

Historic Structure Assessment Report



Bishop House

Gettysburg, Pennsylvania

Gettysburg National Military Park

June 2018

Historic Structure Assessment Report

Bishop House 2065 Emmitsburg Road Gettysburg, PA

Project Agreement for Bishop Farm House & Barn HSAR
Between
Gettysburg National Military Park
and
the National Park Service
Historic Preservation Training Center

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CHAPTER 1

Overview

The National Park Service's Historic Preservation Training Center (HPTC) was engaged by the Gettysburg National Military Park (GETT) to prepare a Historic Structure Assessment Report (HSAR) for the Bishop House in Gettysburg, PA, in fulfillment of the Final Project Agreement (March 30, 2017): *Bishop Farm House & Barn HSAR*. The HSAR also includes baseline drawings (see Appendix A).

An HSAR provides an assessment survey of the architectural fabric and building systems of a particular structure. It identifies maintenance deficiencies in the physical condition of the features, materials, and building systems. It also provides a written and illustrated narrative of the important character-defining features as required by National Park Service policies and guidelines.

The HSAR team uses non-destructive, observation-based architectural fabric investigation and evaluation survey techniques to determine condition ratings for all building features. Subsequently the HSAR presents treatment recommendations for building features and components (extant historic architectural fabric/materials) and important building systems with maintenance deficiencies to return them to good condition.

This report will also recommend an appropriate level of treatment for the Bishop House to meet the agency's mission requirements as outlined in *NPS-28 Guidelines for the Management of Cultural Resources* (NPS-28) and *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (the Standards).

Scope and Objectives

This project consists of the preparation of a Historic Structure Assessment Report as defined by the project agreement. The HSAR includes the following chapters:

1. *Project Overview* (administrative information)
2. *Physical Description, Context & Chronology*: brief architectural description; definition of the character-defining features; summary of the evolution of the building (context is derived from referenced National Register and HABS History Data materials for the building)
3. *Standards and Definitions*: references for agency systems, policies, and guidelines that inform the project
4. *Condition Assessment Survey*: description of fabric investigation; architectural fabric survey and assessment; summary of condition ratings (maintenance deficiencies)

5. *Recommended Treatments*: prioritized recommendations for treatment (Preservation Maintenance/Rehabilitation) to meet the stated project goals for treatment

The HSAR team conducts the inspection and assessment during a series of field visits to the building. The character-defining features of the structure are determined through the field survey referencing the NPS Preservation Brief No. 17: *Architectural Character: Identifying the Visual Aspects of Historic Character as an Aid to Preserving Their Character*. An established Building Feature Master List (adjusted specifically for the Bishop House from the NPS Building Feature Master List) is used as a guide for conducting the inspection and assessment, and for preparing recommended treatments.

The condition assessment survey is part of a larger administrative process known throughout the federal government as the asset management process, and internally in the agency as the Capitol Asset Management process. The NPS and other federal agencies apply this process to their historic structure portfolio in an effort to determine their condition, inform the management process, and maintain them in good condition.

The historic structure assessment process includes establishing a Building Feature Master List. This list is derived from *Uniformat II*¹ as developed and widely adopted by the federal government for use in the asset management process. The list is used as the guideline for the inspection and condition assessment.

Once identified, the building features are assigned a Qualitative Condition Rating of *Good*, *Fair*, or *Poor* condition and a Maintenance Deficiency Rating of *Critical*, *Serious*, or *Minor*. This allows for development of immediate, short- and long-term treatment strategies. An approximate time period is selected in which the life-cycle assessment (service life) is assessed and on which the treatment recommendations are prioritized for planning purposes. In this project a three- to five-year time period was selected for long-term treatment cycle and a one- to three-year time period represents the short-term lifecycle assessment and treatment period. Those features with an immediate need should be addressed within one year; this includes features requiring alterations for immediate mothballing/stabilization treatment.

An HSAR uses these industry-wide standards for the assessment criterion. The methodology used to determine building system features as well as the NPS system to identify and document character-defining features are included in the appendices.

¹ *Uniformat II Work Breakdown Structure (WBS) (Rev 02.13.08)*.

Definitions of the previously listed terminology are derived from the NPS asset management process and adopted for use for this project. Definitions are provided in Chapter 3 and detailed more thoroughly in Appendix B.

Development of recommended treatments is based on the maintenance deficiencies and condition ratings of the features and their significance as character-defining features. All recommended treatments meet *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and NPS-28 as it pertains to historic buildings. All treatments are intended for general execution by trained historic preservation professionals.

The HSAR team has completed the following services:

- Provided non-destructive, observation-based architectural fabric survey and assessment of the Bishop House;
- Building Feature Master List (BFML checklist) customized for the building condition assessment survey;
- Condition assessment of extant fabric based on BFML checklist;
- Identification of character-defining features;
- General treatment recommendations for preservation maintenance/rehabilitation of extant fabric based on *The Secretary of the Interiors Standards for the Treatment of Historic Properties* (2017²) used for the management of historic structures;
- An illustrated narrative that depicts building conditions and provides recommendations for treatment;
- Documentation of the structure through measured drawings.

Methodology

The feature inventory and condition assessment for the Bishop House includes these project tasks and steps:

- Field research and documentation;
- Inspection and condition assessment;
- Development of the HSAR for the documentation and planned implementation of the recommended preservation maintenance and rehabilitation treatments.

The following is a more detailed description of the methodology involved in the development of the recommended treatments provided for consideration.

² This is the most current edition of The Standards.

Field Research

The HSAR team worked collaboratively to research, gather, and review existing available background documents, drawings, and photographs to be used for reference and the depiction of the recommended treatments.

Inspection and Condition Assessment

The HSAR team conducted a site visit to the Bishop House in June 2017 to perform the assessment based on the Building Feature Master List (BFML). The BFML list is field adjusted to accommodate special or additional features of the building; it is included in Appendix C. Each building feature is inspected, assessed, and photographed. Maintenance deficiencies were determined using primarily non-destructive investigation and evaluation techniques and visual observation.

Historic Structure Assessment Report

Results of the feature inventory, character-defining feature description, and condition assessment are compiled into this report. Preservation maintenance/rehabilitation treatments are recommended to correct existing maintenance deficiencies. A three- to five-year treatment period is used for the purposes of this report after which time periodic routine and cyclic maintenance will be required. During the five-year period, preservation maintenance and monitoring should suffice under normal conditions.

Recommended work tasks are prioritized according to condition rating and maintenance deficiencies. All recommended treatment decisions for preservation maintenance and rehabilitation are recorded in the HSAR.

The recommended treatment determinations are arranged in similar prioritized order with the most deficient features requiring the highest levels of intervention at the top of the list. Treatments address all the building features including simple housekeeping and maintenance tasks.

Recommended treatments were developed based on the investigation of the structure and the understanding/determination that Mothballing/Stabilization (immediate) and Preservation Maintenance/Rehabilitation (long-term) are the preferred immediate and long-term treatments, respectively, to maintain and improve the overall condition of the structure from "*Poor*" or "*Fair*" to "*Good*."

The overall goal of the project is to provide prioritized recommended treatments, based on the specific condition of the building, that allow GETT and the NPS to maintain and preserve this National Register property.

The recommended treatments are designed to ensure, upon their implementation, a stabilized building in good repair where character-defining features are preserved and respected. Exterior treatments are designed to present a building that is resistant to vandalism and weather, with an exterior building envelope that sheds water, allows for proper ventilation, and is structurally sound. Goals for the interior are to present a clean, safe, and well-cared for environment, able to be visited and used by agency personnel during an interim period of mothballing or temporary stabilization treatment not to exceed five years.

Project Participants (HSAR Team)

The following individuals contributed to the report or field investigation:

Historic Preservation Training Center (NPS)

Rebecca Cybularz, Project Historical Architect

Tatum Clinton-Selin, Exhibits Specialist

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Gettysburg National Military Park

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Winona Peterson, Cultural Resource Program Manager

Northeast Regional Office

Jack Glassman, Historical Architect

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Reed, Paula S (Architectural Historian). "Adams County, PA Properties Associated with the Battle of Gettysburg, July 1-3, 1863." National Register of Historic Places Multiple Property Documentation Form. Date Entered: April 11, 2000.

National Park Service Selected Preservation Briefs (Appendix D)

Preservation Brief No. 2. "Repointing Mortar Joints in Historic Masonry Buildings." Robert C. Mack, FAIA, John P. Speweik. October 1998.

Preservation Brief No. 3. "Conserving Energy in Historic Buildings." Baird M. Smith, AIA. April 1978.

Preservation Brief No. 4, "Roofing for Historic Buildings." Lee H. Nelson, FAIA. February 1978.

Preservation Brief No. 8. "Aluminum and Vinyl Siding on Historic Buildings. John H. Myers, revised by Gary L. Hume.

Preservation Brief No. 16, "The Use of Substitute Materials on Historic Building Exteriors." Sharon C. Park, AIA. September 1988.

Preservation Brief No. 17, "Architectural Character: Identifying the Visual Aspects of Historic Character as an Aid to Preserving Their Character." Sarah M. Sweetser and Lee H. Nelson, FAIA. 1982.

Preservation Brief No. 18, "Rehabilitating Interiors in Historic Buildings." H. Ward Jandl. October 1988.

Preservation Brief No. 24, "Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches." Sharon C. Park, AIA. October 1991.

Preservation Brief No. 31, "Mothballing Historic Structures." Sharon C. Park, FAIA. September 1993.

Preservation Brief No. 35, "Understanding Old Buildings: The Process of Architectural Investigation." Travis. C. McDonald, Jr. September 1994.

Preservation Brief No. 37, "Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing." Sharon C. Park, FAIA, and Douglas C. Hicks. 2006.

Preservation Brief No. 39, "Holding the Line: Controlling Unwanted Moisture in Historic Buildings." Sharon C. Park, AIA. October 1996.

Preservation Brief No. 47, "Maintaining the Exterior of Small and Medium Size Historic Buildings." Sharon C. Park, FAIA, NPS Heritage Preservation Services, June 2007.

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The Secretary of the Interior Standards for the Treatment of Historic Properties with Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Revised by Anne E. Grimmer. From *the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* by Kay D. Weeks and Anne E. Grimmer (1995). U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 1995.

Uniformat II Work Breakdown Structure (WBS) (Rev 04.19.07) developed by the National Institute of Standards and Technology (NIST), the American Society of Testing Materials (ASTM) the American Institute of Architects (AIA), the General Services Administration (GSA), and the Construction Specification Institute (CSI). See NIST report *UNIFORMAT II Elemental Classification for Building Specifications, Cost Estimating, and Cost Analysis*.

End of Chapter 1.

CHAPTER 2

Resource Information

The following information is used to identify the Bishop House. The date of construction, National Register status, period of significance, and building number were gathered through various sources (see footnotes throughout following context and chronology sections for citations). The current and intended uses and the intended treatment were determined by Gettysburg National Military Park (GETT).

Administrative Data

<i>Preferred Structure Name</i>	Bishop House
<i>Other Structure Name</i>	George Bishop House, (William) Currans House, Smith House
<i>Address</i>	2065 Emmitsburg Road, Gettysburg, PA, Cumberland Township
<i>NPS Structure Number</i>	TBD
<i>Park</i>	Gettysburg National Military Park
<i>Structure State</i>	Pennsylvania
<i>Structure County</i>	Adams
<i>NPS Region</i>	Northeast
<i>Cluster</i>	Chesapeake
<i>Administrative Unit</i>	Gettysburg National Military Park
<i>LCS ID</i>	TBD
<i>Date of Construction</i>	ca. 1890-1900, with later alterations

Cultural Resource Data

	Bishop House
<i>National Register Status</i>	Entered – Not Documented (Gettysburg National Military Park/Soldiers National Cemetery)
<i>National Register Date</i>	January 23, 2004
<i>National Historic Landmark?</i>	No
<i>National Historic Landmark Date</i>	N/A
<i>Significance Level</i>	National
<i>NR Period of Significance</i>	1863-1938
<i>NR Criteria</i>	A – Property is associated with events that have made a significant contribution to the broad patterns of our history B – Property is associated with the lives of persons significant in our past

	C – Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
NR Information System #	66000642

Note: The National Register Supplementary Listing Record for the Gettysburg National Battlefield, accepted into the Register in 2004, lists the Bishop House as a contributing structure to the district. However, the house as it exists today has diminished integrity (primarily through its design and materials) and its status as a contributing structure bears reexamination.

Management Data Summary (Executive Summary)

Current Use: The Bishop House is currently vacant.

Intended Use: Short-Term: Vacant.
Long-Term: Re-use as seasonal housing.

Intended Treatment:
Short-Term: Vacant.
Long-term: Exterior and interior preservation maintenance/ rehabilitation including repairs, replacement in kind, and preservation of character-defining features.

Summary of the Findings

The **Bishop House** achieves an Overall Quality Condition Rating of **FAIR** and an overall Maintenance Deficiency Priority Rating categorized as **MINOR**.

The **Overall Quality Condition Rating** of **FAIR** given to the building provides an adequate level of service to operations, but more than cyclic maintenance is needed, i.e. capital improvement projects. This rating also indicated that cyclic maintenance or repair/rehabilitation work will be required in the future.

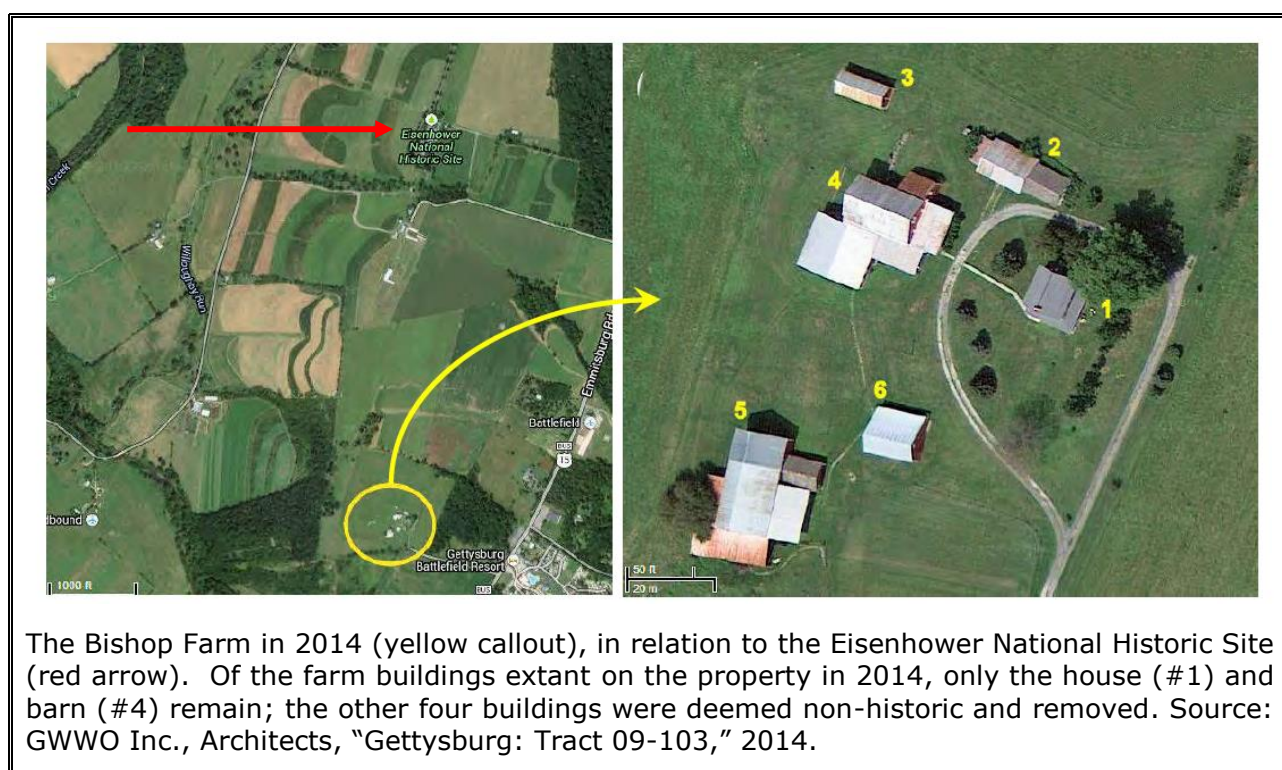
The **Maintenance Deficiency Priority Rating** of **MINOR** indicates that some standard preventative maintenance practices and preservation

methods have not been followed; there is a reduced life expectancy of affected adjacent or related materials and/or systems within three to five years and beyond; or there is a condition with a long-term impact within three to five years and beyond.

See *Chapter 4, Condition Assessment Survey* for complete building feature component assessment.

Physical Description

The current setting of the Bishop House is similar in its rural, agrarian feel to that which existed at the time of the Battle of Gettysburg. The property's narrow driveway, located south of Ridge Road on the west side of Emmitsburg Road, likely runs along the border of the original George Bishop farm.¹ The house is located approximately 1,200 feet west of Emmitsburg Road, about three miles south of the town of Gettysburg and 0.8 mile from Eisenhower National Historic Site (EISE). The EISE Show Barn and Seminary Ridge are visible from the property. The setting is rural and agrarian in feel, much as it was at the time of the Battle of Gettysburg and throughout the Gettysburg National Military Park's Period of Significance (1863-1938).



The Bishop House is a 2½-story house with basement. The historic, but altered main block measures approximately 30'-0" wide (three bays) and 28'-0" deep (two bays). The exterior walls are likely wood balloon frame with a later brick veneer. The original block's gable roof, running north-south, is clad with asphalt shingles and has a ridge vent. A single internal CMU and brick chimney pierces the roof east

¹ Gwinn, Christopher (Supervisory Ranger). "A Victory on South Cavalry Field." The Blog of Gettysburg National Military Park. Accessed at <https://npsgnmp.wordpress.com/2016/09/03/a-victory-on-south-cavalry-field> on June 12, 2017.

of the ridgeline on the main block's south end. The chimney has two flues, one with a terra cotta liner (no cap) and one with a metal liner (metal cap).

