

CONDITION ASSESSMENT REPORT

THE LINCOLN HIGHWAY HERITAGE CORRIDOR

Funding provided by The Keystone Preservation Grant program, as administered by the Pennsylvania Historical & Museum Commission (PHMC).

Consultants:

**Practical Preservation LLC
and Barton and LoGiudice**

WESTMORELAND COUNTY, PENNSYLVANIA



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Heritage Corridor/Heinz
History Center

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Abstract

The Lincoln Highway Heritage Corridor engaged Practical Preservation, in coordination with subcontractors Barton & LoGuidice and Kellie Cole, to investigate the Alexander Johnston “Kingston House” and prepare a condition assessment report. The purpose of this report is to identify existing conditions, evaluate potential preservation concerns, and provide preliminary recommendations for rehabilitation using established preservation principles and best practices.

This assessment is considered abbreviated in nature and is intended to provide an overview of existing conditions and preservation needs; it does not include exhaustive materials testing, structural analysis, or full architectural documentation.

This Condition Assessment Report is intended to serve as a living document that may evolve as additional documentary research is completed and further physical investigation occurs. Based on currently available information, the project team identified the primary period of significance as the era associated with Alexander Johnston’s occupancy of the property, estimated to span from approximately 1815 to 1872.

Originally constructed as a private residence, the building was later adapted to accommodate use as a tavern and residential dwelling, followed by periods of commercial office use. Today, the Kingston House serves as both a museum and administrative space for the Lincoln Highway Heritage Corridor and the Lincoln Highway Experience.

An addendum at the end of this report addresses alterations that have occurred since the initial site visit and includes the mortar analysis.

3435 State Route 30 East
Latrobe, Westmoreland County, Pennsylvania

Abbreviated
Condition Assessment Report
Alexander Johnston's "Kingston House"

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Introduction

The Lincoln Highway Heritage Corridor engaged Practical Preservation and their subcontractors Barton & LoGuidice and Kellie Cole to investigate Alexander Johnston's "Kingston House" and develop a Condition Assessment Report for the building. This abbreviated report identifies existing and potential issues affecting the building and provides recommendations for rehabilitation using established historic preservation standards and best practices.

This report is intended to serve as a living document that may evolve as additional documentary research is completed and physical evidence is revealed through future evaluations.

The Alexander Johnston House (Kingston House) is listed in the National Register of Historic Places (NRHP) and is situated along the Lincoln Highway (Route 30 East) in Latrobe, Westmoreland County, Pennsylvania (Figures 1 and 2).

Based on currently available information, the project team identified the primary period of significance as aligning with Alexander Johnston's ownership of the property, estimated to span between ca.1815 and 1872. Initially built as a private residence, the building was later altered to accommodate a tavern and ultimately functioned as a farmhouse until approximately 1977. Although the building remained in continued use after 1872, later alterations reflect continued occupation rather than a distinct period of historical significance. Following the end of Johnston family ownership, the house served as office space for nearly three decades before being acquired by the Lincoln Highway Heritage Corridor and adapted for use as a museum and administrative offices.

Methodology

The current occupants, the Lincoln Highway Heritage Corridor (LHHC) uses the majority of the main level as a museum, with the second level utilized for storage and office space and the third level is vacant. The LHHC did not possess a comprehensive history of their building's construction or alteration. To mitigate this gap, the field team conducted site visits, taking detailed measurements and photographs of the building and site features. The team also took a mortar sample from the exterior of the building to try to evaluate the mortar composition. The field team returned on August 6, 2026 and retrieved another mortar sample from the basement foundation to more fully understand the building's construction history. The project team then synthesized field information and archival research to prepare this report

The team conducted historic research to develop a construction timeline and use chronology; however, gaps still exist in the understanding of this building's historic development. While this report is based on available evidence and informed hypotheses, it is expected to be refined as new information emerges through selective demolition, additional research or future investigations.

