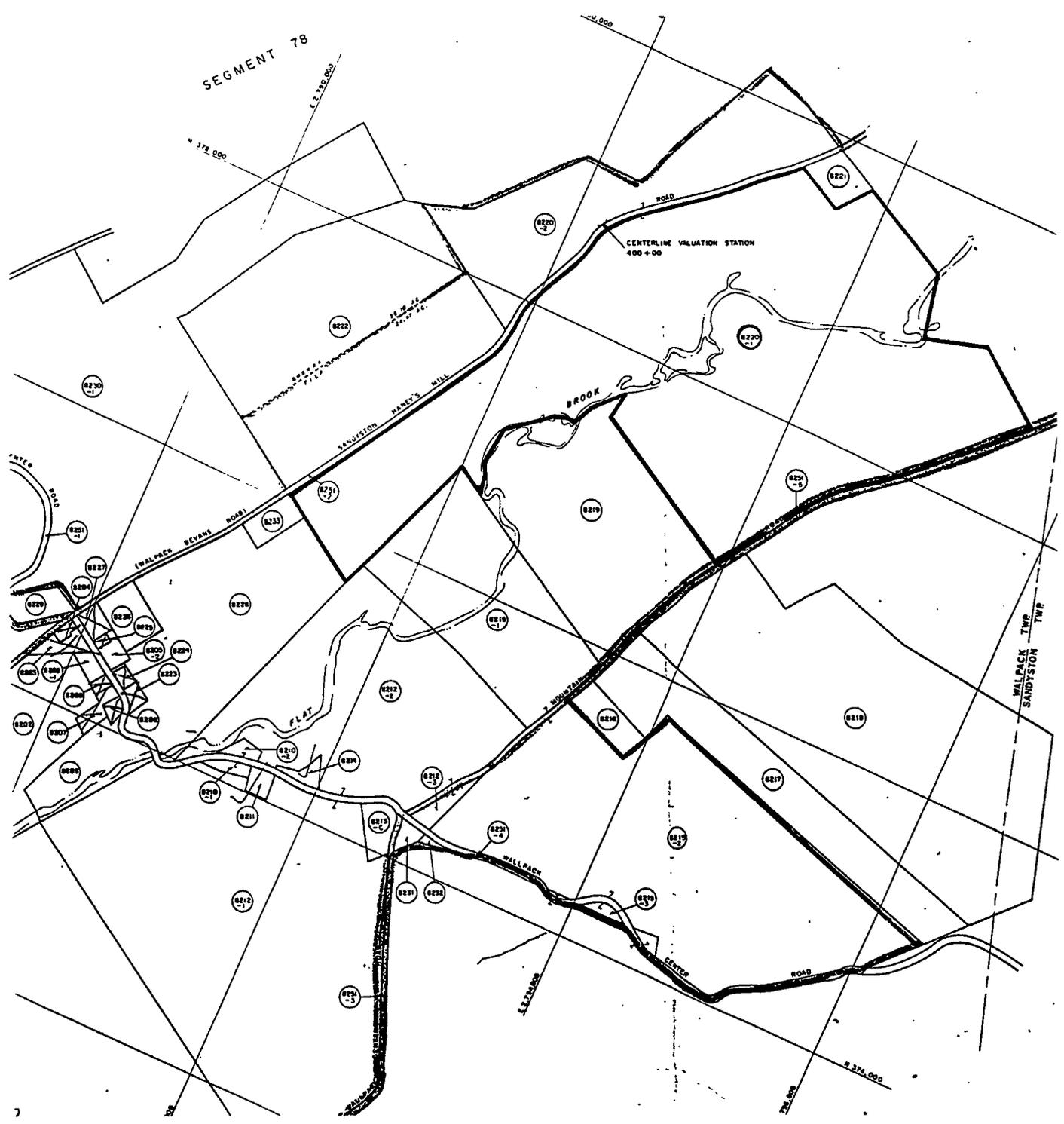
*Photo 33. Howard Van Gordon and Linn Losey in the Rundle field, circa 1912.
Courtesy of Mr. Robert Williams.*



Photo 34. Original parlor mantelpiece. Courtesy of Mr. Robert Williams.