Windows throughout the main block are spanned by segmental brick arches. Window sills of the first- and second-floor window openings are brick. Window sills on third-floor window openings are concrete. The majority of sash are modern double-hung 1/1 vinyl, with insulated glass units (IGUs). The main block has one exterior door opening, located on the east (front) elevation, with a modern 2-light/2-panel hollow-core door.

A modern wraparound one-story porch is located on the east and south elevations. On the east elevation, the porch is composed of a concrete slab-on-grade and wood posts supporting the modern hipped roof structure. The roof structure is composed of vinyl components and asphalt shingles.

The south elevation portion of the porch is enclosed and measures approximately 8'-0" wide and 36'-0" deep with an angled east wall connecting the longer south wall to the shorter north one. It contains one room, referred to in this document as the "sunroom." The walls are likely wood-framed, and are clad with vinyl siding. The hipped roof is clad with asphalt shingles. Window openings have 1/1 vinyl sash. Two exterior doors are located in this addition, both modern hollow-core faux 9-light/2-panel. The addition shares its roof with a porch on the east elevation.



The east elevation. Photo: HPTC, 06/07/17.

Right: The north elevation. Photo: HPTC, 06/07/17.





The west elevation. Photo: HPTC, 06/07/17.



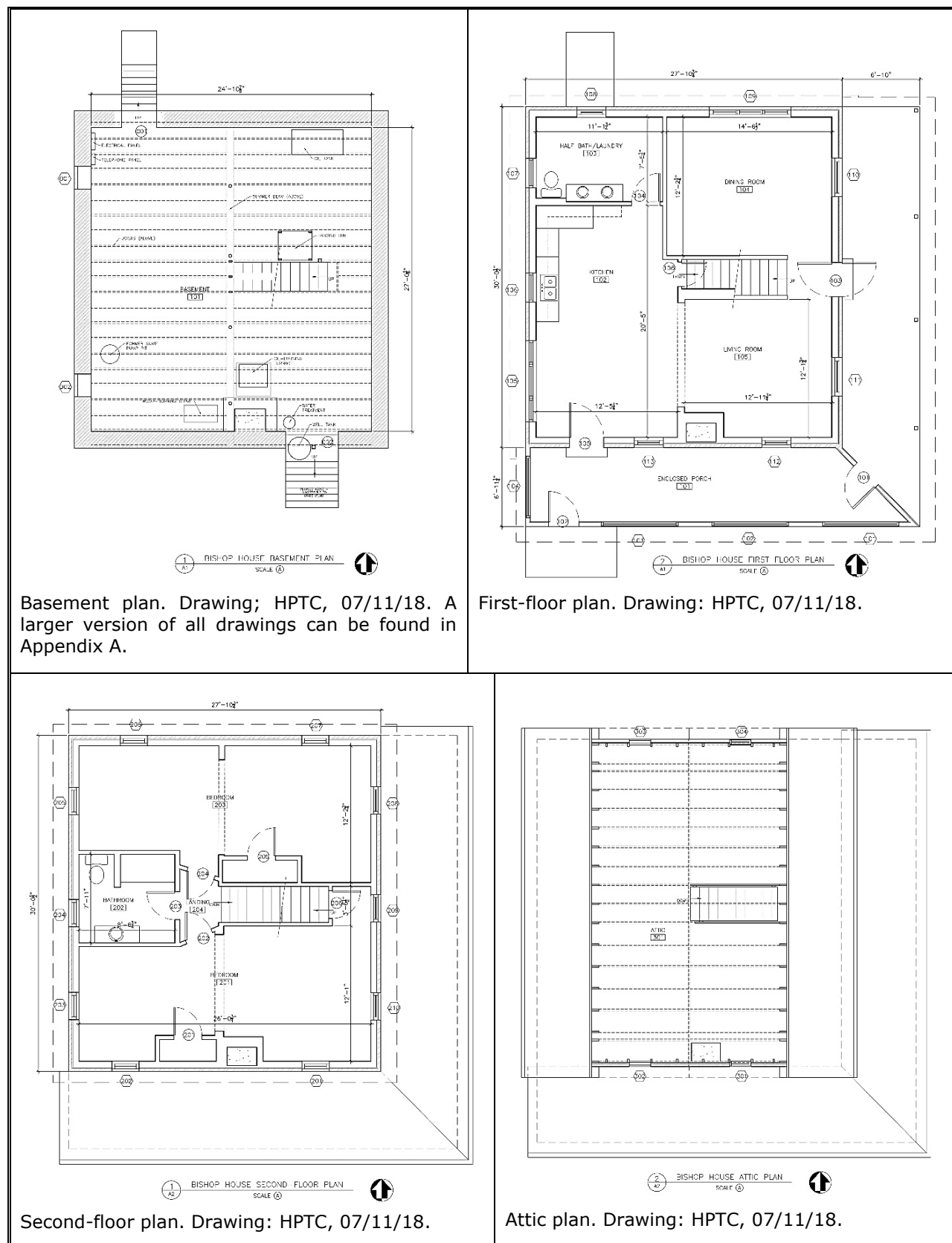
The south elevation. Photo: HPTC, 06/07/17.

The basement is one large room under the main block. The poured concrete foundation of the chimney is located on the south wall. One internal stairway accesses the room, from the center of the main block. An exterior entry stair on the basement's north wall was inaccessible. A second exterior stair is accessible from the interior on the basement's south wall, but its outlet is not extant (located under the sunroom).

The first floor of the main block contains the kitchen (Room 102), dining room (Room 104), living room (Room 105), half bath/laundry (Room 103), main stair, and basement stair entry. The addition contains a single room: the sunroom (Room 101). The majority of first-floor window openings have modern 1/1 double-hung vinyl sash. Two openings (W105 and W109) have fixed wood picture windows flanked by wood outswing casements. Fixtures and finishes are all modern.

The second floor of the main block contains two bedrooms (Rooms 201 and 203, each with one closet), one bathroom (Room 202), a landing (Room 204), and the attic stair. Second-floor windows have modern 1/1 double-hung vinyl sash like those in first-floor openings. Fixtures and finishes are modern.

The third floor of the main block consists of a single unfinished attic room and access to the attic stair. Two window openings have 1/1 double-hung vinyl sash (W301, W304), while the other two (W302, W303) have wooden vents.



Context

Civil War

A short historical context for Adams County can be found in the National Register Multiple Property Documentation Form for Properties Associated with the Battle of Gettysburg.² A condensed version follows:

Adams County was created in the year 1800 from York County, but it has a history of settlement, which extends far back into the 18th century. The initial settlers were a blend of German, Scots-Irish and English Quakers. Generally, the Germans located in the southeastern part of the county, the Scots-Irish in the mid and western sections and English Quakers, the least numerous, scattered throughout. ...

By 1850, Adams County yielded 318,848 bushels of wheat, 261,779 of oats, and 183,978 of corn. These figures show a marked increase between 1830 and 1850 of wheat and oats production, with a concurrent reduction of corn production, illustrating the importance of flour milling as a leading aspect of the emerging regional agricultural economy. The county's industries and production were agricultural-based through the 19th century. Flour, saw and fulling mills dominated, and continued throughout the 19th century. Yet, despite this agricultural productivity, Adams Countians on the eve of the Civil War were less affluent than their immediate neighbors. Their per capita value of property in 1860 was \$59 compared with \$70 in Cumberland County, \$63 in Franklin County and \$61 in York County.³ ...

Quoting a newspaper, Robert L. Bloom in his History of Adams County says: "A reader of the Compiler wrote in 1850 to the editor and claimed that 'the fruit of Adams County has a better reputation in Philadelphia than that of any other county in the state, or any other state.'"⁴

The ability to develop these agricultural markets depended upon a system of transportation routes through the county. By the late 18th century, a network of roads crisscrossed Adams County, some established in the 1740s and '50s. ... These and subsequent roads form a web of 10 roads radiating out from the county seat, Gettysburg. ... The town prospered as a market center for the surrounding countryside. By 1860 at the eve of the Civil War, its population had grown to 2,390.

[End of quoted material]

² Reed, Paula S (Architectural Historian). "Adams County, PA Properties Associated with the Battle of Gettysburg, July 1-3, 1863." *National Register of Historic Places Multiple Property Documentation Form*. Date Entered: April 11, 2000. Section E.

³ Bloom, Robert L. A History of Adams County, Pennsylvania, 1700-1990. Gettysburg, PA: Adams County Historical Society. 1992.

⁴ Ibid.

During the Battle of Gettysburg, the Bishop Farm witnessed skirmishes and sparring between federal Brigadier General Wesley Merritt and a detachment of the 1st South Carolina Cavalry in the fields and farms bordering Emmitsburg Road, known as South Cavalry Field.⁵

[Brig. Gen. Merritt's] brigade of federal cavalry, belonging to the division of Gen. John Buford, arrived on July 3rd ... The Union cavalry temporarily drove the rebel skirmish line back (across lands that would one day belong to President Dwight Eisenhower) but timely reinforcements from Brig. Gen. Evander Law's Confederate division stalled and rebuffed their advance. Thus the fighting in that sector of South Cavalry Field ended, as did the larger Battle of Gettysburg.

On July 18, near the town of Petersville, Maryland, Merritt penned his official report on the Campaign, dedicating only a single paragraph to the fighting the men of his Reserve Cavalry Brigade participated in:

"...I marched with the brigade about 12m. to attach the enemy's right and rear, and annoy him, while the battle was progressing on the right. I marched on the Gettysburg Road about 4 miles, where my advance and skirmishers were engaged. Here the brigade drove the enemy more than a mile, routing him from strong places, stone fences, and barricades. This flight last about four hours (some time after the cannonading had ceased on the right), and was finally brought to a close by heavy rain."

[End of quoted material]

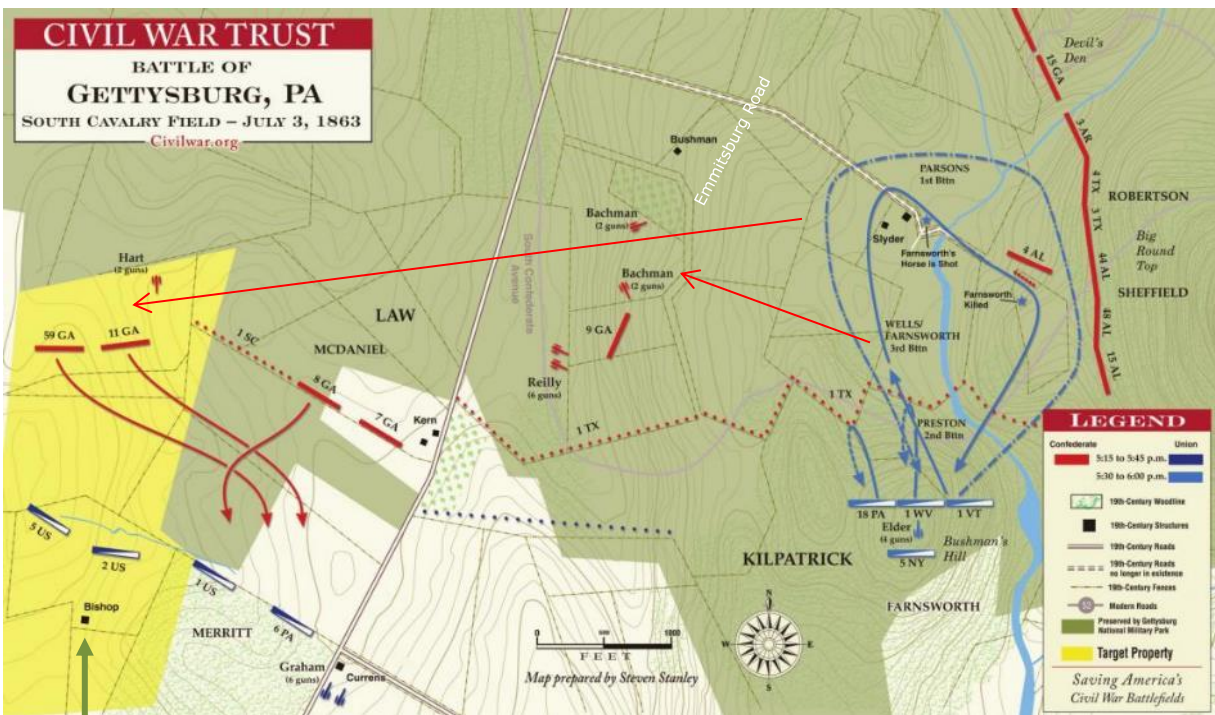
However, military action on South Cavalry Field has been overshadowed in the annals of history:

The historiography of the battle of Gettysburg, like Merritt himself, has largely glossed over the role his men played at Gettysburg. The size, scope, and carnage of Pickett's charge, which occurred at the same time, captured far more attention and played a far more significant role in dictating the ultimate outcome of the battle. Likewise, preservation efforts in the late 19th century were more focused on securing iconic locations such as Little Round Top, Culp's Hill, and Cemetery Hill, than the fringe of the battlefield.

Geographical isolation, and the difficulty of visiting the scene where Merritt's men battled has further obscured South Cavalry Field. Merritt's brigade tablet, a sort of bronze and stone island unto itself, is virtually isolated from the rest of the National Military Park. A small strip of park land, numbering only a few acres, sits to the east of the Emmitsburg Road. ... The fields, farms, and woodlots where Merritt's men engaged their Confederate foes was never preserved or protected in the same manner as other areas of the battlefield, though fortunately, much of it retains its 19th century agrarian appearance.⁶

⁵ Gwinn. "A Victory on South Cavalry Field."

⁶ Ibid.



**Bishop
Farm,
1863**

"Battle of Gettysburg, PA, South Cavalry Field—July 3, 1863." The Civil War Trust. Accessed at <https://www.civilwar.org/learn/maps/gettysburg-south-cavalry-field> on June 12, 2017.

Chronology

Little is known about the architectural history of the Bishop House itself. The current house was not extant at the time of the Battle of Gettysburg, and its date of construction has been estimated ca. 1890-1900, based on its style and methods of construction.^{7,8} Simultaneous to this document, an HSAR was also researched and written for the adjacent Bishop Barn. Dendrochronology of the barn shows the wood members were felled during the winter of 1883/1884.⁹ It could be assumed that the house was built simultaneously as part of a whole-farm makeover.

⁷ Harrison, Kathleen George (Senior Historian, Gettysburg National Military Park). "National Register of Historic Places Nomination Form: Gettysburg National Military Park/National Soldiers Cemetery." Supplementary Listing Record. Signed by the Keeper January 23, 2004.

⁸ GWWO Inc., Architects. "Gettysburg: Tract 09-103 (Smith Farm): Existing Condition Evaluation and Age Analysis." March 2014.

⁹ Dendrochronology report is forthcoming.

A short architectural history of the region is found in the Adams County Multiple Property Documentation Form¹⁰:

The earliest buildings in Adams County were generally of log construction. ... By the mid 19th century, timber framed bank barns and balloon framed or brick houses dominated the types of buildings constructed. ... Architectural survey records indicate that brick construction is most prominent in Adams County after 1830, and frame construction was at its peak between 1860 and 1900, reflecting the economy and ease of construction with balloon framing. ... By the 1860s...farmsteads, mills and villages were interspersed among a network of roads that had developed to their current extent. What has occurred since the 1860s is growth peripheral to towns and villages, termed today as "sprawl," and the more gentle progression of newer buildings replacing or adding to existing building complexes.

Architectural expression in Adams County is largely vernacular interpretations of major stylistic trends from the 18th and 19th centuries: Georgian, Federal, Greek Revival, Gothic Revival and Italianate. Usually three to five bays in width with stylish influence expressed with entrance and window treatment. There is a strong traditional component in the county's architecture, largely derived from the influence of the mostly German population, in part evidenced by the four bay two-center-front door façade arrangement. ...

Most of Adams County's surviving historic architecture represents second or third generation settlement in the County. Initial settlement era architecture, impermanent to begin with, had mostly disappeared by the 1850s and '60s. An extensive amount of more permanent construction occurred in the 1820-1860 period. Architecture from this period (with the exception of post-Civil War era construction) is mostly concentrated in the towns, but is also dispersed in farmsteads throughout the region's landscape.

[End of quoted material]

By the 1850s, the William Currens farm was located on the site of the later Bishop Farm. This is based on an 1858 atlas of the area by G.M. Hopkins, which denotes the farm site with "Wm. Currens" and a small dot probably representing a building. Currens (1822-1879) was a farmer in the Gettysburg area who later moved to Mount Joy Township.¹¹

During the summer of 1854, Currens advertised a farm at public sale. Described as "adjoining lands of Alexander Currens, heirs of George Toot, George Waybright, and others, lying upon the Emmitsburg road, about four miles from Gettysburg and

¹⁰ Reed, Paula S (Architectural Historian). "Adams County, PA Properties Associated with the Battle of Gettysburg, July 1-3, 1863." *National Register of Historic Places Multiple Property Documentation Form*. Date Entered: April 11, 2000. Section E.

¹¹ GWWO Inc., Architects. "Gettysburg: Tract 09-103 (Smith Farm): Existing Condition Evaluation and Age Analysis." March 2014.

containing 120 acres, more or less," this farm is believed to be the later George Bishop farm. Improvements on the premises are described as "a one and a half story dwelling, part stone and part log, a log Barn, with Sheds and out-buildings." Orchard, timbered, and cleared land are noted, to be sold together or separately. Based on the later 1858 atlas, it appears that the farm was not sold in 1854.

The house, described in the sale advertisement as part stone and part log in no way represents what constitutes the Bishop House today. It has been conjectured that the foundation of the current house could have been the foundation of the former house.¹²

A Valuable Farm
AT PUBLIC SALE.

THE subscriber, desiring to quit Farming, will expose to Public Sale, on *Tuesday the 1st day of August next, at 1 o'clock, P. M.*

THE FARM.
on which he now resides, situate in Cumberland township, Adams county, Pa., adjoining lands of Alexander Currans, heirs of George Toot, George Waybright, and others, lying upon the Emmitsburg road, about four miles from Gettysburg, and containing

120 Acres,
more or less. The improvements on the premises, are a one and a half story

DUPLEXED. 

part stone and part log, a log Barn, with Sheds and out-buildings. There are two good Springs of water convenient to the door, and a young Orchard of choice fruit, on the premises. About 20 Acres are in good TIMBER, the balance cleared and under good cultivation, with a fair proportion of meadow.

