Nicodemus National Historic Site

Nicodemus, Kansas

Historic Structures Report Update

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Midwest Regional Office
Omaha, Nebraska

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EXECUTIVE SUMMARY

At the request of the National Park Service (NPS), Bahr Vermeer Haecker Architects (BVH) and Wiss, Janney, Elstner Associates, Inc. (WJE) have prepared this Addendum to the October 25, 2002, *Historic Structures Report* (HSR) for the Nicodemus National Historic Site. This Addendum updates various sections of the October 2002 HSR and addresses the five structures within the National Historic Site: the African Methodist Episcopal (A.M.E.) Church, the Old First Baptist Church, the St. Francis Hotel/Fletcher-Switzer House, the Nicodemus District No. 1 School Building, and the Nicodemus Township Hall.

The national significance of Nicodemus was recognized by its designation as a National Historic Landmark (NHL) on January 7, 1976. In 1996, the five buildings that are the focus of this HSR Addendum and the 2002 HSR were established as a National Historic Site to be administered by the National Park Service. In 2002 a *Cultural Landscape Report for Nicodemus National Historic Site* (CLR) was prepared that described the developmental history of Nicodemus and also provided essential information on the appropriate periods of significance. The 2004 *General Management Plan for Nicodemus National Historic Site* (GMP) articulates a vision for the site that will guide future management teams for the next ten to fifteen years and suggests potential partnerships, uses, and treatment strategies for the five historic properties. Additionally, the September 2009 *Long-Range Interpretive Plan for Nicodemus National Historic Site* (LRIP) was recently completed to provide a vision for future interpretation of the historic resources of the site.

The CLR identified an appropriate period of national significance for the community to be 1877–1888, the "boom" years of Nicodemus. Two of the five National Historic Site structures—the A.M.E. Church and the St. Francis Hotel/Fletcher-Switzer residence—survive from this period. The Schoolhouse, First Baptist Church, and Township Hall, which postdate the period of national significance, are significant for their association with important themes in the history and development of Nicodemus as well as of other African-American communities during the nineteenth and twentieth centuries: home, church, school, business, traditions of mutual assistance, and local government. The five buildings in this study are also of interest as examples of vernacular architecture using local building materials. Although all of the buildings have changed over time, and some of their materials and features have deteriorated, each building retains sufficient integrity to illustrate its historic character. In addition to the period of national significance discussed above, the CLR suggests that the property be assessed for significance as a Traditional Cultural Property, with a period of significance extending from 1877 through the present.

Since the 2002 HSR was prepared, the conditions of the five building have changed—some buildings are in dramatically better condition due to the recent implementation of repair work, while other buildings are in worse condition due to ongoing unaddressed deterioration. The A.M.E. Church is still in a somewhat deteriorated condition but has received recent structural and exterior stabilization including masonry repairs by the National Park Service. The Fletcher-Switzer House and Old First Baptist Church have received much-needed repairs and stabilization. The Schoolhouse has received some stabilization work and miscellaneous repairs by the National Park Service but now requires extensive exterior maintenance. The Township Hall, which is the only one of the five buildings still in use, has received both interior and exterior repairs and is in fair condition.

This Historic Structures Report Update identifies a recommended scope of repairs to address existing deterioration and future maintenance needs of the buildings based on conditions observed during the current (November 2009) survey. All of the updated recommendations have been developed in accordance with the Secretary of the Interior's

Standards and in accordance with the general treatment preservation, restoration, or rehabilitation. ***Preservation*** is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. ***Rehabilitation*** is the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. ***Restoration*** is the act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in history and reconstruction of missing features from the restoration period. Because some of the reuse options are in the early stages of planning and have not been fully defined, the recommendations included in this report are focused on the preliminary measures needed to protect and stabilize the buildings through ongoing maintenance and repair of historic materials and features, rather than extensive restoration and new construction. Specific treatment recommendations have been updated and are provided for structural stabilization, weatherproofing, safety and protection of building fabric, interior repairs, cyclical inspection, and maintenance. As appropriate, general recommendations for future program/reuse alternatives are also provided, including further research and investigation, structural analysis, Americans with Disabilities Act (ADA) compliance, code compliance, termite inspection, and archaeological investigation.

PROJECT SCOPE AND METHODOLOGY

PROJECT BACKGROUND

On November 12, 1996, Congress established Nicodemus National Historic Site, encompassing a portion of the town of Nicodemus, Kansas, to be administered by the National Park Service with the following express purpose:

> 1. to preserve, protect, and interpret for the benefit and enjoyment of present and future generations, the remaining structures and locations that represent the history (including settlement and growth) of the town of Nicodemus, Kansas; and
>
> 2. to interpret the historical role of the town of Nicodemus in the Reconstruction period in the context of the experience of westward expansion in the United States.[1]

The establishment of this new unit of the National Park system built upon previous efforts to recognize the national significance of the town, including its designation as a National Historic Landmark (NHL) on January 7, 1976, an Historic American Buildings Survey documentation project conducted in 1983 by students and staff of the College of Architecture and Design at Kansas State University, and a special resources study prepared in 1993 by the National Park Service. In 1996, the five buildings discussed in this Historic Structures Report Update were established as a National Historic Site to be administered by the National Park Service.

This Historic Structures Report Update has been developed with consideration of the recent General Management Plan as well as the 2002 HSR. The recommendations presented in this report are based on the analysis of existing conditions and integrity as well as the treatment recommendations implemented to date. The technical treatment recommendations in this report are based on the treatment *preservation*, as this treatment focuses on stabilizing and protecting the properties as they currently exist. However, this approach will need to be modified to include aspects of the treatments *restoration* and *rehabilitation* as GMP initiatives are implemented, especially if recommendations for ownership of the various properties are realized. With these factors in mind, the following treatment recommendations have been made.

[1] U.S. Congress Public Law 104-333, November 12, 1996, section 512.

STUDY BOUNDARIES AND DESCRIPTION OF PROPERTIES INVOLVED

Nicodemus National Historic Site is located in Nicodemus Township, Graham County, Kansas. The site is in the northwestern portion of the state, approximately 40 miles north of Interstate 70 and the city of Hays. The National Historic Site consists of five noncontiguous parcels of land within the Nicodemus Township.

This Historic Structures Report Update addresses the five properties that comprise the Nicodemus National Historic Site:

- the former African Methodist Episcopal (A.M.E.) Church – a 0.17 acre lot located at the northwest corner of Third Street and Adams Avenue
- the Old First Baptist Church – a 0.18 acre property located at the northeast corner of Fourth Street and Washington Avenue
- the former St. Francis Hotel (also known as the Fletcher-Switzer Residence) – a 0.55 acre property located at the southeast corner of Third Street and Washington Avenue
- the former Nicodemus School District No. 1 Building – a 2.33 acre site located at the northwest corner of Fourth Street and Madison Avenue
- Township Hall – an approximately 0.73 acre site at the northwest corner of

Second Street and Washington Avenue.

PROJECT SCOPE AND METHODOLOGY

The purpose of the Historic Structures Report Update is to provide a companion document to the 2002 Nicodemus HSR, including any updates to the findings of research, investigation, analysis, and evaluation of the historic structures. In addition, the preservation objectives for the historic properties are updated and as are treatment measures recommended for implementing and accomplishing these objectives. The Historic Structures Report Update will provide the NPS with a basis for decision-making for preservation of the buildings. Together with the HSR, the report update will also serve as a record document of existing conditions and as a basis for planning future preservation and maintenance.

Each HSR is tailored to the requirements of the specific project. For this Historic Structures Report Update a complete revision of the original HSR was not necessary; however, many key issues were addressed including updating the condition assessment of the existing materials and structural systems of the buildings, as well as associated repair and preservation treatments. This Historic Structures Report Update included the following tasks:

1. Limited archival research
2. Documentation of the buildings with digital photography
3. Visual inspection and condition assessment of architectural features and building materials
4. Visual inspection and condition assessment of structural systems
5. Limited visual inspection and condition assessment of mechanical, electrical, and plumbing systems
6. Verification of previously noted significant character-defining elements and systems
7. Selection of a preferred treatment approach and development of specific treatment recommendations along with detailed cost estimates
8. Preparation of the Historic Structures Report Update.

No samples or building materials studies were performed during this study, with the exception of limited wood species identification as discussed below. Also no destructive testing or investigation was performed. Further investigation that requires extensive removals, dismantlement, excavation, or more extensive testing is addressed in the recommendations provided in this report.

The following tasks were performed as part of this study:

Research and Document Review. Limited research was performed to search out additional documentation of the history and construction of the buildings, particularly as related to work performed since completion of the 2002 HSR study. Documents were assembled on recent stabilization efforts on several of the buildings as well as PMIS statements for planned stabilization and preservation efforts. This research builds upon the significant historical and archival research performed for the 2002 HSR and the Cultural Landscape Report.

Measured Drawings. For purposes of this update, measured drawings prepared to document the existing properties in the 2002 HSR, and 2004 stabilization contract documents prepared for the stabilization of the First Baptist Church, were used as baseline documents to record existing conditions. Drawings were also found for the north wall stabilization of the Nicodemus School District No. 1 Building, prepared by the NPS Historic Preservation Training Center. These drawings can be used in the future as baselines to prepare construction drawings for the recommended treatments. For this report, reduced size copies of the First Baptist Church and School stabilization documents are provided in Appendix B.

Condition Assessment and Documentation. Members of the project team performed a two day site visit to update building documentation and perform a visual condition assessment. The site visit for condition assessment was performed November 9–10, 2009, by project team members from BVH and WJE. During this site visit, visual observation was made of all five buildings and existing conditions were documented with field notes and photographs. The visual inspection addressed the exterior envelope of each building as well as interior spaces and features.

Development of History and Evaluation of Significance. No additional research was performed on the developmental history nor was any additional evaluation performed of the historical significance. The 2002 HSR evaluation provided the basis for the updated recommended treatment alternatives.

Development of Preservation Objectives, Requirements for Treatment, and Treatment Recommendations. In cooperation with the National Park Service, and in coordination with the GMP, 2002 HSR, and CLR, the preservation objectives and requirements for treatment of the five subject buildings were updated. Based on the requirements for treatment, the recommendations for treatment were revised for each building.

These treatment approaches relate to the long term use of the buildings as described under the GMP. Before the long term uses can be determined, however, issues of building ownership and management must be resolved. In the interim, the treatment *preservation* as described in the 2002 HSR remains appropriate to protect the historic resources in the short term. Therefore, the technical treatment recommendations presented herein are focused on immediate maintenance and stabilization measures to protect the buildings. Additional investigation and review of existing conditions of the subject buildings will be needed once the decision is made to implement long term uses consistent with the GMP. Once the long term uses of the individual buildings are identified, treatment efforts may change from basic maintenance and stabilization to restoration or rehabilitation treatment approaches appropriate to the end use.

Preparation of Historic Structures Report Update. The information gathered through research, condition survey, and review and discussion was compiled into this Historic Structures Report Update. This report has been prepared following the organizational guidelines of the National Park Service, and addresses all five buildings included in the study.

SUPPLEMENTAL HISTORY AND WORK PERFORMED

A.M.E. CHURCH

As discussed in 2002 *Historic Structures Report,* significant stabilization work was implemented at the A.M.E. Church beginning in 1996, and continuing in 2000 and 2001. After completion of the HSR, additional stabilization work was performed beginning in 2003–2004. Work has continued in subsequent years.

In late 2003, the front doors at the east elevation were removed and shipped to the NPS Historic Preservation Training Center in Frederick, Maryland, for restoration. The work included wood repairs and installation of new glazing at the upper panels. The doors were recoated with white paint. The existing hinges were retained and a new doorknob/lockset was installed. New threshold sweep weatherstripping was added at the sill of each door, and the operation of the doors was adjusted for a secure fit. The wood door frame was also repainted as part of this work. The doors were reinstalled in spring 2004 (Figure 1).[2]

New limestone for use in repairing the A.M.E. church was purchased in 2003 and delivered to the site on September 26, 2003.[3] Subsequently, several stone units near grade on the south elevation were replaced (Figure 5). Some stone units were installed in 2009, however the extent of that work is not documented. The original stone units were observed to be severely deteriorated when inspected during the 2001 HSR field work. Additional new limestone material is stored on wooden pallets to the north of the building. The new stone material is not covered or secured.

In 2004, the exterior stucco was removed from all exterior walls of the main sanctuary; the stucco remains in place on the exterior walls of the vestibule (Figure 3).

Following the stucco removal, the masonry joints of the west elevation were repointed. Based on visual observations, a relatively hard portland cement based mortar was apparently used. The mortar was installed deeply into the joints and was raked back up to 1/2 inch from the stone surface. The masonry joints of the east and south elevations were also repointed after the stucco was removed. A different mortar mix was used than on the west elevation, with the mortar joints filled to the masonry surface and struck concave (Figure 4).[4] The repointing work was implemented by NPS staff.

In September to December 2005, four new wood-framed double hung windows were fabricated and installed by a contractor engaged by NPS to replace the existing ventilated board-ups and windows at the south elevation (Figure 2). The original windows were considered to be deteriorated to be repaired. It is not known if the original window sash were salvaged for storage. The new window units are wood, one-over-one double hung, single glazed units, primed with two coats of Porter Paints #513 (an oil-modified acrylic bonding primer) and painted with one coat of Porter Paints #631 (100 percent acrylic gloss paint), color Brilliant White. The design of the new units matched the profiles and construction of the original windows, based on surviving fragments of the original windows.[5]

Exterior wood elements of the building were painted in summer 2007.[6] Although not documented, this work may also have included painting the exterior stucco at the vestibule. NPS supplied the materials, and the Colorado Range Riders Youth Corps performed the work.

2. PMIS 85774A, Completion Report dated December 22, 2003.
3. Ibid. The new stone was supplied by Bayer Stone, Inc., St. Mary's, Kansas, and is identified as Manhattan White (Cottonwood), Machine-Split Veneer Stone, from quarries in Chase or Pottawatomie Counties, Kansas.
4. PMIS 85774B, Completion Report dated March 10, 2005.
5. PMIS 85774C, Completion Report dated January 13, 2006.
6. PMIS 85774D, Completion Report dated November 20, 2007.

At the interior of the A.M.E. Church few changes have occurred since the *2002 Historic Structures Report.* At the east anteroom, little if any of the interior finishes have been modified since 2002. The floor of the anteroom is finished with 3-1/4 inch wide tongue and groove flooring with a blue-gray painted finish. The ceiling is wood tongue and groove boards, painted white. The boards are approximately 3/4 inch thick by 5-1/2 inches wide. The exterior entry doors are wood stile and rail doors with three inset panels, unpainted. The glass view panel in the upper part of the door is covered with Masonite. The doors into the sanctuary are white painted wood stile and rail with inset panels and spring hinges. Additional equipment and tools stored in the anteroom are presumably being used for the exterior repairs and modifications (Figures 6 and 7).

The sanctuary is also much as it was in 2002. Most of the 1 x 6 flooring boards and tongue and groove ceiling bead boards that were removed for the north wall stabilization still lie within the space in piles. These piles, once neatly stacked and organized, have been moved and pieces strewn about, most likely the result of workers needing to have access to portions of the exterior walls for recent work. The north wall is still a temporary plywood and stud wall constructed as part of the previous stabilization work. The south, east, and west walls are plaster applied directly to stone and are painted pink (Figures 8, 9 and 10). The chancel area is defined by a raised wood platform with three tiers at the west end of the sanctuary. This platform includes wood railings, balusters, a communion rail, and several sets of steps. Portions of the pulpit rail remain in place while other fragments are scattered around the space. No other improvements or alterations were observed.

Figure 1. The restored doors at the east elevation of the A.M.E. Church. Compare to Photo A-19 in the 2002 HSR. Photo by BVH, 2009.

Figure 2. New windows at the south elevation. Photo by WJE, 2009.

Figure 3. Overview from the southeast showing the removal of stucco from the main sanctuary and the recoating of the stucco at the vestibule. Photo by WJE, 2009.

Figure 4. Detail at the southwest corner of the church, showing two types of repointing mortar, with joints struck back on the west elevation (left) or tooled to a concave profile on the south elevation (right). Photo by WJE, 2009.

Figure 5. New stone units were installed near grade on the south elevation. Compare to Photo A-20 in the 2002 HSR. Photo by WJE, 2009.

Figure 6. View of south east corner of Anteroom. Note tools and equipment stored. Photo by BVH, 2009.

Figure 7. View from Anteroom into Sanctuary. Photo by BVH, 2009.

Figure 8. View looking towards north east corner of Sanctuary. Note that all ceiling boards have been removed since 2002 HSR. Photo by BVH, 2009.

Figure 9. View looking towards Chancel in Sanctuary. Photo by BVH, 2009.

Figure 10. Detail of items removed and piled near Chancel. Note that materials include door, frame, wall and floor boards. Photo by BVH, 2009.

OLD FIRST BAPTIST CHURCH

After completion of the HSR in 2002, a major structural and building envelope stabilization project was implemented at the Old First Baptist Church. The project included installation of exterior structural shoring at the east wall; interior shoring to support the roof framing near the east wall; reinforcing of the roof structure; re-roofing of the building with new wood shingles; reconstruction of the vestibule mansard roof; reconstruction of the northwest addition roof; dismantling of the brick chimney; removal of finishes at interior partition walls and localized portions of the ceiling; localized stucco and masonry repairs; and installation of window board-ups with ventilation. This work was implemented from December 2005 to September 2006.[7] The stabilization project was designed by the HSR project team and is documented in the as-built drawings included in Appendix B.

While much of the interior fabric observed and documented in the 2002 HSR remains, the stabilization project caused several changes and modifications to some of the interior finishes and systems. Prior to the stabilization, a clean-up of the interior was performed, including mitigation of vermin and mold growth.[8] As part of the stabilization, carpet and vinyl sheet floor coverings were removed and a protective layer of 4 foot by 8 foot sheets of oriented strand board (OSB) was laid over the majority of the floor area. Since much of the stabilization work was focused on the east wall, tower, and west interior/chimney bearing walls, these areas of the interior were the most affected by the work. At the east wall ceiling, a narrow section of the stamped tin ceiling running north to south over the entire length of the wall was been removed (Figures 22 and 23). Correspondingly, a narrow section of flooring along the east wall was removed to allow the insertion of a wood structural shoring and bracing and small concrete foundation piers. All of the flooring boards and ceiling panels were carefully disassembled, stacked, and stored within the interior of the sanctuary (Figures 18 and 19). At the west wall dividing the kitchen from the sanctuary, most of the existing wall over the kitchen pass-through window was dismantled, including the brick chimney and plaster finishes. Additional structural wood framing and shoring was installed, leaving the pass-through window and door opening intact (Figure 14). The structural improvements and the need to insert additional beams and framing also necessitated the removal of the tin ceiling panels at the kitchen. The appliances in the kitchen have been cleaned, disconnected, and are stored within the room. The propane gas space heater originally located in the sanctuary has also been disconnected and is stored within the interior of the church (Figure 21 and 24). The study and the two toilets remain in much the same condition and configuration as observed in 2002. The remainder of the interior finishes including plaster walls, wood wainscoting, doors and frames are unchanged since 2002.

7. PMIS 91926.
8. PMIS 118896, Completion Report dated December 1, 2006.

Figure 11. Overview from the southeast showing east wall shoring. Photo by BVH, 2009.

Figure 12. Wood shoring at the east wall. Photo by WJE, 2009.

Figure 13.. Interior shoring to support the roof structure near the east wall. Photo by BVH, 2009.

Figure 14. Interior shoring and removal of finishes at the interior partition wall between the sanctuary and kitchen. Photo by BVH, 2009.

Figure 15. Reconstructed vestibule mansard roof. Photo by WJE, 2009.

Figure 16. Typical window board-up. Photo by BVH, 2009.

Figure 17.. Reconstructed northwest addition roof. Photo by WJE, 2009.

Figure 18.. View of chancel. Note new shoring at east wall beyond. Photo by BVH, 2009.

Figure 19. Detail view of stored flooring boards in the chancel. Also note protective layer of OSB applied over historic flooring remaining in place. Photo by BVH, 2009.

Figure 20. Detail view of stored furniture at center of sanctuary. Photo by BVH, 2009.

Figure 21. Detail view in kitchen. Note that appliances have been disconnected from power/propane, cleaned, and stored. Photo by BVH, 2009.

Figure 22. Detail view of ceiling/wall junction at east wall showing strip of ornate tin ceiling material removed for shoring installation. Photo by BVH, 2009.

Figure 23. Detail at southeast corner of sanctuary showing portion of flooring removed to allow repointing and repairs to stone wall/foundation. Photo by BVH, 2009.

Figure 24. Detail at study noting stored gas space heater and materials removed from kitchen area. Photo by BVH, 2009.

Figure 25. Interior view of typical window that has had a protective plywood cover installed. Photo by BVH, 2009.

ST. FRANCIS HOTEL/FLETCHER-SWITZER RESIDENCE

Exterior stabilization work was performed in November 2007 to March 2008 to secure the exterior envelope of the building and address some of the more significant and large-scale deficiencies identified in the 2002 HSR.

Localized stucco repairs were implemented to address large holes and damage, and the exterior stucco and siding were repainted. Damaged areas of wood trim were replaced or repaired by adding new wood pieces over gaps or holes. Window openings on the west, south, and east elevations were boarded up with painted plywood. New membrane flashing was installed to cover the gap between upper level walls and the shed roofs along the north and south sides of the building.[9]

Little if any interior stabilization work or changes has taken place since the 2002 HSR. The interior finishes and systems remain much as they were observed and documented in 2002. At the first floor, the residence is filled with a tremendous amount of furnishings, appliances, and miscellaneous household items. Some flammable and dangerous items are stored within the building, including a gas-filled motorcycle at the rear south porch. It appears that many of the items at the first floor living room and bedroom may have been moved from the second floor east and south bedrooms, as they are almost mostly empty. The north bedroom remains completely filled with household items and furniture (Figures 26 through 30).

Figure 26. View of the north elevation of the St. Francis Hotel/Fletcher-Switzer Residence. Photo by WJE, 2009.

Figure 27. View of the east elevation showing stucco repairs and repainting of exterior stucco and wood trim. Photo by WJE, 2009.

Figure 28. View of the southwest corner of the building, showing flashing repair between the second floor wall and shed roof. Compare to Photo F-18 in the 2002 HSR. Photo by WJE, 2009.

9. PMIS 103880, Completion Report dated April 11, 2008.

Figure 29. View stored materials at rear south porch. Photo by BVH, 2009.

Figure 30. The second floor bedroom has been cleaned out since 2002 and contains few items. The south window has been covered but large gaps around the frame allow moisture to penetrate into the building and wall system. Photo by BVH, 2009.

NICODEMUS SCHOOL DISTRICT NO. 1 BUILDING

Relatively little work has been performed at the school building since the major repair work of summer 1998, as documented in the HSR.

Between August and October 2005, repairs were performed at the north wall to address displacement that had occurred due to previous water leakage (Figure 31). Interior wood shoring was constructed to support the roof structure. Although the drawings for this work indicated that concrete piers were to be built in the crawl space to support the shoring wall, as implemented the shoring wall bears on the floor framing of the schoolhouse. Cellulose insulation was removed from the wall cavity. A new 2x4 sill plate, new 2x4 wall framing, new plywood sheathing, and new painted wood exterior siding was installed at the north wall below the window sill. The original siding was found to be too deteriorated for reuse.[10]

Figure 31. Detail of new stud framing and exterior sheathing below the windows of the north wall. Photo by WJE, 2009.

It appears that some of the intended work was not completed. The interior wood-framed shoring wall remains in place (Figure 32). Some components of the original exterior wood window trim had been removed and not replaced (Figure 33). Matching pieces of wood trim were observed, in a partially repaired condition, stored in the interior of the building.

Figure 32. Interior shoring remains in place at the north wall. Photo by WJE, 2009.

Other than the north wall stabilization, the interior finishes and fabric remain much as they were observed during the inspection conducted for the 2002 HSR. Some furnishings and miscellaneous items have been removed, most likely to accommodate the stabilization work. Some furnishings do still remain, however, in the main classroom space and include school desks and some church pews. All other rooms including the coat room, kitchen, and entry hall are empty (Figures 34 through 38).

10. Project Completion Report, Nicodemus NHS, School House North Wall Stabiliation, FY05, 6345-C205-CCS, for Project No. NICO-05-04; PMIS 92568.