The project team consisted of Sandra Scaffidi, Architectural Historian and John Pitman, Preservation Associate from Practical Preservation and subcontractors Eric Horvat, MEP Engineer and Brett Lafoon, MEP Engineer from Barton & LoGuidice and Kellie Cole, AIA an independent architect who was responsible for generating a Revit model of the building.

This report generally follows the outline as described in the National Park Service's *Preservation Brief, Bulletin 43: The Preparation and Use of Historic Structure Reports*.

Project Data

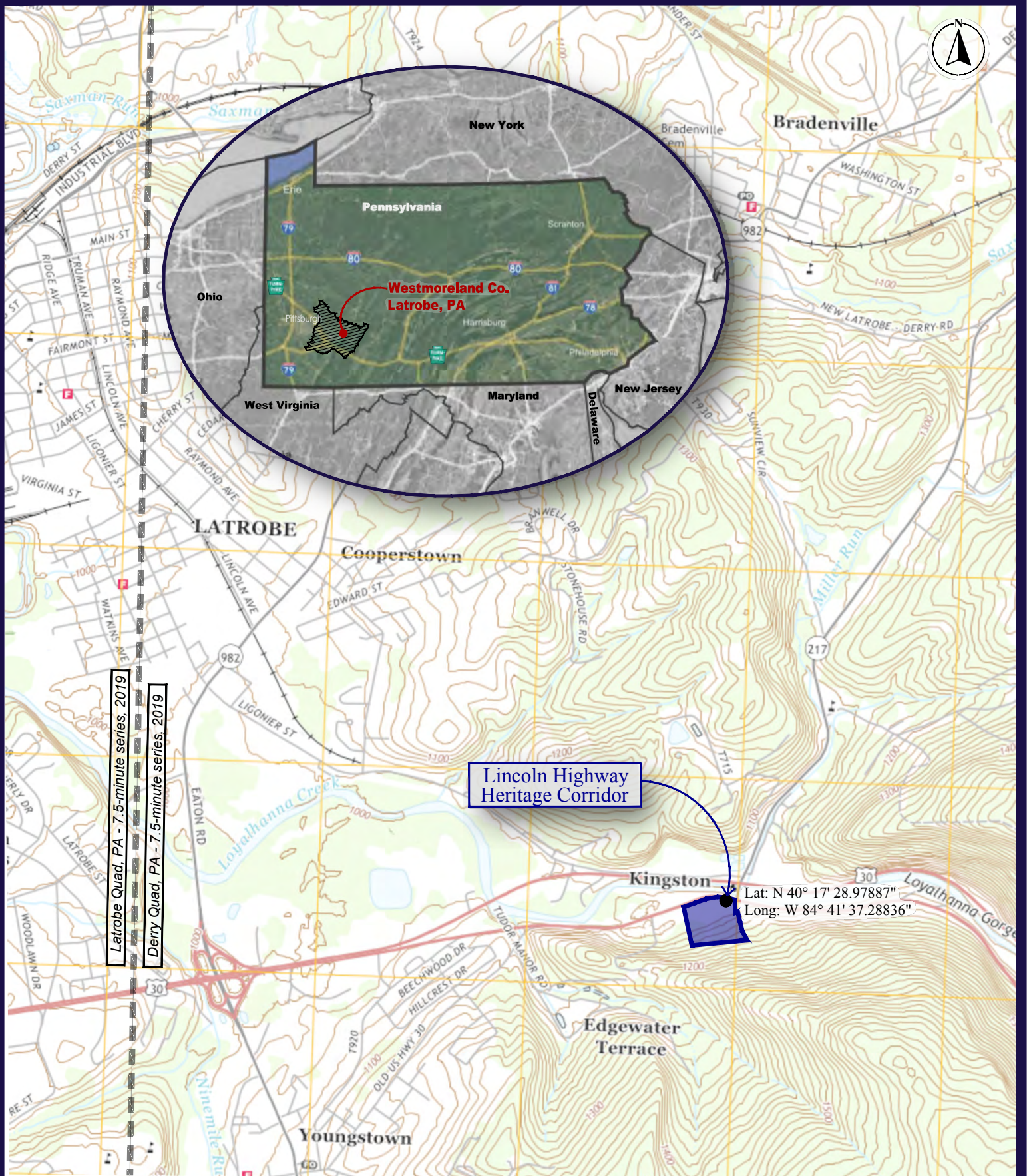
Table 1. Alexander Johnston House Resource Summary Information

