

# HMRARCHITECTS

FIFTY YEARS



## MARTIN BERRY HOUSE PRESERVATION PLAN

100% SUBMISSION

1 MARCH 2016





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## **I. EXECUTIVE SUMMARY**

### **A. General Information**

The Martin Berry House is located on the west side of Route 23 just north of the intersection with Jackson Avenue. The address is 581 Route 23 South. The property consists of a two acre partially wooded lot adjoining commercial properties to the north and south, and newer residential development to the west. The house is situated on a slight rise separated from Route 23 on the east and the commercial property on the south by low lying flat areas. The house is largely screened from the road and the adjacent commercial properties. The house itself is oriented south with its east gambrel end facing Route 23. Access to the property is via an arched driveway off of Route 23 or a circular drive off the end of Cedar Drive on the west side of the property.

At the time of this writing a contract for the sale of the property by the current owner, Mrs. Eleanor Bogert, to Pequannock Township is pending contingent, in part, on the successful completion of this report.

### **B. Overall Description**

The Martin Berry House is a story-and-a-half, center-hall, five-bay stone Dutch house with a gambrel roof and a small one-story gable roof appendage off the east end, identified previously as a smokehouse. Constructed of rubble-stone masonry, three sides of the house are now finished with stucco and painted white while the east elevation stone remains exposed. The "smokehouse" addition is stone masonry finished with stucco. The house is oriented to the south with the façade being dominated by a large Colonial Revival front porch and a large central dormer.

While the current house is an impressive five-bay building, there is evidence that it might have started as a more modest building located in the southwest corner. Some indications of this possibility are the large timber first floor joists located only in this area of the house and

the large fireplace foundation that does not correspond with the size of the parlor fireplace above, indicating that a large cooking fireplace might have been replaced with the current parlor fireplace. It appears that the expansion of this house might have occurred in two directions - to the north and east - and possibly in two phases, although this is speculation and additional investigation would be required to be sure.

The Martin Berry House was listed on the National and New Jersey Registers of Historic Places in 1973. The House is eligible for the register as representative of early settlement in the area and for its architecture as an example of early Dutch architecture in the region.

### **C. Previous Studies and Reports**

The house was documented in 1939 as part of the Historic American Buildings Survey.

### **D. Purpose and Scope of the Preservation Plan**

The purpose of this Preservation Plan is to document the existing conditions of the Martin Berry House and to identify the key historic elements to be preserved during any future work at the building. As described by the New Jersey Historic Preservation Office, the goal of a preservation plan is to "assess and guide the effects of a proposed treatment or construction-related capital project on the existing fabric of a property."<sup>1</sup>

Research for the report sought to document the original construction of the building, as well as changes in ownership over time and how these changes impacted the physical form of the building. The report seeks to document these changes through written descriptions, photography, and drawings. In conjunction

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<sup>1</sup> New Jersey Historic Preservation Office, "Historic Structure Reports and Preservation Plans, A Preparation Guide," 5.

with the research, HMR and its team completed a full interior and exterior investigation of the house. While providing baseline data on the architectural conditions of the building, it also helped illuminate the construction chronology of changes that have been made.

as ideas for the historic and architectural interpretation of the house and site.

As a complete repository of the physical and historical information currently available on the Martin Berry House, this Preservation Plan will serve as a valuable planning document and will form the basis for future decisions that affect the house and property.

### **E. Overall Recommended Treatment Philosophy**

In transitioning the Martin Berry House from a residence to a multi-use public building including interpretive opportunities, meeting and office spaces, the correct overall treatment approach is *Rehabilitation*. Even with a building as well maintained as this, an attempt to restore the building to an earlier condition would require extensive conjecture and much higher costs than a proposed rehabilitation.

### **F. Overall Recommended Interpretation Approach and Use Plan**

With the sale of the Martin Berry House it will transition from a private residence to a public use building. With this change there will be obvious changes in the use of the building, as well as an opportunity to interpret the history of the building and the area to the public. Although the current owner had in the past opened part of the basement as a museum, as a publically owned property, the opportunity to open the house to the public and share its history will expand greatly. Although it is not the intent of the new owner to operate the house strictly as an interpreted historic house museum, there will be opportunities to interpret the history of the house and the different families that lived there. This report provides suggestions for public visitation, including barrier-free accommodations, as well



## **II. INTRODUCTION**

### **A. Statement of Significance**

The Martin Berry House is significant as an example of evolving Dutch architecture. The original stone house, constructed by Martin Berry possibly as early as 1720, was likely 1 ½ stories with a full basement, one room for living and a passage that ran the length of the house. At some point, likely in the mid-18<sup>th</sup> century, an addition stacked another room to the north and extended the passage, creating a hall and two-parlor plan. The house appears to have stayed in this configuration until after 1833 when the eastern 1/3 was added creating the regional classic five-bay, center hall Dutch Colonial house with gambrel roof, stone construction and wood upper gambrel end extant today. Built by four generations of the Berry family, this house is the quintessential example of the evolution of a northern New Jersey Dutch farmstead from simple utilitarian vernacular structure to high style symmetrical architecture.

### **B. Description of Methodology**

HMR Architects began work on the Preservation Plan by surveying the existing conditions of the building and compiling all of the available research on the house. Research started with a visit by Margaret Newman to Mrs. Eleanor Bogert, the owner who currently still resides in the house. Mrs. Bogert is 96 years old and has lived in the house since she and her husband, Charles, purchased the house in 1951, 65 years. Over the years Mrs. Bogert has been very active in the Morris County preservation community and she is an excellent resource concerning the history and evolution of the house. Archival research also included review of the archival collection of the Historic Preservation Commission. Additional repositories were visited including the North Jersey History Room of the Morristown and Morris Township Library, the New Jersey State Library and the New Jersey State Archives. All this information was gathered in order to provide background information and context

for the history section of this report as well as to supplement field investigations.

In the fall of 2015, HMR began its investigation of the Martin Berry House through an assessment of the existing conditions of the building. Each exterior elevation was analyzed and photographed, noting the condition of all features including foundations, windows, doors, cornices and roofs. On the interior, an analysis of each room was completed, noting: construction materials and methods, wall and floors, door and window conditions, millwork styles and locations, and quantity and type of building systems. This effort also included an identification of historic fabric dating from the original construction and changes associated with the residential use of the building over time. Photographs were taken of each space in general and important elements in particular. In addition, analysis of the building structure and mechanical, electrical, and plumbing systems was undertaken by the team of consultants during the initial visits.

Once the historic building investigations were completed, the appropriate period of significance was evaluated and determined. This drove the proposed use and interpretation plan. A detailed list of treatment recommendations was drawn up for future interventions. Finally, a cost estimate for the proposed recommendations was prepared.

### **C. Organization of Document**

The Preservation Plan for the Martin Berry House is organized into twelve chapters beginning with the developmental history of the property. This chapter starts with a history of the development of Pequannock Township and then describes the history of the Martin Berry House. The developmental history chapter ends with a construction chronology of the building.

Chapters IV through VII record the existing conditions of the building and site and include a detailed assessment of the exterior and interior fabric, accessibility and code review, structural systems and MEP systems. These chapters are supplemented with color photographs and existing conditions drawings.

The rest of the report addresses the future of the property. It begins with a discussion of the intended significance and use of the building and describes the treatment options as well as suggestions for interpretation and public access. Included are prioritized treatment recommendations as well as a preliminary cost estimate for the implementation of the recommendations. Additional information is provided in the Bibliography and the Appendices.

#### **D. Parameters and Limitations of the Plan**

The Preservation Plan provides documentation of existing conditions at the time of survey in the fall and winter of 2015. The report provides a complete analysis of the visible existing conditions found at the structure. Some historic fabric and evidence of changes may be extant but covered by later materials.

#### **E. Areas of Future Study**

While there is evidence of early changes to the house at the interior, select archaeological investigation at the exterior foundation and within the basement would shed further light on the construction chronology of the house. Archaeological survey of the site could also prove valuable in understanding the history of the site and helping to guide future site improvements to ensure that they don't damage or destroy archaeological resources and provide opportunities for interpretation of the historic site. Additional information could also be gathered through probes at the exterior stucco or interior finishes.

Dendrochronology at the first floor ceiling joists in Room 002 could help to determine the earliest construction period of the house.

Paint analysis was not included in the preservation plan. Paint analysis would assist in developing a building chronology for the house as well as providing appropriate color palettes for repainting at various locations in the house, whether for interpretation or simply as an appropriate backdrop for meeting spaces.

There were extensive maps created during the Revolutionary War, including ones by John Hill and Robert Erskine among others. Because Washington was active in this area of Morris County, it is possible the property was documented. The "Rough Contraction in the Jerseys" series by Robert Erskine beginning in 1778 may help confirm a house on the site at this time. These maps are available at the New-York Historical Society.

#### **F. Team Members**

The architecture firm of HMR Architects, located in Princeton, New Jersey, was responsible for the preparation of the Martin Berry House Preservation Plan. Mr. Eric Holtermann served as historic preservation architect for the report with Mr. Kurt Leasure as the historic preservation specialist and Julie Kroon as architectural intern.

The project team included sub-consultants Ms. Margaret Newman as the historic preservation consultant, Harrison-Hamnett structural engineers, and William Amann of M&E Engineers as the mechanical, electrical and plumbing engineer for the report. International Consultants Inc. (ICI) provided cost estimating for the project.

#### **G. Sponsoring Groups / Funding Sources**

The Township of Pequannock undertook and funded the completion of this Preservation Plan.

## **H. Acknowledgements**

HMR would like to thank Christopher Tietjen of the Township of Pequannock for his support for the project, as well as Lisa Data and Dave Clougherty of the Pequannock Township Historical Society and Ed Engelbart of the Pequannock Historic District Preservation Commission for their enthusiasm and assistance.

Finally, HMR extends a warm thank you to current owner, Mrs. Eleanor Bogert, for her generosity in sharing access to her home and her knowledge of the history of the property and the area.





### III. DEVELOPMENTAL HISTORY

#### A. A Short History of Pequannock Township

European settlement of Pequannock Township began with Arent Schuyler's June 6, 1695 purchase of a significant tract of land for the proprietors of the eastern division of New Jersey from local Native Americans including "Hielawith of Pequannock." Within five years, Dutch farmers from Bergen County and New York began purchasing tracts of land from the proprietors. Settlement began by 1712. The Township of Pequannock was incorporated in 1740. Until 1844, it was the largest township, encompassing today's Pequannock, Montville, Boonton, Jefferson, Lincoln Park, Kinnelon, Riverdale, Butler and part of Rockaway. It included the area known as Pompton Plains, a prehistoric lake bed with rich soil.

In 1736, a group of Dutch established a Dutch Reformed congregation in what is now Wayne Township. Following a split over the validity of ordaining American ministers, the First Reformed Church of Pompton Plains was established and a church built in 1771.

During the Revolution, Pequannock Township was an active area with soldiers stationed throughout the war. Washington was headquartered here in 1777 and in 1781, General Rochambeau encamped in Pompton Plains. Farming dominated the local economy through the 19<sup>th</sup> century. The railroad came to Pompton Plains in the 1870s, bringing summer vacationers from the city. Pequannock began changing in 1910 as farmland was broken up for suburban neighborhoods. Route 23 opened in 1936, furthering suburbanization. Postwar development in the 1950s and 60s completed the transition from rural farming community to suburban hub which remains today.<sup>1</sup>

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<sup>1</sup> "Historic Highlights of Pequannock Township" (Morris County Heritage Commission, 2001); <http://www.rootsweb.ancestry.com/~njmorris/history/munsellhistory/h-chpt32.htm>

#### B. History of the Martin Berry House

##### The Berrys

According to local historians, the Berry Family (also Berrie) arrived in this area between 1710 and 1712, making them some of the first families of Pequannock. The progenitor of the family, Samuel Berry, emigrated from Holland before 1690 and married Catalyte Ryerson, daughter of Martin Ryerson and Annetje Rapalje on May 31, 1690. Upon the death of Samuel in 1702, Catalyte married Paulus Van Der Beck in 1703.<sup>2</sup> Van Der Beck had significant land holdings and through him, Martin Berry, his stepson, acquired his land which extended from today's Newark-Pompton Turnpike to the Pompton River and on both sides of today's Jackson Avenue.

Martin Berry was born in 1693 and married Maria Roome (1693-1734) on April 15, 1720.<sup>3</sup> With the establishment of the Dutch Reformed Church in 1736, Martin Berry was named a deacon and his stepfather, Paulus Van Der Beck was named an elder. It is believed that at some point after his marriage in 1720 but before 1736 when he was known to live locally, he built the original house on the property. Martin and Maria Roome Berry had eight children: Jacob, Maria, Samuel, Hester, Peter, Martin Ryerson, Sarah and Henry.<sup>4</sup> He also had several slaves including "Lease" and "Harry," both named in his will. In the first tax listing available for Pequannock Township in September 1779, Martin was taxed for 150 acres of improved land and two slaves while Martin Jr. was taxed for 25, Peter for 25 as well as one slave, Henry and Jacob together were taxed for 92.<sup>5</sup> This

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<sup>2</sup>

<http://www.rootsweb.ancestry.com/~njmorris/history/munsellhistory/h-chpt32.htm>

<sup>3</sup> "Berry Family" from Ed Engelbart binders.

<sup>4</sup>

[http://www.ancestry.com/genealogy/records/martin-berry\\_1023370](http://www.ancestry.com/genealogy/records/martin-berry_1023370)

<sup>5</sup> NJ Tax Ratables, Morris County, Township of Pequannock (September 1779).

means that Martin's estate totaled almost 300 acres of improved land.

Upon his death in 1784, Martin Berry passed to "sons Henry Berry and Jacob Berry my old place I now possess and live in, the land to be divided between them, Henry to have the Northernmost with the improvements there on..."<sup>6</sup> The "improvements" mentioned are the house; the house, therefore, passed to Henry and his wife Keziah DeMott Berry.

Henry Berry was born in Pequannock on December 4, 1734. He married Keziah De Mott (born 1744) and they had at least 5 children: Martin H., Henry H., Isaac, Samuel and Jane.<sup>7</sup> He was a prominent member of society, serving 30 years as justice of the peace.<sup>8</sup> In August 1785, the first taxes following Martin's death, both Henry and Jacob were taxed for 130 acres of improved land and 20 acres of unimproved. Thirteen years, later, in September 1797, Henry had acquired additional land and he and three of his sons (Henry, Samuel and Martin) were taxed for 144 acres of improved land and 44 acres of unimproved among other possessions.<sup>9</sup> Henry passed away on February 19, 1817 in Preakness. The house passed to his son Henry H. Berry.

In 1817, Henry passed the house and property to his son, Henry H. and his wife Leah Lambert Berry. Henry H. was born in Pompton Plains February 15, 1771. He married Leah

Lambert (1776-1851)<sup>10</sup> and they had 4 children: John, Henry H, Keziah and Jane.<sup>11</sup> It is not known when Henry H. and Leah were married; they had their first child in 1798. It is possible that they lived in the Martin Berry House when they became married. Henry H. Berry died in 1833. Unfortunately, the 19<sup>th</sup> century tax ratable lists are not clear. There are several Henry Berrys listed, no Henry H. Berrys and none with substantial land holdings.<sup>12</sup> Over the 19<sup>th</sup> century, the Berrys sold land, that is clear because in 1862, the farm was only 34 1/2 acres.

In his 1833 will, Henry H. Berry left, "my beloved wife Leah Berry the use and occupation of one room in the home I now live in during her widowhood and that my youngest son Henry H. Berry to furnish her with such necessaries during said term she may need...I give my said loving wife the bed and bedding [sic] on which I now lay with the curtains thereunto belonging....I give and bequeath to my youngest son Henry Berry and to his heirs and assigns forever my homestead whereon I now live together with all the residue of my lands..." Among other things listed, including his inventory of goods, he gave to his youngest daughter Jane Berry, "the bed and bedding [sic] with a set of curtains there unto belong standing in the parler" [sic]<sup>13</sup> (Figure 1)

Upon the death of Henry H. Berry in 1833, the property passed to his son Henry H. Berry (born in 1800) and Elizabeth Mandeville Berry (born in 1804). They had two children: James Henry Berry and Sophronia Jacobus Berry.<sup>14</sup> Henry was a prominent man in the local

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<sup>6</sup> Morris County Will 596N; Carole M. Fogg, "Jersey Landmarks Search A Defense Brief for: The Martin Berry House"

<sup>7</sup> [http://www.ancestry.com/genealogy/records/henry-berry\\_770341](http://www.ancestry.com/genealogy/records/henry-berry_770341)

<sup>8</sup> *Biographical and Genealogical History of Morris County, New Jersey, Volume II* (New York: The Lewis Publishing Company, 1899), 675-76, <https://archive.org/stream/biographicalgenemcnj02lewi#page/674/mode/2up>

<sup>9</sup> NJ Tax Ratables, Morris County, Township of Pequannock (September 1797) Note, the rest of this listing is smudged making illegible the number of livestock and if slaves were owned at this time.

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<sup>10</sup> <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=66803696>

<sup>11</sup> [http://www.ancestry.com/genealogy/records/henry-h-berry\\_770490](http://www.ancestry.com/genealogy/records/henry-h-berry_770490)

<sup>12</sup> NJ Tax Ratables, Morris County, Township of Pequannock (1802-1822).

<sup>13</sup> Morris County Will 2479N

<sup>14</sup> [http://www.ancestry.com/genealogy/records/henry-h-berry\\_770678](http://www.ancestry.com/genealogy/records/henry-h-berry_770678)



community.<sup>15</sup> In 1840, there were 14 people living in the Martin Berry House including 12 whites, 1 free “colored” male between the age of 10 and 23 and 1 male slave between 55 and 99. Two people were engaged in agriculture, presumably one was Henry.<sup>16</sup> By 1850, there were 17 people living in the Martin Berry House including Henry H. and his wife Elizabeth and Henry’s mother Leah and sister Jane Berry. The rest of the people are unknown as is their relationship to the Berrys. They were Elisabeth Mead, 76 and Mary Mead, 53 (Mary was listed as insane); Jane Ryerson, 82; Mary Williams, 15. John Blinkerhoff, 37, was listed as a laborer. Leah Voorheis, 11 and George Voorheis, 7. Joseph Seger, 15, Charles Beedle, 12, Thomas Vanwinkle, 13. The last three members of the house were black: Philis Post, 70; Betsy Vanwaggoner, 54 and Elisabeth Brown, 2.<sup>17</sup> Leah Lambert Berry, Henry H.’s mother, died one year later on November 8, 1851.

Ten years later, in 1860, there were ten people living in the house: Henry and Elizabeth and Henry’s sister Jane. Mary Mead and John Blinkerhoff remain; they are both listed as farm laborers. Philis Post, a black domestic who was 80 also remained in the house. Sophronia was back living at home, following her husband’s death. She had three children also living in the house. Her son Henry Jacobus was listed as a farm laborer.<sup>18</sup> Two years later, at age 62, Henry sold the Martin Berry House. By this time, the property had been in the family for four generations and 150 years.

### The Grahams

In 1862, Henry H. sold the 34 ½-acre property to James and Eliza Kidd Graham. They had seven children. The Grahams lived in the house for 14 years (Figure 2). According to his obituary, James Graham left farming to run the Passaic Spring brewery in Paterson in 1872 (Figures 4 and 5). He missed farm life so

returned to Pompton “in later years.” (Figure 3) He died in 1902 at the age of 74.<sup>19</sup> The Grahams do not seem to appear in the 1870 census but in 1880 they are in Wayne; he was listed as a farmer.<sup>20</sup> According to local tradition, the Grahams moved directly across the river from the Berry farm having purchased the Philip Schuyler farm.

### Mary W. Dwight

In 1876, the Grahams sold the 19.89-acre farm to the widow, Mary W. Dwight. She owned the property for three years.

### James R. and Julia A. Evans

In 1879, James R. Evans and his wife, Julia, purchased the farm. In 1880, James was 35 and listed as a general merchant. They had a son, Asac, 9, daughter Ella, 5, and daughter Ettie, 3. They also had two farm laborers living with them: George Messenger, 26 and Charles Miers, 22.<sup>21</sup> (Figure 6)

James R. Evans was a decorated Civil War hero. Born on September 12, 1845, he entered the army as a musician when he was less than 16 years old, enlisting in Company F 62<sup>nd</sup> New York State Volunteers. He was transferred to Company H New York Volunteers the same day. The 62<sup>nd</sup> New York Volunteers were known as Anderson’s Zouaves. Formed in 1861, Anderson’s Zouaves were named in honor of the Union defender of Fort Sumter, Robert Anderson. Initially they had a reputation as a thoroughly undisciplined unit and unfit for combat. But gradually they earned a reputation for tough fighting. Serving in the VI Corps, they participated in all the major battles of the Army of the Potomac serving throughout the war. Zouave units were characterized by exotic and colorful uniforms modeled after the Franco-Algerian Soldiers.<sup>22</sup>

<sup>15</sup>

<https://archive.org/stream/biographicalgenemcnj02lewi#page/674/mode/2up>

<sup>16</sup> 1840 Federal Census

<sup>17</sup> 1850 Federal Census.

<sup>18</sup> 1860 Federal Census.

<sup>19</sup> <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=79962255&ref=acom>

<sup>20</sup> 1870 and 1880 Federal Census

<sup>21</sup> 1880 Federal Census.

<sup>22</sup> <http://www.onesixthwarriors.com/forum/sixth-scale-action-figure-news-reviews->

In 1895, James R. Evans received the Congressional Medal of Honor. His citation read, Evans "went out in front of the line under fierce fire and, in the face of the rapidly advancing enemy, rescued the regimental flag with which the color bearer had fallen." His act got him promoted to Captain.<sup>23</sup> He was also awarded the New York State Medal, presented to men who participated in the Battle of Gettysburg and another medal for "gallantry in action."<sup>24</sup>

Evans was the local postmaster and served as justice of the peace; he also was employed by the Greenwood Lake Railroad company. He died at the age of 73 in Caldwell.<sup>25</sup>

### The Mays

In 1891, the Evanses sold the 19.89 acre farm to Lockwood R. May of Brooklyn, New York for \$5,000. Lockwood worked at the Custom House in Brooklyn and like Evans, was a Civil War veteran. He had been in Company K, 5<sup>th</sup> New York Heavy Artillery.<sup>26</sup> He and his wife, Jessie M. (born on May 1, 1864) and son, William (born in 1889) lived in the house for five years when Lockwood died and Jessie and William inherited the property. After the loss of her husband, Jessie married August R. Schulz in 1898. In 1910, they were listed as living on the Boonton Turnpike in Lincoln Park. The farm, therefore, may have been rented out, although later in life, William recalled spending his teenage years on the Farm.<sup>27</sup> According to Eleanor Bogert, Mrs. May took in boarders and called it "Mayfield."<sup>28</sup>

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discussion/27939-62nd-nyvi-andersons-zouaves.html

<sup>23</sup> "Captain James R. Evans—Co. F & H" Anderson Zoaves Research

<http://andersonszouaves.tripod.com/id75.html>

<sup>24</sup> Captain James R. Evans Obituary *The Caldwell Progress* (December 28, 1918) from Englebart's Berry binders

<sup>25</sup> Boonton Weekly Bulletin (March 7, 1895) from Englebart's Berry binders

<sup>26</sup> <http://martinberryhouse.com/the-families>

<sup>27</sup> 1900 and 1910 Census

<sup>28</sup> Margaret Newman discussion with Eleanor Bogert, December 9, 2015.

In 1966, William May visited Eleanor Bogert, the then owner of the Martin Berry House. William remembered his parents had a full time person to keep the fireplaces going which may mean the steam furnace may not have been added until after the Mays sold the house. His mother, Jessie, planted the four swamp maples in 1895. During the Mays' tenure, the outhouse was east of the house. William also remembered a mature apple orchard. Under the May family, one of the barns was struck by lightning and burned down.<sup>29</sup>

Jessie was an amateur photographer who had a dark room in the house.<sup>30</sup> Several photographs attributed to her survive (Figures 7-14).

Jessie sold off 11+ acres. The area behind the house became known as "Mayfield Park;" the houses on the 25' X 100' building lots at Highland and May Avenues and a section of Cedar Road remain today. Jessie and William sold the property in 1916. Under the May family tenure, the property ceased to be a farm.

### The Eberles

In 1916, Warren C. Eberle and his wife, Ellis, purchased the 8.25-acre property. Warren Eberle was in advertising. They had a daughter named Elizabeth.<sup>31</sup> The Eberles may have been the first to add a heating system to the house.<sup>32</sup> They owned the property for five years and according to Eleanor Bogert, closed up four of the fireplaces. (Figure 15)

### The Meekses

In 1921, Ludlow and Louise Meeks purchased the 8.25-acre property. In 1930, Meeks was an insurance agent. Their daughters lived with them; Alice, 26, was a teacher and Eleanor, 23, a secretary.<sup>33</sup> At some point in the early 1930s, the State of New Jersey reduced the property

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<sup>29</sup> Eleanor Bogert, "The Martin Berry House: Random Notes on the Martin Berry House and its Environs" (1994) from Ed Englebart. Bogert, Random Notes

<sup>30</sup> <http://martinberryhouse.com/the-families>

<sup>31</sup> 1920 Census

<sup>32</sup> Bogert, Random Notes

<sup>33</sup> 1930 Census

to 6.62 acres by taking the eastern edge of the property for rerouting of State Highway 23 through the meadows and out of the center of town. According to Eleanor Bogert, following the opening of the Route 23 in 1936, the Meekses opened a few rooms of the house for dining calling it the "Stone House Inn." The Meekses had their kitchen in the basement in the northeast corner. They installed a dumbwaiter to bring up food for the restaurant; it remains in the basement but was removed from the upstairs by the next owner. The Meekses also installed a small lavatory in the northeast corner room of the first floor as well as a small sink to wash salads for the restaurant. The parking lot for the restaurant was south of the house on Route 23; they added the stone steps that connect this area to the house. The Meekses had chickens and built the chicken house that remains today.<sup>34</sup>

The restaurant did not do well and the Meekses struggled. In 1938 during the Great Depression the Home Owner's Loan Corporation foreclosed on the property and held it for four years before finding a buyer. During the litigation the Meekses moved out of the house and rented it to Mr. and Mrs. Stanley Mitton who ran a riding academy on the property, although the barns were already gone.

### The Glenns

In 1941, Mr. and Mrs. John Glenn purchased the house and 6.62 acres from the Home Owners' Loan Corporation. The Glenns moved the kitchen upstairs to the northeast room (where it is today) and converted the basement to a shop selling southern crafts like woven rag runs, splint baskets, hearth brooms, hooked rugs and mats and hand thrown pottery. John Glenn was from Virginia; his wife was from Texas. They called the shop the "Virginia House." Later, they expanded to early American reproduction furniture and accessories.<sup>35</sup>

According to Eleanor Bogert, Mr. Glenn said he wanted to retire on the proceeds he would receive by selling the property as commercial front footage so he had it subdivided. Mr. Glenn left only a 200 foot frontage with the house but retained a 150 foot lot for sale to the south after selling the rest to speculators; building was booming after the war.

The house may have been somewhat in disrepair. According to Eleanor Bogert, the Glenns put up wallpaper on all the ceilings and walls. She mused that they did this to hold the plaster up.

### The Bogerts

*Note: There will be additional information about the biographies of the Bogerts and their children.*

In 1951, Eleanor and Charlie Bogert purchased the house and property along with the 150 foot lot which resulted in 2.75 acres property. When the Bogerts bought it, the house had been on the market for two years and was in need of repair. They removed all the wallpaper, extensively patched the plaster and painted. They also removed years of paint from the wood floors. They kept the existing sash but replaced the glass and muntins, changing their configuration from one-over-one to the present twelve-over-twelve. They removed a modern roof (red hexagonal tiles) and installed cedar shakes. They opened up all of the fireplaces; they used a coal burning furnace until upon the death of Charlie, Eleanor had an oil furnace installed. (Figures 16-19)

When the Bogerts arrived, eight apple trees remained on the property. Eleanor Bogert planted the boxwoods all around the property. They also moved the privy here from a farm on Sunset Road to use as a garden shed.<sup>36</sup>

Eleanor Stockton was born September 26, 1919. Her mother lived with them at the Martin Berry House. When they first moved in, Eleanor and her mother continued to run the shop they

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<sup>34</sup> Newman Bogert

<sup>35</sup> Bogert, Random Notes

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<sup>36</sup> Newman Bogert

acquired from Mr. Glenn (Figure 16) for about ten years. Later, they converted this area into a living history museum where they hosted local school children, especially 4<sup>th</sup> graders and Girl and Boy Scout troops.<sup>37</sup> (Figures 20-22)

In 1980, Charles and Eleanor Bogert joined the two parcels, ensuring it cannot be subdivided by future owners. They also granted a historic preservation and conservation easement on the house and property to the Morris County Trust for Historic Preservation, Inc.<sup>38</sup>

Eleanor Bogert is currently negotiating with Pequannock Township to sell the house and property to the Township.

### **C. Construction Chronology**

The Berry House is a 1 ½ story Dutch stone house with a gambrel roof. With early 18<sup>th</sup> century beginnings, the current house likely went through at least five phases of construction. The first three were completed by the Berry family over its 150 year tenure in the house. The fourth phase was completed by the May family at the very end of the 19<sup>th</sup> century. The Bogerts completed the last in the second half of the 20<sup>th</sup> century.

#### **Original, Martin Berry, ca. 1720**

Assuming that oral tradition and previously completed archival research is correct, Martin Berry was married in 1720 and first showed up in the local public records in 1736. This, in conjunction with his reference to his house being “old” in his 1784 will, has caused the assumption that ca. 1720, Martin Berry constructed the original section of the house. This is both plausible and likely. There is a distinct difference between the first floor framing at the southwest corner of the building and the other first floor framing. There is also a large fireplace base along the west wall, indicating that at one time, it supported a much larger fireplace above it. Finally, there is documented proof of European settlement in

the area by this time. While not many of these original buildings survive, this one seems to have, at least in part.

The original house was roughly 30 ft. across the south and 21 ft. deep. It was one to 1 ½ stories, stone, oriented south, built into the hill with a full basement that likely had grade level access at the east. It had a “family room and hall”<sup>39</sup> plan with a side hall running the full depth of the east end. The hall was one room, slightly deeper than the southwest parlor today and was the kitchen and living space for the family. There was a large cooking fireplace on the west wall, possibly jambless as this was typical for the Dutch at this point. The floor joists were likely exposed and there were probably two windows at the front. The interior walls were likely plastered; tradition holds that the Dutch tended to plaster their interior walls.<sup>40</sup> This room was the center of the Berry family life. Here is where most of the indoor living—cooking, eating, and laboring—occurred. In addition to the numerous activities during the daylight hours, sleeping may very well have occurred in the dwelling room. “The division of public rooms and private bed chambers was a late eighteenth-century development. In early homes, and in small houses into the later colonial era, rooms were seldom used for a single purpose...Many families did all their living in one or two rooms.”<sup>41</sup> They may have also slept in an unfinished garret; this was typical for the Dutch in this period. Martin and Maria had at least eight children (some sources say nine) and at least two slaves: a woman named Lease and Harry. According to one source, Lease had a son, Samuel, as well.<sup>42</sup> While by today’s standards this would be a cramped house for 13+ people, in the mid-18<sup>th</sup> century, this was a traditional Dutch vernacular house.

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<sup>39</sup> Harrison Meeske, *The Hudson Valley Dutch and Their Houses* (Fleischmanns, New York: Purple Mountain Press, 1998), 280.

<sup>40</sup> Ibid, 278.

<sup>41</sup> Ibid, 276.

<sup>42</sup> Defense, 3.

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<sup>37</sup> Bogert, Random Notes

<sup>38</sup> Morris County Deed 162416

This floor plan has been identified in the Bergen County Stone House thematic Nomination as being Type C which dates between 1740 and 1830. While 1720 is earlier than the years attributed to their construction in Bergen County, in his book *The Hudson Valley Dutch and Their Houses*, Harrison Meeske quotes a 1646 contract for a house similar to the Berry House, "House 30 x 20 [inside measure], having on one side an aisle 8 ft wide, right through..."<sup>43</sup> The Howsel-Wagoner House in Stanton, Hunterdon County found in Bailey's *Pre-Revolutionary Dutch Houses*, attributed to the 1740s, is extremely similar to the original Martin Berry House with its 1 ½ story stone construction, side hall plan, and built into hill giving it a full basement. In Morris County, the Johannes Parlamen House in Lower Montville also began as a three-bay side hall, 1 ½ story stone house.<sup>44</sup>

Remaining architectural fabric from this period is limited to the fireplace base in the basement, the first floor floor framing, and the stone walls. The window openings may also be original.

#### **2<sup>nd</sup> build, Martin Berry, pre-1784**

The original house was the typical beginning to a Dutch farmstead. Because of the necessity to quickly establish shelter, first houses were often small with only a single room topped by an attic.<sup>45</sup> However, given the prominence of Martin Berry as well as the number of children in the family, it seems likely that by 1784, 60 years after initial construction, he had added onto the original building. There is evidence of this second build visible in the floor framing in the basement at the northwest corner. In addition, the three stuccoed sides of the building with the distinctive single uncovered

stone gambrel end, seems to point to an evolving building with building seams on three of four sides, meaning the stucco could have been applied to hide the joints between construction campaigns.

We believe that during this campaign, Berry added to the north, adding a wing almost 16 ft. deep. This created a three room plan—two stacked rooms roughly the same size and a hall running along the east side. The building's footprint was 35 ft. 8 in. deep by 30 feet across. This addition, therefore, increased the house by about 1/3. It seems likely that he extended the hall too, giving a footprint of two rooms on the west with the hall running the full length of the building. Both rooms had fireplaces. The house likely had a gambrel roof as the two-room deep Dutch houses rarely had a gable roof.<sup>46</sup>

This floor plan with equal sized rooms and a side hall has been identified in the Bergen County Stone House Thematic Nomination as being Type H and dating between 1781 and 1828, putting its likely construction date by Berry to the second half of the 18<sup>th</sup> century. The Van Wagening House in Passaic is attributed to the middle of the 18<sup>th</sup> century and has a two-room deep plan.<sup>47</sup>

Remaining architectural fabric from this second build is limited to the first floor floor framing, the northern stone walls, and the fireplace base in the basement. It is possible the window openings on the north wall date to this period.

#### **3<sup>rd</sup> Phase, Henry H. and Elizabeth Mandeville Berry, ca. 1833**

When Henry H. Berry died in 1833, his will and inventory point to the fact that the large addition that created the house that is extant today had not yet been constructed. There are two things that point to this conclusion. First, while his inventory is long and totals \$1,481, it is dominated by farm implements, livestock and crops. The domestic list is very limited and totals only \$111.50 (Figure 1). Between his will

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<sup>43</sup> Meeske, 161.

<sup>44</sup> Rosalie Fellows Bailey, *Pre-Revolutionary Dutch Houses and Families in Northern New Jersey and Southern New York* (New York: Dover Publications, 1968), 538-540; HABS NJ-14, <http://www.loc.gov/pictures/collection/hh/item/nj0675/>

<sup>45</sup> Geoffrey Gross and Roderic H. Blackburn. *Dutch Colonial Houses in America* (New York: Rizzoli International Publications, Inc., 2002), 48.

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<sup>46</sup> Bailey, 564.

<sup>47</sup> Ibid.

and inventory, there are only four beds mentioned. These things point to a small house, not the large house with six bedrooms the addition created. Second, in his will, Henry gave his daughter Jane the bed “standing in the parlor.” This seems to mean that through 1833 the Berrys continued the tradition of multi-use rooms as the parlor continued to be used for sleeping as well as living. If the upstairs bedrooms existed in 1833, they wouldn’t need to keep a bed in the parlor. From this, we surmise that the eastern 1/3 of the house wasn’t built until after 1833.

Following their inheritance of the house, Henry and Elizabeth made dramatic changes to the house. They added the eastern 1/3 of the house as well as a new roof structure over the entire house (they may have made the house taller too) and completed a complete overhaul of the first and upper floors, creating the five-bay center hall house topped by six bedrooms extant today. The vast majority of the architectural fabric of the house dates to this construction campaign. Some features have Federal style influences including the pedimented entrance on the south and the fireplace mantels with projecting embellishments and pilasters and columns. The sash were six-over-six, also typical for the Federal period. While 1833 is a little late for the Federal style, McAlester’s *Field Guide* extends the style through 1840.<sup>48</sup>

According to Janet Foster, the center-hall, five-bay Federal influenced Dutch Colonial “was a fully developed and distinctive vernacular architecture in New Jersey” by the early 19<sup>th</sup> century.<sup>49</sup> This hybrid of Dutch vernacular with the English center hall plan was found all over the Dutch dominated areas of New Jersey including Bergen County, adjacent to this part of Morris County. By the end of the 18<sup>th</sup> century, the Dutch and English cultures and

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<sup>48</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1996), 153.

<sup>49</sup> Janet W. Foster, “Georgian & Federal Architecture in New Jersey” *Garden State Legacy*, Issue 7 (March 2010).

through it the architectural traditions and styles had merged, creating English floor plans built with Dutch influences including the gambrel roof and the stone construction with the frame upper gable end. But the formal hall with doors on each end flanked by stacked parlors of the same size with centered fireplaces and decorative mantels are quintessentially English in the Federal style.

This was a typical development pattern in New Jersey. The first settler, in this case Martin Berry, tended to build a utilitarian, culturally vernacular house on his undeveloped property. He then added again, likely in the mid-18<sup>th</sup> century, as he became more settled and his wealth increased. The house passed to the next generation and surprisingly, doesn’t appear to have been changed by the first Henry H. Berry. It wasn’t until the second Henry H. Berry inherited the property in 1833, that the house moved beyond its vernacular origins and became more formal and high style architecturally with use-specific rooms. While this change occurred more typically by the end of the 18<sup>th</sup> century when communal living was no longer acceptable and separate parlors and individual sleeping chambers became the norm,<sup>50</sup> Henry Berry continued this way of communal living until 1833. His son, Henry, added on and changed the way the Berry family lived.

This floor plan is identified in Bergen County as a Type J with four equal sized rooms with four fireplaces separated by a center hall. This type is dated to between 1809 and ca. 1830. In this case, it evolved into this standard plan over three campaigns. This was common. Often a three-bay side hall house was expanded into a five bay center hall house. “The typical center-hall Dutch colonial house was a later development, often built or modified, in response to English balanced and formal styles that came into fashion during the eighteenth century.”<sup>51</sup> This occurred at the Johannes Parlaman House in Lower Montville

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<sup>50</sup> Meeske, 97.

<sup>51</sup> Meeske, 282.

(mentioned previously) and the Van-Duyn-Jacobus House in Montville also evolved this way.<sup>52</sup>

During this construction campaign, Henry H. Berry moved the kitchen from the first floor and put it in the new section of the basement level. He built the small stone wing to the east as well. Although HABS documents this as a smoke house, this seems unlikely. Because of its numerous openings—two doors and two windows—as well as its attachment to the house, this does not seem like a smoke house but rather another utilitarian structure used in connection with the original kitchen. Henry Berry totally redid the existing first level making the original kitchen into a parlor and adding two more formal living spaces. He also totally redid or possibly heightened the second floor. The mid-19<sup>th</sup> century Federal Censuses confirm that there were a lot of people living in this house by 1840, including slaves and free blacks. By 1850, there were 17 people living in the house; they were not relatives nor were they listed as laborers. It is unclear what their relationship was to Henry and Elizabeth Berry. Although the Berrys only had two children, they filled their house with a lot of people and needed additional bedrooms to accommodate them.

The flooring, woodwork, mantels, stairs and exterior doors all date to this period. In the basement, the fireplaces date to this period and possibly one built-in cupboard in the kitchen. The second level also dates to this period. Because the roof framing is all consistent, he reroofed the entire structure at this time. It is possible that the small dormers are original to this time period too although they may have been added later. The unstuccoed east gambrel wall also dates to this period. Its uncovered appearance lends further credence to the idea that the house evolved in three campaigns. This is the only wall that doesn't have a construction seam between building eras so it was left natural.

#### **4<sup>th</sup> Phase, May Family, 1894-1896**

The May family acquired the property in 1891. William May gave Eleanor Bogert a photograph from January 28, 1894 (Figure 12). In 1896, Lockwood May died. From these dates, we can attribute certain changes to the house that were completed by the Mays and date them to after 1894 but before 1896. These include the replacement of the six-over-six sash with one-over-ones, the removal of a small entrance porch at the south side and the construction of a larger porch with Victorian detailing and the addition of large center dormers on the north and south elevations. The Mays reroofed the main roof with red hexagonal tiles and put them on the new porch roof as well (Figure 13). They also added a trellis to the west gambrel end (Figures 14). It is possible they also added the small entrance porch on the north elevation; its date is unknown. They also may have added the beaded board ceilings to the east basement rooms; again the date of these are unknown.

#### **5<sup>th</sup> Phase, Bogerts, ca. 1951**

For the most part, the changes the Bogerts made were to restore the original configuration. They removed layers of wallpaper from the walls and ceilings and paint from the floor, patched the plaster and repainted (Figures 17 and 18). They added some millwork and cabinetry to the interior. Larger changes included the reconfiguration of the one-over-one sash; they removed the muntins and glass but kept the sash, making them twelve-over-twelve. They also removed the May family Victorian porch and added the large Colonial Revival porch across the south façade.

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<sup>52</sup> Bailey, 538-540; HABS NJ-14, <http://www.loc.gov/pictures/collection/hh/item/nj0675/>; Bailey, 541-542



© To have and profit, Inventory of all and singular the goods, Chattels, rights, and  
 credits of Henry Berry; late of the township of Piquarick, in the County of Monro-  
 accords made by us, whose names are hereunto subscribed the 25<sup>th</sup> day of July  
 in the year of our Lord 1833. (1)

	\$	C
Hearing Apparel	20	00
Lot of Earthen ware	00	50
Lot of Crockery	1	00
Lot of tin ware	1	50
Lot of Earthen ware & two brass Ladders	1	75
Plaster tomchords and coffee mill	0	75
Gin box and flasks	0	75
Guestian Bed and Bedding	12	00
2 Looking Glasses	1	50
Dutch Bible	1	00
13 Chain	4	50
Eight day clock	5	00
German brooms & Talls	3	75
Dutch brooms	5	00
1 bed & bedding	5	00
1 side of upper leather	1	50
2 framing pieces	8	00
1 bridle and bit	5	00
Wheat with nine reeds & Giers	9	00
1 cradle & wither	1	50
1 do	2	50
1 flower bin	2	00
3 wither smelters with ribs & wedges	1	50
2 Patent Rakes	0	50
Watt of Single Harrows	10	00
Pigeon net, old saddle & box of old Iron	2	50
Wheat for marketing with lock & key	1	00
Lot of old bark wafers and 7 bags	2	75
2 wooden wheels & spinning wheels	1	50
1 Bed - Dutch Dorem & Garm or Easy Chair	0	55
wooden bowls - Spiders - Shugars - tubs	1	00
	\$	111.50

Figure 1: The Inventory of Henry H. Berry, July 25, 1833.



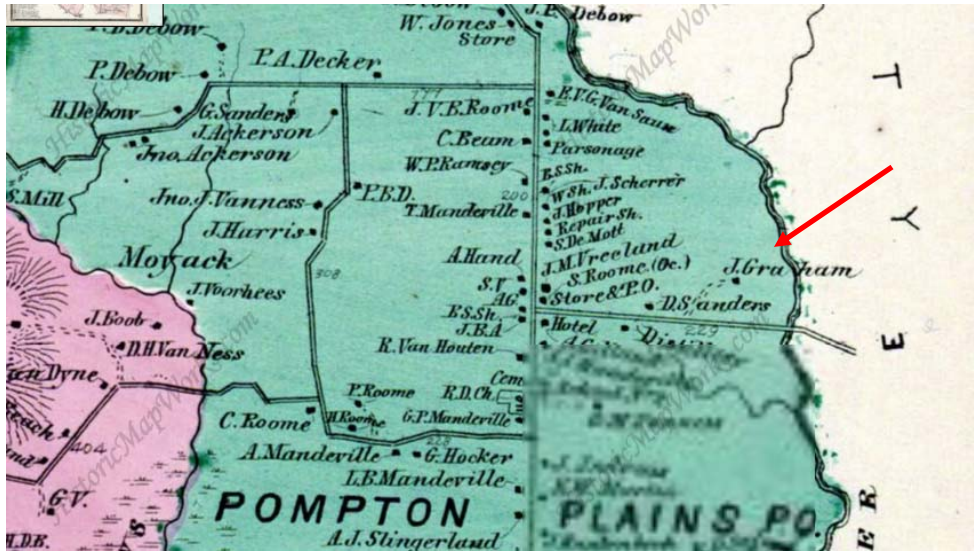


Figure 2: Beer's 1868 Map with James Graham as owner.



Figure 3: Jasper Francis Cropsey, Pompton Plains, 1868. The Berry House was occupied by the Grahams who were farmers.



Figure 4: Graham Brewing in Paterson.





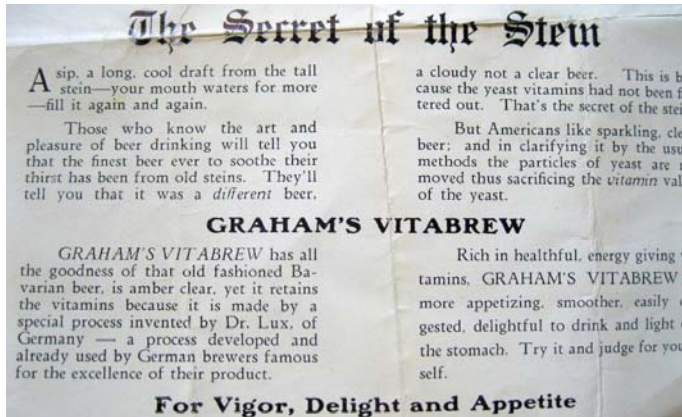


Figure 5: An advertisement for the Graham's Vitabrew.<sup>53</sup>



Figure 6: Robinson's 1887 Map with James R. Evans as owner.

<sup>53</sup> <http://njbottles.com/index.php?topic=3735.0>



Figure 7: Front Hall, 1893. Given to Eleanor Bogert by William May. Note the decorative stencil at the top of the walls.



Figure 8: October 1, 1893 photograph of the Berry Farm taken by Jessie May, an amateur photographer. The Mays called the Farm "Mayfield."



Figure 9: Mayfield, October 1, 1893.



Figure 10: 1893 photograph taken by Jessie May from the arched window of the upper gambrel of the Martin Berry House looking east.



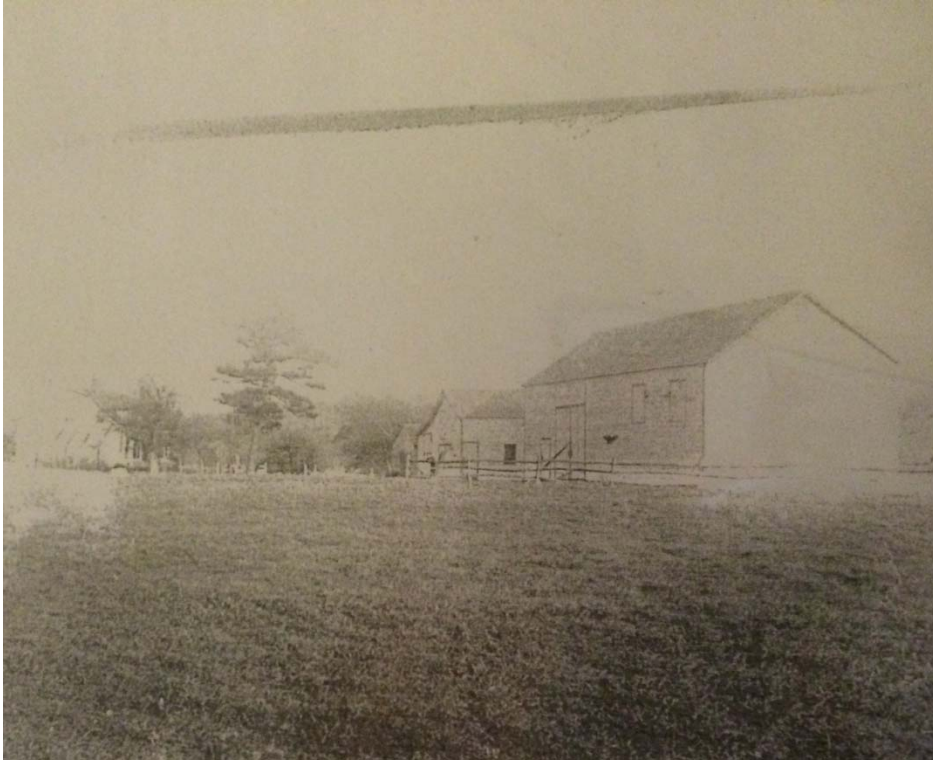


Figure 11: Mayfield, October 1, 1893.



Figure 12: January 29, 1894 photograph given by William May, on sled. Note the six-over-six sash, west end trellis, and the absence of a full porch across the south.



Figure 13: Undated photograph but presumed to be Lockwood May on the porch, therefore dating it to before 1896. Note the one-over-one sash, full porch, and large center dormer.





Figure 14: Post-1896 but pre-1916 photograph given to Eleanor Bogert by Ella Bean Voorhis. According to Bogert, "William May was a motorcycle enthusiast and fellow enthusiasts gathered here [at Mayfield] on Sundays to ride together." DeWilt Voorhis, Ella's future husband, boarded here.

WARREN C. EBERLE  
WINDSOR TOWER  
YU 6-2660

February 9, '67

Dear Mrs. Bogart:

I have delayed sending these pictures until I had made an engraving of the photo used on page 10. I wanted to keep this photo- the only one that I had. All of these pictures were taken around 1920.

You may keep all enclosed

*Warren C. Eberle*

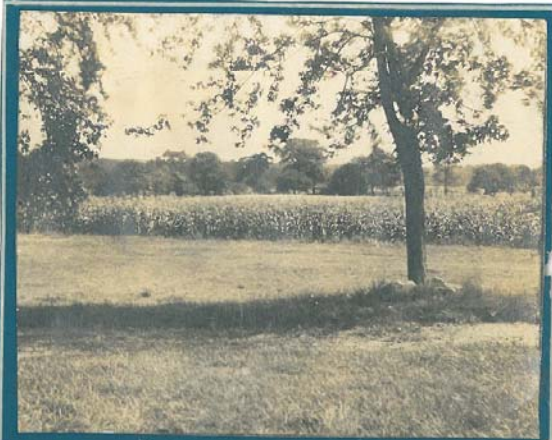
Warren C. Eberle  
5 Tudor City Place,  
New York, N.Y. 17



*A New Jersey Colonial Farm House.*



*Sitting Room Fireplace.*



*Looking From Front Porch*

Figure 15: ca. 1920 photographs from Eleanor Bogert's scrapbook, given to Eleanor by Warren Eberle.



Figure 16: 1952 photographs from Eleanor Bogert's scrapbook from when the Bogerts first bought the property.





Figure 17: The Bogerts immediately set to work on the house. They replaced the roof and the porch.



Figure 18: On the interior, they removed wallpaper, patched the plaster and repainted.



Figure 19: In the 1980s, Eleanor converted the basement into a living history museum where she interpreted 18th century life for children.



Figure 20: The northeast room was interpreted as a bedroom.



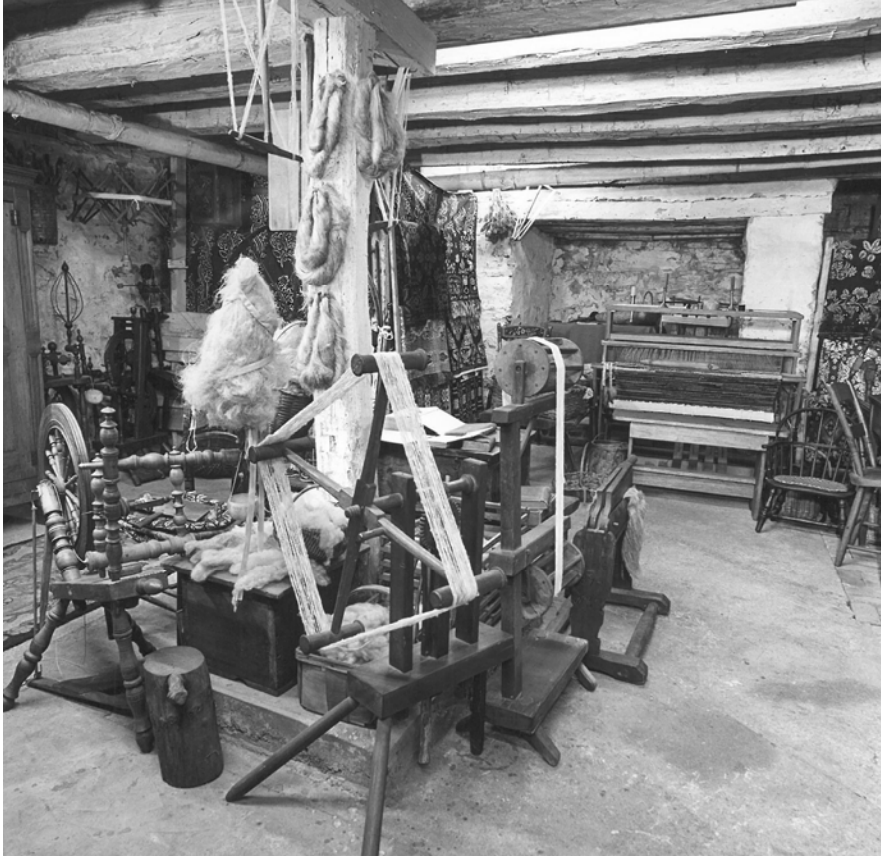


Figure 21: She interpreted 18th century domestic life in the original section of the house.



## IV. EXISTING CONDITIONS ANALYSIS

### A. EXTERIOR

The Martin Berry House is situated on the west side of NJ-23 South just north of the intersection with Jackson Avenue in Pompton Plains, Pequannock Township, Morris County, New Jersey. The house is situated perpendicular to the road with its front façade facing south and gambrel ends to the east and west. The address is 581 Route 23 South. The property consists of a two acre partially wooded lot adjoining commercial properties to the north and south, and newer residential development to the west. The house is situated on a slight rise separated from Route 23 on the east and the commercial property on the south by low lying flat areas. Trees and wooded areas largely screen the house from the road and the adjacent commercial properties. Access to the property is via an arched driveway off of Route 23 that is limited to the low-lying eastern part of the property, or a circular drive off the end of Cedar Drive on the west side of the property.

The house consists of two blocks. The main section is a five-bay, one and one-half story stone masonry house, finished with stucco on the north, south and west elevations. The roof is a gambrel roof with a cedar shake roof. There are two nearly symmetrical brick chimneys at both the east and west gambrel ends. The first floor windows at the north and south elevations are twelve-over-twelve, single-hung wood windows inset within the masonry opening. The windows have exterior aluminum storm panels and wood reproduction shutters. There are dormers on the north and south elevations. At the south there is a large gable front dormer with four multi-light sash centered on the building, which spans the full width of the center hall on the second floor. To either side of this are small gable front dormers with fairly low sloped roofs, a deep rake eave and six-over-six single-hung sash. Although the HABS documentation indicates that these dormers date to circa 1840, the deep rake and dormer roof pitch indicate that these were likely altered after their initial construction.

Spanning much of the south elevation is a large porch with a masonry base, four large, square columns and a flat roof just below the roof line of the house. While the National Register nomination describes the porch as having Greek Revival details, this porch was constructed by the current owner and its simple details more accurately could be described as late Colonial Revival. This porch replaced the Victorian porch documented by HABS, which was damaged by a tree.

At the north elevation there is a similar center dormer with four multi-light sash, however the north dormer has a hipped roof and the sash are somewhat shorter. This dormer also spans the width of the second floor hall. To the east of this dormer there is a small dormer similar to the outside dormers on the south elevation. The roof slope at this dormer is somewhat steeper and the six-over-six sash is a much later twentieth-century sash. There is a small wood frame porch with a hipped roof at the north entrance. The porch posts are square with chamfered edges and a wood guard rail with square balusters extends from pilasters at the house out to the posts on the east and west sides. There is a simple bench in front of the railing on each side of the porch. The first floor windows are the same as those at the south façade. To the west of the porch are two basement areaway windows and to the east is a larger basement window that is fully exposed due to the drop in grade at this end of the house.

Both upper gambrel ends contain large, paired four-over-four double-hung wood windows centered on the gambrel ends that open into the rooms centered on each side of the second floor. To each side of these are smaller six-over-six and six-over-three (northeast) single-hung windows opening into the rooms at each corner of the second floor and likely pre-date the construction of the small dormers on the south elevation. The northeast gambrel

window is a smaller six-over-three window because it had to be pushed closer to the roof rake due to the fireplace in Room 204. The masonry of the west gambrel end is finished with stucco and the east masonry is exposed rubble-stone exhibiting various pointing campaigns. Both upper gambrels are finished with clapboard.

Off the southeast corner of the building, at the basement level, there is a small addition referred to as the smoke house. It has a gable roof with its ridge running east-west and stone masonry walls finished with stucco. The south wall is flush with the south wall of the main house. The roof is covered with cedar shakes and a brick chimney extends through the ridge at the east end. There is a door and window on both the south and north sides. Although this addition is identified as a smoke house in the HABS documentation, some of the details of the addition raise questions about whether it was, in fact, a smokehouse. First, the fact that the small structure is connected to the main house would be unusual for a smoke house. Second, the number of doors and windows seems high for a smoke house. Finally, the evidence in the chimney indicating that there was a stove in the space would be unusual for a smokehouse, which typically had an open flame. While none of these factors absolutely discounts the addition as a smokehouse, additional research is required to confirm its use for this function.