From G. M. Hopkins, "Map of Sussex County, New Jersey," 1861



U.S. Army Corps of Engineers Map, Tocks Island Dam Project, Segment 82

U. S. ARMY

TRACT REGISTER						
TRACT NO	LAND OWNER	A C R E			REMARKS	
		FEE	PERPETUAL FLOWAGE EASEMENT	Other		
0200	JOHN MAICHIN, ET UX	13.58				
0201	RALPH GIOIELLI, ET UX	1.14				
0202	FRANK DAVIS CHAPOT	14.73				
0203	LEE ROSENKRANS, ET AL	0.99				
0204	PATRICIA A. CAUL	0.28				
0205-1	LEE ROSENKRANS, ET UX	0.88				
0206	JEFFREY WENDERSHOT, ET UX	0.28				
0207	HAZEL E. CHRISTIE, ET VIR	0.93				
0208	TRUSTEES OF METHODIST EPISCOPAL CHURCH OF WALPACK CENTRE	0.37				
0209	BELLEVILLE ROD & GUN CLUB	7.12		✓		
0210-1	WAYNE B. TREIBLE, ET UX	0.58				
0210-2	WAYNE B. TREIBLE, ET UX	0.58		✓		
0211	JOHN H. BURGER, ET UX	0.71		✓		
0212-1	PAUL E. DARRONE, ET AL	102.47		✓		
0212-2	PAUL E. DARRONE, ET AL	48.26		✓		
0212-3	PAUL E. DARRONE, ET AL	1.15		✓		
0213-C	TRUSTEES OF THE WALPACK CENTER CEMETERY ASSOCIATION	1.77				
0214	HARRY C. BURGER, ET UX	0.88		✓		
0215-1	B. DOUBLAS GORDON	31.17		✓		
0215-2	B. DOUBLAS GORDON	80.80		✓		
0215-3	B. DOUBLAS GORDON	0.40				
0216	JOHN A. CARROUHER, ET UX	2.78				
0217	STATE OF NEW JERSEY	24.52				
0218	STATE OF NEW JERSEY	82.88				
0219	DAVID B. FAIRMAN, ET UX	38.78				
0220-1	BENJAMIN E. BILLINGS, ET AL	161.64		✓		
0220-2	BENJAMIN E. BILLINGS, ET AL	35.48		✓		
0221	HARRY UTTER	2.33		✓		
0222	HAROLD F. KENNEY	80.57				
0223	TOWNSHIP OF WALPACK	0.48				
0224	JOSEPH ROBBINS, JR., ET UX	0.33				
0225	LEE ROSENKRANS	0.18				
0226	PATRICIA A. CAUL	2.77				
0227	JOSEPH ROWBINS JR., ET UX	0.88				
0228	FRANK J. CHAPOT, ET UX	39.61				
0229	JOHN O'DONNELL, ET UX	2.01		✓		
0230-1	ARTHUR NESSE, ET UX	105.78		✓		
0230-2	ARTHUR NESSE, ET UX	1.52		✓		
0231	THAYANDABA ROD AND GUN CLUB	0.58		✓		
0232	CHARLES H. EMERY, SR., ET AL	0.18		✓		
0233	PATRICIA CAUL	2.00				
0251-1	TOWNSHIP OF WALPACK	3.52				
0251-2	TOWNSHIP OF WALPACK	10.11				
0251-3	TOWNSHIP OF WALPACK	2.41				
0251-4	TOWNSHIP OF WALPACK	6.14				
0251-5	TOWNSHIP OF WALPACK	4.48				
0205-2	LEE ROSENKRANS, ET UX	0.70				

U.S. Army Corps of Engineers Tract Register, Segment 82

Synopsis of interviews with Mrs. Hilda Utter
January 19, 1994 and February 4, 1994

From 1935 until 1942, Mrs. Hilda Utter and her husband Marcus leased the Rundle House and land from Flatbrook Experimental Farms, Incorporated. The owners, a group of well-to-do businessmen, had purchased the property for use as a country retreat because of the excellent trout fishing available in the Flat Brook. When visiting the area, their families usually resided in the now-demolished tenant house, which they referred to as "The Shack", although Mrs. Utter was required to maintain rooms in the farmhouse for the owners' use as well. The Utters paid no rent, but were responsible for the upkeep, insurance and taxes on the property. In addition, they were required to annually clean and maintain the dammed pond behind the house, which was stocked with trout.

During this period the Utters kept 21 dairy cows which they milked by hand; Marcus also did some hauling for others in the area, and Hilda took care of the farm. Apple orchards were located west and north of the house, and numerous outbuildings dotted the property. Mrs. Utter used both the spring house, and a now-demolished frame smoke house that stood behind the main dwelling; near the pond was the chicken coop and a pig pen was located behind the barn. Although they were offered an opportunity to purchase the farm, the Utters chose not to remain permanently, as much of the land was wooded and unsuitable for farming. After their departure, Marcus's brother Harry took over the property, and remained until his son, Donald Utter, leased the farm in 1966.