The property is so located, that it can be conveniently divided into two parts, with meadow and timber land in each. It will be sold entire or in parts, to suit purchasers.

Attendance will be given and the terms made known on the day of Sale by

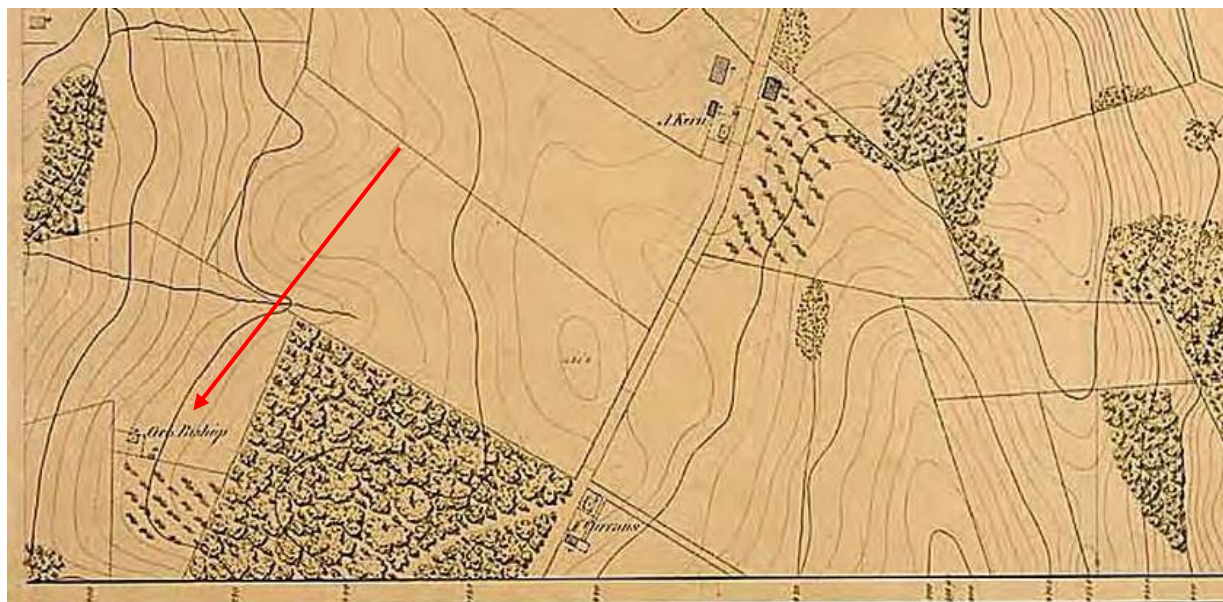
WILLIAM CURRENS.
June 30, 1854.—18

Gettysburg Star and Banner sale advertisement for the Currans property, July 28, 1854. Source: GWWO, "Tract 09-103," 2014.



The William Currans farm site, 1858. Source: GWWO, "Tract 09-103," 2014. Original map located in the Library of Congress.

¹² GWWO Inc., Architects, "Gettysburg: Tract 09-103 (Smith Farm)," 2014.



The George Bishop farm, with two buildings. Source: GWWO, "Tract 09-103," 2014. Original: G.K. Warren, "Battle Field of Gettysburg," Sheet 3. 1868. Accessed at http://www.codex99.com/cartography/images/gettysburg/warren_1868_lg.jpg on June 14, 2017.

In 1868 and 1869, General G. K. Warren surveyed the Gettysburg Battlefield and produced a detailed topographic map.¹³ By this time, the former Currans farm was occupied by George Bishop (William Currans purchased land in Mount Joy Township and moved there at some time during this period).¹⁴ The map depicts a large wooden building on the site, likely a barn, slightly northwest of a smaller building, likely a house.

In 1876, John B. Bachelder produced another map of the battlefield based on Warren's prior survey.¹⁵ This map depicts two buildings on the property of approximately equal size.

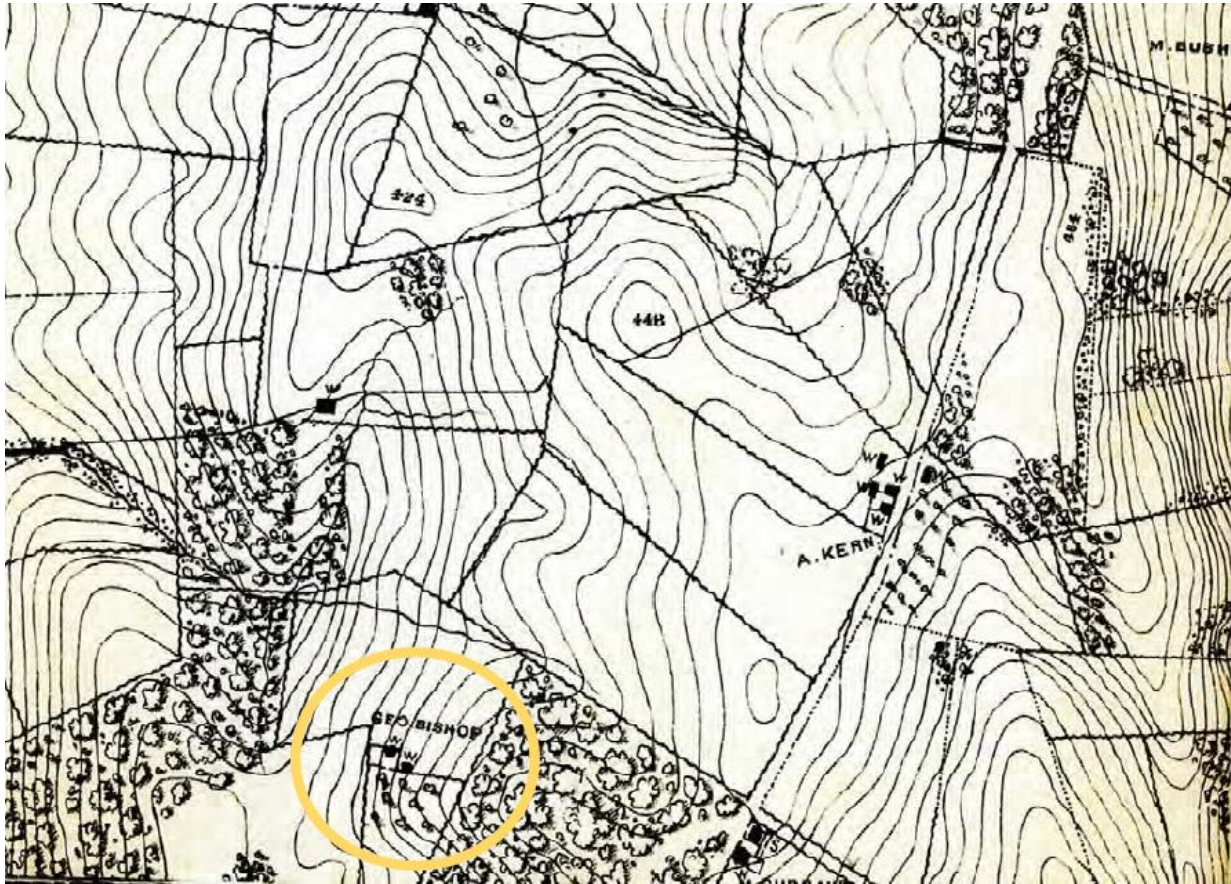
Both the 1860 and 1870 census records show a George Bishop (b. 1812), wife Maria Bishop, and multiple children living in Cumberland Township, Adams County, Pennsylvania, where the current Bishop Farm is located. George Bishop died in June 1874, proving Bachelder's 1876 map incorrect. By the 1880 census, George's wife, Maria, was living with one of her daughters, Eliza, and her husband, Christian Frey, in another township in Adams County. Details of the 1880 census do not include addresses, so it is unknown who was living at the former Bishop Farm in that year.

¹³ "Battle field of Gettysburg." Library of Congress. Online catalog entry. Accessed at <https://www.loc.gov/item/99448794/> on June 14, 2017.

¹⁴ "From the Files of the Star and Sentinel and the Gettysburg Times: One Hundred Years Ago." *The Gettysburg Times*. Dec. 9, 1968. p. 4. Newspapers.com.

¹⁵ "Battle Field of Gettysburg." Library of Congress.

The 1890 census was destroyed in a fire and further information for this area of the country no longer exists.



The George Bishop farm, with two buildings. Source: GWWO, "Tract 09-103," 2014. Original: John B. Bachelder, "Battlefield of Gettysburg: First Day's Battle." U.S. Office of the Chief Engineers, U.S. Army, printed by J. Bien and L. Newman. New York. National Archives.

In 1900, Jacob S. Smith purchased 73 acres from Henry C. Slaybaugh containing the house site. In 1903, Smith, a farmer, purchased "all the stock, implements, goods and chattels used for farming purposes" from a farmer in Straban Township. In 1904, Smith purchased 132 acres adjacent to the 73 acres containing the home site, for \$8.50 per acre. The land was sold by Hon. Wm. McLean, trustee of Isaiah Reindollar, who had bankrupted.¹⁶

In 1904, Jacob Smith was called as a witness to testify for the value of the Peach Orchard and Wible's Woods when the United States government purchased them

¹⁶ "Notice." *Gettysburg Compiler*. April 1, 1903. p. 2. Newspapers.com.

"Sales of Real Estate." *Gettysburg Compiler*. January 27, 1904. p. 2. Newspapers.com.

for Gettysburg National Military Park.¹⁷ In 1913, Smith was elected vice president of the newly formed Gettysburg branch of the Farmers' Society of Equity.¹⁸ In addition, Smith owned at least one rental property in Gettysburg.¹⁹

The 73-acre and 132-acre tracts were passed together to two of Jacob Smith's nine children, Ruth A. Smith and George M. Smith, in 1937, for \$1.²⁰ In 1967, the Smiths added 5.6 acres to the property, which were later sold to the National Park Foundation in 1969 to preserve the viewshed of Eisenhower National Historic Site.²¹

In 1987, Ruth and George Smith sold the 132-acre tract south of their driveway.²² George became the sole owner of the remaining land (73-acre tract), including the farm site, when Ruth died later that year.²³ At George's death in 1990, the 7-acre tract passed to Doris and Mark Smith.²⁴ It was sold to the Civil War Preservation Trust in 2013.²⁵

In 2016 the property came into the possession of the National Park Service through charitable work of Roxanne Quimby, a founder of Burt's Bees. This donation received less national attention than Quimby's concomitant gift of 85,000 acres to make the Katahdin Woods and Waters National Monument in Maine. The donations marked the National Park Service Centennial.²⁶

Documentation of the current Bishop House is sparse. Based on the building's estimated date of construction (ca. 1890-1900), it may have been built by Jacob Smith, perhaps on an earlier foundation. One possible date of construction is 1912,

¹⁷ "Uncle Sam Takes 150 Acres to Add to the Gettysburg National Military Park: Two of Land Owners Agree on Price and Two by Condemnation Proceedings." *Gettysburg Compiler*. March 29, 1905. p. 1. Newspapers.com.

¹⁸ "Farmers Meet and Organize: Form Local Branch of the Farmers' Society of Equity. Twenty Eight Members Are Enrolled. Officers Elected for the Year." *The Gettysburg Times*. February 10, 1914. Newspapers.com.

¹⁹ "Public Sale of Personal Property on Saturday, January 21, 1922." *The Gettysburg Times*. Jan. 18, 1922. p. 4. Newspapers.com.

²⁰ "Deed No. 3048." Adams County, PA Recorder of Deeds. Book 146, page 263. December 22, 1937. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

²¹ "Deed No. 3833." Adams County, PA Recorder of Deeds. Book 280, page 934. December 29, 1969. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

²² "Deed No. 75581." Adams County, PA Recorder of Deeds. Book 461, page 120. June 29, 1987. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

²³ "Administrator's Deed." Number 82321. Adams County, PA Recorder of Deeds. Book 480, page 223. February 16, 1988. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

²⁴ "Certificate." Number 105551. Adams County, PA Recorder of Deeds. Book 548, page 680. March 9, 1990. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

²⁵ "Deed." Adams County, PA Recorder of Deeds. Book 5847, page 468. June 28, 2013. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

²⁶ "75 Acres Preserved at Gettysburg's George Bishop Farm." National Park Service. Accessed at landrecordspa.adamscounty.us on June 13, 2017.

in which year Mr. and Mrs. S.J. Taylor spent two days "near Gettysburg helping Jacob Smith move."²⁷

HPTC research has led to discussions with descendants of Jacob S. Smith. Family lore states that the current house was originally located along the main road, but was rolled on logs to the current location. The 1912 newspaper article stating Mr. and Mrs. Taylor helped Jacob move could mean they helped him move the house!

It is likely that the house was originally clad with wood siding. Basement-level window openings have been covered with brick veneer, and sheathing visible in the attic is installed diagonally as it often was in balloon-framed, wood-clad buildings of the time. The name "J.S. Smith" is inscribed next to D105, while the name "S.J. Smith" is inscribed next to D103. The brick veneer may have been added by Jacob S. Smith and his son Samuel J. Smith (ca. 1930s). Alternatively, another Samuel J. Smith of Gettysburg, who spent time gold mining in Canada in 1899, may have assisted.²⁸



Former basement window opening on the west wall of Room 001 covered over with brick veneer. Photo: HPTC, 06/08/17.

Right: Diagonal sheathing visible at the south wall on the attic indicative of balloon framing. Photo: HPTC, 06/08/17.



²⁷ *The Gettysburg Times*. "Brysonia." April 9, 1912. p. 1. Newspapers.com.

²⁸ "Gold Miners Return." *Gettysburg Compiler*. October 24, 1899. p. 3. Newspapers.com.



"J.S. Smith," inscribed next to D105. Photo: HPTC, 06/08/17.



"S.J. Smith," inscribed next to D103. Photo: HPTC, 06/07/17.

The house has undergone multiple changes since the period of significance. Ghosting on the south elevation as well as an aerial image from 1937 suggest that a two-story addition (porch or otherwise) was present on this elevation prior to the current sunroom addition. The second-floor window opening on the west end of the elevation was likely a door to the addition. This addition may have been removed to make way for the extant sunroom/porch addition. Ghost lines on the east elevation suggest that an addition was also on this elevation historically. It is unknown when this addition was removed, but it occurred after 1971.



South elevation. The white line below the third-floor windows is likely a former roofline. W202 (at left in this photo) was likely a door. Photo: HPTC, 06/07/17.



South elevation detail. Note holes below white ghost line, likely where the roof of a non-extant addition was connected, and void at bottom left, possibly to pocket a framing component into masonry. Photo: HPTC, 06/07/17.



A September 24, 1937 aerial of the Bishop Farm. The house (red arrow) appears to have a projection on its south elevation, no longer extant. Source: Penn Pilot: Historic Aerial Photographs of Pennsylvania. Roll ID 20, Photo #55. Produced by: USDA Agricultural Adjustment Administration Northeast Division. Accessed at <http://www.pennpilot.psu.edu/> on June 15, 2017.



An August 23, 1957 aerial view of the Bishop Farm. The addition on the south elevation is clearer here and suggests an enclosed addition rather than a porch. Source: Pennsylvania Imagery Navigator. Produced by: USDA Farm Service Agency. Tile: adams_082357_ahc_1r_133. Accessed at <http://maps.psiee.psu.edu/ImageryNavigator/> on September 21, 2017.



A September 25, 1971 aerial view of the Bishop Farm. The house appears to have the same footprint as in 1937, with a projection on the south elevation. Source: Penn Pilot: Historic Aerial Photographs of Pennsylvania. Roll ID 4mm, Photo #175. Produced by: USDA Agricultural Stabilization and Conservation Service. Accessed at <http://www.pennpilot.psu.edu/> on June 15, 2017.

Additional changes to the exterior of the Bishop House include non-historic roof coverings (modern asphalt shingle), replacement of all historic sash and doors, modification of at least three window openings to accept different sizes and configurations of sash (windows 105, 106 and 109), conversion of a door opening to a window opening (window 202), the addition of small hipped-roof projections over windows 105 and 109, relocation of the exterior basement entry from the south to the north elevation, and rebuilding the chimney (offset to the east from its historic location). Concrete window sills on the first and second floors were likely replaced with the extant brick sills, perhaps when window 105 and 109 openings were modified to accept three-unit sash. Roof slates, stored in the house's attic, may have been the historic roof covering.

The interior of the house has undergone at least one major remodeling, ca. 1980s. It is devoid of historic flow, finishes, and architectural details. The unfinished basement and attic are the only interior areas where historic materials can be seen or accessed.



The west and north elevations. Modifications include roof covering, modern chimney, sunroom addition, modified window openings, and roof projection over W105. Photo: HPTC, 06/07/17.



Typical interior finishes and flow, first floor. Photo: HPTC, 06/08/17.

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Character-Defining Features (CDFs)

Each historic building is unique with its own identity and its own distinctive character. Character refers to all of the visual aspects and physical features that comprise the appearance of every historic building. Character-defining features (CDFs) include the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. Identifying and preserving a building's character-defining features is essential.

Character-defining features are defined in the National Park Service *Cultural Resources Management Guidelines* (NPS-28) as follows:

A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

The first step in the process of an overall condition assessment project is to develop the list of character-defining features. In order to ascertain the important aspects of a building for future reference, an analysis of character-defining features must be recorded. These are prominent or distinctive aspects, qualities, and characteristics of a historic property that contribute significantly to its physical character as represented at the time of intervention or treatment.

The observations that follow are intended as an aid in preserving the character and other distinguishing qualities of the subject structure. It is not intended as a means of understanding the significance of the property, nor the events or people associated with the property. It is an outline of the prominent physical materials, features, and spaces important to the structure.

The process used in this assessment for determining the character-defining features was adapted from the US National Park Service *Preservation Brief No. 17 – Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, by Lee H. Nelson. This process is in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and NPS-28 *Cultural Resources Management Guidelines*.

The process of identifying CDFs has been arranged into a three-step process:

1. Identify the Overall Visual Aspects
2. Identify the Visual Character at Close Range
3. Identify the Visual Character of Interior Spaces, Features and Finishes.