There is evidence that the five-bay gambrel roof house present today is not the original house on the property, but a later significant expansion. There are three key pieces of evidence supporting this idea. The first is the configuration of the large first floor timber joists over the southwest basement room (Room 002). These joists extend

approximately 30" beyond the north wall of this room and then end. The ends of these joists appear to be deteriorated and possibly tapered along the bottom edge as if adjusted to be supported at a fixed elevation within a masonry wall. This would also explain the level of deterioration found at the ends of these joists. These joists also do not appear to have been cut off at this location, as indicated in the HABS drawings. If these joists had originally extended to the current north foundation and later cut off, why would they not have been cut off closer to the north wall of Room 002? The conclusion is that there was an earlier stone foundation wall roughly in line with the ends of these joists into which the joists would have been set. Although less distinct, the west foundation wall in Room 005 shows an interruption in the masonry that could represent the removal of the northwest corner of a foundation and extension of the west foundation wall to the north. Finally, the fireplace foundation at the west wall in Room 002 is of a size to support a much larger fireplace than the fireplace in Room 106 above. This fireplace foundation likely supported a large cooking fireplace in the room above. It also seems likely that the stucco finish at the exterior represents a stylistic upgrade to unify these elevations and conceal seams in the exterior masonry walls that represent building expansions. Further discussion of these elements of the construction chronology is included in Section III.

## SOUTH FAÇADE

Foundation: The foundation is rubble stone.

Condition: Good.

Walls: The walls are stone masonry finished with painted stucco.

Condition: Generally good. There is a rough area to the east at the basement level and a bulge above the basement window at this end. There is some biological growth and cracking at the base of the smokehouse wall.

Windows: The first floor windows are twelve-over-twelve single-hung wood windows. Although the window frame and sash stiles and rails are historic, the muntins have been replaced. The windows are protected by a fixed storm panel and reproduction paneled shutters are fit to each side of the windows. There is a non-historic fixed two-light sash at the east end of the basement. The basement window at the west end is a six-light sash with an interior storm panel. The six-light sash is loose in the opening.

The window at the south of the smokehouse is a fixed six-light sash set at the interior of the wall.

Condition: The windows at the main house are in good condition. The two-light basement sash is not appropriate, but in good condition. The six-light basement sash is in poor condition. The fixed sash at the smokehouse is in fair condition.

Doors: The main entrance door is an eight-panel stile-and-rail door with ogee panel-moulding and raised panels. The entry comprises the door, pilasters separating the door from six-light sidelights with an entablature across the top above which is a simple panel. Above this is a large denticulated pediment that was added by the current owner when the current porch was constructed.



**Photo 1: Overall view of the south façade from the southwest.**



**Photo 2: Direct view of the south façade highlighting the large Colonial Revival porch.**



**Photo 3: View of the porch from the west.**

There is a twelve-light wood storm door with a lower horizontal panel.

The door at the smoke house is a stile-and-rail door with two lower panels and four lights above the lock-rail.

Condition: The door is in fair condition with signs that some of the joints between stiles and rails are loose. The door is sagging and rubs against the jamb when opening and closing. The smoke house door is in poor condition due to water damage due in part to the lack of gutters on this section of the house.

Roof and Roof Drainage: The roof of the main house and dormers consists of hand-split cedar shakes with a small exposure of approximately 5". The flashing at the chimneys and valleys is copper. There are rectangular corrugated aluminum downspouts at each corner of the building and at the two corners of the front porch, which are located behind the columns rather than at the outside corners.

The porch roof is not visible from the ground to survey, but it is believed to be a bituminous built up roof.

The roof of the smoke house is also sheathed with handsplit cedar shakes, which appear older than those at the main house. There are no gutters on the smoke house, which is contributing to the water problems at the doors and floor at the interior.

Condition: The roof and flashing at the main house is generally in good condition. The shakes at the smoke house are in fair condition and will need to be replaced sooner than at the main house.

Dormers: There are three dormers on the south side of the roof. Centered above the main entrance is a large gable dormer with four multi-light sash which spans the full width of the second floor hall. The trim at the dormer is plain with the exception of the small cove and torus moulding at the rake and eaves. The gable front and sides of the center dormer are finished with painted clapboard. To each side of the large center dormer are two small

dormers with shallow gable fronts, deep eaves and six-over-six wood sash.



**Photo 4: Front steps leading up to the porch from the south.**



**Photo 5: View of the front entry door. The pediment above the door represents later construction by the current owner, installed after the former porch was removed.**



**Photo 6: Typical first floor window at the main section of the house.**

Condition: The condition of the dormers is generally good. The two smaller sash are in fair condition and the multi-light



sash are in fair/poor condition. All sash need to be removed from openings, restored and re-glazed 100%.

Cornice and Soffit: The cornice at the house consists of a wide frieze board, soffit and fascia with a cyma recta crown moulding with a cove at the base. The cornice contains a built-in gutter.

At the smoke house there is no cornice or soffit, only a small frieze flush with the stone wall.

Condition: Good.

Porch: The current porch is a large Colonial Revival porch with simple wood trim, four large square columns, a v-groove tongue-and-groove board ceiling and a cyma recta crown moulding with a cove at the base. The floor of the porch is bluestone on a masonry foundation with bluestone steps down to the lawn at the south and off the west end of the porch. Two large reproduction lanterns hang from the ceiling.

Condition: Generally good, although there are some sections of deteriorated crown moulding resulting from roofing and drainage failures.



**Photo 7: Detail of window interior. The thickness of the muntin, the taper where it meets the rail and the small nail hole all indicate that the muntin is a replacement.**



**Photo 8: View of the south elevation of the "smokehouse."**

## WEST ELEVATION

Foundation: Rubble stone.

Condition: Concealed at the exterior, but in good condition as seen at the interior.

Walls: Rubble stone masonry finished with painted stucco. The upper gambrel section is finished with wood clapboards with a drip edge at the bottom above the masonry and stucco wall.

Condition: Good with limited minor cracking. The clapboard is in good condition with the exception of the bottom course, which should be reset or replaced.

Windows:

At the second floor (upper gambrel) there are two paired four-over-four double-hung wood sash with plain flat-stock casings centered on the gambrel.

To each side of the center windows are six-over-six single-hung sash, also with simple square casings. The sash are far enough to the corners of the building so the rake boards cut across the top outside corners of the casings.

Centered above the paired windows is a twelve-light fan-light with a small wood keystone at the top of the arch.

Condition: All the operable windows are in fair condition. The fan-light is in good condition.

Chimneys: There are two symmetrical interior brick chimneys at the west gambrel end. The top edge of the chimneys is approximately even with the break in the gambrel roof slope. The opposite side is roughly at the edge of the outside windows.

Condition: The chimneys are in good condition with the exception that the north chimney has been repointed with



Photo 9: General view from the west.



Photo 10: General view of the west elevation.

inappropriate Portland cement based



Photo 11: View of the arched fanlight at the attic and the paired four-over-four windows at the second floor.

mortar and some of the brick in the

chimney appears to be very soft, which results in the spalling of some brick.

Cornice and Soffit: The cornice at the north and south sides of the house returns to the west wall, but does not extend up the rake which has only a plan rake board, soffit and fascia.

Condition: Good although some sections of the rake are displaced and need to be reattached.

Miscellaneous: To each side of the fanlight is a louvered metal vent.

Condition: Good.



**Photo 12: View of the south gambrel end roof slope and window.**



**Photo 13: View of the north gambrel end roof slope and window.**



**Photo 14: Area of exposed stone foundation at the base of the stucco on the west elevation.**



## NORTH ELEVATION

The north elevation of the Martin Berry House is the rear entry. The site slopes down toward the east side.

Foundation: Not visible/painted stucco over rough fieldstone.

Condition: Based on structural report and interior observations, water is coming through the foundation wall near the large basement window at left.

Walls: Painted stucco over rough fieldstone. The two dormers have wood board siding.

Condition: Good to fair. Base has some biological growth on stucco. Bulges in stucco and some cracking below first floor window sills. One patch of stone is exposed around the left basement window. The National Register nomination photo shows different wood siding for the small dormer and octagonal-edge shingle siding on the large dormer.

Windows: The first floor has four twelve-over-twelve painted wood hung windows with exterior aluminum single panel storm windows. They have wood shutters with three raised panels. Window openings are likely original; the sash are modern but probably reflect the original configuration as opposed to the one-over-one sash seen in the HABS drawings. The shutters appear to be modern and were not documented on the HABS drawings, although there may have been shutters originally. The lintels and sills are painted stone.

At the basement level there is a large four-light fixed wood window with four-lite wood storm window on the left side. The lintel is painted stone. This opening is not original but was documented on the HABS drawings. The right side of the basement has two six-light fixed wood windows in covered areaways, making it difficult to evaluate their condition.



**Photo 15: General view of the north elevation.**



**Photo 16: View of the rear entry porch and storm door. Biological growth on porch floorboards.**

At the second floor, there is a small dormer on the left side with a six-over-six double hung wood window and an exterior one-over-one aluminum storm window. A large central dormer has four fixed prairie-style nine-lite wood windows similar to those on the south façade. Both dormers are shown on the HABS drawings but described as "modern." The small dormer was likely added when Bathroom 206 was created.



Condition: Fair. Some of the wood of the basement windows is rotted. Many of the stone window lintels are scaling. The sill of the left first floor window is cracked. There is some chipped paint on the shutters.

Doors: There is one entrance door accessed from the rear porch that leads into Stair Hall 101. It is a six-panel stile-and-rail painted wood door. On the exterior there is a wood storm door with a twelve-lite panel over one horizontal wood panel. This door has metal L-straps, ball hinges, and a metal handle. The main door has a large brass knocker and brass knob with a backplate and painted metal keyhole. The lintel is painted stone. This door was documented on the HABS drawings and may be original, although the storm door is likely a mid-twentieth century addition.

Condition: Fair. Operability was not tested. The metal handle on the storm door is rusted. The main door has cracks around the panels and the bottom left panel is cracked.

Roof: The gambrel roof is covered in wood shakes. The small dormer has a gable roof and the large dormer has a hip roof, both with wood shakes.

Condition: Good to fair. Some biological growth exists on the wood shingles.

Chimneys: There is a brick chimney on each end (west and east) of the house.

Condition: Flashing - good. Copper flashing appears to have been redone recently. Brick - fair. The west chimney has been sloppily repointed with thick mortar joints.

Cornice and Soffit: There is a flat painted wood fascia board that stops short of each side and a built-in wood gutter and soffit. Aluminum leaders at each end run from the built-in gutter to the ground.



**Photo 17: Stone lintels at right two windows are scaling. Bulge and cracking in stucco visible below both windows.**



**Photo 18: Piece has broken off stone lintel at left first floor window.**



**Photo 19: Crack in sill and wall at left window.**

Condition: Generally good. There is a gap between the fascia board and the wall over the porch. The leaders are not historic.

Porch: In the center of the north elevation, a stone slab leads up to a portico surrounding the entry door. The porch base is set on two stacked stone pillars. The porch is wood with tongue-and-groove floorboards and a wood board ceiling. The hip roof is covered with wood shakes. The porch slopes down to the north. There are two columns at the front and two pilasters against the wall. Between them on each side is a railing and bench. All elements are painted wood.

Condition: Good to fair. There is a hole in the right corner of the eave. The wood roof shingles have heavy biological growth. There is also biological growth on the floorboards, left rail, and column bases. The column bases have an additional box-out which does not appear on HABS or the National Register documentation. The porch appears in HABS documentation as "modern." The benches appear in the 1973 National Register Nomination but are probably not original to the construction of the porch. The capital of the right pilaster has a replacement piece at the wall.

Miscellaneous: To the front left of the door, there is a school bell on a crosspiece between two painted wood posts, with a light mounted on the top of one post.

Condition: Fair to poor. A bush has grown around it. The base of the posts and top crosspiece are rotted and paint is worn.



**Photo 20: Left basement window. It is unclear why there is no stucco on the wall surrounding the window. Biological growth on base of wall at left.**



**Photo 21: Hole in eave at right corner of porch roof.**



**Photo 22: Right pilaster of porch has replacement piece at wall.**



## EAST ELEVATION

The east elevation of the Martin Berry House faces NJ-23 South. There is a circular drive off of the highway in front of this side of the house. A one-story smokehouse bump-out is attached to the south end of the elevation.

Foundation: Main house - not visible/rough fieldstone. Smokehouse - not visible/painted stucco over fieldstone.

Walls: Main house - rough fieldstone below with painted wood siding above. There is an iron tie rod in the stone between the basement and first floor. Smokehouse - painted stucco over fieldstone with painted wood siding above on gable end. The boards are flush with a groove.

Condition: Good to fair. There is some stone deterioration and different mortars have been used to patch sections. This mortar difference is also noticeable in the National Register nomination photo. The mortar joints at the basement level have some biological growth. One board is loose on the upper section. There is minor cracking in the stucco on the smokehouse and biological growth near the ground. There is a gap between the bottom board on the gable end of the smokehouse and the stucco below.

Windows: The basement level of the main house has one six-over-six, double-hung painted wood window with an exterior wood one-over-one storm window and stone sill. A board-and-batten wood shutter is on the right side of the window. At the second floor, there is a six-over-six double-hung painted wood window at the left and one at the right which is six-over-three. In the middle are two taller nine-over-nine replacement vinyl windows. All windows have simple flat wood casing. At the attic level is a half-circle painted wood fanlight. The casing here has a backband and a keystone at the top of the arch. The window is at the center flanked by an aluminum vent to each side.



Photo 23: Overall view of east elevation.



Photo 24: Basement window at main house. Bottom right piece of shutter missing. Biological growth at mortar joints. Iron tie rod visible at upper left.



Photo 25: Left eave of gambrel roof at main house. Hole in corner of built-in gutter and rotted wood above cornice piece.

The side of the smokehouse facing north has an eight-lite horizontal fixed wood window with a simple flat casing.

Condition: Fair. One of the boards on the basement shutter is missing a piece. The National Register nomination photos taken in 1972 show shutters on the second floor windows but not at the basement. The left and right windows on the second floor have rotted muntins and chipped paint. One glass pane is cracked in the six-over-three window. There is a large crack in the stucco to the right of the north side smokehouse window. Aluminum vents and vinyl windows are historically inappropriate for the house.

Doors: There is a door at the right side of the basement level that leads into Bedroom 004. This is a four-lite over two vertical raised panel painted wood stile-and-rail door. The north side of the smokehouse has a narrow painted wood six-lite over two flat panel stile-and-rail door with a painted metal handle. Both door have a concrete sill and painted wood surround.

Condition: Fair. Doors were not tested for operability. The door on the main house has a crack in the bottom left panel and the bottom right glass pane. The doorknob is loose. The knob of the smokehouse door is rusted. There is biological growth at the base and the left baseboard of the surround is rotted. The bottom piece of casing on both sides of the door opening has been replaced at some point. Painting around the glass is sloppy on both doors.

Roof: The smokehouse has an east-west gable roof covered in wood shakes.

Condition: Fair to poor. There is heavy biological growth on the north side of the gable roof.



**Photo 26: Door into "smokehouse." Note considerable water damage at the door and trim..**



**Photo 27: Eight-lite fixed window at north elevation of "smokehouse."**



**Photo 28: View of "smokehouse" roof. Shingles exhibit extensive biological growth and cupping.**

Chimneys: The smokehouse has a brick chimney at its east end.

Condition: Flashing - good. Copper flashing appears to have been redone recently. Brick - fair. The chimney has been sloppily repointed with thick mortar joints, especially on the upper portion.

Cornice and Soffit: There is a painted wood beaded fascia board along the gambrel roof and a painted wood soffit. The smokehouse elements are also painted wood. There are no gutters for the smokehouse roof.

Condition: Good to fair. There is a hole in the northeast corner of the left built-in gutter. The bottom of each eave where it meets the gutter has rotted wood. The wood board in the northeast corner of the smokehouse is dropping out of position.

Miscellaneous: There is a well enclosure made of painted wood horizontal boards. The well hole still exists with a metal grate over it.

Condition: Enclosure - good to fair. Some biological growth. Crank piece - poor. The wood log is rotted, the metal handle is rusted, and the chain is gone. The well hole is a potential safety hazard.



## OUTBUILDINGS

There are two existing outbuildings on site, a chicken coop and privy. The chicken coop dates to the Meeks ownership between 1921 and 1941, and the privy was moved to the site by the current owner. The interior of the chicken coop was not accessible at the time of survey.

Foundation: The chicken coop foundation consists of concrete block piers. The existence of a below grade foundation is unknown.

Condition: Fair, although the condition of the piers would not meet current construction standards.

Walls: The walls are frame and finished with German siding at the exterior.

Condition: Fair to poor. Although the finish is extremely worn, much of the siding is salvageable.

Windows: Along the south elevation there are four six-over-nine wood windows that appear to have been hinged horizontally between the two sash. It is likely that these windows were originally salvaged from another building. There is one of these windows at the extreme east and west ends of the building and a paired set at the middle. Between these windows are two paired openings that have been boarded over.

There is a small one-over-one window at the west elevation.

Condition: Fair. Protected by the deep eave, the windows at the south elevation the windows can be repaired.

The window at the west is in poor condition.

Doors: There is a board-and-batten door at the east end of the building and a stile and rail door with a four-light upper at the west end.



Photo 31: Overall view of the chicken coop from the southeast.



Photo 29: View of the north elevation of the chicken coop.



Photo 30: View of east elevation.

Condition: Both doors are in poor condition.

Roof: The roof is a low-slope shed roof with a deep over-hanging eave at the south elevation that slopes in the opposite direction of the main roof. The eave is supported on plain lumber brackets.

Condition: The roof is in very poor condition and should be repaired or stabilized to prevent continued deterioration of the walls and framing.

Privy: The privy is a small square gable-roof privy with a door off-center on the south elevation:

Condition: It is generally in good condition with prep and painting required.



Photo 32: West elevation.



Photo 33: Detail of concrete block foundation piers..



Photo 35: View of the privy.



Photo 34: Close-up of the bottom of the east board-and-batten door.

## **B. INTERIOR**

As with the exterior, the interior of the Martin Berry House is generally in very good condition. The house is large, with a center hall plan, originally with two rooms to each side of the hall. The hall is quite wide – almost 10' – and runs the full depth of the house. Six-panel doors off the hall enter directly into the rooms to either side. At the northeast corner a small bathroom and laundry room was added taking some space from the northeast room. There are also doors between the two rooms on either side of the hall. Each of the four main rooms on the first floor contains a fireplace, with the fireplaces in the two front rooms matching and those in the two rear rooms matching. With the exception historic kitchen in the basement, none of the fireplaces at the first floor were cooking fireplaces. The stair to the second floor is located in the northwest corner of the hall and rises up to a landing the width of the hall at the rear of the building and then turns to the front and rises another three steps up to the second floor level.

Beneath the stair to the second floor is a narrow, steep stair down to the basement. The stair ends in a cramped hall with doors directly ahead, to the right (west) and at the end of a short hall to the left (east). The room through the door to the right is the furnace room (Room 005) which takes up the northwest corner of the basement and extends under the stairs to include the area beneath the north end of the hall above. The northwest corner of this room is partitioned with board partitions into a large coal bin. The furnace is located along the west wall beneath the fireplace hearth in the room above. The rest of the room is devoted to storage. To the south of this is the largest room in the basement (Room 002), which is currently devoted to the display of a variety of historic objects. There is another small coal bin in the southwest corner, which according to the current owner was replaced by the large one in the northeast corner of Room 005. There is a large fireplace foundation roughly centered on the west wall of the room. The large fireplace foundation is much larger than the existing

fireplace in the room above and believed to be a remnant of the original cooking fireplace in the earliest house on the site.

The second floor is also arranged around a wide center hall; however, at the second floor the historic, if not original, plan contained three rooms to either side of the hall. The second floor hall is equally wide with two large dormers at either end, flooding the space with light. As with the first floor, a small bathroom was added off the east side of the hall between the hall and the northeast bedroom. Most of the doors at the second floor have Victorian details and hardware. This could indicate that the second floor of the house was reconfigured at some point in the late nineteenth century. The paired four-over-four windows at both ends of the house also indicate that a major renovation might have taken place in the late-nineteenth century. The northeast room is the only room on the second floor to contain a fireplace. At the time of the HABS documentation this fireplace contained a Franklin stove insert.

The attic is accessed through a hatch along the west side of the ceiling reached by very steep open riser steps with no handrail. There is flooring only at the center portion of the attic above the hall. To each side of this are the exposed ceiling joists of the rooms to each side of the hall, the tops of which are approximately 1'-7" above the attic floor.



## ROOM 001 - STAIR AND HALL

Room 001 is a small enclosure at the basement stair. The room connects to the Museum Bedroom to the east, Furnace/Storage to the west, and Open Cellar to the south.

Floor: 5 ½" wood board flooring finished with paint.

Condition: The visible portion is in fair condition. The finish is worn.

Walls: 11" wide tongue-and-groove painted wood boards.

Condition: Fair. The wood boards have some scratches. There is a hole in the west wall.

Millwork: The north wall has a narrow flat painted wood baseboard.

Condition: Good to fair. Paint is chipped.

Doors: The doors to the Furnace/Storage room and Open Cellar are discussed in their respective sections.

The door to the Museum Bedroom at the east wall is a four-light over two-vertical-panel stile-and-rail painted wood door. The door has a box lock and ceramic knob with a modern bolt and Victorian-style hinges.

Condition: Good to fair. Only the stair side of the door was accessible for assessment. The glass panes have been painted.

Ceiling: The ceiling is painted wide wood boards in the hall area and painted plaster above the stair.

Condition: Fair. One wood board is missing and the paint on the plaster is peeling.

Stairs: The wood stairs have painted treads, risers, and stringers. The simple rectangular handrail has a transparent finish.

Condition: Fair to poor. The paint is chipped and worn away. Most risers have a crack running lengthwise. The wood tread is worn down in the middle. The wood nosing of some treads is chipped and worn.

Miscellaneous: There are modern metal upper cabinets on the south wall.

Condition: Fair. Cabinets are not historic.

Electrical: There is a surface-mounted bare bulb on the ceiling.

Appliances: There is a large chest freezer against the south wall that is still operating.



**Photo 1: Looking east towards door to Museum Bedroom. A missing board in the ceiling reveals the continuation of the large timber joists above this space.**



**Photo 2: West wall of Room 001.**



**Photo 4: Flooring near bottom of stairs. Chest freezer at top right.**



**Photo 3: Looking north up basement stairs. Plaster ceiling peeling and stairs worn.**

## ROOM 002 - EXHIBIT ROOM

Room 002 is the room in the southeast section of the basement which currently houses numerous antiques and at one time served as one of the museum rooms when the Bogert's ran a museum in the house. This room is likely to retain some of the only surviving fabric from the earliest construction period of the house. The heavy timber ceiling joists and the fireplace base at the west foundation appear to be remnants of an earlier 20 x 30 house on site, possibly constructed by Martin Berry in 1720.

Floor: The floor is mostly concrete with areas of brick and stone. Much of the main area of the floor is covered with carpet.

Condition: Fair, although much is obscured by the carpet.

Walls: The south and west walls are rubble stone foundation walls with worn white wash finish. At the west end of the south wall there are two vertical seams in the masonry at each side of the window here indicating that this was previously an exterior basement entrance. This feature is typical of early Dutch houses in New Jersey.

The west end of the north wall is comprised of horizontal boards nailed to the timber posts that support the summer beam between this room and the room to the north. The other end of this wall consists of open framing - posts supporting a summer beam - behind which are open shelves built against the back side of a vertical board partition wall.

The east wall consists of timber posts/studs sitting on a sill plate and supporting a beam that aligns with the east wall of the stair hall above. The back side of the plaster and lath in Room 003 is visible at the upper portion of the wall and the back of Room 003 wainscoting is visible at the lower portion of the wall.

Condition: The condition of the walls is generally good. The sill plate, the most vulnerable component, is raised up on a



**Photo 5: View looking northwest. The large fireplace foundation can be seen at the end of the room.**



**Photo 6: View east. The back side of the plaster walls and the door to Room 003 three are visible.**



**Photo 7: View north east. The door shown here is the door to Room 003. Note the post and bolster just to the left of the door.**



low foundation wall, which protects it from the dampness at the floor.

Doors: The door into Room 005 is an early wood door that swings on wood hinges. The fabrication of this door is interesting. There is a square stile on the hinge side door that has rounded sections at the top and bottom that fit into round holes at the top and bottom, although the top hinge is broken and a wood piece has been nailed over the hole to keep the door in place. The hinges were designed so that the door could be lifted out of the hinge to be removed. Two narrow rails are mortised into the stile and vertical slats are nailed onto the rails to finish the door. Non-original horizontal boards have been nailed to the back side of the door between the rails to create a more solid door.

Just to the east of this door is the door into the small stair hall. This door is a four-panel stile-and-rail door with a bead-and-butt detail on the Room 002 side and flat panels facing the hall side. There is a reproduction Suffolk latch on the door.

At the east wall is a board-and-batten door leading to Room 003. The door has three battens and three wide vertical boards connected with clinched nails. The Suffolk latch is a wrought-iron latch that is historic, if not original to this door, as it is attached with wrought-head screws.

Condition: The doors are generally in fair or good condition. They all need minor adjustment to operate properly. The slat door at the north should be removed and restored to remove the later boards and reverse or arrest the sag in the door using concealed methods.

Windows: There are two six-light wood basement awning windows on the south wall. The east window is concealed beneath the new masonry porch foundation. The west window has a one-light interior storm and the six-light sash is just leaning against the window opening at the exterior.



**Photo 8: View into the southwest corner showing the vertical joints in the masonry where a door opening had been.**



**Photo 9: The slatted door to Room 001 is of very early construction.**



**Photo 10: Close-up of the upper hinge at the slatted door. A block has been nailed over the female portion of the hinge to repair it. The rounded portion of the stile can slide up so the bottom can lift out to remove the door.**

Condition: The east window is in fair condition and the west window is in poor condition.

Ceiling: The ceiling consists of open joists between which floor boards are visible. The joists are large hewn joists that vary significantly in size and spacing. They range in size from 7" x 7" to 8" x 10" and the spacing is roughly 36" on-center. These joists extend beyond the summer beam at the north side of the room and into Room 001.

Condition: The condition of the ceiling joists is generally good. There are bolsters on wood posts installed at two locations. These appear to have been installed to break up the span of the joists, however they are likely not doing very much to distribute the load on these joists.

Miscellaneous: There is a large fireplace foundation at the east end of the room that consists of two wing walls on which rest a series of tightly placed beams which in turn support the masonry above. Interestingly, the dimension of this foundation is much larger (4'-5" x 8'-9") than the masonry fireplace above (10" x 6'-1"). As with the question of the first floor joists in Room 005 (discussed later), the disparity between the fireplace foundation and the fireplace above raises questions as to whether there had been a large cooking fireplace in a room above.

## ROOM 003 - ORIGINAL KITCHEN

Room 003 is a large room at the southeast corner of the basement. It is identified as the "Original Kitchen" in the HABS documentation. The room connects to the "Museum Bedroom" to the north, Room 002 to the west, and the smokehouse to the east. A fireplace is centered along the east wall.

Floor: 6" wood board flooring finished with paint and varnish. There is a stone slab in front of the entrance to the smokehouse.

Condition: The visible portion not covered by a rug is in good to fair condition. The boards by the stone slab are sagging.

Walls: All walls are covered with painted wood tongue-and-groove boards. The upper portion of the walls are 2 ½" boards and the wainscot is 10-11" wide boards with a cap. The back of the cupboard on the west wall is painted plaster.

Condition: Good to fair. The wood board and base to each side of the smokehouse door is bulging, especially on the left side, and the right side has powder behind the wood. In the 1939 HABS drawings the upper walls are labeled as plaster and do not show the narrow wood boards.

Millwork: The baseboard is 6" tall flat painted wood. The window casings are 2" and the door casings are 3 ¼".

Condition: Good.

Doors: The doors to the Museum Bedroom and Open Cellar are discussed in their respective sections.

The door to the smokehouse at the east wall is a five-panel stile-and-rail painted wood door and frame. The door has a wood thumb-latch and handle.

Condition: Good. There is evidence of previous different hardware on this door. The stone step up to the door is uneven.



Photo 11: West wall with door to Open Cellar 002. Pipe at left is causing some water damage to wood.



Photo 12: View looking south in Room 003.



Photo 13: View north with door to Museum Bedroom. Built-in cabinets at left.



Windows: There is one six-over-six, double hung wood window on the east side of the room measuring approximately 2'-1 ½" by 3'-5 ¾" with an exterior wood one-over-one storm window. On the south side is a pair of one-panel casements with a total size of approximately 3'-7" by 2'-8 ½". This window has an exterior wood two-panel storm window. The east window appears to be original to the construction of the house while the south window was likely added in the early twentieth century.

Condition: East window - fair. The left stop is rotted. The window has no sash cords and does not operate. South window - fair. The casement latch is painted shut preventing operation and the wood sill has some cracks.

Ceiling: The ceiling is painted wood beadboard. There is a painted wood crown molding.

Condition: Good to fair - there is some buckling in the center of the room and by the fireplace. By the pipe in the southwest corner the paint is peeling and there is some rot. Crown molding - good.

Miscellaneous: There is a wood beadboard dumbwaiter cupboard on the north wall to the right of the kitchen doorway. Inside is a Sedgwick dumbwaiter box. In the northwest corner is a set of wood built-in lower cabinets and upper shelving. The angled piece of upper shelving is probably a later addition and was not documented in the 1939 HABS drawings. The ceiling is wood tongue-and-groove boards of the floor above.

Condition: Dumbwaiter - good to fair. The dumbwaiter is no longer in operation, but the woodwork is in good condition. Cabinets - fair. There is a crack and bulge at the top of the north wall. There is evidence of previous doors at the upper shelves and lower right cabinet that are now missing.



Photo 14: Stone slab and step up to smokehouse. Wood boards at side walls are bulging.



Photo 15: Dumbwaiter cupboard and window at northeast corner.

Electrical: There is a chandelier on a hook in the center of the ceiling, but it has no wiring.

Heating: There is a pipe in the southwest corner. The fireplace is brick with a stone surround. The hearth is brick inside with a stone slab in front. There is a cast iron back plate and iron potholder.

Condition: Fair. The chimney still has the damper chain for operation. The iron lintel and potholder are rusted. The hearth stone is chipped. The stone walls have some mortar loss. There is evidence of previous plaster over the stone that is almost completely gone now.



**Photo 16: Stone to left of fireplace has powdered remains of plaster.**

## ROOM 004 - MUSEUM BEDROOM

Room 004 is a room in the basement at the northeast corner of the house. It is identified as a "Modern Kitchen" in the HABS documentation. The room is accessed from Kitchen 003 to the south or the exterior door to the east. There is also a door on the west wall leading to the basement stair, but it is currently blocked. A stone arch fireplace support is centered along the east wall. A curtain in the northwest corner shields an area with piping.

Floor: 5 ½" wood board flooring with transparent finish.

Condition: Fair to poor. Finish is worn. Wood by the exterior door is rotting. The back two boards closest to the north wall are sagging. Boards are missing in the northwest corner.

Walls: West and south walls - painted plaster. North wall - painted plaster on east side, lath without plaster on west side. East wall - rubble stone with partial plaster and paint topcoat.

Condition: Fair with some cracking on north and west walls. On the east wall the plaster and paint are wearing away. There is water staining on the north wall and some paint peeling and loose plaster on the south and west walls.

Millwork: Around the fireplace opening is a 9 ½" tall painted wood flat baseboard with top bead. Elsewhere there is a painted beaded-board wainscot with cap. The painted wood casing of the door to the kitchen is 3". The window and exterior door both have 4 ¾" painted wood casing. All profiles are flat with bead.

Condition: Good to fair. The wainscot cap to the right of the window is cracked.

Doors: The door to the basement stair is blocked by a large cabinet and was not visible for surveying from the bedroom side.



Photo 17: View west in Room 004.



Photo 18: View of west wall showing exterior door, stone arch, and cabinet.



Photo 19: Flooring near north wall. Boards appear to have been replaced and are sagging down.



The door to the Original Kitchen at the south wall is a painted wood board-and-batten door. The door has a box lock and metal handle on one side with a brass knob and metal keyhole plate on the other. The hinges are Victorian style.

Condition: The visible portion is in good condition. The door was propped in an open position and one side was not visible.

The exterior door at the east wall is a four-glass-panel over two-panel stile-and-rail painted wood door. The door has a box lock with porcelain knob and a modern deadbolt with an older latch at the top.

Condition: Fair. The knob is loose and the door does not operate. The bottom right wood panel and bottom left glass pane are cracked. There is a gap at the top between the door and the frame. Some of the wood at the bottom left frame is rotted.

Windows: There is one four-light in-swing awning wood window on the north side of the room measuring approximately 4'-0" by 2'-11". There is an exterior wood four-light storm window. This window is not original to the construction of the house but was documented at the time of the HABS survey as a "modern sash."

Condition: Fair to poor. The window does not operate. The wood sill is bulging and rotted on the right side. The bottom right side of the sash is rotted and there is a large gap.

Ceiling: The ceiling is covered with painted plywood sheets.

Condition: Fair to poor. The paint is peeling. Boards are sagging and the tape between boards is cracking.

Miscellaneous: There is a modern wood cabinet and shelf on the east wall to the right of



**Photo 20: Staining and rotted wood at floorboards and exterior door frame. Cracked wood door panel.**



**Photo 21: Mechanical space at northwest corner. Flooring is rotted and plaster is gone. Wood wainscot is painted a different color from the rest of the room.**



**Photo 22: Window at north wall. Ledge is buckling and wood at right side is rotted.**

the stone arch. There is a wood beaded board dumbwaiter cupboard on the south wall to the left of the kitchen doorway.

Condition: Good. Cabinet is not historic. Shelf blocks dumbwaiter door from opening.

Electrical: There is a chandelier in the center of the room but it has no operating switch. A push-button light switch near the door to the basement stairs has been painted over.



## ROOM 005 - FURNACE ROOM AND STORAGE

Room 005 contains the furnace a hot water heater and two additional storage areas that are cramped with unused stored items. This section of the basement is believed to be the second section of the house, constructed when the house was expanded to the north.

Floor: The floors are a mix of dirt, broken concrete and some brick.

Condition: Poor.

Walls: The north and west walls are rubble stone foundation walls with a dirty and worn white wash finish. Horizontal board walls create a small enclosed area in the northwest corner that is currently full of stored items, but was used for coal storage and constructed by the current owner.

The south and east walls in the main furnace room are comprised of heavy timber posts supporting beams and sheathed with a mix of board sheathing and vertical slats. Most wall framing members exhibit a worn whitewash finish. Evidence shows that the entire east wall was sheathed with open vertical ventilation slats back to the north foundations. The south wall is currently sheathed with horizontal boards on the Room 002 side, but it is likely these boards obscure evidence of vertical slats as the door on this wall (south) is an early slatted door.

The south and east walls at the east section of the room (east of the stairs) consist of the back side of vertical boards at the south and open studs at the east on the back of which the lath and plaster from the opposite room is visible. The wall framing members exhibit a worn whitewash finish although the board walls at the south and plaster lath at the east do not, suggesting that these are later introductions.

Condition: The condition of the walls is generally good. The stone foundation walls are very dirty, but the mortar



**Photo 23: View southeast. Note wood ventilation slats on west wall and heavy joists ends from Room 002.**



**Photo 24: View northwest. Note the horizontal board wall creating the enclosed space at the north side of the room.**



**Photo 25: View west in Room 001.**

appears to be sound. Some sections of the framed walls bear well on stone foundation, but other areas bear on plates at the dirt floor.

Doors: The door on the east wall to the stairs is a later board-and-batten door that has been assembled with wire nails. Evidence shows that this door opening was cut into this wall.

Condition: Fair. Minor adjustments required.

Windows: There are two six-light wood basement awning windows on the north wall. Both are within window wells on the exterior and appear to be sealed shut.

Condition: Poor.

Ceiling: The ceiling consists of open joists between which floor boards are visible. The joists are roughly 2 x 8 spaced 16-18" on center. The ceiling joists and bottoms of the floor boards also exhibit a worn white wash finish. The large floor joists from the adjacent room bear on the summer beam at the south wall and extend approximately 30" into the room. Although the HABS documentations states that these joists were cut at this location, inspection of the ends of these beams suggests not that they were cut off here but that they originally ended here. There is further evidence of deterioration at these joist ends. Could they have been pocketed into masonry at this end? Are they remnant of an earlier smaller building?

Condition: The condition of the ceiling framing/first floor framing is generally good. Along the north wall there is some evidence of deterioration at the joist ends and a section of the sill plate is crushing somewhat near the west window.

Heating: There is a pipe in the southwest corner. The fireplace is brick with a stone surround. The hearth is brick inside with a stone slab in front. There is a cast iron back plate and iron potholder.



**Photo 26: View into the northwest enclosure, which may have previously been a coal bin.**



**Photo 27: View into the east section of Room 001.**



**Photo 28: View in the southeast corner. Note the ghost marks of the slats above the door. Also note the deteriorated end of the large joist that extends into the room from Room 002.**

Condition: Fair. The chimney still has the damper chain for operation. The iron lintel and potholder are rusted. The hearth stone is chipped. The stone walls have some mortar loss. There is evidence of previous plaster over the stone that is almost completely gone now.



## ROOM 006 - SMOKE HOUSE

Room 006 is the small one-story, gable roof addition at the east end of the house. Although identified as a Smoke House in the HABS drawings, there are features of this addition that raise questions about whether it was indeed a smoke house. First, it is unlikely that a smokehouse would have had two doors and two windows into it. Typically, smokehouses had one door and no windows. It is also unusual that a smoke house is connected directly to the house with a door between - smoke from the smoke house would have likely infiltrated directly into the house through cracks between this door and the jamb. It might be that this addition was historically a smokehouse and has been altered significantly from its original condition, but more likely served as a store room or some other kitchen accessory.

**Floor:** The floor is 3 ½" wide tongue-and-groove flooring, possibly yellow-pine. The floor is presumably installed on sleepers sitting directly on grade.

**Condition:** The floor is in poor condition with soft areas sloping off at the north and south sides where the floor framing has likely been damaged by persistent damp conditions at grade.

**Walls:** The north, south and east walls are plastered directly on stone. The east wall is the exposed stone foundation of the main section of the house.

**Condition:** The plaster walls are in good condition with minor cracking at the north and south walls. The west stone wall is in fair condition with some areas of missing mortar.

**Doors:** There are two exterior doors into the smokehouse. The south door is a stile-an-rail door with two lower panels and a four-light upper. The north door is also a stile-and-rail door with lower panels, but it has a six-light upper. Both doors are fairly narrow.



**Photo 29: View north showing the door and window on this side.**



**Photo 30: View south showing the door and window on this side. The door is in poor condition.**



**Photo 31: View east in Room 006. Note the chimney base corbelled out from the wall, rather than extending down to a foundation at the floor.**

Condition: Both doors are in poor condition requiring extensive work at the panels, bottom rail and lower portions of the stiles.

Windows: There are two windows in the room. The south window is a six-light awning sash fixed in place. The north window is a fixed eight-light sash.

Condition: Fair.

Ceiling: The ceiling is open to the underside of the spaced sheathing and cedar shakes. The rafters are 3" x 4" approximately 25" on center. There are timber tie-beams at the east and west ends as well as one at the mid-point. The middle tie appears to be added and is not mortised into the rafter plates as are the end ties.

Condition: Wood framing is in good condition.



**Photo 32:** The west wall showing the door in to adjacent room. Also note worn whitewash on the stone wall.



**Photo 33:** View of the floor showing a brick hearth, which along with the open fire remnants appear to be a later staging. At the right and left (south and north) the floor is very soft.



**Photo 34:** Close-up of the corbelled chimney base. Note thimble for a stove pipe.

## ROOM 101 - STAIR HALL

Room 101 is the main entry stair hall that runs the full depth of the house and is approximately 9'-11" wide. The stair rises up in the northwest corner to a landing across the north end of the hall and then back up several steps toward the south along the east wall. There are two doors along the west wall leading directly to the front and rear parlors. On the right (east) wall are three doors leading to the bathroom/laundry, kitchen, and dining room. Behind the stairs leading to the second floor is a door to the stairs down to the basement, and under the landing is a door that leads out to the rear of the house.

Floor: The flooring is 9"-10" wide tongue-and-groove flooring typical for the first floor. A large area rug covers most of the floor.

Condition: Good.

Walls: Painted plaster.

Condition: Generally good with approximately 25 l.f. of cracking and 20 s.f. of flaking paint and or finish plaster coat.

Millwork: The baseboard is 10 ½" tall painted wood with stepped vertical sections and an ogee cap with a bead at the top. Window and door casings consist of a beaded casing with a back band as shown in image below. The door casings terminate at a plinth at their base. The door to the kitchen is identified as a later door by the fact that the casing is different and there is no plinth. This casing profile is typical at the first floor. There is a non-historic cyma recta crown moulding with a cove at the base. This was installed by the current owner.

Condition: The condition of the millwork is generally good.

Doors: The doors to the rooms off of the hall are discussed in their respective descriptions.



Photo 35: View south in Room 101.



Photo 36: View north showing stairs. The rear entrance is visible below the landing.



Photo 37: Scroll work at the face of the stringer at the stairs.



The front entry door at the south wall is an eight-panel stile-and-rail painted wood door with flat panels and a panel moulding that is a smaller version of the back-band typical of the casings at the first floor. On each side of the door there is a six-light sidelight with lower panels matching the door panels.

**Condition:** The front door is in fair condition. Although there is no sign of deterioration, there is evidence that some of the joints between the stiles and rails are loose. The sidelights are in good condition, with a fixed storm panel at the exterior.

The rear entry door at the north wall is a six-panel door with the same details as the front door.

**Condition:** Good.

**Ceiling:** The ceiling is painted plaster. There is approximately 30 l.f. of cracking and 20 s. f. of flaking paint and/or finish plaster.

**Condition:** Fair. There is approximately 30 l.f. of cracking and 20 s. f. of flaking paint and/or finish plaster.

**Stairs:** The open stair rises up 11 risers to the rear along the west wall to a landing the width of the hall and then back to the front of the house three more risers. There is a scroll work pattern up the face of the stringer which curves around to the front as it rises across the landing. The newel post and bannister are later Victorian additions.

**Condition:** The stairs and railing are generally solid and in good condition.

**Heating:** There is a single large radiator at the front of the hall along the west wall.

**Electrical:** There is a single reproduction chandelier centered in the hall.



Photo 38: HABS photo of the stairs.



Photo 39: The front entry door and sidelights.

## ROOM 102 - DINING ROOM

Room 102 is a large room at the southeast corner of the house. The room is accessed from the stair hall to the west and connects to the kitchen at the north wall. A fireplace is centered along the east wall.

Floor: 2 ½" wood board flooring with transparent finish.

Condition: Fair. Finish is worn, especially under the rug where some boards have water staining. This is not the original flooring.

Walls: Painted plaster.

Condition: Fair with some cracking on all walls. Larger cracks are located in the northeast and southwest corners, to the right of the fireplace on the east wall, and at the bottom right corner of the left window.

Millwork: The baseboard is 8 ½" tall painted wood with an added quarter-round at the bottom. The window and door casings are the same 5 ½" profile as the stair hall.

Condition: Good.

Doors: The door opening to the kitchen at the north wall does not contain a door although there is evidence of one there previously.

The door to the stair hall at the west wall is a six-panel stile-and-rail painted wood door matching those elsewhere on the first floor. The door has a box lock with brass knobs and keyhole plate.

Condition: Good to fair. The doorknob is loose. The left middle panel and both bottom panels are cracked.

Windows: There are two twelve-over-twelve, single hung wood windows on the south side of the room measuring approximately 2'-7" by 4'-6 ½". These windows appear to be original to



Photo 40: View looking north towards kitchen.



Photo 41: View east showing the fireplace.



Photo 42: View of south wall in Room 102 showing windows.

the construction of the house although the glass of the window panes and the wood muntins are more modern.

Condition: Good to fair. Both windows operate although there are no sash cords or sash locks.

Ceiling: The ceiling is painted plaster. There is a painted wood crown molding.

Condition: Fair - there are many fine cracks in the plaster. Crown molding - good.

Miscellaneous: There is a wood beaded board dumbwaiter cupboard on the north wall to the right of the kitchen doorway.

Condition: Good to fair. The door has been painted shut and the dumbwaiter is no longer in operation, but the woodwork is in good condition.

Electrical: There is a chandelier in the center of the ceiling.

Heating: There is one steam radiator with a metal cover located by the right window on the south side. The fireplace is painted brick with a brick hearth and a decorative painted wood mantel and surround that matches the one in Parlor 105 across the hall.

Condition: Woodwork - good. Brick - fair. Some mortar is loose at the hearth and back of the fireplace. The chimney flue has been filled with insulation.



**Photo 43: Narrow floorboards not original. Finish is worn and boards are stained under rug.**



**Photo 44: Cracks in plaster ceiling near northwest corner.**



**Photo 45: Crack in east wall to right of fireplace.**



## ROOM 103 - KITCHEN

Room 103 is a room at the northeast corner of the house. The room is accessed from the stair hall to the west or the dining room to the south. A fireplace is centered along the east wall. Originally the walls for Bathroom 106 probably did not exist and this room would have been the full width of the right side of the house. This kitchen is modern; the original kitchen is located in the basement.

Floor: 9-10 ½" random width wood board flooring with transparent finish.

Condition: Fair. Finish is worn and there are some gaps between boards.

Walls: Painted plaster. The north wall under the cabinet is finished with painted wood boards.

Condition: Good to fair with some cracking on north, south, and east walls. On the east wall the plaster is uneven and chipping. The plaster on the north wall between the window casing and boards is in poor condition.

Millwork: The baseboard is 10 ½" tall painted wood. The casings of the window and doorway to the dining room are the same 5 ½" profile as the stair hall. The hall door casing is also 5 ½" but is simpler than the rest of the downstairs.

Condition: Good.

Doors: The door opening to the dining room at the south wall does not contain a door although there is evidence of one there previously.

The door to the stair hall at the west wall is a six-panel stile-and-rail painted wood door matching those elsewhere on the first floor. The door has a box lock with brass knobs and keyhole plate.

Condition: Fair. There is a hole near the top of the door where a hook used to be. Three of the four larger panels are



Photo 46: View south towards dining room. Back of dumbwaiter cupboard at left.



Photo 47: Fireplace at east wall.



Photo 48: Crack in plaster above window at north wall.



cracked.

Windows: There is one twelve-over-twelve, double hung wood window with sash chain on the north side of the room measuring approximately 2'-7" by 4'-6 ½". This window appears to be original to the construction of the house although the glass of the window panes and the wood muntins are more modern.

Condition: Good to fair. Window could not be reached to verify operability. The sash lock is modern.

Ceiling: The ceiling is painted plaster.

Condition: Fair - there are many fine cracks in the plaster and a larger one above the fireplace. Plaster tape is visible.

Miscellaneous: There is a wood cupboard on the south wall opposite the dumbwaiter in the dining room. There are several other wood built-in kitchen cabinets.

Condition: Good. Kitchen cabinets likely added mid-twentieth century.

Electrical: There is a chandelier above the kitchen table and a non-historic hanging pendant light above the refrigerator.

Heating: The fireplace has a brick back with painted concrete sides and front. The hearth is brick inside and stone in front. There is a decorative painted wood mantel and surround matching the one across the hall in Library 104. An iron pot hook is attached to the inside on the left.

Condition: Fair. There is a crack in the left wood panel of the surround. Pointing is missing in the hearth bricks. The stone hearth is sinking in the front. The chimney flue has been filled with insulation.

Plumbing and Appliances: The kitchen has a refrigerator, oven, and non-operating



**Photo 49: Door leading to hallway at west wall. Built-in shelves and cabinets to both sides.**



**Photo 50: Twelve-over-twelve window at north wall and metal sink unit.**

dishwasher. The sink cabinet is a mid-twentieth century Youngstown metal unit with a porcelain-on-cast-iron drain-board double sink.

## ROOM 104 - BATHROOM/LAUNDRY ROOM

Room 104 is the small bathroom and laundry room of the east side of the hall at the rear of the house. This door had likely opened originally into the kitchen room, as the door from the hall to the kitchen was likely added when the small bathroom was created.

Floor: The flooring is 9"-10" wide tongue-and-groove flooring typical for the first floor, however it is painted in this room.

Condition: Fair, the floor and the joints between boards are quite worn and there is a plywood patch in the northeast corner where plumbing pipes penetrate the floor.

Walls: Painted plaster with simulated tile wainscoting. Much of the wall surface is concealed by cabinets, appliances and the shower.

Condition: Generally fair.

Millwork: The baseboard consists of the same baseboard as in the hall, but the cap has been removed to accommodate the wainscoting and a small quarter-round installed. The door and window casing is the same as in other rooms on the first floor.

Condition: The condition of the millwork is generally good.

Doors: The door is a typical six-panel door.

Condition: Good except the hole for the knob spindle is very worn making the knob loose.

Windows: There is a typical twelve-over-twelve single-hung wood windows with paneled jambs at the north wall. As is typical on along the north side of the house, the jamb extends to the floor with a recessed single panel below the window. It is almost as if these were originally door openings although they would not all have been door openings.



Photo 51: View northeast in Room 104.



Photo 52: Toilet and sink at the north end of the room.



Photo 53: Condition of the floor next to the sink.

Condition: Good.

Ceiling: The ceiling is a dropped tile ceiling likely installed to accommodate plumbing pipes for the bathroom above.

Condition: Poor.

Heating: There is no heat in the room.



Photo 54: View of the south end of the room showing the cabinets here. To the left is a small shower stall.



Photo 55: View of the baseboard with cap removed and replaced by a small quarter-round.



## ROOM 105 - REAR PARLOR

Room 105 is the room at the rear of the house to the west of the hall. It is being used as a bedroom by the current owner.

Floor: The flooring is 9"-10" wide tongue-and-groove flooring with a transparent finish typical for the first floor. A large area rug covers much of the floor.

Condition: Good.

Walls: Painted plaster.

Condition: Generally good with approximately 30 l.f. of cracking and 20 s.f. of flaking paint and or finish plaster coat.

Millwork: The baseboard is the same 10 ½" tall painted wood baseboard as is found in the stair hall. The door and window casings are also the typical historic casing found in the stair hall. As in the hall, there is a non-historic cyma recta crown moulding with a cove at the base. This was installed by the current owner.

Condition: The condition of the millwork is generally good.

Doors: The door to the room off of the hall is a typical six-panel, stile-and-rail door with a historic cast iron rim lock and small brass knobs.

Condition: Good.

Windows: There are two twelve-over-twelve single-hung wood windows with paneled jambs matching the door panels. The jamb extends to the floor with a recessed single panel below the window almost as if both of these windows were originally doors, although this seems unlikely. Typical of the first floor twelve-over-twelve windows, the muntins of these sash are replacement muntins and do not match the thickness and profile of the stiles-and-rails.

Condition: Good.



**Photo 56: View northwest. The cupboards on either side of the fireplace are not original and do not appear in the HABS documentation.**



**Photo 57: View east showing the door to the stair hall.**



**Photo 58: Close-up view of the fireplace.**



Ceiling: The ceiling is painted plaster. There is a large area of an earlier patch that appears to be sound.

Condition: Good.

Heating: There is a single radiator in front of the west window on the north wall.

Lighting: An electrified oil lamp and a small battery powered lantern by the bed are the only electrified lights in the room. There are a number of candles around the room.



**Photo 59: View north showing the two windows.**



**Photo 60: Close-up of the chair rail, which was added by the current owner.**



**Photo 61: Close-up of one of the north window sash showing the replacement muntin, which is deeper than the sash and wider than the original muntin. Also note the small hole where a brad secures the muntin in place.**

## ROOM 106 - FRONT PARLOR

Room 106 is the room at the front of the house to the west of the hall.

Floor: The flooring is 9"-10" wide tongue-and-groove flooring with areas of painted finish and transparent finish. A large area rug covers much of the floor.

Condition: Good.

Walls: Painted plaster.

Condition: Generally good.

Millwork: The baseboard is similar to the baseboard in the stair hall, but the cap has a different profile. There is a cyma recta crown moulding with a cove at the base; however it is smaller in scale than that at the hall and appears to be older.

There are later built-in cabinets and shelves to either side of the fireplace which were installed by the current owner. These do not appear in the HABS documentation.

Condition: The condition of the millwork is generally good.

Doors: The door to the room off of the hall is a typical six-panel, stile-and-rail door. The door has a typical historic cast iron rim lock with brass knobs. There is also a door on the north wall to the rear room, which is also a typical six-panel door. This door is concealed in the other room by a large piece of furniture.

Condition: Good.

Windows: There are two windows on the south wall with typical casing profiles, paneled jambs and replacement muntins. Unlike the windows on the north wall, these do not have a recessed panel beneath the window, but the plaster wall fills in the area beneath the window. There is a bullnose sill with no apron.

Condition: Good.



Photo 62: View west showing the fireplace and library shelving.



Photo 63: HABS view of the fireplace.

Ceiling: The ceiling is painted gypsum wallboard.

Condition: Good although several joints are visible.

Fireplace: The fireplace roughly centered on the west wall is defined by fluted pilasters, a paneled entablature and a mantle shelf supported on an ovolo moulding. The fireplace is historic and appears in the HABS documentation, but it is not original based on the size of the fireplace foundation in the basement below this, which indicates a much larger earlier fireplace in this location.

Condition: Good.

Heating: There is a single radiator in the southwest corner of the room along the south wall.



Photo 64: View east showing the door to the stair hall.



Photo 65: Typical window.



Photo 66: Detail view of baseboard and door casing.

## ROOM 201 - SECOND FLOOR STAIR HALL

Room 201 is the second floor stair hall. This is a wide space providing access to the rooms to either side, as well as a fixed ladder providing access to the attic. The south end of the hall is large enough to serve as a small sitting area with a desk.

Floor: The floors at the second floor are face-nailed random width tongue-and-groove wood flooring that appears to be white pine. They are wider than at the first floor with those in the hall being 11" to 15" wide. There is also a greater variety of widths than at the first floor.

Condition: Good.

Walls: Painted plaster.

Condition: Generally good with the west wall in fair condition. The north, south and east walls have a total of about 25 l.f. of cracking and the west wall has about that much by itself. There is also a fair amount of rough plaster and patching at this wall.

Millwork: The baseboard in the second floor stair hall is different than in the first floor, changing at the door to Room 206. The profile of the first floor baseboard continues up the stairs to the left side of this door with a different profile continuing on the right side of the door through the rest of the space.

Condition: Good.

Doors: The doors are addressed in the discussion of the rooms they enter into.

Windows: There are four dormer sash at each end of the hall. The sash at both sets are multi-light sash containing a single large glass pane in the center with small corner panes and long panes between each of the corner panes. The sills of both sets are quite high above the floor level, although. The center two sash at both sets are operational, with those at the south



**Photo 67: View south in the second floor stair hall. The ladder to the attic is visible at right.**



**Photo 68: View north towards the stairs**



**Photo 69: View of the ceiling showing unfinished epoxy ports for attachment of plaster to lath. This was done by the current owner.**



being hung sash that raise up into the dormer gable by use of a rope and pulley system operated in the attic. The two center sash at the north were horizontal pivot sash that tilted out at the bottom; these are now fixed in place. The south sash are also painted shut.

Condition: Fair. The dormers are not protected by storm windows and require complete re-glazing.

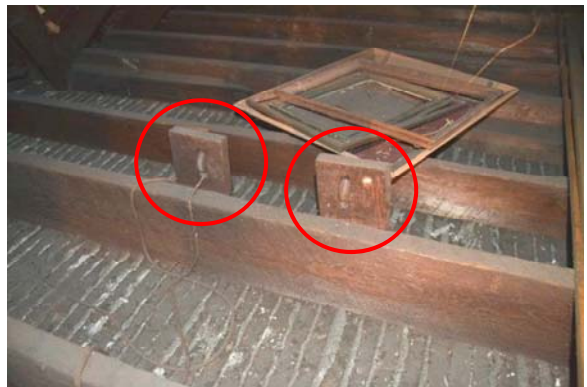
Ceiling: The ceiling is painted plaster. There are large areas of the ceiling where a grid of epoxy ports have been drilled and epoxy installed as indicated by the epoxy overflow at the ceiling surface.

Condition: Fair. The epoxy repairs appear to have been effective, but the areas of repair need to be skim coated and the ceiling finished.

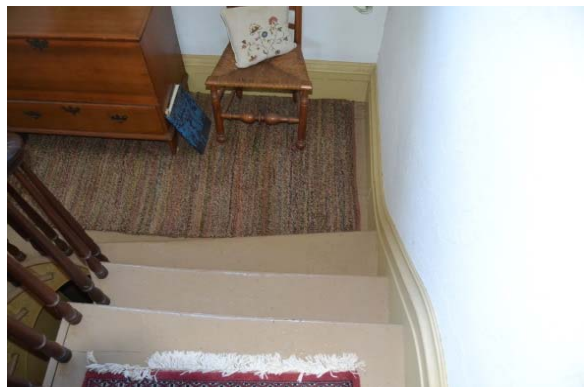
Electrical: There is a single reproduction electric candle chandelier centered in the hall similar to the chandelier at the first floor hall.



**Photo 70:** A system of pulleys in the attic provide a method of raising and lowering the two center sash at the large front dormer. There is no evidence that this system was operated from the second floor.



**Photo 71:** Two additional pulleys used to raise the center sash at the south dormer.



**Photo 72:** View down to the landing from the second floor hall. Note the slight pie shaped tread at the bottom.

## ROOM 202 - CLOSET

Room 202 is the closet between the stair hall and the small chamber in the southeast corner of the second floor. Oral history also indicates that this room had been used as a darkroom by Jessie May who was an avid amateur photographer. This room was full of hanging clothes during our survey so little was visible for inspection.

## ROOM 203 - SMALL CHAMBER

Room 203 is the small chamber in the southeast corner of the second floor.

Floor: The floors are typical of the second floor of the house with the exception that these have been sanded and refinished. The widest board in this room is approximately 15”.

Condition: Good.

Walls: The walls were recently re-plastered. They are unpainted.

Condition: Good, although there is some water staining at the chimney and there is a crack approximately 12” long at the south dormer opening.

Millwork: The baseboard matches the baseboard in the hall and the adjacent room 204. Door and window casings are simple beaded casings.

Condition: Good.