During their tenure, Mrs. Utter used the original keeping room as her dining room, with the kitchen located directly behind, in the frame addition. The parlor was used for entertaining, and the two small rooms behind that were reserved for the owners, or used as summer bedrooms, because they were much cooler than the second story rooms. Hot water and electricity were installed in 1939, although the privy continued to be used until a bathroom was installed during Harry Utter's time. The room that later became the bathroom was used by Mrs. Utter as a nursery. The parlor stair was installed during their stay in the house, sometime during World War II. In order to provide housing for the hired help, it was necessary to create a separate apartment on the east side of the house. Although they "hated to do it," the parlor was turned into a kitchen/dining room, and the new staircase was constructed to reach the second floor bedroom.

Taken in 1940, the photograph that was published in *That Ancient Trail* shows Mrs. Utter and her daughter on the front porch of the Rundle House. A second, slightly later photograph in Mrs. Utter's possession, shows the west side of the house as it appeared before being remodeled, when it was used as the wood shed. (Refer to Appendix C for historic photographs.) At that time, vertical wood siding enclosed the upper portion of this area, and the stair treads were located perpendicular to the west side of the house. Harry Utter later removed this frame extension, poured a concrete patio, and built a new platform and stairs to the first floor. He was also responsible for the installation of the knee wall window in the south facade, and is believed to have rebuilt the porch.

Most interestingly, Mrs. Utter explained that some time before she and her husband leased the farm, a still had been located beneath the basement. To the best of her knowledge, stairs had descended from the east side of the basement into an area that held the equipment. The previous tenant, Mr. Bensley, had dismantled the still, poured concrete over the basement floor and covered it with dirt to disguise the evidence. The veracity of this story has not been verified, but Mrs. Utter does have the large copper tub that Mr. Bensley claimed was part of the still. A thorough search of the basement floors might lead to some interesting discoveries. Mr. Bensley also reported to Mrs. Utter that on taking over the farm in the 1920's, he had cleared the property and disposed of numerous bottles and other items by throwing them into the swamp, near the Flat Brook.

W. D. O'GORMAN
VICE PRES.

PHONES:
JOURNAL SQUARE
2-0063 & 2-0064

NEWARK AGENCY
LEFCOURT-NEWARK BUILDING

NEW YORK AGENCY
110 WILLIAM STREET

O'GORMAN & YOUNG, INC.

General Insurance

TRUST COMPANY OF N. J. BUILDING

921 BERGEN AVE.

JERSEY CITY, N. J.

Jan. 13th, 1936

Mr. Marcus Utter,
P. O. Bevans,
Sussex County, N. J.

Dear Marcus:-

Mr. Hewitt asked me to write you because both he and I hope that the affair which was arranged yesterday will be worked out satisfactory between you and Charley Bensley. It seems to us that he is apt to be around the Valley more or less of his time as long as he lives. We are both fond of him and we hope that you and he can get along well together in operating the farm for us.

You understand, of course, that it is up to you to pay taxes when they are due and to forward the receipted bill to me, that you are expected to keep all buildings, fences and everything that belongs to us in tip-top shape and while we know little or nothing about farming, we do not expect the land to be run down and the trees, particularly in the orchard, to go un-pruned and un-cared for.

Aside from whatever may be the farm custom after Charley no longer has any interest in the place and you are running our farm, we will probably want to have it understood that you are not to leave us without at least three months notice and that you will be entitled to three months notice from us in the event that we will want to make a change.

If you operate that place to our satisfaction I see no reason why you shouldn't be able to stay there as long as you want to. We expect the trout pond to be kept in shape and that when any of us or our families or friends come up there they can have full use of everything except the farm house itself and I believe that the old custom is that one room in there is available if any of the members care to use it once in awhile.

In case you do not know who actually owns the farm, the four stockholders of the Flat Brook Experimental Farms, Inc., are: Dr. V. B. Seidler, 16 Plymouth St., Montclair, N. J.; G. F. Hewitt, Jr., 40 South Mountain Ave., Montclair, N. J.; the Estate of Ed. Kilburn, who use to live in Glen Ridge, his wife, Mrs. Louise Kilburn, now lives in New York City; and lastly, myself at 190 South Mountain Ave., Montclair, N. J.

Very sincerely yours,

W. D. O'Gorman
Pres. Flat Brook Exp. Farms, Inc.

WDOG:CH

Letter from Mr. W. D. O'Gorman, President of the Flatbrook Experimental Farms,
to Mr. Marcus Utter, January 13, 1936.