This system of steps outlines a process to fully define the distinct character of the building. This basic visual characterization provides a useful tool in analyzing the building and its features, including shape, materials, craftsmanship, decorative details, interior spaces, features, site and environment. The following report segment outlines the structure and feature characteristics.

The Secretary of the Interior's Standards for the Treatment of Historic Properties embody two important goals: **1)** the preservation of historic materials and, **2)** the preservation of a building's distinguishing character. Every old building is unique, with its own identity and its own distinctive character. **Character** refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

The purpose of identifying the CDFs of a building is to help the owner, architect, or manager to identify those features or elements that give the building its **visual character**. These are the items (features) that should be taken into account when the structure undergoes a "treatment" in order to preserve them to the maximum extent possible.

There are different ways of understanding old buildings. They can be seen as examples of specific building types, which are usually related to a building's function, such as schools, courthouses or churches.

There are many other facets of an historic building besides its functional type, materials, construction, or style that contribute to its historic qualities or significance. Some of these qualities are feelings conveyed by the sense of time and place in buildings associated with events or people. A complete understanding of any property may require documentary research about its style, construction, function, furnishings or contents, and to obtain knowledge about the original builder, owners, later occupants, and the evolutionary history of the building. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody their significance for association with specific events or persons and it is those **tangible elements** both on the exterior and interior that should be preserved.

Therefore, the approach taken in identifying character-defining features is limited **to identifying those visual and tangible aspects of the historic building**. While this may aid in the planning process for carrying out any ongoing or new use, rehabilitation or restoration of the building, this approach is not a substitute for developing an understanding about the significance of an historic building and the

district in which it is located. If the various materials, features, and spaces that give a building its visual character are not recognized and preserved, then essential aspects of its character may be damaged in the process of change.

A building's character can be irreversibly damaged or changed in many ways. Examples include: inappropriate additions or alterations, removal of a distinctive porch, replacement of the window sash, alterations to masonry openings, changes to the setting around the building, changes to the major room arrangements, replacement of original materials with synthetic materials, inappropriate repointing of the brickwork, introduction of an elevator, painting previously unpainted woodwork or masonry, etc.

1. Overall Visual Aspects (Exterior)

Shape and Mass

- Shape and mass of the main block is character-defining: approximately square, three bays wide, two bays deep, 2½ stories with gable roof.
- Shape and mass of sunroom/porch addition is not character-defining: L-shaped, 1 story with hip roof.



Overall exterior shape and mass of the house, front porch, and sunroom. Photo: HPTC, 06/07/17.

Roof and Related Features

- Main block gable roof is character-defining. Modern asphalt shingle covering is not character-defining.
- Sunroom/porch addition hip roof shape and covering is modern and not character-defining.
- Roof projections above windows 105 and 109 are non-historic and non-character-defining in shape (hip) and covering (asphalt shingle).



The main block's gable roof shape is character-defining. Asphalt shingle covering is not a CDF. Photo: HPTC, 06/07/17.



The sunroom and front porch shape and coverings are not CDFs. Photo: HPTC, 06/07/17.



Roof projections over W105 (above) and W109 are not CDFs. Photo: HPTC, 06/07/17.

Openings

- Window openings in the main block are a mixture of character defining and not character defining. Non-character-defining openings have historic placements but their size and/or shape have been changed. These include W105, W106, W109, W110, and W111, which were modified to accept non-historic sash, and W202 which was modified from a door opening.
- Sash throughout the main block are modern and not character defining. Vents are not character defining, but aid in ventilation of the building.

- Window openings and sash in the sunroom addition are not character defining.
- The main block door openings D103 (exterior) and D105 (formerly exterior) are character defining. Doors within these openings are not character defining.
- The main block basement door opening (D001) is not character defining. The historic basement door opening (D002) was closed in when it was covered with the south elevation sunroom.
- Door openings in the sunroom addition are not character defining, nor are the doors within them.



East elevation. Second-floor window openings of the main block are CDFs. First-floor door opening is a CDF, but first-floor window openings are not. Openings in the sunroom (at left) are not CDFs. Sash and doors throughout the house are not CDFs. Note missing transom over main block door opening. Photo: HPTC, 06/07/17.



Most of the window openings on the west elevation first floor are not CDFs. From left: W107 is a CDF, modified window openings W106 and W105 are not CDFs, and modern opening W104 is not a CDF. None of the sash are CDFs. Photo: HPTC, 06/07/17.

Projections

- The chimney is not character defining.
- Vinyl/metal-covered eaves, soffits and fascia are not character defining.
- The east elevation entry porch is not character defining.



The main block chimney is not a CDF. Photo: HPTC, 06/07/17.



Eaves, soffits, and fascia—all modern—are not CDFs. Photo: HPTC, 06/07/17.



The east entry porch is modern and not a CDF. Photo: HPTC, 06/07/17.

Trim and Secondary Features

- Brick veneer walls with brick arch lintels are character defining, due to their age (ca. 1930s).
- Vinyl trim on the sunroom/porch addition is not character defining.



Brick on the main block, though not original to the house, is character defining because of its age. Modern vinyl trim on the sunroom/porch is not character defining. Photo: HPTC, 06/07/17.

Setting

- Rural, agrarian location is character defining.



The house sits among agricultural fields, next to the historic bank barn. Photo: HPTC, 06/07/17.

2. Visual Character at Close Range (Exterior)

Materials at Close Range & Craft Details

- Brick veneer walls with brick arch lintels are character defining, due to their age (ca. 1930s).
- Brick sills are not character defining; conjectured to have been concrete when first altered from wood (ca. 1930s).
- Modern materials of the sunroom/porch addition are not character defining.
- Roof coverings are not character-defining.



Materials and trim of the sunroom/porch are not CDFs. Photo: HPTC, 06/07/17.

Left: Brick veneer of the main block is character defining. Porch components, modern light fixture, and brick sills are not CDF'. Photo: HPTC, 06/07/17.

3. Interior Visual Character

Individual Spaces

- Configuration of interior spaces is not character defining (modernized in ca. 1980s).



Basement (Room 001), looking southwest. Photo: HPTC, 06/08/17.

Right: Room 101 (sunroom), looking east. Photo: HPTC, 06/08/17.



Room 102 (kitchen), looking southwest. Photo: HPTC, 06/08/17.

Right: Room 103 (bath/laundry), looking northwest. Photo: HPTC, 06/08/17.





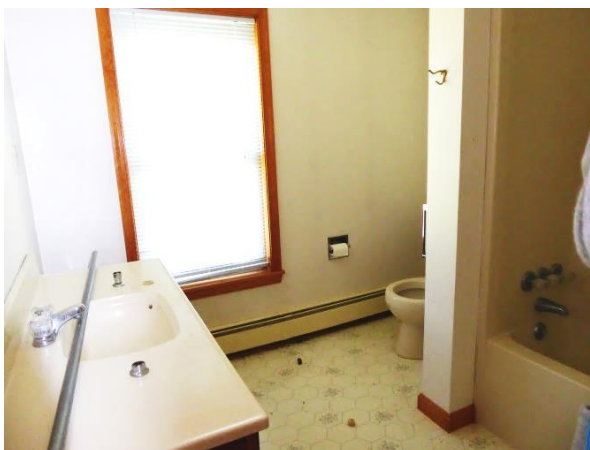
Room 104 (living room), looking northeast.
Photo: HPTC, 06/08/17.



Room 105 (dining room), looking southeast.
Photo: HPTC, 06/08/17.



Room 201 (bedroom), looking southeast. Photo:
HPTC, 06/08/17.



Room 202 (bathroom), looking northwest. Photo:
HPTC, 06/08/17.



Room 203 (bedroom), looking east. Photo: HPTC,
06/08/17.



Attic (Room 301), looking southeast. Photo:
HPTC, 06/08/17.

Related Spaces

- Use of the house as a residence is character defining.
- Historic flow between the individual rooms and floors is not extant and therefore not character defining (completely renovated in the ca. 1980s).

Interior Features

- First and second-floor finishes (flooring, walls, and ceilings) are not character defining.
- Stone foundation walls in basement are character defining.



First- and second-floor interior features, like the opening between Rooms 102 and 105, are not historic and not character defining. Photo: HPTC, 06/08/17.



Room 203. Interior fixtures are modern and not character-defining. Photo: HPTC, 6/8/17.



Interior doors are modern and not character defining. Photo: HPTC, 06/08/17.

Surface Materials and Finishes

- Floor, wall, and ceiling finishes throughout the first and second floors are non-historic and not character defining.
- Basement and attic are unfinished save for attic flooring. These areas retain the most character-defining surface materials and finishes.



The sunroom, living room, dining room, and bedrooms have carpet, which is not a CDF. Photo: HPTC, 06/08/17.



The majority of walls are painted drywall, which is not a CDF. Photo: HPTC, 06/08/17.



The majority of ceiling finishes are textured painted drywall, which is not a CDF. Photo: HPTC, 06/08/17.



Historic wood flooring in Attic (Room 301) is a CDF. Photo: HPTC, 06/08/17.

Exposed Structure

- The exposed stone foundation walls of the basement are character defining.
- Exposed roof and wall structure (attic) and floor structure (basement) are character defining.



Foundation walls visible in Basement (Room 001) are a CDF. Concrete parging is likely historic. Photo: HPTC, 06/08/17.



Exposed first-floor structural floor framing in Basement (Room 001) is a CDF. Photo: HPTC, 06/08/17.



Exposed roof and wall structure in the Attic (Room 301) is character-defining. Photo: HPTC, 6/8/17.

End of Chapter 2.

CHAPTER 3

At the time of this writing, the Bishop House is listed on the National Register of Historic Places. Treatment philosophies for National Register properties should be based on the most appropriate treatment standards, **Preservation** and **Rehabilitation**, as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Following are synopsized definitions of these two standards:

Preservation is appropriate “when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations. Prior to undertaking work, a documentation plan for Preservation should be developed.”¹

Rehabilitation is appropriate “when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.”²

Additional language concerning these two treatments and derived from the Secretary of the Interior and the National Park Service will be found in *Appendix B, Preservation Standards and Guidelines*.

Preservation Maintenance: action to mitigate wear and deterioration of a historic property without altering its historic character by protecting its condition, repairing when its condition warrants with the least degree of intervention including limited replacement in-kind, replacing an entire feature in-kind when the level of deterioration or damage of materials precludes repair, and stabilization to protect damaged materials or features from additional damage. Types of preservation maintenance are: ³

- **Housekeeping:** the removal of undesirable deposits of soil in ways that minimize harm to the surfaces treated, repeated at short intervals so that the gentlest and least radical methods can be used.
- **Routine maintenance:** usually consists of service activities such as tightening, adjusting, oiling, pruning, etc.

¹ *The Secretary of the Interior Standards for the Treatment of Historic Properties with Standards and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.

² Ibid.

³ National Park Service Office of Policy: NPS-28, Cultural Resource Management Guideline (Appendix B), available at http://www.nps.gov/history/history/online_books/nps28/28appena.htm, accessed on August 31, 2013.

- **Cyclic maintenance:** maintenance performed less frequently than annually; usually involves replacement or at least mending of material.
- **Stabilization:** action to render an unsafe, damaged, or deteriorated property stable while retaining its present form.

Condition Assessment Standard Definitions

The following standard condition assessment definitions are based on those outlined by the National Park Service. The NPS uses an industry-based condition assessment tool known as the Asset Management Process which has been adopted for use by HPTC for this project.

Qualitative Condition Ratings

Good

This rating indicates that:

- Routine maintenance should be sufficient to maintain the current condition; and/or
- A cyclic maintenance or repair/rehabilitation project is not specifically required to maintain the current condition or correct deficiencies.

Fair

This rating indicates that:

- The feature generally provides an adequate level of service to operations, but
- The feature requires more than routine maintenance attention.

This rating also indicates that cyclic maintenance or repair/rehabilitation work may be required in the future.

Poor

This indicates that the feature is in need of immediate attention. This rating also indicates that:

- Routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- Cyclic maintenance should be scheduled for the current year and/or
- A special repair/rehabilitation project should be requested consistent with the building owner's requirements, priorities, and long term management objectives.

Maintenance Deficiency Priority Ratings (5-Year Rating Period)

Listed as "Priority Ratings" on the *Feature Inventory Condition Assessment Tables*, these ratings are based on the condition rating of each feature and a priority rating was established. These priority ratings indicate either a critical, serious, or minor deficiency priority rating.

Critical – (Emergency/Immediate)

- This rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature if not corrected within 1 year; or
- There is accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies if not corrected within 1 year; or
- There is an immediate threat to the health and/or safety of the user; or
- There is a failure to meet a legislated requirement.

Serious – (Immediate/Short Term)

- This rating defines a deteriorated condition that if not corrected within 1 to 3 years will result in the failure of the feature; or
- A threat to the health and/or safety of the user may occur within 1 to 3 years if the ongoing deterioration is not corrected; or
- There is ongoing deterioration of adjacent or related materials and/or features as a result of the feature's deficiency.

Minor – (Short Term/Long Term)

- This rating indicates standard preventative maintenance practices and preservation methods have not been followed; or
- There is reduced life expectancy of affected adjacent or related materials and/or systems within 3 to 5 years and beyond; or
- There is a condition with a long term impact within 3 to 5 years and beyond.

For the purposes of this report, these definitions were rigidly adhered to as a way to qualitatively assess the current condition of the Bishop House.

End of Chapter 3.

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CHAPTER 4

This chapter of the report describes the current condition (June 2017) of the interior and exterior architectural fabric of the Bishop House. It identifies maintenance deficiencies of the building's interior and exterior features as described in the building feature master list (Appendix B) and this chapter. Along with a written description of the observed conditions, a condition rating and deficiency rating are provided for each substantially separate building feature.

Site Visit

The field inspection and condition assessment were conducted at the Bishop House on June 7-8 and 20-21, 2017 by a HPTC project historical architect, a staff HPTC exhibits specialist, and a National Council for Preservation Education intern. The weather during the assessments was temperate, with overcast to sunny skies. Logistical assistance was provided by GETT.

Summary of the Findings (Condition Assessment)

The **Bishop House** achieves an Overall Quality Condition Rating of **FAIR** and an overall Maintenance Deficiency Priority Rating categorized as **MINOR**.

The Overall Quality Condition Rating of FAIR indicates the building provides an adequate level of service to operations, but more than cyclic maintenance is needed, i.e. capital improvement projects. This rating also indicated that cyclic maintenance or repair/rehabilitation work will be required in the future.

The Maintenance Deficiency Priority Rating of MINOR indicates that some standard preventative maintenance practices and preservation methods have not been followed; there is a reduced life expectancy of affected adjacent or related materials and/or systems within three to five years and beyond; or there is a condition with a long-term impact within three to five years and beyond.

The following table provides an overview of the major building feature categories and their associated condition assessment ratings.

SUMMARY OF CONDITION ASSESSMENT RATINGS (MAJOR HEADINGS)					
UNIFORMAT II Outline Data				Condition Assessment	
Cate- gory	Topic	Code	Subtopic	Condition Rating	Deficiency Rating
A	SUBSTRUCTURE				
A10	Foundations				
	A1010	Standard Foundations		FAIR	MINOR
	A1030	Slab on Grade		GOOD	MINOR
B	SHELL				
B10	Superstructure				
	B1010	Floor Construction			
		B101001	Structural Frame	GOOD	MINOR
	B1020	Roof Construction			
		B102001	Structural Frame	GOOD	MINOR
		B102002	Structural Interior Walls	GOOD	MINOR
B20	Exterior Enclosure				
	B2010	Exterior Walls			
		B201001	Exterior Skin	FAIR	MINOR
		B201005	Exterior Louvers & Screens	FAIR	SERIOUS
		B201008	Exterior Soffits	GOOD	MINOR
		B201099	Other Exterior Walls-CHIMNEYS	FAIR	SERIOUS
	B2020	Exterior Windows		FAIR	SERIOUS
	B2030	Exterior Doors		FAIR	MINOR
B30	Roofing				
	B3010	Roof Coverings			
		B301001	Roof Finishes	FAIR	MINOR
		B301004	Flashing & Trim	FAIR	MINOR
		B301005	Gutters & Downspouts	POOR	SERIOUS
C	INTERIORS				
C10	Interior Construction				
	C1010	Partitions		GOOD	MINOR
	C1020	Interior Doors		GOOD	MINOR
	C1030	Fittings		GOOD	MINOR
C20	Stairs				
	C2010	Stair Construction		GOOD	MINOR
C30	Interior Finishes				
	C3010	Wall Finishes		FAIR	MINOR
	C3020	Floor Finishes		FAIR	MINOR
	C3030	Ceiling Finishes		FAIR	MINOR
D	SERVICES				
D20	Plumbing			Not Rated	Not Rated
D30	HVAC			Not Rated	Not Rated
D40	Fire Protection Systems			POOR	CRITICAL
D50	Electrical			POOR	CRITICAL

(Table continued)

G	BUILDING SITEWORK			
G20	Site Improvements			
	G2050	Maintained Landscapes	GOOD	MINOR
G90	Other Site Work			
	G9087	Site Drainage	FAIR	SERIOUS
End of Table.				

The most critical maintenance deficiencies as documented in the Chapter 4 condition assessments include:¹

- Lack of fire protection, smoke detection, lightning protection, and security alarm systems
- Deterioration of first-floor floor framing (summer beam)
- Areas of failure and unfilled holes/voids in brick and mortar (north and south elevations)
- Insufficient roof drainage systems
- Uncapped chimney flue
- Rotted wooden window sash
- Neutral drainage at perimeter of building exterior

Building Feature Master List

The Building Feature Master List Outline (Appendix B) is the overall guide used in the condition assessment of the structure. The category, topic, code and sub-code nomenclature is derived from current industry standard condition assessment systems adopted by the NPS, which, in turn, utilize the format and structure of the *Uniformat* system used by many facility management industry leaders. HPTC has applied this system to the Bishop House.

Refer to Chapter 1 for a description of this methodology. The outline used for this project has been tailored to fit the building component features of the Bishop House.

Condition Assessment Reports

Immediately following this section are the individual building feature condition assessment reports in Chapter 4. They are organized according to the Building Feature Master List Outline as per Appendix B and not in prioritized order.