Building Name	Alexander Johnston "Kingston House"
Location	3435 State Route 30 East, Latrobe, Westmoreland County, Pennsylvania
Date of Construction	ca. 1815; alterations ca. 1830; ca. 1980; ca.2020
Total Gross Square Feet	6,800 square feet (excluding basement)
National Register Status	Listed
National Register Listing Date	June 18, 1983
National Historic Landmark?	No
National Historic Landmark Date	N/A
National Register Significance Level	Local
NR Period of Significance	1815-1872 [Alexander Johnston's tenure];
NR Criteria	Not clearly identified in the 1983 nomination; property appears eligible under Criteria A, B, & C.
Current Use	Museum/Office Space
Intended Use	Museum/Office Space
Intended Treatment	Rehabilitation

The project team conducted an initial survey for the Johnston House on December 2, 2024 and a secondary site visit on December 10, 2024. The project area consisted of 14.1 acres which includes a single dwelling which had been retrofitted into office space ca. 1980 and later, a museum. A stone root cellar built into the hillside is located to the south of the dwelling and a 20th century aluminum clad storage barn/outbuilding is located to the southwest of the dwelling. These two structures were not documented as part of this survey. Fieldwork included documentation through measurement, photography and aerial survey using drones and telephoto lenses. Despite efforts to rigorously examine the structure's characteristics, some areas were unable to be fully accessed, limiting complete documentation.

The Kingston House was listed on the National Register of Historic Places in 1983; although the nomination does not clearly identify the criteria under which it was listed. The building appears eligible under Criteria A for its association with early 19th century transportation and tavern culture; under Criterion B for its connection to local figure Alexander Johnston, a local politician (and secondarily his son, Governor William Freame Johnston), and under Criterion C as a vernacular example of Georgian inspired architecture.

It is our hope that this report will fill in some of the gaps in the historic narrative.



PRACTICAL
PRESERVATION

Scale: 1 in = 2,000 ft

Figure 1
Resource Location Map
Condition Assessment Report For
The Lincoln Highway Heritage Corridor
Westmoreland County, Pennsylvania

01/07/26



PRACTICAL
PRESERVATION

Scale: 1 in = 200 ft

Figure 2
 Site Map
 Condition Assessment Report For
 The Lincoln Highway Heritage Corridor
 Westmoreland County, Pennsylvania

01/07/26

Study Summary

The project team conducted an initial historic structure survey of the Kingston House on December 2, 2024, with a secondary site visit on December 10, 2024. The project area consists of approximately 14.1 acres and includes a single dwelling that was retrofitted for office use ca. 1980 and later adapted for use as a museum. Fieldwork included measured documentation, photography, and aerial survey using a drone and telephoto lens. Despite efforts to rigorously examine the structure, certain areas could not be fully accessed, limited complete documentation.

A chronology of the building's construction and use was developed using physical evidence, archival research and historic mapping. The findings suggest that the property evolved in at least five distinct periods:

1. **Period of Original Construction (ca. 1812-1815):** Original construction of the two-story central core and north and south wings
2. **Period of Expansion (ca. 1830-1840):** Construction of stone, one and a half-story western ell, original west elevation porch
3. **Period of Agricultural and Domestic Modification (ca. 1900-1970):** Outbuilding construction and minor alterations
4. **Period of Commercial Adaptation (ca. 1978-2000):** Transition to commercial office space, enclosure of rear porch, frame outbuilding/two bay garage, porch enclosure
5. **Period of Museum Rehabilitation (ca. 2011-2022):** Museum construction and stabilization and the demolition of a garage by the Lincoln Highway Heritage Corridor