Doors: The door between Room 203 and 204 is a large double door with Victorian details including the ogee panel moulding and the decorative hinges and hardware, however the casing is a simple beaded casing typical in this room and the adjacent rooms. There is a full width transom with a wood panel across the top of the door. This door is an unusual feature in a house of this age and was likely added in the late nineteenth century. It does appear in the HABS documentation.



Photo 73: View in Room 203 east toward the gambrel end window.



Photo 74: View west toward the door to the closet (202).



Photo 75: Interior view of the south dormer.

Condition: Good.

Windows: There is a six-over-six single-hung wood sash on the east side of the room and a small six-over-six single-hung dormer sash on the south wall. The east window appears to be an earlier window, possibly dating to the

construction of this section of the house. HABS dates the dormer window to 1840.

Condition: The condition of both windows is fair to poor. Both windows require full restoration and reglazing.

Ceiling: As with the walls, the ceiling was recently re-plastered. It is unpainted.

Condition: Good.



**Photo 76: Detail view of the Victorian flush side bolt at the edge of the door into Room 204.**

## ROOM 204 - EAST CHAMBER

Room 204 is the chamber centered at the east gambrel end. As with Room 203, this room was also recently re-plastered and it has been painted. The door casings in the room have been prepped and sanded in preparation for painting, but they have not been painted.

Floor: The floors are typical of the second floor of the house with the widest board in this room being approximately 17" wide. The flooring in Room 204 is painted.

Condition: Good, but there are some areas where the tongue-and-groove joints are broken out.

Walls: The walls were recently re-plastered. Unlike Room 203, the walls in this room have been painted.

Condition: Good.

Millwork: The baseboard matches the baseboard in the hall and the adjacent room 204. Door and window casings are simple beaded casings.

A shelf runs along the east wall just below the windows at the top of the exterior masonry wall.

Condition: Good.

Doors: The double-door on the south wall is described in the Room 203 discussion. The door to the hall is a typical four-panel stile-and-rail door with the typical Victorian ogee panel moulding.

The door to the adjacent room to the north is different. It is also a four-panel stile-and-rail door, but it has slightly raised panels and a simple ogee panel moulding that is integral with the stiles and rails.

Condition: Good.



**Photo 77: View north showing the door to Room 205. Note the shelf at right at the top of the exterior stone wall.**



**Photo 78: View south showing the double door to Room 203.**



**Photo 79: The paired window at the east gambrel end.**



Windows: There is a paired window centered on the east gambrel. The window openings are historic, but not original, and they currently contain vinyl replacement sash installed within the historic opening.

Condition: The window sash are not high-quality and they are in poor condition and do not close properly.

Ceiling: As with the walls, the ceiling was recently re-plastered. It has also been painted.

Condition: Good.



**Photo 80:** Close-up view of the window showing the replacement vinyl sash, the installation of which is poorly executed.



**Photo 81:** Detail of the door to Room 205. Note the door panel is different than is typical at the second floor. This door has a slight raised panel and a panel moulding that is integral to the stiles and rails.

## ROOM 205 - NORTHEAST CHAMBER

Room 205 is the small chamber in the northeast corner of the house. It was reduced in size by the inclusion of the bathroom to its west. It is the only room on the second floor with a fireplace.

Floor: The floors are typical of the second floor of the house with the widest board in this room being approximately 17" wide. Similar to Room 203, the flooring in Room 205 is has been sanded and refinished with a transparent finish.

Condition: Good.

Walls: The walls are painted plaster.

Condition: The walls are generally in good condition. There is approximately 8 l.f. of cracking at the north wall and the other walls have some areas of rough plaster.

Millwork: Unlike the other rooms on this side of the hall, the baseboard in Room 205 is a simple 4 1/2" tall beaded base. The window and door casing is simple beaded casing and matches the casing in the adjacent rooms.

The same shelf runs along the east wall just below the window to the left of the fireplace, although the wood shelf is simpler than in Room 204 and there is no apron.

A small crown moulding runs along the east, south and west walls. It also appears in the HABS photograph of the fireplace in this room. There is also a wood bead at the intersection of the vertical wall and sloped ceiling that is not present in the other rooms at the second floor.

Condition: Generally the millwork in the room is in good condition.

Doors: Unlike the other doors at the second floor, the doors into this room have a slightly raised panel and an integral panel moulding rather than the applied Victorian panel moulding we see elsewhere. The hardware



**Photo 82: View east showing the fireplace and window at this end of the room. The small crown moulding is also present in the HABS photo.**



**Photo 83: HABS photograph of the fireplace in Room 205. Note the addition of a raised hearth to accommodate the Franklin stove insert.**

appears to be early twentieth century hardware with decorative escutcheons at the knobs.

Condition: Both doors are in good condition.

Windows: There is a small six-over-three single-hung wood window on the east wall to the north of the fireplace. It is smaller than its pair at Room 203 because it is pushed further out the roof slope by the fireplace.

Condition: Poor. The window needs to be restored and the sash rebuilt.

Ceiling: The ceiling is painted plaster.

Condition: Generally it is in good condition with some rough areas and minor cracking.



**Photo 84: View southwest showing the doors to Room 204 (left) and the bathroom (right).**



**Photo 85: View northwest showing the door to the bathroom.**



**Photo 86: View of the refinished flooring.**

## ROOM 206 - BATHROOM

Room 206 is the second floor bathroom that was inserted at the west end of Room 205.

Floor: The floor is wide board tongue-and-groove flooring typical of the second floor. It is painted in this room.

Condition: The floor is mostly in good condition, with the exception of the area around the toilet, which is poor condition.

Walls: The walls are painted plaster.

Condition: The walls are generally in fair to poor condition. They are quite rough and there is an area of significant water damage in the area behind the toilet.

Millwork: The baseboard is similar to that in Room 205, but somewhat taller and quarter-round has been applied at the floor. The window and door casing is simple beaded casing and matches the casing in the adjacent rooms.

Immediately adjacent to the south side of the door to the hall, the main timber post at this location is cased out with flat boards with a 1/2" quirked bead at the corners.

Condition: Generally the millwork in the room is in good condition.

Doors: The door from the hall is a stile-and-rail door with two lower panels and a two-light upper with the glass being painted over. The lower panels are typical of the second floor with the Victorian ogee and flat panel at the hall side and a raised panel with no moulding on the room side.

Condition: Both doors are in good condition.

Windows: There is a small six-over-six double-hung dormer sash on the north wall. It is smaller and appears to be later than the other dormer sash at the second floor and the



Photo 87: General view north. Note water damage at vent pipe next to toilet.



Photo 88: Area of damaged flooring around toilet in Room 206.



window opening appears to have been infilled to accommodate the new sash.

Condition: Fair, not consistent with the historic character of other windows.

Ceiling: The ceiling is painted plaster.

Condition: Generally it is in good condition with some rough areas and minor cracking.



**Photo 89: View south showing the door to the hall. Also note the cased out post immediately adjacent to the door.**



**Photo 90: Close-up of door from bathroom to Room 205.**

## ROOM 207 - BEDROOM

Room 207 is a small bedroom at the northwest corner of the house. The room is accessed from Bedroom 208 to the south. A chimney bump-out is located in the southwest corner of the room.

Floor: Random width wood board flooring with transparent and painted finish.

Condition: Fair. Most of the floor was covered by a rug, but visible portion has worn finish and there are some gaps between boards. The flooring is uneven.

Walls: Painted plaster.

Condition: Generally fair with some cracking on all walls. There is a large crack under the ledge on the west wall. The plaster around the chimney in the southwest corner is in poor condition, with water staining and large cracks/loose plaster.

Millwork: The baseboard is 4 ½" tall painted wood, flat with a top bead. The casings of the window and door are the same 4 ¾" flat wood profile as elsewhere on the second floor.

Condition: Good.

Doors: The door leading to Bedroom 208 at the south wall is a four-panel stile-and-rail painted wood door matching those elsewhere on the second floor. The panels have trim only on the exterior side. The door has a box lock with porcelain knobs and metal keyhole plate.

Condition: Fair. The handle-side stile and top rail of the door are separating.

Windows: There is one six-over-six, double hung wood window with decorative sash lock on the west side of the room measuring approximately 2'-1" by 3'-4". This window appears to be original to the construction of the house and matches the west wall window of Bedroom 209.



Photo 91: View west showing window and ledge. Crack runs length of wall below ledge.



Photo 92: Plaster is failing at ceiling and walls of chimney bump-out.

Condition: Fair. Window could not be reached to verify operability. Some of the wood has evidence of water damage and needs painting.

Ceiling: The ceiling is painted plaster. The ceiling is sloped for approximately half of the room's width.

Condition: Good to fair - there is a crack along the transition from sloped to flat ceiling. The area around the chimney bump-out is in poor condition; there is water damage and a patched area by the window is loose. Evidence of epoxy repair is visible in front of the chimney and one line in the middle of the sloped ceiling.

Electrical: There is a wall sconce to the right of the door.



**Photo 93:** Looking towards north wall; cracks at wall and epoxy repair in sloped ceiling visible.



**Photo 94:** Door stile and rail are separating.



**Photo 95:** Wide board wood flooring with transparent and painted finishes.

## ROOM 208 - BEDROOM

Room 208 is a large bedroom at the center west section of the house. The room is accessed from Stair Hall 201 to the east.

Floor: 7-15" random width wood board flooring continuous with the stair hall, finished with paint and varnish.

Condition: Fair. There are some gaps between boards. The flooring is uneven.

Walls: Plaster with wallpaper finish.

Condition: Generally fair with some cracking on all walls. Larger cracks are located by the ledge on the northwest side and in the southeast corner. There is water staining under the ledge on the west wall.

Millwork: The baseboard is 7" tall painted wood. The casings of the window and door are the same 4 ¾" flat wood profile as elsewhere on the second floor. There is a painted wood picture rail on all walls.

Condition: Baseboard and door casing - good. Window casing - fair. Some of the wood has evidence of water damage and needs painting. Picture rail - fair. The trim is coming off the wall in some places.

Doors:

The door leading to Stair Hall 201 at the east wall is a four-panel stile-and-rail painted wood door matching those elsewhere on the second floor. The panels have trim only on the exterior side. The door has a box lock with porcelain knobs and metal keyhole plate.

Condition: Fair. There is a crack in the upper right panel.

Windows: There is a pair of four-over-four, double hung wood windows on the west side of the room measuring approximately 2'-0" by 4'-10". The windows have sash chains and metal



Photo 96: View into Room 208 looking west toward windows.



Photo 97: Door looking east toward stair hall.



Photo 98: Cracks in wall at northwest corner.



sash lifts. The windows are not original and were likely added at the same time the ceiling was raised and hallway dormers added.

Condition: Fair. There is some water damage to the wood and much of the paint at the bottom of the sash and frame is gone or peeling. The wood ledge below also has water damage and a crack running lengthwise.

Ceiling: The ceiling is plaster finished with wallpaper. The ceiling in this room is higher than in the hall or corner bedrooms.

Condition: Fair with some staining and cracking.

Electrical: There is a chandelier in the center of the ceiling.



**Photo 99: Cracks in south wall at left and square-shaped crack behind shelf indicating some kind of panel behind the wallpaper.**



**Photo 100: Detail of window. Wood has water damage.**

## ROOM 209 - BEDROOM

Room 209 is a small bedroom at the southwest corner of the house. The room is accessed from Stair Hall 201 to the east. A chimney bump-out is located in the northwest corner of the room.

Floor: 10-15 ½" random width wood board flooring with transparent finish.

Condition: Good to fair. There are some gaps between boards.

Walls: Painted plaster.

Condition: Generally fair with some cracking on all walls. There are large cracks in the northwest and southeast corners. The plaster around the top of the chimney in the northwest corner is in poor condition, with water staining, cracking, and peeling paint.

Millwork: The baseboard is 4 ¾" tall painted wood, flat with a top bead. The casing of the door matches the baseboard.

Condition: Good.

Doors: The door leading to Stair Hall 201 at the east wall is a four-panel stile-and-rail painted wood door matching those elsewhere on the second floor. The panels have trim only on the exterior side. The door has a box lock with porcelain knobs and metal keyhole plate.

Condition: Good.

Windows: There is one six-over-six, double hung wood window on the west wall and one in the dormer of the south wall, both measuring approximately 2'-1" by 3'-4". The west window appears to be original to the construction of the house and matches the west wall window of Bedroom 209. The south dormer window matches the west but is called out on the HABS drawings as being added about 1840.



**Photo 101: View of south and west walls. Dormer window at center.**



**Photo 102: View of the northwest corner showing door and built-in closet.**

Condition: Fair to poor. There are no sash cords on either window. Both windows have peeling paint and rotting wood.

Ceiling: The ceiling is painted plaster. The ceiling is sloped for approximately half of the room's width.

Condition: Fair with some cracking. The area around the chimney bump-out is in poor condition; there is water staining and a large crack.

Miscellaneous: There is a painted wood built-in closet at the north wall by the door.

Condition: Good. Closet likely added mid-twentieth century.

Electrical: There is a wall sconce to the right of the door.



Photo 103: Plaster under ledge is uneven.



Photo 104: Plaster is failing at ceiling and walls of chimney bump-out.



Photo 105: Detail of west window. Water damage to wood is visible.

## ATTIC

The attic is a low area above the second floor. The only area that is easily accessible is the area above the center hall at which the floor is lower so there is more space and there is flooring installed. The areas to each side do not have any flooring installed.

Floor: There is only flooring at the center section of the floor above the second floor hall. The flooring is wide board tongue-and-groove flooring although not as wide as at the second floor and appears to be a later generation flooring.

Condition: Good.

Framing: The framing visible in the attic consists of a combination of hewn and sawn members, the larger of which are connected with mortise-and-tenon joinery. There are eight principal posts in line with the purlins at the break in the roof slope. There are two at each end of the house and two in line with the east and west walls of the center hall and the roof purlins. These posts support the principal roof purlin at the break in the roof slope and there are tie beams running north/south connecting each set of posts. These posts are visible at different locations at the second floor. Each purlin (north and south) comprises two pieces that are joined with vertical lap joint and wood gusset at the rough center of the building and not above a vertical framing member. Interestingly, some sections of the purlin are sawn and some are hewn, but because the joint is not over a break point in the presumed building evolution, it appears they were fabricated like this for installation in the building at the same time. Sawn diagonal braces rise up from each side of the central posts to connect to the purlins as does a single brace connecting the end posts to the purlins.

Condition: The condition of the framing generally appears good, although there is evidence of water damage around the chimneys, but it is not clear if this is a result of active leaks.



**Photo 106: View towards east gambrel end. Water damage to wood is visible.**



**Photo 107: View of the northeast chimney. Note the water staining. It is not known if this leaking is active, but the flashing at the exterior and the roof appear sound.**



**Photo 108: View in the attic of the north post in line with the wall on the east side of the hall.**



Roof: The cedar shake roof is applied to spaced sheathing open to view within the attic.

Condition: Both the sheathing and the underside of the cedar roof appear to be in good condition.

Windows: There are fanlights and louvered vents at each end of the attic.

Condition: The condition of the fanlights is discussed in the Exterior section. The condition of the louvered vents appears to be good.

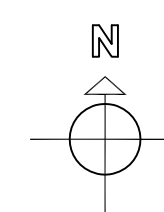
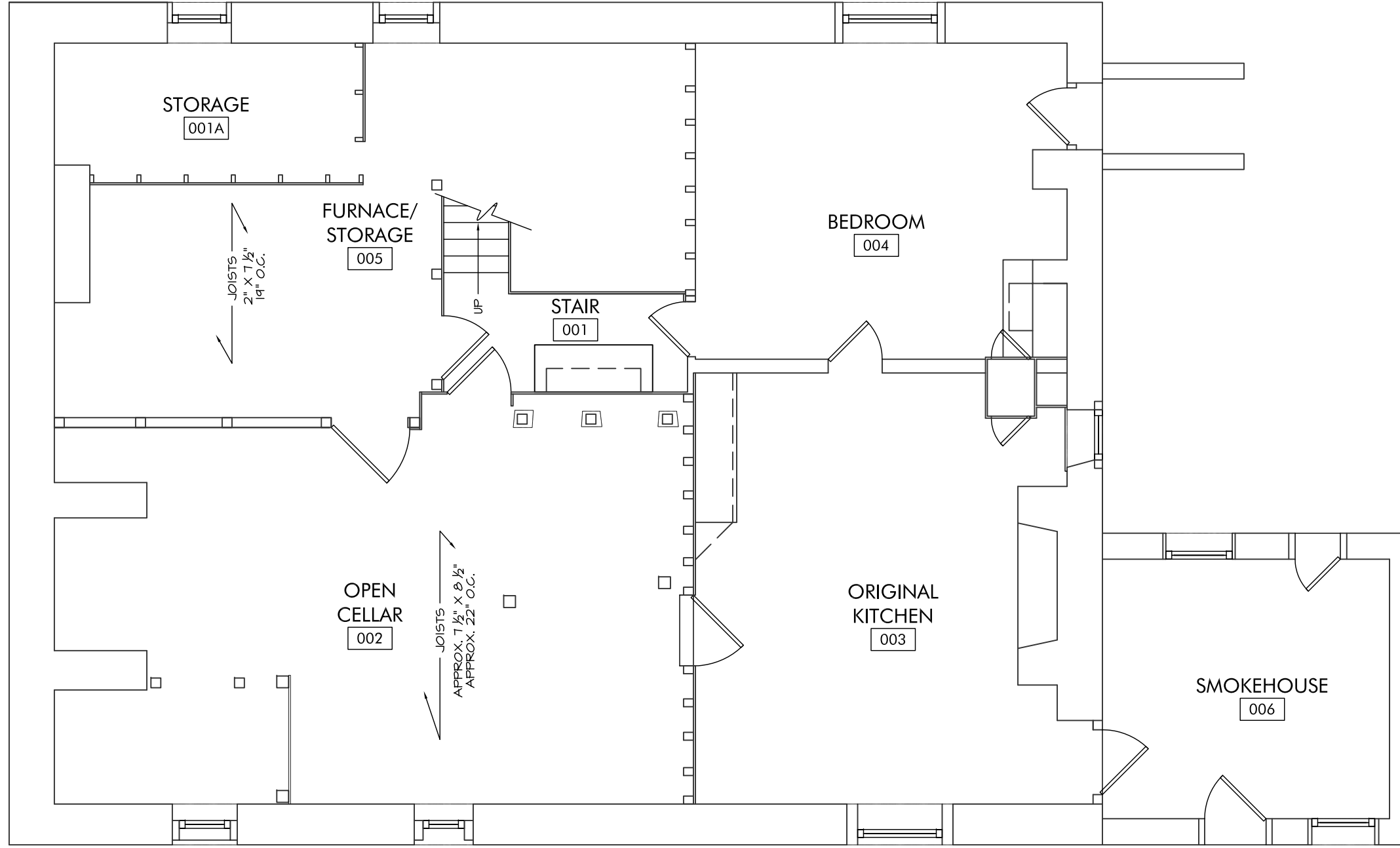


**Photo 109:** View east behind the line of the purlin. Note the roof pitch is steeper than in the above photos.



**Photo 110:** View of the joint of the two sections of purlin on the north side of the attic. The section of purlin to the right is hewn and that on the left is sawn, however this does not appear to be related to the roof being built in two sections.





EX-1

BASEMENT PLAN

SCALE: 3/16" = 1'-0"

PRESERVATION PLAN  
**MARTIN BERRY HOUSE**  
 TOWNSHIP OF PEQUANNOCK  
 581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

**HMRARCHITECTS**

821 ALEXANDER ROAD - SUITE 115  
 PRINCETON, NEW JERSEY 08540  
 609-452-1070 - HMR-ARCHITECTS.COM

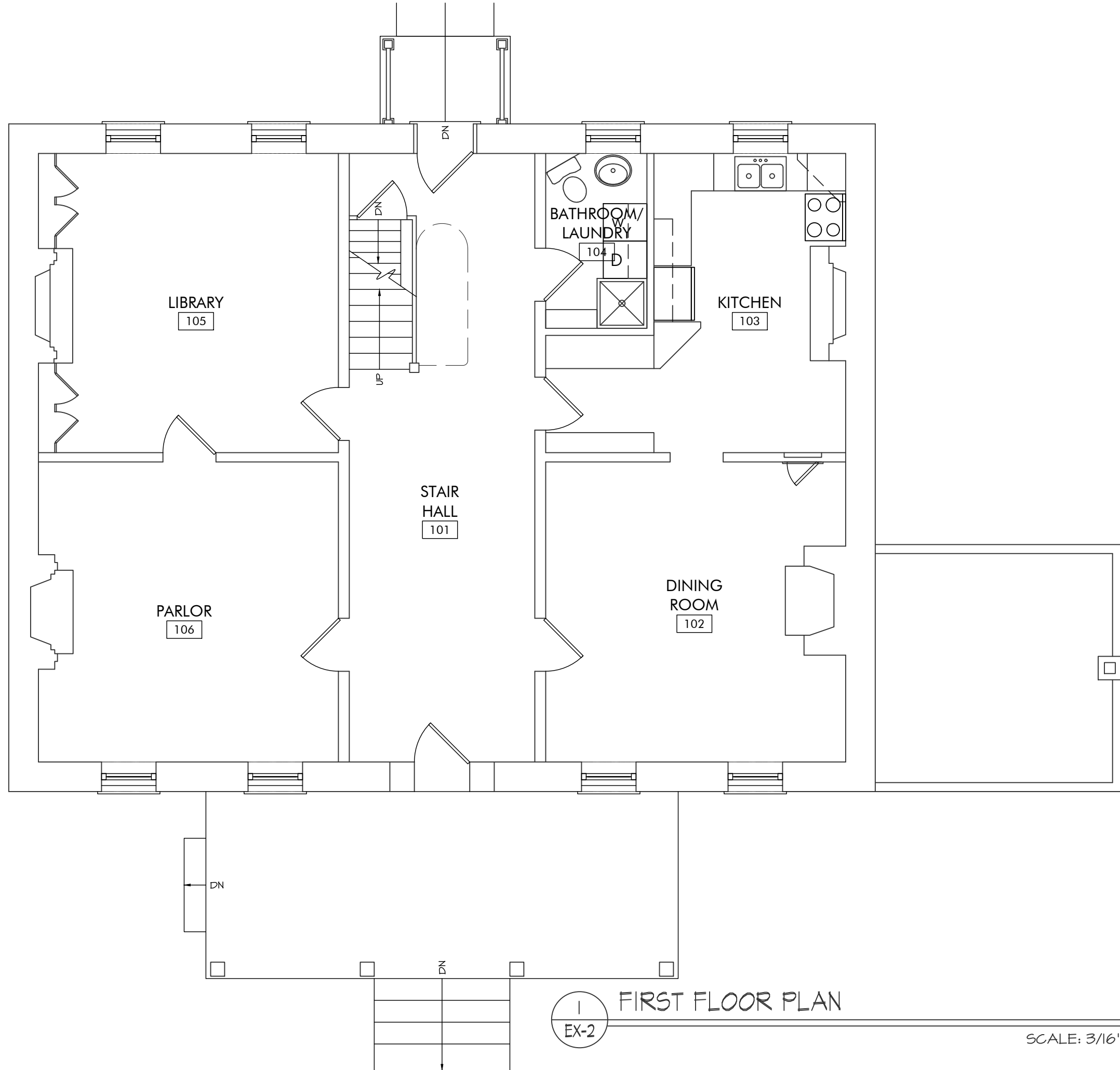
**BASEMENT PLAN**

SCALE: AS NOTED  
 DRAWN BY: JK  
 DATE: 01/22/16

**EX-1**







EX-2 FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SCALE: AS NOTED  
 DRAWN BY: JK  
 DATE: 01/22/16

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**HMR**ARCHITECTS

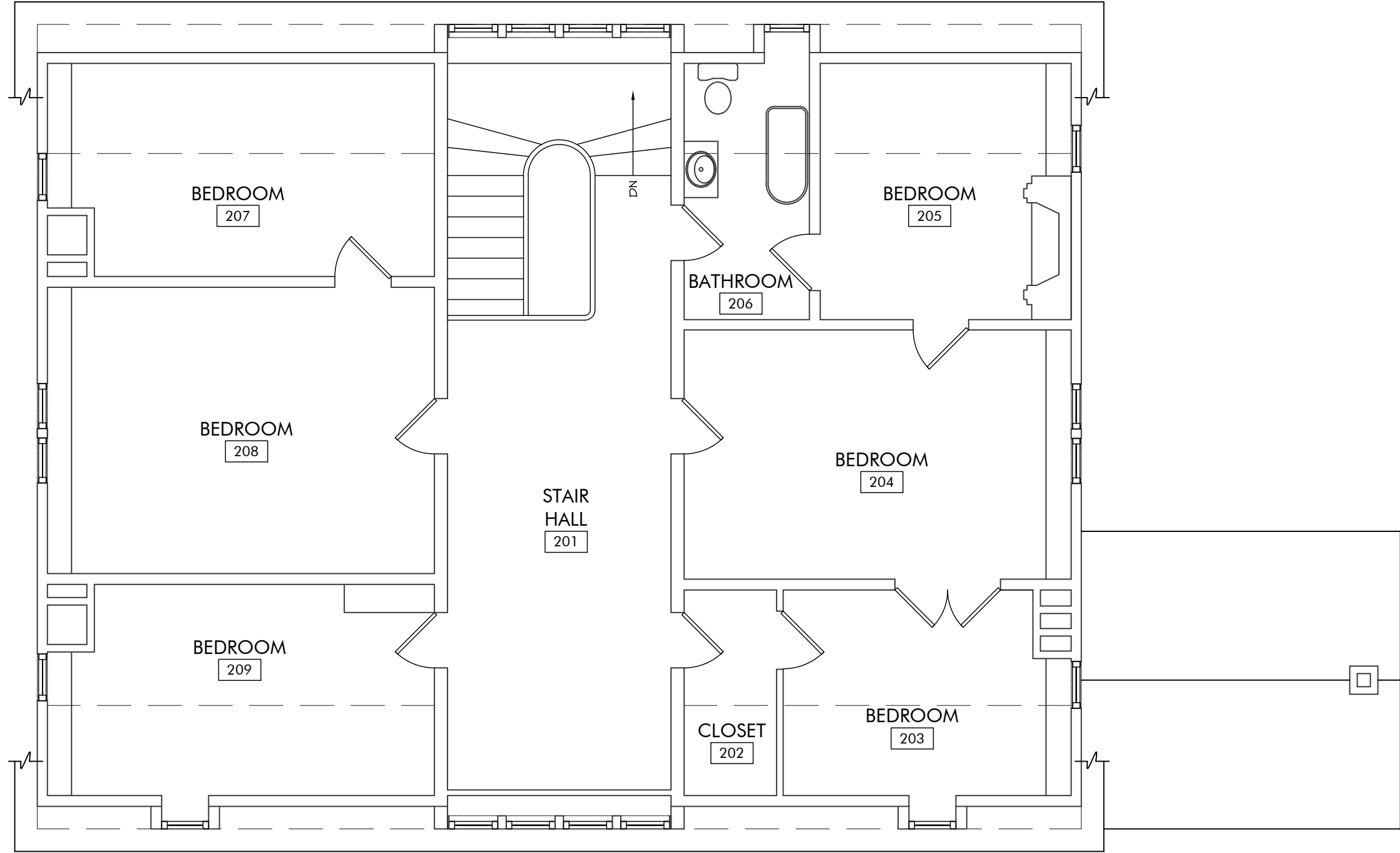
FIRST FLOOR PLAN

EX-2

PRESERVATION PLAN

**MARTIN BERRY HOUSE**  
 TOWNSHIP OF PEQUANNOCK  
 581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

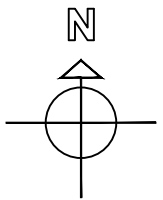




1  
EX-3

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"









1 SOUTH ELEVATION  
EX-4

SCALE: 3/16" = 1'-0"

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PRESERVATION PLAN  
MARTIN BERRY HOUSE  
TOWNSHIP OF PEQUANNOCK  
581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

SOUTH ELEVATION

SCALE: AS NOTED  
DRAWN BY: JK  
DATE: 01/22/16  
EX-4





1 EAST ELEVATION  
EX-5

SCALE: 3/16" = 1'-0"

SCALE: AS NOTED  
DRAWN BY: JK  
DATE: 01/22/16

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**EAST ELEVATION**

PRESERVATION PLAN  
**MARTIN BERRY HOUSE**  
TOWNSHIP OF PEQUANNOCK  
581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

**EX-5**







1 NORTH ELEVATION  
EX-6

SCALE: 3/16" = 1'-0"

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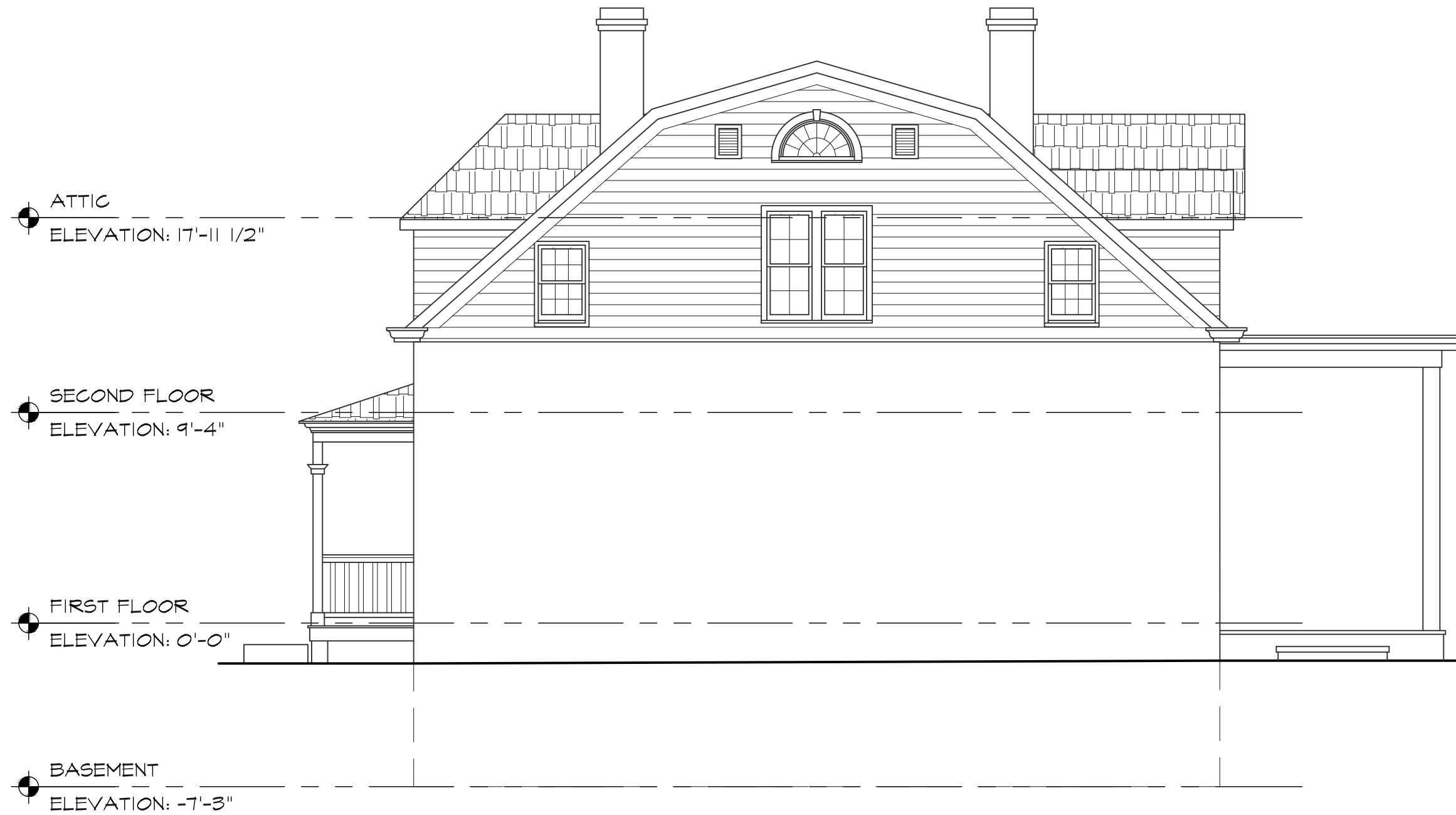
PRESERVATION PLAN  
**MARTIN BERRY HOUSE**  
TOWNSHIP OF PEQUANNOCK  
581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

SCALE: AS NOTED  
DRAWN BY: JK  
DATE: 01/22/16

**NORTH ELEVATION**

**EX-6**





1  
EX-7

WEST ELEVATION

SCALE: 3/16" = 1'-0"

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PRINCETON, NEW JERSEY 08540  
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**HMR**ARCHITECTS

PRESERVATION PLAN  
**MARTIN BERRY HOUSE**  
TOWNSHIP OF PEQUANNOCK  
581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

SCALE: AS NOTED  
DRAWN BY: JK  
DATE: 01/22/16

**WEST ELEVATION**

**EX-7**





## V. BUILDING CODE AND ACCESSIBILITY ANALYSIS

### A. Methodology

The following spreadsheet provides an overview of the major code issues that may impact the future use and function of the Martin Berry House.

The basis for this architectural code review is the State of New Jersey, Uniform Construction Code, Rehabilitation Subcode, NJ AC 5:23-6 known as the Rehab Code. This Subcode, first adopted by the State in 1998, and updated in 2002, regulates work on existing buildings, whether that work is a change of use, addition, or renovation. Included within this Subcode are specific requirements for designated historic structures, including those structures individually listed on the State and/or National Registers and structures denoted as "contributing" within districts listed on these registers. Provisions of other subcodes of the Uniform Construction Code for the State do not apply to existing buildings unless referenced within this Subcode.

The Martin Berry House was individually listed on the New Jersey and National Registers of Historic Places in 1973. It is therefore considered a historic building under the NJ Rehabilitation Subcode.

To utilize this Subcode one must first determine the use group, level of work to be completed, and whether a change of use is required. The Subcode outlines the basic code requirements for each use group along with special requirements for historic structures, changes of use, and additions. The Martin Berry House was originally constructed as a residence. The purchase of the house by the Township from the current owner is to be finalized soon and is intended to be rehabilitated for use as a meeting and event space with office space and selected areas of historic interpretation. Under the Rehabilitation Subcode a historic museum is considered a B use; therefore the following includes the

specific code requirements for a historic structure and the continued use as a historic museum. The current proposed work shall be considered alteration work, with changes in partitions and circulation related only to the requirements to provide an accessible entrance to the building and accessible restrooms. The following code review is applied according to these requirements.

Some key elements of this code review are highlighted with complete code references and compliance notes on the following spreadsheet.

### B. Key Code Review Notes

#### **Subchapter 6:33 - Historic Buildings**

Buildings shall comply with this section of the Subcode relating to repair, renovation, alteration, restoration, reconstruction, movement, and/or change of use except as noted in this section. According to this code, historic buildings include any buildings listed on the State or National Registers or listed as "contributing" structures in a State or National Register District. The Martin Berry House is individually listed on both the New Jersey and National Registers.

#### Use Group

Subchapter 6.33 - Historic Building Section of this code indicates that when a historic building is used as a historic museum, that building shall be classified as Use Group B, Business, provided the following conditions are met:

- Occupancy shall be limited to no more than 50, set by the construction code official based on egress capacity and travel distance.
- Occupancy shall be limited to the first and second floors in buildings with one means of egress. Travel distance to that exit shall not exceed 75 feet.
- All tours must be led by docents.

#### Interpretation

*Assuming the above criteria are met, the Martin Berry House in its current condition and use is in compliance with these requirements and can be classified as Use Group B, Business.*

#### Special Provisions

In addition to the code requirements outlined above, the Rehabilitation Subcode, Historic Building section, outlines a number of provisions, which may be met in lieu of other requirements in the code if the historic building is to undergo repair, renovation, alteration, or restoration. For consideration under this special provision section, all repairs, renovations, alterations, and restorations must be completed in accordance with the Secretary of Interior Standards. These include the following:

- Original and/or replica materials and methods may be used where these materials and finishes are exposed.
- Exterior walls need not be modified to meet fire-resistive construction requirements.
- Where one-hour ratings are required the material and design need not be changed where the existing wall and ceiling finish is lath and plaster.
- Existing roof covering may be continued or replaced with the same materials or the preexisting material may be installed provided they are deemed historic.
- If occupied by fewer than 50 people, the front or main exit door can swing in.
- Existing door openings and corridor and stairway widths of less than that specified in this subcode may be approved, provided that—in the opinion of the subcode official—there is sufficient width and height for a person to pass through the opening to the exit.
- Enclosure of the exit stairs is not required for that portion of the stair serving the first and second floors.
- Existing handrails may remain or be replaced with handrails matching the original.
- Existing guardrails must be at least 30 inches in height for a drop between 38-48

inches. Existing or original balustrade spacing can remain.

- When stairs are replaced or repaired, the existing or original riser height and tread shall be permitted to remain.
- The fire protection subcode official may accept alternative exit sign design and/or location where strict compliance would damage the historic character of the buildings.

#### Interpretation

*As defined in Section 5:23-6.3 Definitions the proposed work is categorized as "Alterations." Defined as "the rearrangement of any space by the construction of walls or partitions or by a change in the ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the loadbearing capacity of or which imposes additional loads on primary structural component." Due to the introduction of the new barrier-free restrooms and mechanical systems, this work is defined as "Alteration." All work at the Martin Berry House will be designed to be in compliance with the Secretary of Interior's Standards for Rehabilitation. Special provisions of this section are applicable to this rehabilitation. Exit lighting design and material selections will be reviewed under this section of the subcode.*

#### Accessibility

The Historic Building section of this subcode allows for variances to the accessibility subcode set forth in NJAC 5:23-7. Specifically, this subcode indicates that compliance shall be required unless "the historic character of the building would be threatened or destroyed." The Rehabilitation Subcode, Historic Building Section, indicates that at least one accessible route from an accessible entrance to all publicly used spaces on the level of the accessible entrance shall be required. If toilet facilities are provided, at least one shall be accessible.

*Interpretation*

*In its current condition the Martin Berry House is not in compliance with this requirement. The construction of an accessible entrance to the first floor of the building, as well as the creation of an accessible restroom will be required.*

**Subchapter 6:17 & 6.17 A- B- Business, Basic & Supplemental Requirements**

Letter (a) Exits: Number (2). A single exit shall be permitted in buildings not more than 2 stories in height with less than 3,000 sf/floor provided travel distance is less than 75'. A minimum 1-hour rated enclosure for exit and vertical opening protection is required.

Letter (i.) Vertical Opening Protection: (i) Exception: Vertical opening protection in buildings not more than 3 stories will be 30 minutes. If less than 3000-sf per floor no vertical opening protection is required.

*Interpretation*

*The Martin Berry House contains approximately 1,370 sf at the first floor, 1,450 sf at the second floor, and 1,480 sf at the basement with a travel distance of less than 75' from all locations within the house. Two exits are provided at the first floor and three exits are provided at the basement level. According to exception (i) above, no vertical opening protection or rated enclosure is required.*

basement does have access at grade, accessible entrances are proposed for both the basement and first floor.

At the first floor, consideration was given to providing a ramp at the front and rear doors. Either option would be possible, but providing the ramp to the rear door mitigates the impact the ramp will have on the architectural character of the house. A path from the two proposed parking areas to the south entrance at the smokehouse will provide access to the basement level.

Additionally, the long-term plan for programming space in the chicken coop would require a ramp to the first floor level of this building.

Another deficiency in the accessibility of the house is the current bathroom. Given the proposed two-level use of the house with separate exterior accessible entrances, barrier-free restrooms are proposed at the basement and first floor. At the first floor, the new restroom is proposed for the location of the existing bathroom and at the basement the new restroom is proposed for the area just below the first floor restroom.

**Emergency Egress**

As a residence, there are currently no exit signs or emergency egress lighting. New exit signs and emergency egress lighting will need to be provided.

**C. Code Deficiencies Review**

**Accessibility**

Accessibility to any historic structure is often difficult and may require major changes to grade, entrances, or porch configurations. Solutions including exterior ramps, lifts, and/or grade changes are often used. There are two existing entrances to the first floor of the Martin Berry House and three, at-grade entrances to the basement level. Given the proposed use of the house and the fact that the



**MARTIN BERRY HOUSE  
BUILDING CODE NOTES**

REQUIREMENT	REFERENCE	COMPLIANCE
1. Change of Use Basic Requirements	<p>5:23-6.31(b) No change in Hazard category</p> <p>5:23-6.31(b)1 Where a lettered subsection of the "change of use" section establishes a requirement that differs from the basic requirement, the requirement in the lettered (change of use) section shall govern</p> <p>5:23-6.1(g)6 Where the use of a building is changed, a new certificate of occupancy is required by 5:23-2. This does not mean that all changes of use are required to meet the requirements for reconstruction</p>	<p>Building comply with requirements for Alteration Work 5:23-6.6</p> <p>Requirements of "change of use" sections override "basic requirements"</p> <p>Building is not required to comply with Supplemental requirements of sections 6.12 through 6.28</p>
2. Egress Lighting	<p>5:23-6.17(e) Required, including discharge lighting, conforming to NFPA 70.</p>	Egress lighting will be required.
3. Illuminated Exit Signs	<p>5:23-6.17(f) Exit signs required for all required means of egress. Main Exterior Doors that are clearly identified as exits are not required to have exit signs.</p>	Exit signs at the first floor exit doors are not required, but shall be voluntarily installed.
4. Handrails	<p>5:23-6.17(g) Handrails shall be provided where they are not provided or where they are in danger of collapse Exit Stairways more than 66" wide shall have handrails on both sides.</p> <p>5:23-6.33(b)10i - Historic Buildings Existing handrails may remain</p>	<p>Existing rails may remain unless they are in danger of collapse. New railings shall be installed where absent. New handrail shall be provided at front porch steps down to the front yard.</p> <p>Existing rails may remain unless they are in danger of collapse. New railings shall be installed where absent. The handrail at the main stairs shall remain. Where there is no handrail at the front steps up to the porch, one should be provided. New handrails shall be provided at all new ramps.</p>
5. Guards	<p>5:23-6.17(h) Guards shall be provided where they are not provided or where they are in danger of collapse</p>	Existing guards may remain unless they are in danger of collapse. New guards shall be installed where absent. New guardrails should be provided at the south porch to each side of the stairs and at the east end to match the new.
6. Interior Finishes	<p>5:23-6.17(m) Interior finishes shall comply with 5:23-6.11( c ) 5:23-6.33(b)8 In buildings other than R-3 and R-5, finishes in exitways shall have a flame-spread classification of Class III or better.</p>	<p>Existing finishes comply with requirements.</p> <p>Existing historic plaster and wood floor finishes meet requirements and can remain.</p>



7. Windowless Stories	5:23-6.30( c )6 Windowless basements not exceeding 3,000 sf shall be exempt from automatic sprinkler system requirement, provided a supervised automatic fire alarm system shall be installed	Supervised automatic fire alarm system / smoke detectors will be required.
8. Means of Egress	5:23-6.31( c ) Change in Hazard category from R-1 (higher) to B (lower)	Building is not required to comply with the requirements of 6.31( c )
	5:23-6.11 The section applies only to Reconstruction projects	Building occupancy shall be limited to 49 persons
	5:23-6.17(a)3 Single exit permitted for not more than two stories and not more than 3,000 sf per floor. One-hour fire separation not required per 6.33(b)3.	Egress from second floor via existing stair is allowable. Third floor attic space shall not be occupied.
	5:23-6.33 - Historic Buildings Existing main or front doors need not swing in the direction of exit travel when serving fewer than 50 people.	Building occupancy shall be limited to 49 persons
9. Enclosure of Vertical Openings	5:23-6.31(d)2 Stairs shall be enclosed in accordance with 6.10 thru 6.30 5:23-6.17(i)3i No vertical opening protection shall be required for vertical openings of up to 3 stories in buildings not exceeding 3,000 sf per floor	Vertical Opening protection is not required.
10. Height and Area Limitations	5:23-6.31(e) No change in Hazard category 5:23-6.31(e)1 Height and area of building not required to meet the limitations of Chapter 5 of the subcode for the proposed group	
11. Exterior Wall Fire resistance	5:23-6.31(f) No change in Hazard category 5:23-6.31(f)1 If the group of a building is changed to a higher classification in accordance with Table F, requirements shall be met	No change in Hazard Category - No requirement to comply with 5:23-6.31(f)
12. Automatic Sprinkler Systems	5:23-6.31(g) No change in Hazard category 5:23-6.31(g)2 When a change of use is made to an equal or lesser hazard category, there is no requirement to install an automatic sprinkler system	Sprinklers not required

13. Fire Alarm & Detection Systems	5:23-6.31(h)2  Group B: A manual fire alarm system shall be installed and maintained as required by Section 907.2.2 907.2.2 A manual fire alarm system shall be installed in Group B occupancies having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge	Manual Fire alarm system is not required in building with occupancy of 49 persons.  We would recommend a supervised automatic alarm system be installed.
14. Single & Multiple Station Smoke Alarms	5:23-6.31(i)  (applies to residential use groups)	Not required
15. Carbon Monoxide Alarms	5:23-6.31(j)  (applies to residential use groups)	Not required
16. Structural requirements	5:23-6.31(k) No change in Hazard category 5:23-6.31(k)2 Where the use is changed to an equal or lower category, the existing structure may be used without modification, provided that the building is structurally sound and in good repair	No work required
17. Plumbing Requirements	5:23-6.3(l) The fixture requirements for the proposed new use shall comply with the basic requirements for that use 5:23-6.17(k) Plumbing fixtures shall be provided as follows: Total Occupancy 1-15: 1 unisex water closet, 1 lavatory, 1 drinkingwater facility, 1 service sink	Existing fixtures exceed requirements
18. Electrical Requirements	5:23-6.31(m)  (applies to special and residential occupancies)	No requirement
19. Mechanical Requirements	5:23-6.31(n) Naturally ventilated areas shall be provided with minimum openable area of 4 percent of the floor area being ventilated	Existing operable windows shall remain.
20. Accessibility Requirements	5:23-6.31(o)2 The change of use of a building of less than 10,000 sf total gross enclosed floor area shall be exempt from the provisions of the barrier free subcode	Exempt from accessibility requirements. Change of use alone does not trigger accessibility requirements. Depending on the extent of proposed alterations, accessibility might be required at a future date.



Harrison-Hamnett, P.C.  
Consulting Structural Engineers

**MEMORANDUM**

Principals

John N. Harrison, P.E.  
Donald M. Hamnett, P.E.  
Daryl J. Dearolf, P.E.  
Mark W. Gaffney, P.E.

**To:** Mr. Kurt Leasure  
HMR Architects

Senior Associates

Craig M. Block  
William J. Bocchieri, P.E.  
Richard C. Miller, P.E.

**From:** Richard C. Miller, P.E.  
John N. Harrison P.E.  
Harrison-Hamnett, P.C.

Associates

Forrest W. Harrison, P.E.  
Richard S. Poll, P.E.  
Steven J. Renaud, P.E.

**Re:** Structural Condition Assessment  
Martin Berry House  
Pompton Plains, New Jersey

**Date:** December 22, 2015

As per your request, personnel from our office visited the site to perform a structural condition survey on the referenced existing building. The purpose of this survey work was to perform a visual inspection to identify any structural defects or distress and obtain sufficient information to determine the overall structural condition of the building. It was also requested to obtain sufficient information to perform a structural analysis on the first floor framing to determine the allowable load carrying capacity.

Photographs were taken and are enclosed for reference purposes.

The house is a two story wood frame structure with a full basement. The first floor framing consists of 7" to 9 1/2" deep rough hewn joists with varying widths and spacings. These joists are supported on the basement walls and interior timber beams supported by a series of posts. It is most likely that the floors above follow the same type of wood framing. The roof also consists of wood framing in a gambrel shape roof structure.

The basement walls consist of mortared stone construction with the basement floor being mostly dirt with a few areas of concrete slab on grade.

Some of the structural defects identified are discussed below.

**Item 1** – In the northeast corner of the basement there were signs of water coming through the foundation wall. The wall finishes were being pushed inward by mortar and loose material has been washed out of the stone wall. The exterior drainage away from the house should be improved, the finishes removed, and the mortar repointed.

**Item 2** – The door frame from the smoke house appears to be supporting the southwest corner of the stone wall. There are gaps between the stones and the mortar is missing. The joints should be repointed.

**Item 3** – The smokehouse roof rafters have spread, pushing the sill beam outward, separating the mortise and tendon joints that connect the collar beams. These connections should be secured to prevent further movement and potential collapse of the roof.

**Item 4** – Water appears to be entering the smokehouse through the grade level doorways. There was some buckled floor boards and a soft spot was noticed in the wood floor that may indicate deteriorated wood or a depression in the dirt supporting it.

**Item 5** – The open cellar is divided by a row of posts and a timber beam that supports the first floor joists. Due to the varying depths of the joists, some were shimmed, and others appeared to have little or no bearing on the beam. The shims should be checked and replaced if missing.

**Item 6** – There are numerous cracks in the plaster finishes throughout the house. None of these cracks appears to be a sign of major structural distress. The cracks appear to be mostly age related or possibly from slight movement in the building structure under external type loads.

**Item 7** – There are major signs of water infiltration in the finishes of the second floor ceiling and walls at the two west side chimneys. There is also signs of significant water damage in the second floor bathroom coming from the location between the north side dormers and the vent pipe. The bathroom floor is failing and the toilet is leaning. Water staining from this area can be traced all the way down to the basement where it can be seen on the first floor boards, joists, and studs separating the open cellar from the kitchen. It appeared that the basement studs had been cut off above the dirt floor in this area and were not bearing. The roofing and flashings should be inspected and repaired to prevent further water infiltration. The bathroom flooring should be removed so that the second floor joists and wall framing can be evaluated and sistered if found to be deteriorated.


The first floor framing was accessible from the open cellar areas only. The kitchen and original kitchen spaces in the basement had ceilings that concealed the floor framing above. Using the measured sizes of the joists and appropriate allowable wood stresses for timber of this age, calculations were performed, and the allowable floor live load carrying capacity was determined. The front hall is adequate to support approximately 60 psf. The parlor is limited to 40 psf due to one undersized joist. The reinforcement or sistering of this joist would raise the allowable load to match the front hall. The

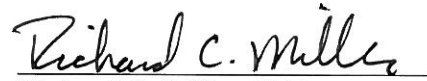


library and rear hall have less capacity of approximately 25 psf. It would be our recommendation to reinforce the floor joists by sistering with new 2x8's so that the floor would be capable of carrying this live load of 60 psf throughout. This allowable load would allow the first floor to be used as museum or office type space. The second floor also has a safe loading capacity for occupancy; however, at this time, we would recommend posting a limit of occupants, which would most likely be 20 people on the second floor.

It is our opinion that the house is in fair structural condition. We did not identify any major structural signs of structural distress. The one unsafe condition appears to be the floor of the second floor bathroom. It is our opinion that the strength of the floors is adequate to support the anticipated or desired usage with some minor type upgrade work to the floor joists. The roof structure appears to be adequately supporting all anticipated loads and will most likely continue to do so, provided that the water infiltration is arrested.

If you have any questions, please do not hesitate to contact our office.

  
\_\_\_\_\_  
John N. Harrison, P.E.  
N.J.P.E. #31198

  
\_\_\_\_\_  
Richard C. Miller, P.E.



Southwest Corner Elevation



East Elevation





North Elevation



Northeast corner basement wall finishes displaced from water infiltration and wall debris



North basement wall finishes displaced from water infiltration and wall debris



Missing mortar in stone wall above door from smokehouse





Separate mortise and tendon joint of smokehouse roof framing



Water damage and buckled floor boards in smokehouse





Varying floor joist depths and shims



Typical cracks in plaster wall finishes



Typical cracks in plaster wall finishes



Water damage at west side north chimney





Water damage at west side south chimney



Water staining on west side south chimney inside attic



Water damage and failing floor in second floor bathroom



Water staining on first floor framing along north wall below second floor bathroom leak





Attic framing



Attic framing



M&E Engineers conducted a site survey of the existing plumbing, heating, and electrical systems on November 11, 2015 at the Martin Berry House in Pequannock, New Jersey. This report summarizes our findings.

## **EXISTING CONDITIONS**

### **Plumbing & Drainage System**

There are bathrooms on the first and second floors. The 2<sup>nd</sup> floor bathroom has an old tank-type toilet which appears to have leaked and damaged the wood floor. There is a composite lavatory vanity sink, and a claw-foot tub. There is an exposed vent pipe in the room. The first floor toilet room appears to have been carved out of the original kitchen, and houses a washer, dryer and shower. The water closet is installed on a diagonal from the corner of the room.

The domestic water is supplied by a well, with a shallow well pump and well-troll tank in the basement under the stairs.

There is a 50 gallon electric hot water heater located in the basement. The connections are made with flexible hoses, and there is evidence of dielectric corrosion at the shut-off valve.

The sanitary sewer runs along the floor of the Kitchen 004 in the basement, and exits the house at the northeast corner of the building. Mrs. Bolger reported that there is a septic system in the driveway area.

There are two dug wells located on the grounds; one to the east and one to the south of the house.

### **Heating System**

The heating system consists of a Weil-McLain P-SGO-3 Series 3 steam boiler rated at 114,000 Btuh with a Beckett oil burner. The steam supply feeds cast-iron radiators via a two-pipe gravity return piping system. The boiler has evidence of rusting, but its age and condition are unknown. It appears to have been updated with an electronic water feeder and has been periodically tested and serviced. The original piping appears to be cast iron, whereas the boiler is connected with copper piping, and there are no dielectric fittings evident. Most of the piping

is insulated, and the insulation is suspected to contain asbestos. The supply piping has two mains which run from the boiler along the basement ceiling near the north and south exterior walls. The condensate return piping similarly runs along the basement floor near the north and south walls, and crosses the floor in front of the fireplace in the Open Cellar 002. There are air vents located at the end of the supply mains, and the supply and return pipes are looped together.

Mrs. Bogert indicated that the house previously had a coal-fired boiler, so we presume that the wooden structure next to the boiler was the coal bin at one time. The house originally relied on the various fireplaces for heat. Mrs. Bogert reported that the chimneys had been re-lined, and some of them did not draft properly afterwards.

There are cast-iron sectional radiators located in the Parlor, Library, Stair Hall, Dining Room, and Bedroom 207. The bedroom radiator did not get warm when the boiler fired, so it may be valved off. There is therefore no heat in the upstairs except for what rises from the 1<sup>st</sup> floor. The radiators are enclosed in decorative covers on the 1<sup>st</sup> floor, which likely conceal steam traps. The system is controlled by one Honeywell Thermostat located in the Stair Hall 101.

There is apparently a fuel oil tank buried outside the north-west corner of the building. Its size, age and condition are unknown.

There was one window air conditioner installed in Bedroom 203. There was no other air conditioning apparent.

### Electrical System

The electric supply for the building is an overhead service from a JCP&L Pole along Rt 23. The service is 120/240 volt, 1 phase, 3 wire, 60 Amps. There are two meters. The main electrical panel is hidden within a cabinet on the east wall of the Kitchen 004. It is an antique Cutler-Hammer fused panel with a 31-60 Amp main fuse, a 2-pole fuse for the kitchen range, and four Edison-base fuses for the dishwasher, freezer, lighting and boiler-room sub-panel. There are also two disconnects tapped onto the panel: a Federal 40 Amp 2-Pole (unmarked) and a Federal 30 Amp 2-pole for the hot water heater. There is a 6-circuit sub-panel in the room below the stairs which is also an Edison-base fuse panel.

The wiring throughout the building is BX (Type AC – Armored Cable) and where visible, it appears to be in good condition. However, the grounding is most likely not compliant with current code.

There are a small number of receptacles in the house, and only one was observed on the 2<sup>nd</sup> Floor in Bedroom 204.

Lighting is minimal, consisting of a few chandeliers and wall mounted fixtures. There are two noteworthy lanterns on the front porch. The basement has several T-12 fluorescent industrial strip fixtures.

There are rather old burglar alarm and fire alarm systems which are abandoned. There is a “Dictograph Fire Detective” system with heat sensors installed throughout the building. There is also a “Dictograph Security Detective” panel which was connected to contacts and wires that criss-crossed the windows for intrusion detection.

A Telephone service is provided by an overhead service adjacent to the electrical service.

## **RECOMMENDATIONS**

### Plumbing & Drainage System

1. The proposed ADA toilet in the basement will likely require an ejector pump, as the existing sanitary drain is above the finished floor.
2. The 1<sup>st</sup> floor toilet room can be renovated to accommodate ADA requirements.
3. The 2<sup>nd</sup> floor toilet can remain, but repairs and refurbishment are required.
4. It is our understanding that a public sewer will soon be available, but we are unaware of the location and depth. Connecting to it might require a sewage lift station, which could be expensive and a continuing maintenance item. The septic system should be inspected, and a decision made once all factors are known.
5. The existing well should be sufficient for the limited amount of water this building will consume. It would not support a fire sprinkler system.
6. The water heater should be properly connected and the corrosion removed.
7. The two dug wells should be inspected and the safety grates checked.

### Heating/Cooling System

1. It is our understanding that natural gas is available in the street. A new gas service should be requested from the utility.

2. The underground fuel tank should be removed.
3. As air conditioning and some level of humidity control is desired, the steam boiler, piping and radiators should be removed.
4. A gas fired heating system should be installed. This could be a high-efficiency hot water boiler, but gas-fired furnaces are probably more appropriate.
5. Air conditioning coils should be coupled with the furnaces to provide cooling and dehumidification. These could be direct expansion refrigerant coils, which would be connected to outdoor condensing units. An alternative is to install chilled water coils and connect them to a chiller, which could be installed in a more discrete location and piped underground to/from the building.
6. A furnace and cooling coil can be installed in the basement to serve the basement.
7. A furnace(s) and cooling coil(s) could be installed in the attic to serve the first and second floors.
8. The fireplace chimneys should be inspected and closed off and capped if they are no longer in use.
9. The boiler chimney and vent should be inspected if it is to be re-used.
10. A low temperature alarm should be installed to alert someone if the heat fails and the house gets near freezing temperatures.