Synopsis of interview with Mrs. Mary Christman,
conducted January 25, 1994.

From November, 1966 until November, 1972, Mrs. Christman, who was then married to Harry Utter's son, Don, lived in the Rundle House. Unlike many of their neighbors who were dairy farmers, the Utters raised Angus cattle; they also sold corn, hay and rye, and raised enough produce and livestock to lead a nearly self-sufficient existence.

Located on either side of the driveway leading from Route 615 were the large barn and silo, and the carriage house. Mrs. Christman believes that the barn was probably constructed during the second half of the nineteenth century, and described the stone foundation and oak framing members. She remembers the carriage house as a frame structure with a metal roof, which contained a large work room at the second level. These two buildings burned completely a few days before the Utters vacated the house. Located further from the main house, on Route 615, were an ice house and a tenant house, both of which were demolished during the 1950's. Judging from a photograph in Mrs. Christman's possession, the later was a frame building, covered in lapped siding, with the back of the stone fireplace exposed. Writing in 1889, Warren Hersch mentioned that he had seen this house while traveling through the area.

Mrs. Christman verified that the raised concrete slab which is located a short distance behind the house was installed during their residency. It was used for slaughtering pigs and a honing stone was set into the top for sharpening knives. The concrete "patio" at the west side of the house had been poured a few years earlier by Harry Utter, and was already cracked and buckled by the mid-1960's.

During their residency Mary and Don Utter made only minor changes to the house. Trumpet vines and poison ivy were growing thickly on the east side of the building, causing damage to both the siding and the masonry. When these were removed, the north window in Room 1-2 was destroyed, therefore, the deep reveal was encased with plywood. Because this room functioned as the kitchen, a much-needed metal storage cabinet was inserted into the resulting space. The three small rooms at the first floor of the frame extension were not used at this time, except as

storage areas, although the previous tenant had used them as bedrooms. During Mrs. Christman's stay, the rooms at the second level remained unchanged, with the exception of the closet which was added in Room 2-1. After the Rundle property was sold to the Federal government and the Utters had relocated, the house was occupied briefly. It was at this time that the doors were cut into the second floor partitions, and the closet and bathroom hall were created.

The Utters used Room B-3, at the basement level of the frame extension, as their "butchering cellar". Because of the stone floor, clean-up was simple and consisted of little more than washing the area with water drawn from the near-by stream. In Room B-2, the family found numerous lumps of coal, and as this was the only area in the house with a dirt floor, they assumed that at one time the room had been used for coal storage. Mrs. Christman suggested that the basement window may have been cut into the masonry to provide access for a chute. Room B-4 was known as the summer kitchen, although it was seldom used because the area was infested with black snakes. Water for the house was supplied from the stream; the pump was located in Room B-1, which was used primarily to store canned goods.