¹ These will be presented in prioritized order in *Chapter 5: Recommended Treatments*.

Prioritized recommended treatments that support *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are found in Chapter 5.

A	SUBSTRUCTURE	
	A10	FOUNDATIONS
	A1010	Standard Foundations
The foundation supporting the main block is composed of fieldstone masonry. Masonry is parged with concrete on the majority of interior surfaces and covered with brick veneer on exterior surfaces located above grade, continuous with first-floor brick veneer (no water table). The foundation is partially exposed on the northwest corner of the building's exterior, and a slate damp-proof course is visible here. Two columns of CMUs, one on either side of the D001 opening, were presumably added to the foundation when the opening was made (concurrent with the enclosing of the original bulkhead when the south elevation sunroom was constructed). Two openings in the west wall foundation, visible in Room 001, are believed to be former basement window openings. On the exterior, they are covered with brick veneer. There are areas of moisture at the base of interior foundation walls, as well as several areas of failed parging. This could be caused by neutral drainage at grade. Overall, the stone foundation of the main block is in fair condition. The poured concrete chimney foundation, located on the poured concrete basement floor, is in good condition.		
 Parged interior of the main block fieldstone foundation. Photo: HPTC, 06/08/17.  The brick veneer over main block foundations and first-floor walls is continuous (no water table). Photo: HPTC, 06/07/17.		



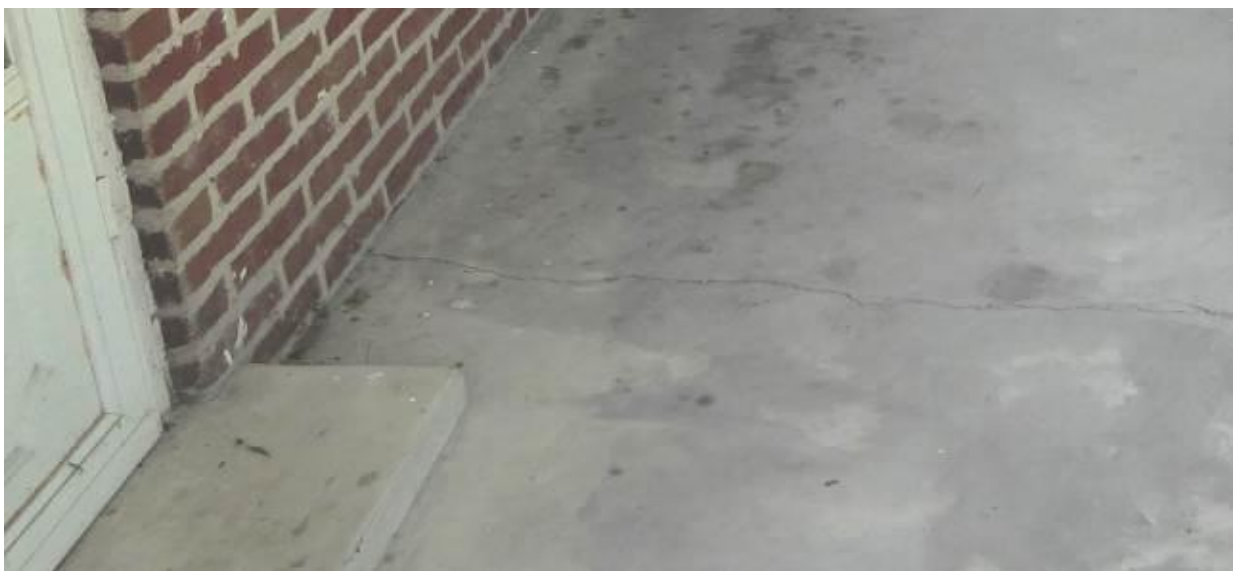
Interior of the main block foundation, southwest corner; note parging failure. Brick veneer visible through former window opening (red arrow). Photo: HPTC, 06/08/17.

Left: CMU infill in the main block foundation, around D001. Photo: HPTC, 06/08/17.



Left: Concrete chimney foundation on poured slab floor. Photo: HPTC, 6/8/17.

A1010	Standard Foundations
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	MINOR

		A1030	Slab on Grade
		A103001	Standard Slab on Grade
The sunroom/porch addition foundation is slab on grade. It is modern and in good condition with a few settlement cracks. It is uncovered at the porch and covered with indoor-outdoor carpet within the sunroom.			
			
The sunroom/porch addition has a slab on grade foundation. Photo: HPTC, 6/7/17.			
			
The sunroom/porch addition foundation is visible cracked on the east entry porch just north of D103, but is in overall good condition. Photo: HPTC, 6/7/17.			
A103001		Standard Slab on Grade	
Qualitative Condition Rating		GOOD	
Maintenance Deficiency Rating		MINOR	

End of Part A-Substructure.

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B	SHELL		
	B10	SUPERSTRUCTURE	
		B1010	Floor Construction
			B101001
			Structural Floor Frame
			B101001-1 First-Floor Structural Floor Frame

The first-floor structural floor frame is largely historic. A summer beam, approximately 0'-7" wide x 0'-8" tall, runs north-south along the centerline of the basement. It consists of two lengths of wood, half-lap jointed between the interior stair and the foundation's north wall. The beam is supported by four lally columns spaced along its length.

Circular-sawn joists, approximately 0'-1 $\frac{3}{4}$ " by 0'-8", run east-west and have cross bracing. Originally, the joists were notched into the summer beam, but are now connected to the summer beam with modern galvanized joist hangers or supported by vertical 2x4s. Supplemental boards have been sistered to several in the northwest quadrant of the basement. At the west foundation wall, joists sit atop a sill plate composed of paired 0'-1 $\frac{3}{4}$ " x 0'-6" members.

The floor joists are in fair condition with minor damage from the high humidity in the basement. The summer beam suffers from extensive rot and insect damage and is in poor condition. In addition, the ferrous nails used to install bracing are failing.

During the condition assessment trip in June 2017, the assessment team observed mold and moisture, principally on the summer beam. Rapid deterioration can occur due to the presence of mold and moisture, and the lack of passive ventilation in the basement which would deter the accumulation of either.



The half lap joint of the two timbers of the summer beam. Both lengths of the beam are extensively deteriorated. Photo: HPTC, 06/08/17.



Some galvanized joist hangers have been added between the joists and the summer beam. Note extensive rot and mold, joist sistering, and modern joist hangers. Photo: HPTC, 06/08/17.



Cross bracing between joists. Photo: HPTC, 06/08/17.

Right: 2x4s support joists west of the interior stair. A lally column supports the summer beam. Photo: HPTC, 06/08/17.



B101001-1	First-Floor Structural Floor Frame
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	SERIOUS

				B101001-2 Second-Floor Structural Floor Frame
The second-floor structural floor frame could not be accessed. Based on observations of related systems, it is in good structural condition.				
B101001-2	Second-Floor Structural Floor Frame			
Qualitative Condition Rating	GOOD			
Maintenance Deficiency Rating	MINOR			

				B101001-3 Third-Floor Structural Floor Frame
The third-floor structural floor frame could not be accessed. Based on observations of related systems, the structural floor frame is in good structural condition.				
B101001-3				Third-Floor Structural Floor Frame
Qualitative Condition Rating				GOOD
Maintenance Deficiency Rating				MINOR

		B1020	Roof Construction
			B102001 Structural Roof Frame
			B102001-1 Main Block Structural Roof Frame
The main block structural roof frame is composed of 0'-1¾" x 0'-7½" rafters at approximately 24" on center. The rafters meet at a ridge board. Several are sistered with relatively modern 2x4s and 2x6s. Overall, the main block structural roof frame is in fair condition. However, some mold was observed on rafters during HPTC's visit in June 2017. This may dissipate with increased ventilation.			
			
Main block rafters meet at a ridgeboard. One rafter is sistered (arrow). Photo: HPTC, 06/08/17.		Mold on rafters. Photo: HPTC, 06/21/17.	
B102001-1		Main Block Structural Roof Frame	
Qualitative Condition Rating		FAIR	
Maintenance Deficiency Rating		MINOR	

				B102001-2 Sunroom/Porch Addition Structural Roof Frame
The sunroom/east entry porch’s structural roof frame could not be accessed. Based on its age and the condition of nearby systems, it appears to be in good condition.				
B102001-2			Sunroom/Porch Addition Structural Roof Frame	
Qualitative Condition Rating			GOOD	
Maintenance Deficiency Rating			MINOR	

			B102002	Structural Interior Walls
The first-floor portion of the south wall became a structural interior wall when the addition was constructed. Its structure could not be accessed but it is believed to be wood balloon framed. The walls on either side of the main stair are also load-bearing. The wall between Rooms 102 (kitchen) and 105 (dining room) is likely load-bearing, though much of it has been removed. In addition, the wall that bisects Room 201 and the one that bisects Room 203 (also largely removed) is also likely loadbearing. Both walls align with the summer beam below. It is HPTC's hope that when the large openings were cut in these walls that additional structural framing was added to support the large span. Overall, load-bearing walls are believed to be in good condition, based on observation of related systems.				



The first-floor south wall of the main block became an interior wall when the addition was constructed. The balloon-framed wall is veneered with brick. Photo: HPTC, 06/08/17.



Load-bearing walls support the main stair. Photo: HPTC, 06/08/17.



The loadbearing wall between rooms 102 and 105 has been largely removed. Photo: HPTC, 06/08/17.



The loadbearing wall which bisects Rooms 201 has also been largely removed. Photo: HPTC, 06/08/17.

B101002

Qualitative Condition Rating

Maintenance Deficiency Rating

Structural Interior Walls

GOOD

MINOR

	B20	EXTERIOR ENCLOSURE	
		B2010	Exterior Walls
			B201001 Exterior Skin (Walls)
			B201001-1 Main Block Exterior Walls
The main block exterior walls are wood frame with diagonal board sheathing and brick veneer (added later). The house is believed to be balloon framed. The framing is in good condition, based on observation of related systems and exposed framing in the attic. The brick veneer is in fair condition, with many areas of deteriorated/missing mortar, feathered mortar (mortar over the face of bricks), and inconsistent mortar joint sizes and colors. The second and third floors of the south elevation and the north elevation near the foundation are the principal areas of concern. Ivy is growing up the exterior in several locations on the north and west elevations. Mortar degradation and soiling in these areas suggest that this is an ongoing issue.			
 The main block's exterior walls are clad with brick veneer. Photo: HPTC, 06/07/17.		 The brick veneer can be seen through the diagonal board sheathing in the Attic (Room 301). Diagonal sheathing is indicative of balloon framing. Photo: HPTC, 06/08/17.	



Main block, south wall. Note crack above window opening, missing mortar and brick, and mastic over the face of brick course below vent. This is likely a ghost line from a non-extant porch roof. Photo: HPTC, 06/07/17.

Right: Ivy, biological growth, and deteriorated mortar joints on the main block north wall adjacent to the east entry porch. These are all minor issues. Photo: HPTC, 06/07/17.

**B201001-1****Main Block Exterior Walls**

Qualitative Condition Rating

FAIR

Maintenance Deficiency Rating

MINOR

B201001-2 Sunroom/Porch Addition Exterior Walls

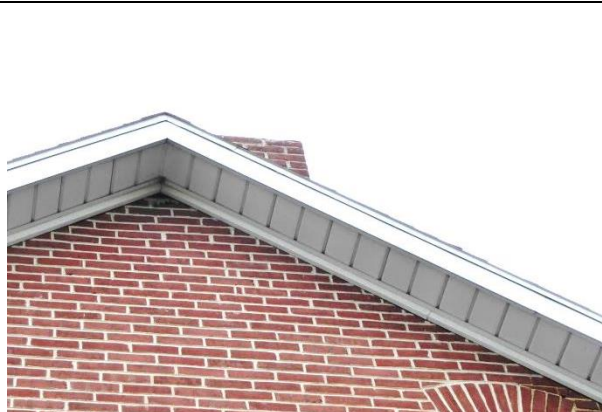
The exterior walls of the addition are likely wood-frame construction. They are clad with modern vinyl siding and are in good condition.



Left: The addition is clad with vinyl siding. Photo: HPTC, 06/07/17.

B201001-2	Addition Exterior Walls
Qualitative Condition Rating	GOOD
Maintenance Deficiency Rating	MINOR

			B201005	Exterior Louvers & Screens
Wooden louvers are installed in two main block third-floor windows (window openings 302 and 303), one in each gable. These vents are in fair condition and have screens on their interior sides. Wood components of the window openings exhibit paint failure and some rot.				
				
W303 vent, exterior. Note jamb rot and paint failure. Photo: HPTC, 06/07/17.		W303 vent, interior. Photo: HPTC, 06/08/17.		
B201005		Exterior Louvers & Screens		
Qualitative Condition Rating		FAIR		
Maintenance Deficiency Rating		SERIOUS		

			B201008	Exterior Soffits
				B201008-1 Main Block Exterior Soffits
The main block has modern, synthetic rakes on its gable ends and vinyl soffits. There are soffit vents above the middle bays on the east elevation west elevations. The main block soffits are not historic, but are in good condition.				
				
Main block gable ends have vinyl rakes and vinyl soffits. Photo: HPTC, 06/07/17.		Modern vinyl soffits on the east and west elevations. Vents are located above center bay. Photo: HPTC, 06/07/17.		
B201008-1		Main Block Exterior Soffits		
Qualitative Condition Rating		GOOD		
Maintenance Deficiency Rating		MINOR		

				B201008-2 Sunroom/Porch Exterior Soffits
The exterior soffits of the sunroom/east entry porch have modern synthetic rakes and modern vented vinyl soffits with vents, similar to those on the main block. Fascia and soffits are in good condition and are not historic.				
				
Modern vinyl soffits and fascia, southwest corner of sunroom/porch. Photo: HPTC 06/07/17.		Modern fascia and soffits, northeast corner of east entry porch. Photo: HPTC, 06/07/17.		

B201008-2	Sunroom/Porch Exterior Soffits
Qualitative Condition Rating	GOOD
Maintenance Deficiency Rating	MINOR

			B201099	Other Exterior Walls - CHIMNEYS
The modern chimney is located on the interior of the main block's south wall, just east of the ridge line. It is composed of CMU and clad with brick above the roofline. It has two flues, one with an uncapped terra cotta liner and one with a capped metal liner. The current chimney is slightly offset (east) from the location of the original and occupies part of the historic shaft (seen in the attic floor). The chimney is in fair condition because of the missing cap on the terra cotta flue.				
				
The chimney is offset from the roofline to the east. Photo: HPTC, 06/07/17.				
The chimney is built of CMU, but it is clad with brick above the roofline. Photo: HPTC, 06/08/17.		The extant chimney shaft overlaps the historic one. Photo: HPTC, 06/21/17.		

B201099	Other Exterior Walls - CHIMNEYS
Qualitative Condition Rating	GOOD
Maintenance Deficiency Rating	SERIOUS

	B2020	Exterior Windows
The majority of main block windows in the house are 1/1 modern double-hung vinyl with insulated glass units (IGUs). Two third-floor openings have vinyl similar to those throughout the house, while two have wood vents and no sash. Wood sash are located in W105 and W109. These openings each have three units—one fixed sash flanked by outswing casements. Main block windows have painted exterior surrounds. Main block first- and second-floor windows have wood interior jambs, sills, and casing and brick exterior sills. Third-floor window openings have poured concrete exterior sills and no interior casing or trim. Openings in the sunroom/porch addition are paired (two units per opening) 1/1 modern double-hung vinyl, with wood interior trim and vinyl exterior trim. Windows are operational and in overall fair condition. Exterior surrounds exhibit moderate paint failure and wood sash, particularly those in W105, exhibit rot on their bottom rails. The IGUs in W206 and W301 exhibit condensation within the IGUs (seal failure). Several IGUs, presumably to replace those in W206 sash, are stored in Room 203. IGUs in W205 and W207 are cracked.		
 W105 exterior. Rotted bottom rails have been taped over and painted. Photo: HPTC, 06/07/17.  W105 interior: a fixed wood sash flanked by wood outswing casements. Photo: HPTC, 06/08/17.		



First-floor window opening, main block, east elevation. Photo: HPTC, 06/07/17.



First-floor main block window with modern wood interior trim. Photo: HPTC, 06/08/17.



W103, exterior. Photo: HPTC, 06/07/17.



W103, interior. Photo: HPTC, 06/08/17.

B2020

Qualitative Condition Rating

Maintenance Deficiency Rating

Exterior Windows

FAIR

SERIOUS

		B2030 Exterior Doors
--	--	-----------------------------

Door	Type	Storm/Screen
D001	Not extant	N/A
D002	Not extant – plywood covered	N/A
D101	Hollow-core modern "9-lite"/2-panel	N
D102	Hollow-core modern "9-lite"/2-panel	N
D103	Hollow-core 2-lite/2-panel	Y - modern

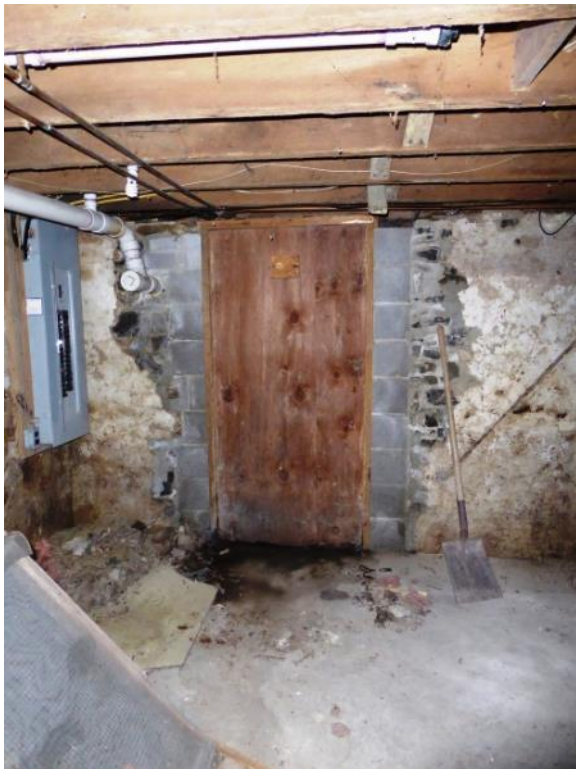
The D001 opening is extant from the interior of the basement’s north wall, but its former areaway/bulkhead was covered with the sunroom floor slab. The D002 opening is covered with plywood from both the interior and exterior. A groundhog has burrowed into the space between interior and exterior plywood (presumed to be a stairwell).