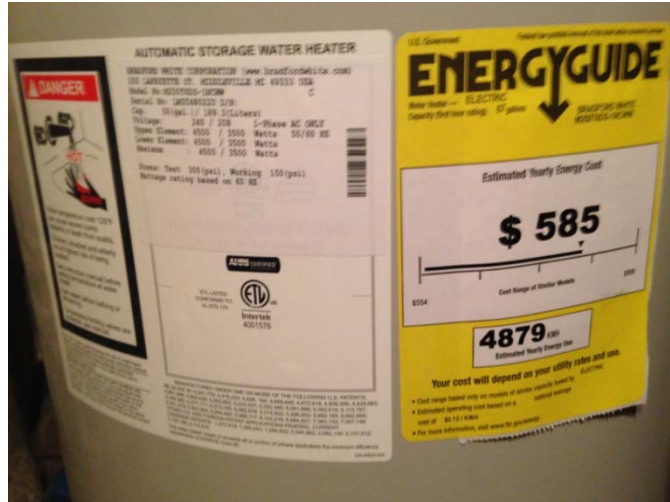
#### Electrical System

1. The electrical panels and disconnects should be replaced with new circuit breaker panels.
2. The wiring throughout should be tested for proper grounding and insulation resistance.
3. New receptacles should be added as required for the proposed program and use.
4. A service upgrade will be required to support the air conditioning equipment.
5. Fluorescent and incandescent fixtures should be replaced with LED.
6. The security and fire alarm systems should be removed and replaced with new. Smoke detectors should be installed on all levels.



WELL PUMP AND TANK





ELECTRIC WATER HEATER



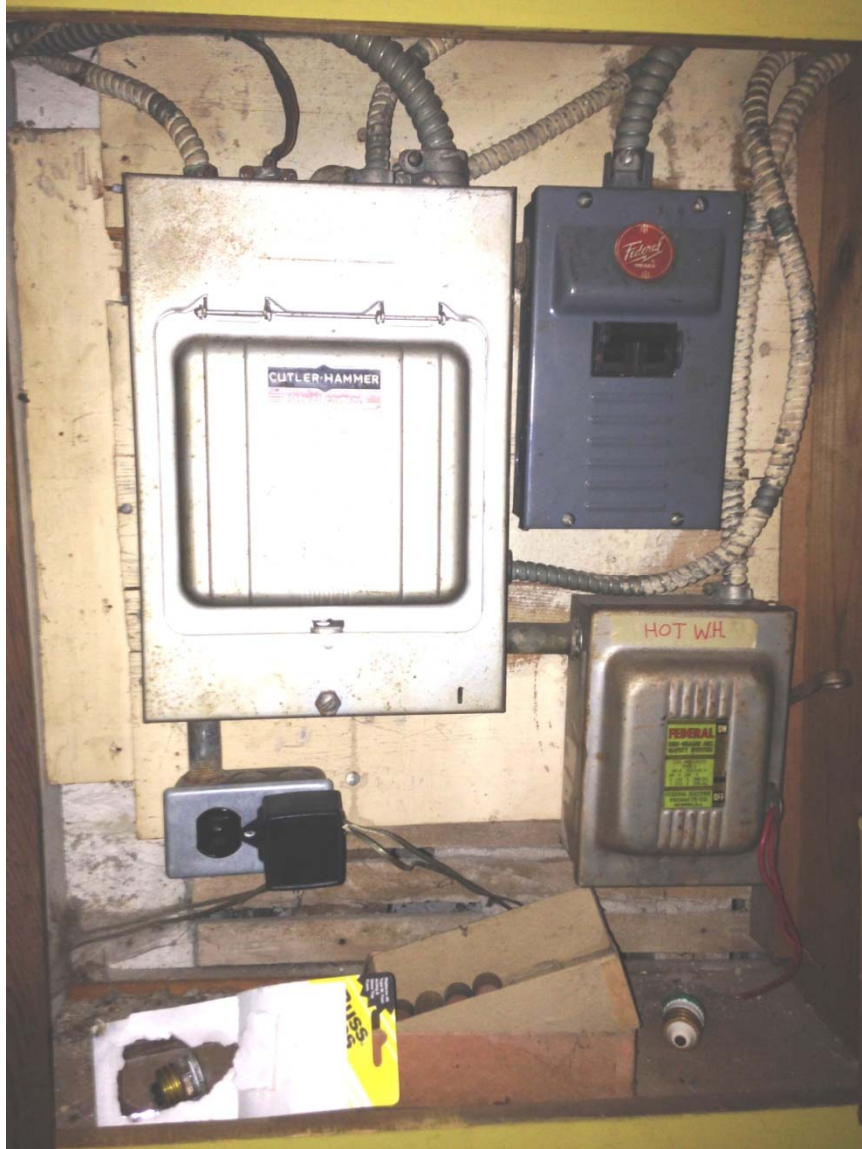
CORROSION AT WATER HEATER



OIL FIRED STEAM BOILER



STEAM RADIATOR IN FOYER



MAIN ELECTRIC FUSE PANEL AND SUB-FEED FUSES





## VIII. PRESERVATION PHILOSOPHY

### **A. Philosophical Basis for the Period of Significance**

The Martin Berry House is significant under Criterion C (Architecture) as representative of early residential architecture in the area.

The first section of the house was likely constructed by Martin Berry in 1720. Berry then expanded it to the north sometime before 1784. His son Henry H. and his wife Elizabeth then expanded it to the east creating the regional classic five-bay, center hall Dutch Colonial house with gambrel roof sometime after 1833. Built by four generations of the Berry family, the house is significant for those periods of construction resulting in the quintessential example of the evolution of a northern New Jersey Dutch farmstead from simple utilitarian vernacular structure to high style symmetrical architecture.

### **B. Treatment Philosophy**

Although many later improvements such as the large colonial revival front porch post-date and do not reflect the period for which the house is significant, the intent is to retain most, or all, of these features and incorporate them into the proposed use of the building for small events, meetings, lectures, and the interpretation of the house from its early occupants through the current owner. As such, the proposed treatment philosophy for the property is Rehabilitation which allows for later changes to be retained and new uses and necessary upgrades to be introduced into the building.

According to the National Park Service, rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or

features which convey its historical, cultural, or architectural values."<sup>1</sup>

In Rehabilitation, historic building materials and character-defining features are protected and maintained; however, latitude is also given for new construction and other alterations that are required for the proposed new use that will not destroy historic materials, features, and spatial relationships that characterize the property.

Consideration was given to removal of the dormers and front porch, however these additions have become part of the recognized fabric of the Martin Berry House and, additionally, they provide or enhance indoor and outdoor spaces that will be valuable for the future use of the building.

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<sup>1</sup> <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

## **IX. USE AND INTREPRETATION OF THE RESOURCE**

### **A. Proposed Use**

The Martin Berry House is currently a privately owned residential property. With the sale of the property to the Township of Pequannock the property will change in use from residential to B-Use as a historic museum under the NJ Rehabilitation Sub-Code. The proposed use will be for small events, meetings, lectures, work space, and office space for the Township and Pequannock Historical Society. Additionally, space in the building may be provided, or rented, to other community groups in need of space for compatible uses. There will also be ample opportunity to use the house to interpret the history of the building and the area.

Although there are challenges in introducing the proposed public use into the building, it is mostly compatible with the historic architecture of the Martin Berry House. Limited changes are necessary to accommodate the proposed use, with the biggest being those required to provide barrier-free access and bathroom facilities. Any building systems improvements such as central air conditioning can be implemented in such a way as to minimize their impact on the historic character of the building.

In addition to the proposed uses of the building, the site provides further opportunities for outdoor events and the possibility of linking the site up with a rails-to-trails corridor just to the west of the site.

### **B. Essential Upgrades**

Because the Martin Berry House is transitioning to a public resource, there are two essential improvements that must be made to ensure compliance with modern building codes: the provision of barrier-free access and restroom facilities.

In order to minimize the impact of the introduction of the ramp on the historic

character of the house, it will provide access to door at the rear of the main stair hall. The existing bathroom on the first floor will be converted to a barrier-free restroom and a new barrier-free restroom will be added at the basement level. Due to the space limitations and the high cost, an elevator is not being considered for barrier-free access between floors, and separate barrier-free access routes will be provided at the basement and first floor.

In addition to these required barrier-free upgrades, there are a number of upgrades that need to be implemented in order to open the house for public use. In order to provide 60 psf floor loading at the first floor a number of floor joists will need to be supplemented through sistering. In addition, fire detection and alarms, exit signs and emergency egress lighting need to be provided. The mechanical systems in the building also need to be upgraded to provide heat and air conditioning throughout.

There are a limited number of places in the house that are suffering from water damage due to their proximity to grade and a lack of sufficient drainage in the area. One of these areas is the smoke house, where poor drainage and a lack of gutters is causing damage at the floor. Similarly, at the northeast corner of the main section of the building the flooring, plaster, and millwork in the area is suffering from water damage. These problems should be addressed sooner than later so as to prevent continued deterioration and escalating repair costs. The roof at the smokehouse is also in poor condition and needs to be replaced.

### **C. Reasoning for the Capital Project**

The reason for the preparation of this preservation plan is to plan for the public use and long-term preservation of the Martin Berry House. Soon to be a publically owned resource, the Township is committed to the ongoing use of the property in ways that are compatible with the preservation of the property, while also seeking vital programming to ensure that

the property remains in active use for the community at large and avoids the pitfalls of many historic sites: limited operation and public visitation.

Beyond this essential work, the Township must decide what is economically feasible to undertake with the understanding that a long-term phased approach may be necessary to reach the goals of the preservation plan.

#### **D. Interpretation of the Martin Berry House**

The existing conditions of the Martin Berry House reflect centuries of ownership, from the eighteenth-century construction of a house of which only remnants remain through the ownership of Mr. and Mrs. Bogert. From the hewn timber joists of the earliest house to the Victorian era dormers to the crown mouldings installed by Mr. Bogert there are many layers of occupation embodied in the existing historic fabric. As such, it would be difficult to interpret the house to one particular period in its evolution. As a rehabilitation project rather than a restoration, however, it is not required to select a single period of interpretation. Different spaces will be used for different purposes and might reflect different time periods or tell the stories of the different families that lived there. Or, the architecture of a space might serve simply as a back-drop for a non-interpretive use, such as a meeting space. The basement of the original house which contains original floor joists and a fireplace foundation could be used for lectures, for instance. Other spaces could be used for more traditional interpreted museum space if desired.

The story of the four generations of Berry family that lived in the house starting with initial construction up to 1862 will provide important interpretive opportunities. Through the Berrys, many stories can be told: of the European founding of Pequannock by the Dutch in the early 18<sup>th</sup> century, of the evolution of Dutch building customs from vernacular with cultural traditions to high-style, English-

influenced architecture, of the evolving Dutch family from early settlement to Victorian New Jersey. Importantly, with the Berry family, the story of slavery in New Jersey can also be told. Through primary documentation, we know that every generation of the Berry family had slaves; we also know some of their names. In 1840, Henry H. Berry still had a designated “slave” in the census. In 1860, there was still one black person living in the house; her name was Philis Post, she was 80 and presumably, a former slave. This important history—of the institution of slavery, of the lives the slaves led and their gradual emancipation in New Jersey—is a significant chapter in American history. It can be told through the Berry family history.

Through James R. Evans, the story of one man’s experience in the Civil War can be told. Evans was a decorated hero and Congressional Medal of Honor recipient. He and his wife purchased the house in 1879 and lived there for 12 years. Evans also was the local postmaster and justice of the peace. Through the Evans family, the story of a changing Pequannock following the introduction of the railroad and the move away from a solely subsistence farm economy can be interpreted.

The May family owned the property between 1891 and 1916 when the property was known as Mayfield. Jessie May was an amateur photographer, unusual for a woman at the end of the 19<sup>th</sup> century. She had a dark room in the house. Her photographs of the house provide a great starting point to talking about the lives of women at the turn-of-the-20<sup>th</sup> century.

Finally, the story of Eleanor and Charlie Bogert, the final private owners of the property who purchased it in 1951 must be included in the interpretation of the house. The Bogerts lovingly cared for the building for over 65 years; their craftsmanship is seen throughout the house. Eleanor, still residing in the house, has been a Morris County preservation advocate for many years and her care for the building and property ensured that the public will be able to benefit and learn from this important resource into the future.

**E. Ownership and Resource  
Stewardship**

At the time of this writing, the Martin Berry House is still owned privately. Soon after the completion of this report, Pequannock Township will finalize the purchase of the property and will assume responsibility for the maintenance and long-term preservation of the house and property.





## X. TREATMENT RECOMMENDATIONS

### A. EXTERIOR

#### SITE

##### Accessibility:

*Recommendation.* (Short-term)  
Provide ramp to north porch. Provide three parking spaces off of west circular drive, including one new accessible parking space.

Provide an ADA compliant barrier-free path to the south door into the smokehouse.

##### Parking and Circulation:

*Recommendation.* (Long-term)  
Provide new bluestone path from east parking area off Route 23 to the south smokehouse door.

Redo driveway and provide head in parking along west side of drive for eight cars.

##### Restrooms:

*Recommendation.* (Long-term)  
Provide new building to house barrier-free restrooms for future use of site.

##### Landscape Features:

*Recommendation.* (Long-term)  
Re-build retaining wall extending from the south wall at east end of the main section of the house.

##### Outbuildings:

*Recommendation.* (Long-term)  
Chicken coop: Restore chicken coop for three-season use. Replace roof and assume 25% of rafters and sheathing. Provide electrical service from house and new track type lighting at interior and exterior lighting at doors. Provide new sono-tube footing under cmu piers. Re-set cmu piers and anchor to sill plates. Replace sill plates and assume 25% of flooring and floor joists. Replace

20% of siding. Restore two doors and windows. Provide gutter and two downspouts at rear of building. Provide new barrier free ramp to one door - approximately 18-ft long with handrails, landings (2) and curbs. Clear site around building. Continue barrier free path from path to rear entry at house to ramp at chicken coop.

Privy: Replace asphalt shingle roof. Repair door. Prep and paint exterior.

#### SOUTH FAÇADE

##### Walls:

*Recommendation:* (Short-term)  
Clean biological growth from base of smokehouse walls. Repair bulge above east basement window - approx. 6 sf. Patch adjacent stucco- approx. 20 sf. Prep and paint.

##### Windows:

*Recommendation:* (Short-term)  
Restore six-over-six dormer windows and multi-light sash at center dormer. Provide new six light basement sash at west basement window and new appropriate sash at east windows. Prep and paint smokehouse window.

##### Doors:

*Recommendation.* (Short-term)  
Main entry: Restore existing door. Tighten and secure joints, trim as necessary for smooth operation. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation.

Smokehouse door: Restore door. Disassemble and replace bottom rail and provide epoxy repairs at stiles. Prep and paint. Provide barrier-free hardware with emergency egress operation.

Roof and Roof Drainage:

*Recommendation:* (Immediate)  
Replace south porch roof and replace damaged crown moulding to match existing - 20 l.f.  
Provide half-round lead coated copper gutters and plain round downspouts at the smokehouse.

*Recommendation:* (Short-term)  
Replace smokehouse roof with new cedar shakes.

*Recommendation:* (Long-term)  
Replace cedar shake roof at main house and dormers.  
Replace corrugated metal downspouts with plain round lead coated copper downspouts.

Cornice and Soffit:

*Recommendation:* (Immediate)  
Replace damaged crown moulding at south porch to match existing - 20 l.f.

**WEST ELEVATION**

Walls:

*Recommendation:* (Short-term)  
Repoint small area of exposed stone masonry at grade. Excavate 6" deep by 8' long and repoint exposed portion of stone foundation.

Windows:

*Recommendation:* (Short-term)  
Restore six-over-six and four-over-four windows and multi-light sash at center dormer. Remove, strip and restore sash. Re-glaze 100%.  
Repair drip cap at south six-over-six window.  
Prep and paint fanlight.

Chimneys:

*Recommendation:* (Short-term)

Repoint north chimney 100%. Replace damaged brick to match existing assume 15%.

Millwork:

*Recommendation:* (Short-term)  
Replace bottom course of siding at upper gambrel and re-set drip edge at left side.  
Re-set rake board and make sure to close all gaps behind rake to prevent pests from entering building.

**NORTH ELEVATION**

Foundation:

*Recommendation:* (Immediate)  
Remove stucco at left side and repoint stone. Regrade so water can drain away from house. Re-stucco to match existing.

Walls:

*Recommendation:* (Immediate)  
Clean biological growth.

*Recommendation:* (Short-term)  
Remove areas of bulging plaster below windows. Inspect for structural damage and re-stucco to match existing.

Windows:

*Recommendation:* (Immediate)  
Consolidate rotted wood at basement windows.

*Recommendation:* (Immediate)  
Patch crack in stone window sill.

*Recommendation:* (Short-term)  
Prep and paint shutters.

Doors:

*Recommendation:* (Short-term)  
Remove storm door. Trim and adjust main door for smooth operation. Tighten hardware. Replace cracked panel. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to

match existing with emergency egress operation.

Roof:

*Recommendation.* (Immediate)  
Clean biological growth from roof.

*Recommendation.* (Long-term)  
Replace cedar shake roof at main house and dormers.

Chimneys:

*Recommendation.* (Short-term)  
Repoint west chimney 100%. Replace damaged brick to match existing, assume 15%.

Cornice and Soffit:

*Recommendation.* (Immediate)  
Reattach fascia board to wall.

*Recommendation.* (Long-term)  
Replace corrugated metal downspouts with plain round lead coated copper downspouts.

Porch:

*Recommendation.* (Immediate)  
Clean biological growth. Repair hole in corner of eave. Remove column base box-out. Prep and paint all wood elements.

*Recommendation.* (Short-term)  
Replace wood shake roof in kind.

*Recommendation.* (Short-term)  
Make adjustments to porch as necessary to provide for ADA-accessible entry. See proposed drawings.

Miscellaneous:

*Recommendation.* (Immediate)  
Trim bush back to not cover bell and posts.

*Recommendation.* (Short-term)  
Replace rotted area of post bases. Consolidate wood crosspiece. Prep and paint wood.

## EAST ELEVATION

Foundation: *No recommendations.*

Walls:

*Recommendation.* (Immediate)  
Clean biological growth from mortar at main house and stucco at smokehouse.

*Recommendation.* (Immediate)  
Reattach board on upper portion of main house.

*Recommendation.* (Short-term)  
Fill gap between boards and stucco of smokehouse.

*Recommendation.* (Long-term)  
Repoint main house stone wall 100%.

Windows:

*Recommendation.* (Immediate)  
Repair crack to right of north side smokehouse window.

*Recommendation.* (Short-term)  
Replace broken board of basement shutter. Prep and paint.

*Recommendation.* (Short-term)  
Restore and re-glaze existing second floor six-over-six and six-over-three windows. Replace cracked glass pane. Adjust as required for smooth operation. Provide weather-stripping and a new latch. Provide new interior storm panels. Restore and re-glaze fanlight. Prep and paint all woodwork. Replace nine-over-nine vinyl windows with four-over-four double-hung wood windows to match those on the west elevation.

*Recommendation.* (Long-term)  
Replace aluminum vents with wood.

Doors:

*Recommendation.* (Immediate)

Clean biological growth from smokehouse door and surround. Replace rotted baseboard piece.

*Recommendation.* (Short-term)  
Trim and adjust doors for smooth operation. Tighten hardware. Restore and re-glaze. Replace cracked wood panel and glass pane on main house door. Replace smokehouse doorknob.

Roof:

*Recommendation.* (Short-term)  
Replace smokehouse roof with new cedar shakes.

Chimneys:

*Recommendation.* (Short-term)  
Repoint smokehouse chimney 100%. Replace damaged brick to match existing, assume 15%.

Cornice and Soffit:

*Recommendation.* (Immediate)  
Repair hole in corner of gutter with Dutchman repair. Replace rotted wood of both eaves with Dutchman repairs. Reattach wood board on smokehouse eave.

Provide half-round lead coated copper gutters and plain round downspouts at the smokehouse.

Miscellaneous:

*Recommendation.* (Short-term)  
Decommission well. Clean biological growth.

## **B. INTERIOR**

### **BASEMENT**

#### **ROOM 001 - STAIR**

This space will continue to be used as a stair landing, but the east portion of the room will be opened up to provide space for a new mechanical room and barrier-free restroom. As much historic fabric as possible will be preserved within the space.

#### **Floor:**

*Recommendation.* (Maintenance)  
Maintain existing wood floor.

#### **Walls:**

*Recommendation.* (Short-term)  
Plug hole. Prep and paint.

#### **Millwork:**

*Recommendation.* (Short-term)  
Prep and paint.

#### **Doors:**

*Recommendation.* (Short-term)  
Remove paint on glass; prep and paint. Door will provide access from Room 004 into new mechanical room.

#### **Ceiling:**

*Recommendation.* (Immediate)  
Replace missing board. Prep and paint all woodwork.

*Recommendation.* (Immediate)  
Skim-coat flaking paint and plaster; prep and paint.

#### **Stairs:**

*Recommendation.* (Immediate)  
Stair does not meet code requirements and should be used by staff only. Fill cracks in risers. Prep and paint treads, risers, and stringers.

#### **Miscellaneous:**

*Recommendation.* (Short-term)  
Remove cabinets.

#### **Electrical:**

*Recommendation.* (Long-term)  
Provide surface-mounted fixture for bulb.

#### **Appliances:**

*Recommendation.* (Short-term)  
Remove chest freezer to accommodate access to new barrier-free restroom.

#### **ROOM 002 - EXHIBIT ROOM**

Room 002 will be used as a meeting, lecture and education space. Two timber posts within this space will need to be removed for practical use of this space for this purpose; select first floor joists will need to be sistered to achieve this as well as the required minimum live load capacity at the first floor.

#### **General:**

*Recommendation.* (Immediate)  
Carefully review any remaining historic objects, catalogue and retain for display or storage as appropriate.

#### **Floor:**

*Recommendation.* (Short-term)  
Provide new concrete slab floor throughout. Document existing floor following removal of the rug and other objects. Complete archaeological survey and documentation prior to installation of slab.

#### **Walls:**

*Recommendation.* (Short-term)  
Clean walls. Preserve coal bin walls. Repoint areas of damaged and missing pointing at foundation walls, approximately 10 square feet.

#### **Doors:**

*Recommendation.* (Short-term)  
Restore slat door between Room 002 and Room 005. Remove added boards, straighten door and tighten mortise-and-



tenon joints using traditional materials and/or concealed methods. Repair top hinge.

*Recommendation.* (Short-term)  
Adjust door to Room 001 for proper operation. This door will not be used by the public.

Windows:

*Recommendation.* (Short-term)  
Replace six-light awning sash and frame with new to match existing. Provide exterior storm panel.

Ceiling:

*Recommendation.* (Short-term)  
Clean open joists and floor boards using the gentlest means possible.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible lighting and necessary wiring for exhibit and meeting use.

ROOM 003 - ORIGINAL KITCHEN

Room 003 will be used as an exhibit and education space.

General:

*Recommendation.* (Immediate)  
Carefully review any remaining historic objects, catalogue and retain for display or storage as appropriate. Remove unnecessary and non-historic objects from the room and thoroughly clean all surfaces. Prep and paint.

Floor:

*Recommendation.* (Immediate)  
Replace sagging boards with Dutchman repair. Maintain rest of existing wood floor.

Walls:

*Recommendation.* (Immediate)  
Replace wood boards and base to left and right of smokehouse door.

*Recommendation.* (Long-term)  
Remove narrow boards on upper portion of walls and restore plaster beneath.

Millwork:

*Recommendation.* (Immediate)  
Prep and paint.

Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing doors for proper operation. Tighten all hardware.

*Recommendation.* (Short-term)  
Provide new historically appropriate hardware for smokehouse door.

Windows:

*Recommendation.* (Short-term)  
Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping, a new latch, and restore weight and pulley system at hung sash. Provide a new stop for the east window. Replace wood sill at south window.

Provide interior storm panels and remove exterior storm windows. (Short-term)

Ceiling:

*Recommendation.* (Short-term)  
Carefully remove beadboard in buckled areas to evaluate condition of ceiling above. Replaster as needed and reattach beadboard. Replace boards in southwest corner as needed. Prep and paint.

Miscellaneous:

*Recommendation.* (Long-term)  
Provide doors for cabinets where missing.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible lighting and necessary wiring for exhibit and meeting use.

Heating:

*Recommendation.* (Immediate)  
Clean loose debris from around fireplace and iron elements.

*Recommendation:* (Short-term)  
Clean stone fireplace walls. Repoint.

*Recommendation:* (Long-term)  
Restore fireplace to working order for exhibit use. Replaster upper portion of fireplace wall and provide wood surround as shown on HABS drawings.

#### ROOM 004 - MUSEUM BEDROOM

Room 004 will be used as an exhibit and education space. A door will need to be added to provide access to the proposed barrier-free restroom.

##### General:

*Recommendation:* (Immediate)  
Carefully review any remaining historic objects, catalogue and retain for display or storage as appropriate. Remove unnecessary and non-historic objects from the room and thoroughly clean all surfaces. Prep and paint.

##### Floor:

*Recommendation:* (Immediate)  
Replace rotted or missing boards at the north side. Maintain rest of existing wood floor.

##### Walls:

*Recommendation:* (Immediate)  
Remove plaster and beadboard on north wall. Repoint mortar in stone wall before reapplying finishes. Apply plaster to northwest side where missing.

*Recommendation:* (Immediate)  
Repair cracks, approximately 16 lf and prep and skim-coat flaking paint and plaster, prep and paint.

##### Millwork:

*Recommendation:* (Immediate)  
Remove wainscot cap on north wall as part of structural repair. Fill crack. Reinstall; prep and paint all millwork.

##### Doors:

*Recommendation:* (Immediate)  
Trim and adjust existing doors for proper operation. Tighten all hardware. Replace cracked glass panel and fill crack in wood panel. Provide new weatherstripping. Replace rotted wood at frame.

##### Windows:

*Recommendation:* (Short-term)  
Replace rotted wood stool and part of sash. Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping and a new historically appropriate latch.

##### Ceiling:

*Recommendation:* (Immediate)  
Remove plywood. Evaluate condition of plaster and replaster as necessary. Prep and paint.

##### Miscellaneous:

*Recommendation:* (Short-term)  
Remove shelf. Retain cabinet if necessary to hide electrical panel inside, otherwise remove.

##### Electrical:

*Recommendation:* (Short-term)  
Provide flexible lighting and necessary wiring for exhibit and meeting use.

#### ROOM 005 - FURNACE ROOM AND STORAGE

This space will continue to be used for mechanical space and storage. The east portion of the room to the east of the stairs down will be used for a barrier-free restroom. As much historic fabric as possible will be preserved within the space. Work at the floor to provide a new concrete slab, shall be preceded by archaeological survey and documentation.

##### General:

*Recommendation:* (Immediate)

Clean area of dirt, debris and stored items. Retain items of historic or interpretive significance.

Floor:

*Recommendation.* (Short-term)  
Provide new concrete slab floor throughout. Complete archaeological survey and documentation prior to installation of slab.

Walls:

*Recommendation.* (Short-term)  
Clean walls. Preserve coal bin walls. Repoint areas of damaged and missing pointing at foundation walls, approximately 40 square feet.

Doors:

*Recommendation.* (Short-term)  
Restore slat door between Room 005 and Room 002. Remove added boards, straighten door and tighten mortise-and-tenon joints using traditional materials and/or concealed methods. Repair top hinge.

*Recommendation.* (Long-term)  
Close up door between Room 005 and 001, restore board wall, horizontal framing and a portion of slat wall, approximately 4-feet.

Windows:

*Recommendation.* (Short-term)  
Replace six-light awning sash and frame with new to match existing. Provide exterior storm panel.

Ceiling:

*Recommendation.* (Short-term)  
Clean open joists and floor boards using the gentlest means possible.

Electrical:

*Recommendation.* (Short-term)  
Provide utility lighting in the mechanical and storage spaces and basic lighting for the new restroom.

## ROOM 006 - SMOKE HOUSE

The smokehouse will serve as the barrier-free entrance to the basement level. Limited interpretation or exhibit can continue to take place in this space.

General:

*Recommendation.* (Immediate)  
Carefully review any remaining historic objects, catalogue and retain for display or storage as appropriate.

Floor:

*Recommendation.* (Short-term)  
Remove existing flooring. Provide new tongue-and-groove wood flooring on slab and sleepers. Provide perimeter drain at slab and sub-drainage to grade at exterior.

Walls:

*Recommendation.* (Short-term)  
Clean walls. Repair cracks, approximately 15 lf. Repoint west wall, approximately 10 sf, and provide deep wall grouting/repointing at area above door to main house, approximately 6 sf.

Doors:

*Recommendation.* (Short-term)  
Restore two exterior doors. At south door, replace bottom rail and provide epoxy repairs and bottom of stiles and at bottom panels. Provide new ADA compliant threshold and appropriate sweeps and weather-stripping.

The north door is in worse condition. Replace bottom rail, side and center stiles and bottom panels as well as jambs and casings. Slope grade and path away from door on this side.

Windows:

*Recommendation.* (Short-term)  
Restore two existing windows.

Ceiling:

*Recommendation.* (Short-term)

Anchor tie-beams and rafter plates together and/or anchor rafter plate to stone wall using concealed methods. This work can be completed when the roof is replaced for better access.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible lighting exhibit use.

## FIRST FLOOR

Generally the interior treatment at the first floor will include rehabilitation with the preservation of as much existing historic fabric as possible. Select items that detract from the historic character of the building should be removed.

### ROOM 101 - STAIR HALL

Room 101 will serve as the main entrance at the first floor of the house. Given the width of the hall, it can also serve as gathering and exhibit space.

#### General:

*Recommendation.* (Immediate)  
Carefully review any remaining historic objects, catalogue and retain for display or storage as appropriate.

#### Floor:

*Recommendation.* (Maintenance)  
Maintain existing flooring.

#### Walls:

*Recommendation.* (Short-term)  
Repair cracks, approximately 25 lf and prep and skim-coat approximately 20 sf of flaking paint and plaster, prep and paint.

#### Doors:

*Recommendation.* (Short-term)

Front Entrance: Restore existing door. Tighten and secure joints, trim as necessary for smooth operation. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation. Remove existing storm doors.

Rear Entrance: Trim and adjust existing door for proper operation. Remove existing slide bolts and provide appropriate barrier-free hardware with emergency egress operation. Remove existing screen door.

Interior Doors: Trim and adjust existing doors for proper operation. Tighten all hardware.

#### Windows:

*Recommendation.* (Short-term)  
Prep and paint side-lights.

#### Millwork:

*Recommendation.* (Short-term)  
Prep and paint all millwork.

#### Ceiling:

*Recommendation.* (Short-term)  
Repair cracks, approximately 30 lf and prep and skim-coat approximately 20 sf of flaking paint and plaster, prep and paint.

#### Electrical:

*Recommendation.* (Short-term)  
Retain reproduction chandelier and provide flexible exhibit lighting for wall-hung interpretive information.

### ROOM 102 - DINING ROOM

#### General:

Preserve existing space. Prep and paint.

#### Floor:

*Recommendation.* (Short-term)  
Refinish existing floor. Stain water damaged areas to match adjacent prior to refinishing.

#### Walls:

*Recommendation.* (Immediate)  
Repair existing cracks, approximately 40 lf. Prep and paint.

#### Millwork:

*Recommendation.* (Immediate)  
Prep and paint.

#### Doors:

*Recommendation.* (Immediate)



Trim and adjust existing door for proper operation. Tighten all hardware. Replace cracked wood panels.

Windows:

*Recommendation:* (Short-term)  
Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping and a new latch.

Provide interior storm panel and remove exterior aluminum storm window. (Short-term)

Ceiling:

*Recommendation:* (Immediate)  
Repair minor cracking, approximately 70 l.f. Prep and paint.

Miscellaneous:

*Recommendation:* (Short-term)  
Trim and adjust existing dumbwaiter door for proper operation.

Electrical:

*Recommendation:* (Short-term)  
Provide flexible lighting for exhibit and meeting use.

Heating:

*Recommendation:* (Immediate)  
Repoint hearth and back of fireplace. Close off chimney flue.

ROOM 103 - KITCHEN

General:

Remove unnecessary and non-historic objects from the room and thoroughly clean all surfaces. Update fixtures and appliances to serve as non-commercial catering kitchen.

Floor:

*Recommendation:* (Short-term)  
Patch large gaps between floor boards using wood Dutchman repairs. Gently sand and refinish flooring.

Walls:

*Recommendation:* (Immediate)  
Repair existing cracks, approximately 10 l.f. Skim-coat flaking paint and plaster at east wall. Replaster north wall between window and boards. Prep and paint.

Millwork:

*Recommendation:* (Immediate)  
Prep and paint.

Doors:

*Recommendation:* (Immediate)  
Trim and adjust existing door for proper operation. Tighten all hardware. Replace cracked wood panels. Fill hole.

Windows:

*Recommendation:* (Short-term)  
Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping, a new historically appropriate latch, and restore weight and pulley system.

Ceiling:

*Recommendation:* (Immediate)  
Repair cracking, approximately 30 l.f. Prep and paint.

Miscellaneous:

*Recommendation:* (Maintenance)  
Retain cabinetry for use as non-commercial catering kitchen.

Electrical:

*Recommendation:* (Short-term)  
Provide flexible work-space lighting.

Heating:

*Recommendation:* (Immediate)  
Repair crack in fireplace surround. Repoint hearth. Close off chimney flue. Remove and re-set stone hearth. Ensure proper structural support prior to re-setting.

Plumbing and Appliances:

*Recommendation:* (Short-term)

Provide new fixtures and appliances to serve as non-commercial catering kitchen. Clean and retain Youngstown sink cabinet.

#### ROOM 104 - BATHROOM/LAUNDRY ROOM

##### General:

Remove all existing fixture, appliances and furnishings. Convert for use as barrier-free restroom and provide new toilet and sink.

##### Floor:

*Recommendation:* (Short-term)  
Provide 1/2" plywood subfloor and linoleum flooring over the existing wood floor.

##### Walls:

*Recommendation:* (Short-term)  
Provide new ceramic tile wainscoting and plaster veneer walls on all walls. Provide necessary plumbing chases.

##### Millwork:

*Recommendation:* (Immediate)  
Retain existing baseboard and window and door trim. Prep and paint.

##### Doors:

*Recommendation:* (Immediate)  
Trim and adjust existing door for proper operation. Provide new barrier-free hardware.

##### Windows:

*Recommendation:* (Short-term)  
Prep and paint windows. Adjust bottom sash as required for smooth operation and provide weather-stripping. Provide new removable interior storm panel.

##### Ceiling:

*Recommendation:* (Immediate)  
Provide new architectural dropped ceiling to accommodate plumbing above.

##### Electrical:

*Recommendation:* (Short-term)

Incorporate lighting into new dropped ceiling.

#### ROOM 105 - REAR PARLOR

Room 105 can be used as either meeting space or exhibit space depending on the needs of the Town and Historical Society.

##### General:

*Recommendation:* (Short-term)  
Preserve existing space. Prep and paint.

##### Floor:

*Recommendation:* (Maintenance)  
Maintain existing tongue-and-groove flooring.

##### Walls:

*Recommendation:* (Short-term)  
Repair cracks, approximately 30 lf and prep and skim-coat approximately 20 sf of flaking paint and plaster, prep and paint.

##### Millwork:

*Recommendation:* (Immediate)  
Prep and paint all millwork.

##### Doors:

*Recommendation:* (Immediate)  
Trim and adjust existing door for proper operation. Tighten and adjust hardware for proper operation.

##### Windows:

*Recommendation:* (Short-term)  
Prep and paint windows. Adjust bottom sash as required for smooth operation and provide weather-stripping. Provide new removable interior storm panel.

##### Ceiling:

*Recommendation:* (Short-term)  
Remove plaster at large prior patch and investigate cause of failure. Re-plaster area with traditional three coat plaster on wood lath to match adjacent, approximately 30 sf.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible exhibit lighting.

ROOM 106 - FRONT PARLOR

Room 106 can be used as either meeting space or exhibit space depending on the needs of the Town and Historical Society.

General:

*Recommendation.* (Short-term)  
Preserve existing space. Prep and paint.

Floor:

*Recommendation.* (Short-term)  
Gently sand and refinish flooring.

Walls:

*Recommendation.* (Short-term)  
Prep and paint walls.

Millwork:

*Recommendation.* (Immediate)  
Prep and paint all millwork.

Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing door for proper operation. Tighten and adjust hardware for proper operation.

Windows:

*Recommendation.* (Short-term)  
Prep and paint windows. Adjust bottom sash as required for smooth operation and provide weather-stripping. Provide new removable interior storm panel.

Ceiling:

*Recommendation.* (Short-term)  
Re-secure GWB ceiling. Prep and paint.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible exhibit lighting.

## SECOND FLOOR

Generally the interior treatment at the second floor will include rehabilitation with the preservation of as much existing historic fabric as possible. Select items that detract from the historic character of the building should be removed.

### ROOM 201 - SECOND FLOOR STAIR HALL

Room 201 can be used as a gathering space as an extension of the first floor hall.

#### Floor:

*Recommendation.* (Short-term)  
Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring.

#### Walls:

*Recommendation.* (Short-term)  
Repair cracks, approximately 50 lf and prep and skim-coat approximately 25 sf of flaking paint and plaster, prep and paint.

#### Millwork:

*Recommendation.* (Immediate)  
Prep and paint all millwork.

#### Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

#### Windows:

*Recommendation.* (Short-term)  
Restore window sash at north and south windows. Prep and paint windows. Retain windows in fixed positions. Provide new removable interior storm panel.

#### Ceiling:

*Recommendation.* (Short-term)

Skim coat plaster at areas of prior epoxy repairs, approximately 150 sf. Prep and paint.

#### Electrical:

*Recommendation.* (Short-term)  
Retain existing chandelier and provide flexible exhibit lighting.

### ROOM 202 - CLOSET

Although used by Jessie May as a darkroom, there is little to interpret from this period of use, so the closet should continue to be used as a storage space.

#### Floor:

*Recommendation.* (Maintenance)  
Maintain existing floor.

#### Walls:

*Recommendation.* (Short-term)  
Prep and paint existing walls.

#### Millwork:

*Recommendation.* (Immediate)  
Prep and paint all millwork.

#### Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

#### Ceiling:

*Recommendation.* (Short-term)  
Prep and paint existing ceiling.

#### Electrical:

*Recommendation.* (Short-term)  
Provide new lighting.

### ROOM 203 - SMALL CHAMBER

Room 203 is the small chamber in the southeast corner of the second floor. This room can be used as a small office or storage space.

Floor:  
*Recommendation:* (Maintenance)  
Maintain existing floor.

Walls:  
*Recommendation:* (Short-term)  
Patch small crack (12"), prep and paint.

Millwork:  
*Recommendation:* (Immediate)  
Prep and paint all millwork.

Doors:  
*Recommendation:* (Immediate)  
Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

Windows:  
*Recommendation:* (Short-term)  
Restore windows sash at south and east windows. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Prep and paint windows. Provide weather stripping and removable interior storm panel.

Ceiling:  
*Recommendation:* (Short-term)  
Paint ceiling.

Electrical:  
*Recommendation:* (Short-term)  
Provide flexible work lighting.

#### ROOM 204 - EAST CHAMBER

Room 204 is the chamber centered at the east gambrel end. This room can be used as an office, a space for small meetings, or as a work room.

Floor:  
*Recommendation:* (Short-term)  
Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring. Patch large gaps

between floor boards using wood Dutchman repairs, approximately 10 lf.

Walls:  
*Recommendation:* (Short-term)  
Prep and paint walls.

Millwork:  
*Recommendation:* (Immediate)  
Prep and paint all millwork.

Doors:  
*Recommendation:* (Immediate)  
Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

Windows:  
*Recommendation:* (Short-term)  
Replace existing window sash with new four-over-four single-hung wood sash to match sash in Room 208. Replace all stop and parting beads. Provide hardware, weather-stripping, and removable interior storm panel.

Ceiling:  
*Recommendation:* (Short-term)  
Prep and paint ceiling.

Electrical:  
*Recommendation:* (Short-term)  
Provide flexible work lighting.

#### ROOM 205 - NORTHEAST CHAMBER

Room 205 is the chamber in the northeast corner of the second floor. This room can be used as an office, a space for small meetings, or as a work room.

Floor:  
*Recommendation:* (Maintenance)  
Maintain existing flooring.

Walls:  
*Recommendation:* (Short-term)



Repair cracks, approximately 8 lf and prep and skim-coat approximately 8 sf of rough plaster, prep and paint.

Millwork:

*Recommendation.* (Immediate)  
Prep and paint all millwork.

Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

Windows:

*Recommendation.* (Short-term)  
Restore window. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Rebuild bottom three-light sash. Prep and paint window. Provide weather stripping and removable interior storm panel.

Ceiling:

*Recommendation.* (Short-term)  
Repair cracks, approximately 4 lf and prep and skim-coat approximately 6 sf of rough plaster, prep and paint.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible work lighting.

ROOM 206 - BATHROOM

This room should continue to serve as a second floor bathroom. Replace existing toilet and sink. Remove existing bathtub and cap, or remove piping.

Floor:

*Recommendation.* (Immediate)  
Replace flooring at north end of room approximately 20 sf. Prep and paint.

Walls:

*Recommendation.* (Short-term)

Replace approximately 15 sf of water damaged plaster and 10 lf of plaster cracks, prep and paint.

Millwork:

*Recommendation.* (Short-term)  
Prep and paint all millwork.

Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

Windows:

*Recommendation.* (Long-term)  
Replace sash with wood single-hung sash to match sash at small front dormers. Replace interior and exterior millwork to accommodate new sash. Provide weather stripping and removable interior storm panel.

Ceiling:

*Recommendation.* (Short-term)  
Prep and paint plaster ceiling. Skim coat 6 sf of rough plaster.

Electrical:

*Recommendation.* (Short-term)  
Provide new bathroom lighting.

ROOM 207 - BEDROOM

Room 207 is the small chamber in the northwest corner of the second floor. This room can be used as a small office or storage space.

Floor:

*Recommendation.* (Short-term)  
Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring. Patch large gaps between floor boards using wood Dutchman repairs.

Walls:

*Recommendation:* (Immediate)  
Repair existing cracks, approximately 45 lf. Remove damaged plaster from around chimney and replaster. Prep and paint.

Millwork:

*Recommendation:* (Immediate)  
Prep and paint.

Doors:

*Recommendation:* (Immediate)  
Trim and adjust existing door for proper operation. Tighten all hardware.

Windows:

*Recommendation:* (Short-term)  
Restore window. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Consolidate water-damaged wood. Prep and paint window. Provide weather stripping and removable interior storm panel.

Ceiling:

*Recommendation:* (Immediate)  
Repair existing crack, approximately 17 lf. Remove damaged plaster from around chimney, approximately 15 sf, and replaster. Prep and paint.

Electrical:

*Recommendation:* (Short-term)  
Provide flexible work lighting.

ROOM 208 - BEDROOM

Room 208 is the chamber centered at the west gambrel end. This room can be used as an office, a space for small meetings, or as a work room.

Floor:

*Recommendation:* (Short-term)  
Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring. Patch large gaps between floor boards using wood Dutchman repairs.

Walls:

*Recommendation:* (Short-term)  
Remove existing wallpaper. Replace approximately 20 sf of water damaged plaster and patch approximately 50 lf of plaster cracks, prep and paint.

Millwork:

*Recommendation:* (Short-term)  
Consolidate window casing where damaged. Reattach picture rail. Prep and paint all millwork.

Doors:

*Recommendation:* (Immediate)  
Trim and adjust existing door for proper operation. Tighten all hardware. Fill crack in wood panel.

Windows:

*Recommendation:* (Short-term)  
Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping and restore weight and pulley system. Consolidate wood where water damaged. Fill crack in wood ledge. Prep and paint window and ledge.

Ceiling:

*Recommendation:* (Short-term)  
Remove existing wallpaper. Repair existing cracks, approximately 30 lf. Prep and paint.

Electrical:

*Recommendation:* (Short-term)  
Retain existing chandelier and provide flexible work lighting.

ROOM 209 - BEDROOM

Room 209 is the small chamber in the southwest corner of the second floor. This room can be used as a small office or storage space.

Floor:

*Recommendation:* (Short-term)

Maintain existing floor finish. Patch large gaps between floor boards using wood Dutchman repairs.

Walls:

*Recommendation.* (Short-term)  
Repair existing cracks, approximately 45 l.f. Remove damaged plaster from around chimney, approximately 12 sf, and replaster. Prep and paint.

Millwork:

*Recommendation.* (Immediate)  
Prep and paint.

Doors:

*Recommendation.* (Immediate)  
Trim and adjust existing door for proper operation. Tighten all hardware.

Windows:

*Recommendation.* (Short-term)  
Restore windows. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Rebuild bottom six-light sash of west window. Consolidate water-damaged wood. Prep and paint windows. Provide weather stripping and removable interior storm panels.

Ceiling:

*Recommendation.* (Short-term)  
Repair existing cracks, approximately 37 lf. Remove damaged plaster from around chimney, approximately 5 sf, and replaster. Prep and paint.

Miscellaneous:

*Recommendation.* (Long-term)  
Remove non-historic closet.

Electrical:

*Recommendation.* (Short-term)  
Provide flexible work lighting.

## ATTIC

### General:

Preserve existing space as-is. Carefully review any remaining historic objects, catalogue and retain for display or storage as appropriate. Remove debris and other non-historic items.

Floor: No recommendations.

### Framing:

*Recommendation.* (Maintenance)  
Architectural observations and structural report found no major issues with framing. Monitor regularly for signs of water infiltration. Areas around the chimneys where water staining is evident were not readily accessible for inspection.

Roof: See exterior for roof recommendations.  
Sheathing - No recommendations.

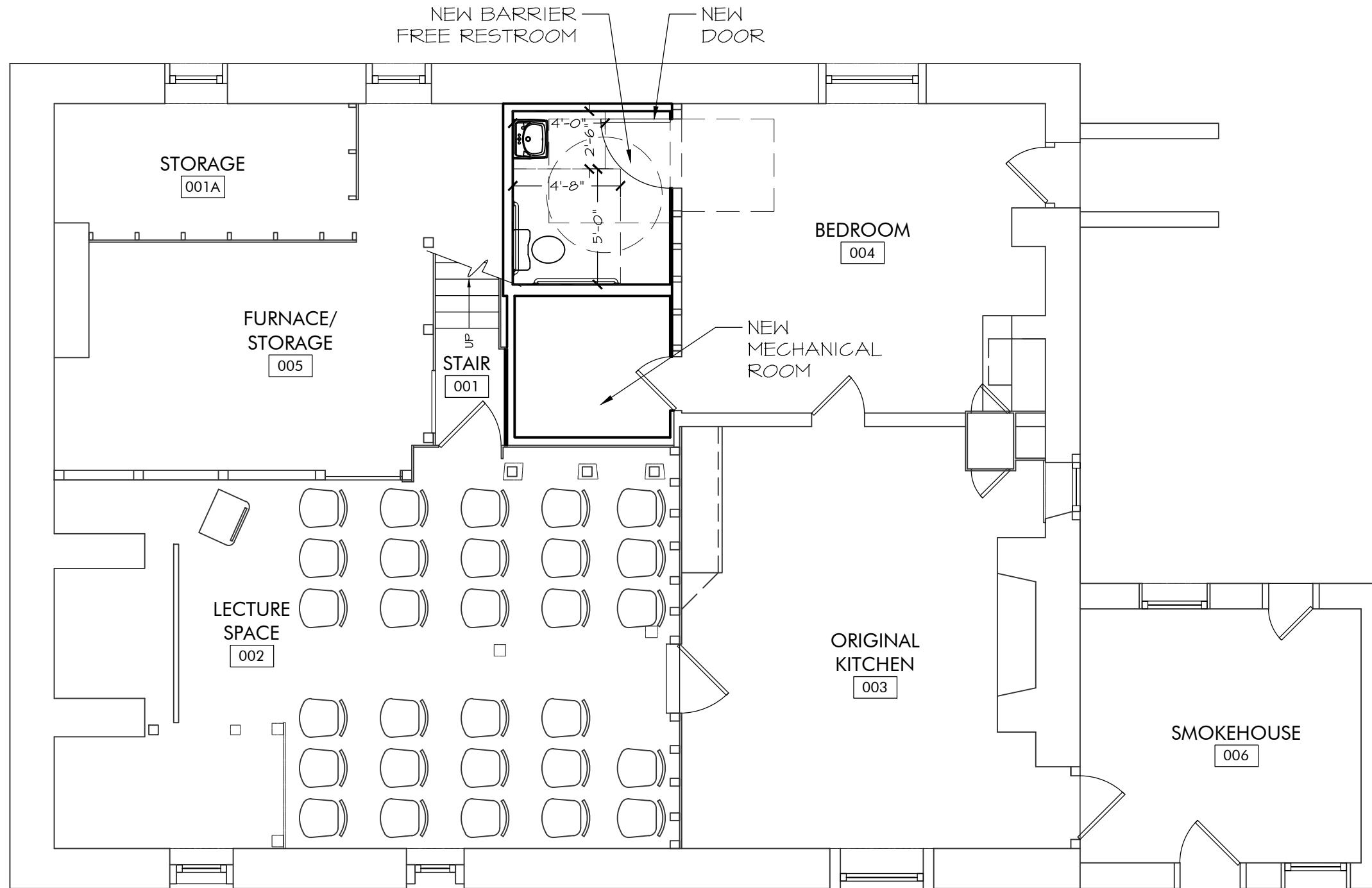
Windows: See exterior for fanlight recommendations. Vents - No recommendations.

### Electric:

*Recommendation.* (Immediate)  
Provide switched general lighting.







1  
A-1.0

PROPOSED BASEMENT PLAN

SCALE: 3/16" = 1'-0"

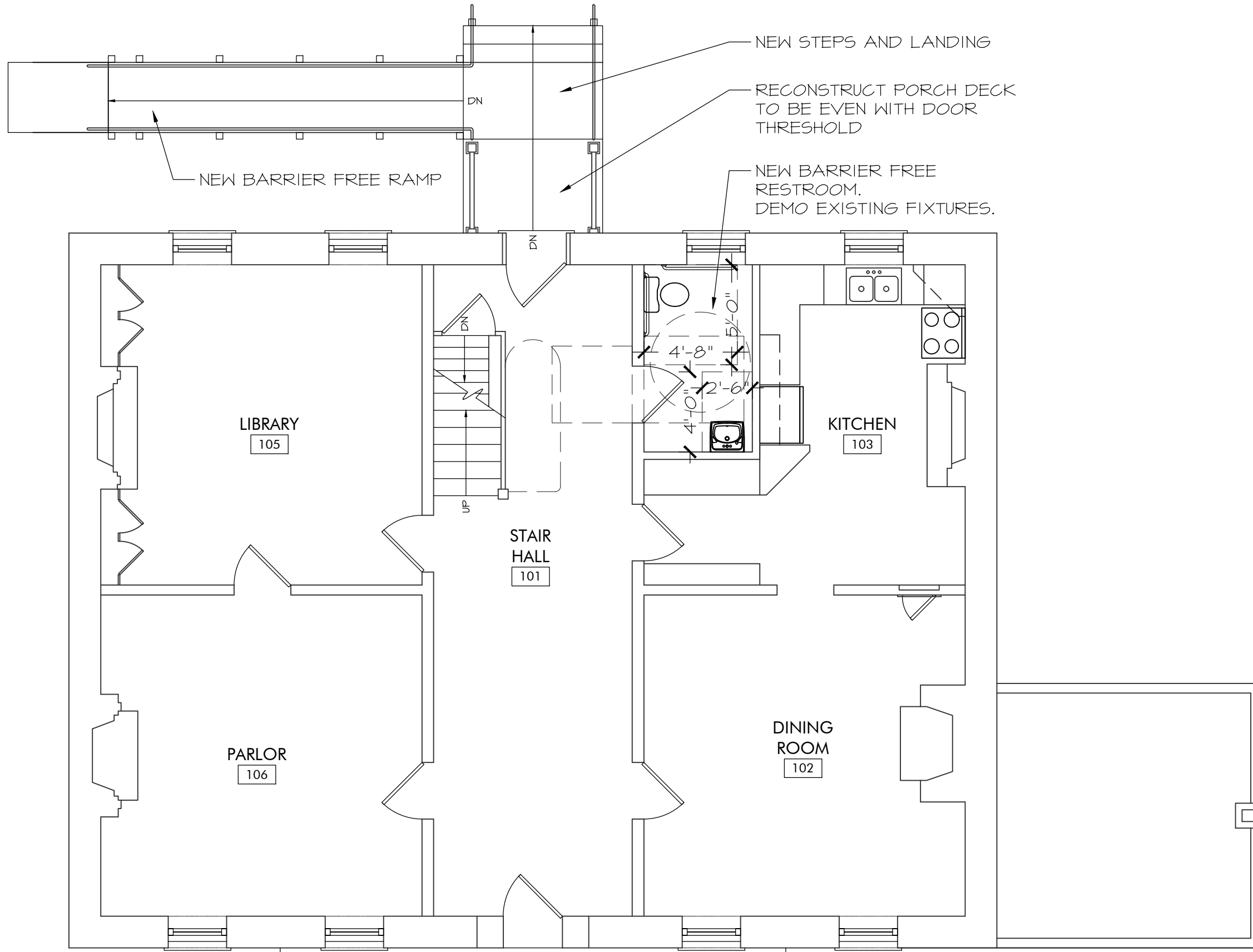
SCALE: AS NOTED  
DRAWN BY: JK  
DATE: 03/01/16

821 ALEXANDER ROAD, SUITE 115  
PRINCETON, NEW JERSEY 08540  
609-452-1070 - HMR-ARCHITECTS.COM  
**HMRARCHITECTS**  
**PROPOSED BASEMENT PLAN**

PRESERVATION PLAN  
**MARTIN BERRY HOUSE**  
TOWNSHIP OF PEQUANNOCK  
581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444

A-1.0





NEW BARRIER FREE RAMP

NEW STEPS AND LANDING

RECONSTRUCT PORCH DECK TO BE EVEN WITH DOOR THRESHOLD

NEW BARRIER FREE RESTROOM. DEMO EXISTING FIXTURES.

LIBRARY  
105

KITCHEN  
103

STAIR HALL  
101

PARLOR  
106

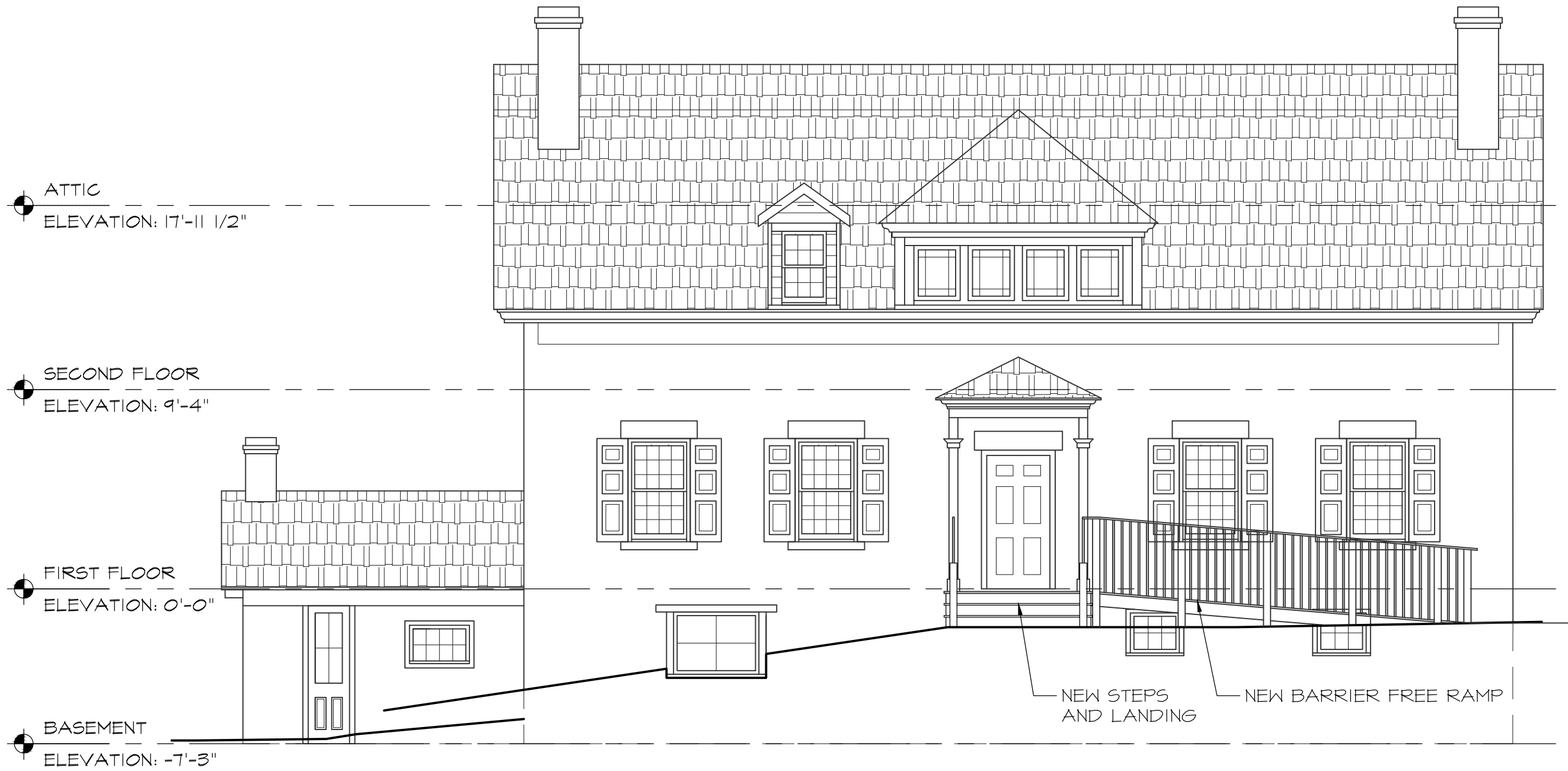
DINING ROOM  
102

1  
A-1.1

PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"





1  
A-2.0

PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"

SCALE: AS NOTED  
DRAWN BY: JK  
DATE: 03/01/16

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821 ALEXANDER ROAD, SUITE 115  
PRINCETON, NEW JERSEY 08540  
609-452-1070 - HMR-ARCHITECTS.COM

PROPOSED ELEVATION

A-2.0

PRESERVATION PLAN  
MARTIN BERRY HOUSE  
TOWNSHIP OF PEQUANNOCK  
581 NJ-23, POMPTON PLAINS, NEW JERSEY 07444





## **XI. PRIORITIZED RECOMMENDATIONS**

### **A. INTRODUCTION**

The Treatment Section of this Preservation Plan made recommendations for the repair of exterior and interior building elements of the Martin Berry House. The Code Review and Structural Assessment Sections outlined recommendations to reduce structural loads and alterations required to meet current life safety and accessibility codes. To combine all of the recommendations and repairs into a plan for the future, a hierarchy of recommendations was organized.