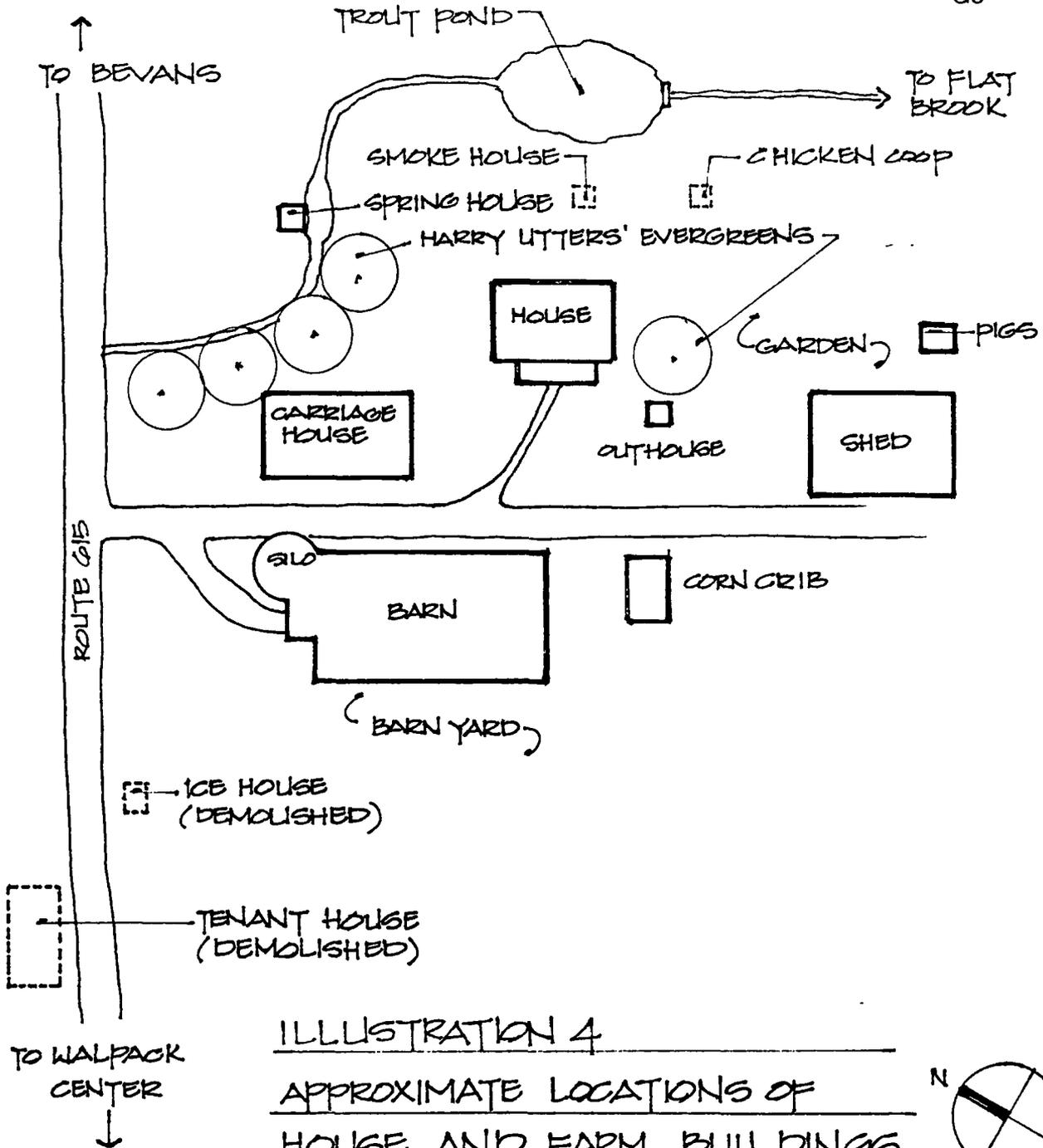


ILLUSTRATION 4

APPROXIMATE LOCATIONS OF HOUSE AND FARM BUILDINGS

(1966-1972)

NOT TO SCALE





United States Department of the Interior

NATIONAL PARK SERVICE
Delaware Water Gap National Recreation Area
Bushkill, Pennsylvania 18324



IN REPLY REFER TO:

H30 (DEWA-CRM)

MAR 16 1994

Memorandum

To: Superintendent

Through: Chief, Visitor Services
Chief, Maintenance
Historical Architect, Preservation and Design Section

From: Archeologist, DSC-EAA/DEWA

Subject: Trip report for the field reconnaissance of the proposed Rehabilitation of the Rundle House (Snable), Walpack Township, Sussex County, N.J., February 7, 1994.

Purpose: Field reconnaissance was performed at the proposed rehabilitation site to assess cultural resource concerns regarding possible cultural features in the basement. In January, 1994, the undersigned was contacted by Mr. Tom Solon, Historical Architect, concerning a possible cobble lined floor within a portion of the full cellar. Investigation of these possible features may enhance our knowledge and understanding of the construction and function of the full cellar.

Results: On February 7, 1994, Mr. Ralph DiNola and Mr. Paul Jaeger, Exhibits Specialists, Preservation and Design Section, Maintenance Division and the undersigned performed a field reconnaissance of the cellar area in the Rundle (Snable) House (Figure 1). The Rundle (Snable) House is situated off State Route 615 (Haney's Mill Road) on federal property within the boundaries of the Delaware Water Gap NRA, in Sussex County, N.J.

In 1801, Andrew and Mary Snable purchased approximately 175 acres (70.82 ha) of land in Walpack Township, Sussex County, N.J. The Snables owned this parcel of land until 1821. The date of construction remains problematic. A stone in the west gable of the structure is painted "1844". Dodd (1994) states that the materials and construction methods observed within the structure indicate a mid 19th century construction. However, archival evidence suggests that the Snables resided on the property. It is possible that they built a log structure, which may have contained a root cellar, and predates the existing stone structure. It is possible that the log structure was razed in favor of a more permanent stone