Figure 33. Some exterior wood window trim was removed and not replaced. Note temporary plastic sheeting at left window jamb. Photo by WJE, 2009.

Figure 34. View looking southeast in classroom. Photo by BVH, 2009.

Figure 35. View looking southwest in classroom. Photo by BVH, 2009.

Figure 36. View of entry hall. Photo by BVH, 2009.

Figure 37. View of coat room. Photo by BVH, 2009.

Figure 38. View of kitchen. Photo by BVH, 2009.

TOWNSHIP HALL

The Township Hall remains in use as the temporary NPS visitor center for the site. At the time of this inspection, several modular office units had been set up in the main auditorium space to accommodate park staff. Renovations are reportedly also underway at a nearby apartment complex for space to serve as park offices. Once these renovations are completed, several of the offices currently housed at the Township Hall will reportedly be moved to the apartment complex, opening up the auditorium for public and interpretive usage.

A variety of maintenance-type work has been initiated by NPS at the Township Hall since the 2002 HSR with the work performed by contractors engaged by NPS.

A new asphalt shingle roof was installed. As part of the roofing project, the wood exterior false rafters and eaves were painted, and the brick chimney was repointed (Figure 38).

The exterior steel window sash and adjacent steel lintels were repainted. The concrete window sills were also painted (Figure 39).

One of the two air conditioning condensers serving the building has been replaced (Figure 40). Also, the 8-foot diameter cesspool installed in 1939 located 30 feet north of the north wall of the Township Hall was replaced with a new septic tank and leach field in August 2005.[11]

At the interior much of the fabric and finishes remain as observed in 2002, but recent maintenance work has included a variety of improvements. At the men's and women's restrooms, new toilet fixtures have been installed and plumbing lines improved/replaced. The wall and floors in the restrooms have been painted and new light fixtures installed. Instantaneous hot water heaters have also been installed in the basement and hot water piped to the lavatories in the restrooms. The walls and floors of the side rooms and stairs outside the restrooms have been painted.

Figure 38. View from the southeast of the Township Hall, showing new asphalt shingle roofing, painted wood trim, and repointed brick masonry chimney. Photo by BVH, 2009.

Figure 39. Newly repainted steel window and concrete sill. Photo by WJE, 2009.

11. PMIS 117969, Completion Report dated September 30, 2005.

Figure 40. The new York air conditioning condenser is at right. Photo by WJE, 2009.

Figure41. View looking south west towards NPS sales/bookstore area. Photo by BVH, 2009.

Figure42. View looking along the northwest wall where NSP staff offices were installed. Photo by BVH, 2009.

Figure43. Detail view in basement. Note installation of instantaneous water heater and new plumbing lines. Photo by BVH, 2009.

Figure 44. Detail view in men's restroom. Note new toilet fixtures, plumbing and new paint finishes. Photo by BVH, 2009.

Figure 45. Detail view in west side room/stair. Note new exit door, panic hardware, exit lighting, handrail improvements, and paint finishes. Photo by BVH, 2009.

1 UPDATED CONDITION ASSESSMENT

A.M.E. CHURCH

Exterior

The following conditions were observed during site work performed for the HSR Update:

- The recently restored front doors are in good condition, and the new windows in the south elevation are in good condition.
- The main roof structure appears to be stable. The asphalt shingle roofing is watertight. The interior roof shoring is in good condition and appears to provide appropriate support.
- Exterior wood trim has an intact, recently applied paint coating.
- The corrugated sheet metal roof of the vestibule is generally intact and unchanged since the 2002 HSR.
- The temporary north wall appears to be generally intact. There are some gaps and openings that can allow vermin to enter the building.
- As noted in the 2002 HSR, there is an open joint at the north and south sides of the vestibule where the stuccoed vestibule walls meet the stone walls of the sanctuary (Figure 46).
- Due to removal of stucco from the main portion of the church, a much greater extent of stone masonry is now exposed. Individual cracked or spalled stone units are present throughout the facades. It is not known if this distress was pre-existing and concealed by the prior stucco cladding, or if the observed conditions are newly-developed distress caused by the stucco removal or weathering since the stucco removal. Most stone units have distinctive chisel marks, created to provide a key for the previous adhered stucco coating.
- Some of the recently installed pointing mortar at the west elevation has cracked and separated from the stone, and there is some cracking of stone that apparently post-dates the repointing work (Figure 47). At the east and south elevations where a different mortar mix was used, the joints are intact and in good condition. It appears that an inappropriately hard mortar was used at the west elevation, while at the south and east elevations the mortar mix appears to be compatible with the stone substrate.
- The new replacement stone units on the south elevation near grade are intact, although these units are not a good aesthetic match to the adjacent original stone (refer to Figure 5 above). The new stone units may better blend visually once they have weathered.
- The building roof does not have gutters. On the south side, grade slopes away from the building and the soil appears to drain well. Sunlight also helps to dry this side of the building. On the north side, grade slopes toward the building. The turf grass near the building wall was observed to be saturated with water (Figure 48).
- On the south side, the window openings are defined by masonry arches infilled with semicircular stone lunettes above the rectangular window opening. One of the lunette stones has cracked and requires repair (Figure 49). It is possible that this stone was cracked previously, but that the cracking was concealed by the prior stucco cladding.
- Cracking of the stucco on the east elevation of the vestibule is unchanged since the 2002 HSR. The stucco appears to have been recoated since the 2002 HSR.

Interior

Entry Vestibule

- The flooring exhibits some cupping, warping, and water damage at the southwest corner, and is in fair condition overall.
- The vestibule walls have a plaster finish over limestone masonry. The plaster finish is in poor condition and has fallen off the limestone substrate in many places, leaving the limestone exposed. A large crack has developed in the plaster near the entry doors to the sanctuary indicative of structural movement (refer to Figure 7).
- The ceiling is composed of bead board tongue and groove planks attached directly to the underside of the bottom chord of the roof truss, and is in fair condition. An access hatch has been cut into the bead board ceiling and covered with a piece of plywood (Figure 50). The paint finish on the bead board ceiling is not excessively built up and the beading detail is still evident. The paint, however, is in poor condition with localized failure and general chalking.
- The doors to the sanctuary are painted double swinging wood stile doors, each with a single panel. The doors and double action hardware are in fair condition.

Sanctuary

- The vinyl floor covering has been mostly removed with small portions of the covering still in place.
- The subfloor was partially disassembled at the side walls for the previous stabilization project. Where the subfloor planking remains in place it is in fair condition, with cupped, warped, checked, and loose boards .
- The plaster on the walls exhibits severe cracking and delamination of plaster due to water damage. The plaster in the sanctuary is generally in poor condition. The north wall is in the same condition as in 2002, with exposed stud framing and plywood sheathing installed during the NPS structural stabilization efforts in 2000.
- The bead board tongue and groove ceiling has been removed in its entirety and has been stacked haphazardly in the middle of the sanctuary.

Chancel

- The floor of the chancel is warped and cupped, and is in fair condition overall.
- Towards the rear of the chancel, the wood flooring of the raised chancel has been partially removed to expose the floor joists below.
- Several pieces of wood trim are missing from the chancel railing, including caps at the posts and stiles of the communion rail. The rail is in fair condition.
- Debris and detritus litter the chancel and sanctuary.

Figure 46. View inside the vestibule. There is a continuous open joint (note visible daylight) between the main sanctuary wall and the vestibule walls at the north and south sides of the vestibule. Photo by WJE, 2009.

Figure 47. Cracking of recently repointed mortar joints and stone at the west elevation. Photo by WJE, 2009.

Figure 48. Saturated turf grass along the north elevation. Photo by WJE, 2009.

Figure 49. Cracked lunette stone over one window on the south elevation. Photo by WJE, 2009.

Figure 50. Access to attic space above cut into bead board ceiling of vestibule. Photo by BVH, 2009.

OLD FIRST BAPTIST CHURCH

Exterior

The following conditions were observed during site work performed for the HSR Update:

- The interior and exterior of the building remain in stable condition following stabilization work implemented in 2005–2006. The new roofing systems are intact and appear watertight. The window and door board-ups are intact.
- Galvanized metal roof flashings have begun to develop surface corrosion, and some cedar shingles are cupped or split (Figure 51). This weathering of the roof materials does not appear to have affected the water tightness of the roof system.
- Newly applied stucco is intact, although other areas not included in the recent work have localized cracking and delamination. The areas of new stucco installed in 2006, as well as older pre-2001 stucco repair areas, are not coated (Figure 52).
- Although treated lumber was used for the exterior east wall shoring, the wood elements are starting to weather (Figure 53).
- The paint coating on the wood trim enclosures has begun to weather (Figure 54).
- The concrete masonry walls of the northwest addition have weathered noticeably since the 2002 HSR. Few stucco remnants now remain on this structure, except directly below the roof overhang. Many mortar joints are heavily eroded or completely open (Figure 55). Efflorescence is present at some areas, indicating water penetration of the masonry construction.

Interior

Foyer

- The wood flooring of the foyer is warped and cupped, and is in fair condition overall.
- The plaster walls have water damage and are cracked. The plaster is in fair condition. The wood wainscot is deteriorated with severe water damage and is in poor condition.
- Some plaster has been removed to allow for the new tower framing, exposing the lath beneath (Figure 56).
- The ceiling of the foyer has been removed to accommodate new joist framing for the tower above (Figure 56).
- The exterior doors and frames have been removed and replaced with a temporary plywood door and side panel, painted on the exterior only. The transom has also been in-filled with plywood (Figure 57).

Sanctuary

- Portions of the wood flooring have been removed to accommodate stabilization efforts and a protective layer of oriented strand board (OSB) panels has been laid over much of the floor.
- The wood plank flooring is cupped, warped, and split due to water infiltration at the southwest corner but generally is in good condition overall.
- The carpet at the stage/chancel floor has been removed and OSB panels laid down over the floor planking.
- The plaster walls are severely cracked and plaster has been removed or fallen off in many locations, exposing the wood lath beneath. The plaster is generally in poor condition. The painted bead panel wainscot below the plaster is in good condition.
- The east wall has been stabilized and stud framing with bracing has been installed to support the roof framing above.
- The plaster and lath of the west wall separating the sanctuary from the kitchen have been removed and the header over the server window temporarily stabilized with crib framing (Figure 58).

- The pressed metal ceiling is generally in fair to good condition. Portions of the metal ceiling have been removed to accommodate stabilization efforts.

- The kitchen doors and frame, as well as the serving counter door, have been removed. The doors are stored in the kitchen space

- The railing of the chancery is missing.

Kitchen

- The carpet in the kitchen has been removed with wood floors remaining. The wood floors of the kitchen are in good condition.

- The plaster walls of the kitchen are cracked in localized areas but generally are in good condition. The painted bead panel wainscot and chair rail trim below the plaster are in good condition.

- The pressed metal ceiling in the kitchen is relatively intact and in good condition. The chimney flue has been removed and the opening in-filled (Figure 58).

Study

- The floor of the study is exposed plywood sheathing and exhibits water damage in areas.

- The walls of the study are exposed painted concrete masonry units. The walls show indications of moisture infiltration with efflorescence of the CMU and deterioration of the paint surface. The masonry walls are generally in good condition, while the paint finish is in poor condition.

- The ceiling of the study is composed of gypsum wall board panels affixed to the underside of the bottom chord of the roof joist. Much of the ceiling plane has been removed and remaining portions are severely water damaged (Figure 59). Portions of the ceiling that remain are severely deteriorated, with indications of mold growth (Figure 60).

Toilet Room A

- The floor exhibits severe water damage. The plaster walls are sound and uncracked. The wood paneled walls are severely water damaged. The ceiling has severe water damage and mildew.

Toilet Room B

- There is a hole in the floor caused by water damage and rotted wood. There are cracks in the plaster of the east wall.

Figure 51. Minor cupping of the cedar shingles and corrosion of the sheet metal flashing have occurred as the new roof system has weathered. Photo by WJE, 2009.

Figure 52. The newly installed stucco at the north elevation and elsewhere is uncoated. Photo by BVH, 2009.

Figure 53. The treated wood shoring at the east wall has begun to weather. Photo by WJE, 2009.

Figure 54. The painted wood trim board-ups have begun to weather. Photo by WJE, 2009.

Figure 55. The concrete masonry walls of the northwest addition are significantly deteriorated, with eroded and open mortar joints and efflorescence. Photo by WJE, 2009.

Figure 56. Wall plaster and ceiling plaster removed in foyer for tower stabilization effort. Photo by BVH, 2009.

Figure 57. Entry doors removed and replaced with temporary plywood door and side panel. Photo by WJE, 2009.

Figure 58. Chimney flue removed. Note metal strap that suspended flue masonry. Photo by BVH, 2009.

Figure 59. Ceiling in study that has either fallen down or been removed since 2002. Photo by BVH, 2009.

Figure 60. Ceiling in study exhibiting severe deterioration and apparent biological growth. Photo by BVH, 2009.

ST. FRANCIS HOTEL/FLETCHER-SWITZER RESIDENCE

Exterior

The following conditions were observed during site work performed for the HSR Update:

- Although recent stucco repairs have addressed the large holes in the walls noted in the 2002 HSR, many smaller gaps in the exterior walls remain, some of which may permit water leakage. Recent painting work has stabilized the exterior wood trim, although split, displaced, and broken pieces remain at all elevations. Many areas of wood exterior trim or exposed wood structure (such as the exposed rafter ends) are unpainted (Figures 61 and 62).

- The board-ups of the side and rear elevation windows and doors are effective at securing the building. The north elevation doors and windows are essentially unchanged since the 2002 HSR and remain unboarded to provide access to the interior.

- For the most part, the building roof is unchanged since the 2002 HSR. The many roof/wall intersections and changes in roof plane still likely allow some water leakage to the interior, although the large gaps between the north and south second floor gable walls and the adjacent shed roofs have been covered with new membrane flashing.

- Access to the interior to assess the current condition of the building structure and the water tightness of the building envelope is limited by the material stored in the building (Figure 63). The volume of stored furniture and other items in the interior seems to have increased since the 2002 HSR. Some of these items are flammable and potentially hazardous, including a motorcycle with gasoline in its fuel tank, paint cans, roofing asphalt cans, and a kerosene lamp. Many interior materials have damage and biological growth as a result of previous or ongoing water infiltration (Figures 64 and 65).

Interior – First Floor

Front Porch

- The concrete floor is cracked and spalled, and is generally in poor to fair condition.

Entry

- The paneling on the north, west, and east walls is mismatched, water damaged, and warped, and is in fair condition overall.

- The indoor/outdoor carpeting is worn and loose, and is in poor condition overall.

- The gypsum board ceiling has extensive water damage and is in poor condition, with some pieces of board missing.

- The door into the storage room is rotted with delaminated veneer and is in poor condition.

Living Room/Dining Room

- The linoleum floor is worn and curled, with large pieces missing, and is in poor condition overall.

- The gypsum board ceiling is in fair condition with cracking of panel edge seams. Holes broken through the ceiling reveal old newspapers used as insulation (Figure 66).

- The door into the storage space under the stairs is water damaged and in fair condition. The door to the second floor stairway does not close properly. The lower portion of this door is rotted, with delaminated veneer, and is in poor condition

North Bedroom

- There are cracks at the north and west walls and some minor paint loss. The door into the south bedroom is missing and the finish on the wood door frame is deteriorated.

South Bedroom

- The carpeting is worn. The west and south walls exhibit severe cracking. There is

severe cracking at joints in the ceiling. The door leading to the bathroom has some water damage at the bottom. The stone lintel above the door into southwest bedroom has cracked, and the wood door is off its hinges.

Bathroom

- The flooring is cracked and warped with severe water damage, and is in poor condition.
- The north wall has severe water damage and is in poor condition.
- The wood ceiling has some cracking at the edges and is in fair condition.

Kitchen

- The sheet vinyl flooring is cracked, torn, and delaminated, and is in poor condition overall.
- The wallpaper on the east wall is peeling. The painted plaster on the south wall is deteriorating.
- The kitchen cabinets are warped and water damaged, and are in fair condition overall.
- The door to the back porch is discolored.

Pantry

- The vinyl flooring is warped, deteriorated, and rotted to the point that the crawlspace below can be seen through openings in the floor, and is in poor condition overall.
- The gypsum board is cracked and water damaged at the west wall.
- The ceiling is heavily water damaged at the center of the room. The door frame at the opening to the kitchen is water damaged.

Back Porch

- The carpet is loose and torn, and the vinyl is cracked and in poor condition overall.
- Some of the wood wall paneling is missing, warped, and water damaged.
- The exposed plywood sheathing that comprises the ceiling of the back porch is severely deteriorated and water damaged, and is in poor condition overall. The exposed shed roof framing also exhibits water damage and is in fair condition.

Southwest Bedroom

- The carpeting is worn and torn in places. The plaster of the north wall is cracked and deteriorated. The wood paneling on the other walls is warped and water damaged. The ceiling finishes are warped, peeling, and water damaged.

Interior – Second Floor

East Bedroom

- The carpet is worn and loose.
- The wallpaper on the walls and ceiling is severely cracked and delaminated.

North Bedroom

- The floor is vinyl over wood sheathing. The east, west, and south walls are painted plaster over masonry. The plaster exhibits severe cracking and spalling. The north wall is gypsum board over wood framing. The gypsum board is covered with wallpaper. The wall finishes are severely deteriorated. The sloped ceiling is gypsum board covered with wallpaper. The ceiling materials are severely water damaged.

South Bedroom

- All finishes in the south bedroom are severely deteriorated.
- The carpet is worn and water stained, and is in poor condition.
- The plaster on the walls is cracked in many locations and is deteriorating due to moisture infiltration. Various localized

repairs have been performed since 2002 (refer to Figure 30).

- The gypsum board ceiling, where still in place, is sagging and is deteriorated. Other areas of the ceiling material have been removed or have fallen down, revealing the roof framing above (Figure 67). Newspaper used as wallpaper has been painted over. The newspaper is shredded and torn, and generally falling off the gypsum board substrate. The ceilings are generally in poor condition.

Figure 61. Deterioration of the wood roof overhang, south elevation. Photo by WJE, 2009.

Figure 62. Unpainted wood eave trim and unsealed gaps between stucco and wood trim. Photo by WJE, 2009.

Figure 63. A large quantity of furniture and other items is stored in the building. Photo by BVH, 2009.

Figure 64. Previous or active water leakage has damaged the plywood roof deck and wood rafters at the southeast corner of the first floor. Photo by BVH, 2009.

Figure 65. Previous or active water leakage has resulted in the collapse of gypsum wallboard and ceiling finishes at the second floor. Photo by BVH, 2009.

Figure 66. Access/inspection holes broken into the living room ceiling by unknown party at unknown date. Photo by BVH, 2009.

Figure 67. Gypsum board ceiling deterioration. Photo by BVH, 2009.

NICODEMUS SCHOOL DISTRICT NO. 1 BUILDING

Exterior

The following conditions were observed during site work performed for the HSR Update:

- The existing roof shingles date to the 1990s and are generally intact. Localized roof leakage is occurring around the chimney, most likely related to deficiencies in the roof flashing.
- Significant additional deterioration of the building foundation has occurred since the 2002 HSR. In particular, the cracking at the northeast corner of the building has worsened (Figure 68). Based upon the cross-section of the wall exposed at the crack and spall locations, it appears that the cast-in-place concrete foundation is only intermittently reinforced with salvaged iron fragments such as straps, fencing, and grilles.
- Significant additional weathering of the exterior siding has occurred since the 2002 HSR. The paint coating has subsequently weathered, leaving much of the wood siding exposed. Large portions of the siding have cracked, split, or detached from the building (Figures 69 and 70). The newly installed siding at the bottom half of the north elevation is intact (Figure 71).
- To assist with future repair design, a fragment of wood siding, assumed to be original, was collected for laboratory analysis. The wood material was identified as Western Yellow Pine group *(Pinus ponderosa)*.
- The structural stability of the building roof requires further study. The east wall of the building has bulged outward (Figure 72), likely due to irregular forces imparted by the configuration of the hip roof and the presence of vertical ties from the ceiling joists to one rafter at the centerline of the building . These conditions are unchanged since the 2002 HSR.

- ***Interior***

Entry Hall

- The flooring is cupped and warped, and the finish is worn. The floor of the entry hall is generally in fair condition.
- There is severe cracking of the plaster at the corners of the walls and the paint is deteriorated due to moisture infiltration. The plaster is in fair condition overall.
- The finish of the wood trim is chipped and worn, and has a build-up of multiple coats of paint. The trim is generally in fair condition.
- The ceiling is severely water damaged over the south entry door area and the plaster is delaminating from the wood lath. The ceiling plaster is in fair condition.
- The wood of the door to the exterior is cracked and damaged.

Coat Room

- The floor is in good condition except for accumulation of dirt and debris.
- Minor cracking of the plaster of the east wall is evident; however, the plaster is generally in good condition. The paint finish is peeling, crazed, and in poor condition.
- The ceiling is painted plaster, which is in fair condition.
- The painted wood base trim has worn and chipped paint and is in fair condition.
- The painted finish of the door into the classroom is severely cracked, crazed, and worn. There is also damage at the edges and top of the door.

Storage Room

- There is severe cracking and large areas of plaster delamination at the south, east, and north walls due to water infiltration.

Classroom

- The wood flooring exhibits some warping and cupping but is generally in fair condition overall.
- Past water leakage near the chimney and clean-out on the east wall has damaged the floor, wall, and ceiling.
- Various localized failure of the plaster has left the wood lath exposed. The plaster is in fair condition overall.
- At various locations the plaster is severely cracked. The plaster is in fair to poor condition overall.

Kitchen

- The flooring has severe cracking and curling at the edges.
- Severe cracking has occurred at the east wall, and stepped cracks have occurred on the north and east walls, related to the structural displacement of the east building wall.

Other conditions are essentially unchanged since the 2002 HSR.

Figure 68. Crack at the northeast corner of the foundation. Photo by WJE, 2009.

Figure 69. Deterioration of the existing wood siding at the west elevation. Photo by BVH, 2009.

Figure 70. Deterioration of the existing wood siding at the west elevation. Photo by BVH, 2009.

Figure 71.View of the north elevation showing newly installed wood siding. Photo by WJE, 2009.

Figure 72. The east wall of the building has bulged outward; note the curve of the roof eave line. Photo by WJE, 2009.

Figure 73. Plaster and gypsum wall board removed for stabilization effort. Photo by BVH, 2009.

TOWNSHIP HALL

Exterior

The following conditions were observed during site work performed for the HSR Update:

- Water leakage is occurring at the top of the walls. A possible source for the observed leakage is the unsealed gap between the masonry and wood roof eave trim (Figure 74).

- Water leakage is occurring around the brick chimney on the east face of the roof near the north end. Access to inspect the chimney close-up was not possible during the field work for this study, but the water leakage may be related to the flashing at the base of the chimney. This flashing appears to be older than the recently installed asphalt shingle roofing.

- During the recent roof replacement, new flashing was installed into a new reglet at the joint between the vestibule roof and the main building south wall (Figure 75). The reglet joint and the lap joints within the flashing are unsealed.

- Perimeter drainage at the base of the building is problematic. There are no gutters at the roof. On the east side of the building, there is a concrete walk installed in 1971 along the entire length of the building (Figure 76). On the west side of the building, there is a concrete terrace along the north half (Figure 77). These concrete paved areas slope toward the building, exacerbating stone spalling and staining at the base of the wall. At the north side area well, the exterior basement steps have an area drain that does not seem to be connected to piping (Figure 78). This area reportedly ponds water during rain.

- Other than exterior repainting, the window conditions are unchanged since the 2002 HSR. Deterioration of interior glazing putty is continuing, and many lights have been reglazed from the interior using sealant (Figure 79). There are some cracked panes of glass.

- The existing exterior doors are not original. The south main entrance doors were replaced prior to 1977. The east side entrance door has been replaced since the 2002 HSR and consists of an aluminum door in a vinyl-clad frame. The north basement door is a painted steel door in a wood frame. The west side entrance door is a painted plywood panel door and has been repainted since the 2002 HSR. The west side door has paint loss and wood decay along the bottom edge (Figure 80).

- At the north elevation, the pipe railing around the area well and steps leading to the basement door has surface corrosion and paint loss.

- The basement level window opening at the east side of the north elevation is infilled with glass block, one unit of which is damaged.