Following is the prioritized list of recommendations and repairs as identified and discussed in the previous chapters of this Preservation Plan.

In general, we recommend three levels of repair: Immediate, Short-Term and Long-Term.

- Immediate are those repairs and recommendations that must be completed to remedy safety concerns or to protect the building. We recommend that these repairs be undertaken immediately and be completed within 1-2 years.
- Short-Term are those recommendations and repairs which can most efficiently be undertaken in conjunction with the overall rehabilitation of the building and/or repairs. The goals of the short-term recommendations are to complete additional repairs to improve the exterior, restore windows, and provide an ADA compliant restroom and new lighting. If delayed, these will not pose a threat to the building, its fabric, or its users. We recommend that work in this category be completed within 3-5 years.
- Long-Term are those repairs and recommendations which relate to further the interpretation of the building and the site. Deferment of these recommendations will not create hazardous conditions for the building or its users.

## **B. MAINTENANCE RECOMMENDATIONS**

### INTERIOR

#### Floors

*Room 001*

Maintain existing wood floor.

*Room 101*

Maintain existing flooring.

*Room 105*

Maintain existing tongue-and-groove flooring.

*Room 202*

Maintain existing floor.

*Room 203*

Maintain existing floor.

*Room 205*

Maintain existing flooring.

#### Framing

*Attic*

Architectural observations and structural report found no major issues with framing. Monitor regularly for signs of water infiltration. Areas around the chimneys where water staining is evident were not readily accessible for inspection.

#### Miscellaneous

*Room 103*

Retain cabinetry for use as non-commercial catering kitchen.

## C. IMMEDIATE RECOMMENDATIONS

The overall goals of the immediate recommendations are to implement restoration efforts to protect the building and prevent further deterioration.

### EXTERIOR

#### Foundation

Remove stucco at left side of north elevation and repoint stone. Regrade so water can drain away from house. Re-stucco to match existing.

#### Walls

Clean biological growth on north and east elevations and stucco at smokehouse. Reattach board on upper portion of east elevation.

#### Windows:

Consolidate rotted wood at north basement windows.

Patch crack in stone window sill at north elevation.

Repair crack to right of north side smokehouse window.

#### Doors and trim

##### *North smokehouse door*

Clean biological growth from door and surround. Replace rotted baseboard piece.

#### Roof

Replace south porch roof and replace damaged crown moulding to match existing - 20 l.f.

Provide half-round lead coated copper gutters and plain round downspouts at the smokehouse.

Clean biological growth from gambrel roof.

#### Cornice and Soffit

Replace damaged crown moulding at south porch to match existing - 20 l.f.

At north elevation, reattach fascia board to wall. Repair hole in corner of southeast gutter with Dutchman repair. Replace rotted wood of both east eaves with Dutchman repairs. Reattach wood board on smokehouse eave.

#### Porches

On north porch, clean biological growth. Repair hole in corner of eave. Remove column base box-out. Prep and paint all wood elements.

#### Site

On north side, trim bush back to not cover bell and posts.

### INTERIOR

#### Floors

##### *Room 003*

Replace sagging boards with Dutchman repair. Maintain rest of existing wood floor.

##### *Room 004*

Replace rotted or missing boards at the north side. Maintain rest of existing wood floor.

##### *Room 206*

Replace flooring at north end of room approximately 20 sf. Prep and paint.

#### Walls

##### *Room 003*

Replace wood boards and base to left and right of smokehouse door.

##### *Room 004*

Remove plaster and beadboard on north wall. Repoint mortar in stone wall before reapplying finishes. Apply plaster to northwest side where missing.

Repair cracks, approximately 16 l.f. and prep and skim-coat flaking paint and plaster, prep and paint.

##### *Room 102*

Repair existing cracks, approximately 40 l.f. Prep and paint.

##### *Room 103*

Repair existing cracks, approximately 10 l.f. Skim-coat flaking paint and plaster at east wall. Replaster north wall between window and boards. Prep and paint.

##### *Room 207*

Repair existing cracks, approximately 45 l.f. Remove damaged plaster from around chimney and replaster. Prep and paint.

### Millwork

*Room 003*

Prep and paint.

*Room 004*

Remove wainscot cap on north wall as part of structural repair. Fill crack. Reinstall; prep and paint all millwork.

*Room 102*

Prep and paint.

*Room 103*

Prep and paint.

*Room 104*

Retain existing baseboard and window and door trim. Prep and paint.

*Room 105*

Prep and paint all millwork.

*Room 106*

Prep and paint all millwork.

*Room 201*

Prep and paint all millwork.

*Room 202*

Prep and paint all millwork.

*Room 203*

Prep and paint all millwork.

*Room 204*

Prep and paint all millwork.

*Room 205*

Prep and paint all millwork.

*Room 207*

Prep and paint.

*Room 209*

Prep and paint.

### Doors

*Room 003*

Trim and adjust existing doors for proper operation. Tighten all hardware.

*Room 004*

Trim and adjust existing doors for proper operation. Tighten all hardware. Replace cracked glass panel and fill crack in wood panel. Provide new weatherstripping. Replace rotted wood at frame.

*Room 102*

Trim and adjust existing door for proper operation. Tighten all hardware. Replace cracked wood panels.

*Room 103*

Trim and adjust existing door for proper operation. Tighten all hardware. Replace cracked wood panels. Fill hole.

*Room 104*

Trim and adjust existing door for proper operation. Provide new barrier-free hardware.

*Room 105*

Trim and adjust existing door for proper operation. Tighten and adjust hardware for proper operation.

*Room 106*

Trim and adjust existing door for proper operation. Tighten and adjust hardware for proper operation.

*Room 201*

Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

*Room 202*

Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

*Room 203*

Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

*Room 204*

Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

*Room 205*

Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

*Room 206*

Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation.

*Room 207*

Trim and adjust existing door for proper operation. Tighten all hardware.

*Room 208*

Trim and adjust existing door for proper operation. Tighten all hardware. Fill crack in wood panel.

*Room 209*

Trim and adjust existing door for proper operation. Tighten all hardware.

### Ceiling



*Room 001*

Replace missing board. Prep and paint all woodwork.

Skim-coat flaking paint and plaster; prep and paint.

*Room 004*

Remove plywood. Evaluate condition of plaster and replaster as necessary. Prep and paint.

*Room 102*

Repair minor cracking, approximately 70 l.f. Prep and paint.

*Room 103*

Repair cracking, approximately 30 l.f. Prep and paint.

*Room 104*

Provide new architectural dropped ceiling to accommodate plumbing above.

*Room 207*

Repair existing crack, approximately 17 lf. Remove damaged plaster from around chimney, approximately 15 sf, and replaster. Prep and paint.

Stairs

*Room 001*

Stair does not meet code requirements and should be used by staff only. Fill cracks in risers. Prep and paint treads, risers, and stringers.

Electric

*Attic*

Provide switched general lighting.

Heating

*Room 003*

Clean loose debris from around fireplace and iron elements.

*Room 102*

Repoint hearth and back of fireplace. Close off chimney flue.

*Room 103*

Repair crack in fireplace surround. Repoint hearth. Close off chimney flue. Remove and re-set stone hearth. Ensure proper structural support prior to re-setting.

Plumbing

*Room 001/005*

Convert for use as barrier-free restroom and provide new toilet and sink. See drawings for proposed work.

*Room 104*

Remove all existing fixture, appliances and furnishings. Convert for use as barrier-free restroom and provide new toilet and sink. See drawings for proposed work.

*Room 206*

Replace existing toilet and sink. Remove existing bathtub and cap, or remove piping.

## **D. SHORT-TERM RECOMMENDATIONS**

The goals of the short-term recommendations are to complete additional repairs to improve the exterior and interior, restore windows, and provide an ADA compliant restroom and new lighting.

### **EXTERIOR**

#### Walls

At south façade, clean biological growth from base of smokehouse walls. Repair bulge above east basement window – approx. 6 sf. Patch adjacent stucco- approx. 20 sf. Prep and paint. At west elevation, repaint small area of exposed stone masonry at grade. Excavate 6" deep by 8' long and repaint exposed portion of stone foundation. At north elevation, remove areas of bulging plaster below windows. Inspect for structural damage and re-stucco to match existing. Fill gap between boards and stucco of east side of smokehouse.

#### Windows

At south façade, restore six-over-six dormer windows and multi-light sash at center dormer. Provide new six light basement sash at west basement window and new appropriate sash at east windows. Prep and paint smokehouse window. At west elevation, restore six-over-six and four-over-four windows and multi-light sash at center dormer. Remove, strip and restore sash. Re-glaze 100%. Repair drip cap at south six-over-six window. Prep and paint fanlight. Replace broken board of basement shutter on east elevation. Prep and paint all shutters. At east elevation, restore and re-glaze existing second floor six-over-six and six-over-three windows. Replace cracked glass pane. Adjust as required for smooth operation. Provide weather-stripping and a new latch. Provide new interior storm panels. Restore and re-glaze fanlight. Prep and paint all woodwork. Replace nine-over-nine vinyl windows with four-over-four double-hung wood windows to match those on the west elevation.

#### Doors and trim

##### *Main entry*

Restore existing door. Tighten and secure joints, trim as necessary for smooth operation. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation.

##### *South smokehouse door*

Restore door. Disassemble and replace bottom rail and provide epoxy repairs at stiles. Prep and paint. Provide barrier-free hardware with emergency egress operation.

##### *North entry*

Remove storm door. Trim and adjust main door for smooth operation. Tighten hardware. Replace cracked panel. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation.

##### *South smokehouse door*

Trim and adjust door for smooth operation. Tighten hardware. Restore and re-glaze. Replace doorknob.

##### *West entry*

Trim and adjust door for smooth operation. Tighten hardware. Restore and re-glaze. Replace cracked wood panel and glass pane.

#### Roofs

Replace smokehouse roof with new cedar shakes.

#### Chimneys

Repaint smokehouse chimney and northwest chimney 100%. Replace damaged brick to match existing assume 15%.

#### Porch

Replace wood shake roof in kind. Make adjustments to porch as necessary to provide for ADA-accessible entry. See proposed drawings.

#### Millwork

Replace bottom course of siding at upper gambrel of west elevation and re-set drip edge

at left side. Re-set rake board and make sure to close all gaps behind rake to prevent pests from entering building.

#### Site

Provide ramp to north porch. Provide three parking spaces off of west circular drive, including one new accessible parking space. Provide an ADA compliant barrier-free path to the south door into the smokehouse.

### INTERIOR

#### Floors

##### *Room 002*

Provide new concrete slab floor throughout. Document existing floor following removal of the rug and other objects. Complete archaeological survey and documentation prior to installation of slab.

##### *Room 005*

Provide new concrete slab floor throughout. Complete archaeological survey and documentation prior to installation of slab.

##### *Room 006*

Remove existing flooring. Provide new tongue-and-groove wood flooring on slab and sleepers. Provide perimeter drain at slab and sub-drainage to grade at exterior.

##### *Room 102*

Refinish existing floor. Stain water damaged areas to match adjacent prior to refinishing.

##### *Room 103*

Patch large gaps between floor boards using wood Dutchman repairs. Gently sand and refinish flooring.

##### *Room 104*

Provide 1/2" plywood subfloor and linoleum flooring over the existing wood floor.

##### *Room 106*

Gently sand and refinish flooring.

##### *Room 201*

Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring.

##### *Room 204*

Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring.

Patch large gaps between floor boards using wood Dutchman repairs, approximately 10 lf.

##### *Room 207*

Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring. Patch large gaps between floor boards using wood Dutchman repairs.

##### *Room 208*

Refinishing the floor to a transparent finish will be potentially too invasive. We recommend maintaining and repainting existing flooring. Patch large gaps between floor boards using wood Dutchman repairs.

##### *Room 209*

Maintain existing floor finish. Patch large gaps between floor boards using wood Dutchman repairs.

#### Walls

##### *Room 001*

Plug hole. Prep and paint.

##### *Room 002*

Clean walls. Preserve coal bin walls. Repoint areas of damaged and missing pointing at foundation walls, approximately 10 square feet.

##### *Room 005*

Clean walls. Preserve coal bin walls. Repoint areas of damaged and missing pointing at foundation walls, approximately 40 square feet.

##### *Room 006*

Clean walls. Repair cracks, approximately 15 lf. Repoint west wall, approximately 10 sf, and provide deep wall grouting/re-pointing at area above door to main house, approximately 6 sf.

##### *Room 101*

Repair cracks, approximately 25 lf and prep and skim-coat approximately 20 sf of flaking paint and plaster, prep and paint.

##### *Room 104*

Provide new ceramic tile wainscoting and plaster veneer walls on all walls. Provide necessary plumbing chases.

##### *Room 105*

Repair cracks, approximately 30 lf and prep and skim-coat approximately 20 sf of flaking paint and plaster, prep and paint.

##### *Room 106*

Prep and paint walls.

##### *Room 201*

Repair cracks, approximately 50 lf and prep and skim-coat approximately 25 sf of flaking paint and plaster, prep and paint.

*Room 202*

Prep and paint existing walls.

*Room 203*

Patch small crack (12"), prep and paint.

*Room 204*

Prep and paint walls.

*Room 205*

Repair cracks, approximately 8 lf and prep and skim-coat approximately 8 sf of rough plaster, prep and paint.

*Room 206*

Replace approximately 15 sf of water damaged plaster and 10 lf of plaster cracks, prep and paint.

*Room 208*

Remove existing wallpaper. Replace approximately 20 sf of water damaged plaster and patch approximately 50 lf of plaster cracks, prep and paint.

*Room 209*

Repair existing cracks, approximately 45 l.f. Remove damaged plaster from around chimney, approximately 12 sf, and replaster. Prep and paint.

#### Millwork

*Room 001*

Prep and paint.

*Room 101*

Prep and paint all millwork.

*Room 206*

Prep and paint all millwork.

*Room 208*

Consolidate window casing where damaged. Reattach picture rail. Prep and paint all millwork.

#### Doors

*Room 001*

Remove paint on glass; prep and paint.

*Room 002*

Restore slat door between Room 002 and Room 005. Remove added boards, straighten door and tighten mortise-and-tenon joints using traditional materials and/or concealed methods. Repair top hinge.

Adjust door to Room 001 for proper operation. This door will not be used by the public.

*Room 003*

Provide new historically appropriate hardware for smokehouse door.

*Room 004*

Provide new door at west wall as shown in drawings for entry to barrier-free restroom.

*Room 005*

Restore slat door between Room 005 and Room 002. Remove added boards, straighten door and tighten mortise-and-tenon joints using traditional materials and/or concealed methods. Repair top hinge.

*Room 006*

Restore two exterior doors. At south door, replace bottom rail and provide epoxy repairs and bottom of stiles and at bottom panels. Provide new ADA compliant threshold and appropriate sweeps and weather-stripping. The north door is in worse condition. Replace bottom rail, side and center stiles and bottom panels as well as jambs and casings. Slope grade and path away from door on this side.

*Room 101*

Front Entrance: Restore existing door. Tighten and secure joints, trim as necessary for smooth operation. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation.

Remove existing storm doors.

Rear Entrance: Trim and adjust existing door for proper operation. Remove existing slide bolts and provide appropriate barrier-free hardware with emergency egress operation. Remove existing screen door.

Interior Doors: Trim and adjust existing doors for proper operation. Tighten all hardware.

#### Windows

*Room 002*

Replace six-light awning sash and frame with new to match existing. Provide exterior storm panel.

*Room 003*

Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping, a new latch, and restore weight and pulley system at hung sash. Provide a new stop for

the east window. Replace wood sill at south window.

Provide interior storm panels and remove exterior storm windows.

*Room 004*

Replace rotted wood stool and part of sash. Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping and a new historically appropriate latch.

*Room 005*

Replace six-light awning sash and frame with new to match existing. Provide exterior storm panel.

*Room 006*

Restore two existing windows.

*Room 101*

Prep and paint side-lights.

*Room 102*

Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping and a new latch.

Provide interior storm panel and remove exterior aluminum storm window.

*Room 103*

Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping, a new historically appropriate latch, and restore weight and pulley system.

*Room 104*

Prep and paint windows. Adjust bottom sash as required for smooth operation and provide weather-stripping. Provide new removable interior storm panel.

*Room 105*

Prep and paint windows. Adjust bottom sash as required for smooth operation and provide weather-stripping. Provide new removable interior storm panel.

*Room 106*

Prep and paint windows. Adjust bottom sash as required for smooth operation and provide weather-stripping. Provide new removable interior storm panel.

*Room 201*

Restore window sash at north and south windows. Prep and paint windows. Retain windows in fixed positions. Provide new removable interior storm panel.

*Room 203*

Restore windows sash at south and east windows. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Prep and paint windows. Provide weather stripping and removable interior storm panel.

*Room 204*

Replace existing window sash with new four-over-four single-hung wood sash to match sash in Room 208. Replace all stop and parting beads. Provide hardware, weather-stripping, and removable interior storm panel.

*Room 205*

Restore window. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Rebuild bottom three-light sash. Prep and paint window. Provide weather stripping and removable interior storm panel.

*Room 207*

Restore window. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Consolidate water-damaged wood. Prep and paint window. Provide weather stripping and removable interior storm panel.

*Room 208*

Restore and re-glaze. Adjust as required for smooth operation. Provide weather-stripping and restore weight and pulley system. Consolidate wood where water damaged. Fill crack in wood ledge. Prep and paint window and ledge.

*Room 209*

Restore windows. Remove sash to shop, strip paint, re-secure all joints and re-glaze 100%. Rebuild bottom six-light sash of west window. Consolidate water-damaged wood. Prep and paint windows. Provide weather stripping and removable interior storm panels.

Ceiling

*Room 002*

Clean open joists and floor boards using the gentlest means possible.

*Room 003*

Carefully remove beadboard in buckled areas to evaluate condition of ceiling above. Replaster as needed and reattach beadboard. Replace boards in southwest corner as needed. Prep and paint.

*Room 005*

Clean open joists and floor boards using the gentlest means possible.

*Room 006*

Anchor tie-beams and rafter plates together and/or anchor rafter plate to stone wall using concealed methods. This work can be completed when the roof is replaced for better access.

*Room 101*

Repair cracks, approximately 30 lf and prep and skim-coat approximately 20 sf of flaking paint and plaster, prep and paint.

*Room 105*

Remove plaster at large prior patch and investigate cause of failure. Re-plaster area with traditional three coat plaster on wood lath to match adjacent, approximately 30 sf.

*Room 106*

Re-secure GWB ceiling. Prep and paint.

*Room 201*

Skim coat plaster at areas of prior epoxy repairs, approximately 150 sf. Prep and paint.

*Room 202*

Prep and paint existing ceiling.

*Room 203*

Paint ceiling.

*Room 204*

Prep and paint ceiling.

*Room 205*

Repair cracks, approximately 4 lf and prep and skim-coat approximately 6 sf of rough plaster, prep and paint.

*Room 206*

Prep and paint plaster ceiling. Skim coat 6 sf of rough plaster.

*Room 208*

Remove existing wallpaper. Repair existing cracks, approximately 30 lf. Prep and paint.

*Room 209*

Repair existing cracks, approximately 37 lf. Remove damaged plaster from around chimney, approximately 5 sf, and re-plaster. Prep and paint.

#### Miscellaneous

*Room 001*

Remove cabinets.

*Room 004*

Remove shelf. Retain cabinet if necessary to hide electrical panel inside, otherwise remove.

*Room 102*

Trim and adjust existing dumbwaiter door for proper operation.

#### Electrical

*Room 002*

Provide flexible lighting and necessary wiring for exhibit and meeting use.

*Room 003*

Provide flexible lighting and necessary wiring for exhibit and meeting use.

*Room 004*

Provide flexible lighting and necessary wiring for exhibit and meeting use.

*Room 005*

Provide utility lighting in the mechanical and storage spaces and basic lighting for the new restroom.

*Room 006*

Provide flexible lighting exhibit use.

*Room 101*

Retain reproduction chandelier and provide flexible exhibit lighting for wall-hung interpretive information.

*Room 102*

Provide flexible lighting for exhibit and meeting use.

*Room 103*

Provide flexible work-space lighting.

*Room 104*

Incorporate lighting into new dropped ceiling.

*Room 105*

Provide flexible exhibit lighting.

*Room 106*

Provide flexible exhibit lighting.

*Room 201*

Retain existing chandelier and provide flexible exhibit lighting.

*Room 202*

Provide new lighting.

*Room 203*

Provide flexible work lighting.

*Room 204*

Provide flexible work lighting.

*Room 205*

Provide flexible work lighting.

*Room 206*

Provide new bathroom lighting.

*Room 207*

Provide flexible work lighting.



*Room 208*

Retain existing chandelier and provide flexible work lighting.

*Room 209*

Provide flexible work lighting.

Heating

*Room 003*

Clean stone fireplace walls. Repoint.

Plumbing and Appliances

*Room 001*

Remove chest freezer to accommodate access to new barrier-free restroom.

*Room 103*

Provide new fixtures and appliances to serve as non-commercial catering kitchen. Clean and retain Youngstown sink cabinet.

## E. LONG-TERM RECOMMENDATIONS

The long-term goals of the project are to further the historical interpretation of the building by replacing inappropriate later materials and making site improvements.

### EXTERIOR

#### Walls

Repaint east elevation stone wall 100%.

#### Windows

Replace aluminum vents on east elevation with wood.

#### Roof and Roof Drainage

Replace cedar shake roof at main house and dormers.

Replace corrugated metal downspouts with plain round lead coated copper downspouts.

#### Site

Provide new bluestone path from east parking area off Route 23 to the south smokehouse door.

Redo driveway and provide head in parking along west side of drive for eight cars.

Provide new building to house barrier-free restrooms for future use of site.

Re-build retaining wall extending from the south wall at east end of the main section of the house.

Chicken coop: Restore chicken coop for three-season use. Replace roof and assume 25% of rafters and sheathing. Provide electrical service from house and new track type lighting at interior and exterior lighting at doors. Provide new sono-tube footing under cmu piers. Re-set cmu piers and anchor to sill plates. Replace sill plates and assume 25% of flooring and floor joists. Replace 20% of siding. Restore two doors and windows. Provide gutter and two downspouts at rear of building. Provide new barrier free ramp to one door - approximately 18-ft long with handrails, landings (2) and curbs. Clear site around building. Continue barrier free path from path to rear entry at house to ramp at chicken coop.

Privy: Replace asphalt shingle roof. Repair door. Prep and paint exterior.

### INTERIOR

#### Walls

##### *Room 003*

Remove narrow boards on upper portion of walls and restore plaster beneath.

#### Doors

##### *Room 005*

Close up door between Room 005 and 001, restore board wall, horizontal framing and a portion of slat wall, approximately 4-feet.

#### Windows

##### *Room 206*

Replace sash with wood single-hung sash to match sash at small front dormers. Replace interior and exterior millwork to accommodate new sash. Provide weather stripping and removable interior storm panel.

#### Miscellaneous

##### *Room 003*

Provide doors for cabinets where missing.

#### Electrical

##### *Room 001*

Provide surface-mounted fixture for bulb.

#### Heating

##### *Room 003*

Restore fireplace to working order for exhibit use. Replaster upper portion of fireplace wall and provide wood surround as shown on HABS drawings.

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Revised:

**ORDER OF MAGNITUDE COST ESTIMATE**

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Account	Description	Amount
	Maintenance Recommendations	\$ -
	Immediate Recommendations	137,500
	Short Term Recommendations	640,647
	Long Term Recommendations	297,149
	<b>Total Construction Cost</b>	<b>\$ 1,075,295</b>

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Description	Quantity	Unit	Unit Cost	Amount
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**Area Summary**

<i>Basement</i>	1,400	SF		
<i>First Floor</i>	1,275	SF		
<i>Second Floor</i>	1,275	SF		
<i>Total</i>	<u>3,950</u>	<u>SF</u>		

**MAINTENANCE RECOMMENDATIONS**

**INTERIOR**

*Floors*

- Maintain Existing Flooring in Rms 001/101/105/202/203/205

Existing to Remain

*Framing*

- Attic Framing

Existing to Remain

*Miscellaneous*

- Retain cabinetry for use as non-commercial catering kitchen

Existing to Remain

**Subtotal - Interior**

-

Subtotal

-

Contingency 15%

-

Subtotal

-

General Requirements 20%

-

**TOTAL ESTIMATED MAINTENANCE COST**

-

**IMMEDIATE RECOMMENDATIONS**

**EXTERIOR**

*Foundation*

- Remove stucco at left side of north elevation and repoint stone. Regrade so water can drain away from house. Re-stucco to match existing.

1 LS \$ 2,500.00 2,500

*Walls*

- Clean biological growth on north and east elevations and stucco at smokehouse.
- Reattach board on upper portion of east elevation

200 SF \$ 2.00 400

1 LS 200.00 200

*Windows*

- Consolidate rotted wood at north basement windows.
- Patch crack in stone window sill at north elevation.
- Repair crack to right of north side smokehouse window.

3 EA \$ 250.00 750

1 EA 375.00 375

1 EA 375.00 375

*Doors*

- North smokehouse door - Clean biological growth from door and surround. Replace rotted baseboard piece

1 LS \$ 225.00 225

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Description	Quantity	Unit	Unit Cost	Amount
<b>IMMEDIATE RECOMMENDATIONS</b> (Continued)				
<b>EXTERIOR</b> (continued)				
<i>Roof</i>				
- Replace south porch roof and replace damaged crown moulding to match existing	20	LF	\$ 50.00	1,000
- Provide half-round lead coated copper gutters (28 LF) and plain round downspouts (16 LF) at the smokehouse	1	LS	1,750.00	1,750
- Clean biological growth from gambrel roof	2,250	SF	2.00	4,500
<i>Cornice and Soffit</i>				
- At north elevation, reattach fascia board to wall. Repair hole in corner of southeast gutter with Dutchman repair. Replace rotted wood of both east eaves with Dutchman repairs. Reattach wood board on smokehouse eave	1	LS	\$ 1,000.00	1,000
<i>Porches</i>				
- On north porch (7' x 5'), clean biological growth. Repair hole in corner of eave. Remove column base box-out. Prep and paint all wood elements.	1	LS	\$ 2,000.00	2,000
<i>Site</i>				
- On north side, trim bush back to not cover bell and posts.	1	LS	\$ 250.00	250
<b>Subtotal - Exterior</b>				<b>15,325</b>
<b>INTERIOR</b>				
<i>Floors</i>				
- Rm 003 - Replace sagging boards with Dutchman repair. Maintain rest of existing wood floor	1	LS	\$ 450.00	450
- Room 004 - Replace rotted or missing boards at the north side. Maintain rest of existing wood floor.	1	LS	450.00	450
- Room 206 (5' x 11') - Replace flooring at north end of room approximately 20 sf. Prep and paint.	1	LS	400.00	400
<i>Walls</i>				
- Room 003 - Replace wood boards and base to left and right of smokehouse door.	1	LS	\$ 500.00	500
- Room 004 - Remove plaster and beadboard on north wall. Repoint mortar in stone wall before reapplying finishes. Apply plaster to northwest side where missing.	120	SF	30.00	3,600
- Repair Cracks Throughout	111	LF	30.00	3,330
- Paint Walls and Millwork Throughout	9,500	SF	2.00	19,000
<i>Patch/Repair/Skim Coat Plaster:</i>				
- Room 103- Plaster north wall between window and boards.	1	LS	250.00	250
- Room 207 Chimney (15 SF at Ceiling)	1	LS	225.00	225

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Description	Quantity	Unit	Unit Cost	Amount
<b>IMMEDIATE RECOMMENDATIONS</b> (Continued)				
<b>INTERIOR</b> (continued)				
<i>Millwork</i>				
- Prep/Paint Millwork			Included w/ Walls Above	
- Room 004 - Remove wainscot cap on north wall as part of structural repair. Fill crack. Reinstall	1	LS	200.00	200
<i>Doors</i>				
- Doors Throughout - Trim and adjust existing doors into adjacent rooms for proper operation. Tighten and adjust hardware for proper operation., Prep/Pain	29	EA	\$ 650.00	18,850
- Room 004 - Replace cracked glass panel and fill crack in wood panel. Provide new weatherstripping. Replace rotted wood at frame.	1	EA	750.00	750
- Room 102/103 - Replace cracked wood panels. Fill hole.	2	EA	250.00	500
- Room 104 - Provide new barrier-free hardware.	1	EA	1,000.00	1,000
<i>Ceiling</i>				
- Room 001 - Replace missing board. Prep and paint all woodwork. Skim-coat flaking paint and plaster (40 SF)	1	LS	\$ 400.00	400
- Room 004 - Remove plywood. Evaluate condition of plaster and replaster as necessary	1	LS	500.00	500
- Room 104 - Provide new architectural dropped ceiling to accommodate plumbing above.	54	SF	15.00	810
- Prep/Paint Ceiling at 001/004/102/103/207	810	SF	1.25	1,013
- Repair Plaster Cracks	117	LF	30.00	3,510
<i>Stairs</i>				
- Room 001 - Stair does not meet code requirements and should be used by staff only. Fill cracks in risers. Prep and paint treads, risers, and stringers.	1	FLT	\$ 500.00	500
<i>Electric</i>				
- Attic - Provide switched general lighting.	925	SF	\$ 3.00	2,775
<i>Heating</i>				
- Room 003 - Clean loose debris from around fireplace and iron elements.	1	LS	\$ 200.00	200
- Room 102 - Repoint hearth and back of fireplace. Close off chimney flue.	1	LS	750.00	750
- Room 103 - Repair crack in fireplace surround. Repoint hearth. Close off chimney flue. Remove and re-set stone hearth. Ensure proper structural support prior to re-setting.	1	LS	1,850.00	1,850



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<b><u>IMMEDIATE RECOMMENDATIONS</u></b> (Continued)				
<b>INTERIOR</b> (continued)				
<i>Plumbing</i>				
- Room 001/005 - Convert for use as barrier-free restroom and provide new toilet and sink. Includes Partition (22 LF), Door/F/HW (1 EA), Finishes (7' x 8'), Toilet/Lav/Piping, HVAC/Ventilation, Electrical	1	LS	\$ 7,500.00	7,500
- Ejector Pump w/ Piping at New Basement Bathroom	1	LS	\$ 2,000.00	2,000
- Room 104 - Remove all existing fixture (3 EA), appliances and furnishings. Convert for use as barrier-free restroom and provide new toilet and sink, finishes (5' x 9')	1	LS	6,500.00	6,500
- Room 206 - Replace existing toilet and sink. Remove existing bathtub and cap, or remove piping. New/Patch Finishes (5' x 11')	1	LS	6,500.00	6,500
<b>Subtotal - Interior</b>				<b>84,313</b>
Subtotal				99,638
Contingency	15%			14,946
Subtotal				114,583
General Requirements	20%			22,917
<b>TOTAL ESTIMATED IMMEDIATE COST</b>				<b>137,500</b>

**SHORTER-TERM RECOMMENDATIONS**

**EXTERIOR**

*Walls*

- At south façade, clean biological growth from base of smokehouse walls.	800	SF	\$ 2.00	1,600
- Repair bulge above east basement window – approx. 6 sf.	1	LS	500.00	500
- Patch adjacent stucco- Prep and paint.	20	SF	20.00	400
- At west elevation, repoint small area of exposed stone masonry at grade. Excavate 6" deep by 8' long and repoint exposed portion of stone foundation.	1	LS	750.00	750
- At north elevation, remove areas of bulging plaster below windows. Inspect for structural damage and re-stucco to match existing.	1	LS	500.00	500
- Fill gap between boards and stucco of east side of smokehouse.	1	LS	350.00	350

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Description	Quantity	Unit	Unit Cost	Amount
<b>SHORTER-TERM RECOMMENDATIONS</b> (Continued)				
<b>EXTERIOR</b> (continued)				
<i>Windows</i>				
- At south façade, restore six-over-six dormer windows and multi-light sash at center dormer.	6	EA	\$ 2,250.00	13,500
- Provide new six light basement sash at west basement window and new appropriate sash at east windows.	6	EA	1,850.00	11,100
- Prep and paint smokehouse window.	1	EA	250.00	250
- At west elevation, restore six-over-six and four-over-four windows and multi-light sash at center dormer. Remove, strip and restore sash. Re-glaze 100%. Repair drip cap at south six-over-six window. Prep and paint fanlight.	4	EA	2,250.00	9,000
- Prep and paint fanlight.	1	EA	225.00	225
- Replace broken board of basement shutter on east elevation.	1	LS	250.00	250
- Prep and paint all shutters.	7	EA	250.00	1,750
- At east elevation, restore and re-glaze existing second floor six-over-six and six-over-three windows. Replace cracked glass pane. Adjust as required for smooth operation. Provide weather-stripping and a new latch. Provide new interior storm panels. Restore and re-glaze fanlight. Prep and paint all woodwork.	3	EA	2,250.00	6,750
- Replace nine-over-nine vinyl windows with four-over-four double-hung wood windows to match those on the west elevation.	2	EA	2,500.00	5,000
<i>Doors and Trim</i>				
- Main entry - Restore existing door. Tighten and secure joints, trim as necessary for smooth operation. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation.	1	EA	\$ 1,500.00	1,500
- South smokehouse door - Restore door. Disassemble and replace bottom rail and provide epoxy repairs at stiles. Prep and paint. Provide barrier-free hardware with emergency egress operation.	1	EA	1,250.00	1,250
- North entry - Remove storm door. Trim and adjust main door for smooth operation. Tighten hardware. Replace cracked panel. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation.	1	EA	1,500.00	1,500
- South smokehouse door - Trim and adjust door for smooth operation. Tighten hardware. Restore and re-glaze. Replace doorknob.	1	EA	750.00	750
- West entry - Trim and adjust door for smooth operation. Tighten hardware. Restore and re-glaze. Replace cracked wood panel and glass pane.	1	EA	1,000.00	1,000

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<b><u>SHORTER-TERM RECOMMENDATIONS</u></b> (Continued)				
<b>EXTERIOR</b> (continued)				
<i>Roof</i>				
- Replace smokehouse roof with new cedar shakes.	235	SF	\$ 22.00	5,170
<i>Chimneys</i>				
- Repoint smokehouse chimney (3' h x 1.5' x 1.5') and northwest chimney 100%. Replace damaged brick to match existing assume 15%.	1	LS	\$ 2,500.00	2,500
<i>Porch</i>				
- Replace wood shake roof in kind.	35	SF	\$ 25.00	875
- Make adjustments to porch as necessary to provide for ADA-accessible entry.	1	LS	2,000.00	2,000
<i>Millwork</i>				
- Replace bottom course of siding at upper gambrel of west elevation and re-set drip edge at left side (35 LF). Re-set rake board and make sure to close all gaps behind rake to prevent pests from entering building.	1	LS	750.00	750
<i>Site</i>				
- Provide ramp to north porch - Ramp/Landing (130 SF), Steps(13LFN), Railing (55 LF)	1	LS	\$ 13,500.00	13,500
- Provide three parking spaces off of west circular drive, including one new accessible parking space.	1	LS	3,000.00	3,000
- Provide an ADA compliant barrier-free path to the south door into the smokehouse - 3.5' Wide, w/ Clearing, Grading, Prep, Stabilized Aggregate Path	100	LF	40.00	4,000
<b>Subtotal - Exterior</b>				<b>89,720</b>
<b>INTERIOR</b>				
<i>Floors</i>				
- Room 002, 005 - Provide new concrete slab floor throughout. Document existing floor following removal of the rug and other objects. Complete archaeological survey and documentation prior to installation of slab.	780	SF	\$ 17.50	13,650
- Room 006 - Remove existing flooring. Provide new tongue-and-groove wood flooring on slab and sleepers. Provide perimeter drain at slab and sub-drainage to grade at exterior.	120	SF	35.00	4,200
- Room 102 - Refinish existing floor. Stain water damaged areas to match adjacent prior to refinishing.	240	SF	8.00	1,920
- Room 103 - Patch large gaps between floor boards using wood Dutchman repairs. Gently sand and refinish flooring.	180	SF	8.00	1,440
- Room 104 - Provide ½" plywood subfloor and linoleum flooring over the existing wood floor.	45	SF	10.00	450

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<b>SHORTER-TERM RECOMMENDATIONS</b> (Continued)				
<b>INTERIOR</b> (continued)				
<i>Floors (Continued)</i>				
- Room 106 - Gently sand and refinish flooring.	240	SF	8.00	1,920
- Room 201, 204, 207, 208, 209 - maintaining and repainting existing flooring, patch large gaps with dutchman repair	850	SF	3.50	2,975
<i>Walls</i>				
- Prep and Paint Walls, Trim Throughout	9,500	SF	\$ 2.00	19,000
- Prep/Paint Millwork at Rooms 001, 101, 206, 208	1	LS	500.00	500
- Repair Plaster Cracks	221	LF	30.00	6,630
- Prep/Skim Coat Flaking Paint, Plaster	70	SF	6.00	420
- Replace Damaged Plaster	50	SF	15.00	750
- Room 001 - Plug hole. Prep and paint.	1	EA	75.00	75
- Clean Basement Walls at 002, 005, 006	1,350	SF	0.50	675
- Repoint areas of damaged and missing pointing at foundation	60	SF	25.00	1,500
- Room 006 - provide deep wall grouting/re-pointing at area above door to main house, approximately 6 sf.	1	LS	750.00	750
- Room 104 - Provide new ceramic tile wainscoting and plaster veneer walls on all walls. Provide necessary plumbing chases.	160	SF	17.50	2,800
- Room 208 - Remove existing wallpaper.	56	LF	15.00	840
<i>Millwork</i>				
- Room 208 - Consolidate window casing where damaged. Reattach picture rail.	1	LS	\$ 350.00	350
<i>Doors</i>				
- Room 001 - Remove paint on glass; prep and paint.	1	EA	\$ 150.00	150
- Room 002 - Restore slat door between Room 002 and Room 005. Remove added boards, straighten door and tighten mortise-and-tenon joints using traditional materials and/or concealed methods. Repair top hinge. Adjust door to Room 001 for proper operation.	1	EA	650.00	650
- Room 003 - Provide new historically appropriate hardware for smokehouse door.	1	EA	1,175.00	1,175
- Room 004 - Provide new door at west wall as shown in drawings for entry to barrier-free restroom.	1	EA	1,750.00	1,750
- Room 005 - Restore slat door between Room 005 and Room 002. Remove added boards, straighten door and tighten mortise-and-tenon joints using traditional materials and/or concealed methods. Repair top hinge.	1	EA	650.00	650

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<b><u>SHORTER-TERM RECOMMENDATIONS</u></b> (Continued)				
<b>INTERIOR</b> (continued)				
<i>Doors (Continued)</i>				
- Room 006 - Restore two exterior doors. At south door, replace bottom rail and provide epoxy repairs and bottom of stiles and at bottom panels. Provide new ADA compliant threshold and appropriate sweeps and weather-stripping. The north door is in worse condition. Replace bottom rail, side and center stiles and bottom panels as well as jambs and casings. Slope grade and path away from door on this side.	2	EA	1,100.00	2,200
- Room 101 - Front Entrance: Restore existing door. Tighten and secure joints, trim as necessary for smooth operation. Adapt existing rim-lock to include emergency egress operation if possible, or provide new rim-lock to match existing with emergency egress operation. Remove existing storm doors.	1	EA	1,750.00	1,750
- Rear Entrance: Trim and adjust existing door for proper operation. Remove existing slide bolts and provide appropriate barrier-free hardware with emergency egress operation. Remove existing screen door.	1	EA	1,500.00	1,500
- Interior Doors: Trim and adjust existing doors for proper operation. Tighten all hardware.	29	EA	150.00	4,350
<i>Windows</i>				
- Exterior Window Restoration			Included Above with Exterior	
- Prep/Paint Interior of Windows	34	EA	350.00	11,900
<i>Ceiling</i>				
- Room 002, 005 - Clean open joists and floor boards using the gentlest means possible.	775	SF	\$ 1.00	775
- Room 003 - Carefully remove beadboard in buckled areas to evaluate condition of ceiling above. Replaster as needed and reattach beadboard. Replace boards in southwest corner as needed.	250	SF	15.00	3,750
- Prep and Paint Ceilings Throughout	3,950	SF	1.50	5,925
- Repair Plaster Cracks	101	LF	30.00	3,030
- Prep/Skim Coat Flaking Paint, Plaster	182	SF	6.00	1,092
- Replace Damaged Plaster	35	SF	15.00	525
- Room 006 - Anchor tie-beams and rafter plates together and/or anchor rafter plate to stone wall using concealed methods.	1	LS	3,500.00	3,500
- Room 106 - Re-secure GWB ceiling.	240	SF	5.00	1,200

**HMR ARCHITECTS  
MARTIN BERRY HOUSE  
PRESERVATION PLAN  
POMPTON PLAINS, NEW JERSEY**

ICI #: 215016  
Prep: mcf/gel  
Date: 02/23/2016  
Revised:

**ORDER OF MAGNITUDE COST ESTIMATE**

Description	Quantity	Unit	Unit Cost	Amount
<b>SHORTER-TERM RECOMMENDATIONS</b> (Continued)				
<b>INTERIOR</b> (continued)				
<i>Miscellaneous</i>				
- Room 001 - Remove cabinets - Base/Wall, 5' Wide	1	LS	\$ 200.00	200
- Room 004 - Remove shelf, cabinet - 4' Wide	1	LS	100.00	100
- Room 102 - Trim and adjust existing dumbwaiter door for proper operation.	1	EA	350.00	350
<i>Electrical</i>				
- Throughout - Provide flexible lighting and necessary wiring for exhibit and meeting use.	3,950	SF	\$ 15.00	59,250
<i>Heating</i>				
- Room 003 - Clean stone fireplace walls. Repoint.	1	LS	\$ 750.00	750
<i>Plumbing and Appliances</i>				
- Room 001 - Remove chest freezer to accommodate access to new barrier-free restroom.	1	LS	\$ 100.00	100
- Room 103 - Provide new fixtures and appliances to serve as non-commercial catering kitchen. Clean and retain Youngstown sink cabinet.	1	LS	5,000.00	5,000
<i>Short Term MEP Recommendations</i>				
- Plumbing - Properly Connect Water Heater, Remove Corrosion	1	LS	\$ 650.00	650
- HVAC - New Natural Gas Service to Building				By Utility
- Remove Underground Fuel Tank	1	LS	5,500.00	5,500
- New HVAC System:				
- Remove Steam Boiler, Piping, Radiators, Existing Syst.	3,950	SF	2.50	9,875
- New System w/ Gas Fired Heating w/ AC Coils and Outdoor Condensing Units, Controls, Cut/Patch, Etc.	3,950	SF	30.00	118,500
- Electrical:				
- Replace Electrical Panels w/ New Circuit Breaker Panels	1	LS	15,000.00	15,000
- Replace Wiring, Receptacles Throughout as Req.	3,950	SF	6.50	25,675
- Service Upgrade for HVAC Equipment	1	LS	15,000.00	15,000
- Lighting				Included Above w/ Electrical
- Fire Alarm/Security System - Replace w/ New	3,950	SF	3.00	11,850
<b>Subtotal - Interior</b>				<b>374,517</b>
Subtotal				464,237
Contingency 15%				69,636
Subtotal				533,873
General Requirements 20%				106,775
<b>TOTAL ESTIMATED SHORT TERM COST</b>				<b>640,647</b>



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ICI #: 215016  
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Date: 02/23/2016  
Revised:

**ORDER OF MAGNITUDE COST ESTIMATE**

Description	Quantity	Unit	Unit Cost	Amount
<b><u>LONG-TERM RECOMMENDATIONS</u></b>				
<b>EXTERIOR</b>				
<i>Walls</i>				
- Repoint east elevation stone wall 100%.	535	SF	\$ 25.00	13,375
<i>Windows</i>				
- Replace aluminum vents on east elevation with wood.	2	EA	\$ 600.00	1,200
<i>Roof and Roof Drainage</i>				
- Replace cedar shake roof at main house and dormers.	2,250	SF	\$ 22.00	49,500
- Replace corrugated metal downspouts with plain round lead coated copper downspouts.	250	LF	30.00	7,500
<i>Site</i>				
- Provide new bluestone path from east parking area off Route 23 to the south smokehouse door. w/ clearing, grade prep	105	LF	\$ 135.00	14,175
- Redo driveway and provide head in parking along west side of drive for eight cars	1	LS	5,000.00	5,000
- Re-build retaining wall extending from the south wall at east end of the main section of the house.	52	LF	175.00	9,100
- Chicken coop: Restore chicken coop (58' x 16') for three-season use:				
- Replace roof and assume 25% of rafters and sheathing.	930	SF	20.00	18,600
- Provide electrical service from house	130	LF	75.00	9,750
- new track type lighting at interior and exterior lighting	930	SF	10.00	9,300
- Provide new sono-tube footing under cmu piers. Re-set cmu piers and anchor to sill plates. (Assume 10 Ea)	1	LS	10,000.00	10,000
- Replace sill plates and assume 25% of flooring and floor joists.	235	SF	35.00	8,225
- Replace 20% of siding.	250	SF	20.00	5,000
- Restore two doors and windows.	2	EA	2,000.00	4,000
- Provide gutter and two downspouts at rear of building.	80	LF	30.00	2,400
- Provide new barrier free ramp to one door – approximately 18-ft long with handrails, landings (2) and curbs.	1	LS	7,500.00	7,500
- Clear site around building.	170	LF	15.00	2,550
- Continue barrier free path from path to rear entry at house to ramp at chicken coop - Stabilized Aggregate Path (3.5'w) w/ Clearing, grading, prep	135	LF	40.00	5,400
- Privy (4' x 4') - Replace asphalt shingle roof. Repair door. Prep and paint exterior.	1	LS	1,500.00	1,500
<b>Subtotal - Exterior</b>				<b>184,075</b>

**HMR ARCHITECTS  
MARTIN BERRY HOUSE  
PRESERVATION PLAN  
POMPTON PLAINS, NEW JERSEY**

ICI #: 215016  
Prep: mcf/gel  
Date: 02/23/2016  
Revised:

**ORDER OF MAGNITUDE COST ESTIMATE**

Description	Quantity	Unit	Unit Cost	Amount
<b><u>LONG-TERM RECOMMENDATIONS</u></b> (Continued)				
<b>INTERIOR</b>				
<i>Walls</i>				
- Room 003 - Remove narrow boards on upper portion of walls and restore plaster beneath.	66	LF	\$ 25.00	1,650
<i>Doors</i>				
- Room 005 - Close up door between Room 005 and 001, restore board wall, horizontal framing and a portion of slat wall, approximately 4-feet.	1	LS	\$ 750.00	750
<i>Windows</i>				
- Room 206 - Replace sash with wood single-hung sash to match sash at small front dormers. Replace interior and exterior millwork to accommodate new sash. Provide weather stripping and removable interior storm panel.	1	EA	\$ 1,350.00	1,350
<i>Miscellaneous</i>				
- Room 003 - Provide doors for cabinets where missing.	1	LS	\$ 500.00	500
<i>Electrical</i>				
- Room 001 - Provide surface-mounted fixture for bulb.	1	LS	\$ 500.00	500
<i>Heating</i>				
- Room 003 - Restore fireplace to working order for exhibit use. Replaster upper portion of fireplace wall and provide wood surround as shown on HABS drawings.	1	LS	\$ 1,500.00	1,500
<i>Long Term MEP Recommendations</i>				
- Plumbing - Connect into Public Sewer System, Includes Lift Station	1	LS	\$ 25,000.00	25,000
<b>Subtotal - Interior</b>				<b>31,250</b>
Subtotal				215,325
Contingency 15%				32,299
Subtotal				247,624
General Requirements 20%				49,525
<b>TOTAL ESTIMATED LONG-TERM COST</b>				<b>297,149</b>

## **XII. MAINTENANCE PLAN**

Deferred maintenance is the most common cause of deterioration to historic buildings. To avoid unchecked deterioration, ongoing preventative maintenance must be completed on a regular basis. This maintenance is the most vital and cost effective tool for the preservation of historic structures. To assist with this crucial component for the protection of the building, we recommend establishing a cyclical maintenance program. This program should include weekly, monthly, semi-annual and annual tasks including annual full-scale inspection of the exterior and interior of the building. This maintenance program should guide the present and future care of the resource.

In general, exterior elements should be examined at least once a year. Exterior maintenance should eliminate water penetration by maintaining materials and finishes and ensuring that water is directed away from the building. Also critical to the exterior maintenance is routine inspection and cleaning of roof gutters and downspouts. One of the most common causes of water damage is clogged or damaged gutters and leaders that lead to leaks or overflow. Gutters are to be inspected and cleaned at least four times annually - twice in the fall when they are most likely to become clogged with falling leaves and twice in the spring during the heaviest rains. On a fairly regular basis — approximately once every five years, or upon noticing damage — a professional should be called in to inspect the condition of the roof and roof drainage system.

Interior elements should be examined during regular housekeeping as well as with general vigilance in semi-annual inspections. Their maintenance should preserve existing materials and finishes. Replacement of interior elements is usually included as a part of major renovations. The smooth operation of doors and windows should be maintained, as unnecessary damage to the doors, windows

and hardware can occur from stresses arising from ill-fitting elements.

Site maintenance should be undertaken twice annually, once in the spring and once in the fall, in addition to regular lawn mowing, leaf and snow removal, as one might maintain their own yard at home. This type of work can often be undertaken by volunteers during a well-planned work day, which is also a great way to bring community members together and develop interest in the resource.

Finally, inspections and maintenance of building systems, such as electrical and fire alarm, should be completed regularly by qualified professionals so as to maintain the systems in good working order. Inspection of the electrical system and a fire alarm system at the Martin Berry House are critical to maintaining these vital systems in working order.

Because of the importance of maintenance in a historic building, a yearly maintenance and operation budget should be established. Half of the fund is generally allocated for immediate maintenance and repairs, while the remainder is saved for the replacement of major items such as roofs. For the Martin Berry House, at approximately 4,900 gross square feet, we would recommend a minimum maintenance and operation budget of approximately \$10,000 per year; \$7,000 to be used annually, the remaining to go into the replacement fund. Additionally, a grounds budget should be established. This can be adjusted up or down based on actual costs, but the tendency to underfund the maintenance budget item should be avoided as larger repair or replacement costs can be unanticipated.

All maintenance inspections and repair work should be documented and kept in a maintenance log. This log should be a complete record of housekeeping and maintenance activities, details of any work performed, materials used, dates executed,

cost incurred and names of personnel and contractors involved. It should also contain the dates of inspections and detailed accounts of the findings including problem areas, plans for repair and, after repairs are complete, a description of techniques used for the repair. The notebook should be periodically reviewed for repeated repairs which may indicate a deeper problem. Digital photography should be used to document existing conditions of key locations and features around the building, as well as documenting maintenance and repair work.

The following Maintenance Schedule includes the tasks that should be included in the maintenance program. These tasks have been outlined by the frequency with which they should be conducted. Additional tasks should be added as necessary so that a thorough program is developed and maintained. Following the Maintenance Schedule is a Maintenance Log to be used to record maintenance data. An electronic version of the log is to be provided to the owner with the 100% submission of this report.

MARTIN BERRY HOUSE  
 MAINTENANCE SCHEDULE

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION FREQUENCY	REPAIR / REPLACEMENT	TREATMENT FREQUENCY	NOTES
<b>SITE</b>					
Gardens	Build-up against foundation	2/year	Remove from foundation	2/year	Keep mulch, leaves and foundation plantings clear of foundation, basement windows and other woodwork that may be in close proximity to the ground.
Grade	Slope back to building and fill voids	1/year	Minor grading and filling.	1/year	Maintain slope away from building. Fill voids that might develop from heavy run-off or other conditions. Correct cause.
Trees and Shrubs	Contacting and overhanging building	2/year	Pruning by volunteers or professionals	2/year	Trim shrubs and trees away from building to limit leaves in gutters, prevent damage from falling limbs and encourage air flow and light near building.
Walking surfaces and paths	Deflection and gravel build-up	Weekly	Sweeping	Weekly	Keep paths and walkways swept to reduce transfer of damaging grit into building through foot traffic. Reset displaced stones to correct tripping hazards.
Snow and ice removal	At snowfall and icy conditions	Seasonally		Seasonally	Do not pile excess snow against foundation or other building elements. Avoid heavy use of salt or other ice melting products in winter. Sweep up excess material after surfaces have dried.
<b>ARCHITECTURAL EXTERIOR</b>					

MARTIN BERRY HOUSE  
 MAINTENANCE SCHEDULE

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION FREQUENCY	REPAIR / REPLACEMENT	TREATMENT FREQUENCY	NOTES
Cedar Shake Roof	Surface condition/moss growth	1/year	Replace Roof	15-20 years	
	Cupped or damaged shingles		Replace Roof		
	Damaged sheathing	1/year	Replace Roof	15-20years	regular roof repair should prevent sheathing damage
Gutters/Leaders/Drainage	Cleaning, leaks and displacement	4/year	Repair or replace. Re-align or patch seams.	At signs of distress	Clean gutters 4/year minimum. Inspect roof drainage from exterior 1/year during heavy rains
Flashing	Surface condition	1/year	Repair or replace		Coordinate major flashing work with roof repairs or replacement
Wood Trim and siding	Surface Condition	1/year	Prep and paint. Patch or replace damaged elements.	3-5 years	
	Fungus, plant growth	1/year	Clean and treat and paint with regular painting schedule	3-5 years	
	Movement, splitting & cracking	1/year	Repair or replace	at signs of distress	
	Anchor condition/ separation from substrate	1/year	re-anchor or replace	at signs of distress	
	Water staining and damage	1/year	Check cause, correct and repair.	at signs of distress	
	Insect damage	1/year	Inspection by extermination professional.	As Required	Treatment regimen to be determined by inspector.



MARTIN BERRY HOUSE  
 MAINTENANCE SCHEDULE

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION FREQUENCY	REPAIR / REPLACEMENT	TREATMENT FREQUENCY	NOTES
Masonry Foundation and Walls	Surface condition	1/year			
	Spalling, efflorescence	1/year	Clean and spot repoint	at signs of distress	<p>Inspect cause for possible water infiltration related cause.</p> <p>If widespread conditions requiring spot pointing are observed, the entire foundation should potentially be re-pointed.</p> <p>At time of repair consideration should be given to repointing entire elevations using appropriate lime-based mortar.</p>
	Cracking	1/year	Spot repoint	at signs of distress	
	Settlement	1/year	Correct cause of settlement	at signs of distress	
	Mortar joint condition	1/year	Spot repoint	at signs of distress	
	Plant growth	1/year	Remove	at signs of growth	
Doors	Operation	2/year	Repair, adjust door and hardware for smooth operation.	at signs of distress or binding.	
	Surface condition	1/year	Wood preservative treatment	3-5 years	
	Hardware and weatherstripping	2/year	Repair	at signs of distress	
Windows	Operation	2/year	Repair, adjust window and hardware for smooth operation.	at signs of distress or binding.	
	Surface condition	1/year	Prep and paint. Patch areas of deterioration or damage.	3-5 years	

MARTIN BERRY HOUSE  
 MAINTENANCE SCHEDULE

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION FREQUENCY	REPAIR / REPLACEMENT	TREATMENT FREQUENCY	NOTES
	Glazing	1/year	Repair	3-5 years	Partial re-glazing. Use traditional linseed oil based glazing compound.
	Hardware and weatherstripping	2/year	Repair	at signs of distress	
<b>ARCHITECTURAL INTERIOR</b>					
Wood Flooring	Surface condition	1/year	Refinish flooring with only minimal sanding to remove old finish only.	10 years	Sweep weekly to remove abrasive dirt. Wood floors should be damp mopped monthly depending on use to remove built-up dirt. Provide period appropriate area rugs to protect floors in areas of highest foot traffic.
	Splitting	1/year	Repair using dutchman repairs or select replacement.	At sign of distress	Inspect structural support to ensure floors are properly supported throughout.
	Anchor condition	1/year	Re-secure anchors	At sign of distress	If anchors are popping, it could be the result of inadequately supported
	Water staining or damage	1/year	Check cause, correct and repair.	At sign of distress	
	Buckling	1/year	Check cause, correct and repair.	At sign of distress	This could be the result of high humidity levels in the space on one side
Plaster	Plaster Attachment	1/year	Plaster washer attachment	At sign of distress	Inspect for underlying structural or other causes and correct prior to co
	Cracking	1/year	Repair larger cracks.	At sign of distress	Rake out joint and secure plaster on both sides of joint. Repair using compatible plaster materials. Inspect for underlying structural or other causes and correct prior to completing plaster repairs.