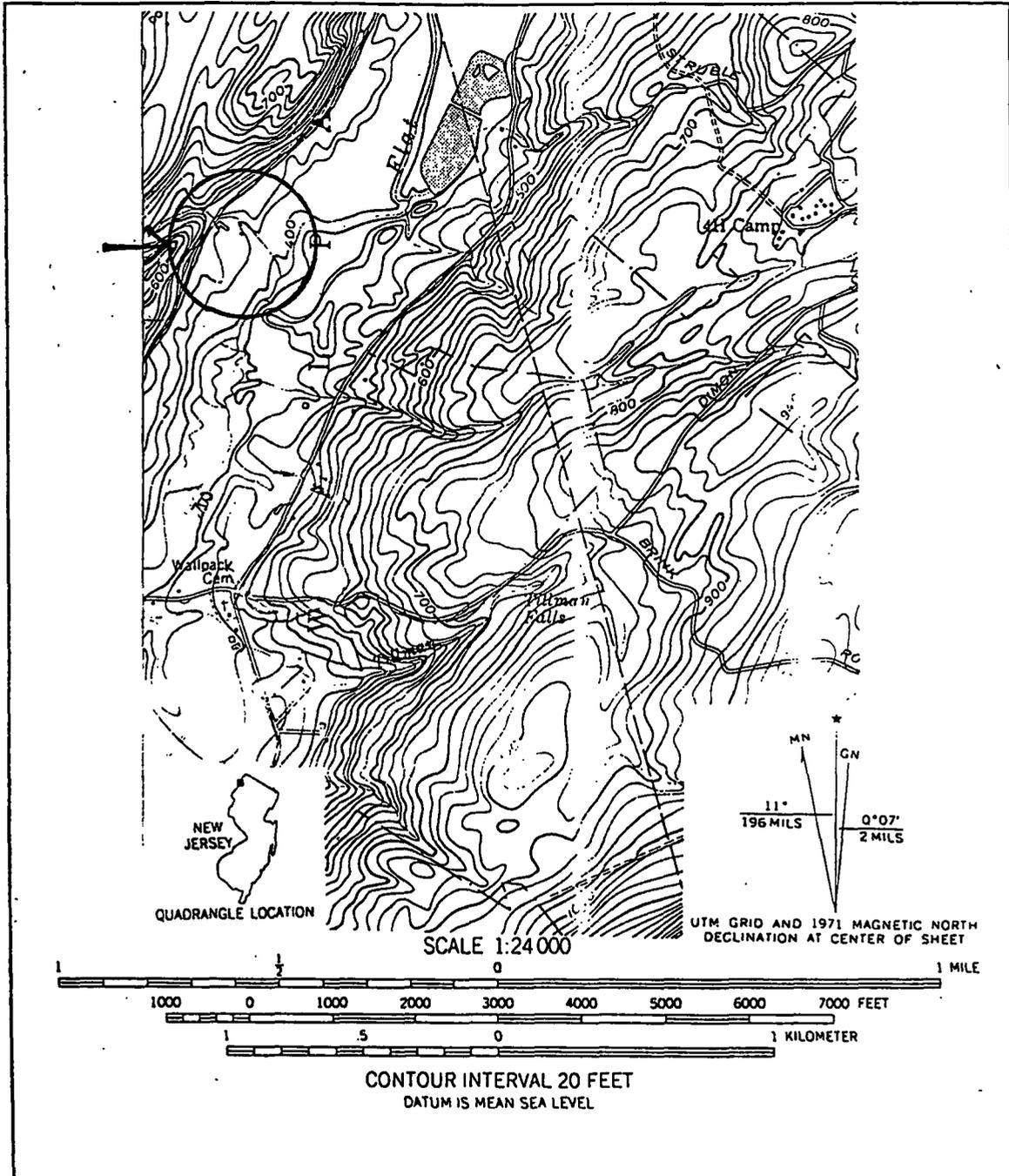


Figure 1. Copy of portion of U.S.G.S. 7.5' topographic series Culvers Gap N.J.-Pa. Quadrangle (1954, photorevised 1971), showing location of Rundle Farmhouse.

structure during the mid-19th century.

The entire cellar area was visually inspected (Figure 2). Portions of what appear to be cobble flooring were exposed in two areas in the original full cellar during routine maintenance activities (Figure 3). Both areas are located in the southern portion of the full cellar. These areas were brushed to remove dust and loose dirt. Both areas were mapped and photographed. A small portion of the larger exposed cobble floor had been disturbed, probably by a burrowing rodent. This portion was excavated by a pointed trowel to produce a vertical profile. The profile consists of approximately 1 in. (2.54 cm) of a mortar or cement (sand, lime, clay, and sorted pebbles), over a single course, of an average size of 2 in. (5.08 cm) rounded cobbles (Figure 3). The single course of cobbles were laid over a packed prepared clay floor of approximately 3 in. (7.62 cm) in depth (Figure 3). The profile was drawn and photographed. No artifacts were observed nor collected during this investigation.