- For most of the building, the condition of the exterior masonry has worsened slightly since the 2002 HSR. Distress conditions include step cracking at the south elevation (Figure 81); cracking and spalling at window lintels (Figures 82 and 83); cracking deterioration of mortar joints (Figure 84); localized spalling, especially near grade (Figure 85); and organic growth and staining, which is heaviest near grade on the east and west elevations and across the north elevation.

- The north elevation was affected by a recent hail storm. Many small chips of stone spalled from the stone surface as a result of hail impact (Figure 86). Since the spalled areas are free of organic growth and staining, the elevation has a somewhat speckled appearance (Figure 87). The spalling damage does not require repair, but it does demonstrate the fragility of this stone to impact damage.

Interior

Vestibule

- The textured plaster ceiling has minor cracking and is in good condition overall.
- The painted concrete floor has minor shrinkage cracks and is in good condition overall.
- The exterior entry doors are in good condition. An accessible threshold has been added since 2002.

Ticket Booth

- The paint on the wood ticket counter is chipped. The counter is in fair condition overall.

Closet in Vestibule

- There is minor cracking in the plaster walls and a large crack at the window lintel. The plaster walls are generally in good condition.
- The ceiling plaster has minor hairline cracks and is generally in good condition.
- The paint on the closet door is chipped and scratched, but otherwise the door is in good condition.

Assembly Hall

- The finish on the wood floor is worn and scratched in traffic areas, with some stains near the stage area. The flooring is generally in good condition.
- There is considerable cracking in the plaster walls, especially at the window lintels. Localized water staining is evident; however, the plaster walls are in good condition overall.
- The visible ceiling plane is composed of acoustic ceiling tiles affixed to the bottom chord of the roof trusses, and is in good condition with no visible signs of water leakage.

East Side Room and East Stairs

- The concrete floor has been painted since 2002. Reflective caution tape has been applied to the concrete stair treads (Figure 88). The floors are in good condition.
- There is a suspended acoustic ceiling tile system in the east side room. A tile is missing and the grid exhibits surface corrosion (Figure 89). The ceiling is generally in good condition.
- The plaster walls have minor cracking and water damage, and are generally in good condition.
- The exit door has been replaced since 2002 with a hollow metal door with panic hardware, and is in good condition (figure 88).

Women's Restroom

- The concrete floor in the restroom has been painted since 2002 and is in good condition.
- There is minor cracking in the plaster at the east and west walls. The walls are in good condition.
- The suspended acoustical tile ceiling exhibits water damage, with some warped and deformed tiles. The ceiling is in fair condition.

Stage

- The painted concrete floor is worn at traffic areas.
- There is some warping in the wood wall paneling.
- Some water damage has occurred to the suspended ceiling panels, which are warped and deformed. The ceilings are in fair condition.

West Side Room and West Stairs

- The floor has been painted since 2002. Reflective caution tape has been applied to

the stair treads. The floors are in good condition.

- There is cracking in the plaster wall at the intersection of the stage floor and the basement wall. There is minor cracking and water damage at the southwest corner of the ceiling.

Men's Restroom

- The floor has been painted since 2002. The floor is in good condition.
- Hairline cracking has occurred in the plaster walls and in the original plaster ceiling where visible above the suspended acoustical tile.

Basement

- The basement has been cleaned and painted since 2002. The walls, floors, and concrete ceiling structure have been repainted.

Figure 74. Open joint where the stone masonry meets the wood roof trim at the eave and gable. Photo by WJE, 2009.

Figure 75. New flashing and reglet where the vestibule roof meets the south gable wall. Photo by WJE, 2009.

Figure 76. Staining and stone distress near grade and the concrete paving along the east elevation. Photo by WJE, 2009.

Figure 77. Concrete terrace at the north half of the west elevation. Note the concentration of staining and masonry distress at the areas adjacent to the concrete paving. Photo by WJE, 2009.

Figure 78. Exterior stairs at the north side of the building. Photo by WJE, 2009.

Figure 81. Step cracking at the south gable wall. Photo by WJE, 2009.

Figure 79. Reglazing of individual lights with sealant is visible as a light-colored perimeter (for example, center bottom light). Photo by WJE, 2009.

Figure 82. Spalling of stone at the bearing point of a window lintel. Photo by WJE, 2009.

Figure 80. The west side entrance door has paint loss and wood deterioration. Photo by NPS, 2009.

Figure 83. Cracking of stone at the bearing point of a window lintel. Photo by WJE, 2009.

Figure 84. Cracking of mortar joints. Photo by WJE, 2009.

Figure 85. Heavy staining and spalling of stone, concentrated at grade near the concrete paving. Photo by WJE, 2009.

Figure 86. Spalled stone units at the north elevation due to impact damage. Photo by WJE, 2009.

Figure 87. Intermittent impact damaged stone without organic growth gives the north elevation a speckled appearance. Photo by WJE, 2009.

Figure 88. Painted concrete floor with reflective caution tape at stairs. Photo by BVH, 2009.

Figure 89. Location of missing ceiling tile, revealing removed plaster with lath remaining. Note corrosion on metal frame for ceiling tile. Photo by BVH, 2009.

TREATMENT AND USE

PRESERVATION OBJECTIVES

In the 2002 HSR, the overall treatment *preservation* was recommended for the five buildings of the Nicodemus National Historic Site. The treatment options and details of the *Secretary of the Interior's Standards* are described in the HSR. The *Secretary of the Interior's Standards* identifies *preservation* as an appropriate treatment:

- when the property's distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement.

  The 2002 HSR noted that the five subject buildings were essentially intact, although in varying states of disrepair.

- when depiction at a particular period of time is not appropriate.

  The 2002 HSR noted that the significance of Nicodemus was in part related to the ongoing life of the community and that depiction of a particular historic moment had not been determined.

- and when a continuing or new use does not require additions or extensive alterations.

  The 2002 HSR noted that no General Management Plan (GMP) existed and no new use had been identified for the four disused buildings, and that the Township Hall did not require major alterations to continue to function as an interim visitor center.

Subsequent to the completion of the 2002 HSR, the National Park Service completed a GMP for Nicodemus National Historic Site.[12] The GMP defined the following long-term uses for the five buildings of the study:

- The St. Francis Hotel/Fletcher-Switzer Residence and the Nicodemus School District No. 1 Building were designated as part of the "story area," to be used for the interpretation of Nicodemus for visitors. A long-term goal would be acquisition of these properties by NPS from willing sellers/donors.

- The A.M.E. Church was designated as the "spiritual area," to be used for contemplation and personal reflection by visitors.

- The Old First Baptist Church and the Township Hall were designated as the "traditional use area," to continue to evolve over time to suit community needs and goals. Visitors may be allowed to visit the buildings as determined by local stakeholders, but NPS involvement would be limited.

Because the various long-term uses for the five buildings have been defined by the GMP, it is appropriate to reconsider the overall recommended treatment approach for the buildings. Based on current programmatic requirements for the individual structures, and on current NPS goals for the historic site, different treatment approaches have been identified for the different structures. The specific treatments must be compatible within the overarching preservation guidelines for the historic site. It is important to make sure that the treatment of each individual structure is consistent with the interpretation of the town site as a whole and to avoid the creation of an appearance that never existed historically.

For the A.M.E. Church, the treatment *restoration* is appropriate for the long term use identified in the GMP. Due to the previous deterioration of the building, significant repair work is required before the building can serve its intended function as the "spiritual area." The proposed contemplation/reflection use does not require alteration of the original form of the

12. National Park Service, *Nicodemus National Historic Site: General Management Plan,* April 2004.

building; any needed contemporary facilities for visitors can be provided at other structures of the site.[13] The restoration of the building should be guided by physical evidence and photographic documentation of the building as it existed circa 1950, during its most recent period of active use.

For St. Francis Hotel/Fletcher-Switzer Residence and the Nicodemus School District No. 1 Building, the treatment *rehabilitation* is appropriate for the long term use identified under the GMP. Under this treatment, the buildings can be adapted to meet the interpretative, educational, or other needs of contemporary visitation, physical deterioration of materials can be repaired, and the historic character of the buildings can be protected.

For the Old First Baptist Church and the Township Hall, the treatments *rehabilitation* or *preservation* can be considered for the possible long term uses identified under the GMP. If desired by the local community, the existing physical condition of the buildings can be sustained (with appropriate maintenance to address deterioration or weathering). The *preservation* option assumes that contemporary visitation to these buildings would be limited; in the case of the Old First Baptist Church, visitors would be able to view the building exterior only. Alternately, if the local community identifies new uses that are compatible with the historic character of the structures, the *rehabilitation* option would be appropriate. This option would permit changes to allow new uses of both buildings by the local community and/or visitors to the site.

These treatment approaches relate to the long term use of the buildings as described under the GMP. Before the long term uses can be determined, however, issues of building ownership and management must be resolved. In the interim, the treatment *preservation* as described in the 2002 HSR remains appropriate, to protect the historic resources in the short term. Therefore, the technical treatment recommendations presented below are focused on immediate maintenance and stabilization measures to protect the buildings. Additional investigation and review of existing conditions of the subject buildings will be needed once the decision is made to implement the long term uses identified in the GMP.

Additionally, conceptual recommendations are provided for the restoration of the A.M.E. Church. As the one structure currently owned by NPS, it is likely that it will be possible to proceed with work to address long term treatment goals at this building sooner than for the other buildings of the site. Due to the previous loss of significant portions of the historic fabric at this building, further study will be needed during the design phase to guide the restoration of this building.

REQUIREMENTS FOR TREATMENT

The 2002 HSR defines the logical prioritization of treatment work at the five buildings; provides technical guidance related to the common historic materials of the buildings; and provides general recommendations that apply to all five buildings of the historic site. This information remains relevant and appropriate. Stabilization of the building structures and weatherproofing of the building envelopes should precede rehabilitation of interior finishes. All of the buildings require ongoing inspection and maintenance, continuing after the completion of recommended repair work.

As noted in the GMP, at a minimum it is desirable for NPS to obtain facade easements for non-NPS owned structures.[14] The easement process is intended to protect the integrity of the National Historic Site and ensure that future repair and maintenance work is consistent with the *Secretary of the Interior's Standards.*

13. Development of interpretive media for the A.M.E. Church is proposed under PMIS 143710.

14. A preservation facade easement is a voluntary legal agreement providing that the property's historic values will be preserved through subsequent ownership. In addition, the owner may obtain tax benefits. Under the terms of an easement, property owners grant a portion of, or interest in, their property rights to a historic preservation organization such as the National Park Service or a not-for-profit group. Once recorded, an easement becomes part of the property's chain of title in perpetuity, thus binding not only the owner who grants the easement but all future owners.

RECOMMENDATIONS FOR FUTURE RESEACH

The following areas of study are recommended for further research:

1. **Structural analysis.** All of the buildings continue to have some potential structural deficiencies that may be the primary cause of the distress observed in the building fabric, including problems with foundations and wood floor and roof framing. As outlined in the 2002 HSR recommendations and the specific recommendations listed below, structural analysis of particular construction details is necessary before damage to building finish materials, such as plaster or stucco, is repaired.

2. **ADA compliance.** Compliance with the Americans with Disabilities Act (ADA) is dependent upon the use of the structure. Until a determination is made regarding the intended use of the buildings, the degree of non-compliance and the need for architectural modifications to achieve compliance cannot be fully assessed. Prior to making architectural modifications to the buildings, consideration should also be given to off-site interpretation of the history and significance of the buildings in lieu of making the buildings themselves fully accessible.

3. **Code compliance.** Compliance with building codes is also dependent on the use of the structure. Until an ultimate determination is made regarding the intended use of the buildings, the need for code-related modifications cannot be assessed. In working with historic buildings, a creative approach that provides life safety while maintaining significant building fabric is most appropriate. If drastic changes to the historic building fabric would be required to achieve code compliance for a particular use, the appropriateness of that use for that building should be reconsidered.

4. **Termite inspection.** All of the buildings contain substantial amounts of wood structural and finish elements. Although there is no obvious sign of active termite damage at present, ongoing inspection and monitoring to avoid future damage is appropriate.

5. **Archaeological investigation.** Several of the specific recommendations below involve disruptions to subsoil conditions, including the installation of perimeter drainage or foundation repair. It is important when any excavation is made for any reason on the townsite that a proper archaeological investigation is coordinated with the work. It would not be surprising to find lost or discarded items that would reveal the patterns of past daily life, particularly considering the prevalence of dugout and sod construction in the early history of the townsite.

6. **Additional Finish Analysis and Research**. It is recommended that during the interim prior to any rehabilitation or restoration, further research be performed on the configuration and material finishes of the building exteriors and interiors at the period of significance. This would include further paint and finish analysis, and plaster and wood analysis. Accompanying this should be an effort to complete a detailed inventory of the materials stored at the interiors of the buildings to determine what is available for reuse for restoration or rehabilitation.

ADDITIONAL GENERAL RECOMMENDATIONS

1. For the four buildings that are not presently occupied, consideration should be given to providing a minimum level of heat inside the buildings during the winter months. A minimum of 50 degrees Fahrenheit is recommended to help protect building materials. This could be accomplished by the installation of small electric heaters: for the Nicodemus District No. 1 School, one heater would need to be located near the center of the classroom; for the other three

buildings, two heaters would be needed at selected locations on the first floor. Repairs to electrical service and wiring would need to be implemented prior to the installation of heaters. Electric heaters are a safer and less expensive alternative than gas-fired heaters; they can safely be used in unoccupied buildings. (See also next item about possible incorporation of smoke and heat detectors.)

2. Consideration should be given to installing smoke detectors in all of the buildings. However, smoke detectors do not function in unheated spaces, so this would require that a minimum level of heat be maintained, as described above. Alternately, heat detectors could be installed. Heat detectors do not require a heated interior to function, but they would need to be connected to a fire alarm panel and monitoring station in a normally occupied building. Therefore, heat detectors require that electrical and telephone service be repaired and reconnected to the buildings.

3. Propane tanks are located at the A.M.E. Church, St. Francis Hotel/Fletcher-Switzer Residence, Old First Baptist Church, and Nicodemus District No. 1 School Building. The propane tanks should be emptied and the propane pipes disconnected at each tank.

UPDATED RECOMMENDATIONS

A.M.E. CHURCH

The proposed long term use of the A.M.E. Church is as a spiritual space for contemplation and reflection by visitors to the National Historic Site. The following discussion includes recommendations for both immediate weatherproofing and protection of the building (short-term treatment recommendation) as well as general work intended to restore the building (long-term treatment recommendation) to its circa 1950 appearance, prior to the discontinuation of its use by the church congregation in the 1950s and the severe physical deterioration of the building that occurred from the 1960s to 1990s.[15] This target restoration date is appropriate in order to maintain a consistent overall interpretation of the town site. Restoration of this building to an earlier appearance would conflict with the intention to retain later additions and alterations to other buildings of the town site.

Stabilization

- Improve site drainage adjacent to the north wall by adding fill near the building and re-grading to provide positive surface slope.

- Repair spalls deeper than one inch in stone masonry with stone dutchman units.

- Secure cracked stone units, such as the lunette stone over the south elevation window opening, with stainless steel pins.

- Reroof the east vestibule to match the main roof, including appropriate flashing at the intersection of the vestibule roof and the east wall of the sanctuary.

- Repair cracks in the stucco cladding of the vestibule with appropriate cementitious materials.

- Review project documentation and/or perform laboratory materials analysis to determine what mortar mixes were used in recent repointing work at the west and south elevations. The appropriate treatment for the west elevation, where inappropriate repointing mortar was previously installed, needs further study, coordinated with the results of the mortar study performed in 2000 for the A.M.E Church (refer to Appendix E in the 2002 HSR). In particular, further assessment is needed to determine whether it will be possible to remove the mortar without significantly damaging the stone units.

- Perform laboratory testing and petrographic study of original stone material to guide future selection of more appropriate mortar mixes and possibly identify a replacement stone type that will be a closer aesthetic match.

- Install backer rod and sealant on both the interior and exterior where the walls of the east vestibule meet the east wall of the sanctuary.

- Maintain the north temporary wall. Close gaps in the north temporary wall using plywood at large openings. At the perimeter of the wood cladding and joints between wood pieces, seal with sealant.

- Maintain the sanctuary roof and painted exterior wood elements.[16]

Restoration

- Reconstruct the north side masonry, the north elevation cross gable, and the north vestibule. The exterior reconstruction will require a new foundation, new masonry wall construction, new wood structural roof and floor framing, and new window and door units. Fragments of some of these original elements exist in the building and may be used to guide the design of the new work. Further research is required to establish the

15. The proposed rehabilitation/restoration scope for the A.M.E. Church is described in PMIS 154163.

16. Proposed cyclical maintenance of the A.M.E. Church is described in PMIS 114171.

dimensions and details of the cross-gable, arched window, and vestibule.[17]

- Once the north wall is reconstructed, the roof structure can be reinforced as needed and adapted to bear on the new north wall, allowing the interior shoring to be removed.

- To address drainage of the site and from the roof, a perimeter French drain system should be installed, aligned to the roof overhang.

- Repair and replace wood floor joists and decking to address rotted and deteriorated wood and restore the interior floor structure.

- Apply a new stucco finish to the exterior masonry walls. A painted stucco coating is appropriate to the restored circa 1950 appearance of the building. Aesthetically, the stucco will conceal the color mismatch between the new and original stone units. Further research is needed to determine an appropriate stucco mix design that will be durable and will protect and preserve the original stone masonry wall construction.

- Additional work recommended during the interim period prior to restoration would include the completion of further research to the configuration and material finishes of the exterior and interior at the period of significance. This would include further analysis of plaster, wood, and painted finishes. Accompanying this effort should be a detailed inventory of the materials stored at the building to determine what is available for reuse for restoration.

- Once the research and inventory is completed, final restoration design can proceed.

- The final restoration design will need to respond to a reuse and interpretive program that has not yet been defined. This program will affect the need for, and most likely require, accessible routes to and into the building, the installation of a minimal electrical system to provide power for lighting, security and detection systems, and the installation of a minimal mechanical system to provide minimal heating during the winter months to protect restored finishes. Additional systems such as automatic fire protection, lightning protection and telephone/ telecommunications may also be required.

- Interior restoration will involve reinstallation and restoration of the wood tongue and groove bead board ceiling; reinstallation and restoration of the wood tongue and groove flooring of the sanctuary and vestibule; reinstallation and restoration of the chancel rail and chancel flooring; repair of the interior masonry walls; and restoration of the plaster finishes and painted finishes to the period of significance.

17. A proposed geophysical inventory of the A.M.E. Church site is described in PMIS 90474. This project should include identification of the location of the foundation for the north vestibule.

OLD FIRST BAPTIST CHURCH

Since the exact long term use of the Old First Baptist Church has not been determined, the following repair recommendations are intended to preserve the building in its current, stabilized condition with a weatherproof exterior, pending future determination of an appropriate long term treatment.

- Maintain the exterior paint coating of the window board-ups and soffit board-ups. Within the next five years, recoating of the exposed exterior wood elements should be performed.

- Maintain the exterior structural shoring. Treated wood elements should be painted or sealed within the next two years.

- Coat the newer stucco and weathered original stucco where paint is absent. Potentially, the entire building could be recoated to provide a consistent appearance.

- Further stucco repairs should be considered to address delaminated and cracked areas of stucco, beyond the localized repairs implemented in 2006.

- Repoint the concrete masonry walls of the northwest addition. Consideration could be given to applying a stucco coating to these walls, to match the original design of the addition. Since the wall construction of the addition consists of only a single wythe of concrete masonry, the walls are likely to experience ongoing moisture penetration without some type of protective coating.

- Monitor and maintain the new roof systems.

- Document and remove all mold and mildew damaged materials at the study and two toilet rooms. Apply biocide and clean all affected areas to prevent the spread of mold and biological growth to other areas of stabilized interior.

ST. FRANCIS HOTEL/FLETCHER-SWITZER RESIDENCE

The long-term use of the building is to support interpretation of Nicodemus for visitors. Until an interpretive program is established and the future use is identified, the scope of rehabilitation work cannot be defined. In the interim, the following recommendations are intended to stabilize the building and provide a weatherproof envelope.

- Document, catalogue, and remove all of the furniture, appliances, boxes, household items, window curtains, and other stored objects from the building. Furniture and other salvageable items should be stored off-site and can be considered for possible future use in interpreting daily life in Nicodemus. Properly dispose of potentially hazardous items such as paints and other household chemicals.

- Following removal of household items, document and remove water-damaged interior finishes such as fabric, carpet, gypsum board, particle board, and wood paneling. Representative samples of each material from each room should be salvaged and retained archivally as part of the historic record of the building. The disconnection and draining of the electrical, gas, and water utilities should also be verified.

- Document and remove all mold and mildew damaged materials. Apply biocide and clean all affected areas to prevent the spread of mold and biological growth to other areas of stabilized interior.

- Following the clean-up work, the building can be assessed in more detail for required structural repairs and locations of active water leakage.

- Perform localized maintenance-type roof repairs. In particular, flashings at transitions between roof areas and at roof/wall intersections should be reviewed.

- Replace missing trim boards, especially at the roof overhang.

- Repair, prime, and paint exterior wood trim, windows, doors, the dormer wall siding, and front porch wood frame. The front porch wood frame should not be painted until it is confirmed that it was painted originally. Alternately, the frame could be coated with a clear penetrating wood sealer.

- Install backer rod and sealant at gaps between wood trim and stucco.

- Repair the cracked stone lintel at the first floor south facade (at the door location between bedrooms 2 and 3), on the original rear wall of the house, using stainless steel anchor rods.

- Replace decking and floor joists at localized areas of rotted and deteriorated wood, such as water-damaged floor joists and flooring at location of water heater on first floor near center of house, and sister new studs adjacent to the water-damaged wood studs at the east wall of the rear porch.

- Repair splits in first floor lapped siding on the north facade. Repair missing and displaced corner trim.

- The water utilities to the building should be isolated outside the building and all water drained in the piping and in the bathroom water heater tank.

- Exposed Romex wiring should be removed.

NICODEMUS SCHOOL DISTRICT NO. 1 BUILDING

The long-term use of the building is to support interpretation of Nicodemus for visitors. The following discussion includes both recommendations for immediate weatherproofing and protection of the building as well as work intended to rehabilitate the building for use in the interpretation of the site.

Stabilization

- Secure cracked and displaced portions of the foundation using surface-mounted stainless steel straps.

- Retain the interior shoring at the north wall.

- Complete the restoration of the north wall wood window trim and reinstall original trim pieces.

- Secure the building by boarding up window openings and providing louvers for temporary ventilation. Remove the metal-framed screens from the north windows and store in the building.

- Repoint the brick masonry chimney, and install new flashing at the perimeter of the chimney at its base.

- Repair cracks in the concrete front porch slab with sealant. Repair the concrete block walls at the porch base with grout. Repair cracks in the concrete steps with sealant. Seal the joints at the back of the steps.

- Clean, prime, and paint the steel porch columns and base plates. The existing posts are contributing to distress at the porch roof; therefore, the bearing condition where the posts meet the historic box beam should be modified. Also, seal open joints in the porch fascia.

- The gas piping in the kitchen should be secured to the wall. Currently it is loose and could pull off of its inadequate supports.

- Rehabilitate the exterior wood siding. The paint coating applied in 1998 protected the existing wood siding for a number of years, but deterioration has become more widespread recently. Further maintenance-type repainting is unlikely to extend the life of the siding. A more intensive work program is now required. All exterior wood siding and wood trim should be stripped of paint. It may be desirable to remove all of the siding to allow for inspection of the underlying structure. This work should be coordinated with the recommended structural analysis and reinforcing of the walls (as further discussed below). Also, if the long term reuse of the building includes conditioning of the interior space, consideration should be given to adding insulation and/or an air and water barrier to the walls during this work. Intact pieces of wood siding should be salvaged for reinstallation, but it is anticipated that a significant proportion of the siding is severely deteriorated and will need to be replaced with new material. The new wood siding should match the dimensions, species, and placement of the original siding. Similarly, wood exterior trim elements likely will require repair or replacement. The new or salvaged wood siding and trim should be primed and painted to match the original color.

- Document, catalogue, and remove all of the furniture, appliances, and other stored objects from the building. Furniture and other salvageable items should be stored off-site and can be considered for possible future use in interpreting daily life in Nicodemus during the period of significance. Properly dispose of potentially hazardous items such as paints and other household chemicals.