D101 and D102 are modern hollow-core doors with false divided lights over two panels. D103 is a modern hollow-core door with two decorative lights over two panels. This door has a modern exterior storm door.

Overall, the doors are in fair condition. The exterior plywood covering of D002 is not sound and should be replaced.



D001 in Room 001. Photo: HPTC, 06/08/17.



D002 (interior) covered with plywood. Photo: HPTC, 06/08/17.



D002, exterior, with resident groundhog. Photo: HPTC, 06/08/17.



Right: D102, exterior. Photo: HPTC, 06/07/17.



D103, exterior, with modern storm door. Photo: HPTC, 06/07/17.



D103, interior. Photo: HPTC, 06/08/17.

B2030

Qualitative Condition Rating

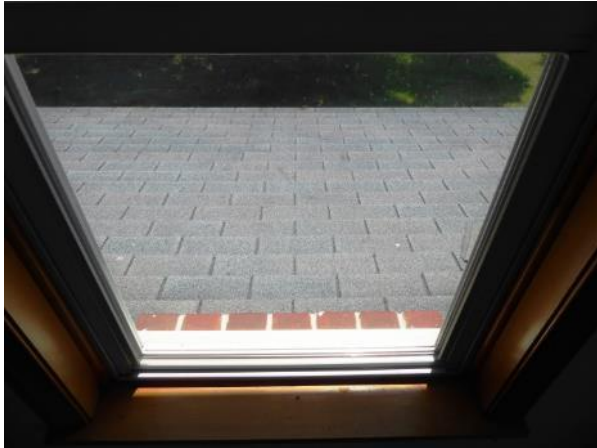
Maintenance Deficiency Rating

Exterior Doors

FAIR

MINOR

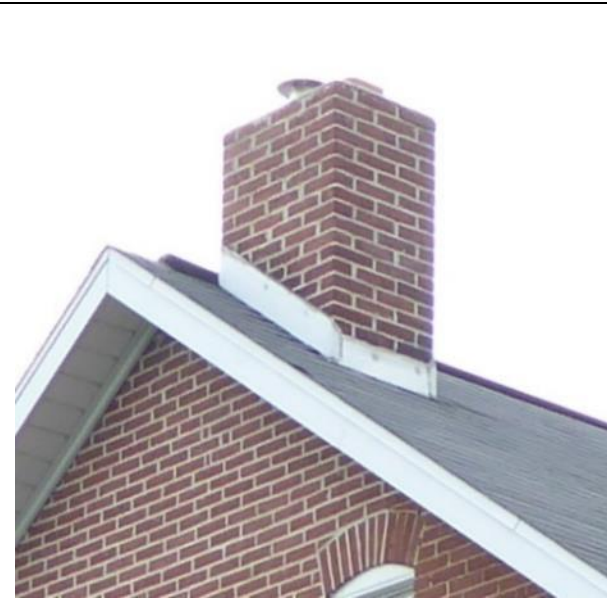
	B30	ROOFING		
		B3010	Roof Coverings	
			B301001	Roof Finishes
				B301001-1 Main Block Roof Finishes
The steeply sloped main block gable roof (approximately 9:12 pitch) is sheathed with plywood and clad with modern asphalt shingles. The hipped roofs over windows 105 and 109 are also clad with asphalt shingles; sheathing could not be examined. The main block roof shingles and sheathing are in fair condition, with no areas of significant concern. The roofs over windows 105 and 109 are also in fair condition, but biological growth is evident on the roof over window 109. It should be noted that this roof is likely halfway through its useful life with only about a ten-year life expectancy.				
 The main block roof is clad with asphalt shingles. Photo: HPTC, 06/07/17.				
 Left: Biological growth on the asphalt-shingle roof over W109. Photo: HPTC, 06/07/17.				
B301001-1		Main Block Roof Finishes		
Qualitative Condition Rating		FAIR		
Maintenance Deficiency Rating		MINOR		

				B301001-2 Sunroom/Porch Roof Finish
The low-sloped (considered flat) hipped roof (approximately 3:12 slope) over the sunroom/porch is clad with asphalt shingles. Sheathing could not be accessed. This roof covering is younger than that of the main block and in good condition; however it should be noted that asphalt shingles are not recommended for roofs of this low of slope.				
 <i>Left: The porch's asphalt shingle roof covering, from the second of the main block. Photo: HPTC, 06/08/17.</i>				
B301001-2			Sunroom/Porch Roof Finish	
Qualitative Condition Rating			FAIR	
Maintenance Deficiency Rating			MINOR	

			B301004	Flashings & Trim
The juncture between the main block sidewall and sunroom/porch roof is flashed. Trim covering the flashing is extant on the south elevation, but missing from the east elevation. The extant flashing appears to be in fair condition and installed correctly but should be more thoroughly inspected when roof coverings are replaced. The chimney is improperly flashed (slope-flashed rather than step- and counter-flashed), but no leaks were evident within the house due to this detailing. Overall, flashings are in fair condition.				



Sidewall trim over flashing on the east elevation of the main block is not extant. Photo: HPTC, 06/07/17.



Sidewall flashing and trim, south elevation. Photo: HPTC, 06/21/17.

Left: The chimney is not step-flashed. Photo: HPTC, 06/07/17.

B301004-1	Main Block Sidewall/Addition Roof Flashing and Trim
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	MINOR
B301004-2	Chimney Flashing
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	SERIOUS

		B301005	Gutters & Downspouts
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All of the gutters are coated aluminum 5" K-style gutters and the downspouts are coated aluminum measuring 2" x 3".

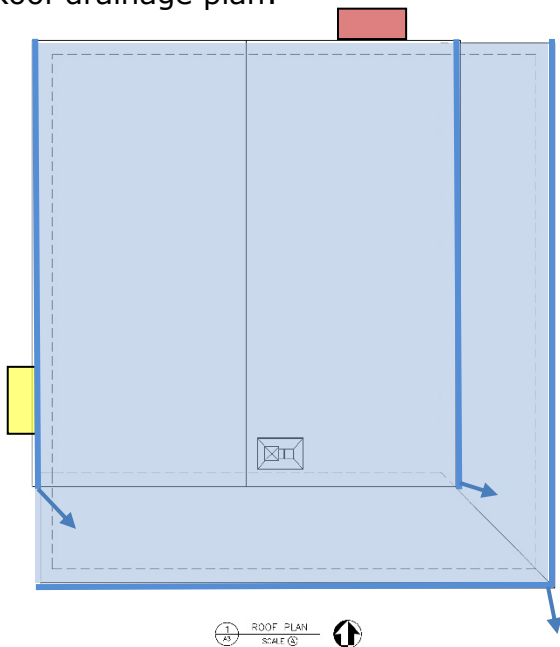
Each slope of the main block gable includes a gutter along its lower edge. A single downspout drains each gutter: at the southwest corner on the west slope and at the southeast corner on the east slope. Both of these downspouts drain onto the sunroom/porch roofs.

The sunroom/porch roof includes a gutter along its lower edge (south and east). A single downspout is located at the southeast corner of the roof. It drains to grade.

As a note, the roof projections over Window 105 and Window 109 drain to grade from the eave (no gutters). This is of little concern.

The gutters are sufficiently sized for the area's rain intensity and the building's roof slopes, and gutter components appear to be in good overall condition. However, the single 2" x 3" downspout to grade is insufficient and erosion on the building's northwest corner indicates that gutters may overflow in this area. See *D2040 Rain Water Drainage* for more information.

Roof drainage plan:



Blue includes both slopes of the main block roof and the sunroom/porch addition hip roof. Gutters located at the bottom of the main block roof's east and west slopes drain by downspouts to the east and west ends of the sunroom roof. Gutters at the bottom of the sunroom and porch roofs (east and south elevations) collect runoff from the porch roof and, thus, the main block roof. They drain to grade through a single downspout at the southeast corner of the building.

Red includes the roof projection over window 109. This roof has no gutters and drains directly from eave to grade.

Yellow includes the roof projection over window 105. This roof has no gutters and drains directly from eave to grade.



The downspouts from both main block roof slopes drain to the sunroom/porch roof. The sunroom/porch roof runoff drains via a single downspout to grade (at right in this photo). Photo: HPTC, 06/07/17.



The single downspout to grade drains to a splash pad. Drainage is neutral in this area. Photo: HPTC, 06/07/17.

B301005	Gutters & Downspouts
Qualitative Condition Rating	POOR
Maintenance Deficiency Rating	SERIOUS

End of Part B – Shell.

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C		INTERIORS	
	C10	Interior Construction	
		C1010	Partitions
Interior partition (non-loadbearing) walls are likely wood stick-frame construction. They are modern and in good condition.			
 Partition wall between Rooms 102 and 103. Photo: HPTC, 06/08/17. <i>Right:</i> Partition wall between Rooms 202 and 204. Photo: HPTC, 06/08/17.			
C1010		Partitions	
Qualitative Condition Rating		GOOD	
Maintenance Deficiency Rating		MINOR	

	C1020	Interior Doors
Interior doors throughout the house are modern, painted hollow-core doors with modern hardware. The exception is Door 105, an enclosed exterior door. This is a modern, decorative 2-lead-light/2-panel varnished wood door. The doors are in good condition though mold has collected on the basement side of D106.		
 D105, an exterior door enclosed by the sunroom. Photo: HPTC, 06/08/17.  D106, typical of the other doors in the house. Mold has accumulated on the side adjacent the basement stair. Photo: HPTC, 06/08/17.		
C1020	Interior Doors	
Qualitative Condition Rating	GOOD	
Maintenance Deficiency Rating	MINOR	

	C1030 Fittings
The trim on the interior of the house is mostly varnished wood. Trim includes window and door surrounds, baseboards, and crown molding in assorted rooms. Fittings are in overall good condition, but are not historic.	
 Varnished wood window surround, Room 101. Photo: HPTC, 06/08/17. <i>Right:</i> Varnished wood door surround and baseboard, Room 102. Photo: HPTC, 06/08/17.	
 Modern base and wall cabinets, Room 102, with soffit and crown molding. Photo: HPTC, 06/08/17.	 Modern fittings, Room 201. Photo: HPTC, 06/08/17.
C1030 Qualitative Condition Rating Maintenance Deficiency Rating	Fittings GOOD MINOR

	C20	Stairs	
		C2010	Stair Construction
An interior straight-run stairway connecting to Room 102 (kitchen) accesses the basement. This modern stair has ten treads and is in good condition. An exterior basement stair on the north wall of the basement was not accessible. An exterior stair on the south wall was accessible from the interior, but has no exterior outlet, being located under the sunroom addition. This stair has eight treads and nine risers and is composed of poured concrete, perhaps over brick. The straight-run stair from the first floor to the second floor is located between Rooms 104 (living room) and 105 (dining room). It has thirteen treads and fourteen risers, and is carpeted. Overall, the stair is in good condition. The straight-run stair from the second floor to the attic is accessed from Room 201. It has eleven treads and twelve risers, all unpainted wood. This stair is in good condition, and is non-historic.			
			
The interior basement stair. Photo: HPTC, 06/08/17.		Enclosed exterior basement stair, south wall. Photo: HPTC, 06/08/17.	



Main stair, located between Rooms 104 and 105.
Photo: HPTC, 06/08/17.



Attic stair, accessed from the second floor in Room 201. Photo: HPTC, 06/08/17.

C2010		Stair Construction	
Qualitative Condition Rating		GOOD	
Maintenance Deficiency Rating		MINOR	

C30	Interior Finishes	
	C3010	Wall Finishes
The majority of wall finishes on the first and second floor are painted drywall, with a few exceptions. Room 101 (sunroom) has wood paneling on its south, east, and west walls, and exposed brick on its north wall. Kitchen drywall walls near cabinetry are wallpapered. Wall finishes are in fair condition, and are non-historic.		
 Painted drywall typical of the first and second floors, Room 203. Photo: HPTC, 06/08/17.  Wood paneling and exposed brick, Room 101. Photo: HPTC, 06/08/17.		
 Left: Wallpaper, Room 102. Photo: HPTC, 06/08/17.		

C3010	Wall Finishes
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	MINOR

	C3020	Floor Finishes
Several floor finishes are present in the house. The sunroom (Room 101) has low-pile carpet, in fair to poor condition. The living room (Room 104), dining room (Room 105), bedrooms (Rooms 201 and 203), second-floor landing (Room 204), and main stair have high-pile carpet in fair condition. Several burn marks/stains are visible in the high-pile carpet in the dining room, stairs, and second-floor landing. Most of the carpet is dirty. The kitchen (Room 102) and bathrooms (Rooms 103 and 202) have modern linoleum sheet flooring. The main entry area between the living and dining rooms (Rooms 104 and 105) also has modern linoleum sheet flooring, which realistically mimics natural stone tile. The attic (Room 301) is the only space with historic strip flooring, in fair condition with several loose boards. The basement has a poured concrete floor.		
		
Low-pile carpet in Room 101 (sunroom). Photo: HPTC, 06/08/17.		High-pile carpet in Room 201 (bedroom). Photo: HPTC, 06/08/17.



Carpet stains, main stair. Photo: HPTC, 06/08/17.

Right: Sheet linoleum in Room 202. Photo: HPTC, 06/08/17.



Sheet linoleum between Rooms 104 and 105 mimics natural stone tile. Note area of damage (upper left). Photo: HPTC, 06/08/17.



Historic wood flooring, Room 301. Photo: HPTC, 06/08/17.

C3020	Floor Finishes
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	MINOR

	C3030 Ceiling Finishes
Ceiling finishes throughout the main block first and second floors are painted drywall, mostly in good condition. There is one area of water damage in the northwest corner of the kitchen (Room 102). This may be related to the broken upstairs toilet tank (see Section D2010, Plumbing Fixtures). The ceiling finish in the sunroom addition is modern vinyl siding, in good condition. Overall, ceiling finishes are in fair condition.	
 Typical main block textured ceiling finish, first floor. Photo: HPTC, 06/08/17.	 Water staining, northwest corner of Room 102. Photo: HPTC, 06/08/17.
	Left: Vinyl ceiling finish, Room 101. Photo: HPTC, 06/08/17.
C3030	Ceiling Finishes
Qualitative Condition Rating	FAIR
Maintenance Deficiency Rating	MINOR

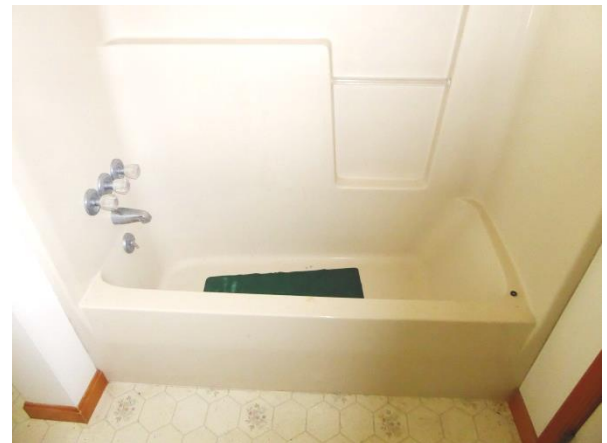
End of Part C–Interiors.

D	SERVICES		
	D20	PLUMBING	
		D2010	Plumbing Fixtures
Plumbing fixtures throughout the house are non-historic. Room 102 (kitchen) has a sink. Room 103 (bathroom) has a lavatory, toilet, and hook-up for a washing machine. Room 202 (bathroom) has a lavatory, toilet, and bathtub with shower. A "Pro-Source Plus" steel pressure tank and an "Aqua Treatment Service, Inc. Water Treatment Systems AF163-2D" water treatment tank are located in the basement. None of the plumbing fixtures were operable as the water supply is shut off. Their condition is unknown. The Room 202 toilet tank is broken.			
		 A lavatory with two sinks and a toilet are located in Room 103. Photo: HPTC, 06/08/17. Left: Sink in the kitchen, Room 102. Photo: HPTC, 06/08/17.	



Lavatory in Room 202. Photo: HPTC, 06/08/17.

Left: A washing machine hookup is located in Room 103. The S-trap is not code compliant. Photo: HPTC, 06/08/17.



Tub in Room 202 (showerhead above). Photo: HPTC, 06/08/17.

Left: Toilet in Room 202, with broken tank. Photo: HPTC, 06/08/17.



Left: "Pro-Source Plus Steel Pressure Tank" (blue) and "Aqua Treatment Service, Inc. Water Treatment Systems AF163-2D" (tan). Photo: HPTC, 06/08/17.

D2010	Plumbing Fixtures
Qualitative Condition Rating	Not Rated
Maintenance Deficiency Rating	Not Rated

D2030	Sanitary Waste
The type and condition of the house's sanitary waste system is unknown and a rating was not assigned.	
D2030	Sanitary Waste
Qualitative Condition Rating	Not Rated
Maintenance Deficiency Rating	Not Rated

	D30	HVAC	
		D3020	Heat Generating Systems
A fuel oil-burning boiler is located in the basement. It vents through the chimney's terra cotta flue. A wood-burning stove, also located in the basement, is connected to the chimney's metal-lined flue. A fuel-oil tank in the basement is filled through and vents to the exterior under Window 109. Baseboard hot-water radiators are located throughout the house. The condition of the extant heating system is unknown as it is not currently in operation.			
			
Oil-burning boiler. Photo: HPTC, 06/08/17.		Wood-burning stove. Photo: HPTC, 06/08/17.	
			
Oil tank. Photo: HPTC, 06/08/17.		Oil tank inlet and vent below W109. Photo: HPTC, 06/07/17.	



Hot-water baseboard radiators, Room 102. Photo: HPTC, 06/08/17.