Recommendation. The existence of the prepared cobble floor appears to indicate some permanency to the structure. It also indicates that the full cellar certainly served other functions associated with farmstead subsistence. Since no associated artifacts were recovered, and the construction method appears throughout the Colonial and Early American periods, dating of this feature was not possible during the confines of this investigation. Should a more definitive date be needed, limited archeological investigations utilizing specific data collection strategies, may be undertaken to address the period of construction.

John R. Wright

Copy to:
Regional Archeologist, MARO

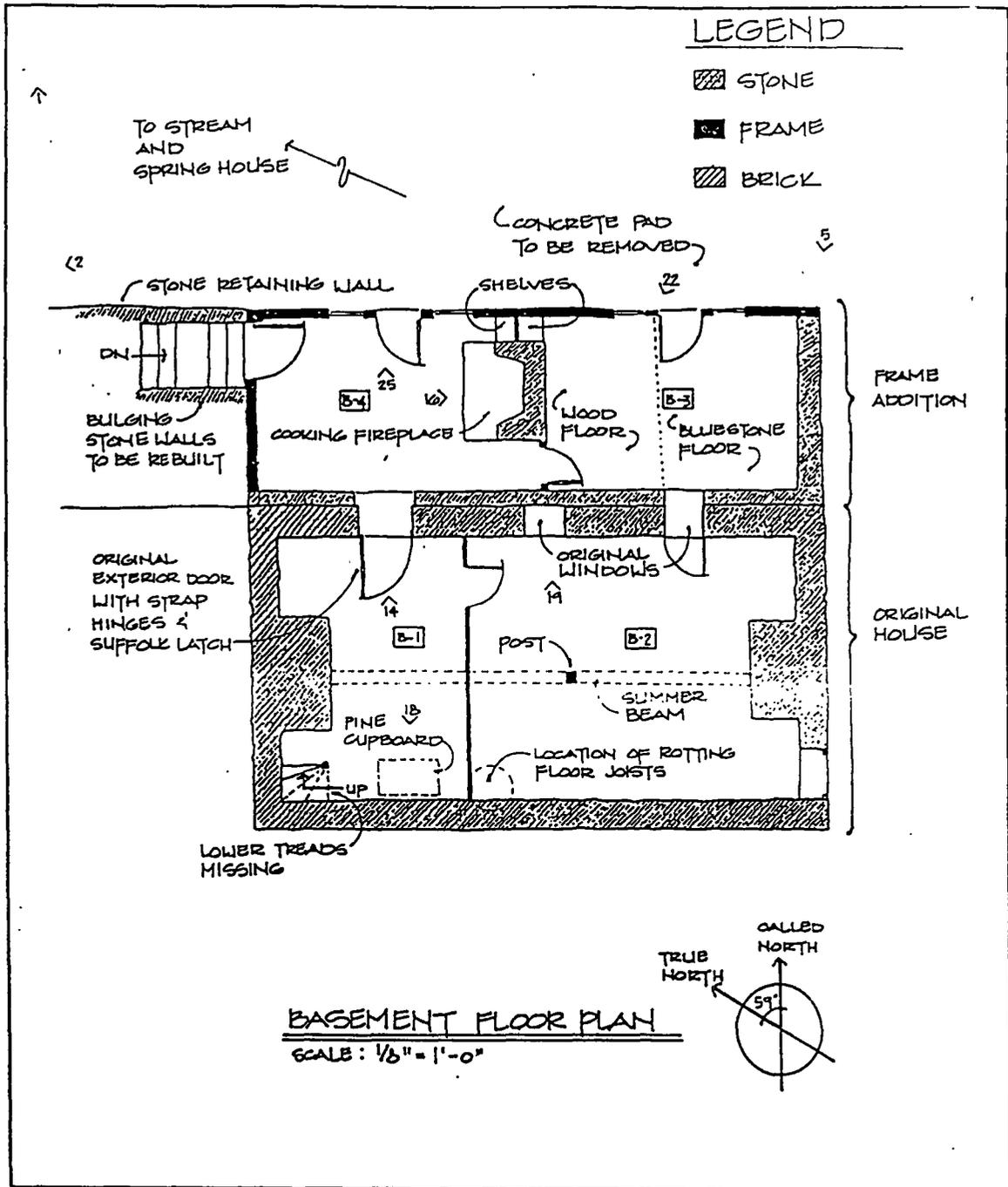


Figure 2. Copy of Basement Floor Plan, Rundle Farmhouse, from Dodd (1994).