- Document and remove all mold and mildew damaged materials. Apply biocide and clean all affected areas to prevent the spread of mold and biological growth to other areas of stabilized interior.

Rehabilitation

- Design and construct a new cast-in-place concrete foundation for the building. Since the existing concrete foundation is shallow and unreinforced, it cannot be repaired in a manner that will provide for long term preservation of the historic building. Therefore, following detailed documentation of the original foundation, an entirely new foundation should be constructed. Consideration could be given to creating a full basement to house contemporary mechanical equipment or provide space for on-site storage. As part of the foundation work, analyze and reinforce as needed the first floor wood joists and flooring.

- Analyze and reinforce the wood roof and wall structure as needed to properly support dead and live loads. As noted in the 2002 HSR, the weight of the plaster ceiling in the main interior space appears to be causing the roof to deflect downward. It likely is not possible to straighten the displaced east wall of the school, but structural reinforcing should be provided to secure it in its existing position. The structural displacement is likely also the cause of the observed plaster cracking at the walls and ceilings of the small east rooms of the school. Following structural analysis and repair, remove the north wall interior shoring.

- Restore the front porch by reconstructing the wood floor structure, porch roof supports, and railing to match the historic appearance of the porch as documented in archival photographs.

- Restore the windows and doors, including repair and repainting of wood components, repair and repainting of metal sash, replacement of corroded screen mesh, replacement of missing muntins and other components, replacement of cracked glass and glazing putty, rehanging of previously removed sash, and installation of perimeter sealant.

- The final rehabilitation design will need to respond to a reuse program that has not yet been defined. This program affect the need for, and most likely require, accessible routes to and into the building, the installation of new electrical systems to provide for power, lighting, security, and detection systems, and the installation of an HVAC system to provide for heating and potentially cooling during the periods of use as well as to protect restored finishes. Additional systems such as automatic fire protection, lightning protection and telephone/ telecommunications may also be required.

- Interior rehabilitation should consider the patching and repairing of plaster wall and ceiling finishes, restoration and reuse of the wood tongue and groove flooring, and reuse and restoration of wood trim and millwork elements such as doors, frames, baseboards, and other features.

- The final rehabilitation design will need to balance the retention of historic interior fabric with functional needs.

- Consideration should be given to energy improvements and energy conservation enhancements during the design phases. As the exterior restoration is implemented, additional enhancements as discussed above should be considered.

TOWNSHIP HALL

The Township Hall is generally in fair condition. Localized repair and maintenance tasks are recommended to sustain and rehabilitate the building in its current use as the interim visitor center.

- Undertake immediate measures to improve the drainage of the site at the building perimeter. At the east elevation, remove the concrete paving, except for a narrow stoop aligned to the east side door. Remove soil and regrade the area to provide positive slope away from the building. The top of grade at the building wall should occur just below the lowest course of limestone masonry. Install pea gravel to promote drainage.

  At the west elevation, remove the concrete terrace paving in the zone closest to the building. Cast a new sloped sidewalk to connect the west side door to the remaining terrace. Remove soil and regrade the area to provide positive slope away from the building. The top of grade at the building wall should occur just below the lowest course of limestone masonry. Grade at the southwest corner is already below this level and should be filled to raise the grade several inches. Install pea gravel to promote drainage.[18]

  At the north side area well, clean out the drain to provide minimal temporary drainage into the soil.

- Following or in lieu of the immediate measures outline above, provide a new site and perimeter drainage system. Excavate the site and install subsurface drain tile, connected to a sump pump. Provide a new connection to the north area well drain. Along the east and west elevations, install a French drain aligned to the roof overhang. As part of this work, consideration could be given to installing waterproofing on the subsurface portions of the foundation stone masonry.

- Perform appropriate masonry repairs, including the following:

  - Conduct petrographic and laboratory study of the existing stone and mortar materials to guide selection of appropriate masonry repair materials.

  - Repair joints at step cracks at the south elevation. First, install simple crack gauges and monitor the cracks for increasing width. If, as seems likely, the cracks grow and shrink due to temperature variations, a sealant repair will be appropriate. Following the cracked mortar joint locations as closely as possible, rout the mortar joints to a depth three times their width and install backer rod and sealant. If, however, the cracks are progressively growing wider regardless of temperature variations, further structural investigation will be needed to determine the cause of this cracking. If the cracks are determined to be non-moving, they can be repaired by installation of mortar similar to that used for repointing.

  - Perform localized repairs and install dutchman units at isolated locations of severely deteriorated, spalled, cracked, and missing portions of stone units.[19]

  - Install backer rod and sealant in the open joint between masonry and the wood roofline trim.

  - Repoint open and cracked joints in the stone masonry walls.

  - Perform a cleaning study to determine appropriate materials and methods, and clean the stone masonry facades to remove organic growth and heavy soiling.

18. Removal of the concrete paving near the building on the east and west elevations is proposed under PMIS 114163.

19. Repair of spalled stone units at grade along the east and west elevations is proposed under PMIS 114163.

- Investigate the condition of the brick masonry chimney. If indicated by conditions observed, repoint the brick masonry chimney and/or replace the flashing at the chimney/roof intersection.

- Repair split soffit boards at the roof overhang. Maintain the existing paint coating.

- Restore the steel windows, including removal of the glazing putty on the interior side, replacing cracked panes of glass, repainting all metal surfaces, reglazing from the interior side, and installation of new perimeter sealant. Consideration should be given to adding new interior storm windows to improve the thermal efficiency of the window system.

- Clean of corrosion, prime, and paint the steel pipe railing at the north elevation area well.

- Restore the exterior doors. At the south entrance, consideration could be given to reinstalling the original front doors (now stored in the basement). The stored doors should be examined to confirm that they are original and to determine the extent of modification/repair required to accommodate their reinstallation.

  At the east and west side entrances and the north basement entrance, the existing doors are non-original units. The west entrance door is more heavily deteriorated; as an interim repair measure, this door could be replaced with a contemporary door, similar to the recent work at the east side entrance. The paint coating on all three doors should be maintained. In the long term, all three of these doors should be replaced with new wood doors matching the historic door type of the building.

For the building interior, the following maintenance repairs are recommended:

- Repair cracked and water-damaged plaster.

- Replace water-damaged ceiling tile in toilet rooms.

The following repairs are recommended for the mechanical, electrical, and plumbing systems:

- Exposed Romex wiring should be replaced with wiring and raceways suitable for an exposed installation.

OPINION OF PROBABLE COSTS

The construction cost estimate in Appendix A was developed by an independent cost consultant who provided a detailed cost breakdown for the proposed treatment options and elements. The estimator visited with the project consultants, reviewed the draft HSR documents including the HSR Update, the 2002 HSR, and the accompanying drawings and sketches to develop quantity take-offs and component pricing. The estimate reflects the labor rates for the Nicodemus, Kansas, area and a 2010 construction period. The estimate includes labor, overhead, and profit for construction as well as a design and construction contingency. Costs for items including professional fees, furnishings, special technical equipment, exhibits, or artwork are not included.

Please refer to the cost estimate in Appendix A of this report.

BIBLIOGRAPHY

Refer to the Bibliography in the 2002 HSR for a complete list of sources.

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Bahr Vermeer Haecker Architects, Ltd.; Wiss, Janney, Elstner Associates, Inc.; and Alvine and Associates, Inc. *Nicodemus National Historic Site, Historic Structures Report.* October 25, 2002.

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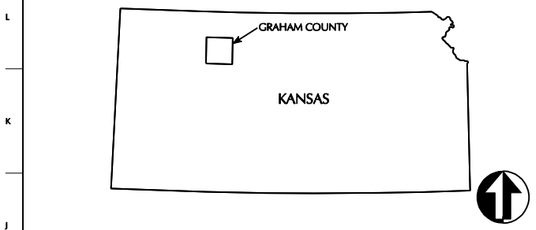
———, Nicodemus National Historic Site, Midwest Region, and Harpers Ferry Center. *Long-Range Interpretive Plan: Nicodemus National Historic Site.* September 2009.

APPENDIX

Appendix B: Construction Drawings, Old First Baptist Church Repairs, 2004

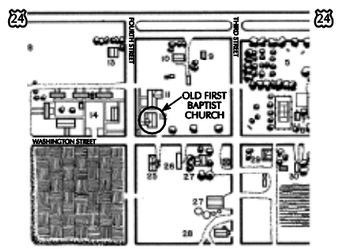
APPENDIX B: CONSTRUCTION DRAWINGS, OLD FIRST BAPTIST CHURCH REPAIRS, 2004

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS



J1 | AREA MAP
NO SCALE | NOTE:

F1 | VICINITY PLAN
NO SCALE | NOTE:



C1 | SITE MAP
NO SCALE | NOTE:

OLD FIRST BAPTIST CHURCH, NICODEMUS, KANSAS, LOOKING NORTHEAST. PHOTO BY BVH, 11/2003

INDEX OF DRAWINGS

SHEET	SUB SHEET	TITLE OF SHEET
1	-	COVER SHEET
ARCHITECTURAL		
2	A1	SITE PLAN
3	A2	FLOOR PLAN
4	A3	ROOF PLAN - DEMOLITION
5	A4	ROOF PLAN - NEW CONSTRUCTION
6	A5	WEST ELEVATION
7	A6	NORTH ELEVATION
8	A7	EAST ELEVATION
9	A8	SOUTH ELEVATION
STRUCTURAL		
10	S1	EAST WALL STABILIZATION
11	S2	ROOF FRAMING PLANS
12	S3	RAFTER REPAIRS
13	S4	TOWER ROOF REPAIRS
14	S5	MASONRY AND STUCCO REPAIRS

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MARK	SHEET	REVISED	SHEET	MARK
		8 APRIL 2004		
		14 JUNE 2004		
		12 AUGUST 2004		
		15 SEPTEMBER 2004		

RECOMMENDED _____ DATE
CHIEF, CULTURAL RESOURCES
CONCURRED _____ DATE
SUPERINTENDENT, NICODEMUS NATIONAL HISTORIC SITE
APPROVED _____ DATE
REGIONAL DIRECTOR, MIDWEST REGION
REVIEWED _____ DATE
REVIEWED _____ DATE

CONSTRUCTION DOCUMENTS

UNITED STATES
DEPARTMENT OF THE INTERIOR

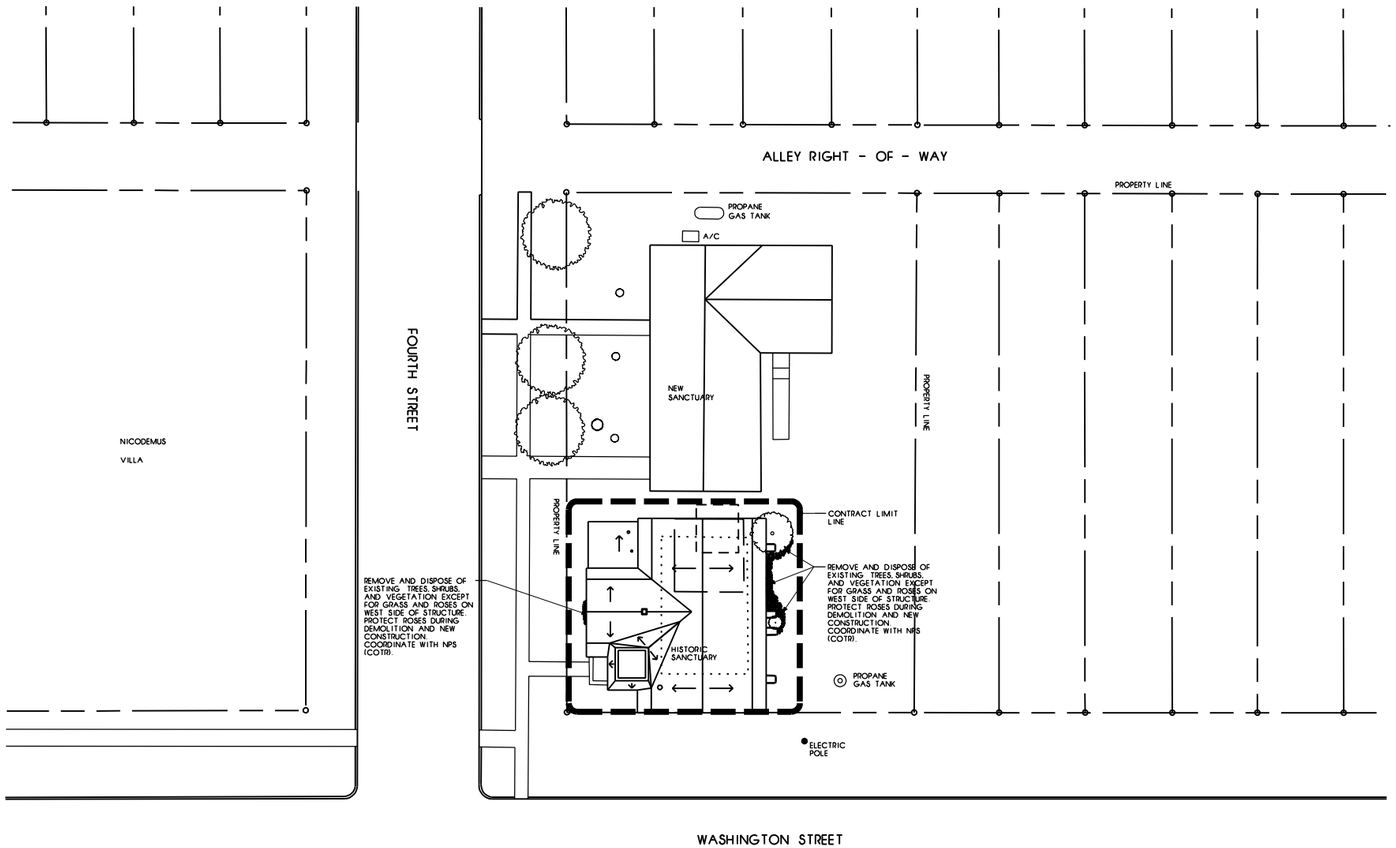
NATIONAL PARK SERVICE
MIDWEST REGIONAL OFFICE

OLD FIRST BAPTIST CHURCH STABILIZATION

NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

REGION: MIDWEST | COUNTY: GRAHAM | STATE: KANSAS

DRAWING NO. 030 80001
SHEET 1 OF 14



LEGEND

- APPROXIMATE LOCATION OF DUGOUT SANCTUARY CA. 1877
- APPROXIMATE LOCATION OF SOD SANCTUARY CA. 1880
- APPROXIMATE LOCATION OF STONE SANCTUARY CA. 1885

B1 — SITE PLAN

1" = 20'-0"

NOTE:

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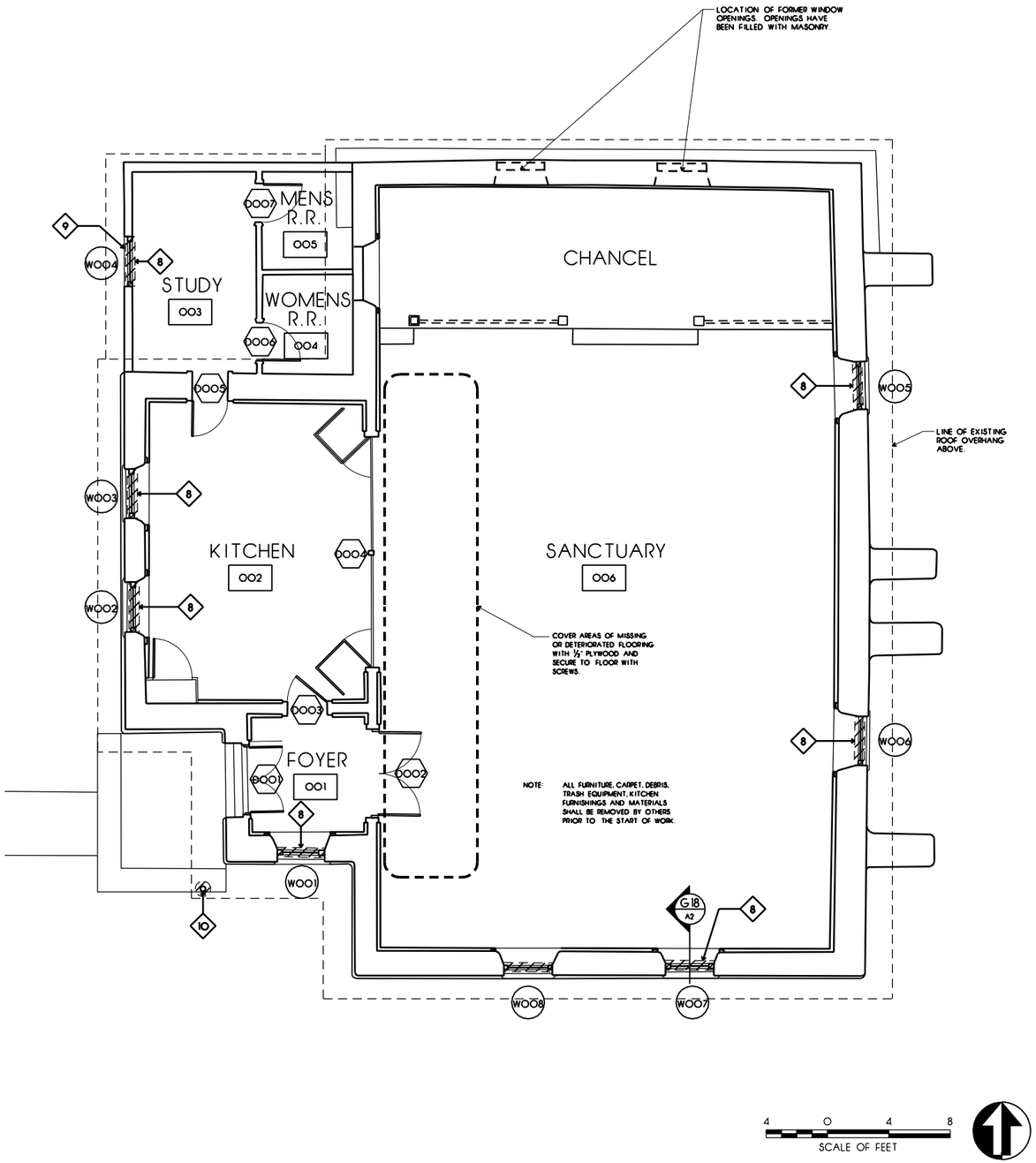
DESIGNED J. HANDELAND
DRAWN M. HANSEN
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A1

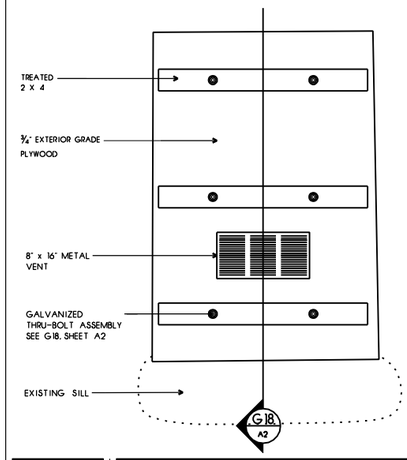
SITE PLAN

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

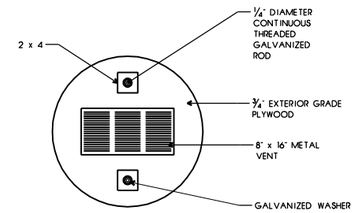
DRAWING NO. 030 / 80001
SHEET 2 OF 14



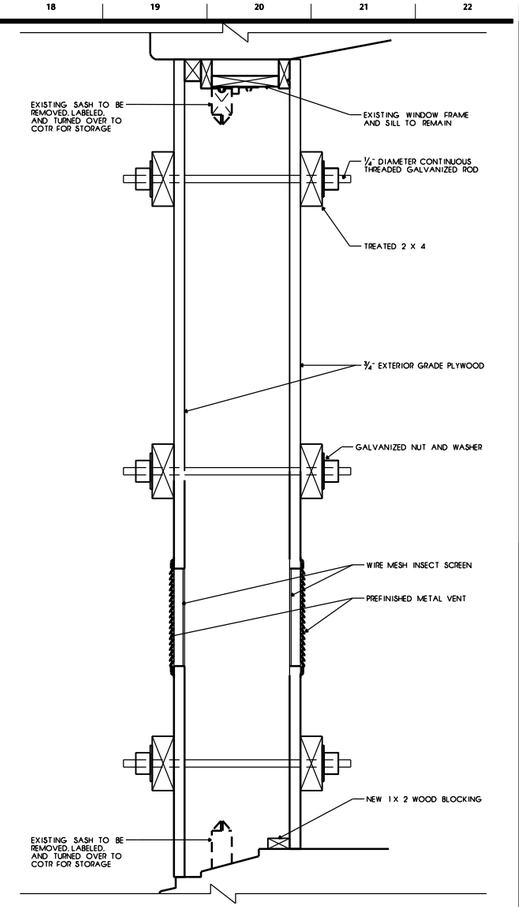
B1 FLOOR PLAN
1/4" = 1'-0"
NOTE:



L13 TYPICAL VENTED WINDOW COVER
1" = 1'-0"
NOTE: SEE B1 ON SHEETS A5, A6, A7, AND A8, FOR LOCATIONS OF THIS DETAIL.



G13 ROUND ATTIC WINDOW COVER DETAIL
1" = 1'-0"
NOTE: SEE B1 ON SHEETS A5 AND A8 FOR LOCATIONS OF THIS DETAIL.



G18 VENTED WINDOW COVER DETAIL
3" = 1'-0"
NOTE:

B13 DEMOLITION KEYNOTES
NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLES, WOOD SHINGLES, AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL.

2 REMOVE AND DISPOSE OF EXISTING WOOD SHINGLES AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. VERIFY EXISTING LAP DIMENSION AT SHINGLES.

3 REMOVE AND DISPOSE OF ENTIRE EXISTING TOWER ROOF, INCLUDING ROLL ROOFING, WOOD SHINGES, 1x OPEN SHINGLE LATH, AND STRUCTURAL FRAMING. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEETS S2 AND S4 FOR ADDITIONAL DESCRIPTION OF WORK. VERIFY LAP DIMENSION, SIZE, SHAPE, AND LAYOUT PATTERN OF WOOD SHINGLES BEFORE REMOVAL.

4 REMOVE AND DISPOSE OF ENTIRE LOW SLOPED ROOF, INCLUDING ROOF FRAMING RAFTERS. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEET S2 FOR ADDITIONAL DESCRIPTION OF WORK.

5 REMOVE EXISTING BRICK CHIMNEY TO BELOW ROOF LINE. SALVAGE AND CLEAN BRICK. PLACE A SHEET OF PLYWOOD ON INTERIOR FLOOR OF BUILDING AND CAREFULLY STACK BRICK ON PLYWOOD FOR FUTURE REUSE.

6 REMOVE AND DISPOSE OF EXISTING VENT PIPE OR FLUE PIPE TO BELOW ROOFLINE.

7 REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, AND VEGETATION, EXCEPT FOR GRASS AND ROSES ON WEST SIDE OF STRUCTURE. PROTECT ROSES DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE WITH NPS (COTR).

8 REMOVE EXISTING WINDOW SASH AND STORE IN PROTECTIVE CONTAINER FOR REUSE AT A LATER DATE IN A SEPARATE FUTURE PROJECT. DELIVER FOR STORAGE WITHIN 1/4 MILE OF THE PROJECT SITE AS DIRECTED BY NPS (COTR).