MARTIN BERRY HOUSE  
 MAINTENANCE SCHEDULE

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION FREQUENCY	REPAIR / REPLACEMENT	TREATMENT FREQUENCY	NOTES
Interior Doors	Operation	With regular use	Trim door or adjust hardware.	At sign of distress	Trim door, adjust hardware etc. to remove stresses on door and hardware. If problem persists it could be movement in the wall that needs to be stabilized to prevent continued problems.
	Surface condition	1/year	Prep and paint.	5-7 years	
Millwork and Trim	Surface condition	1/year	Prep and paint.	5-7 years	
<b>STRUCTURAL</b>					
Timber Frame	Movement Deflection	1/year <sup>1</sup>	Repair	at sign of distress	repair to be designed by engineer or architect
	Connection @ bearing	1/year <sup>1</sup>	Repair	at sign of distress	repair to be designed by engineer or architect
	Checking & splitting	1/year <sup>1</sup>	Repair	at sign of distress	repair to be designed by engineer or architect
	Water infiltration	1/year	Repair Leak	at sign of distress	
	Movement	1/year <sup>1</sup>	Repair	at sign of distress	repair to be designed by engineer or architect
	Timber deterioration	1/year <sup>1</sup>	Correct cause and repair	1/year	repair to be designed by engineer or architect
	Insect infestation	Monthly	Treat		treatment regimen to be determined by inspector
<b>MECHANICAL</b>	Comprehensive system evaluation <sup>1</sup>	1/year			Inspection by outside inspector

MARTIN BERRY HOUSE  
 MAINTENANCE SCHEDULE

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION FREQUENCY	REPAIR / REPLACEMENT	TREATMENT FREQUENCY	NOTES
	Furnace inspection and cleaning <sup>1</sup>	1/year			Inspection by outside inspector
	Fuel tank and lines inspection <sup>1</sup>	1/year			Inspection by outside inspector
<b>ELECTRICAL</b>	Comprehensive system evaluation <sup>1</sup>	1/year			Inspection by outside inspector
	Fire alarm system <sup>1</sup>	1/year			Inspection by outside inspector through yearly maintenance contract
<b>PLUMBING</b>	Comprehensive system evaluation <sup>1</sup>	1/year			Inspection by outside inspector
	Hot water heater, piping and fixture inspection. <sup>1</sup>	1/year			Inspection by outside inspector

1. An outside inspector, or structural engineer should be consulted at signs of distress in the framing.
2. The term "at signs of distress" under frequency means that a regular inspection of these items is not in general necessary but that when the element and/or adjacent material begins to show signs of deterioration then the area should be opened and the element inspected.
3. The term "regularly with housekeeping" under frequency means that separate regular inspections are not generally necessary. Instead, these elements should be examined and conditions noted when regular cleaning is taking place.

MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
<b>SITE</b>						
<b>Gardens</b>	Build-up against foundation					
<b>Grade</b>	Slope back to building and voids					
<b>Trees and Shrubs</b>	Contacting and overhanging building					
<b>Walking surfaces and paths</b>	Deflection and gravel build-up					
<b>Snow and ice removal</b>	At snowfall and icy conditions					

MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
<b>ARCHITECTURAL EXTERIOR</b>						
<b>Cedar Shake Roof</b>	Surface condition/moss growth					
	Cupped or damaged shingles					
	Damaged sheathing					
<b>Gutters/Leaders/Drainage</b>	Cleaning, leaks and displacement					
<b>Flashing</b>	Surface condition					
<b>Wood Trim and Siding</b>	Surface Condition					
	Fungus, plant & insect infestation					



MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
	Movement, splitting & cracking					
	Anchor condition/ separation from substrate					
	Water staining and damage					
<b>Masonry Foundation, Stone Walls and Stucco</b>	Surface condition					
	Spalling, efflorescence					
	Cracking					
	Settlement					
	Loose, cracked, missing mortar					

MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
	Plant growth					
<b>Doors</b>	Operation					
	Surface condition					
	Hardware and weatherstripping					
<b>Windows</b>	Operation					
	Surface Condition - Wood Frame, Sill and Casing					
	Glazing					
	Hardware and weatherstripping					
<b>ARCHITECTURAL INTERIOR</b>						

MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
<b>Wood Flooring</b>	Surface condition					
	Splitting					
	Anchor condition					
	Water staining or damage					
	Buckling					
<b>Plaster</b>	Attachment					
	Cracking					
<b>STRUCTURAL</b>						

MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
Timber Frame	Movement and Deflection <sup>1</sup>					
	Connection @ bearing <sup>1</sup>					
	Checking & splitting <sup>1</sup>					
	Water infiltration					
	Timber deterioration <sup>1</sup>					
	Insect infestation <sup>1</sup>					

MARTIN BERRY HOUSE  
 MAINTENANCE LOG

FEATURE TO BE INSPECTED	CONDITION TO INSPECT	INSPECTION DATE	PROCEDURES AND MATERIALS USED	COST	FOLLOW-UP REQUIRED	COMPLETION DATE
<b>MECHANICAL</b>	Comprehensive system evaluation <sup>1</sup>					
	Furnace inspection and cleaning <sup>1</sup>					
	Fuel tank and lines inspection <sup>1</sup>					
<b>ELECTRICAL</b>	Comprehensive system evaluation <sup>1</sup>					
	Fire alarm system <sup>1</sup>					
<b>PLUMBING</b>	Comprehensive system evaluation <sup>1</sup>					
	Hot water heater, piping and fixture inspection. <sup>1</sup>					
<b>Notes:</b>						
1. To be completed by an outside professional or engineer.						

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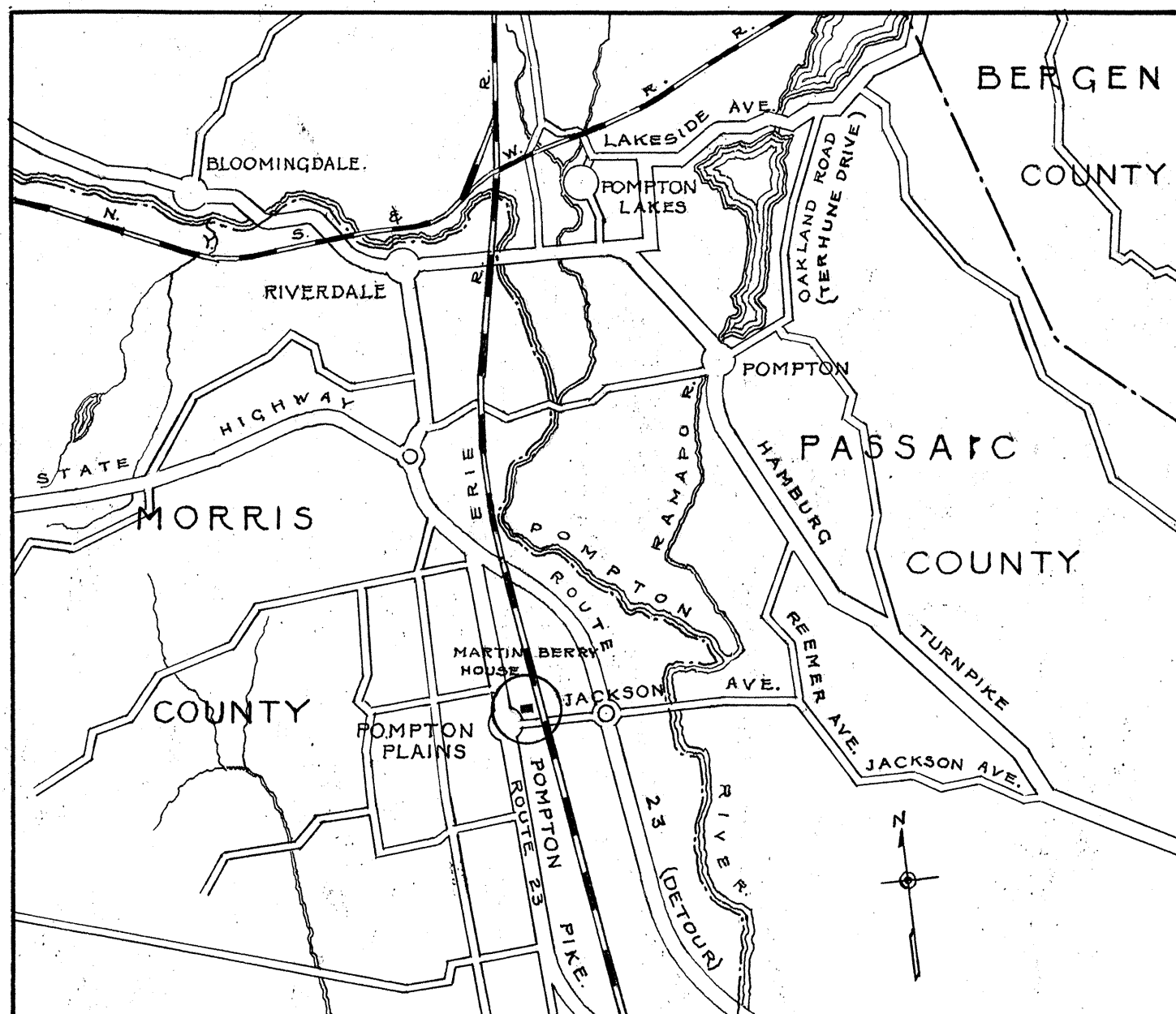
## XIV. APPENDICES

### A. HABS Floor Plans and Elevations, 1939



# THE MARTIN BERRY HOUSE

JACKSON AVE & N. J. STATE HIGHWAY 23  
 POMPTON PLAINS-MORRIS COUNTY-NEW JERSEY



HISTORIC AMERICAN BUILDINGS SURVEY  
 U.S. DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE  
 BRANCH OF PLANS AND DESIGN

MEASURED: FEB. 2-1939 TO FEB. 9-1939

DRAWN: FEB. 9-1939 TO NOV. 4-1939

MEASUREMENTS CHECKED: *J.P.W.*

DRAWINGS APPROVED: *Herbert N. Moffett*

DRAWINGS APPROVED: *J.D. Howard*

ACCEPTED FOR LIBRARY OF CONGRESS:

DISTRICT OFFICER.

CHIEF ARCHITECT.

HERBERT N. MOFFETT, A.I.A.  
 STATE SUPERVISOR

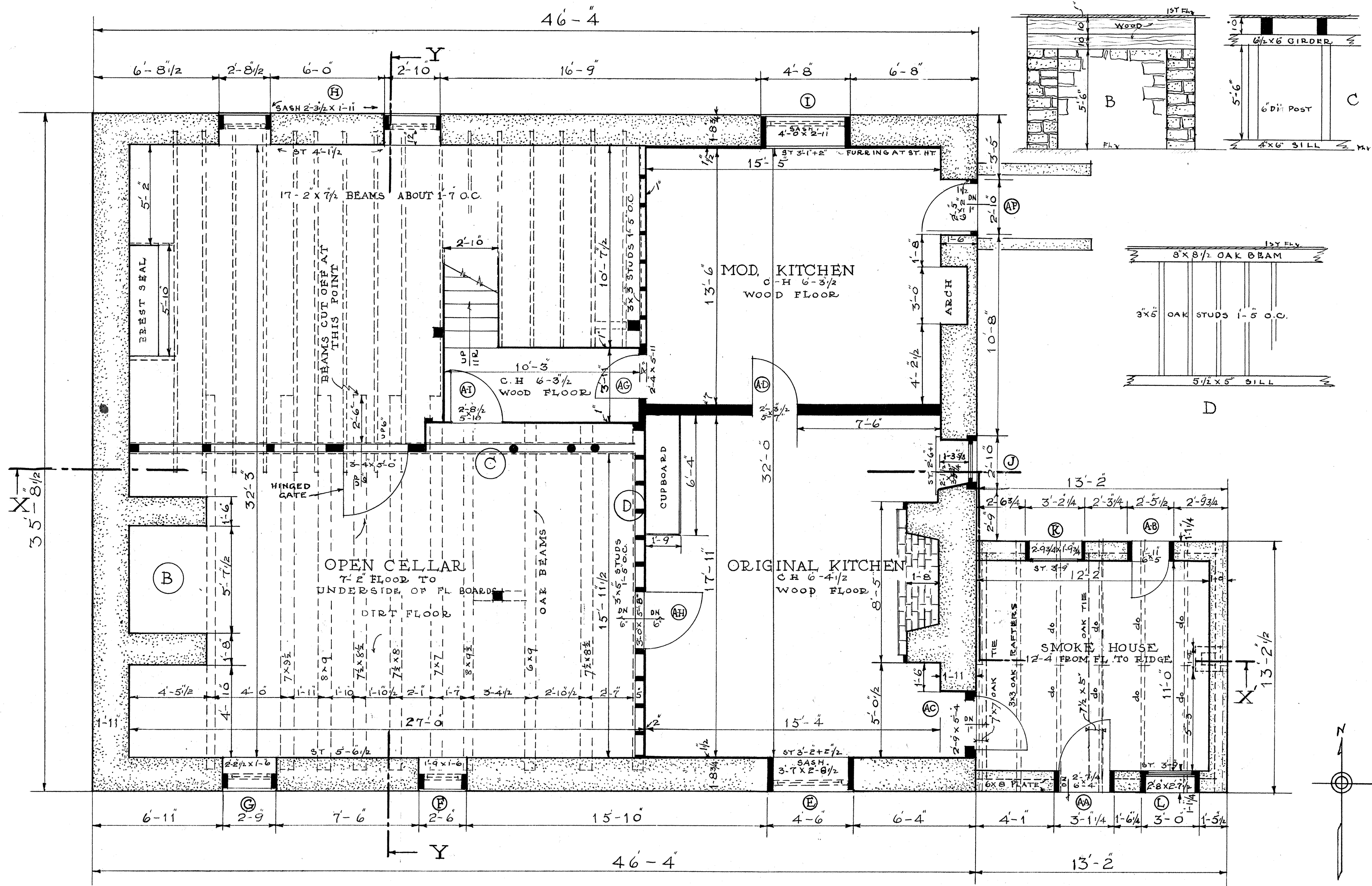
FIELD	PARTY
J.D. HOWARD	J.L. HERBOLD
A. SCHIANI	M. CLARK

SURVEY NO.  
 N.J. 546

SHEETS 1 to 22

INDEX NO.  
 N.J.

14. POMPTON  
 2-



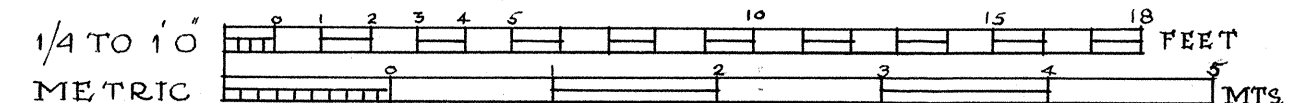
DOOR SCHEDULE			
AA	2-7/4 x 6-4	ORIG	AF 2-5 x 6-2 Mod
AB	1-11 x 6-5	"	AG 2-4 x 5-11 ORIG
AC	2-9 x 5-4	"	AH 3-0 x 5-6 "
AD	2-3 1/2 x 5-7	"	AI 2-8 1/2 x 5-10 "

CELLAR PLAN

WINDOW SCHEDULE			
E	3-7 x 2-8 1/2	Mod	I 4-0 x 2-11 Mod
F	1-9 x 1-6	"	J 2-1 1/2 x 3-5 3/4 ORIG
G	2-8 1/2 x 1-6	"	K 2-9 3/4 x 1-9 3/4 "
H	2-3 1/2 x 1-11	"	L 2-8 x 2-7 1/2 "

LEGEND  
 STONE   
 FRAME

J D HOWARD DEL  
 A SCHIANI DEL



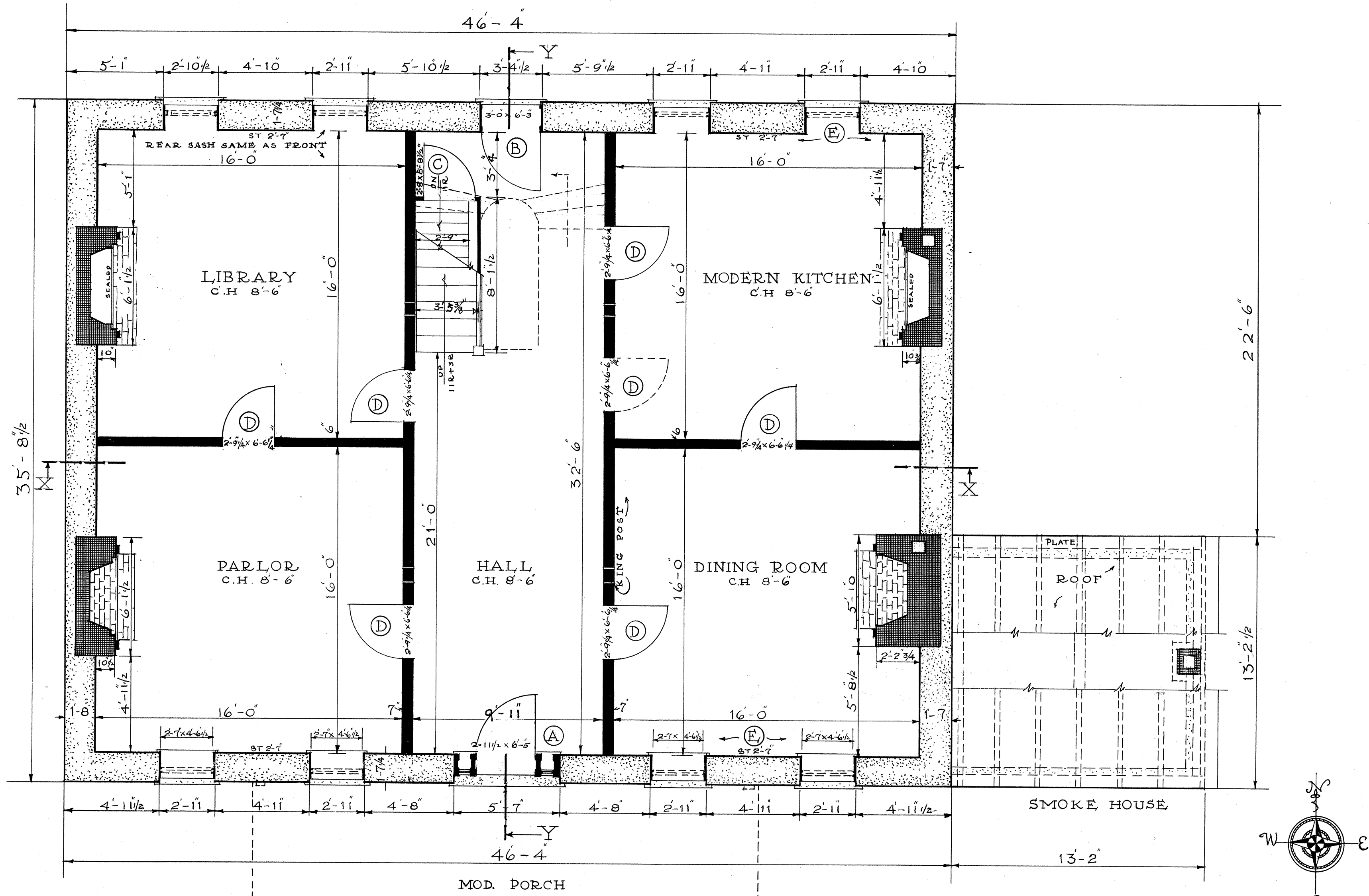
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 OFFICIAL PROJECT No 165-22-6999  
 UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE**  
 JACKSON AVE & N.J. STATE HIGHWAY 23 · POMPTON PLAINS · MORRIS COUNTY · NEW JERSEY

SURVEY NO.  
 N.J.-546

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 1 OF 22 SHEETS

LIBRARY OF CONGRESS  
 INDEX NUMBER



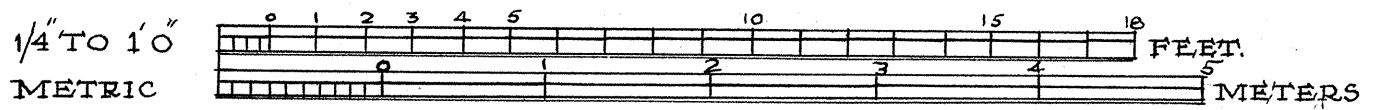
DOOR SCHEDULE		
A	2'-1 1/2" x 6'-5"	ORIGINAL
B	3'-0" x 6'-3"	"
C	2'-8" x 5'-8 1/2"	"
D	2'-9 1/4" x 6'-6 1/4"	MODERN

WINDOW SCHEDULE		
E	2'-7" x 4'-6 1/2"	MODERN

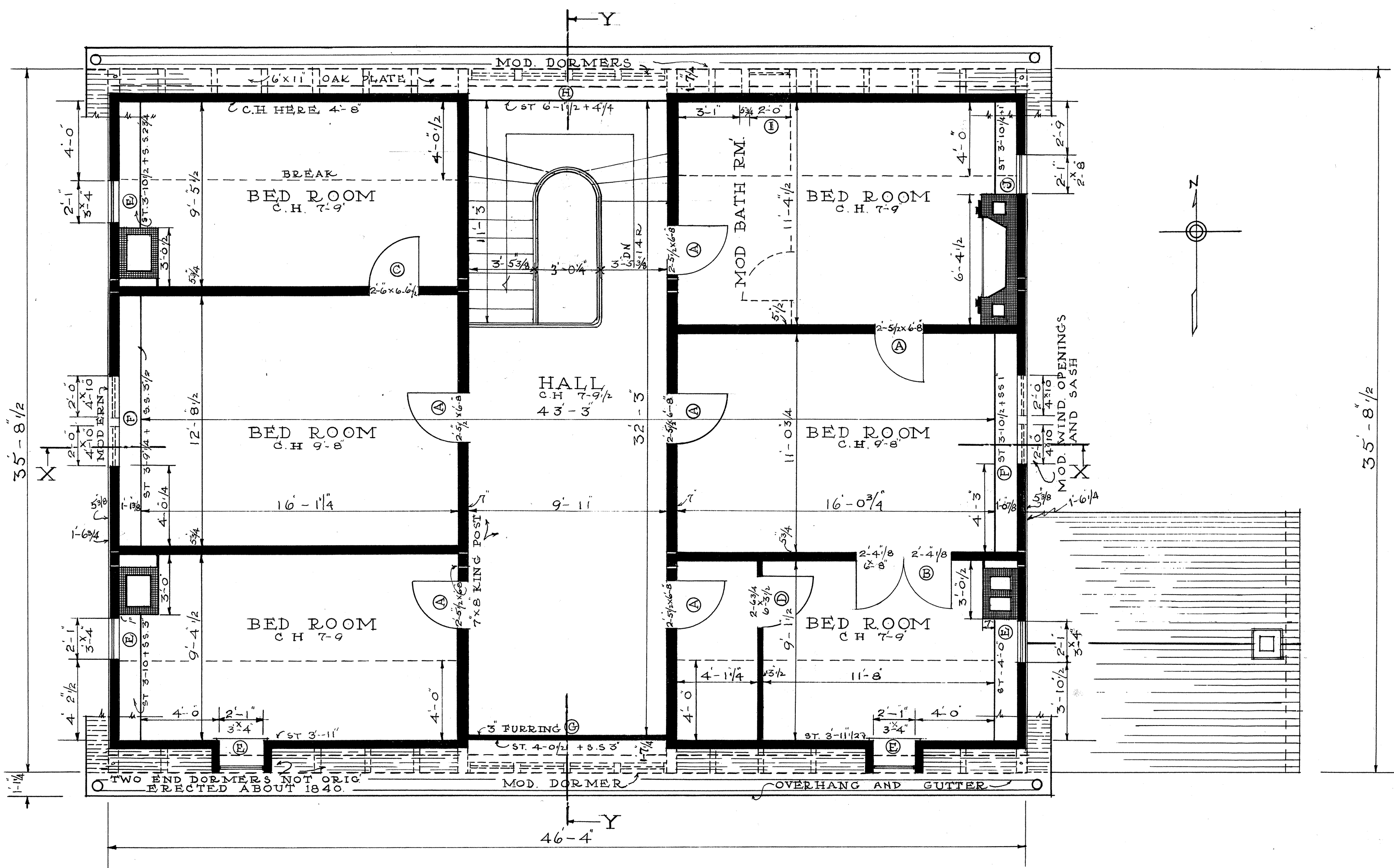
LEGEND  BRICK  STONE  FRAME

FIRST FLOOR PLAN

J. D. HOWARD . DEL





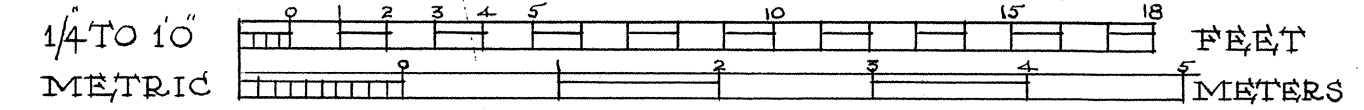
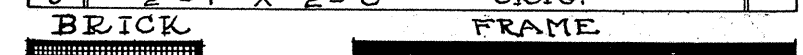


SECOND FLOOR PLAN

DOOR SCHEDULE	
A	2'-5 1/2" x 6'-8" MODERN
B	2'-4 1/8" x 6'-8" "
C	2'-6" x 6'-6 1/2" "
D	2'-6 3/4" x 6'-5 1/2" "

WINDOW SCHEDULE	
E	2'-1" x 3'-4" ORIGINAL
F	2'-0" x 4'-10" MODERN
G	2'-2" x 3'-5" "
H	2'-2" x 2'-6" "
I	2'-0" x 2'-8" "
J	2'-1" x 2'-8" ORIG. FRAME

LEGEND



J. D. HOWARD · DEL.

WORKS PROGRESS ADMINISTRATION  
OFFICIAL PROJECT No. 165-22-6999  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

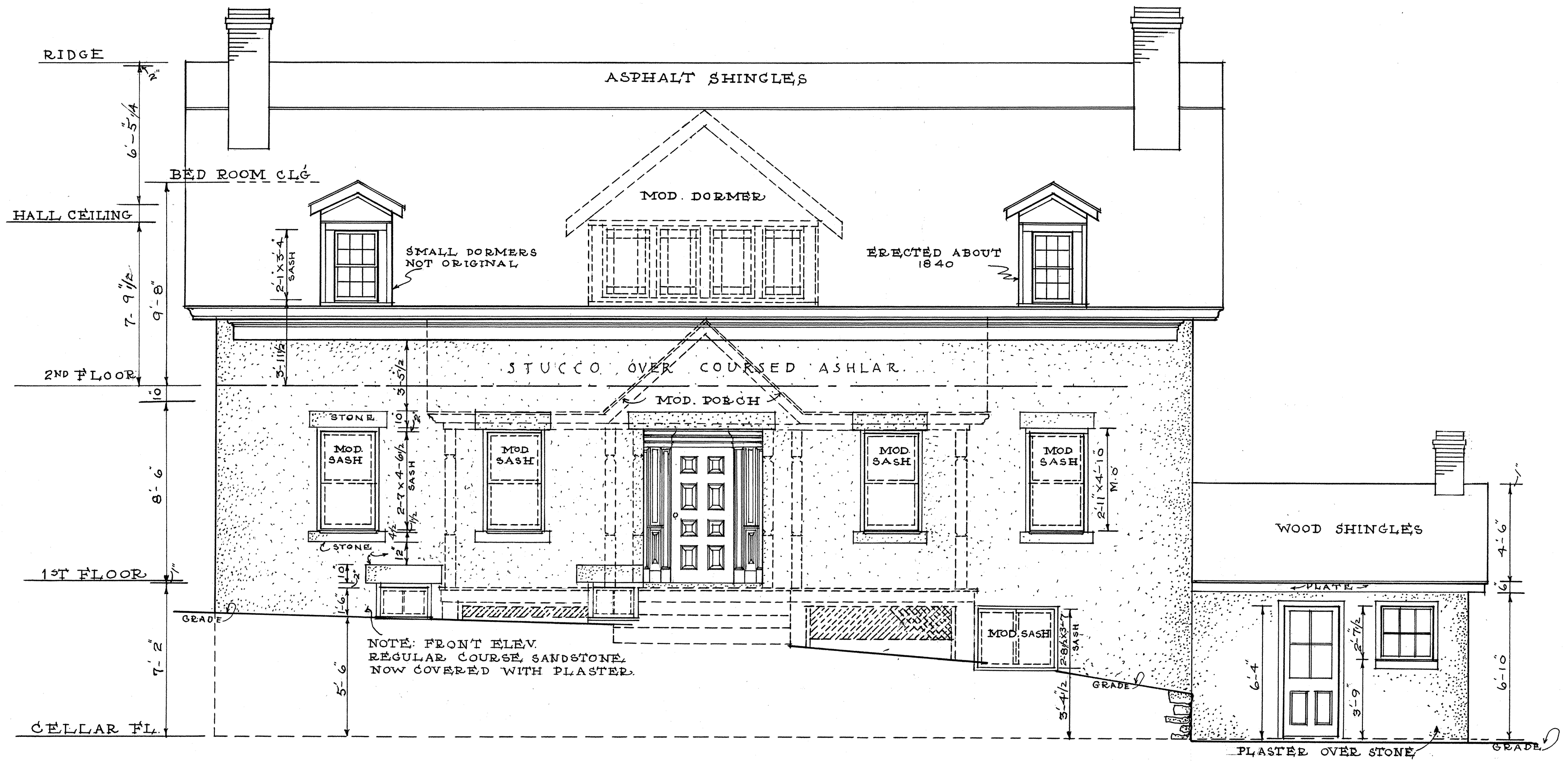
NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE**  
JACKSON AVE & N.J. STATE HIGHWAY 23 · POMPTON PLAINS · MORRIS COUNTY · NEW JERSEY

SURVEY NO.  
**NJ-546**

HISTORIC AMERICAN BUILDINGS SURVEY  
SHEET 3 OF 22 SHEETS

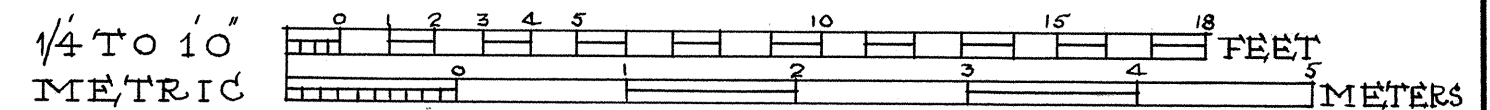
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INDEX NUMBER



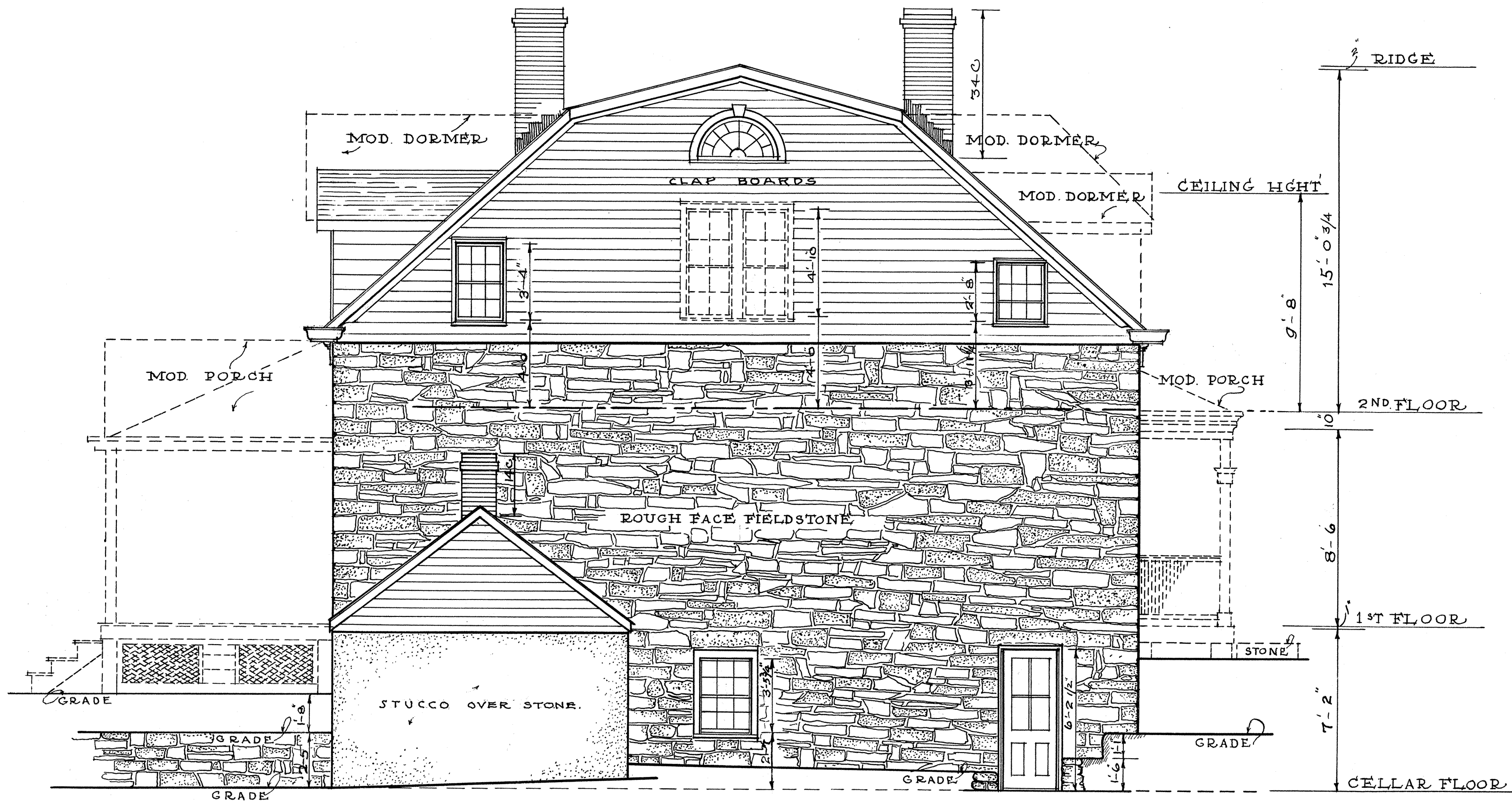


SOUTH ELEVATION

J. D. HOWARD, DEL.

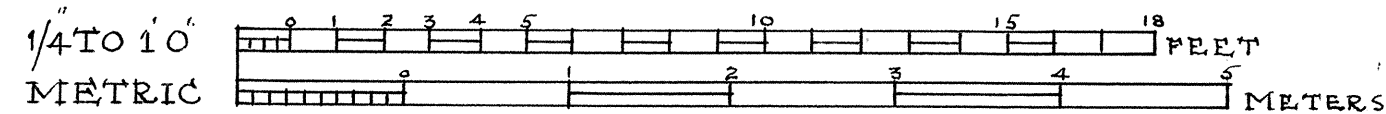


WORKS PROGRESS ADMINISTRATION, OFFICIAL PROJECT No. 165-22-6999. UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE <b>THE MARTIN BERRY HOUSE.</b> JACKSON AVE & N. J. STATE HIGHWAY 23 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY	SURVEY NO. <b>NJ-546</b>	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 22 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER
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EAST ELEVATION

J. D. HOWARD DEL.



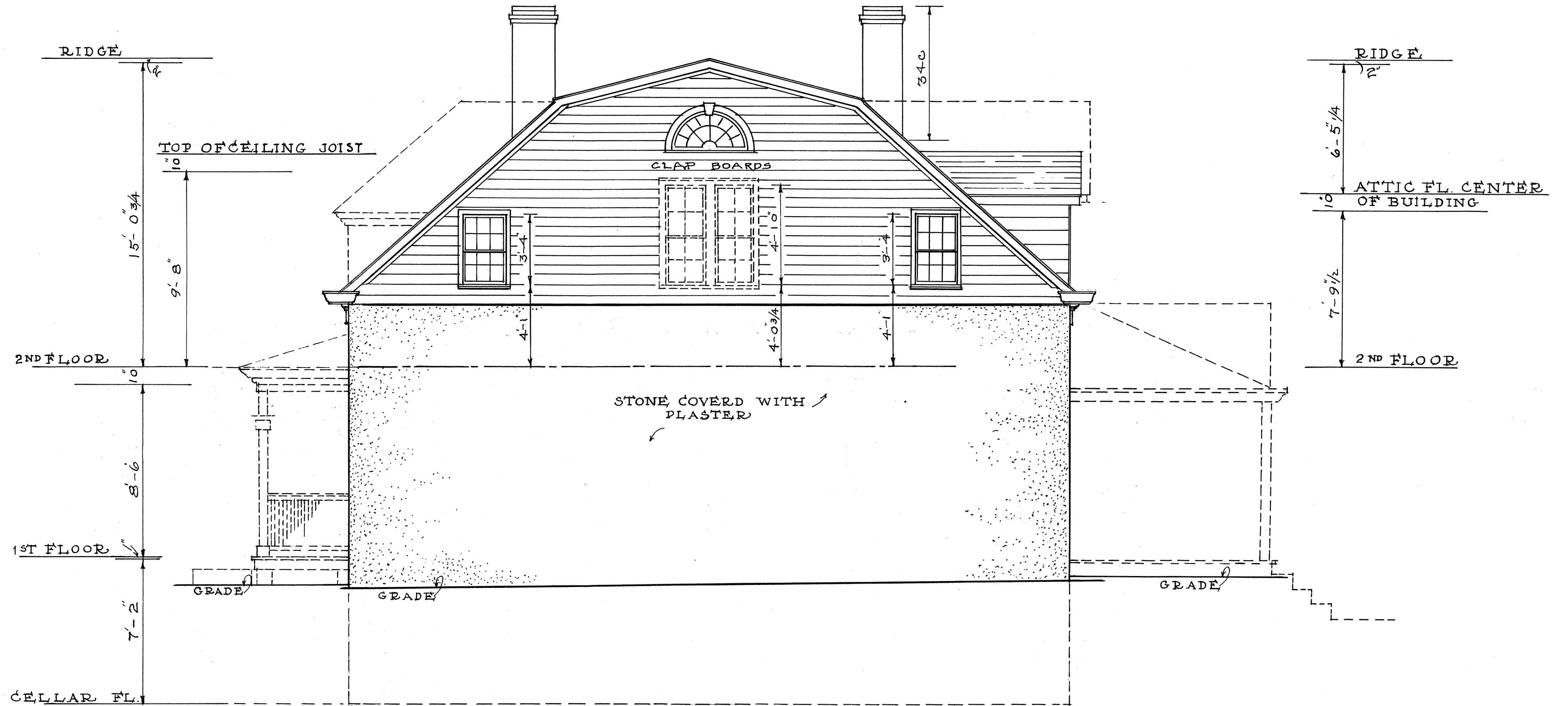
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UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE.**  
 JACKSON AVE & N.J. STATE HIGHWAY 23 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY

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WEST ELEVATION

J.D HOWARD. DEL



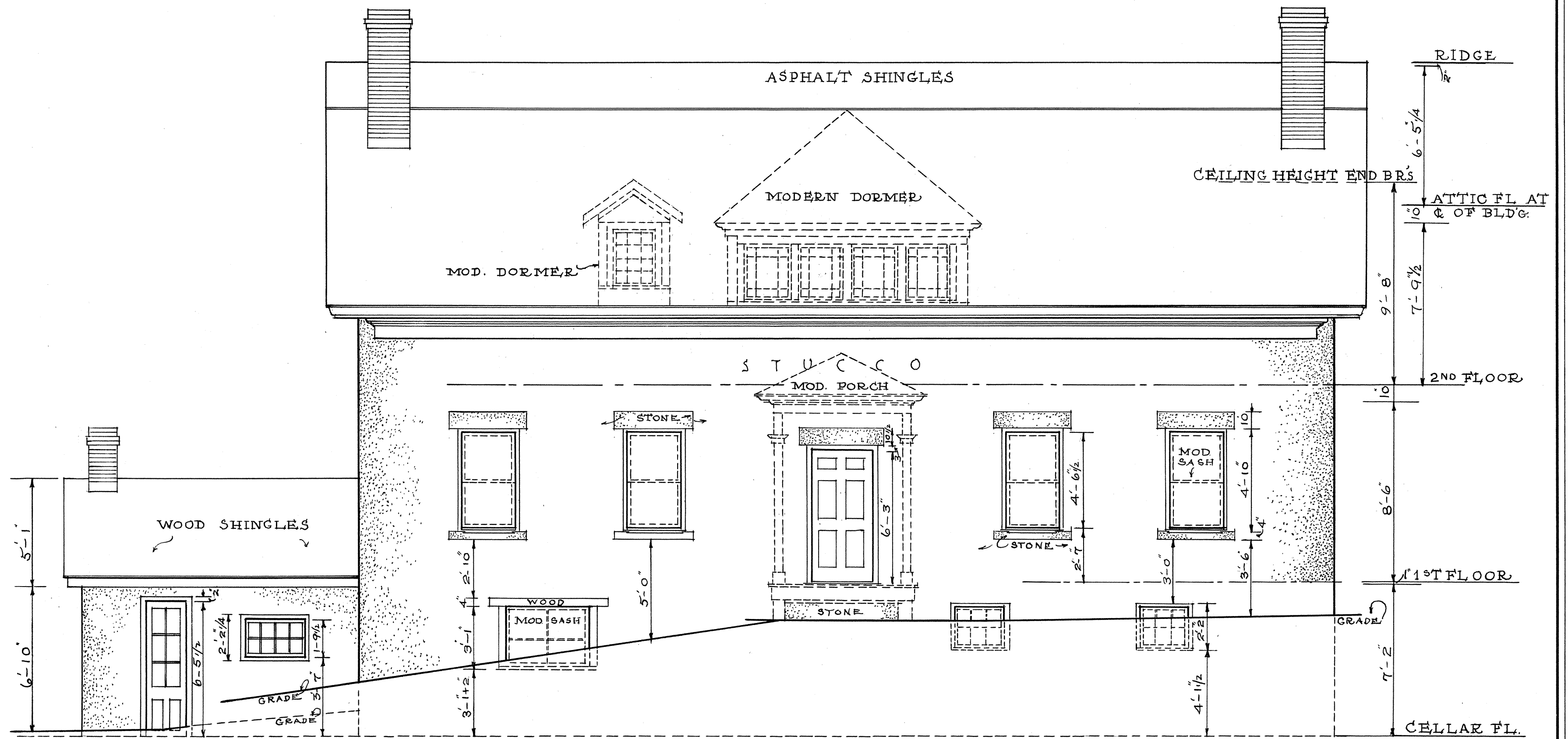
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 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE.**  
 JACKSON AVE. & N.J. STATE HIGHWAY 23 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY.

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NORTH ELEVATION

J.D. HOWARD, DEL.



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

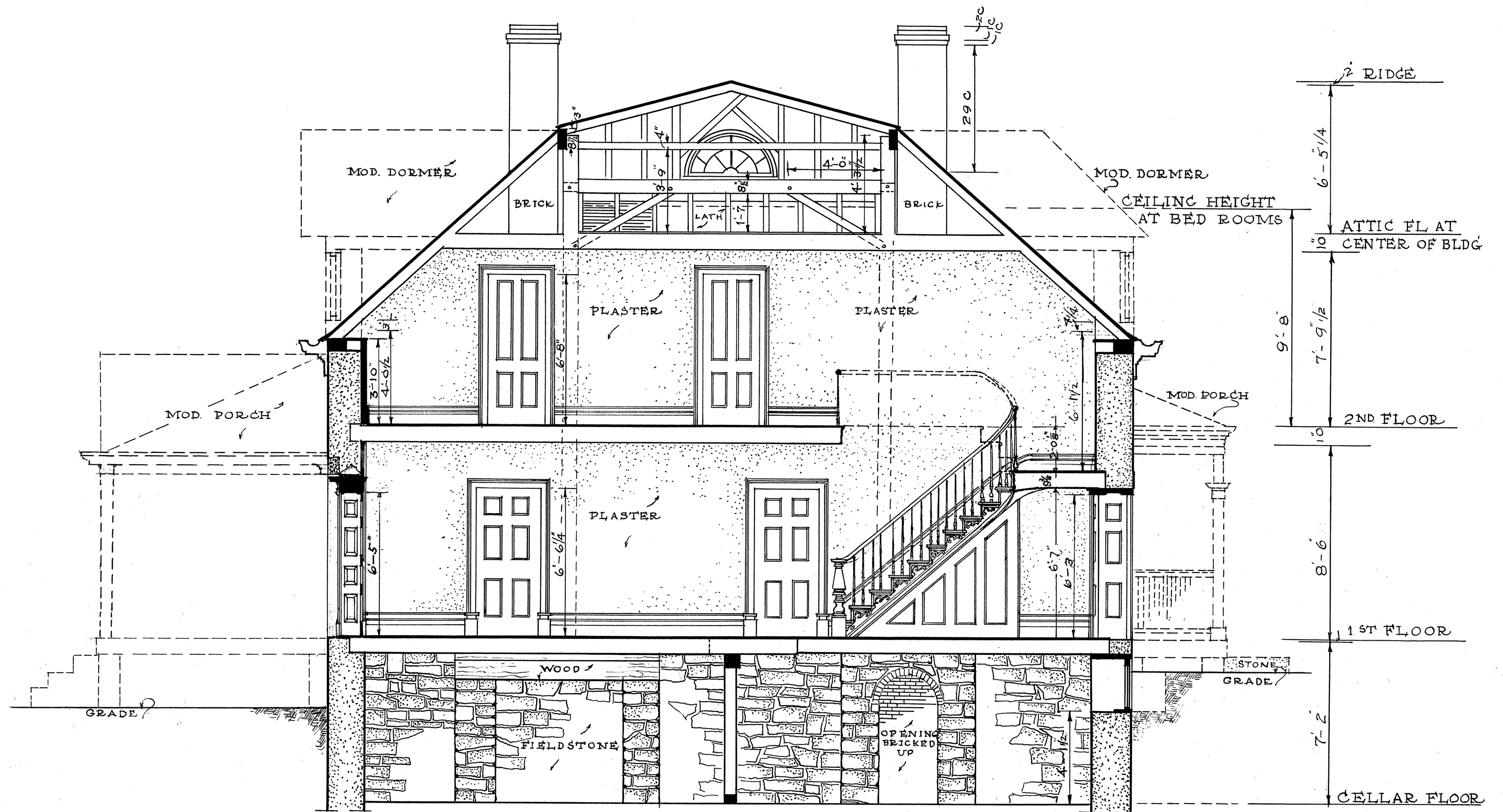
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**THE MARTIN BERRY HOUSE.**  
 JACKSON AVE & N.J. STATE HIGHWAY 23 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY.

SURVEY NO.  
 N.J. 546

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 7 OF 22 SHEETS

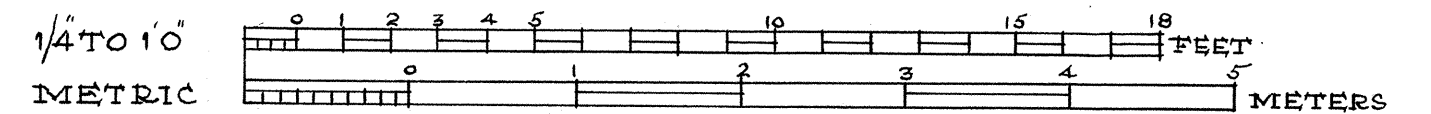
LIBRARY OF CONGRESS  
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CROSS SECTION  
AT Y-Y.

J. D. HOWARD, DEL.



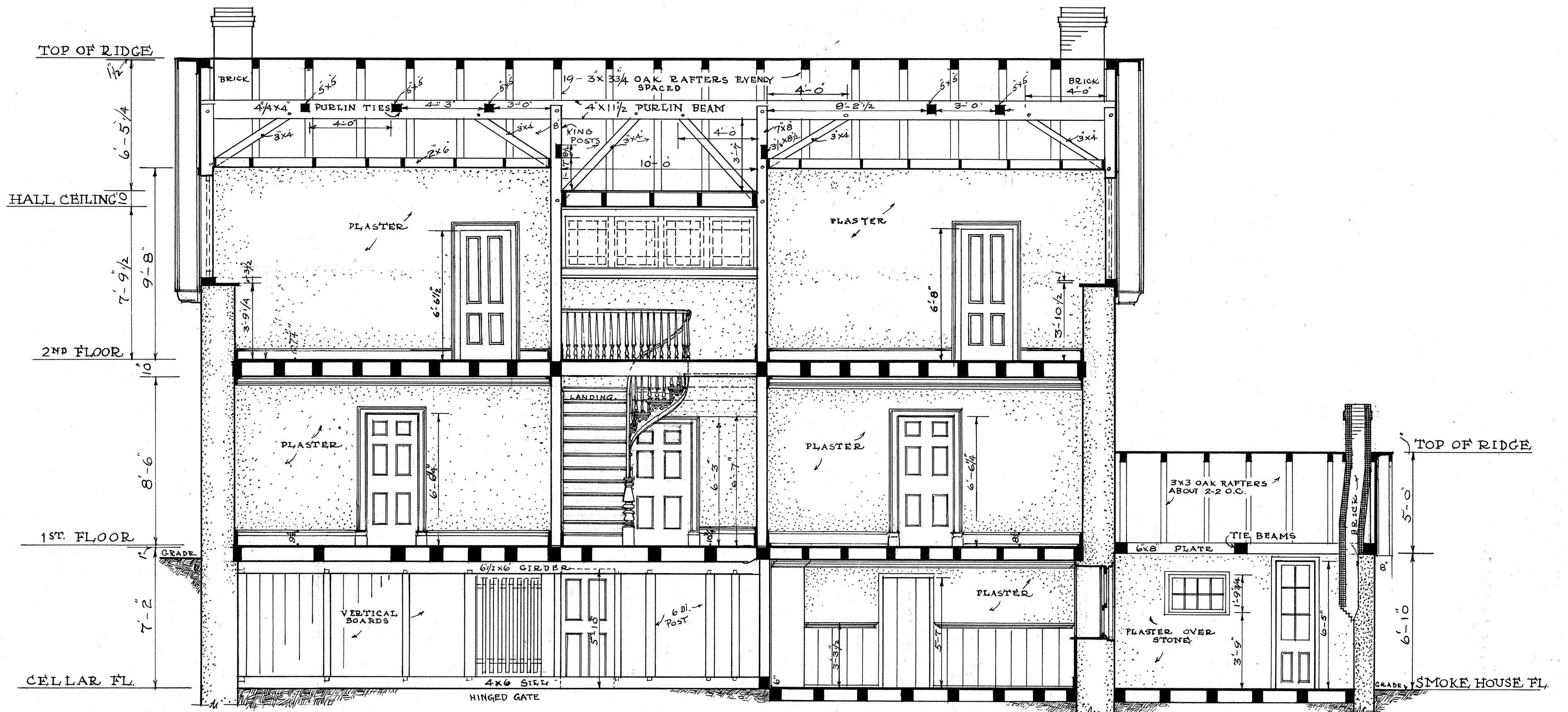
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UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
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JACKSON AVE. & N.J. STATE HIGHWAY 23, POMPTON PLAINS, MORRIS COUNTY, NEW JERSEY.

SURVEY NO.  
N.J. 546

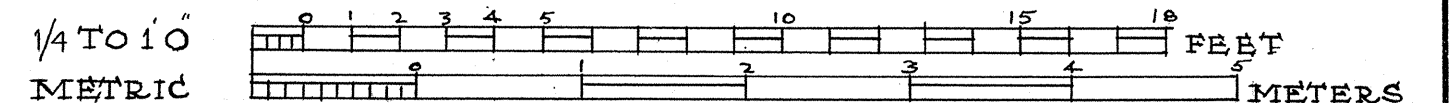
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BUILDINGS SURVEY  
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LONGITUDINAL SECTION  
AT X-X

J.D.HOWARD DEL



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

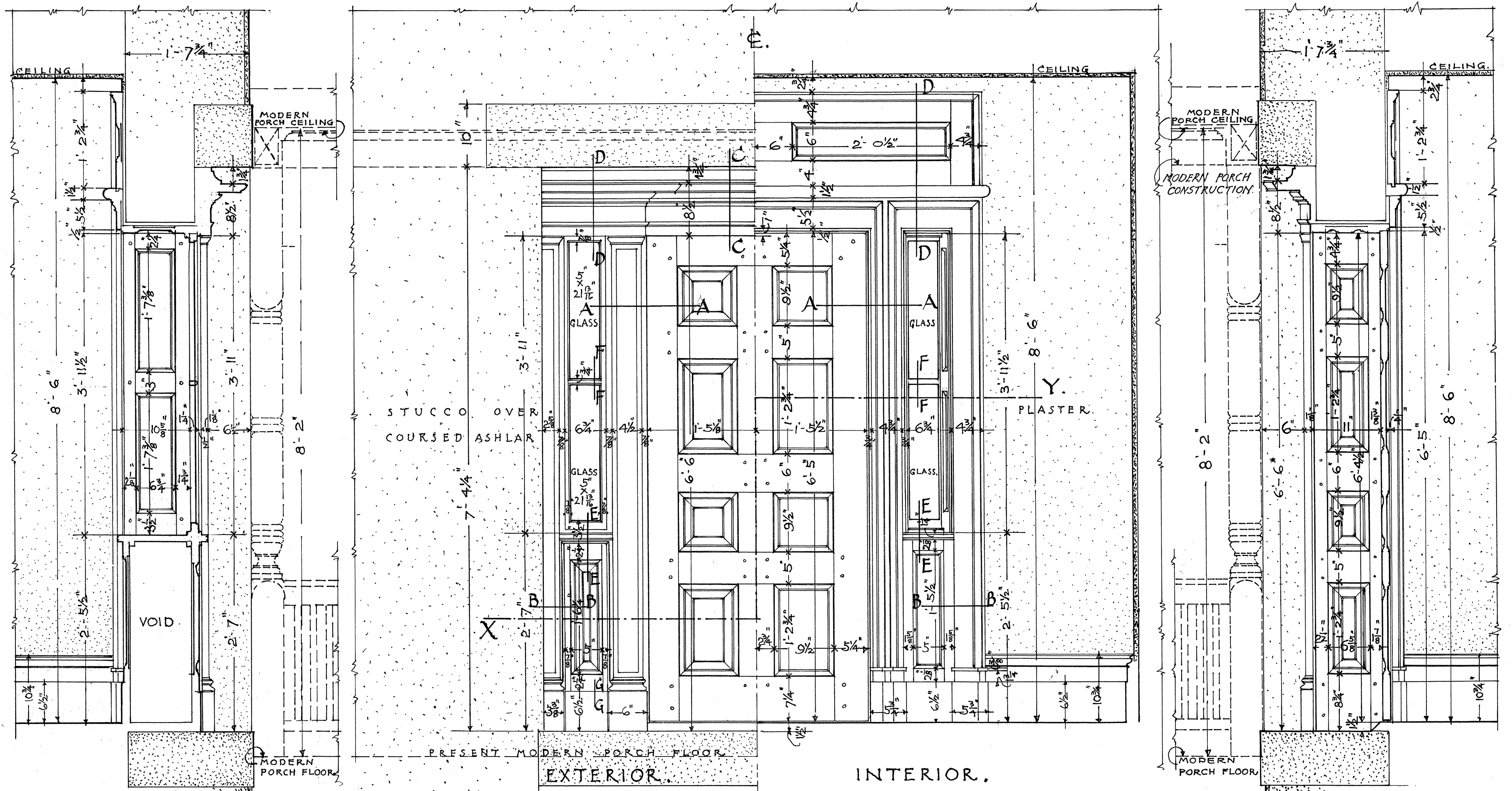
NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE**  
JACKSON AVE & N.J. STATE HIGHWAY 23 · POMPTON PLAINS · MORRIS COUNTY · NEW JERSEY

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NJ-546

HISTORIC AMERICAN  
BUILDINGS SURVEY  
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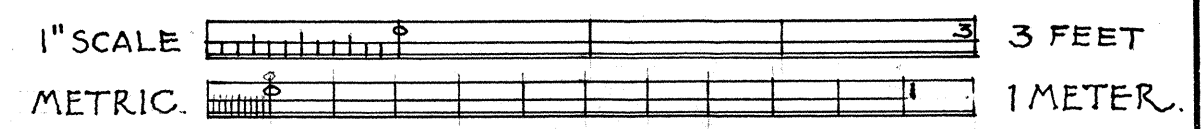
SECTION thru side lights.

ELEVATION.

SECTION thru door.

PLAN THRU X-Y.

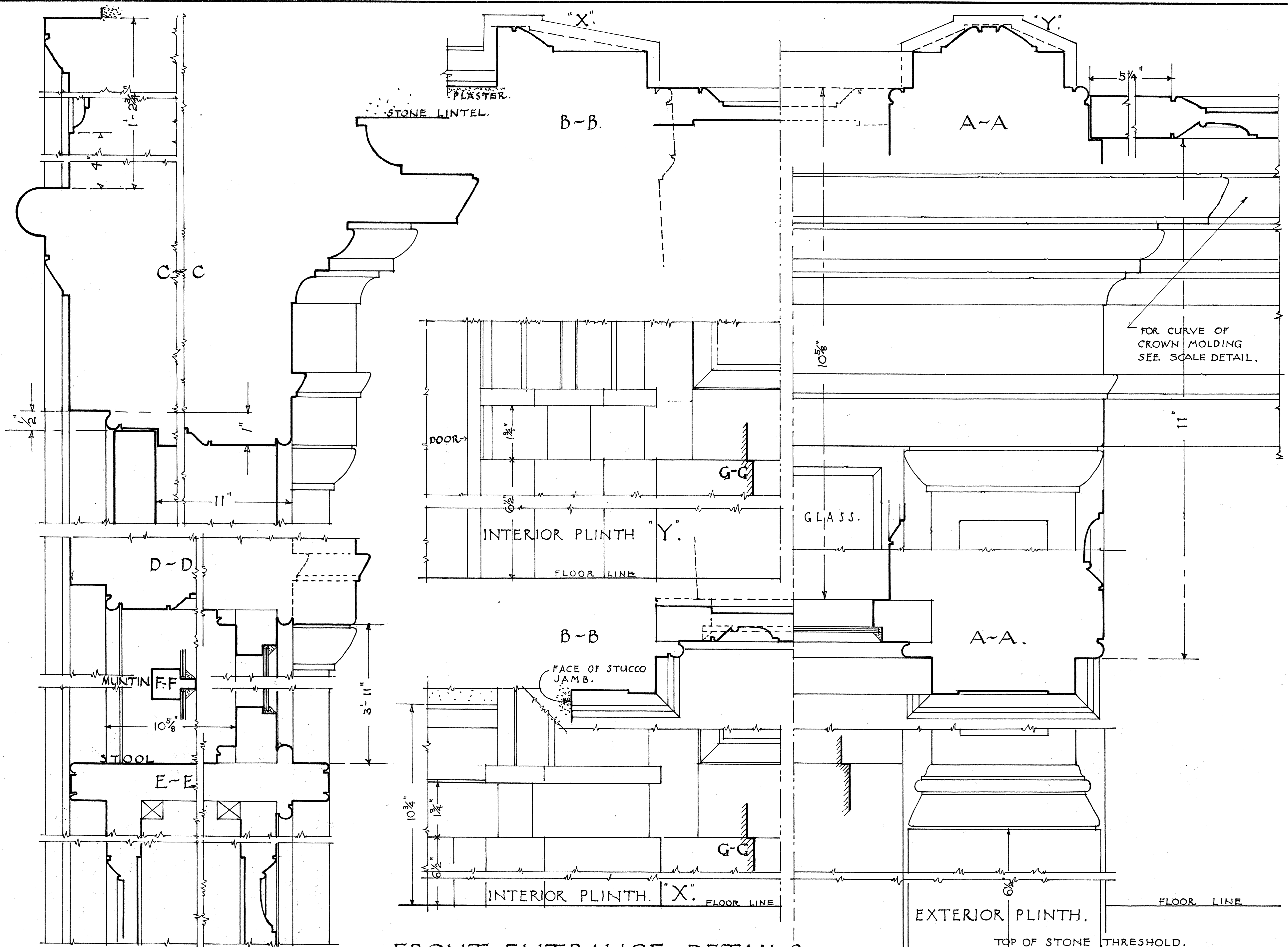
FRONT ENTRANCE DETAILS



Francis H. Cruess, Del;  
WORKS PROGRESS ADMINISTRATION.  
OFFICIAL PROJECT No. 165-22-6999.  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

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HISTORIC AMERICAN BUILDINGS SURVEY SHEET 10 OF 22 SHEETS  
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FRONT ENTRANCE DETAILS

6" = 1'-0" 7 INCHES.  
 METRIC. 2. DECIMETERS.