Developmental History

Research Process

The project team conducted a brief literature and archival review to better understand the development of the building. Using the National Register nomination as a base, the team also utilized the work by Charles Morse Stoltz, *The Early Architecture of Western Pennsylvania*, which revealed a bit of additional history as well as the discovery of measured drawings completed by Ralph M. Reutti. Stoltz's book also provided historic images which gave a glimpse of the building as it was in the 1930s. Research also included visits to the Westmoreland County Courthouse, the Heinz History Center, the Westmoreland County Historical Society and the Latrobe Historical Society. Historic newspaper articles and historic photographs supplied much of the background information included in this report.

After reviewing the existing historic documentation and evaluating the physical building structure, the project team developed a construction chronology that organizes the property's development into five primary periods, as outlined above and discussed in greater detail in the "Chronology of Development and Use" section.

Historical Background and Context

The following historic context is based primarily on the work of Charles Morse Stoltz, the National Register nomination and primary materials held by the Heinz History Center and the Westmoreland County Historical Society including the personal papers of the Johnston family. These sources provided primary and secondary information relating to the history of the Kingston House and its occupants. While independent archival and physical research informs this report, additional investigation is required to resolve outstanding questions regarding early construction phases and tavern operations.

Early Ownership and Establishment of the Kingston Tract

Located along a historic turnpike road, now part of the Lincoln Highway, the Kingston House stands as a tangible link to early 19th century travel and commerce. Alexander Johnston was born in Enniskillen, County Fermanagh in Northern Ireland in 1773. As a result of an alleged dispute with his prospective father-in-law, it is rumored that Johnston fled Ireland to escape an arrest warrant.¹ Johnston traveled to America, and eventually made his way to Carlisle, Pennsylvania, where an uncle suggested he continue traveling west, eventually settling in Westmoreland County. Johnston became a land surveyor to repay his debts and eventually earned enough money to settle in Greensburg, where he married Elizabeth Fraeme.² In 1799, Johnston opened a tavern in a ‘large and elegant brick house’ where he lived for approximately seven years, after which he moved to Pittsburgh to operate a store for two years.³ Johnston returned to Westmoreland and purchased a plot of land called the “Kingston” tract where he would establish himself as Westmoreland County’s first ironmaster. The site, located on the Loyalhanna Creek, was soon improved with a roller mill and forge and named the Kingston Iron Works.⁴ Nearby furnaces provided the raw material for the forge with the resulting charcoal iron shipped overland to Pittsburgh.

Although the Kingston Ironworks had an ambitious start, it did not find long-lasting success and Johnston’s tenure as an ironmaster was short-lived.

Construction of the Kingston House

The most significant change to this property was the construction of the Kingston House, a large, two and a half-story stone dwelling built between 1812 and 1815.⁵ The homestead is situated perpendicular to the roadway, facing east and contributing to the building’s formal, Georgian-inspired appearance. The National Register nomination asserts the structure was built by a mason named “Miller,” but no documentary evidence has yet been located by this researcher to substantiate this claim.

¹ John Boucher, *History of Westmoreland County, Pennsylvania*, New York: Lewis Pub. Co., 1906, 646.

² Boucher, 647 and Elizabeth Freame Ransom, *A Journey with Johnston*, unpublished, n.d., 36. In *A Journey with Johnston*, an undated, transcribed letter from Alexander Johnston shares that he traveled through Wilmington before heading to Greensburg, PA.

³ *Journey with Johnston*, 37.

⁴ Boucher, 647. It appears that Johnston may have not officially purchased the property until 1833, according to Deed Book 20, Page 463. Further research is needed to clarify this issue.

⁵ In her essay, *A Journey with Johnston*, Elizabeth Freame Ransom shares that it took the mason ten years to complete the building of the Kingston House.

Some suggest that the odd orientation of the house was due to Johnston's role as a Freemason, as he was anointed in Ireland and newspaper accounts attributed him as the "oldest living Freemason in the United States" prior to his death.⁶ He reportedly organized the grand lodge of Pennsylvania and the Masonic Lodges in Greensburg and Sommerset.⁷ While this association remains anecdotal, the house's prominent place along a newly developed roadway solidified the building's future landmark status.