9 REMOVE EXISTING PLYWOOD COVER AT WINDOW OPENING, EXTERIOR FACE.

10 REMOVE AND DISPOSE OF ENTIRE EXISTING METAL PIPE COLUMN.

11 REMOVE AND DISPOSE OF ENTIRE EXISTING CRICKET, INCLUDING STRUCTURAL FRAMING. OPEN 1x WOOD LATH, AND WOOD SHINGLES.

12 REMOVE AND DISPOSE OF EXISTING SCREEN OR PLYWOOD INFILL AT ROUND WINDOW.

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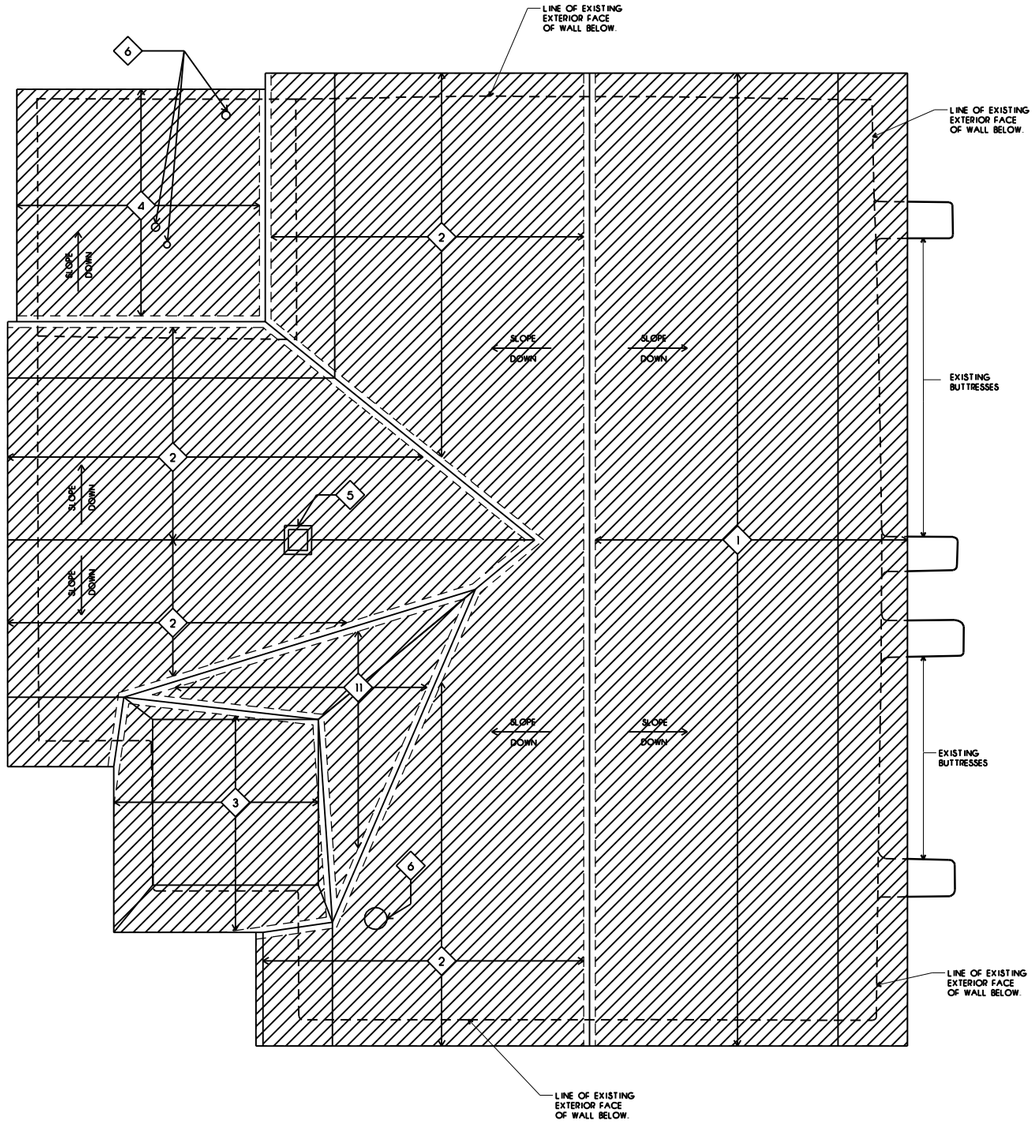
DESIGNED J. HANDELAND
DRAWN M. HANSEN
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A2

FLOOR PLAN

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

DRAWING NO. 030 80001
SHEET 3 OF 14



4 0 4 8
SCALE OF FEET

B1 ROOF PLAN - DEMOLITION

1/4" = 1'-0"

NOTE:

1 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE AN EXISTING ELEMENT OF THE BUILDING IS TO BE REMOVED. REFER TO KEYNOTE NUMERAL FOR A DESCRIPTION OF THE WORK.

2 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE STUCCO IS MISSING OR DELAMINATED AND SHALL BE REMOVED. REPOINT EXPOSED MASONRY. SEE DETAIL 11, SHEET S5.

P13 DEMOLITION GENERAL NOTES

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLES, WOOD SHINGLES, AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL.

2 REMOVE AND DISPOSE OF EXISTING WOOD SHINGLES AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. VERIFY EXISTING LAP DIMENSION AT SHINGLES.

3 REMOVE AND DISPOSE OF ENTIRE EXISTING TOWER ROOF, INCLUDING ROLL ROOFING, WOOD SHINGES, 1x OPEN SHINGLE LATH, AND STRUCTURAL FRAMING. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEETS S2 AND S4 FOR ADDITIONAL DESCRIPTION OF WORK. VERIFY LAP DIMENSION, SIZE, SHAPE, AND LAYOUT PATTERN OF WOOD SHINGLES BEFORE REMOVAL.

4 REMOVE AND DISPOSE OF ENTIRE LOW SLOPED ROOF, INCLUDING ROOF FRAMING RAFTERS. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEET S2 FOR ADDITIONAL DESCRIPTION OF WORK.

5 REMOVE EXISTING BRICK CHIMNEY TO BELOW ROOF LINE. SALVAGE AND CLEAN BRICK. PLACE A SHEET OF PLYWOOD ON INTERIOR FLOOR OF BUILDING AND CAREFULLY STACK BRICK ON PLYWOOD FOR FUTURE REUSE.

6 REMOVE AND DISPOSE OF EXISTING VENT PIPE OR FLUE PIPE TO BELOW ROOFLINE.

7 REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, AND VEGETATION, EXCEPT FOR GRASS AND ROSES ON WEST SIDE OF STRUCTURE. PROTECT ROSES DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE WITH NPS (COTR).

8 REMOVE EXISTING WINDOW SASH AND STORE IN PROTECTIVE CONTAINER FOR REUSE AT A LATER DATE IN A SEPARATE FUTURE PROJECT. DELIVER FOR STORAGE WITHIN 1/4 MILE OF THE PROJECT SITE AS DIRECTED BY NPS (COTR).

9 REMOVE EXISTING PLYWOOD COVER AT WINDOW OPENING, EXTERIOR FACE.

10 REMOVE AND DISPOSE OF ENTIRE EXISTING METAL PIPE COLUMN.

11 REMOVE AND DISPOSE OF ENTIRE EXISTING CRICKET, INCLUDING STRUCTURAL FRAMING, OPEN 1x WOOD LATH, AND WOOD SHINGLES.

12 REMOVE AND DISPOSE OF EXISTING SCREEN OR PLYWOOD INFILL AT ROUND WINDOW.

K13 DEMOLITION KEYNOTES

NOTE:

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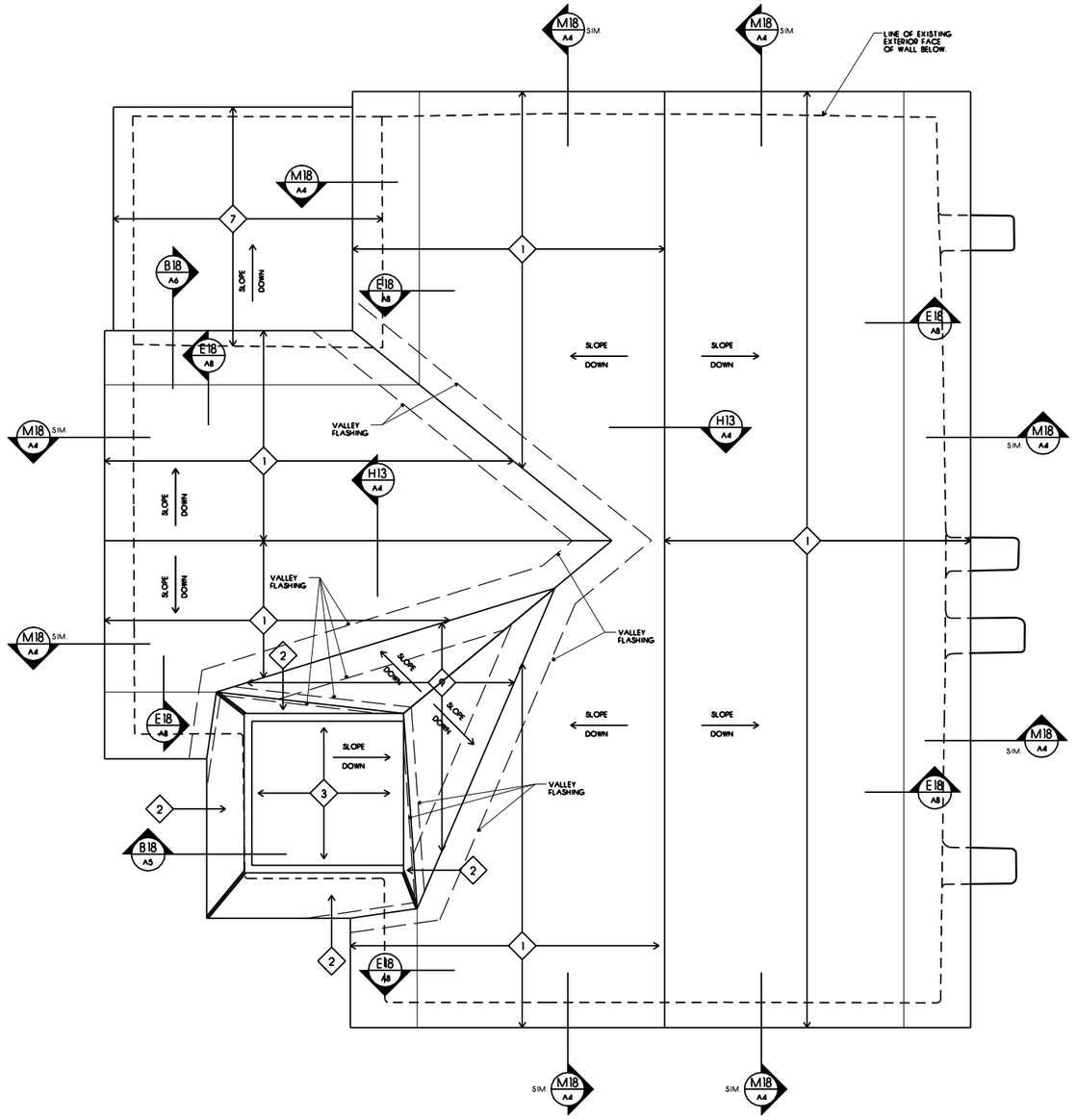
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A3

ROOF PLAN DEMOLITION

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

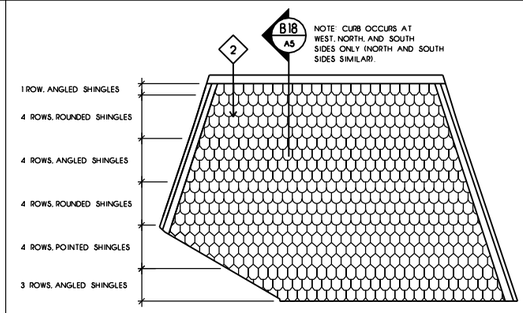
DRAWING NO. 030 80001
SHEET 4 OF 14



B1 — ROOF PLAN - NEW CONSTRUCTION

1/4" = 1'-0"

NOTE:

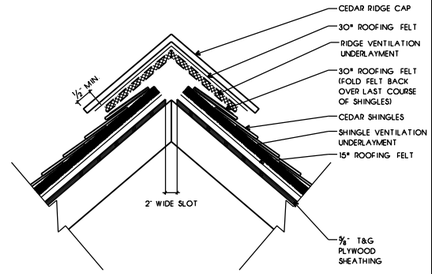


NOTE: SAME SHINGLE PATTERN AT NORTH, EAST, AND SOUTH ELEVATIONS.

M13 — WEST ELEVATION AT TOWER ROOF

3/8" = 1'-0"

NOTE: NORTH, EAST, AND SOUTH ELEVATIONS SIMILAR



H13 — CEDAR ROOF RIDGE SCHEMATIC DETAIL

1" = 1'-0"

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 INSTALL NEW PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING. SEE H13, SHEET A4.

2 INSTALL NEW STRUCTRUAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING WITH DECORATIVE SHINGLE SHAPES. SEE M13, SHEET A4; AND B18, SHEET A4.

3 INSTALL NEW ROLL ROOFING ON TOP OF TOWER. SEE B18, SHEET A5.

4 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AFTER CAREFULLY REMOVING, LABELING, AND TURNING EXISITING WINDOW SASHES OVER TO COTR. SEE L13, SHEET A2; G18, SHEET A2; AND G13, SHEET A2.

5 NEW TEMPORARY WOOD DOORS INSTALLED BY OTHERS.

6 INSTALL PLYWOOD ENCLOSURE AROUND EXISTING EAVE, SOFFIT, FASCIA, AND TRIM. SEE M18, SHEET A4; AND H18, SHEET A4.

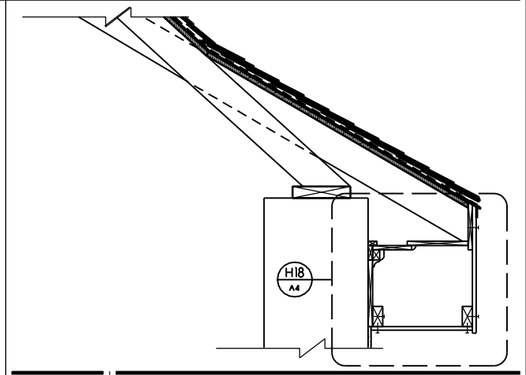
7 INSTALL NEW ROLL ROOFING ON LOW SLOPED ROOF.

8 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AT ROUND WINDOW.

9 INSTALL NEW CRICKET, INCLUDING STRUCTURAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING.

B13 — NEW CONSTRUCTION KEYNOTES

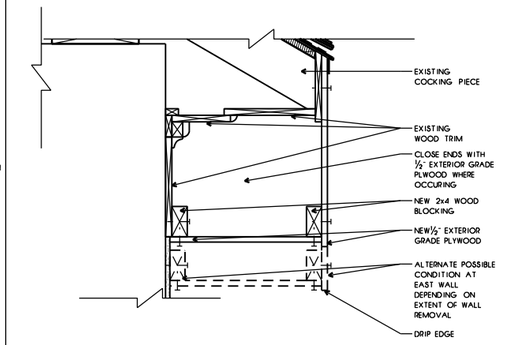
NOTE:



M18 — SECTION AT ROOF EAVE

1" = 1'-0"

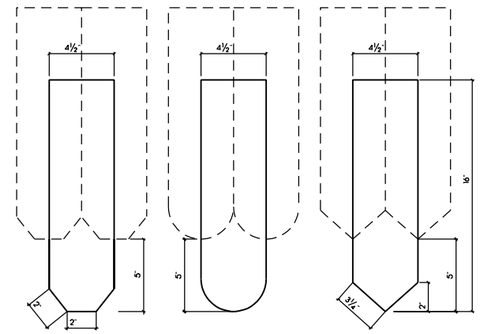
NOTE:



H18 — ENLARGED SECTION AT ROOF EAVE

1 1/2" = 1'-0"

NOTE: THESE SHINGLE SHAPES OCCUR ONLY AT THE TOWER PORTION OF THE ROOF



B18 — CEDAR ROOF SHINGLE TYPES AT TOWER

3" = 1'-0"

NOTE: THESE SHINGLE SHAPES OCCUR ONLY AT THE TOWER PORTION OF THE ROOF

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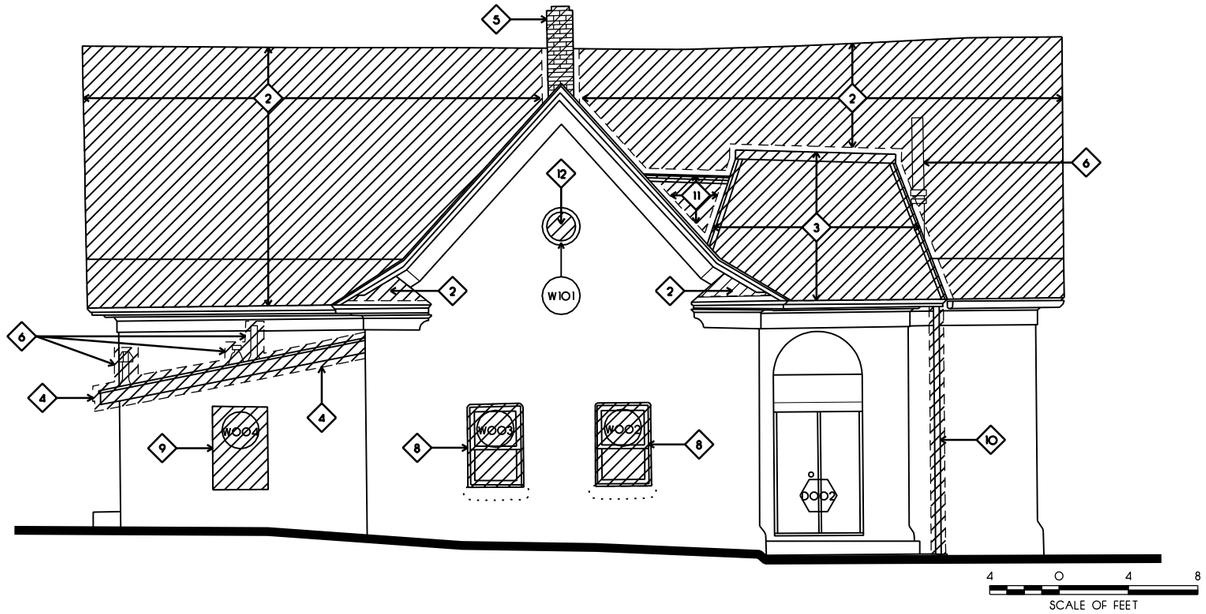
DRAWN M. HANSEN
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A4

ROOF PLAN NEW CONSTRUCTION

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

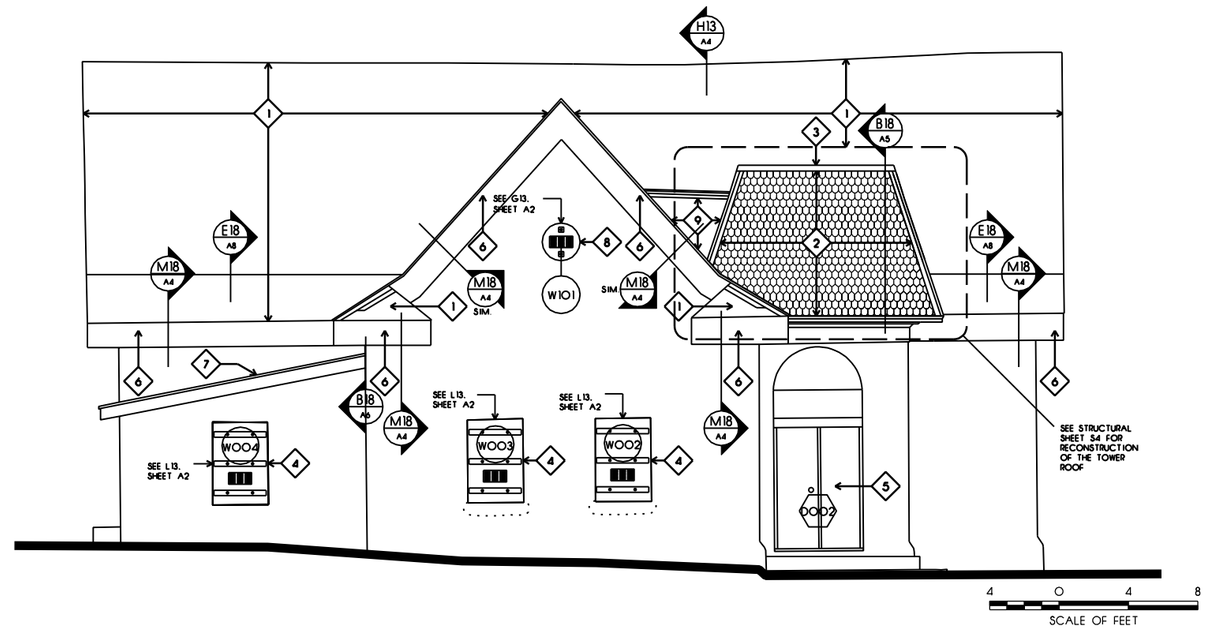
DRAWING NO. 030 80001
SHEET 5 OF 14



J1 WEST ELEVATION - DEMOLITION

1/4" = 1'-0"

NOTE:



B1 WEST ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

NOTE:

1 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE AN EXISTING ELEMENT OF THE BUILDING IS TO BE REMOVED. REFER TO KEYNOTE NUMERAL FOR A DESCRIPTION OF THE WORK.

2 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE STUCCO IS MISSING OR DELAMINATED AND SHALL BE REMOVED. REPOINT EXPOSED MASONRY. SEE DETAIL 11, SHEET S5.

P13 DEMOLITION GENERAL NOTES

NOTE:

(#) THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLES, WOOD SHINGLES, AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL.

2 REMOVE AND DISPOSE OF EXISTING WOOD SHINGLES AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. VERIFY EXISTING LAP DIMENSION AT SHINGLES.

3 REMOVE AND DISPOSE OF ENTIRE EXISTING TOWER ROOF, INCLUDING ROLL ROOFING, WOOD SHINGES, 1x OPEN SHINGLE LATH, AND STRUCTURAL FRAMING. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEETS S2 AND S4 FOR ADDITIONAL DESCRIPTION OF WORK. VERIFY LAP DIMENSION, SIZE, SHAPE, AND LAYOUT PATTERN OF WOOD SHINGLES BEFORE REMOVAL.

4 REMOVE AND DISPOSE OF ENTIRE LOW SLOPED ROOF, INCLUDING ROOF FRAMING RAFTERS. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEET S2 FOR ADDITIONAL DESCRIPTION OF WORK.

5 REMOVE EXISTING BRICK CHIMNEY TO BELOW ROOF LINE. SALVAGE AND CLEAN BRICK. PLACE A SHEET OF PLYWOOD ON INTERIOR FLOOR OF BUILDING AND CAREFULLY STACK BRICK ON PLYWOOD FOR FUTURE REUSE.

6 REMOVE AND DISPOSE OF EXISTING VENT PIPE OR FLUE PIPE TO BELOW ROOFLINE.

7 REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, AND VEGETATION EXCEPT FOR GRASS AND ROSES ON WEST SIDE OF STRUCTURE. PROTECT ROSES DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE WITH NPS (COTR).

8 REMOVE EXISTING WINDOW SASH AND STORE IN PROTECTIVE CONTAINER FOR REUSE AT A LATER DATE IN A SEPARATE FUTURE PROJECT. DELIVER FOR STORAGE WITHIN 1/4 MILE OF THE PROJECT SITE AS DIRECTED BY NPS (COTR).

9 REMOVE EXISTING PLYWOOD COVER AT WINDOW OPENING, EXTERIOR FACE.

10 REMOVE AND DISPOSE OF ENTIRE EXISTING METAL PIPE COLUMN.

11 REMOVE AND DISPOSE OF ENTIRE EXISTING CRICKET, INCLUDING STRUCTURAL FRAMING, OPEN 1x WOOD LATH, AND WOOD SHINGLES.

12 REMOVE AND DISPOSE OF EXISTING SCREEN OR PLYWOOD INFILL AT ROUND WINDOW.

K13 DEMOLITION KEYNOTES

NOTE:

(#) THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 INSTALL NEW PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING. SEE M13, SHEET A4.

2 INSTALL NEW STRUCTRUAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING WITH DECORATIVE SHINGLE SHAPES. SEE M13, SHEET A4; AND B18, SHEET A4.

3 INSTALL NEW ROLL ROOFING ON TOP OF TOWER. SEE B18, SHEET A5.

4 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AFTER CAREFULLY REMOVING, LABELING, AND TURNING EXISITING WINDOW SASHES OVER TO COTR. SEE L13, SHEET A2; G18, SHEET A2; AND G13, SHEET A2.

5 NEW TEMPORARY WOOD DOORS INSTALLED BY OTHERS.

6 INSTALL PLYWOOD ENCLOSURE AROUND EXISTING EAVE, SOFFIT, FASCIA, AND TRIM. SEE M18, SHEET A4; AND H18, SHEET A4.

7 INSTALL NEW ROLL ROOFING ON LOW SLOPED ROOF.

8 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AT ROUND WINDOW.