Francis H. Cruess Del.

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

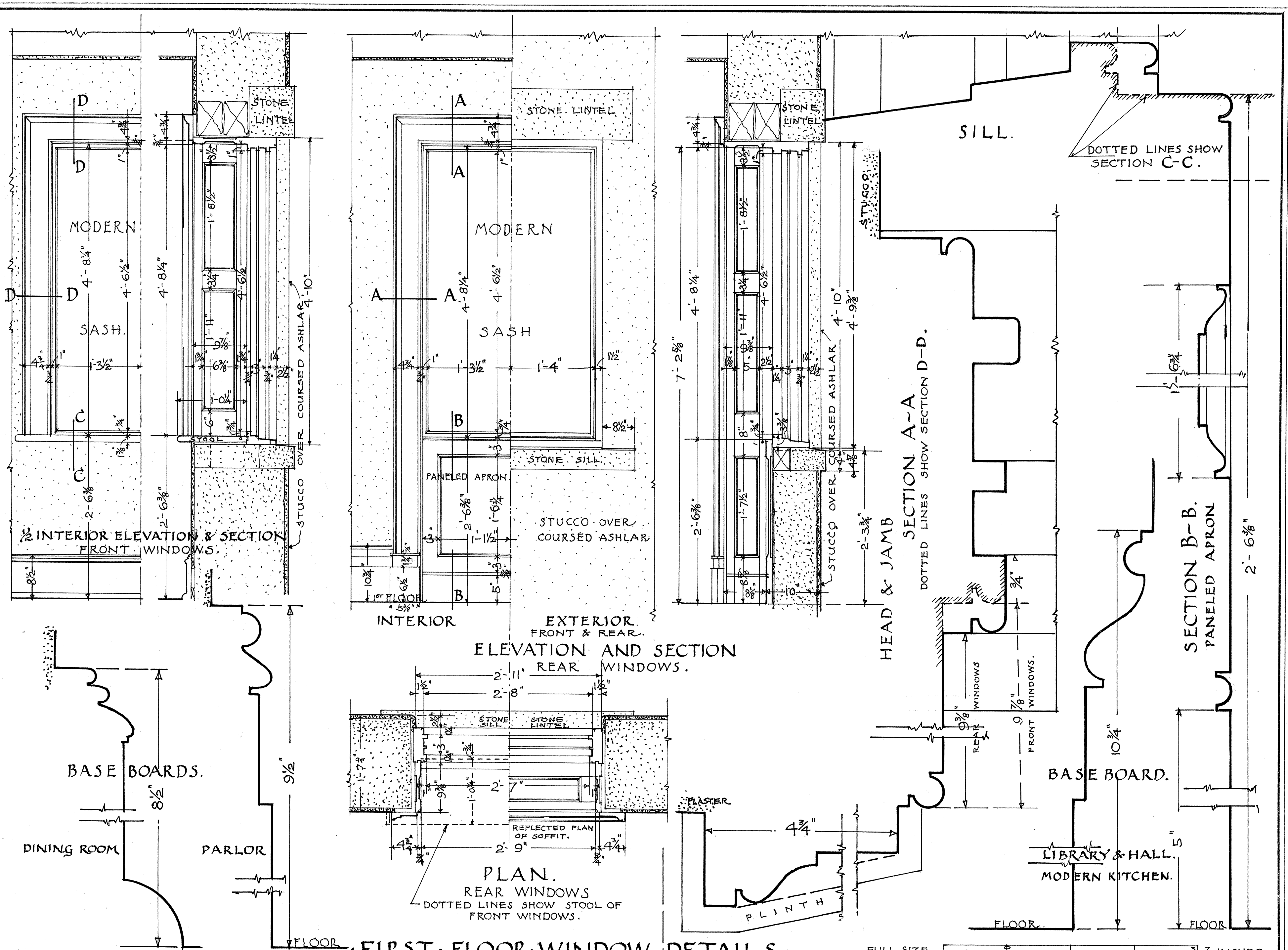
NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE**  
 JACKSON AVE. & N.J. STATE HIGHWAY 23 · POMPTON PLAINS MORRIS COUNTY NEW JERSEY

SURVEY NO.  
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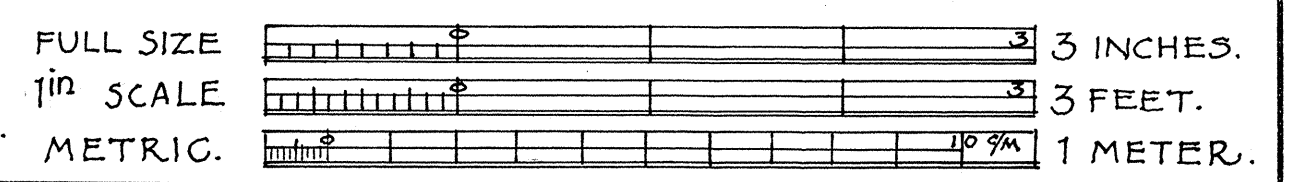
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FIRST FLOOR WINDOW DETAILS:



Francis H. Cruess, Del;

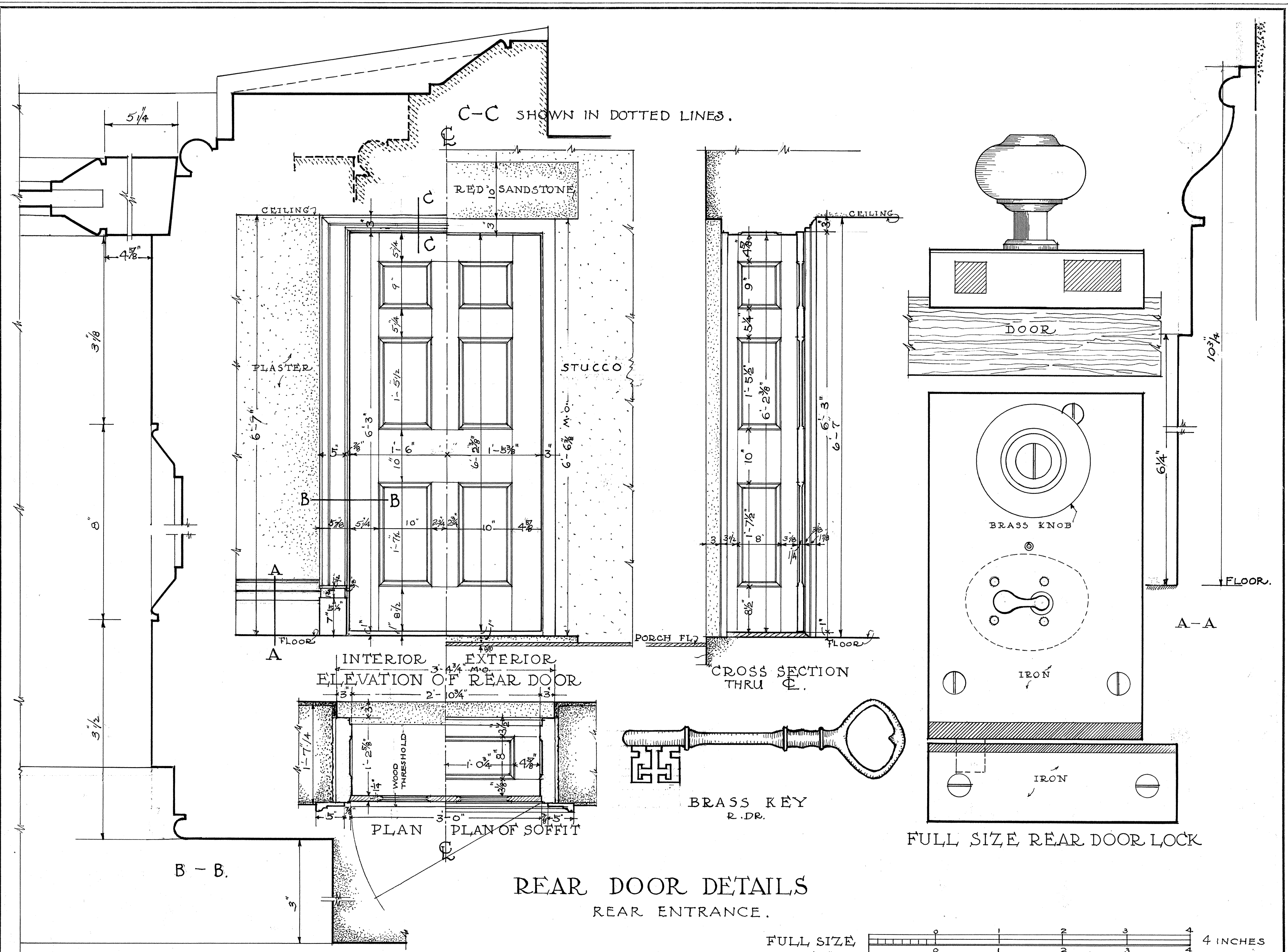
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BUILDINGS SURVEY  
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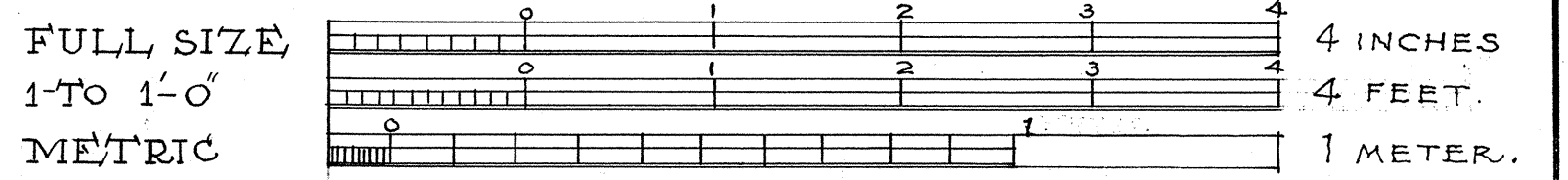


REAR DOOR DETAILS  
REAR ENTRANCE.

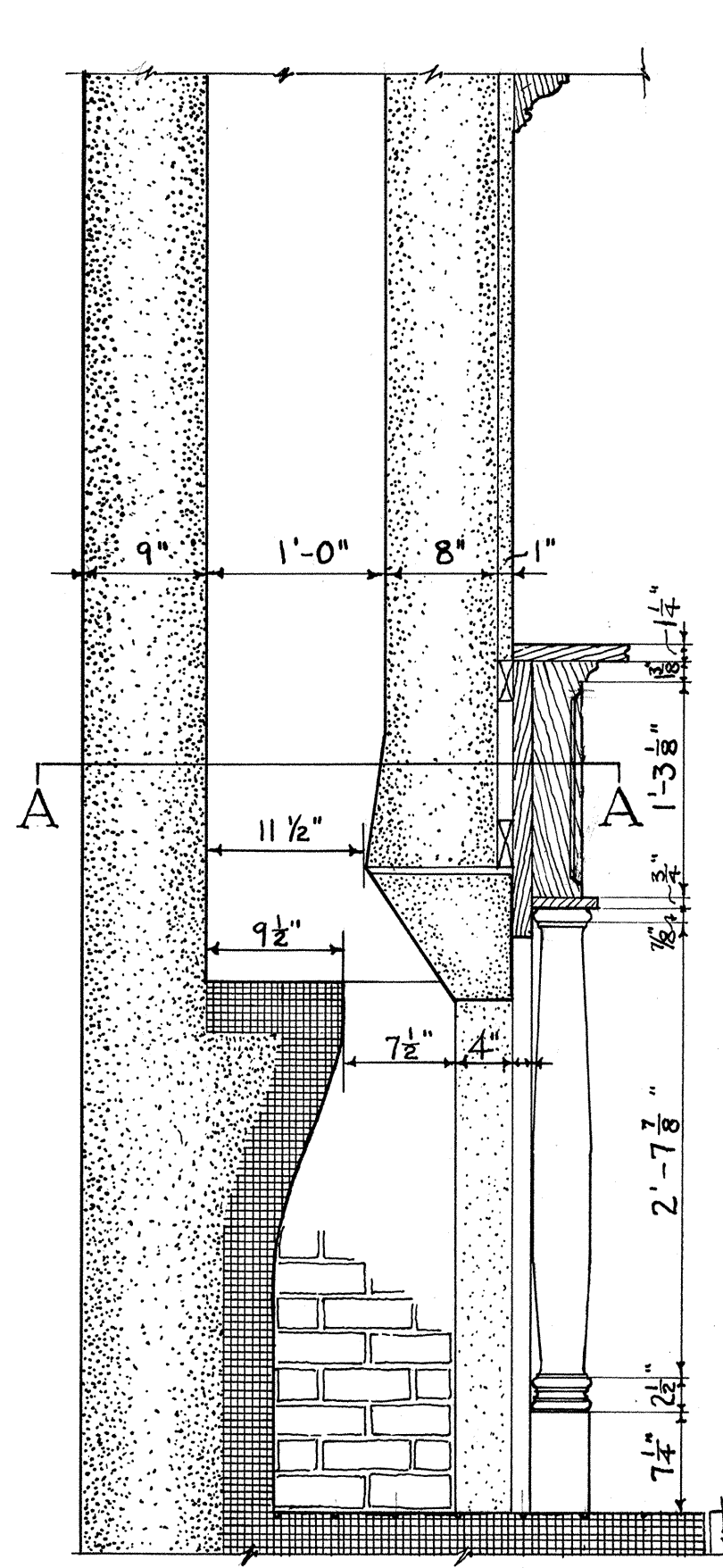
J. D. HOWARD DEL.  
U.S. DEPARTMENT OF THE INTERIOR  
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS  
BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE.**  
JACKSON AVE & N.J. STATE HIGHWAY 23-POMPTON PLAINS-MORRIS COUNTY-NEW JERSEY

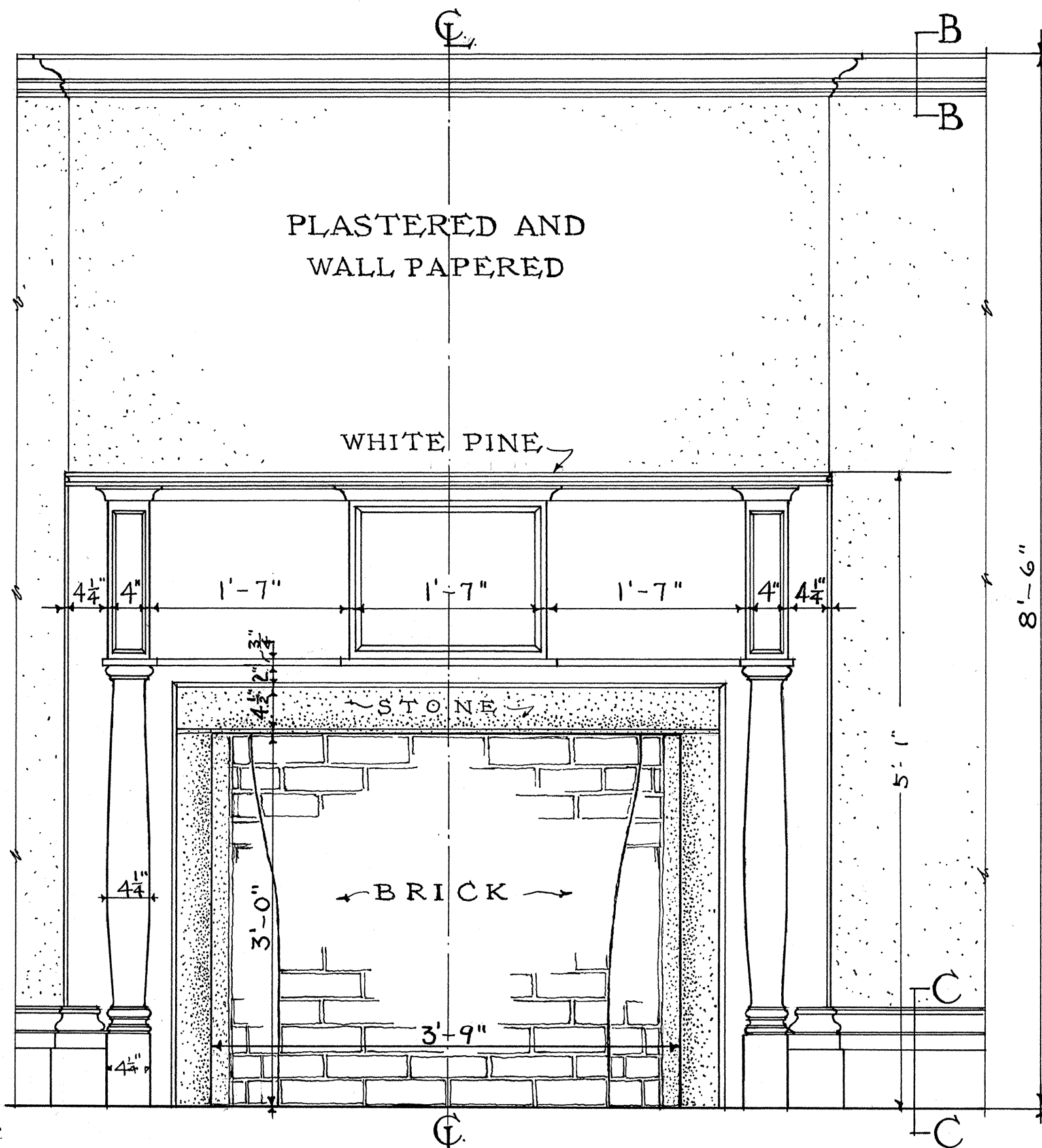
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INDEX NO.  
HISTORIC AMERICAN BUILDINGS SURVEY  
SHEET 13 OF 22 SHEETS



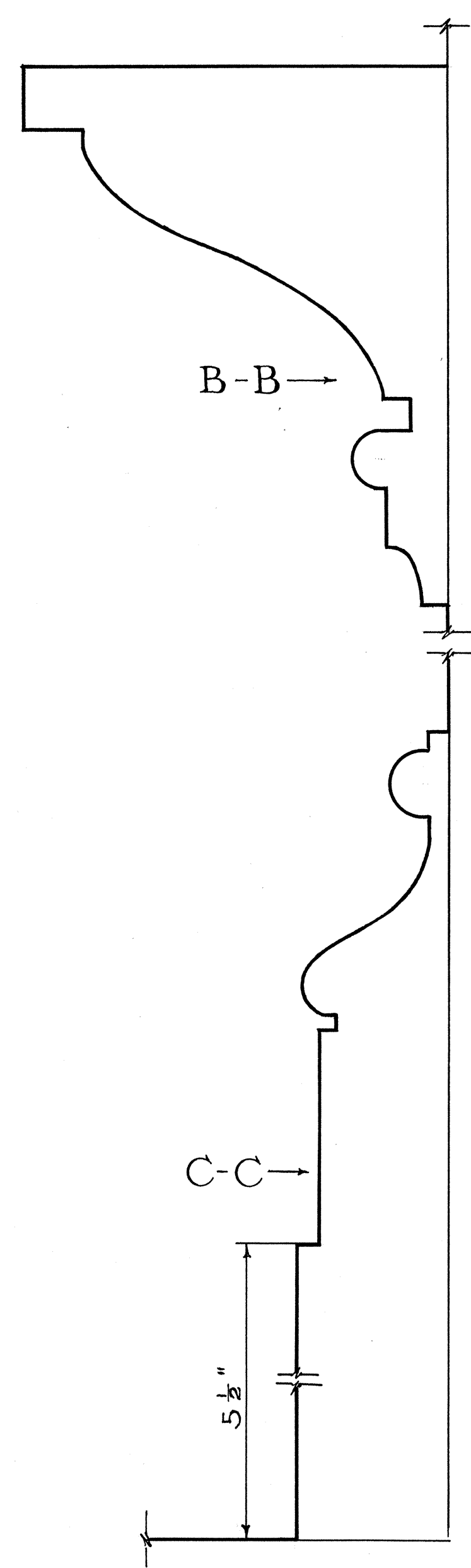




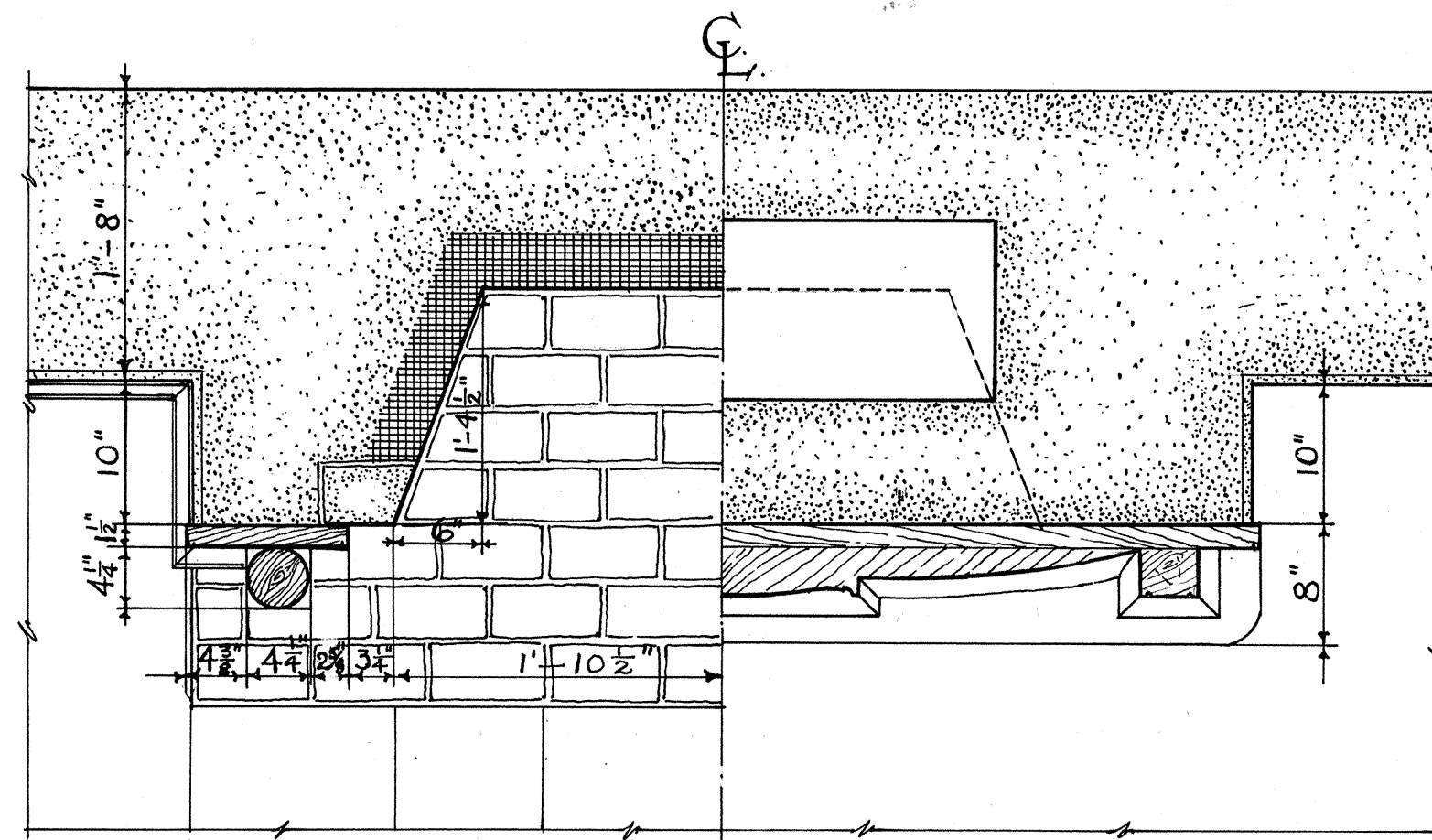
SECTION AT C-C



ELEVATION

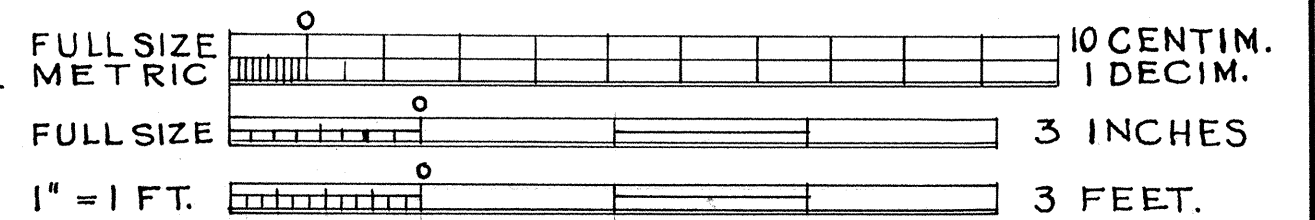


SCALE AND FULL SIZE  
 DETAILS OF  
 LIBRARY MANTEL  
 MOD. KITCH. MANTEL  
 EXACT DUPLICATE



PLAN AT BASE

PLAN AT - A-A



ELIZABETH JOAN DE BREZENI DEL.

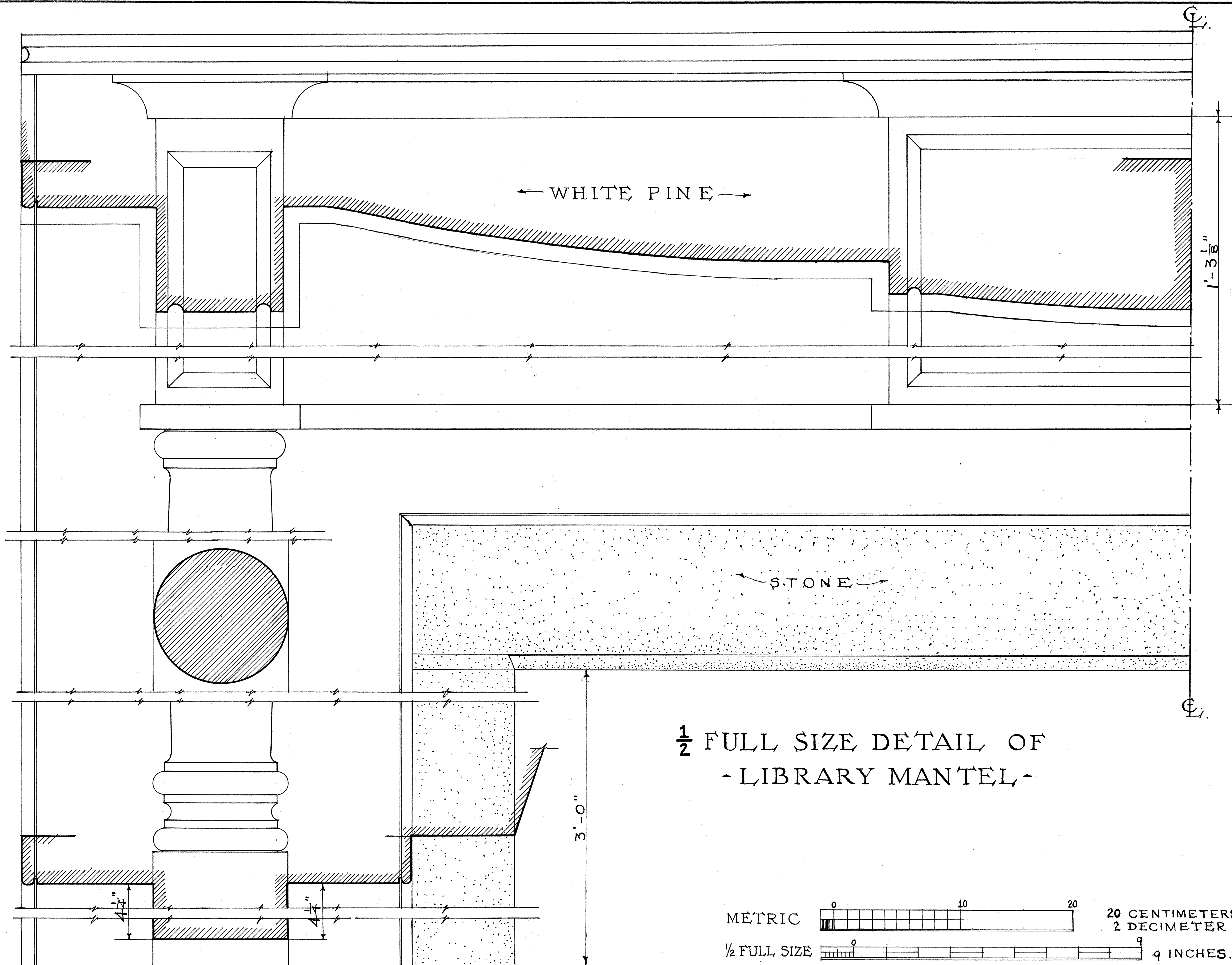
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 OFFICIAL PROJECT No. 165-22-6999,  
 UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
 THE MARTIN BERRY HOUSE  
 JACKSON AVE & N. J. STATE HIGHWAY 23 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY

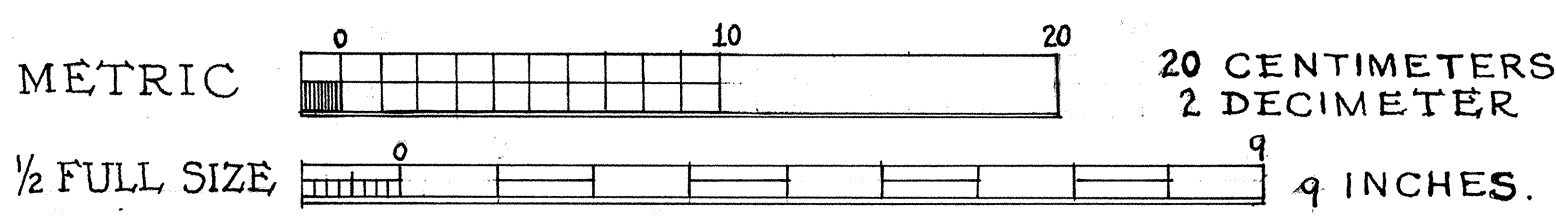
SURVEY NO.  
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HISTORIC AMERICAN  
 BUILDINGS SURVEY  
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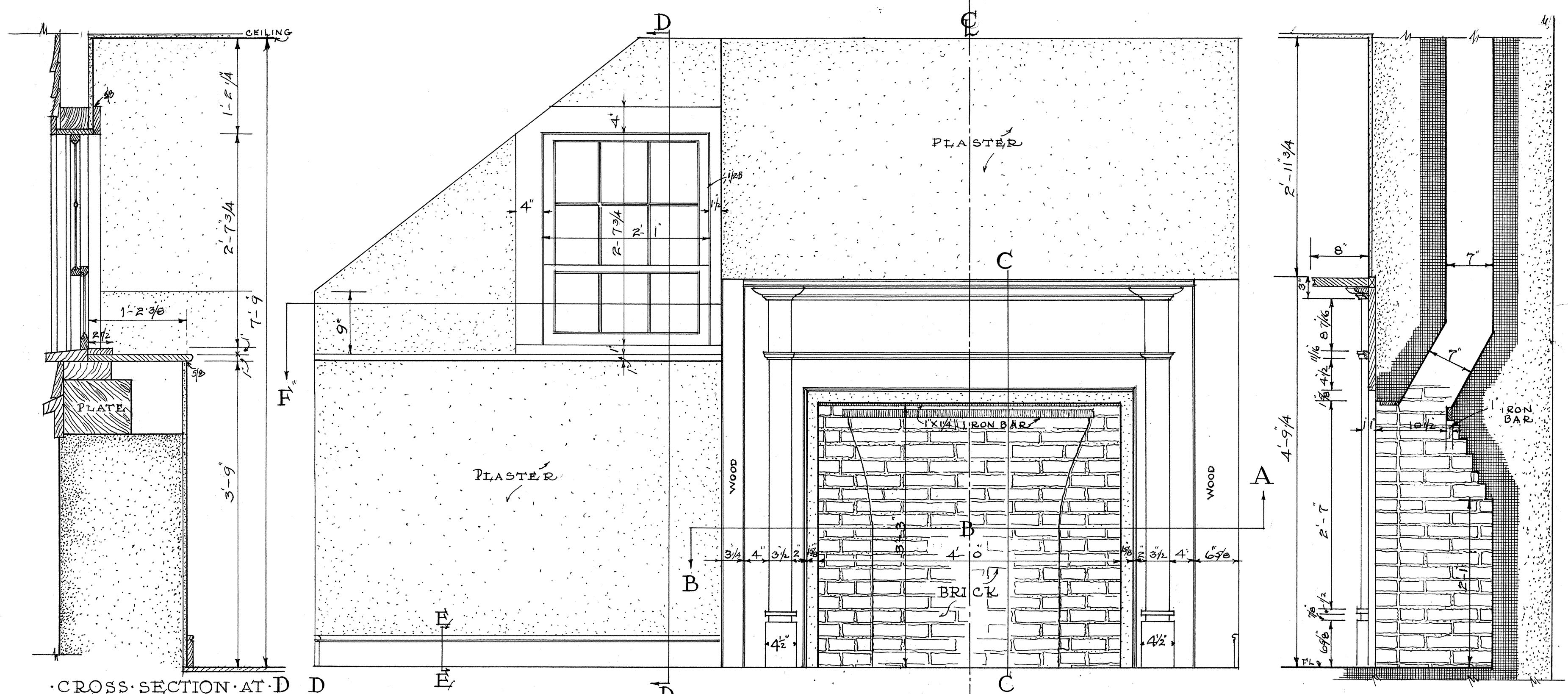


1/2 FULL SIZE DETAIL OF  
- LIBRARY MANTEL -



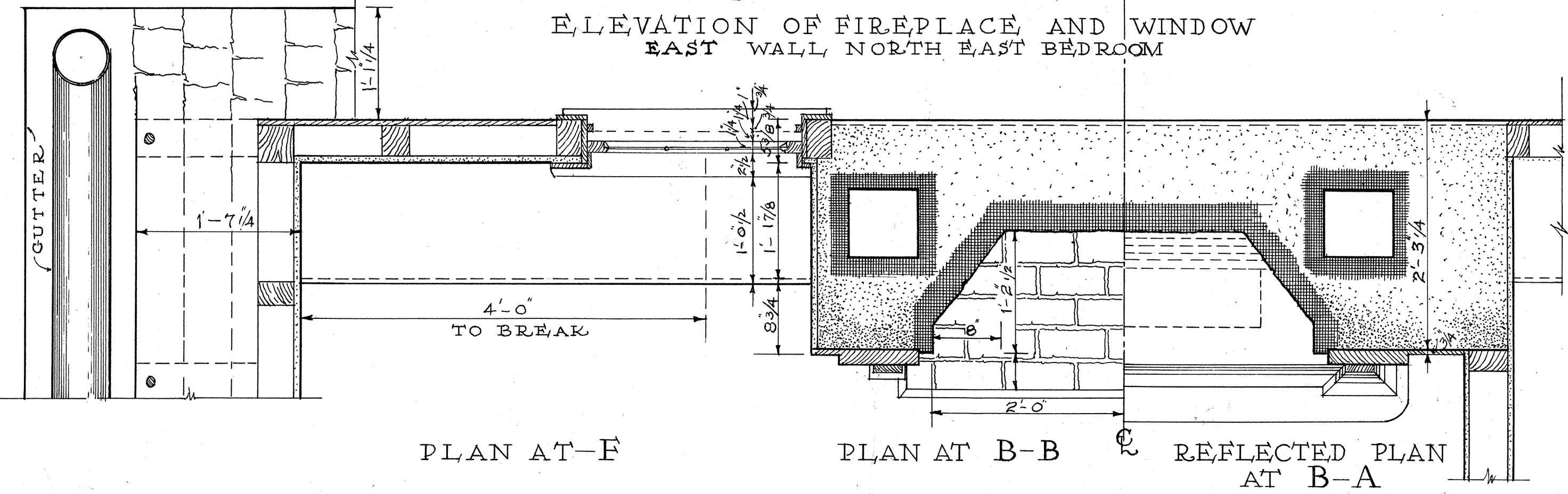
ELIZABETH JOAN DE BREZENI DEL.





CROSS SECTION AT D

ELEVATION OF FIREPLACE AND WINDOW  
EAST WALL, NORTH EAST BEDROOM

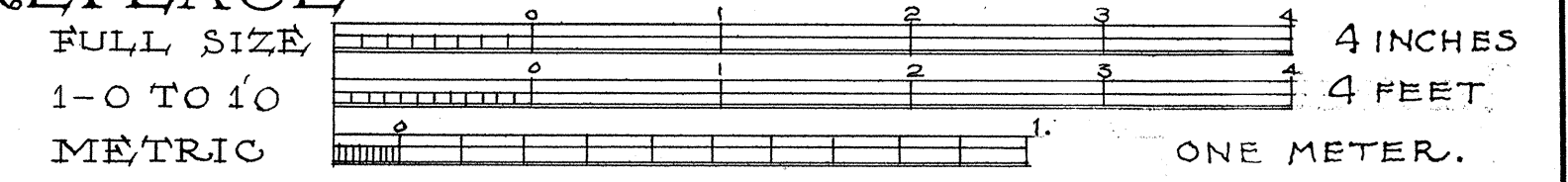


PLAN AT F-F

PLAN AT B-B

REFLECTED PLAN  
AT B-A

DETAIL OF BEDROOM FIREPLACE



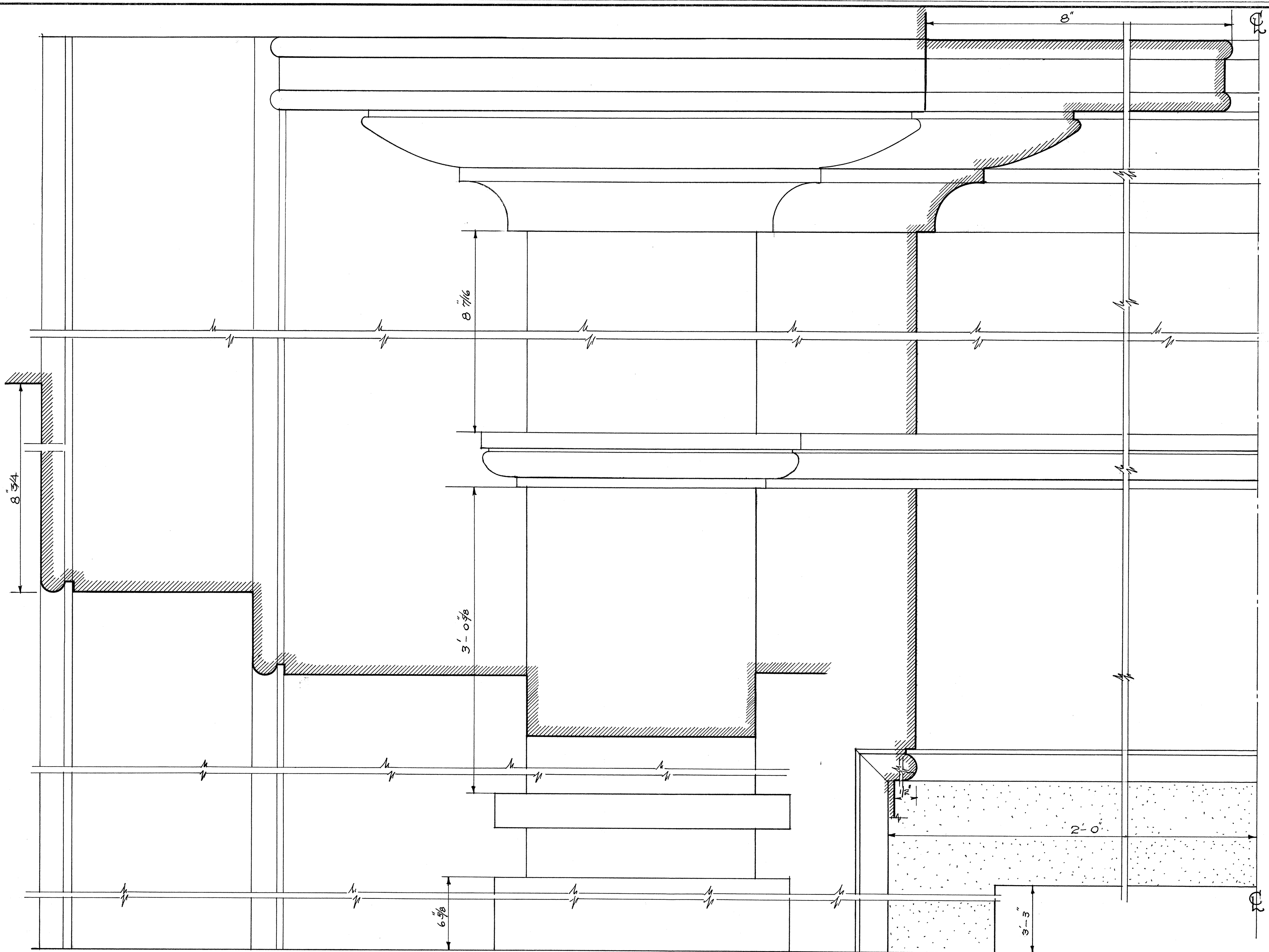
J.D HOWARD, D.E.L.  
WORKS PROGRESS ADMINISTRATION.  
OFFICIAL PROJECT No. 165-22-6999.  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
THE MARTIN BERRY HOUSE.  
JACKSON AVE & N.J. STATE HIGHWAY 23, POMPTON PLAINS, MORRIS COUNTY, NEW JERSEY

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FULL SIZE MANTEL DETAIL  
 EAST WALL. NORTH EAST BED ROOM.



J. D. HOWARD. D.E.L.

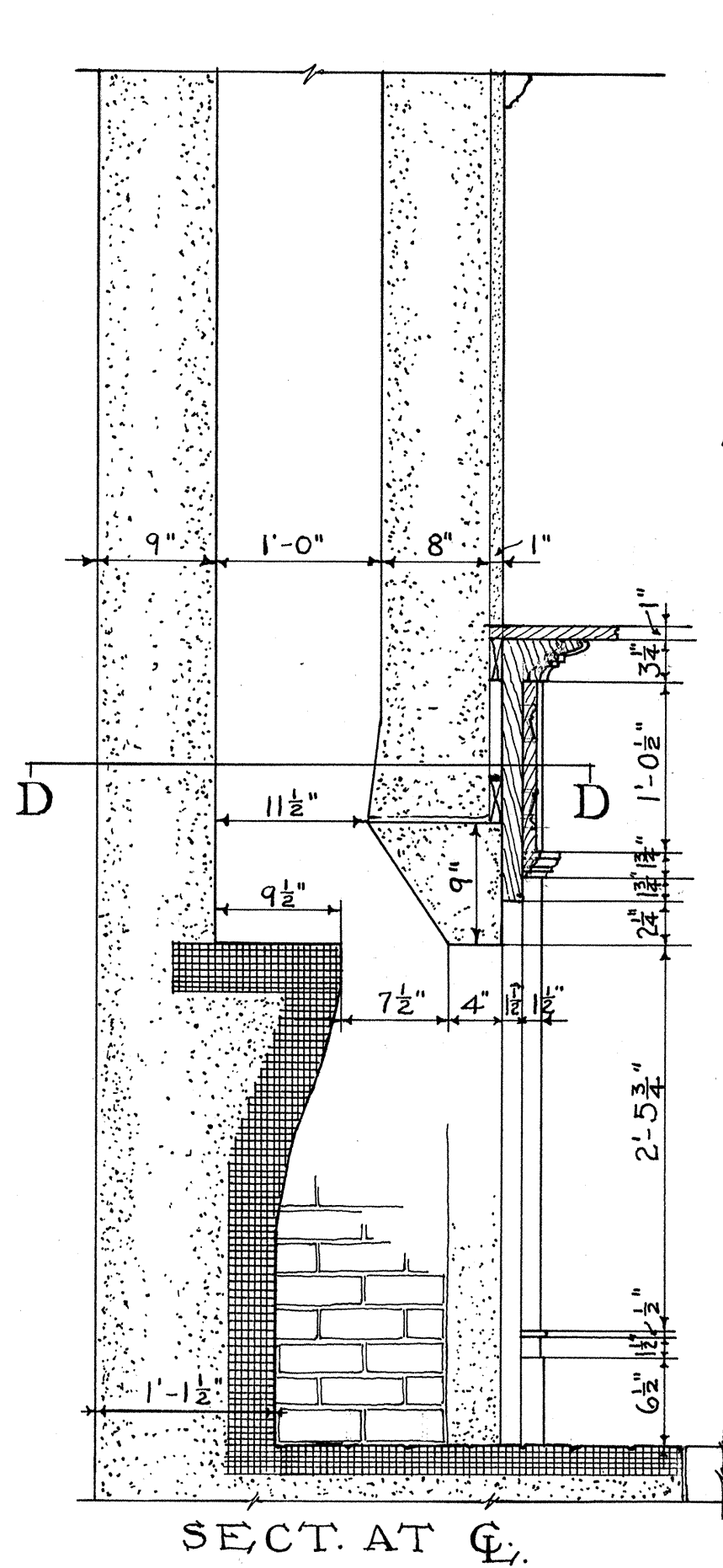
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 OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS  
 BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE.**  
 JACKSON AVE & N. J. STATE HIGHWAY 23 · POMPTON PLAINS · MORRIS COUNTY · NEW JERSEY

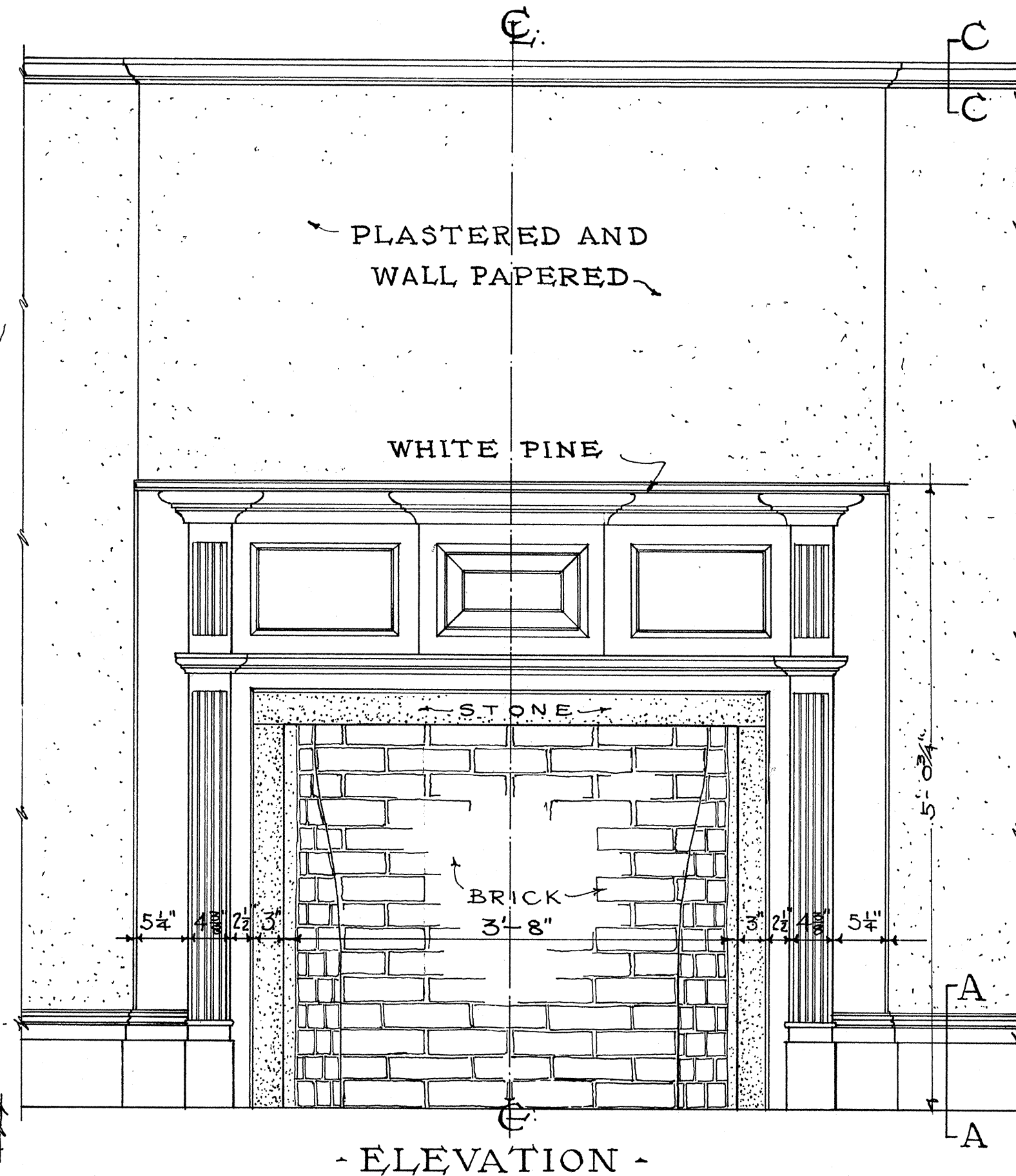
SURVEY NO.  
 N.J.-546

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 17 OF 22 SHEETS

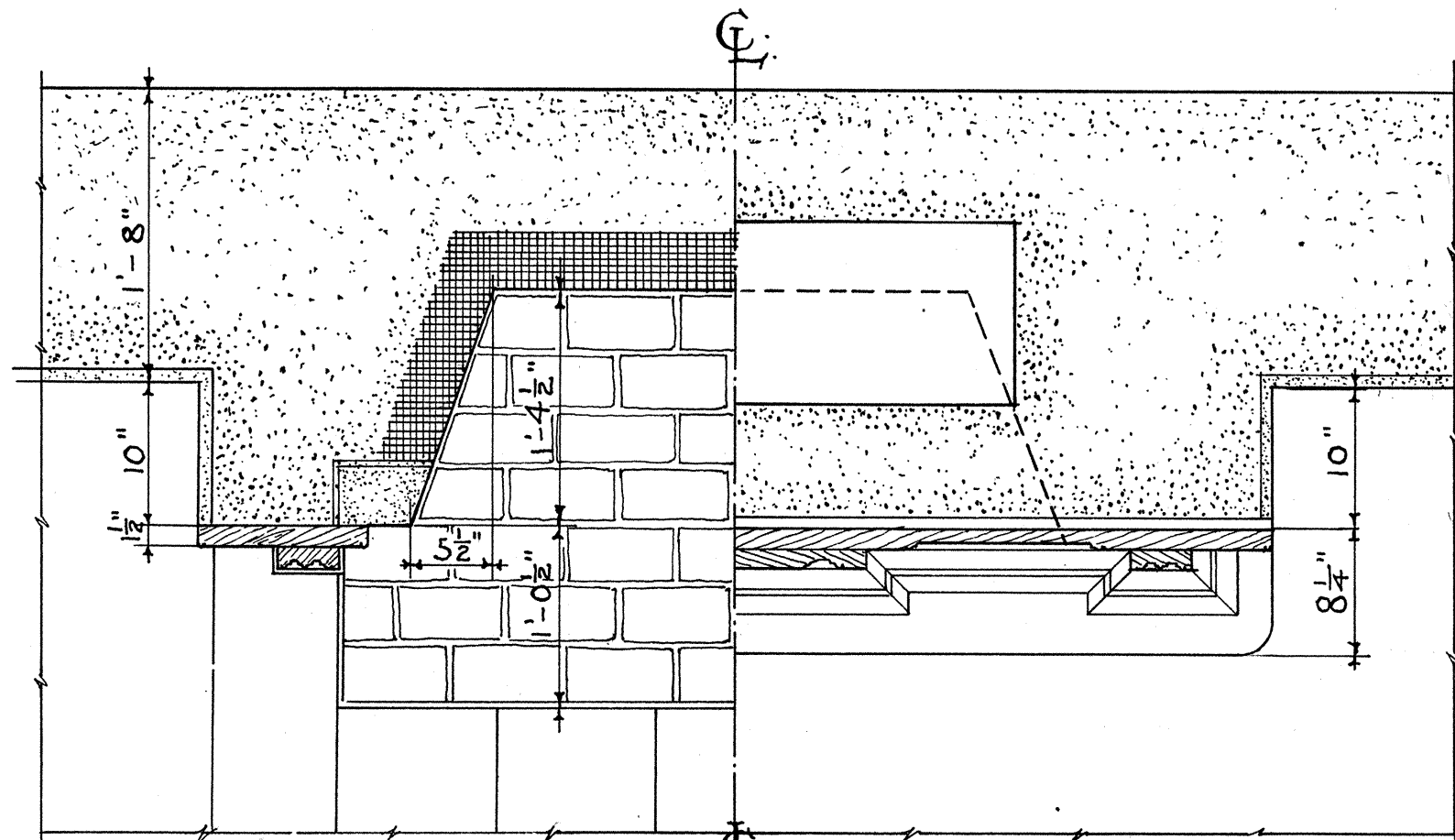
INDEX NO.



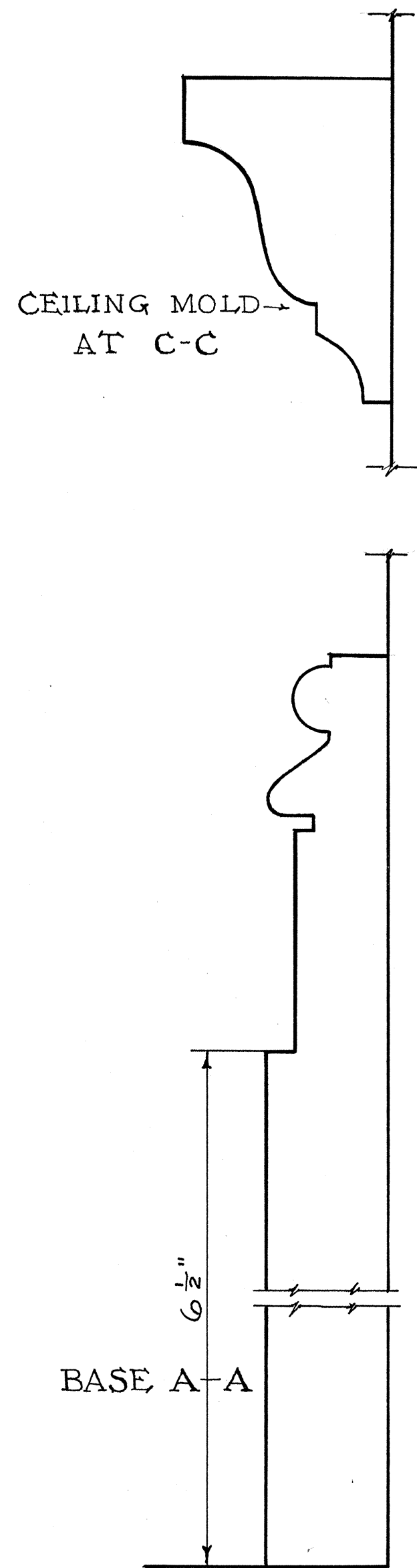
SECT. AT C-C



- ELEVATION -

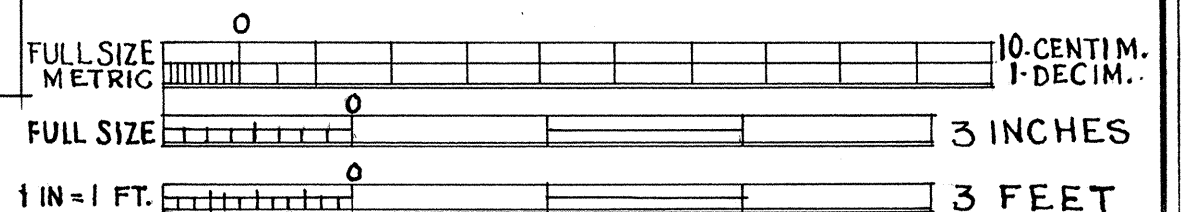


- AT BASE - PLAN - AT D-D -



SCALE AND FULL SIZE  
DETAILS OF  
PARLOR MANTEL  
+  
DINING ROOM MANTEL  
EXACT DUPLICATE

ELIZABETH JOAN DEBREZENI DEL.