D3020	Heat Generating Systems
Qualitative Condition Rating	Not Rated
Maintenance Deficiency Rating	Not Rated

	D3030	Cooling Generating Systems
There is no air conditioning (cooling) system in the house.		
D3030	Cooling Generating Systems	
Qualitative Condition Rating	Not Rated	
Maintenance Deficiency Rating	Not Rated	

	D40	Fire Protection Systems		
		D4030	Fire Protection Specialties	
			D403001	Fire Extinguishing Devices
No fire extinguishers are located in the house.				
D403001				Fire Extinguishing Devices
Qualitative Condition Rating				POOR
Maintenance Deficiency Rating				CRITICAL

		D4090	Other Fire Protection Systems	
			D409099	Other Special Fire Protection Systems – BATTERY-OPERATED SMOKE DETECTORS
There are two battery-operated smoke detectors in the house, mounted in the south bedroom (Room 201) above Door 202 and in the main stair. They are not functional.				
 Left: Smoke detector, Room 201, above D202. Photo: HPTC, 06/08/17.				
D403099			Battery-Operated Smoke Detectors	
Qualitative Condition Rating			POOR	
Maintenance Deficiency Rating			CRITICAL	

	D50	Electrical
	D5010	Electrical Service & Distribution
Electrical service is disconnected at the house, so its condition is unknown. A modern 200-amp electrical panel is located on the west wall of the basement. Electrical service to the house is provided underground. Modern wiring, switches, receptacles, and light fixtures can be seen throughout the house.		



Modern lighting fixture, Room 204. Photo: HPTC, 06/08/17.

Left: Modern 200-amp electrical panel. Photo: HPTC, 06/08/17.

D5010	Electrical Service & Distribution
Qualitative Condition Rating	Not Rated
Maintenance Deficiency Rating	Not Rated

	D5030	Communications & Security
	D503001	Fire Alarm System
There is no fire alarm system in the house.		
D503001	Fire Alarm System	
Qualitative Condition Rating	POOR	
Maintenance Deficiency Rating	CRITICAL	

			D503008	Security System
There is no security system in the house.				
D503008				Security System
Qualitative Condition Rating				POOR
Maintenance Deficiency Rating				CRITICAL

		D5090	Other Electrical Systems	
			D509004	Lightning Protection System
There is no lightning protection system on the house.				
D509004			Lightning Protection System	
Qualitative Condition Rating			POOR	
Maintenance Deficiency Rating			CRITICAL	

End of Part D – Services.

G BUILDING SITEWORK	
G20	Site Improvements
G2050	Maintained Landscapes
Sodded areas abut the house on all elevations. It is assumed that during warmer months, the lawn is mowed on a regular basis as the lawn is currently maintained. Agricultural fields surround the home site, with several trees near the house and in stands throughout the fields. A historic bank barn is located west of the house.	
 <i>Left:</i> From the northeast. Photo: HPTC, 06/08/17.	
 <i>Left:</i> From the southwest. Photo: HPTC, 06/08/17.	
G2050	Maintained Landscapes
Qualitative Condition Rating	GOOD
Maintenance Deficiency Rating	MINOR

	G90	Other Site Work	
	G9087		Site Drainage
Site drainage from the house is neutral (neither towards nor away from the house) on all elevations. This can allow water retention around the perimeter of the house. Damp conditions in the basement are proof of this. Vegetation on the sunroom addition's south elevation east corner retains moisture and impedes drainage of the single roof downspout in this area.			
			
Neutral drainage, east and north elevations. Photo: HPTC, 06/07/17.		Neutral drainage along the west elevation. Photo: HPTC, 06/07/17.	
		<i>Left:</i> Vegetation on the south elevation retains moisture near the building. Photo: HPTC, 06/07/17.	
G9087		Site Drainage	
Qualitative Condition Rating		FAIR	
Maintenance Deficiency Rating		SERIOUS	

End of Part G–Building Sitework.

SUMMARY OF CONDITION ASSESSMENT RATINGS					
UNIFORMAT II Outline Data				Condition Assessment	
Category	Topic	Code	Subtopic	Condition Rating	Deficiency Rating
A	SUBSTRUCTURE				
A10	FOUNDATIONS				
	A1010	Standard Foundations		FAIR	MINOR
	A1030	Slab on Grade			
		A103001	Standard Slab on Grade	GOOD	MINOR
B	SHELL				
B10	SUPERSTRUCTURE				
	B1010	Floor Construction			
		B101001	Structural Floor Frame (SFF)		
		-1	First-Floor SFF	FAIR	SERIOUS
		-2	Second-Floor SFF	GOOD	MINOR
		-3	Third-Floor SFF	GOOD	MINOR
	B1020	Roof Construction			
		B102001	Structural Roof Frame (SRF)		
		-1	Main Block SRF	FAIR	MINOR
		-2	Addition SRF	GOOD	MINOR
		B102002	Structural Interior Walls	GOOD	MINOR
B20	EXTERIOR ENCLOSURE				
	B2010	Exterior Walls			
		B201001	Exterior Skin		
		-1	Main Block Exterior Walls	FAIR	MINOR
		-2	Addition Exterior Walls	GOOD	MINOR
		B201005	Exterior Louvers & Screens	FAIR	SERIOUS
		B201008	Exterior Soffits		
		-1	Main Block Exterior Soffits	GOOD	MINOR
		-2	Addition Exterior Soffits	GOOD	MINOR
		B201099	Other Exterior Walls – CHIMNEYS	FAIR	SERIOUS
	B2020	Exterior Windows		FAIR	SERIOUS
	B2030	Exterior Doors		FAIR	MINOR
B30	ROOFING				
	B3010	Roof Coverings			
		B301001	Roof Finishes		
		-1	Main Block Roof Finishes	FAIR	MINOR
		-2	Addition Roof Finishes	FAIR	MINOR
		B301004	Flashings & Trim		
		-1	Main Block Sidewall/Addition Roof Flashing	FAIR	MINOR
		-2	Chimney Flashing	FAIR	SERIOUS
		B301005	Gutters & Downspouts	POOR	SERIOUS
C	INTERIORS				
C10	INTERIOR CONSTRUCTION				
	C1010	Partitions		GOOD	MINOR
	C1020	Interior Doors		GOOD	MINOR
	C1030	Fittings		GOOD	MINOR

C20	STAIRS				
	C2010	Stair Construction	GOOD	MINOR	
C30	INTERIOR FINISHES				
	C3010	Wall Finishes	FAIR	MINOR	
	C3020	Floor Finishes	FAIR	MINOR	
	C3030	Ceiling Finishes	FAIR	MINOR	
D	SERVICES				
D20	PLUMBING				
	D2010	Plumbing Fixtures	Not Rated	Not Rated	
	D2030	Sanitary Waste	Not Rated	Not Rated	
D30	HVAC				
	D3020	Heat Generating Systems	Not Rated	Not Rated	
	D3030	Cooling Generating Systems	Not Rated	Not Rated	
D40	FIRE PROTECTION SYSTEMS				
	D4030	Fire Protection Specialties			
		D403001	Fire Extinguishing Devices	POOR	CRITICAL
	D4090	Other Fire Protection Systems			
		D409099	Other-BATTERY-OPERATED SMOKE DETECTORS	POOR	CRITICAL
D50	ELECTRICAL				
	D5010	Electrical Service & Distribution	Not Rated	Not Rated	
	D5030	Communications & Security			
		D503001	Fire Alarm System	POOR	CRITICAL
		D503008	Security System	POOR	CRITICAL
	D5090	Other Electrical Systems			
		D509004	Lightning Protection System	POOR	CRITICAL
G	BUILDING SITEWORK				
G20	Site Improvements				
	G2050	Maintained Landscapes	GOOD	MINOR	
G90	Other Site Work				
	G9087	Site Drainage	FAIR	SERIOUS	
END OF TABLE.					

Note: For NPS Standards, Guidelines and Definitions, see Chapter 3.

End of Chapter 4.

CHAPTER 5

The following recommended treatments are intended to repair, maintain, preserve, and/or restore the character-defining features of the Bishop House with the least degree of intervention while elevating the Facility Condition Index ratings to “good.” These treatments include limited replacement in-kind as defined by *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*. Appendix A of this report contains definitions of various preservation treatments.

The Bishop House is currently unoccupied. Until a rehabilitation plan is developed and implemented, a preservation approach should be taken.

Recommended Treatments for Stabilization/Mothballing (Preservation)

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate with a preservation project.

General Building Security

Although not addressed specifically as part of the assessment, general building security is an important point to consider in the mothballing or long-term care of structures. Ensuring security is more significant at building sites that are vacant and not staffed. The following preliminary recommendations are offered:

- To give the building a more lived-in look, attention should be paid to the appearance of the interior window treatments from the exterior. All interior window treatments should be in working order and kept in position that allows light into the building, but discourages unwarranted entry; or, uncover first-floor windows, install ventilation louvers, etc.
- Where electricity is available, several interior lights should be placed on seven-day timers to alternate the interior lighting pattern after dark. This is especially true in winter when days are shorter and a dark building suggests an unoccupied building.
- Exterior motion-sensitive security lighting set on a daylight-sensing device will also assist in the deterrence of vandalism and breaking-and-entering attempts. Such devices should not be mounted directly to the building but

placed on free-standing light poles or in nearby trees. All wiring should be protected and tamper resistant.

Hazardous Materials & Historic Buildings

A hazardous material survey and analysis by an environmental engineer or consultant is a good way to identify potential material hazards and plan for their mitigation. This also provides a safe and clean environment for those entering the building during the preservation phase. Refer to NPS Preservation Brief No. 31: "Mothballing Historic Buildings" for more information.

In a historic building, asbestos-containing materials (ACMs) and lead-based paint (LBP) are the two most common hazardous materials:

- *ACM possibilities*: pipe insulation, loose fill insulation, furnace wrap or plaster, wall and ceiling plaster, floor tiles and sheet goods, adhesives and mastics, etc.
- *LBP possibilities*: all interior architectural trim, especially windows and doors, exterior painted woodwork, especially architectural trim, etc. Refer to NPS Preservation Brief No. 37: "Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing" for more information.

Recommended Treatments for Rehabilitation

When a tenant and ultimate use is selected by GETT staff, rehabilitation will occur. The Bishop House retains a high level of historic integrity and rehabilitation (with the preservation of character-defining features and preservation maintenance) of the interior and exterior for a compatible reuse is the recommended ultimate treatment and use for the building.

The rehabilitation of the interior and the exterior must conform to the guidance and mandates put forth by the National Historic Preservation Act (Section 106, Section 110, and ACHP), Executive Order No. 13006, *The Secretary of the Interior's Standards for Historic Preservation Projects*, *NPS-28 Cultural Resource Management Guideline*, the International Building Code, and the Architectural Barrier Act Accessibility Standards.

Of the four recognized NPS treatment standards, only **Rehabilitation** includes an opportunity to make possible an efficient contemporary use through alterations and additions and allows for the adaptive reuse of the space.¹

¹ The Secretary of the Interior's Standards for the Treatments of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, 63.

This standard includes the in-kind replacement of selected missing character-defining features, or, if they have been detached and retained, the reinstallation of the historic materials. It encourages preservation maintenance of extant character-defining features and allows for the removal, or future reversal, of non-sympathetic treatments, materials and finishes.

Similar to the rehabilitation of the exterior, rehabilitation of the interior allows for the removal, or future reversal, of non-sympathetic treatments, materials, and finishes. Retention and preservation maintenance of remaining historic character-defining features and materials is encouraged. Where materials have been removed, the NPS *Guidelines for Rehabilitating Historic Buildings* calls for the replacement feature to be compatible with the remaining character-defining features of the historic building and the introduction of "compatible substitute materials."² Re-erection or re-installation of salvaged components is also encouraged within this treatment.

Prioritized Maintenance Deficiency Summary

The following tables place in priority order those building features with the highest level of maintenance deficiency. Starting with the rating of Poor/Critical and following through to Good/Minor in reverse order the list presents a path to good condition and lessening of the maintenance burden. It is followed by the Recommended Treatments section.

This hierarchical list divides the recommended treatments into three basic groupings based on the overall condition ratings of Good, Fair, and Poor, the NPS definitions of which are found in Chapter 3. The maintenance deficiency rating is based on the existing condition of the feature and its predicted remaining service life based on rates of deterioration.

² Standards & Guidelines, 63.

PRIORITIZED MAINTENANCE DEFICIENCY SUMMARY						
UNIFORMAT II Outline Data				Condition Assessment		
Major Group Element	Group Element	Individual Element	Specific Element	Sub-Element	Condition Rating	Deficiency Rating
POOR						
D SERVICES	D40 Fire Protection Systems	D4030 Fire Protection Specialties	D403001 Fire Extinguishing Devices		POOR	CRITICAL
D SERVICES	D40 Fire Protection Systems	D4090 Other Fire Protection Systems	D409099 Other Special Fire Protection Systems-Battery-Operated Smoke Detectors		POOR	CRITICAL
D SERVICES	D50 Electrical	D5030 Communications & Security	D503008 Fire Alarm System		POOR	CRITICAL
D SERVICES	D50 Electrical	D5030 Communications & Security	D503008 Security System		POOR	CRITICAL
D SERVICES	D50 Electrical	D5090 Other Electrical Systems	D509004 Lightning Protection System		POOR	CRITICAL
B SHELL	B30 Roofing	B3010 Roof Coverings	B301005 Gutters & Downspouts		POOR	SERIOUS
FAIR						
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Floor Frame	B101001-1 First-Floor Structural Floor Frame	FAIR	SERIOUS
G BUILDING SITEWORK	G90 Other Site Work	G9087 Site Drainage			FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201099 Other Exterior Walls - Chimneys		FAIR	SERIOUS
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashings & Trim	B301004-2 Chimney Flashing	FAIR	SERIOUS
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201005 Exterior Louvers & Screens		FAIR	SERIOUS

B SHELL	B20 Exterior Enclosure	B2020 Exterior Windows			FAIR	SERIOUS
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations			FAIR	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Structural Roof Frame	B102001-1 Main Block Structural Roof Frame	FAIR	MINOR
B SHELL	B20 Exterior Enclosure	B3010 Exterior Walls	B201001 Exterior Skin	B201001-1 Main Block Exterior Walls	FAIR	MINOR
B SHELL	B20 Exterior Enclosure	B2030 Exterior Doors			FAIR	MINOR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes	B301001-1 Main Block Roof Finishes	FAIR	MINOR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301001 Roof Finishes	B301001-2 Sunroom Porch Roof Finishes	FAIR	MINOR
B SHELL	B30 Roofing	B3010 Roof Coverings	B301004 Flashings & Trim	B301004-1 Main Block Sidewall/Porch Roof Flashing	FAIR	MINOR
C INTERIORS	C30 Interior Finishes	C3010 Wall Finishes			FAIR	MINOR
C INTERIORS	C30 Interior Finishes	C3020 Floor Finishes			FAIR	MINOR
C INTERIORS	C30 Interior Finishes	C3030 Ceiling Finishes			FAIR	MINOR
GOOD						
A SUBSTRUCTURE	A10 Foundations	A1030 Slab on Grade	A103001 Standard Slab on Grade		GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Floor Frame	B101001-2 Second-Floor Structural Floor Frame	GOOD	MINOR
B SHELL	B10 Superstructure	B1010 Floor Construction	B101001 Structural Floor Frame	B101001-3 Third-Floor Structural Floor Frame	GOOD	MINOR
B SHELL	B10 Superstructure	B1020 Roof Construction	B102001 Structural Roof Frame	B102001-2 Sunroom/Porch Structural Roof Frame	GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201001 Exterior Skin	B201001-2 Sunroom/Porch Exterior Walls	GOOD	MINOR

B SHELL	B10 Superstructure	B1020 Roof Construction	B102002 Structural Interior Walls		GOOD	MINOR
B SHELL	B20 Exterior Enclosure	B2010 Exterior Walls	B201008 Exterior Soffits	B201008-2 Sunroom/ Porch Exterior Soffits	GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1010 Partitions			GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1020 Interior Doors			GOOD	MINOR
C INTERIORS	C10 Interior Construction	C1030 Fittings			GOOD	MINOR
C INTERIORS	C20 Stairs	C2010 Stair Construction			GOOD	MINOR
G BUILDING SITEWORK	G20 Site Improvements	G2050 Maintained Landscapes			GOOD	MINOR
UNKNOWN or NOT RATED						
D SERVICES	D20 Plumbing	D2010 Plumbing Fixtures			Not Rated	Not Rated
D SERVICES	D20 Plumbing	D2030 Sanitary Waste			Not Rated	Not Rated
D SERVICES	D30 HVAC	D3020 Heat Generating Systems			Not Rated	Not Rated
D SERVICES	D30 HVAC	D3030 Cooling Generating Systems			Not Rated	Not Rated
D SERVICES	D50 Electrical	D5010 Electrical Service & Distribution			Not Rated	Not Rated
END OF TABLE.						

Recommended Treatments Summary³

The condition assessment of the Bishop House determined that certain features were found to be in a state of advanced to moderate deterioration or were non-functional (**poor**). This rating indicates these features will need to be repaired or replaced which is recognized within the definition of preservation maintenance. Other features were noted with moderate to low levels of deterioration (**fair** or **good**) and should be repaired using traditional preservation techniques rather than replaced. Other features were found to be in good condition (**good**) and should continue to be maintained, repaired, and cleaned as necessary.

Utility systems (building services) vary from being unused, “turned off,” requiring periodic servicing, or needing system inspections to ensure proper working conditions. Building systems are observed as part of the assessment walkthrough, but are not assessed for code compliance and were not included as part of the scope of work for the building investigation and assessment project.

The following recommended treatments contribute to the overall rehabilitation of the Bishop House and represent the type of repair that will slow or reverse the rate of deterioration for the assigned feature. The outcome of these tasks is protection of the feature, repair of the feature, or replacement of the feature in an effort to return the feature, and the structure, to good condition.

Treatment Timeframes

As part of the planning process required by NPS-28, the recommended treatments for each feature have been divided into the following timeframes.

- *Immediate*: Features which must be repaired or replaced within the next *one year* and are often the items which are in the worst condition (poor and critical). Alterations to these features are required for preservation and proper mothballing/stabilization.
- *Short-Term*: Features which should be addressed in the next *one to three years* and are likely the items which are in moderate condition. These repairs are not required for proper mothballing/stabilization, but will be required for rehabilitation.
- *Long-Term*: Features found to be in good condition with a maintenance deficiency of minor. Typically these features currently require routine maintenance to maintain their current condition employing preventative maintenance methodologies or may require attention within the next *three to five years* or beyond. The repairs are not required for proper mothballing/stabilization, but will be required for rehabilitation.