The building was constructed with five, large wood burning fireplaces which were later enclosed and transformed to burn coal.⁸

Tavern Period and Transportation Context

Johnston's role as an ironmaster was not successful and after several years, he shifted his focus to other enterprises more aligned with the growing needs of the region. With the rise in travel along the Pittsburgh-Philadelphia Turnpike (later known as the Greensburg-Stoystown Road, and eventually, the Lincoln Highway), Johnston began accommodating travelers at Kingston House.⁹ A family account book held by the Westmoreland County Historical Society document tavern related activity as early as October 1, 1819. Entries list sales such as "1 gill gin and 1 gill apple brandy" with approximately four to nine visitors recorded per day, depending on the season.¹⁰ A gill was a historic unit of measure, typically used for alcohol, which was roughly four fluid ounces (or a ¼ pint). By April 1821, the ledger details transactions in Greensburg, suggesting the Johnston family may have temporarily relocated back to town.¹¹

Between ca. 1830-1840, a one-story stone addition was constructed to the west elevation of the Kingston House, rumored to have been added to accommodate increasing traffic on the Greensburg- Stoystown Road. Although Johnston was documented as living in the Borough of Greensburg in 1830 with his wife and seven children, the house's location and form suggest it was well-suited for such a role.¹² Two tavern licenses, issued in 1837 and 1838 to Alexander Johnston, to "keep a tavern at the house where he now dwells, in Unity Township..." supports this interpretation.¹³

A nineteenth century reminiscence described the interior of the dwelling during this period, saying:

⁶ <https://www.findagrave.com/memorial/34144392/alexander-johnston>, accessed March 29, 2025.

⁷ Boucher, 648.

⁸ Freame, 61.

⁹ George Dallas Albert, *History of the County of Westmoreland, Pennsylvania: With Biographical Sketches of Many of Its Pioneers and Prominent Men*, United States: L.H. Everts & Company, 1882, 438.

¹⁰ "Ledger, Day Book F," Kingston House, October 1, 1819, Folio 1, Archival Material from the Johnston Collection, Westmoreland County Historical Society, Box 23.

¹¹ Ibid.

¹² Ancestry.com. 1830 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Original data: Fifth Census of the United States, 1830. (NARA microfilm publication M19, 201 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

¹³ "Tavern License 1837" and "Tavern License 1838," Johnston Family Collection, Westmoreland County Historical Society, 1980.034.100 and 101.

... “the walls are thick, fireplaces large, so are the rooms and planned so different from now. The end of the house next to the road was the bar room [Now Room 4, Office #2]. You went into it, then into the parlor that had another door into the dining room, then out the dining room into the hall out to the family room and kitchen. Off from the hall was a family bedroom, all on the 1st floor.”¹⁴

No primary or physical source has been located to corroborate this floorplan. A frequently cited 1898 newspaper article includes an interview with Colonel John W. Johnston who recalled his father, after his iron business faltered, “realized the possibilities of the mansion if opened to the traveling public, owing to the turnpike road, which ran so close to the house that drinks were handed out of the bar room window to people in coaches and carriages and on horseback, without putting them to the trouble of alighting.”¹⁵ According to the same account, the “Kingston House became famous as a place to get a good meal and a good drink and became more or less a rendezvous for politicians.”¹⁶

A second ledger in the Westmoreland County Historical Society’s possession lists record of debits and credits for the Kingston House, beginning in May, 1839. Typical entries are listed with the patron’s name, their debt and the amount they owe. For instance, George May had “3 drinks of whiskey” and several other entries listed the sale of beef by the pound.¹⁷ By 1842, the ledger indicates the Johnston family also sold flour and oats, supporting the household through sales of agricultural products.¹⁸

Johnston’s interest in transportation infrastructure extended beyond tavern-keeping. In 1835, Johnston joined five others in petitioning the Pennsylvania legislature to incorporate the Farmers and Mechanics Turnpike Road Company of Westmoreland County. The proposed route would connect the Pennsylvania Canal at Blairsville (Indiana County) to Mount Pleasant (Westmoreland County), terminating at “a point on the Stoystown and Greensburg Turnpike Road at the dwelling house of Alexander Johnston...,” underscoring the strategic location of the Kingston House along the proposed turnpike network.¹⁹ Johnston and his associates were appointed as commissioners to raise stock for the company with a mandate to commence construction within three years.