9 INSTALL NEW CRICKET, INCLUDING STRUCTURAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING.

B13 NEW CONSTRUCTION KEYNOTES

NOTE:

B18 CURB DETAIL AT NEW TOWER ROOF

3" = 1'-0"

NOTE: THIS CURB CONDITION OCCURS ONLY AT WEST, NORTH, AND SOUTH SIDES OF TOWER

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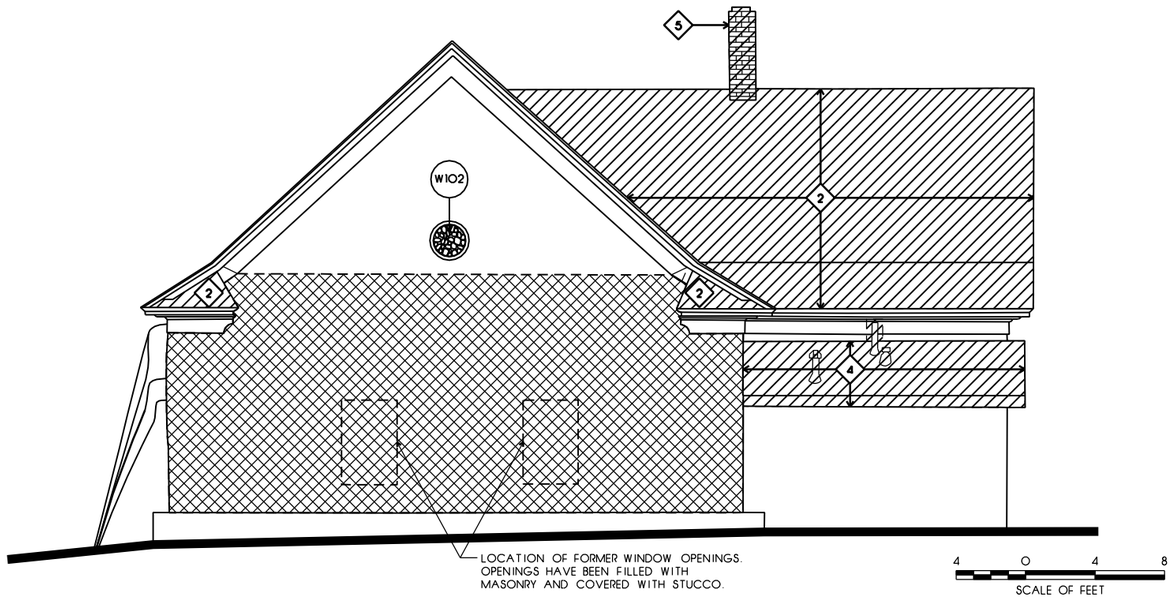
DESIGNED J. HANDELAND
DRAWN M. HANSEN
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A5

WEST ELEVATION

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

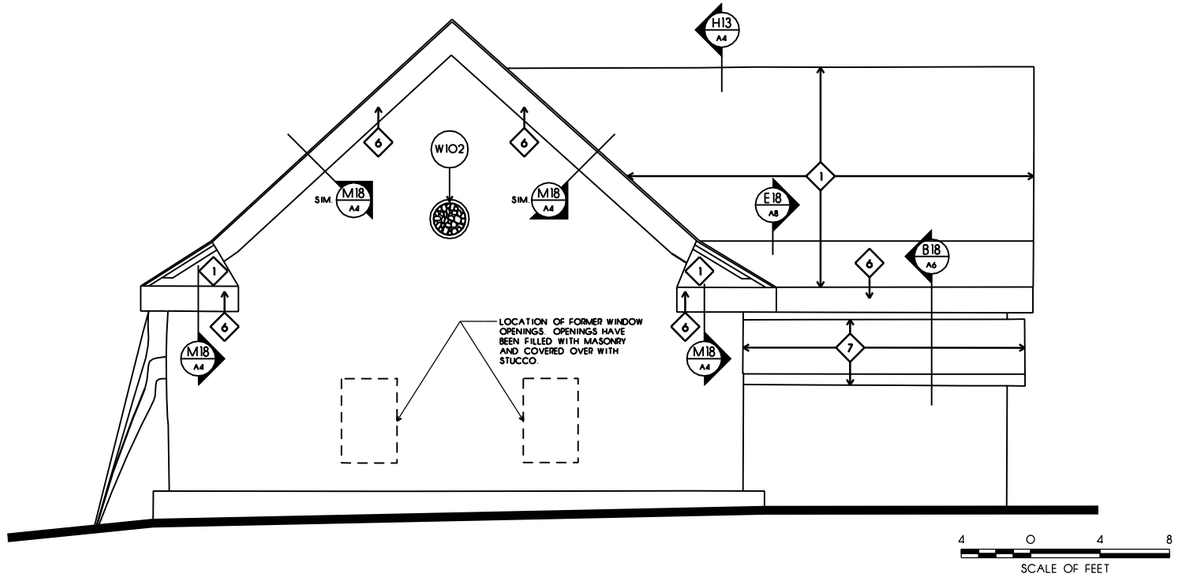
DRAWING NO. 030 / 80001
SHEET 6 OF 14



J1 NORTH ELEVATION - DEMOLITION

1/4" = 1'-0"

NOTE:



B1 NORTH ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

NOTE:

1 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE AN EXISTING ELEMENT OF THE BUILDING IS TO BE REMOVED. REFER TO KEYNOTE NUMERAL FOR A DESCRIPTION OF THE WORK.

2 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE STUCCO IS MISSING OR DELAMINATED AND SHALL BE REMOVED. REPOINT EXPOSED MASONRY. SEE DETAIL 11, SHEET S5.

P13 DEMOLITION GENERAL NOTES

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLES, WOOD SHINGLES, AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL.

2 REMOVE AND DISPOSE OF EXISTING WOOD SHINGLES AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. VERIFY EXISTING LAP DIMENSION AT SHINGLES.

3 REMOVE AND DISPOSE OF ENTIRE EXISTING TOWER ROOF, INCLUDING ROLL ROOFING, WOOD SHINGES, 1x OPEN SHINGLE LATH, AND STRUCTURAL FRAMING. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEETS S2 AND S4 FOR ADDITIONAL DESCRIPTION OF WORK. VERIFY LAP DIMENSION, SIZE, SHAPE, AND LAYOUT PATTERN OF WOOD SHINGLES BEFORE REMOVAL.

4 REMOVE AND DISPOSE OF ENTIRE LOW SLOPED ROOF, INCLUDING ROOF FRAMING RAFTERS. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEET S2 FOR ADDITIONAL DESCRIPTION OF WORK.

5 REMOVE EXISTING BRICK CHIMNEY TO BELOW ROOF LINE. SALVAGE AND CLEAN BRICK. PLACE A SHEET OF PLYWOOD ON INTERIOR FLOOR OF BUILDING AND CAREFULLY STACK BRICK ON PLYWOOD FOR FUTURE REUSE.

6 REMOVE AND DISPOSE OF EXISTING VENT PIPE OR FLUE PIPE TO BELOW ROOFLINE.

7 REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, AND VEGETATION, EXCEPT FOR GRASS AND ROSES ON WEST SIDE OF STRUCTURE. PROTECT ROSES DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE WITH NPS (COTR).

8 REMOVE EXISTING WINDOW SASH AND STORE IN PROTECTIVE CONTAINER FOR REUSE AT A LATER DATE IN A SEPARATE FUTURE PROJECT. DELIVER FOR STORAGE WITHIN 1/4 MILE OF THE PROJECT SITE AS DIRECTED BY NPS (COTR).

9 REMOVE EXISTING PLYWOOD COVER AT WINDOW OPENING, EXTERIOR FACE.

10 REMOVE AND DISPOSE OF ENTIRE EXISTING METAL PIPE COLUMN.

11 REMOVE AND DISPOSE OF ENTIRE EXISTING CRICKET, INCLUDING STRUCTURAL FRAMING, OPEN 1x WOOD LATH, AND WOOD SHINGLES.

12 REMOVE AND DISPOSE OF EXISTING SCREEN OR PLYWOOD INFILL AT ROUND WINDOW.

K13 DEMOLITION KEYNOTES

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 INSTALL NEW PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING. SEE H13, SHEET A4.

2 INSTALL NEW STRUCTRUAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING WITH DECORATIVE SHINGLE SHAPES. SEE M13, SHEET A4; AND B18, SHEET A4.

3 INSTALL NEW ROLL ROOFING ON TOP OF TOWER. SEE B18, SHEET A5.

4 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AFTER CAREFULLY REMOVING, LABELING, AND TURNING EXISITING WINDOW SASHES OVER TO COTR. SEE L13, SHEET A2; G18, SHEET A2; AND G13, SHEET A2.

5 NEW TEMPORARY WOOD DOORS INSTALLED BY OTHERS.

6 INSTALL PLYWOOD ENCLOSURE AROUND EXISTING EAVE, SOFFIT, FASCIA, AND TRIM. SEE M18, SHEET A4; AND H18, SHEET A4.

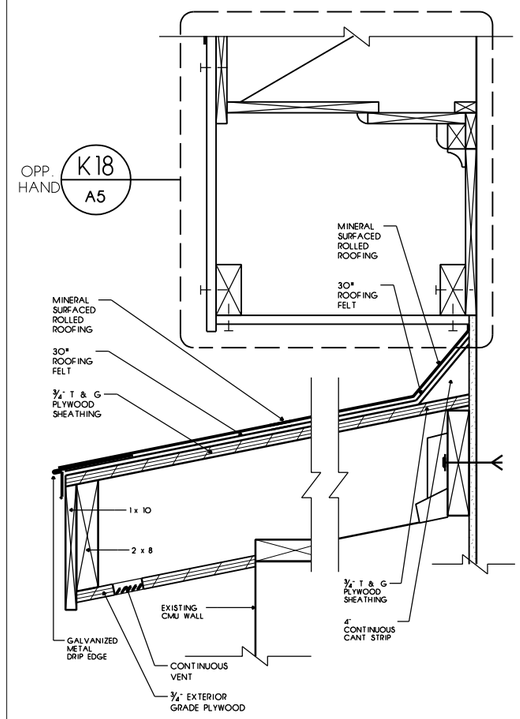
7 INSTALL NEW ROLL ROOFING ON LOW SLOPED ROOF.

8 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AT ROUND WINDOW.

9 INSTALL NEW CRICKET, INCLUDING STRUCTURAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING.

B13 NEW CONSTRUCTION KEYNOTES

NOTE:



B18 SECTION AT LOW SLOPED ROOF

3" = 1'-0"

NOTE:

ARCHITECT
BAHR VERMEER HAECKER ARCHITECTS
121 SOUTH 13TH STREET, SUITE 200
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(402) 475-4551

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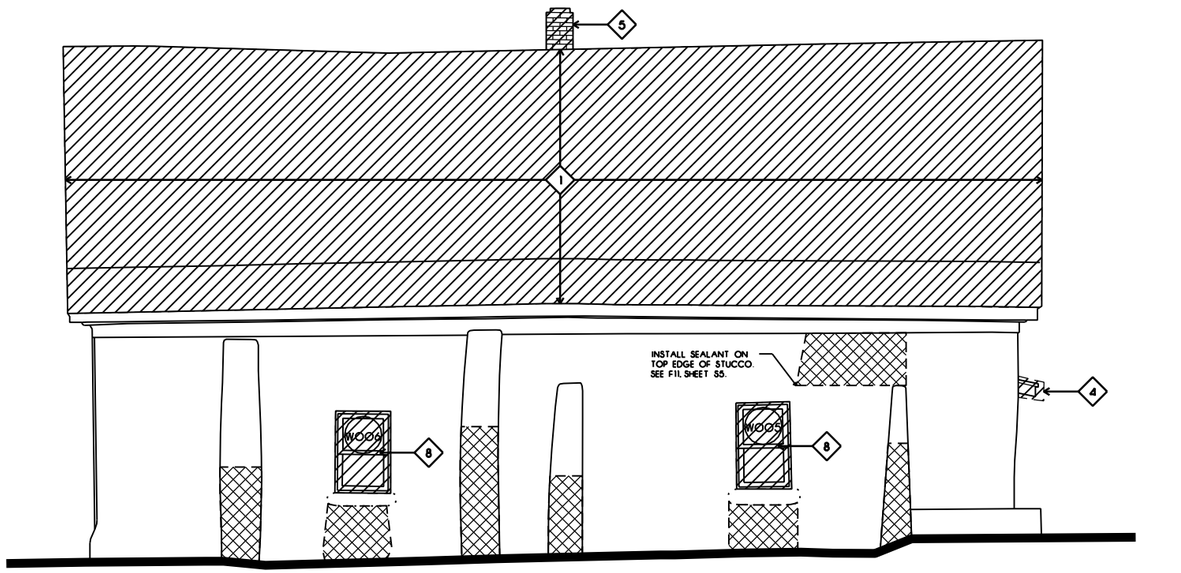
DRAWN M. HANSEN
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A6

NORTH ELEVATION

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS 17

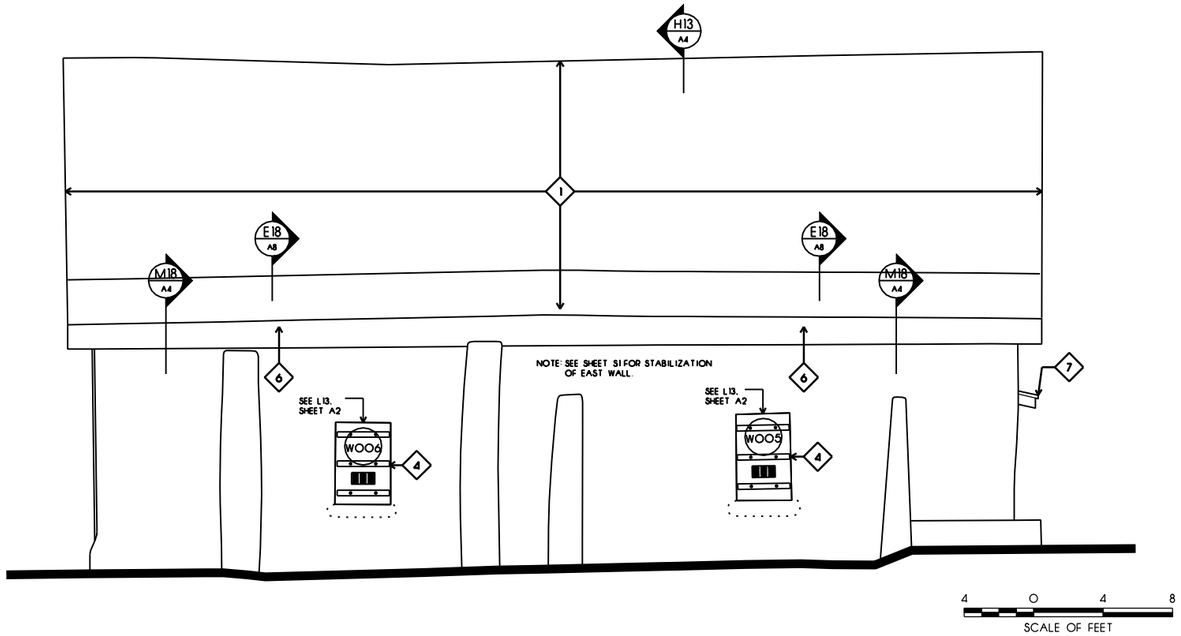
DRAWING NO. 030 / 80001
SHEET 7 OF 14



J1 EAST ELEVATION - DEMOLITION

1/4" = 1'-0"

NOTE:



B1 EAST ELEVATION - NEW CONSTRUCTION

1/4" = 1'-0"

NOTE:

1 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE AN EXISTING ELEMENT OF THE BUILDING IS TO BE REMOVED. REFER TO KEYNOTE NUMERAL FOR A DESCRIPTION OF THE WORK.

2 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE STUCCO IS MISSING OR DELAMINATED AND SHALL BE REMOVED. REPOINT EXPOSED MASONRY. SEE DETAIL 11, SHEET S5.

P13 DEMOLITION GENERAL NOTES

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 REMOVE AND DISPOSE OF EXISTING ASPHALT SHINGLES, WOOD SHINGLES, AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL.

2 REMOVE AND DISPOSE OF EXISTING WOOD SHINGLES AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. VERIFY EXISTING LAP DIMENSION AT SHINGLES.

3 REMOVE AND DISPOSE OF ENTIRE EXISTING TOWER ROOF, INCLUDING ROLL ROOFING, WOOD SHINGES, 1x OPEN SHINGLE LATH, AND STRUCTURAL FRAMING. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEETS S2 AND S4 FOR ADDITIONAL DESCRIPTION OF WORK. VERIFY LAP DIMENSION, SIZE, SHAPE, AND LAYOUT PATTERN OF WOOD SHINGLES BEFORE REMOVAL.

4 REMOVE AND DISPOSE OF ENTIRE LOW SLOPED ROOF, INCLUDING ROOF FRAMING RAFTERS. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEET S2 FOR ADDITIONAL DESCRIPTION OF WORK.

5 REMOVE EXISTING BRICK CHIMNEY TO BELOW ROOF LINE. SALVAGE AND CLEAN BRICK. PLACE A SHEET OF PLYWOOD ON INTERIOR FLOOR OF BUILDING AND CAREFULLY STACK BRICK ON PLYWOOD FOR FUTURE REUSE.

6 REMOVE AND DISPOSE OF EXISTING VENT PIPE OR FLUE PIPE TO BELOW ROOFLINE.

7 REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, AND VEGETATION EXCEPT FOR GRASS AND ROSES ON WEST SIDE OF STRUCTURE. PROTECT ROSES DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE WITH NPS (COTR).

8 REMOVE EXISTING WINDOW SASH AND STORE IN PROTECTIVE CONTAINER FOR REUSE AT A LATER DATE IN A SEPARATE FUTURE PROJECT. DELIVER FOR STORAGE WITHIN 1/4 MILE OF THE PROJECT SITE AS DIRECTED BY NPS (COTR).

9 REMOVE EXISTING PLYWOOD COVER AT WINDOW OPENING, EXTERIOR FACE.

10 REMOVE AND DISPOSE OF ENTIRE EXISTING METAL PIPE COLUMN.

11 REMOVE AND DISPOSE OF ENTIRE EXISTING CRICKET, INCLUDING STRUCTURAL FRAMING, OPEN 1x WOOD LATH, AND WOOD SHINGLES.

12 REMOVE AND DISPOSE OF EXISTING SCREEN OR PLYWOOD INFILL AT ROUND WINDOW.

K13 DEMOLITION KEYNOTES

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

1 INSTALL NEW PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING. SEE H13, SHEET A4.

2 INSTALL NEW STRUCTRUAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING WITH DECORATIVE SHINGLE SHAPES. SEE M13, SHEET A4; AND B18, SHEET A4.

3 INSTALL NEW ROLL ROOFING ON TOP OF TOWER. SEE B18, SHEET A5.

4 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AFTER CAREFULLY REMOVING, LABELING, AND TURNING EXISITING WINDOW SASHES OVER TO COTR. SEE L13, SHEET A2; G18, SHEET A2; AND G13, SHEET A2.

5 NEW TEMPORARY WOOD DOORS INSTALLED BY OTHERS.

6 INSTALL PLYWOOD ENCLOSURE AROUND EXISTING EAVE, SOFFIT, FASCIA, AND TRIM. SEE M18, SHEET A4, AND H18, SHEET A4.

7 INSTALL NEW ROLL ROOFING ON LOW SLOPED ROOF.

8 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AT ROUND WINDOW.

9 INSTALL NEW CRICKET, INCLUDING STRUCTURAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING.

B13 NEW CONSTRUCTION KEYNOTES

NOTE:

ARCHITECT
BAHR VERMEER HAECKER ARCHITECTS
121 SOUTH 13TH STREET, SUITE 200
LINCOLN, NE 68508
(402) 475-4551

STRUCTURAL ENGINEER
WISS, JANNEY, ELSTNER ASSOCIATES, INC.
330 PFINGSTEN ROAD
NORTHBROOK, IL 60062
(847) 272-7400

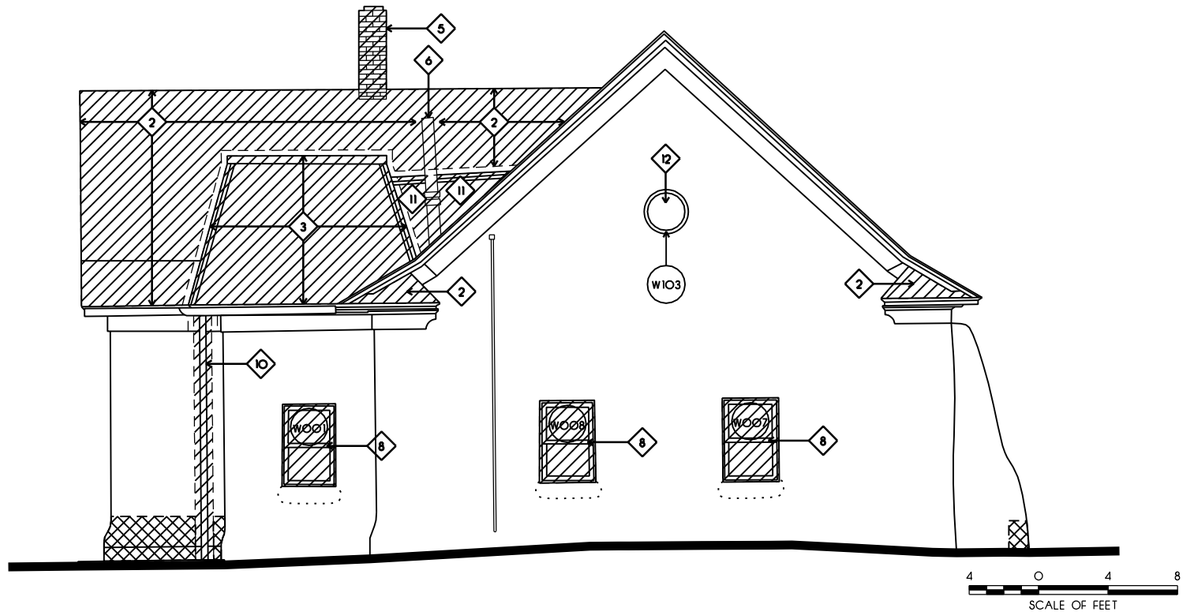
DESIGNED J. HANDELAND
DRAWN M. HANSEN
TECH. REVIEW
DATE: 15 SEPT 2004

SUB SHEET NO. A7

EAST ELEVATION

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

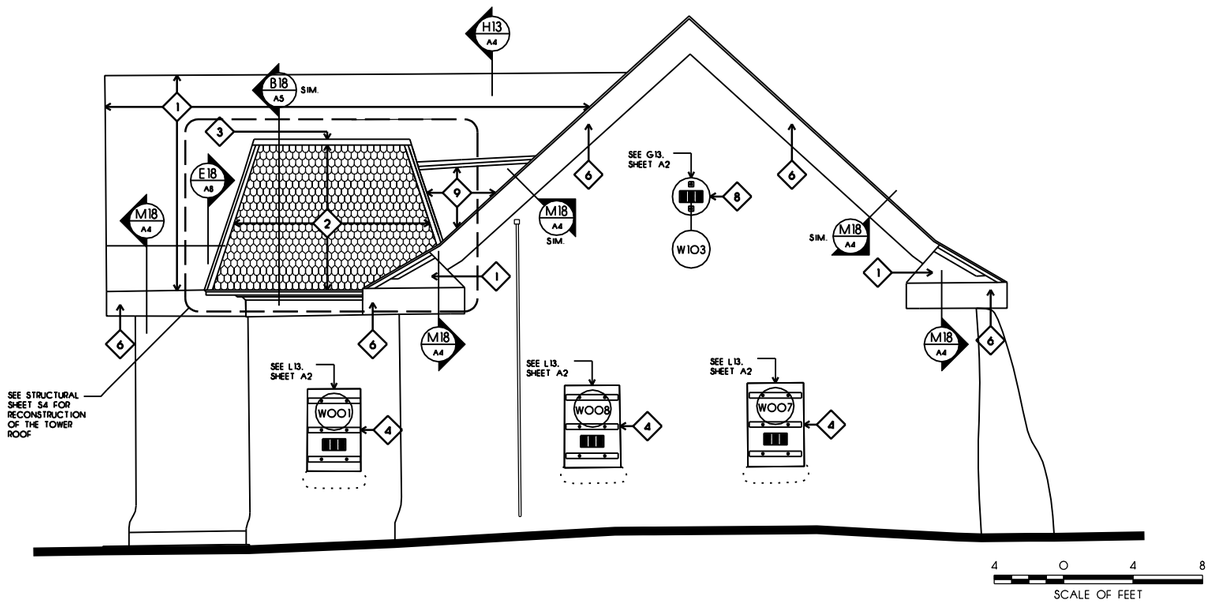
DRAWING NO. 030 / 80001
SHEET 8 OF 14



J1 SOUTH ELEVATION - DEMOLITION

1/8" = 1'-0"

NOTE:



B1 SOUTH ELEVATION - NEW CONSTRUCTION

1/8" = 1'-0"

NOTE:

1 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE AN EXISTING ELEMENT OF THE BUILDING IS TO BE REMOVED. REFER TO KEYNOTE NUMERAL FOR A DESCRIPTION OF THE WORK.