³ See Chapter 3: Standards, Guidelines, and Definitions for description of terminology based on the NPS Asset Management Process (AMP) Facility Management Program (FMP) protocol nomenclature.

POOR		
D403001 Fire Extinguishing Devices	POOR	CRITICAL
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> The local fire marshal, representative from the fire department, fire protection engineer, or technical representative of the authority having jurisdiction for the Northeast Region should be consulted for recommendations on number, size, type, and placement of fire extinguishers. This system should meet building codes and emergency training should be provided to the NPS site staff.		

D409099 Other Special Fire Protection Systems – BATTERY-OPERATED SMOKE DETECTORS	POOR	CRITICAL
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> The local fire marshal, representative from the fire department, fire protection engineer, or technical representative of the authority having jurisdiction for the Northeast Region, or experienced facility manager should be consulted for recommendations on number, size, type, and placement of battery-operated smoke and heat detectors. This system should meet building codes. In addition, a smoke detector which communicates with the wireless security system should be installed. Tattletale Portable Alarm Systems makes an integrated smoke detector which communicates with the base alarm system. See <i>D503008 Security System</i> for more information on the Tattletale system.		

D503001 Fire Alarm System	POOR	CRITICAL
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> While not mandatory by building code for a property of this type (size, use, and occupancy classifications), a fire detection and alarm system is consistent with Director's Order #50B: "Occupational Safety and Health Program" and Director's Order #58: "Structural Fire Management," requiring NPS to take measures deemed necessary for life-safety protection of occupants during emergencies. A fire detection and alarm system should be installed in the building.		

The fire detection and alarm system should be hardwired to a new, permanent electrical service, installed with an automated call-out feature connected to a local emergency response agency and/or park dispatch, meet building codes, and have an integrated battery-backup system. Consultation with fire protection professionals is required.

D503008 Security System	POOR	CRITICAL
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> A security alarm system should be installed in the building. The security system should be hardwired to a new, permanent electrical service, installed with an automated call-out feature connected to a local emergency response agency and/or park dispatch, meet building codes, and have an integrated battery-backup system.		

D509004 Lightning Protection System	POOR	CRITICAL
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> A permanent UL-rated lightning protection system should be considered. It should be designed to be demounted in the event of future roof replacement or installed concurrent with new roof flashing and roof drainage systems. Design features should include exposed downlead cables and the use of minimally sized aerial terminals (government points). Attention should be paid to the selection of fasteners for the downlead cables into masonry walls. Penetrations through the roof should not be allowed. Require submittals from installers including layout of installation. Chimneys need a minimum of one point per chimney. A lightning risk assessment is part of the project evaluation checklist found in the Denver Service Center's Fire Protection Standards for properties undergoing rehabilitation work. Installing lightning protection is consistent with Director's Order #58: "Structural Fire Management," requiring NPS construction to have safeguards assuring life safety design and minimizing the chances of catastrophic loss of property.		

B301005 Gutters & Downspouts	POOR	SERIOUS
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Roof drainage calculations have been performed to determine accurate sizes for gutters and downspouts. Calculations were based on a 10-year storm intensity of approximately 6.8 inches/hour during a 5-minute period. The extant gutters are correctly sized and in good condition. However, the single 2"x3" downspout at the northeast corner of the sunroom/porch addition is insufficient to drain the runoff from the entire roof. It is recommended that two 3"x4" downspouts with splash pads be added, at the northeast and northwest corners of the main block, to drain the main block runoff. The gutters will need to be realigned in order to drain to these new downspouts. <u>Timeframe:</u> <i>Ongoing</i> Gutters and downspouts require quarterly maintenance. This includes the cleaning of gutters and the flushing of downspouts.		

FAIR		
B101001-1 First-Floor Structural Floor Frame	FAIR	SERIOUS
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> The summer beam running north-south in the house's basement has deteriorated beyond repair and should be replaced. Some biological growth was noted at the time of the assessment. The basement windows openings should be reutilized by removing the brick veneer and adding louvered and screened vents to the openings. This will add much-needed passive ventilation to the basement, where there is currently none, and minimize damage caused to the first-floor structural floor frame by humidity. Framing members should also be monitored in order to maintain good structural condition. Joist ends at masonry should be inspected annually for early detection of termite infestation or water damage. Floors should be monitored for evidence of failure. Load limits should be determined for all floor systems and heavy loads should be placed along exterior walls. Note any sagging or bouncing in center areas of floors and remove excessive loading if movement is detected.		

G9087 Site Drainage	FAIR	SERIOUS
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Drainage of water at the building's perimeter is neutral (neither towards nor away from the building). Minor re-grading of soil should be undertaken within 10'-0" of the house to create positive surface drainage (away from the building). All plantings within 3'-0" of the building should be removed and replanted outside of that zone. Disturbed soil areas should be filled with compacted clay-soil material. It should be noted that the Bishop House is located on an extremely archeologically sensitive area. Ground-disturbing alterations should be kept to an absolute minimum and will need to go through Section 106 compliance before any work can begin.		

B201099 Other Exterior Walls – CHIMNEYS	FAIR	SERIOUS
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> A custom-fitted, vented, and screened non-corrosive sheet metal chimney cap (stainless steel or copper; galvanized metal is second preference) should be installed on the main block chimney to prevent water from entering the terra cotta chimney flue. This also prevents unwanted birds and rodents from nesting in chimneys. See http://www.bbsheetmetal.com for similar-type products or contact a local metal fabricator and have design commissioned. Furthermore, in order to safely use any flue, the flue should be lined with a insulated stainless steel liner.		

B301004-2 Chimney Flashing	FAIR	SERIOUS
<u>Timeframe:</u> <i>Ongoing</i> The flashing at the junction of the chimney is incorrectly detailed. When the main block roof is replaced, the chimney flashing should also be replaced. Replacement flashing should follow the Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) guidelines.		

B201005 Exterior Louvers & Screens	FAIR	SERIOUS
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> While the louvers appear to be in fair condition, exterior jambs and trim exhibit paint failure and exterior jambs are believed to be rotted. All deteriorated paint should be removed from the window jambs, necessary carpentry repairs completed, and the jambs primed and painted with two coats of exterior latex paint. The paint color should match existing. Extant paint should be tested to determine if it is lead-based before commencing any work.		

B2020 Exterior Windows	FAIR	SERIOUS
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Rotted sash in window openings 105 and 109 are deteriorated and should be replaced. Failed insulated glass units (IGUs) in window openings 205, 206, and 207 should also be replaced, utilizing the replacement IGUs currently stored in the house, if applicable. Alternatively, more appropriate single-pane double-hung wood windows could be restored to the window openings, as they would be more sympathetic with the historic house, however the configuration of the window panes (6/6 vs. 2/2, e.g.) is unknown and would be conjectural at this point, with limited historical background and no historic photographs of the house. Additionally, exterior jambs and trim on the main block exhibit paint failure. This may indicate rot beneath. All deteriorated paint should be removed from the window jambs, necessary carpentry repairs completed, and the jambs primed and painted with two coats of exterior latex paint. The paint color should match existing. Extant paint should be tested to determine if it is lead-based before commencing any work.		

A1010 Standard Foundations	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 year)</i> Damp was observed on the foundation during the assessment site visit, which occurred shortly after a heavy rain. Re-grading to create positive drainage around the house is expected to alleviate this damp (see G9087 Site Drainage for more information). At this time it is not necessary to repair any of the failed parging as the basement is a utilitarian space. <u>Timeframe:</u> <i>Ongoing</i> Any future repairs to the stone walls (not necessary at this time) should use a natural hydraulic lime (NHL) to point open masonry joints. See NPS Preservation Brief #2: "Repointing Mortar Joints in Historic Masonry Buildings" for more information.		

B102001-1 Main Block Structural Roof Frame	FAIR	MINOR
<u>Timeframe:</u> <i>Ongoing</i> The main block structural roof frame is in fair condition, with minor mold growth present on rafters. It is expected that increased ventilation of the building when it is in use will help to dissipate this growth. If at any time deflection, warping, bowing, or sagging of the roof is noted, further investigation into this system will be required.		

B201001-1 Main Block Exterior Walls	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year) or Short-Term (1-3 Years)</i> Biological growth should be removed from brick using a non-abrasive cleaner, such as D/2 Biological Solution (http://www.d2bio.com), a non-abrasive, non-toxic cleaning solution. Cleaning of the exterior surfaces may be required on an annual basis.		

Localized repair to the brick veneer of the main block is required, including repointing along the foundation of the north wall. Cracking and voids on the south wall above the sunroom/porch addition should also be addressed. Traditional maintenance methodology is encouraged.

B2030 Exterior Doors	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> The plywood covering over the D001 exterior opening has reached the end of its useful life and should be replaced with an operable, but lockable door suited for a damp basement (preferred coated metal door). <u>Timeframe:</u> <i>Ongoing</i> Exterior doors are in fair condition overall, requiring only routine maintenance and upkeep.		

B301001-1 Main Block Roof Finishes	FAIR	MINOR
<u>Timeframe:</u> <i>Long Term (3-5 Years)</i> Appropriate planning and funding strategies for the future replacement of the extant roof should be conducted to address feature deficiencies (this includes PMIS and FMSS documents). The extant roof should be replaced in kind. Because the ultimate treatment is currently rehabilitation, the installation of slate, though historic, is not recommended at this time. If the ultimate treatment should change to restoration, slate is encouraged. Prior to the installation of new asphalt shingles, an inspection of the roof sheathing, framing, and flashings should be completed. Repairs should be completed as needed. All roof work should be coordinated into a comprehensive project encompassing all features and aspects of the roof covering, flashing, drainage, chimneys, lightning protection, overhangs, and features directly related to preventing water infiltration of the building.		

B301001-2 Sunroom/Porch Roof Finishes	FAIR	MINOR
<u>Timeframe:</u> <i>Long Term (3-5 Years)</i> Appropriate planning and funding strategies for the future replacement of the extant roof should be conducted to address feature deficiencies (this includes PMIS and FMSS documents). Due to the low slope of the porch roof, the extant roof should be replaced with a membrane roof. Prior to the installation of the new membrane roof, an inspection of the roof sheathing, framing, and flashings should be completed. Repairs should be completed as needed. All roof work should be coordinated into a comprehensive project encompassing all features and aspects of the roof covering, flashing, drainage, chimneys, lightning protection, overhangs, and features directly related to preventing water infiltration of the building.		

B301004-1 Main Block Sidewall & Porch Roof Flashing	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Missing trim on the east elevation where the main block sidewall meets the entry porch roof should be replaced, to match trim on the south elevation. <u>Timeframe:</u> <i>Long Term (3-5 Years)</i> When the sunroom/porch addition roof covering is replaced, prior to the installation of new membrane roof, an inspection of flashings should be completed. All roof work should be coordinated into a comprehensive project encompassing all features and aspects of the roof covering, flashing, drainage, and features directly related to preventing water infiltration of the building. Sheet Metal and Air Conditioning Contractors' National Association (SMACNA) guidelines should be followed.		

C3010 Wall Finishes	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Drywall repairs and repainting will be completed during rehabilitation. Walls should be prepped, primed, and painted with two coats of latex paint. Extant paint should be tested to determine if it is lead-based before commencing any work.		

C3020 Floor Finishes	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Floor finishes require a deep cleaning. Replacement of carpeting may be preferable to cleaning, as there are several areas of damage and animals both dead and alive have likely been present while the house has been empty. It is possible that historic flooring is extant under carpets. Restoration of historic floors should be considered.		

C3030 Ceiling Finishes	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Drywall repairs and repainting will be completed during rehabilitation. Walls should be prepped, primed, and painted with two coats of latex paint. Extant paint should be tested to determine if it is lead-based before commencing any work.		

GOOD		
A103001 Standard Slab on Grade	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> The slab on grade foundation of the sunroom/porch addition is in good condition, and requires only general maintenance and upkeep.		

B101001-2 Second-Floor Structural Floor Frame	GOOD	MINOR
B101001-3 Third-Floor Structural Floor Frame		
<u>Timeframe:</u> <i>Ongoing</i> The main block second-floor and third-floor structural floor frames appear to be in good condition. If deflection, warping, bowing, or sagging is noted at any time, further investigation into these systems will be required.		

B102001-2 Sunroom/Porch Structural Roof Frame	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> The structural roof frame of the sunroom/porch appears to be in good condition. If deflection, warping, bowing, or sagging is noted at any time, further investigation into this system will be required.		

B201001-2 Sunroom/Porch Exterior Walls	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> The exterior skin of the sunroom/porch is in good condition, and requires only routine maintenance and upkeep at this time.		

B102002 Structural Interior Walls	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> The structural interior walls appear to be in good condition. If deflection, warping, bowing, or sagging is noted at any time, further investigation into this system will be required.		

B201008-1 Main Block Exterior Soffits	GOOD	MINOR
B201008-2 Sunroom/Porch Exterior Soffits		
<u>Timeframe:</u> <i>Ongoing</i> The main block and sunroom/porch soffits are in good condition. Only routine maintenance is required at this time.		

C1010 Partitions	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> If deflection is noted at any time, further investigation into this system will be required.		

C1020 Interior Doors	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> Interior doors are in good condition, and require only routine maintenance.		

C1030 Fittings	GOOD	MINOR
<u>Timeframe:</u> <i>Ongoing</i> Fittings are in good condition, and require only routine maintenance.		

C2010 Stair Construction	FAIR	MINOR
<u>Timeframe:</u> <i>Ongoing</i> If deflection of the stairs is noted at any time, further investigation into these systems will be required.		

G2050 Maintained Landscapes	FAIR	MINOR
<u>Timeframe:</u> <i>Immediate (Within 1 Year) and Ongoing</i> Overhanging branches within 12'-0" of structure should be trimmed away from roof to prevent leaves, small branches, and other debris from accumulating and allowing roof to stay damp. All tree trimming should be performed by a certified arborist to maintain balance, structural integrity, and overall tree health.		

The landscape surrounding the house (including sodded areas) should be maintained on a regular basis. Plants should be cut back from the south elevation of the porch/sunroom addition to deter moisture from collecting in these areas, and ivy should be removed from the north and west elevation foundations.

UNKNOWN or NOT RATED

D2010 Plumbing Fixtures

Not Rated

Not Rated

Timeframe: *Immediate (Within 1 Year) or Short Term (1-3 Years)*

Prior to rehabilitation work, the plumbing system should be assessed by a registered plumber to determine the condition of the system and fixtures and determine any needed repairs. Repairs should be completed and aging fixtures should be replaced with new water-efficient fixtures.

D2030 Sanitary Waste

Not Rated

Not Rated

Timeframe: *Immediate (Within 1 Year)*

Investigation into the extant system should be conducted to determine its location and condition. Final determination of its condition should be taken into account for final rehabilitation treatment planning.

D3020 Heat Generating Systems

Not Rated

Not Rated

Timeframe: *Immediate (Within 1 Year)*

Investigation into the extant system should be conducted to determine its condition. Final determination of its condition should be taken into account for final rehabilitation treatment planning. NPS *Guidelines for Sustainability for Rehabilitation of Historic Buildings* suggests review of ground-sourced heating and cooling for replacement systems in lieu of fossil-fuel-based systems. An efficient mini-split system may also be considered for the rehabilitation design.

D3030 Cooling Generating Systems	Not Rated	Not Rated
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Redesign of building HVAC system should be undertaken as part of the holistic rehabilitation of the property. <i>NPS Guidelines for Sustainability for Rehabilitation of Historic Buildings</i> suggests review of ground-sourced heating and cooling for replacement systems in lieu of fossil-fuel-based systems. An efficient mini-split system may also be considered for the rehabilitation design.		

D5010 Electrical Service & Distribution	Not Rated	Not Rated
<u>Timeframe:</u> <i>Immediate (Within 1 Year)</i> Investigation into the extant system should be conducted to determine its condition. Final determination of its condition should be taken into account for final rehabilitation treatment planning. During rehabilitation work, a certified electrical inspector should inspect and recommend repairs to the permanent system for re-enabling it. A full-system upgrade may be needed. Light fixtures can be replaced as needed. An upgrade of the telephone and data systems should be considered. Repairs must be done in accordance with electrical code.		

End of Recommended Treatments.

HPTC Programming Estimate for Bishop House

First-Floor Structural Floor Frame Repairs

Install temporary support walls on either side of first-floor structural summer beam. Remove existing summer beam full length of basement. Inspect and repair where necessary masonry support beam pockets into basement walls. Provide flashing where wood contacts masonry. Replace summer beam in kind, specie and matching dimension. Inspect and repair first-floor joists where necessary. Re-attach floor joists and augment connection with wood construction connectors. Remove temporary support walls. Remove trash and debris. Cleanup. Document work.

GETT Bishop House Structural Repairs

Task 1: Mobilization/Staging/De-mobil. Travel to & from GETT/Documentation

1	Carpentry Exhibit Specialist	\$72	20	hrs	\$1,440
1	Carpenter	\$55	10	hrs	\$550
1	Maintenance Worker	\$35	10	hrs	\$350
Task 1 Subtotal					\$2,340

Task 2: Basement Structural Repairs

<u>Labor</u>	<u>Task Rate</u>	<u>Qty</u>	<u>Units</u>	<u>Total</u>
1 Exhibit Specialist	\$72	60	hrs	\$4,320
1 Carpenter	\$55	60	hrs	\$3,300
1 Maintenance Worker	\$35	60	hrs	\$2,100
Task 2 Subtotal				\$9,720

Item #1: Project Related Costs

<u>Materials, Equipment, Supplies</u>	<u>Unit Cost</u>	<u>Qty</u>	<u>Units</u>	<u>Total</u>
Pine timbers	\$1,650	1	sq.	\$1,650
Framing lumber	\$825	1	lump	\$825
Misc. materials, tools, supplies	\$1,300	1	lump	\$1,300
Supervision	\$82	20	hrs	\$1,640
Item #1: Subtotal				\$5,415

SUBTOTAL	\$17,475
HPTC Overhead	\$5,825
TOTAL:	\$23,300

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