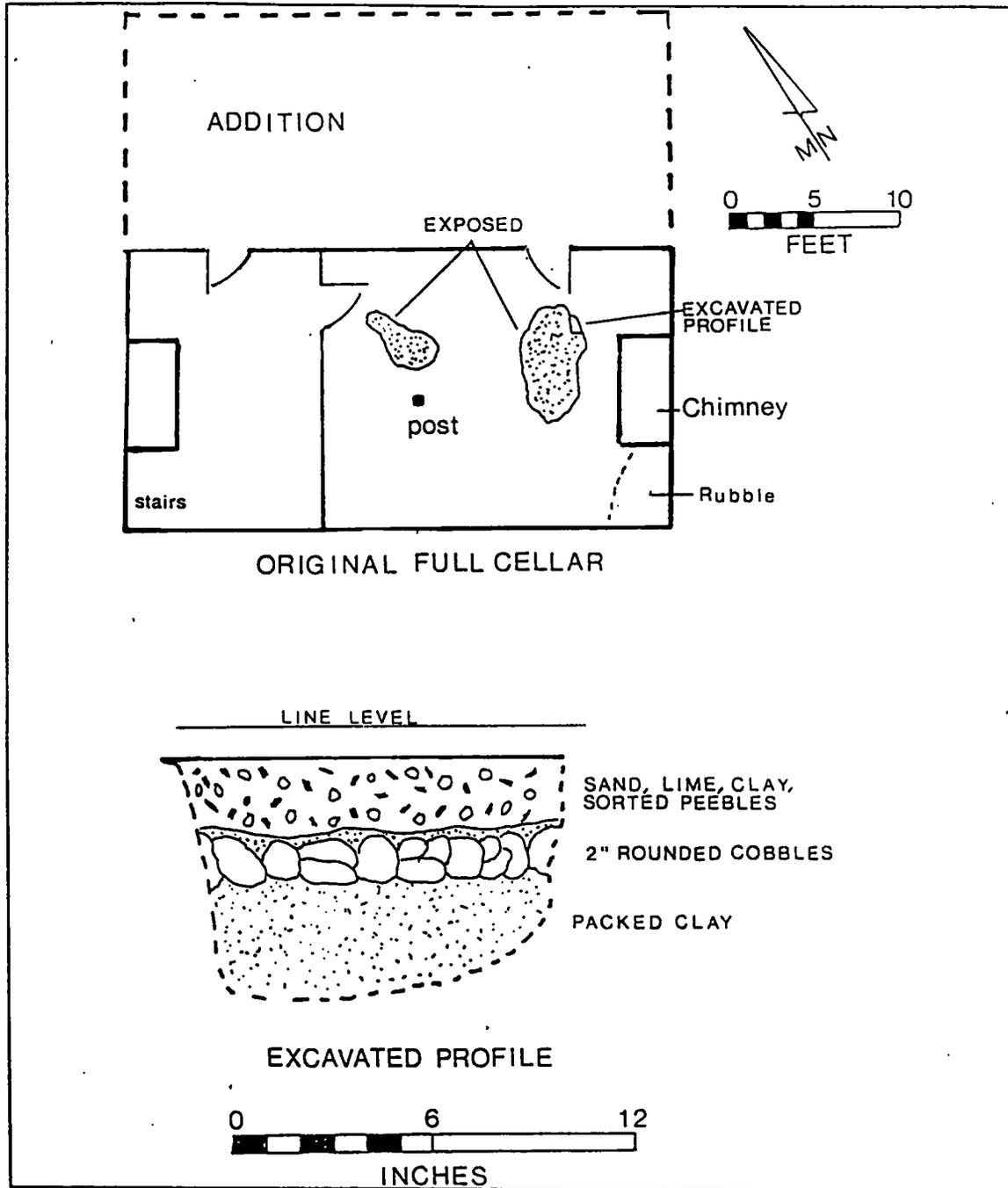


Figure 3. Schematic drawing of original full cellar showing portions of cobble floor exposed during routine maintenance, Rundle Farmhouse and south wall profile of cobble floor.

REFERENCE CITED

Dodd, John B.

1994 Historic Structure Report, The Rundle Farmhouse, Walpack Township, Sussex County, New Jersey. Prepared for U.S.D.I., National Park Service. In progress.