U.S. DEPARTMENT OF THE INTERIOR  
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS  
BRANCH OF PLANS AND DESIGN

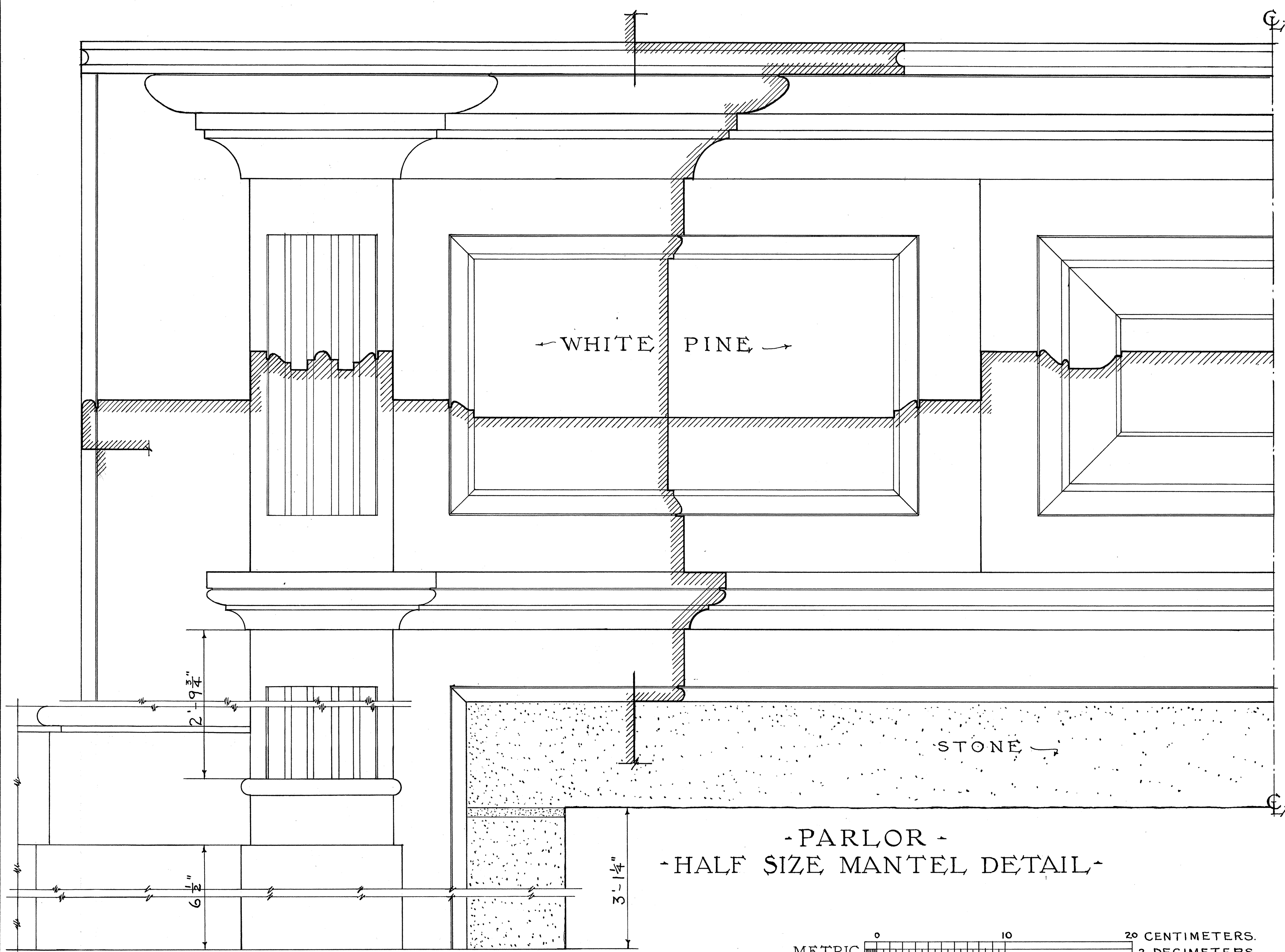
NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE**  
JACKSON AVE & N.J. STATE HIGHWAY 25 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY

SURVEY NO.  
N.J. 546

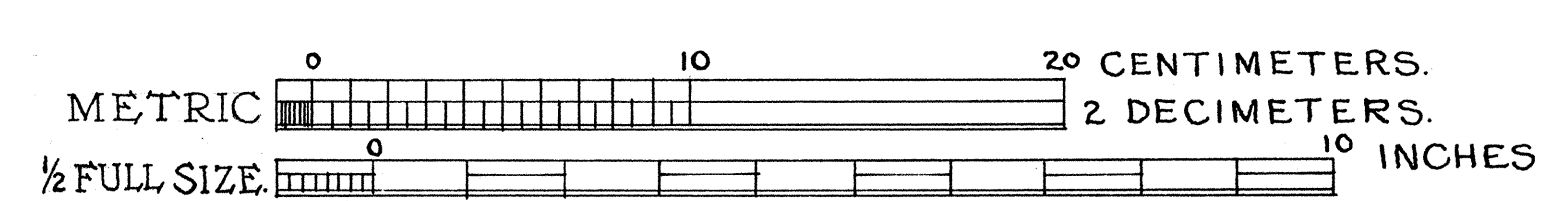
HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 18 OF 22 SHEETS

INDEX NO.





- PARLOR -  
- HALF SIZE MANTEL DETAIL -



ELIZABETH J. DEBREZENI DEL.

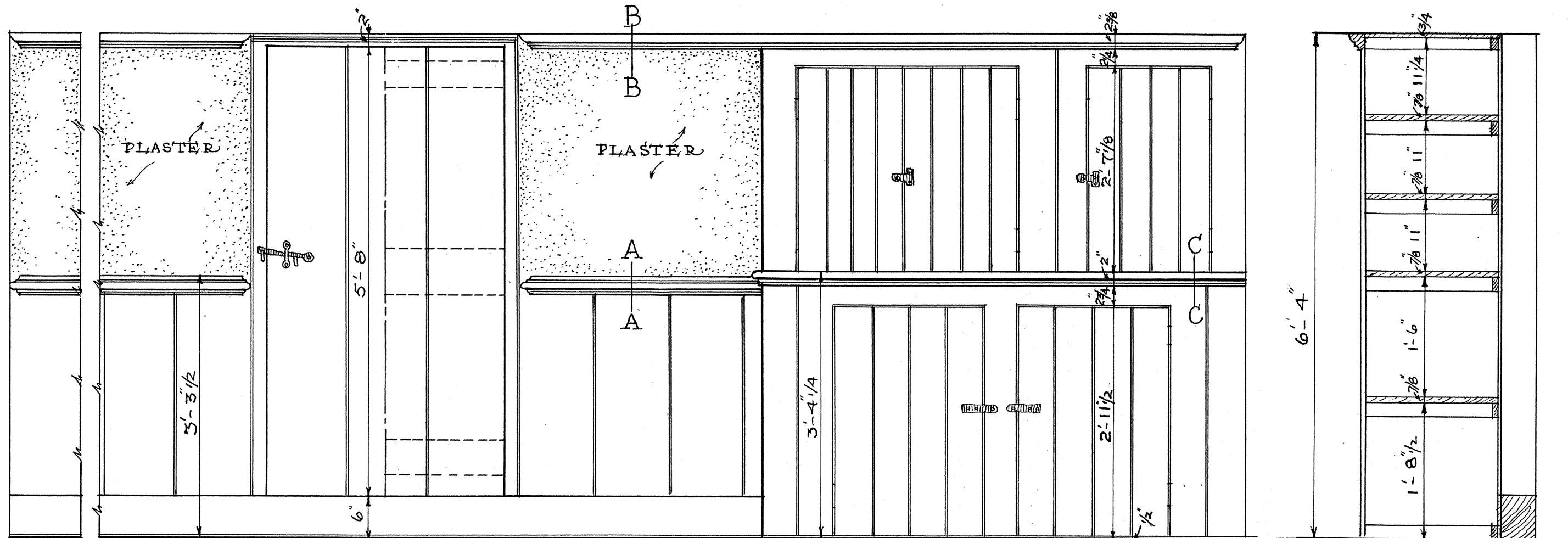
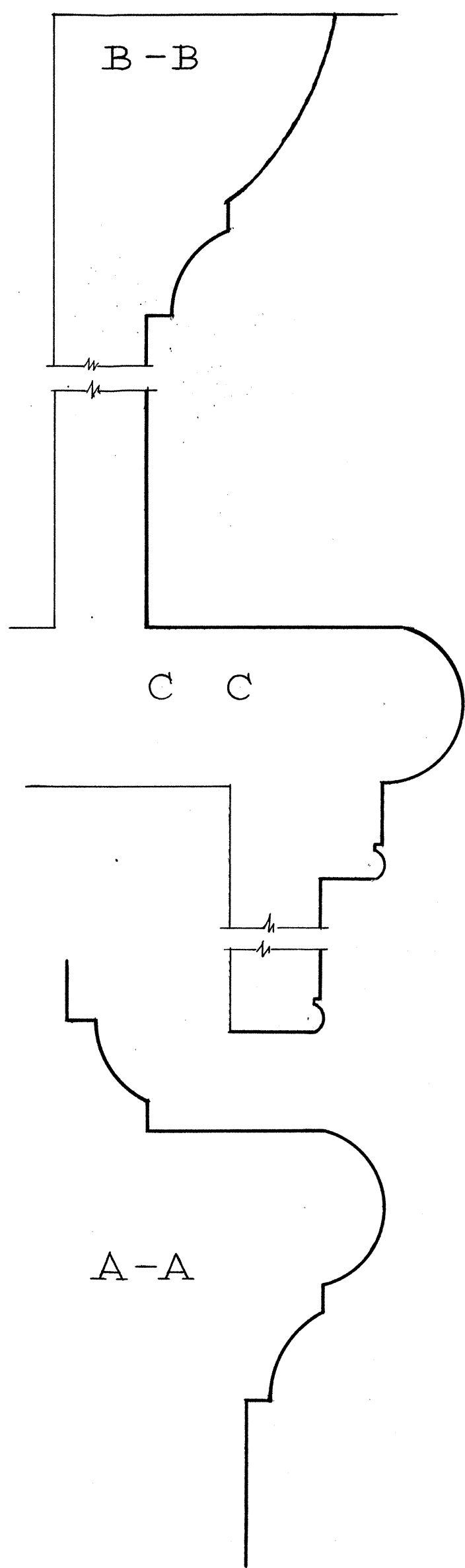
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OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS  
BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
▲ THE MARTIN BERRY HOUSE. ▲  
JACKSON AVE & N.J. STATE HIGHWAY 23 · POMPTON PLAINS · MORRIS COUNTY · NEW JERSEY

SURVEY NO.  
N.J. 546

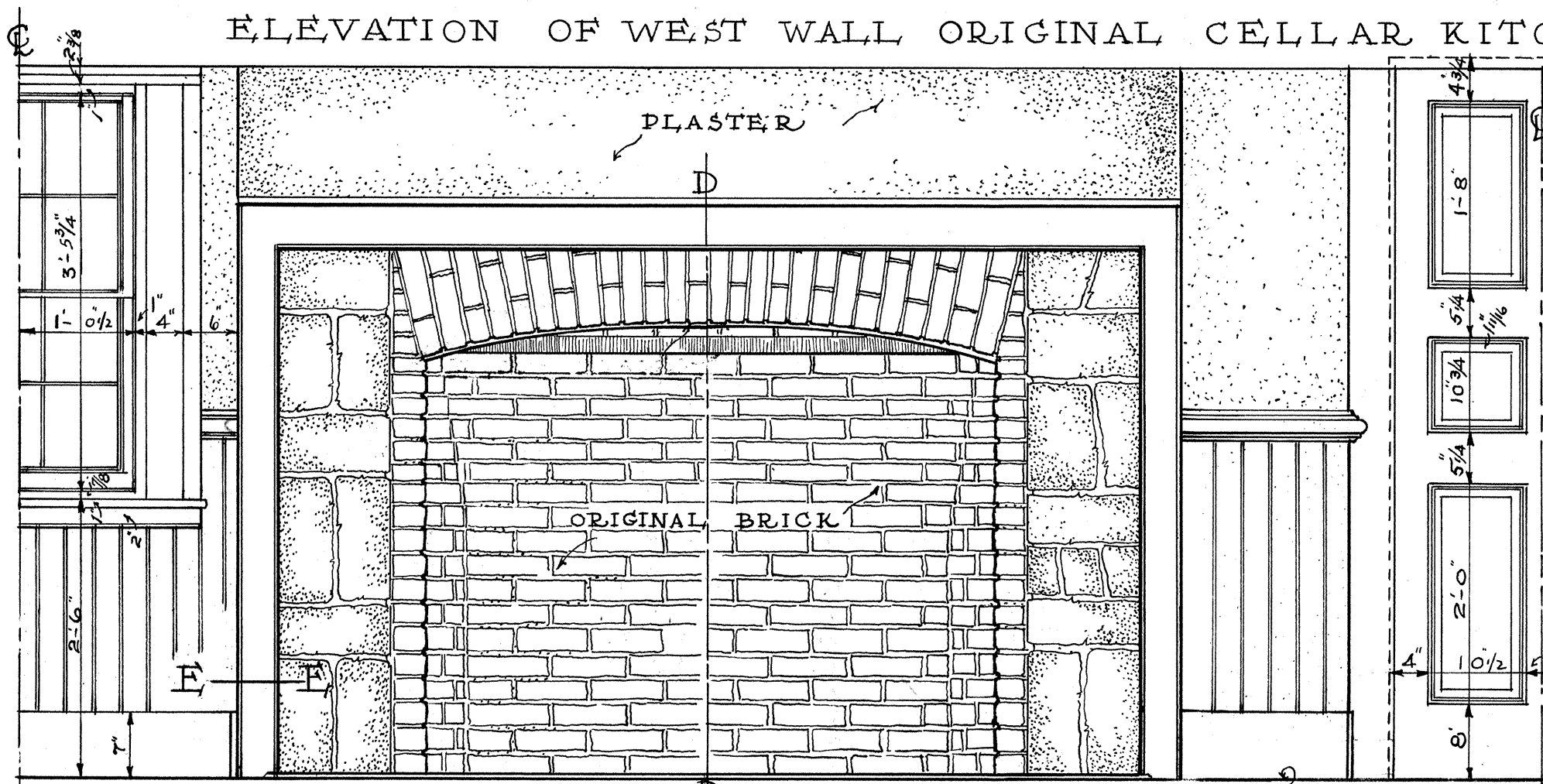
HISTORIC AMERICAN  
BUILDINGS SURVEY  
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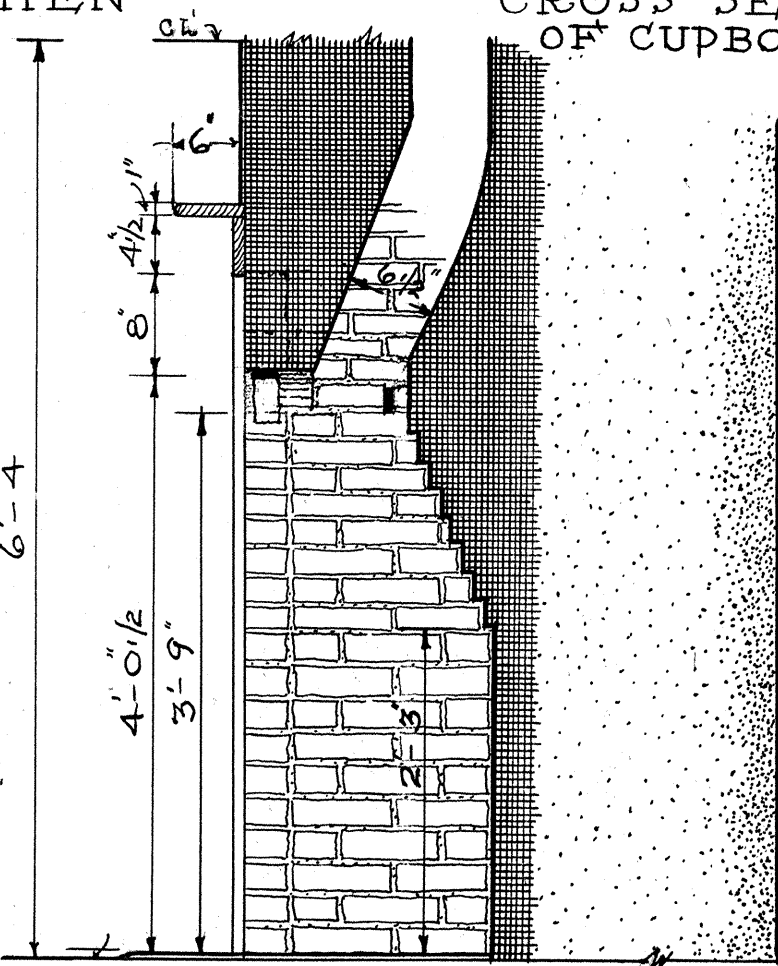


ELEVATION OF WEST WALL ORIGINAL CELLAR KITCHEN

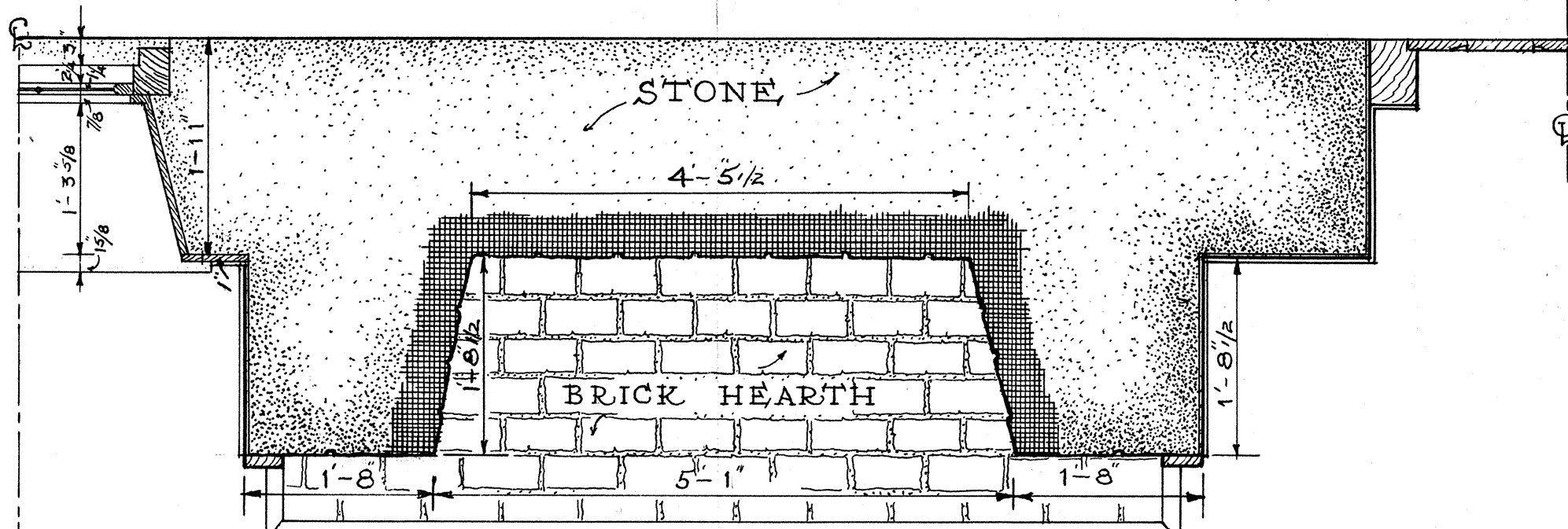
CROSS SECTION OF CUPBOARD



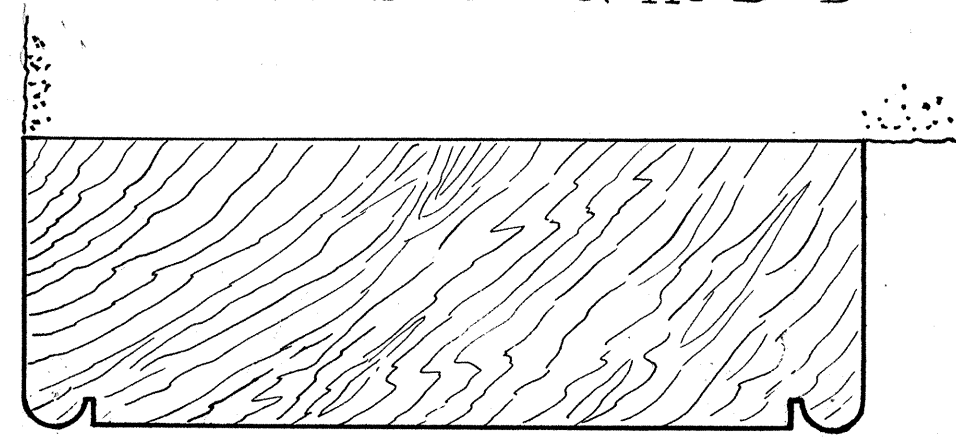
ELEVATION OF FIREPLACE ORIGINAL CELLAR KITCHEN



CROSS SECTION AT D-D

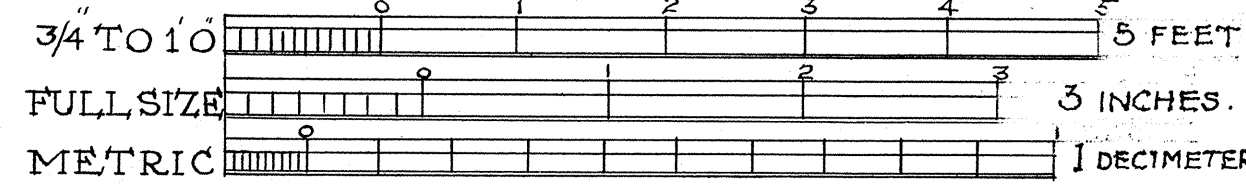


PLAN OF FIREPLACE ORIGINAL CELLAR KITCHEN



E - E

DETAILS OF ORIGINAL KITCHEN



J.D. HOWARD DEL.

WORKS PROGRESS ADMINISTRATION.  
OFFICIAL PROJECT No. 165-22-6999.  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
THE MARTIN BERRY HOUSE.  
JACKSON AVE & N.J. STATE HIGHWAY 23-POMPTON PLAINS-MORRIS COUNTY-NEW JERSEY

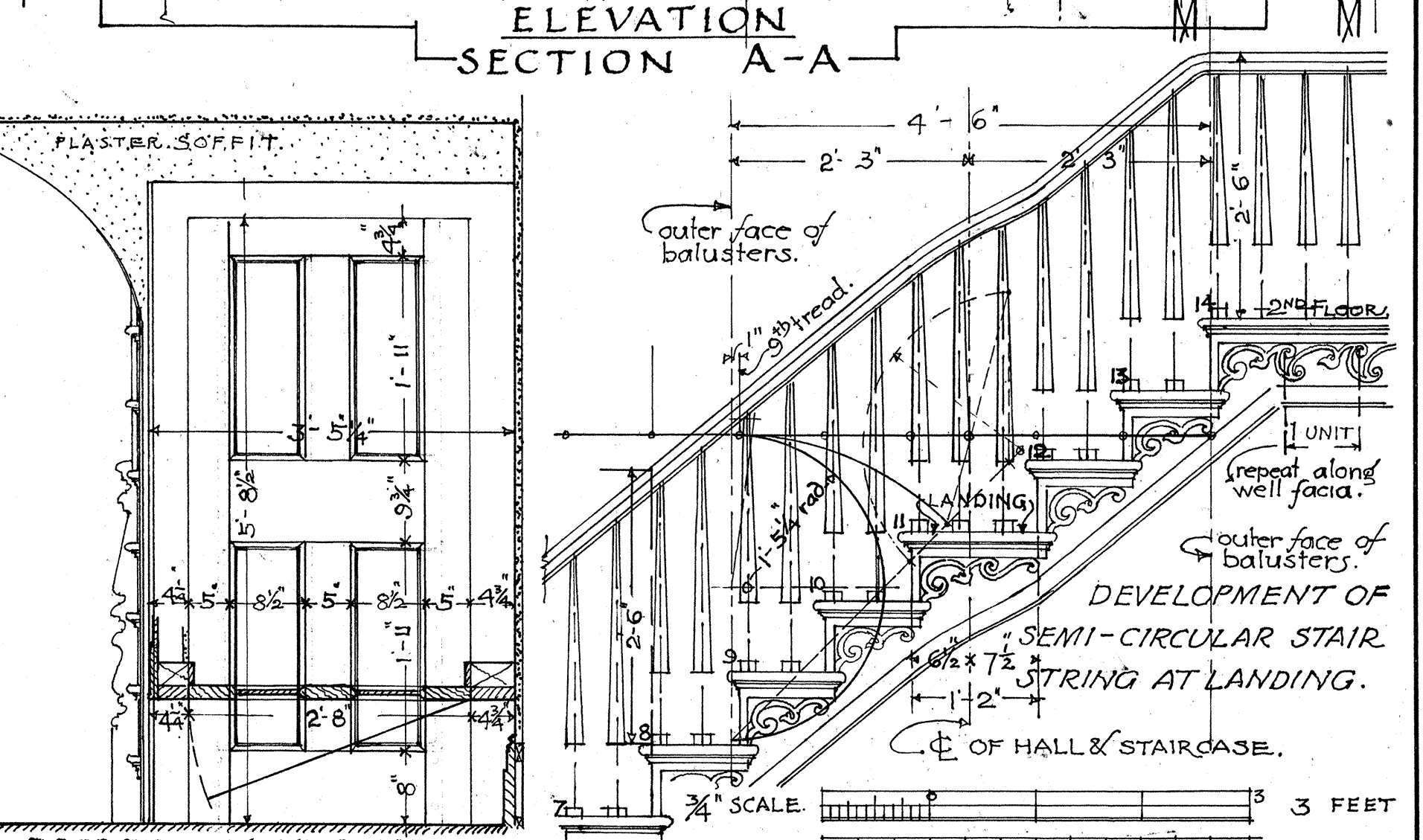
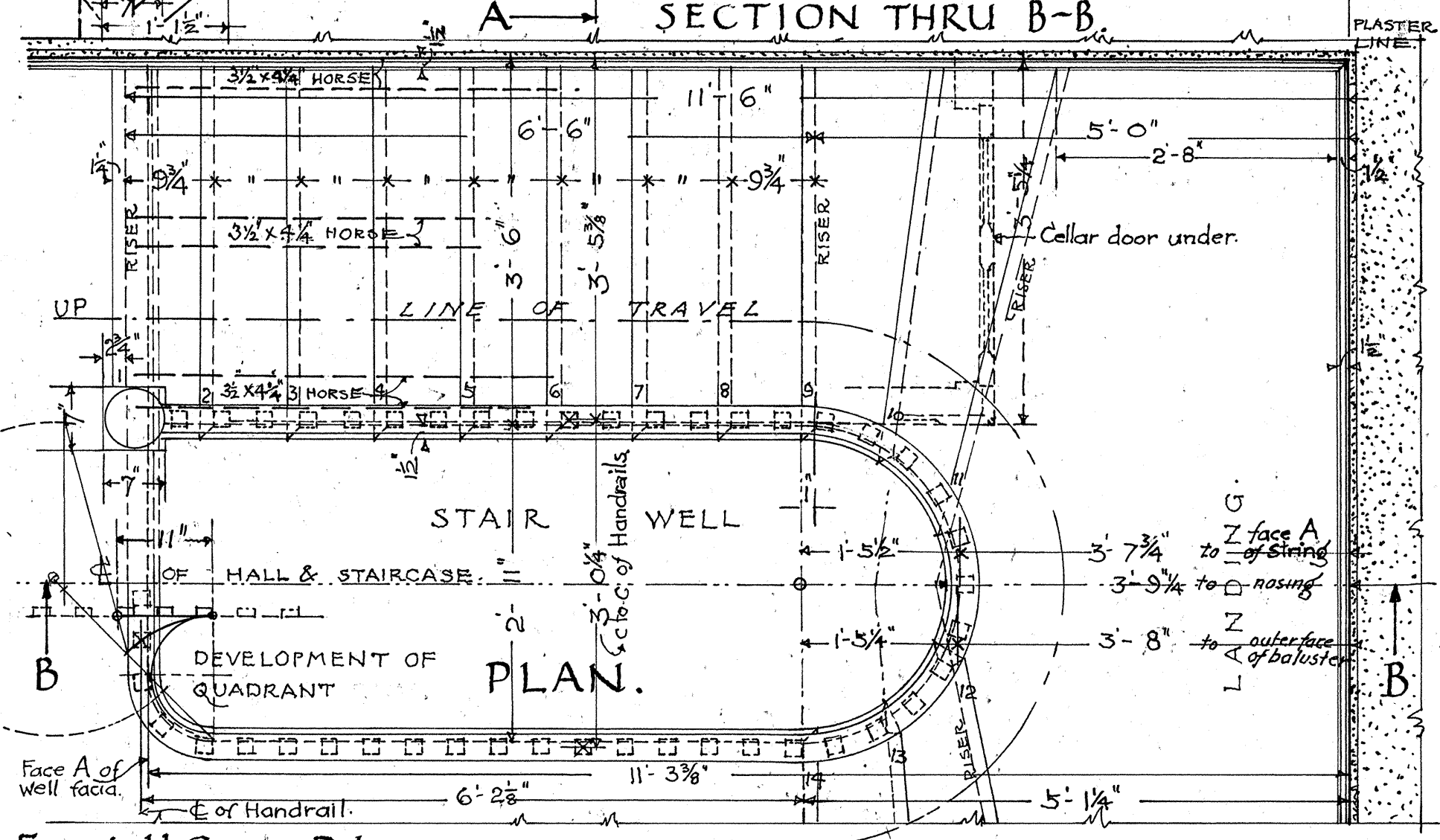
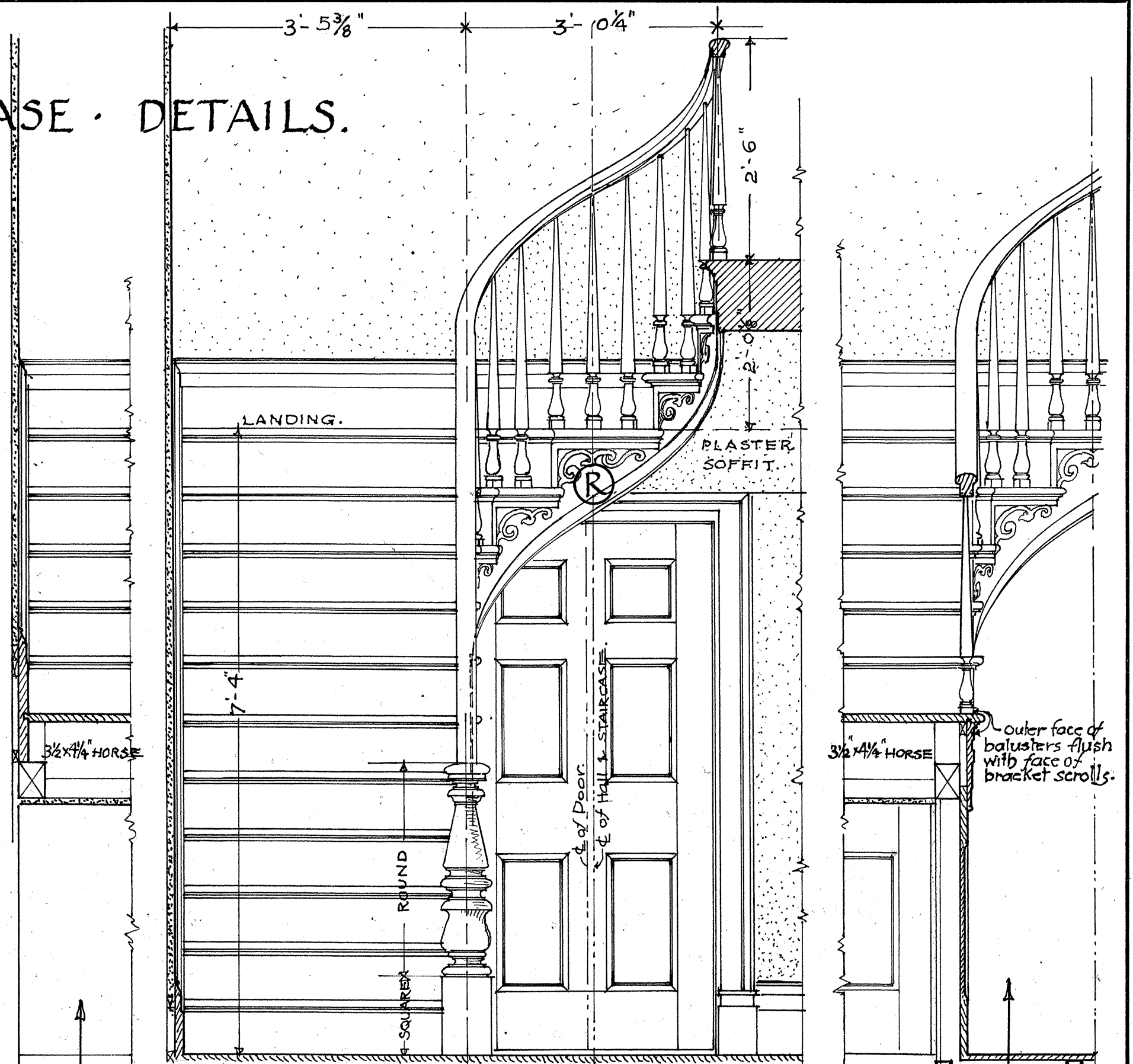
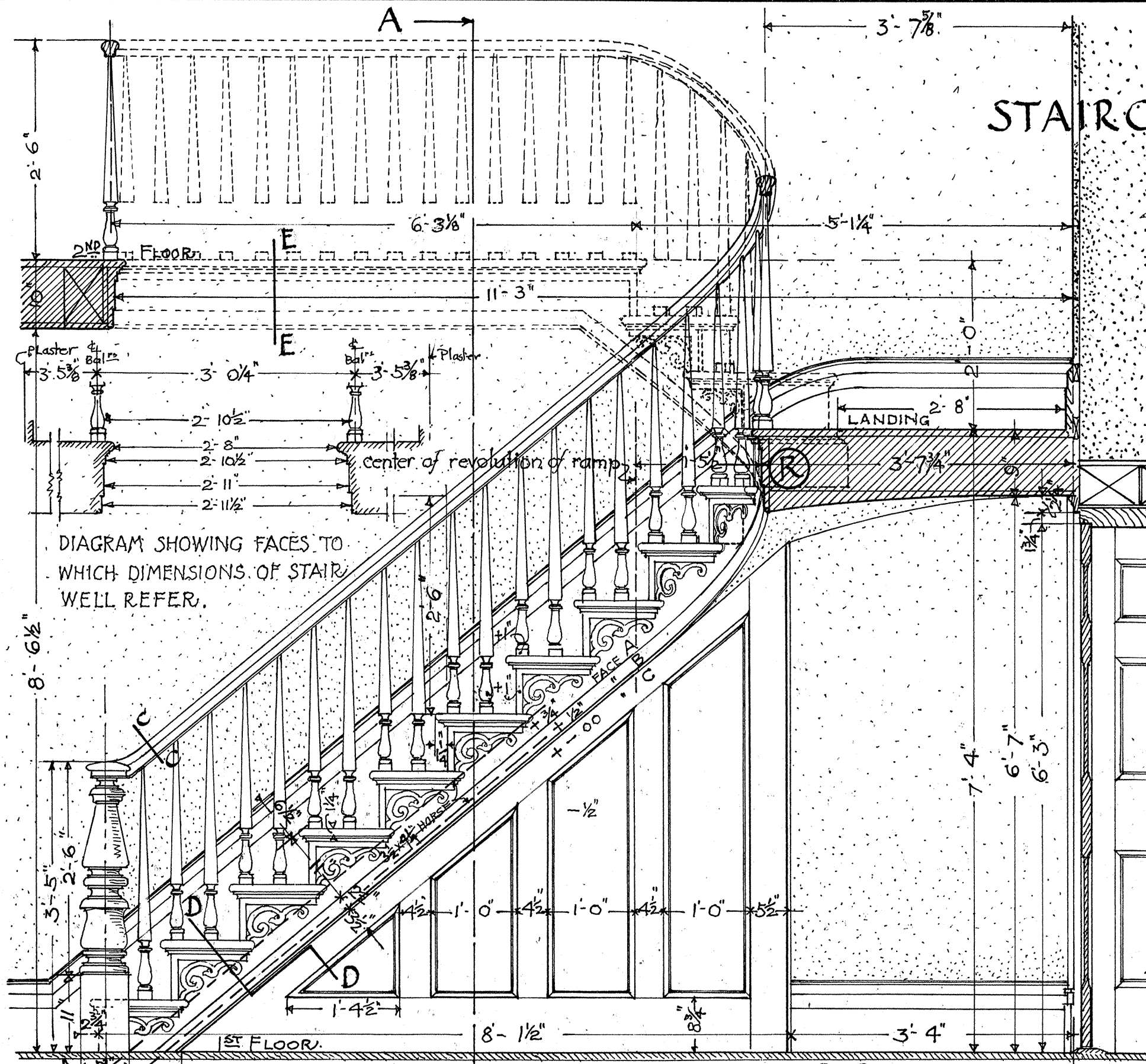
SURVEY NO.  
N.J.-546

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 20 OF 22 SHEETS

LIBRARY OF CONGRESS  
INDEX NUMBER



# STAIRCASE - DETAILS.



Francis H. Cruess, Del.

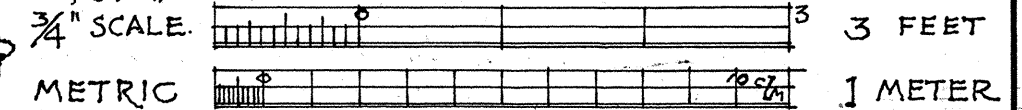
WORKS PROGRESS ADMINISTRATION.  
OFFICIAL PROJECT No. 165-22-6999.  
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE.**  
JACKSON AVE. & N.J. STATE HIGHWAY 23 - POMPTON PLAINS - MORRIS COUNTY - NEW JERSEY

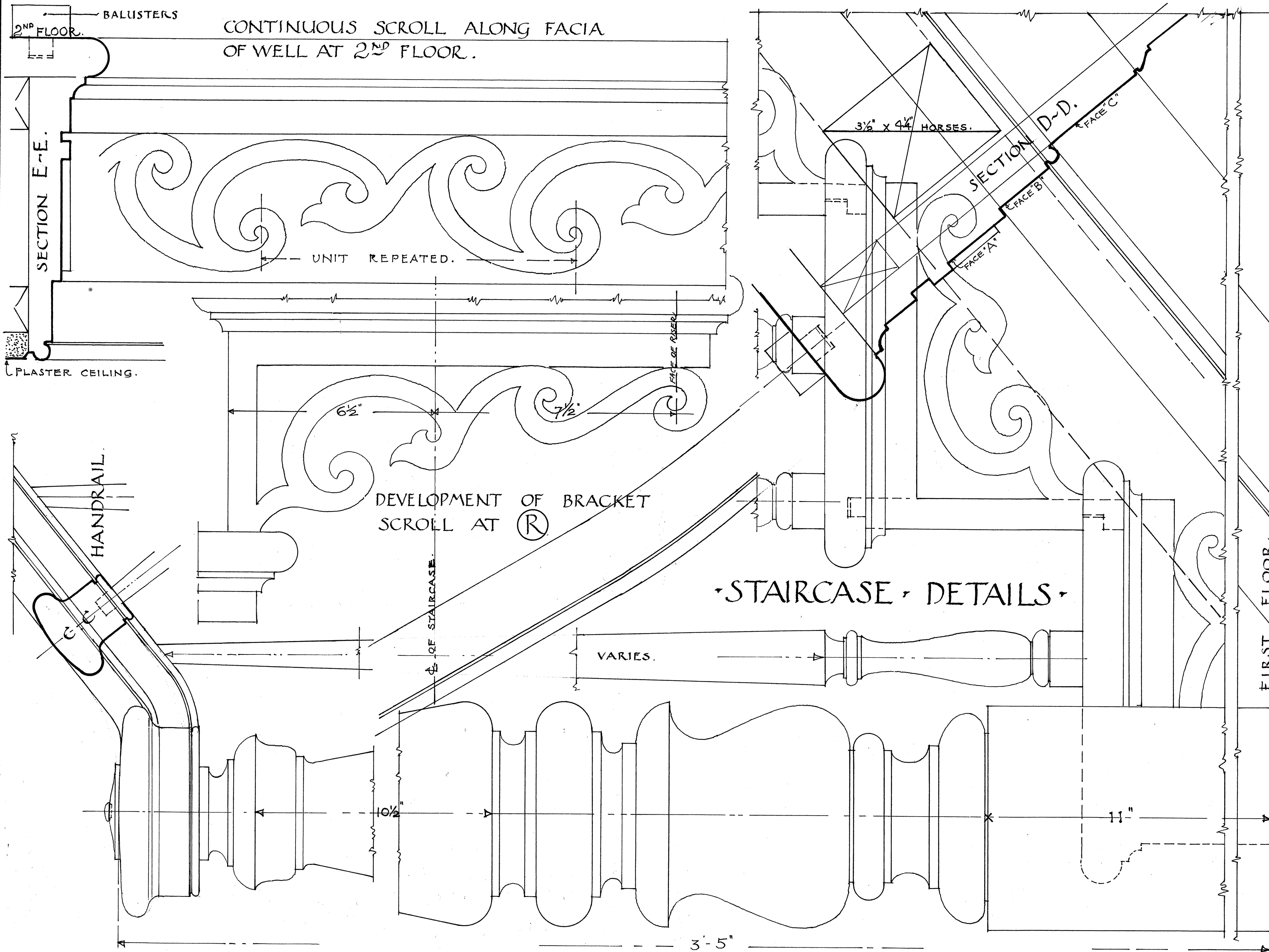
SURVEY NO.  
N.J. 546

HISTORIC AMERICAN BUILDINGS SURVEY  
SHEET 21 OF 22 SHEETS

LIBRARY OF CONGRESS INDEX NUMBER







Francis H. Cruess, Del.



WORKS PROGRESS ADMINISTRATION,  
 OFFICIAL PROJECT No. 165-22-6999.  
 UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE  
**THE MARTIN BERRY HOUSE.**  
 JACKSON AVE. & N.J. STATE HIGHWAY 23 • POMPTON PLAINS • MORRIS COUNTY • NEW JERSEY

SURVEY NO.  
 N. J. 546

HISTORIC AMERICAN  
 BUILDINGS SURVEY  
 SHEET 22 OF 22 SHEETS

LIBRARY OF CONGRESS  
 INDEX NUMBER



**B. HABS Photographs, 1939**





NJ-546



NJ-546





NJ-546

NJ-546





NJ-546



**C. HABS Written Historical and Descriptive Data, 1939**





The Martin Berry House  
Jackson Avenue and Route 23  
Pompton Plains, Morris County, New Jersey

HABS-NJ-546

HABS  
NJ  
14-Pompl  
2

PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
District of New Jersey

Historic American Buildings Survey  
Seymour Williams, F.A.I.A., District Officer  
133 Central Avenue, Rahway, New Jersey

HABS  
N.J.  
14-Pompl.  
2-

The Martin Berry House  
Jackson Avenue and Route 23  
Pompton Plains, Morris County, New Jersey

Owner: Home Owners Loan Corporation

Date of Erection: Before 1784

Architect:

Builder: Martin Berry, Senior (Owner in 1784)

Present Condition: Good

Number of Stories: One and one-half with basement

Materials of Construction: Foundation - stone

Exterior walls - stone  
masonry, the stucco  
facing being modern

Interior walls - timber  
studding covered with  
lath and plaster

Chimneys - brick built  
into inside of the gable  
end walls

Roof - gambrel with modern  
dormer windows and asphalt  
roofing

Historical Data:

By an ante mortem Deed of Gift dated 9 Sept. 1784, Martin Berry Senior, of Pequannock Township, Morris County, conveyed to his grandson Henry Berry son of Peter Berry, house carpenter, deceased, the farm on which grantor then resided, also a 12 acre lot

in the "great turn" adjacent, with "the Houses and buildings thereon erected" but reserving the use thereof to himself and providing continuation of residence therein to Susannah Berry widow of Peter Berry, decd., during her widowhood. In the event of the death of said Henry Berry without heirs, the farm to be divided among the other heirs of grantor, but if he "ever gets an heir" the farm devolves accordingly. Catrena Berry, obviously wife of grantor, endorsed the Deed by signing off her right of dower.

Henry Berry, abovenamed grantee, of the same place, by his Will of 27 July 1833, devised to "my youngest son Henry Berry and to his heirs and assigns forever my Homestead whereon I now live", etc., appointing John Berry and Henry H. Berry the executors.

Henry H. Berry, abovenamed devisee, with wife Elizabeth, of the said Pequannock Township, gave a Deed of 1 April 1862 to James Graham of Paterson, N. J., conveying for \$6000. the 34½ acre homestead farm and 5 lots of meadow and woodland amounting to some 55 acres. The place then became known as the Graham Farm as late as 1921.

James Graham, grantee abovenamed, now of Wayne Township in Passaic County, with wife Eliza, by their deed of 1 August 1876 conveyed to Mary W. Dwight of Montclair, Essex County, for \$6500, the western 20 acres of the farm, a rectangular tract of 908 feet frontage on the north side of the highway including the house in the said Township of Pequannock, Morris County, New Jersey

Mary W. Dwight, grantee abovenamed, now of Reigelsville, Bucks County, Pa., "formerly of the City of Brooklyn", N. Y., by her Deed of 16 Sept. 1879, conveyed the same tract to James R. Evans of Pompton Plains, Morris County, New Jersey, for \$2250, subject to a lease of the property until 1 Jan. 1880.

James R. Evans, grantee abovenamed, now of Pequannock Township, Morris County, and wife Julia A. (having evidently taken up residence in this house after purchase) by their Deed of 27 Aug. 1891 conveyed the same property to Lockwood R. May of Brooklyn, N.Y., for \$5000.

William H. May and wife and Jessie M. P. May Schultz late widow of Lockwood R. May decd., all of Pequannock Twp., Morris County, conveyed by their Deed of 26 April 1916 the same property to Warren C. Eberle and Ellis D. Eberle his wife of the same place.

The last named couple, of Pompton Plains in same County of Morris, by their Deed of 1 Sept. 1921 conveyed to Ludlow C. Meeks and wife Louise C. of same place,  $8\frac{1}{4}$  acres of the tract, describing this part as "Beginning in the center of the Highway leading from the former Graham farm to Pompton Plains Depot" being a corner of the lands of said Graham thence along the center of that highway West 385.9 feet, thence North 933.15 feet, thence East 386.24 feet, thence South 931 feet along the said Graham farm to the center of the highway, with the house.

And finally, Meeks and wife of Pequannock Township, Morris County, by Sheriff's deed of 1 July 1938, conveyed 2.31 acres of the same tract to the Home Owners Loan Corporation, describing the property as being on the southwesterly side of proposed N.J. State Highway 23. The house was operated as the "Old Stone Inn" previous to these foreclosure proceedings.

Bibliography:

Morris County Land and Probate records  
Field books and drawings of the Survey

*Louis D. Cook*  
\_\_\_\_\_  
Supervising Historian

Approved:

*Seymour Williams*  
\_\_\_\_\_  
SEYMOUR WILLIAMS, F.A.I.A.  
District Officer

DATA NOT COMPILED AND NOT GUARANTEED  
BY LIBRARY OF CONGRESS

STATE

COUNTY

TOWN OR VICINITY

New Jersey

Morris County

Pompton Plains

22  
5p

INDEX NUMBER

MONUMENT

JACKSON AVE. + ROUTE 23

NJ 14-POMPL 2-

The Martin Berry House

REPRESENTED IN  
NEGATIVE FILE

H.A.B.S. SURVEY NO.

NJ-546

History - Built before 1784;  
by Martin Berry, Senior;PUBLISHED  
PHOTOGRAPHSPresent Owner, (Home Owners Loan  
Corporation) MRS. CHARLES BOGERT.PUBLISHED  
DRAWINGSDescription - stone masonry, the  
stucco facing being modern; chimneys  
brick built into inside of the gable  
end walls; roof gambrel with modern  
dormer windows and asphalt roofing

FN - 455

(SCHUYLER HOUSE)

one and one-half  
References - Morris  
Probate records

○ stories with basement  
County Land and

Field books and drawings of the survey

Lewis D. Cook  
Supervising Historian  
October 2, 1939

744 Broad Street  
Newark, New Jersey



**D. National Register Nomination, 1973**



NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <b>New Jersey</b>	
COUNTY: <b>Morris</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
<b>JUN 19 1973</b>	<b>JUN 19 1973</b>

H13  
E 560070  
2-18  
N 4533300

**1. NAME**

COMMON: **Martin Berry House**

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER: **581 State Highway 23 (near Route 23 and Jackson Avenue)**

CITY OR TOWN: **Pompton Plains (Pequanneck Township)**

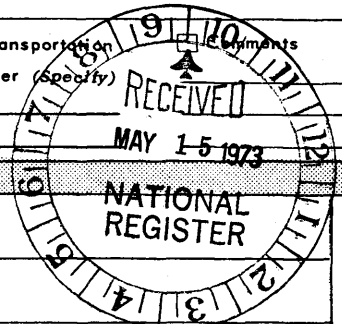
STATE: **New Jersey** CODE: **34** COUNTY: **Morris** CODE: **027**

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	



**4. OWNER OF PROPERTY**

OWNER'S NAME: **Mr. and Mrs. Charles Bogert**

STREET AND NUMBER: **581-Route 23**

CITY OR TOWN: **Pompton Plains** STATE: **New Jersey** CODE: **34**

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Morris County Hall of Records**

STREET AND NUMBER: **Court Street**

CITY OR TOWN: **Morristown** STATE: **New Jersey** CODE: **34**

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY: **Historic American Buildings Survey (N.J.-546)**

DATE OF SURVEY: **1939**  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS: **Library of Congress**

STREET AND NUMBER:

CITY OR TOWN: **Washington** STATE: **D.C.** CODE: **11**

STATE: **New Jersey**

COUNTY: **Morris**

ENTRY NUMBER: **JUN 19 1973**

DATE: **JUN 19 1973**

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. Description

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

**Exterior.**

The Berry House is a two-story Dutch style building with ~~Greek Revival characteristics~~, Gambrel roof and a pair of inside gable end chimneys on each end (four in total). Three of the four outside walls, which are twenty inches thick, have been stuccoed over, but the fourth illustrates its original native-stone appearance. The gables are clapboard having a central window with mullion flanked on each side by a smaller window. Above the center window is a fan window. The house has five bays and a center hall. The windows here are 12 over 12 double-hung sash with shutters. The doorway has a modern triangular pediment overhead, but the sidelights are Greek Revival. There is also a modern porch protecting three bays.

The only exterior alterations from the Greek Revival appearance are the additions of the portico, the pediment, and several dormers along with an application of stucco. Otherwise, the building appears as it did when remodeled in the early nineteenth century.

Attached to the Berry House is a small 12 by 12 feet smokehouse with gable roof and chimney. Near the smokehouse is a stone lined well and brick cistern, in excellent condition.

**Interior.**

The main floor has four rooms and hall; the upstairs six bedrooms and a hall; and the cellar three rooms and a furnace area. The halls are 32 feet long and ten feet wide. The rooms on the first floor are approximately 16 feet by 16 feet whereas, the six upstairs rooms are much smaller; the length of the building being 42 feet and the width 32 feet. All but the present dining room have the wide-board floors. The inside walls and ceilings are plaster, most of the original, with animal hair. There are six fireplaces in the house, with five of them having carved wooden mantels, while the sixth is an open stone fireplace.

As the exterior, most of the interior has remained intact and well preserved throughout the decades.

CONGRESSIONAL REPRESENTATION

Senator Clifford P. Case  
 Senator Harrison A. Williams, Jr.  
 Representative Joseph Maraziti, 13th District

SEE INSTRUCTIONS



8. Significance

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)      1720, 1779, 1800-1825

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Settlement</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

~~Settlement.~~  
 The Berry (or Berrie) Family was the second family to settle on the west side of the Pompton River, and the first on the Plains. Mention of Martin Berry is noted in the Reformed Dutch Church records of 1738 when he was ordained as an elder of the church. Martin Berry married in 1720 and it is a distinct possibility that the house was first constructed at that time to receive his bride as this was the custom. This is most probable since Martin Berrys' will in 1779 referred to this house as "my old place I now possess." (Emphasis added).

Evidently, sometime in the first quarter of the nineteenth century the house was extensively remodeled, ~~so that features are almost exclusively Greek Revival except, perhaps, the foundation and some of the framing.~~

Architecture.  
 Architecturally, the Berry House is an excellent example of what a wealthy Dutch farmer might own in the early part of the nineteenth century in northern New Jersey.

Notable features in the interior are the fine workmanship of the mantelpieces, the built in cabinets, and the front door; all of which exhibit Greek Revival characteristics. Also worth mention is the framework construction which can be most easily viewed from the open attic. And on the outside is the general form of this attractive 19th century structure, the smokehouse, and the well and cistern.

This house is an important source of instruction for serious Architectural Historians, especially those dealing in ethnic group architecture. Few private homes in New Jersey can compare with the workmanship and authenticity of the Martin Berry House.

SEE INSTRUCTIONS



**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Edwards, Carl I. Pequanнок Township 1740-1956. Pequanнок Twp.: Carlton & Smith Printing Co., 1956.  
Historic American Buildings Survey. New Jersey-546, 1939.  
History of Morris County New Jersey. New York: Munsell & Co., 1882.  
 Keator, Eugene H. 1736-1936 First Reformed Church Pompton Plains, New Jersey. Paterson, N.J.: Lont & Overkamp Co., Inc., 1936.  
 Labaw, George W. Preakness & the Preakness Reformed Church- A History. New York: Reformed Church in America, 1902.  
 Schenck, Garret C. "Early Settlements & Settlers of Pompton, Pequanнок, and Pompton Plains." Newark: N.J. Historical Society, 1881.

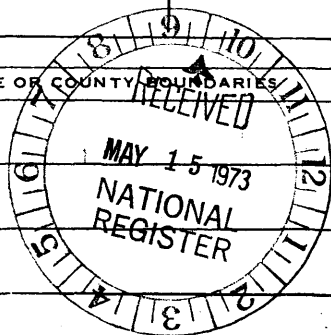
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds	
NW	° ' "	° ' "	40°	58'	09"	
NE	° ' "	° ' "	74°	17'	12"	
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **2**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: **Terry Karschner, Historian-Curator (assisted by Mrs. Charles Bogert)**  
 ORGANIZATION: **Dept. of Environmental Protection: Historic Sites Section**  
 DATE: **1-09-73**  
 STREET AND NUMBER: **Post Office Box 1420**  
 CITY OR TOWN: **Trenton** STATE: **New Jersey** CODE: **34**

**12. STATE LIAISON OFFICER CERTIFICATION**

**NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: Richard J. Sullivan  
 Title: Commissioner, Department of Environmental Protection  
 Date: January 29, 1973

I hereby certify that this property is included in the National Register.

Robert M. Wiley  
 Chief, Office of Archeology and Historic Preservation

Date: 6/19/73

ATTEST: [Signature]  
 Keeper of The National Register

Date: 6 14 73



**E. National Register Nomination Photographs, 1973**





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
New Jersey	
COUNTY	
Morris	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1973

1. NAME

COMMON: Martin Berry House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

581 State Highway 23

CITY OR TOWN:

Pompton Plains

STATE:

New Jersey

CODE

34

COUNTY:

Morris

CODE

027

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Bundy-Creative Photography Studio

DATE OF PHOTO: October, 1972

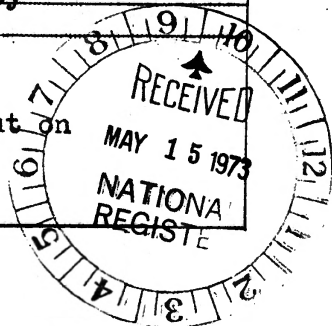
NEGATIVE FILED AT: Police Headquarters

Municipal Building, Pompton Plains, New Jersey

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

North (or rear) facade and West end showing lookout on top of the roof.



SEE INSTRUCTIONS





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE New Jersey	
COUNTY Morris	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1973

1. NAME

COMMON: <input checked="" type="checkbox"/> Martin Berry House
AND/OR HISTORIC: <input type="checkbox"/>

2. LOCATION

STREET AND NUMBER: 581 State Highway 23			
CITY OR TOWN: Pompton Plains			
STATE: New Jersey	CODE 34	COUNTY: Morris	629 <sup>E</sup>

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Bundy-Creative Photography Studio
DATE OF PHOTO: October, 1972
NEGATIVE FILED AT: Police Headquarters, Pompton Plains

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. View of the East facade, smokehouse, and cistern.
---



SEE INSTRUCTIONS





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
New Jersey	
COUNTY	
Morris	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1973

1. NAME

COMMON: *Martin Berry House*

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

*581 State Highway 23*

CITY OR TOWN:

*Pompton Plains*

STATE:

*New Jersey*

CODE

*34*

COUNTY:

*Morris*

CODE

*027*

3. PHOTO REFERENCE

PHOTO CREDIT: *ROBERT BUNDY- Creative Photography Studio*

DATE OF PHOTO: *October, 1972*

NEGATIVE FILED AT: *Police Headquarters  
Pompton Plains, New Jersey*

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

*Front elevation, taken from the Southwest.*



SEE INSTRUCTIONS





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE New Jersey	
COUNTY Morris	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	JUN 19 1973

1. NAME

COMMON:  
AND/OR HISTORIC: Martin Berry House

2. LOCATION

STREET AND NUMBER:  
581 State Highway 23

CITY OR TOWN:  
Pompton Plains

STATE: New Jersey      CODE: 34      COUNTY: Morris      CODE: 027

3. PHOTO REFERENCE

PHOTO CREDIT: Robert Bundy-Creative Photography Studio

DATE OF PHOTO: October, 1972

NEGATIVE FILED AT: Police Headquarters  
Municipal Building, Pompton Plains, New Jersey

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.  
Library mantel  
Southwest room



SEE INSTRUCTIONS