2 THIS SYMBOL SHOWN ON THE DRAWING INDICATES WHERE STUCCO IS MISSING OR DELAMINATED AND SHALL BE REMOVED. REPOINT EXPOSED MASONRY. SEE DETAIL 11, SHEET S5.

P13 DEMOLITION GENERAL NOTES

NOTE:

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2 REMOVE AND DISPOSE OF EXISTING WOOD SHINGLES AND 1x OPEN SHINGLE LATH. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. VERIFY EXISTING LAP DIMENSION AT SHINGLES.

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4 REMOVE AND DISPOSE OF ENTIRE LOW SLOPED ROOF, INCLUDING ROOF FRAMING RAFTERS. COORDINATE WITH NPS (COTR) FOR POSSIBLE SALVAGE OF MATERIAL. SEE STRUCTURAL SHEET S2 FOR ADDITIONAL DESCRIPTION OF WORK.

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7 REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, AND VEGETATION, EXCEPT FOR GRASS AND ROSES ON WEST SIDE OF STRUCTURE. PROTECT ROSES DURING DEMOLITION AND NEW CONSTRUCTION. COORDINATE WITH NPS (COTR).

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9 REMOVE EXISTING PLYWOOD COVER AT WINDOW OPENING, EXTERIOR FACE.

10 REMOVE AND DISPOSE OF ENTIRE EXISTING METAL PIPE COLUMN.

11 REMOVE AND DISPOSE OF ENTIRE EXISTING CRICKET, INCLUDING STRUCTURAL FRAMING, OPEN 1x WOOD LATH, AND WOOD SHINGLES.

12 REMOVE AND DISPOSE OF EXISTING SCREEN OR PLYWOOD INFILL AT ROUND WINDOW.

K13 DEMOLITION KEYNOTES

NOTE:

THIS SYMBOL AND NUMERAL SHOWN ON THE DRAWING REFER TO KEYNOTES BELOW.

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2 INSTALL NEW STRUCTRUAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING WITH DECORATIVE SHINGLE SHAPES. SEE M13, SHEET A4; AND B18, SHEET A4.

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4 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AFTER CAREFULLY REMOVING, LABELING, AND TURNING EXISITING WINDOW SASHES OVER TO COTR. SEE L13, SHEET A2; G18, SHEET A2; AND G13, SHEET A2.

5 NEW TEMPORARY WOOD DOORS INSTALLED BY OTHERS.

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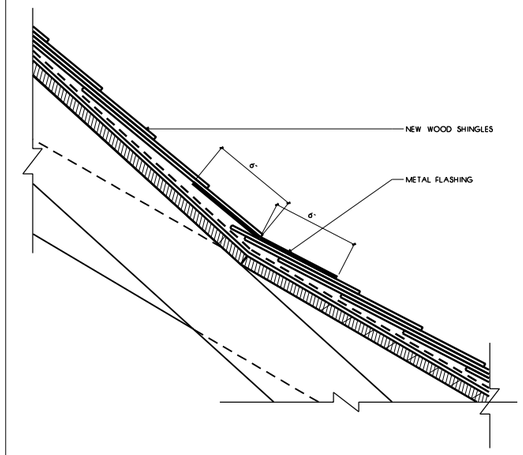
7 INSTALL NEW ROLL ROOFING ON LOW SLOPED ROOF.

8 INSTALL NEW VENTED PLYWOOD WINDOW COVERS AT ROUND WINDOW.

9 INSTALL NEW CRICKET, INCLUDING STRUCTURAL FRAMING, PLYWOOD SHEATHING, 15# ROOFING FELT, VENTILATION UNDERLAYMENT, AND CEDAR SHINGLE ROOFING.

B13 NEW CONSTRUCTION KEYNOTES

NOTE:

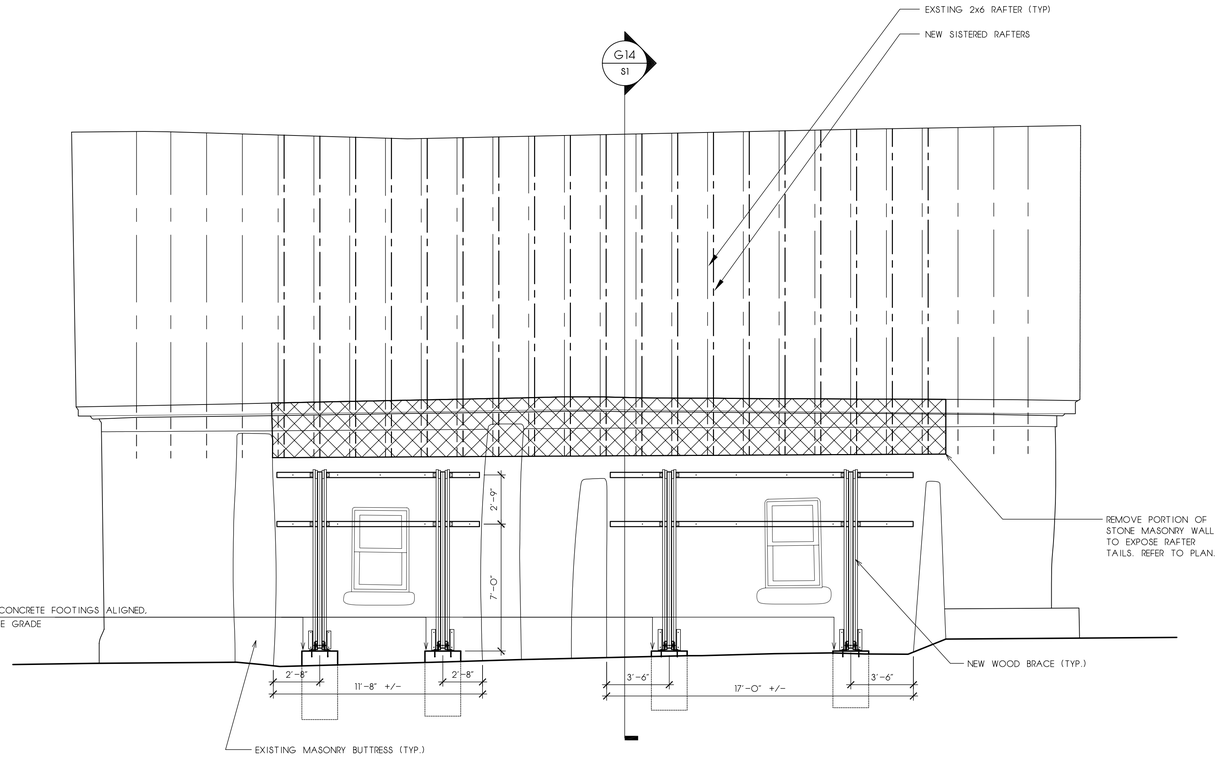


E18 DETAIL AT ROOF PITCH TRANSITION

3" = 1'-0"

NOTE:

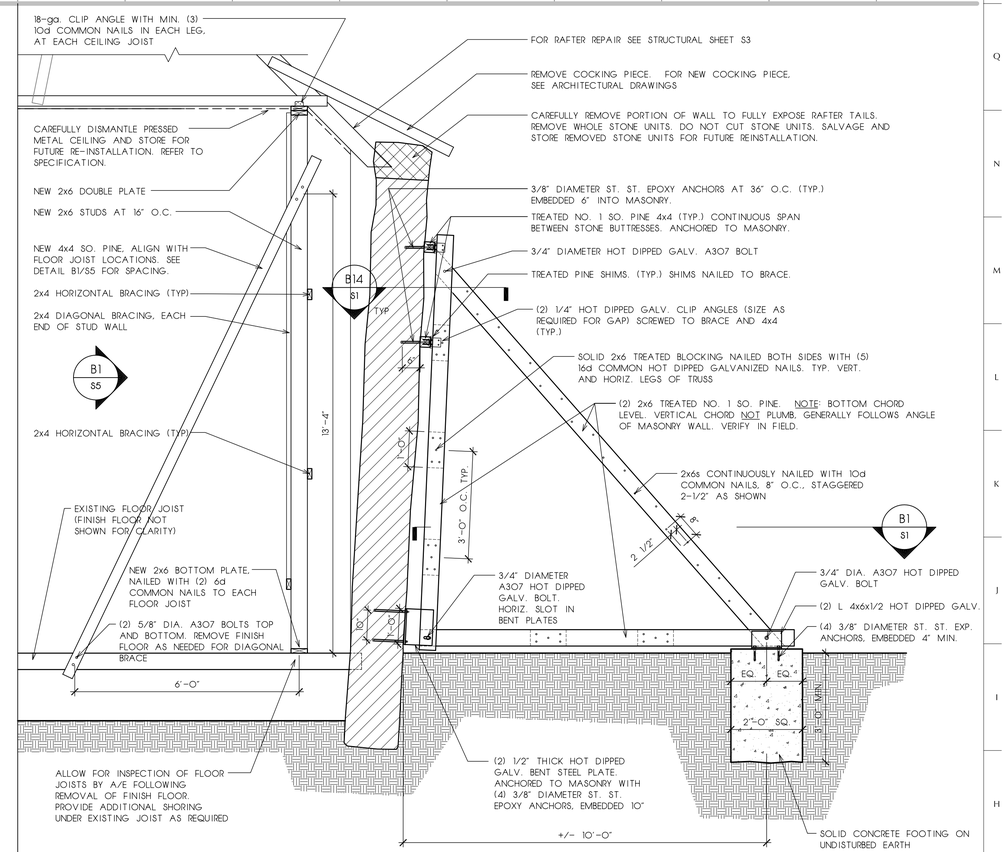
	ARCHITECT BAHR VERMEER HAECKER ARCHITECTS 121 SOUTH 13TH STREET, SUITE 200 LINCOLN, NE 68508 (402) 475-4551	STRUCTURAL ENGINEER WISS, JANNEY, ELSTNER ASSOCIATES, INC. 330 PFINGSTEN ROAD NORTHBROOK, IL 60062 (847) 272-7400	DESIGNED J. HANDELAND DRAWN M. HANSEN TECH. REVIEW DATE: 15 SEPT 2004	SUB SHEET NO. A8	SOUTH ELEVATION OLD FIRST BAPTIST CHURCH STABILIZATION NICODEMUS NATIONAL HISTORIC SITE NICODEMUS, KANSAS	DRAWING NO. 030 80001 SHEET 9 OF 14



G1 EAST ELEVATION

1/4" = 1'-0"

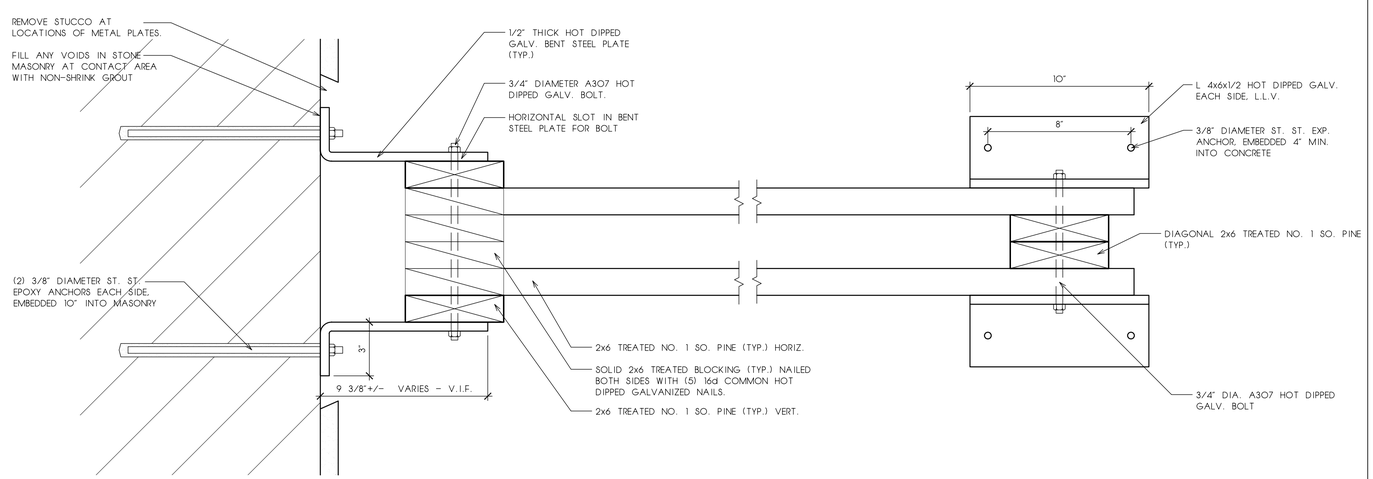
NOTE:



G14 WALL SECTION AT TYPICAL NEW WOOD BRACE

1/2" = 1'-0"

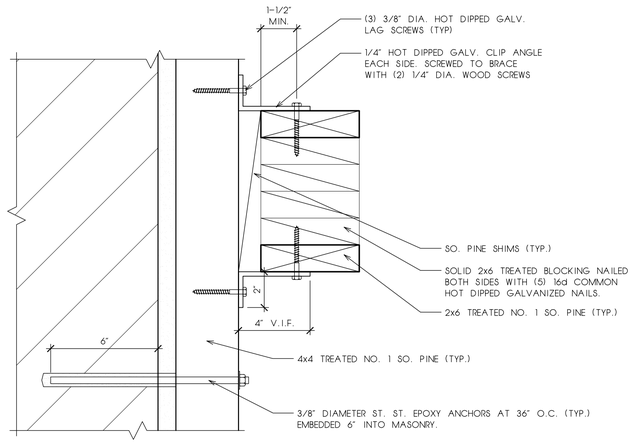
NOTE:



B1 PLAN DETAIL OF NEW WOOD BRACE AT BOTTOM CHORD

3" = 1'-0"

NOTE:



B14 PLAN DETAIL OF UPPER CLIP ANGLES

3" = 1'-0"

NOTE:

ARCHITECT
BAHR VERMEER HAECKER ARCHITECTS
121 SOUTH 13TH STREET, SUITE 200
LINCOLN, NE 68508
(402) 475-4551

STRUCTURAL ENGINEER
WISS, JANNEY, ELSTNER ASSOCIATES, INC.
330 PFINGSTEN ROAD
NORTHBROOK, IL 60062
(847) 272-7400 2003.0016

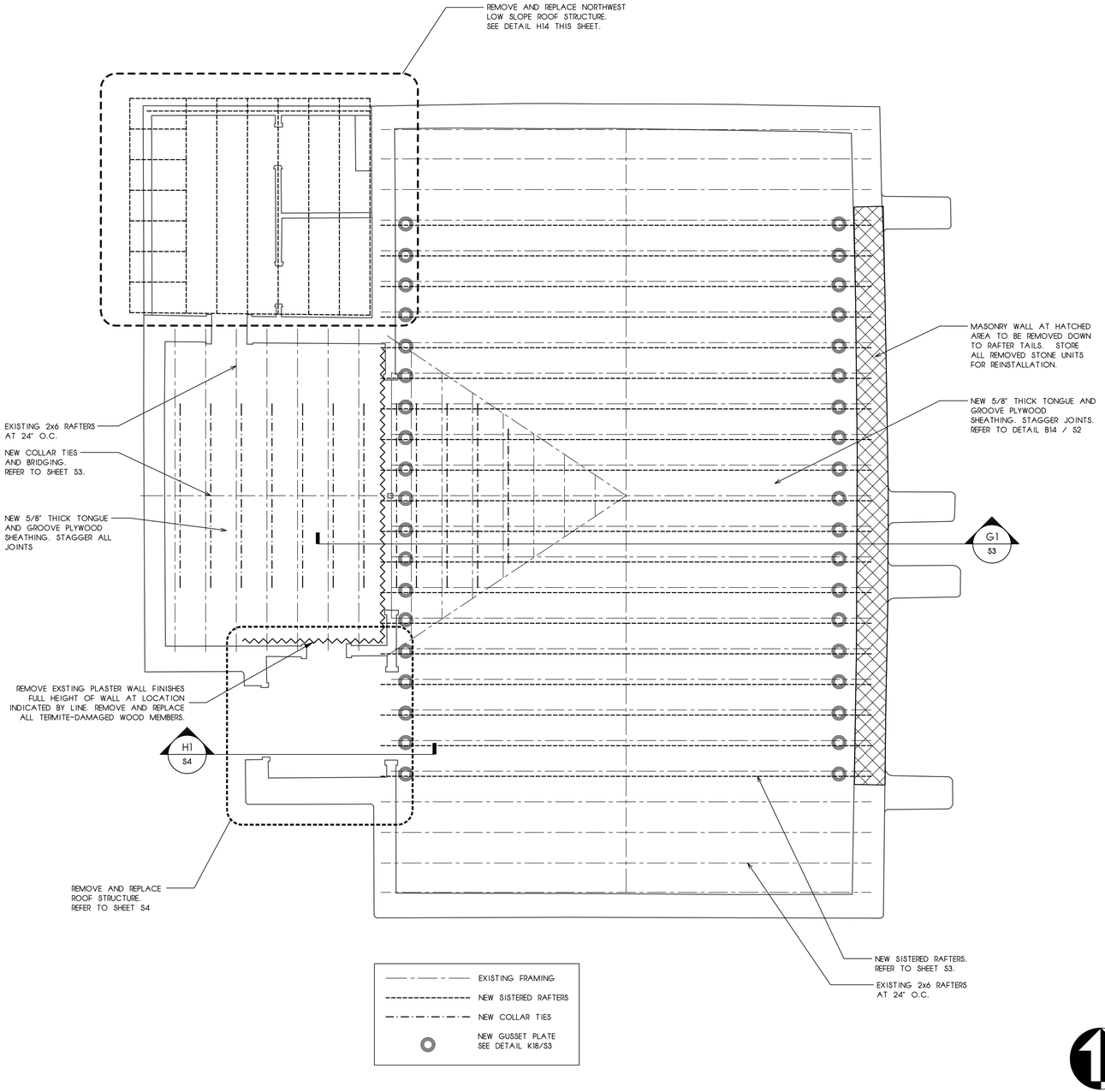
DESIGNED MLW
DRAWN JKL / KMI
TECH. REVIEW TBB
DATE: 15 SEPT. 2004
REVISED: 1 FEB. 2005

SUB SHEET NO. S1

EAST WALL STABILIZATION

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

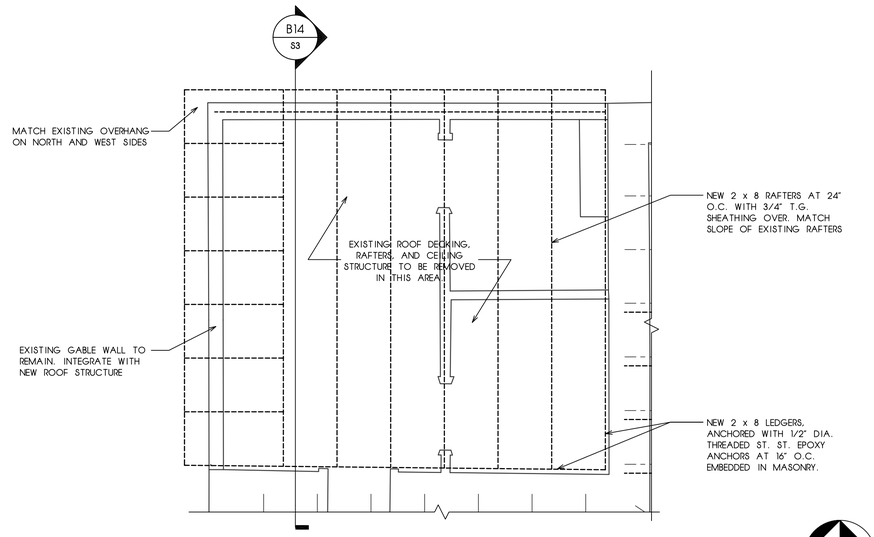
DRAWING NO. 030 80001
SHEET 10 OF 14



B1
1/4" = 1'-0"

ROOF FRAMING PLAN

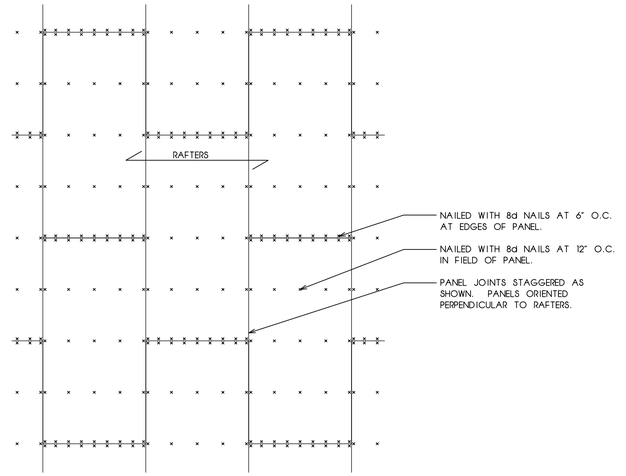
NOTE:



H14
3/8" = 1'-0"

NORTHWEST LOW SLOPE ROOF - PLAN DETAIL

NOTE:



B14
NOT TO SCALE

PLYWOOD ROOF SHEATHING NAILING PATTERN

NOTE: TYPICAL FOR ALL NEW PLYWOOD ROOF SHEATHING, 5/8" AND 3/4" THICKNESSES

ARCHITECT
BAHR VERMEER HAECKER ARCHITECTS
121 SOUTH 13TH STREET, SUITE 200
LINCOLN, NE 68508
(402) 475-4551

STRUCTURAL ENGINEER
WISS, JANNEY, ELSTNER ASSOCIATES, INC.
330 PFINGSTEN ROAD
NORTHBROOK, IL 60062
(847) 272-7400 2003.0016

DESIGNED MLW
DRAWN JKL / KMI
TECH. REVIEW TBB
DATE: 15 SEPT. 2004
REVISED: 1 FEB. 2005

SUB SHEET NO.
S2

ROOF FRAMING PLANS

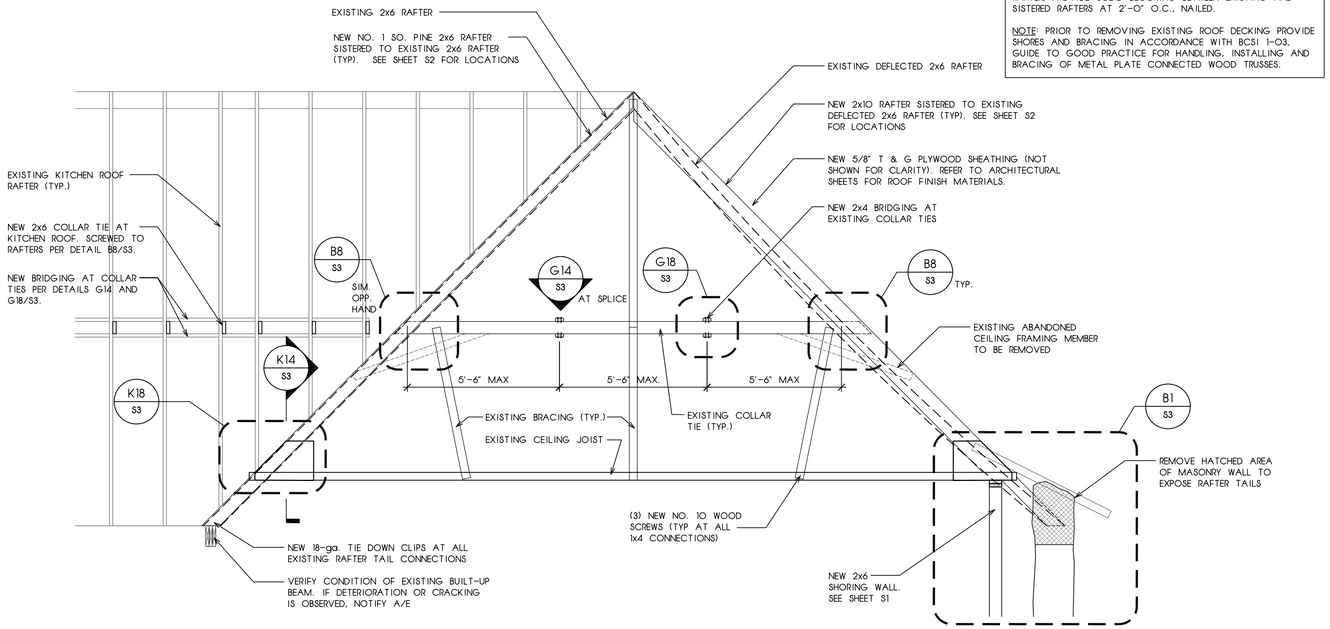
OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

DRAWING NO.
030
80001

SHEET
11
OF 14

NOTE: NEW SISTERED RAFTERS TO BE TIGHT AGAINST EXISTING RAFTERS WHERE POSSIBLE AND NAILED CONTINUOUSLY. WHERE OTHER LAPPED MEMBERS EXIST BOTH SIDES OF EXISTING RAFTER, PROVIDE SOLID BLOCKING BETWEEN EXISTING AND SISTERED RAFTERS AT 2'-0" O.C., NAILED.

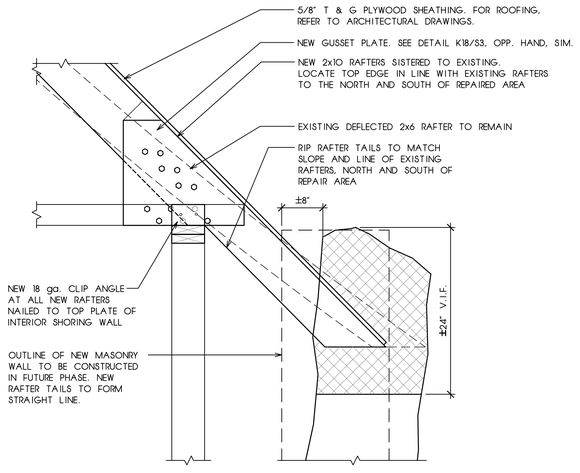
NOTE: PRIOR TO REMOVING EXISTING ROOF DECKING PROVIDE SHORES AND BRACING IN ACCORDANCE WITH BCSI 1-03, GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.



G1 SECTION THROUGH MAIN ROOF STRUCTURE

3/8" = 1'-0"

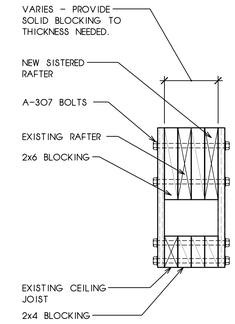
NOTE: ROOF AND INTERIOR FINISH MATERIALS OMITTED FOR CLARITY



B1 DETAIL

1" = 1'-0"

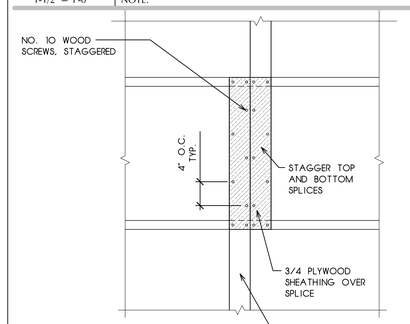
NOTE:



K14 SECTION THRU GUSSET PLATE

1-1/2" = 1'-0"

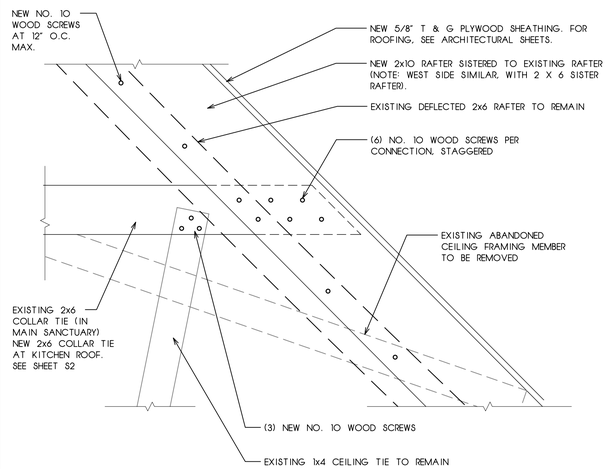
NOTE:



G14 COLLAR TIE BRIDGING SPLICE

1" = 1'-0"

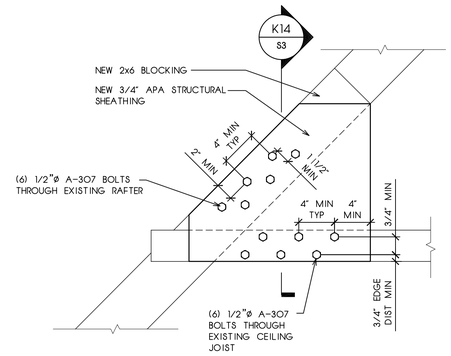
NOTE:



B8 DETAIL

1 1/2" = 1'-0"

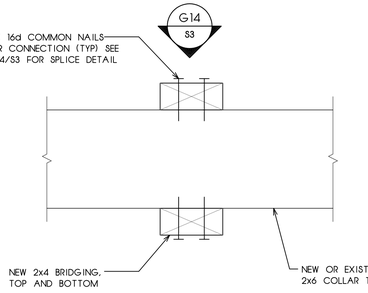
NOTE:



K18 DETAIL AT NEW GUSSET PLATE

1 1/2" = 1'-0"

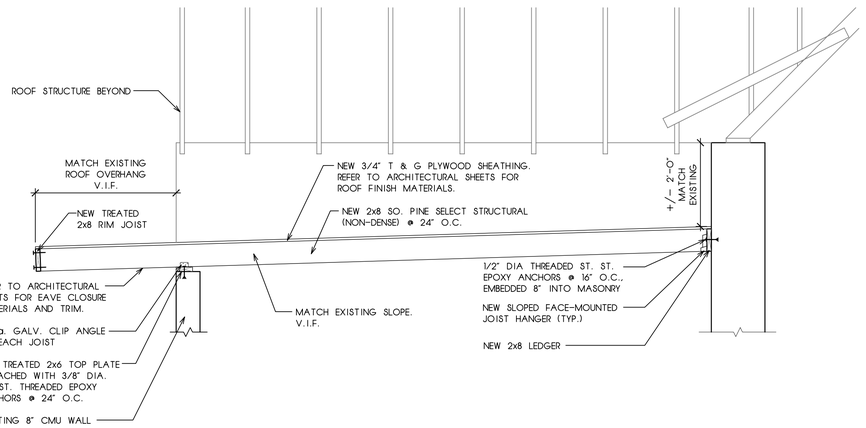
NOTE:



G18 DETAIL OF BRIDGING AT COLLAR TIES

3" = 1'-0"

NOTE:



B14 SECTION AT NORTHWEST LOW SLOPE ROOF

1/2" = 1'-0"

NOTE:

ARCHITECT
BAHR VERMEER HAECKER ARCHITECTS
121 SOUTH 13TH STREET, SUITE 200
LINCOLN, NE 68508
(402) 475-4551

STRUCTURAL ENGINEER
WISS, JANNEY, ELSTNER ASSOCIATES, INC.
330 PFINGSTEN ROAD
NORTHBROOK, IL 60062
(847) 272-7400 2003.0016

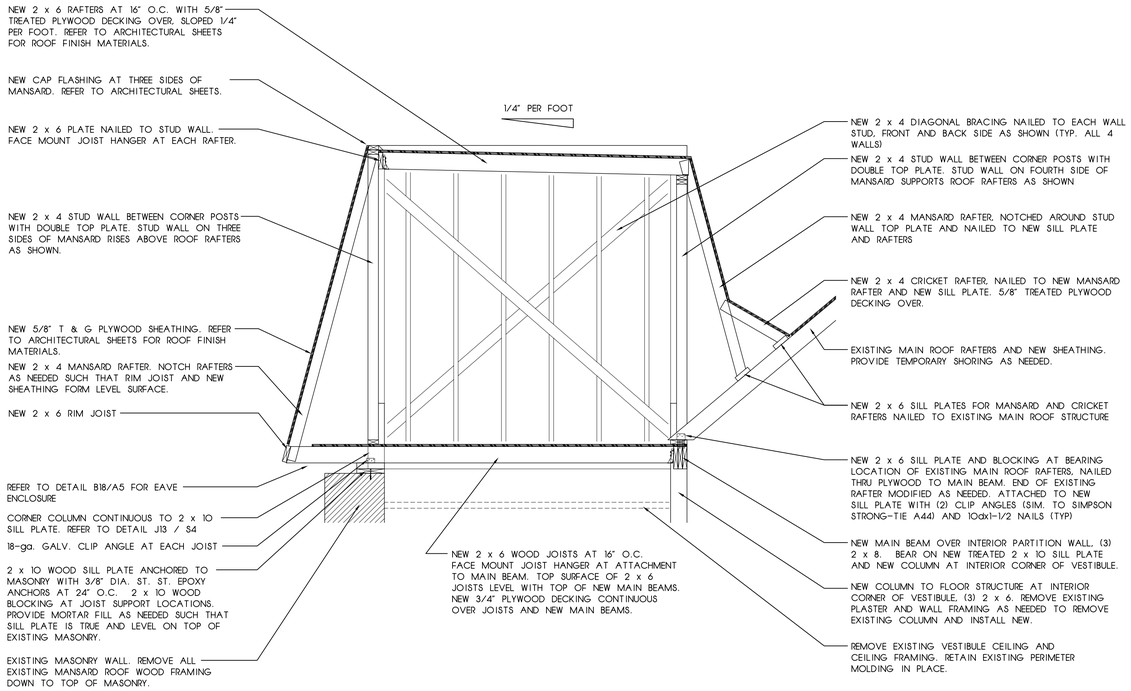
DESIGNED MLW
DRAWN JKL / KMI
TECH. REVIEW TBB
DATE: 15 SEPT. 2004
REVISED: 1 FEB. 2005

SUB SHEET NO. S3

RAFTER REPAIRS

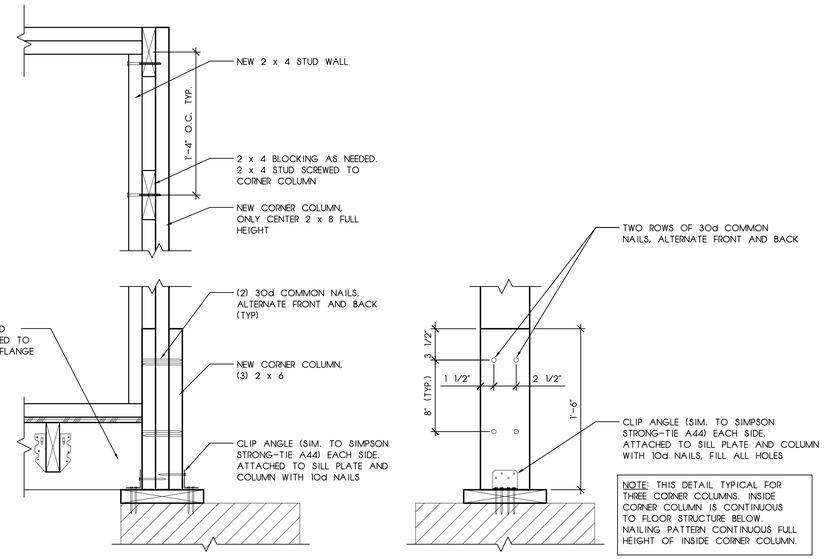
OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

DRAWING NO. 030 80001
SHEET 12 OF 14



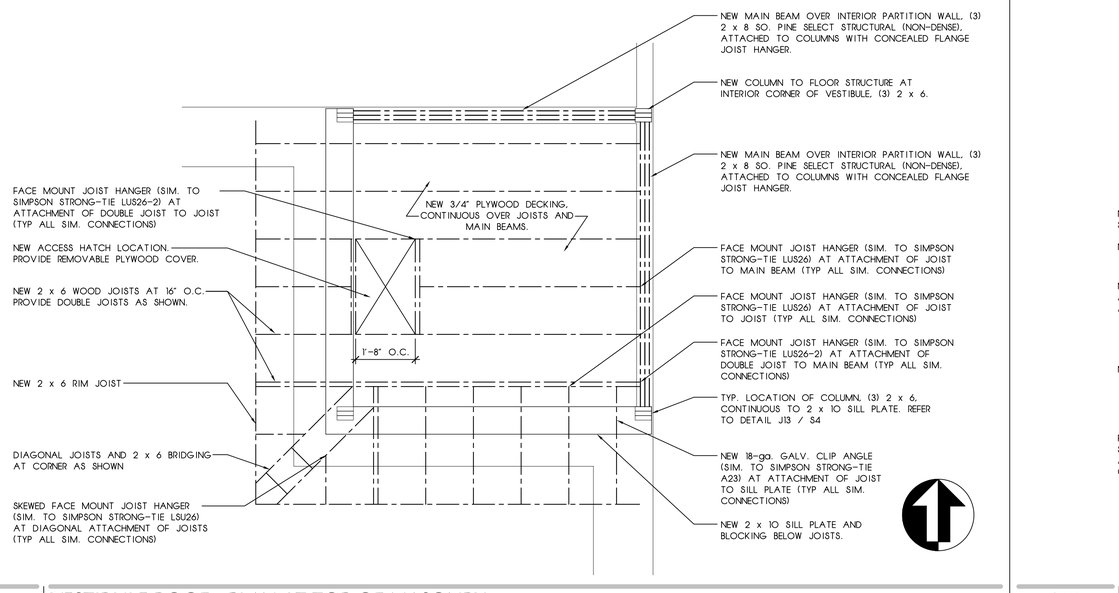
H1 | VESTIBULE ROOF - SECTION LOOKING NORTH

1/2" = 1'-0" | NOTE:



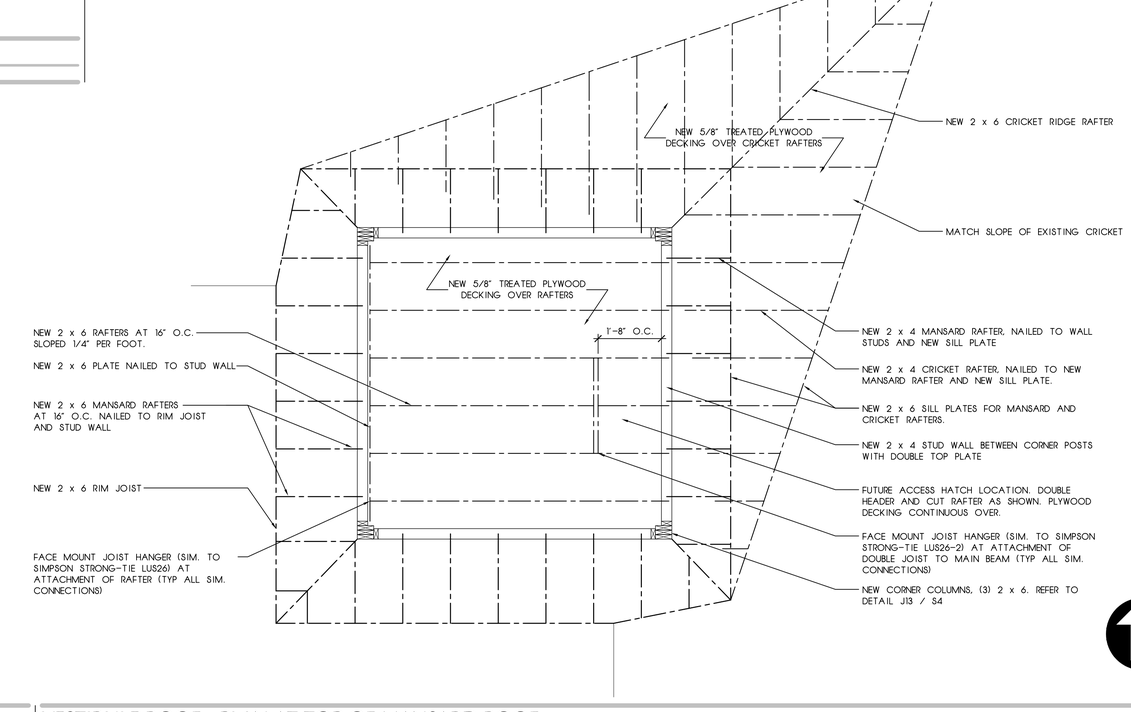
J13 | VESTIBULE ROOF - CORNER COLUMN DETAILS

1-1/2" = 1'-0" | NOTE:



B1 | VESTIBULE ROOF - PLAN AT TOP OF MASONRY

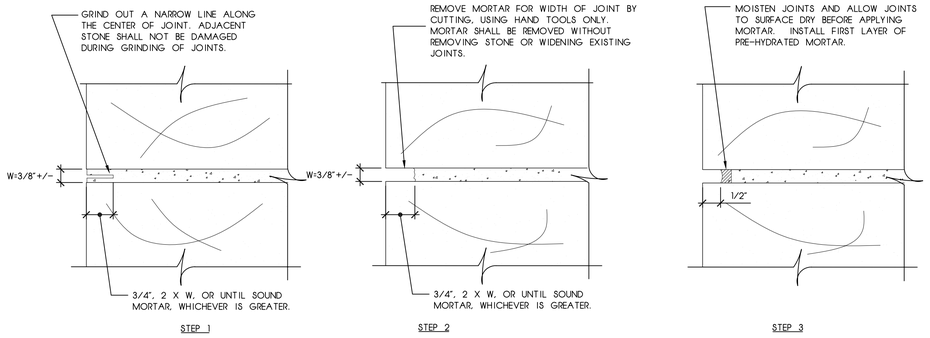
1/2" = 1'-0" | NOTE:



B11 | VESTIBULE ROOF - PLAN AT TOP OF MANSARD ROOF

1/2" = 1'-0" | NOTE:

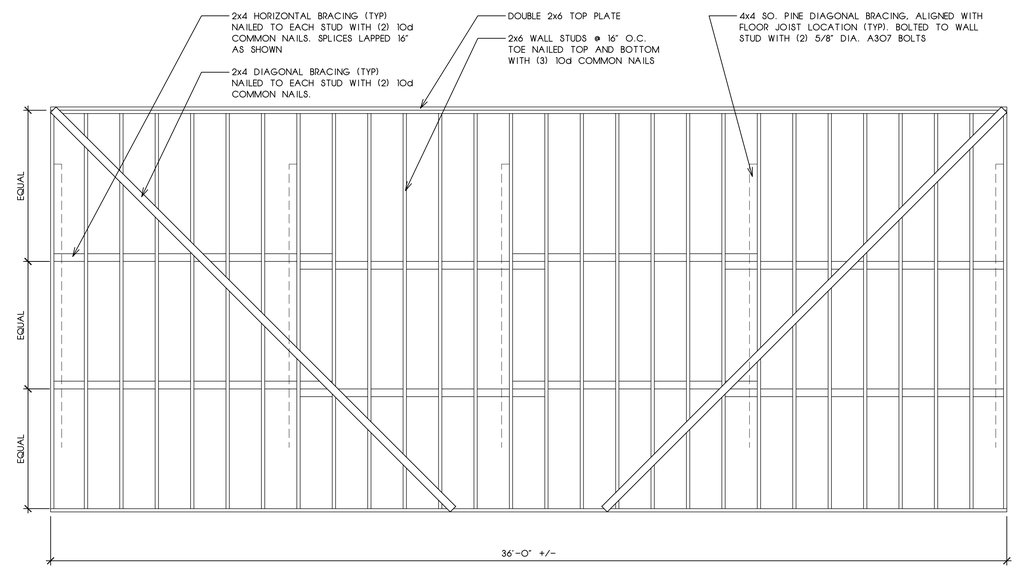
ARCHITECT BAHR VERMEER HAECKER ARCHITECTS 121 SOUTH 13TH STREET, SUITE 200 LINCOLN, NE 68508 (402) 475-4551	STRUCTURAL ENGINEER WISS, JANNEY, ELSTNER ASSOCIATES, INC. 330 PFINGSTEN ROAD NORTHBROOK, IL 60062 (847) 272-7400 2003.0016	DESIGNED MLW DRAWN JKL / KMI TECH. REVIEW TBB DATE: 15 SEPT. 2004 REVISED: 1 FEB. 2005	SUB SHEET NO. S4	TOWER ROOF REPAIRS OLD FIRST BAPTIST CHURCH STABILIZATION NICODEMUS NATIONAL HISTORIC SITE NICODEMUS, KANSAS	DRAWING NO. 030 80001 SHEET 13 OF 14



I1 TYPICAL REPOINTING DETAILS AT EXPOSED STONE MASONRY

NOT TO SCALE

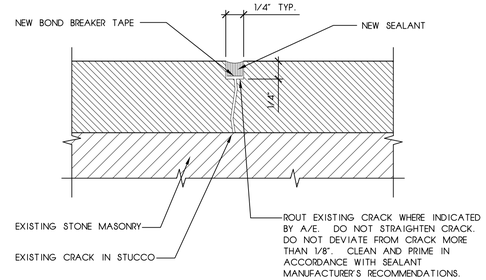
NOTE: TO BE IMPLEMENTED AT ALL EXISTING STONE MASONRY EXPOSED BY STUCCO REMOVAL.



B1 ELEVATION OF INTERIOR SHORING WALL AT EAST WALL OF SANCTUARY

NOT TO SCALE

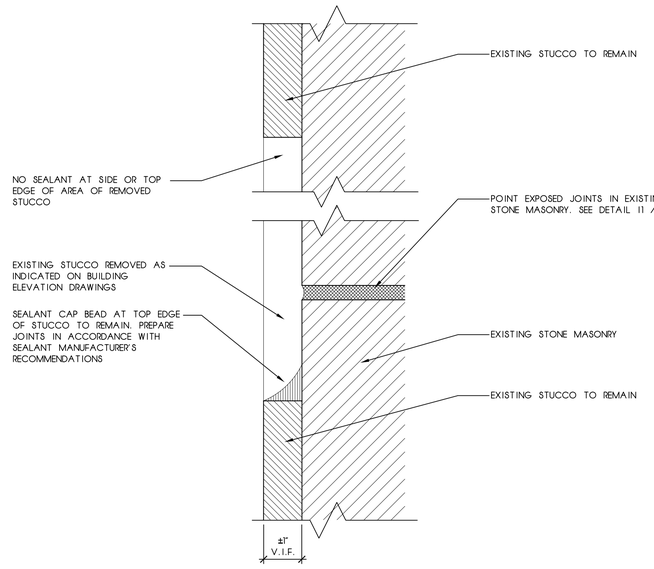
NOTE:



L11 STUCCO CRACK REPAIR

NOT TO SCALE

NOTE: TO BE IMPLEMENTED ONLY AT LOCATIONS DESIGNATED BY A/E IN FIELD.



F11 SEALANT DETAIL AT EDGE OF REMOVED STUCCO

NOT TO SCALE

NOTE: TO BE IMPLEMENTED WHERE EXISTING STUCCO IS REMOVED.

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DESIGNED MLW
DRAWN JKL / KMI
TECH. REVIEW TBB
DATE: 15 SEPT. 2004
REVISED: 1 FEB. 2005

SUB SHEET NO. S5

MASONRY AND STUCCO REPAIR

OLD FIRST BAPTIST CHURCH STABILIZATION
NICODEMUS NATIONAL HISTORIC SITE
NICODEMUS, KANSAS

DRAWING NO. 030 80001
SHEET 14 OF 14