Secondary sources speculated that General Zachary Taylor may have visited the house, reportedly finding “refuge from the Federal place hunters.”²⁰ Taylor, who fought in the Black Hawk War in 1832 and the Mexican-American War including at the Battle of Buena

¹⁴ “An Old Landmark was Visited, The Johnston Stone House at Kingston, An Old Relic,” *The Ligonier Echo*, March 1, 1911.

¹⁵ “The Hero of a Former Conflict: A Talk with Colonel John W. Johnston at His Home,” *Philadelphia Times*, May 15, 1898.

¹⁶ *Ibid.*

¹⁷ “Ledger,” May 20, 1839, page 2. Ledger,” August 29, 1839 entry, Kingston House, Page 9, Johnston Family Collection, Westmoreland County Historical Society Archives, Box 23.

¹⁸ “Ledger,” June 25, 1842 entry, Kingston House, Page 22, Johnston Family Collection, Westmoreland County Historical Society Archives, Box 23. M80-34-125

¹⁹ *Laws of the General Assembly of the Commonwealth of Pennsylvania, Passed in the Session of 1841*, Harrisburg: Peacock & McKinley, Printers, 1841, 359.

²⁰ “An Old Stone House, To Which Memories of Great Men Cling Like the Ivy on Its Walls, the Homestead of the Johnstons...” *The Pittsburgh Dispatch*, February 14, 1892.

Vista, where Johnston family members also served, was later elected as President of the United States as a Whig, the same political party as William F. Johnston, Alexander's son who became Governor of Pennsylvania in 1848.²¹ A notation in the Kingston Forge ledger, beginning with the phrase "Good Lord" noted that General Taylor was going to visit the Kingston House on August 17, 1849.²² The entry does not confirm if the visit occurred as planned.

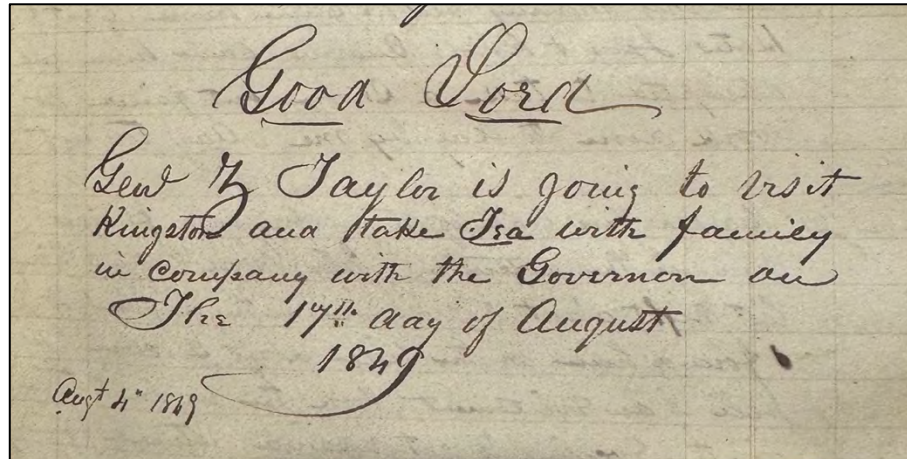


Plate 1. Diary entry noting General Zachary Taylor's anticipated visit to Kingston House, 1849. Courtesy the Westmoreland County Historical Society.

Two primary types of taverns operated in the early 19th century western Pennsylvania: those serving passengers traveling by stagecoach and those catering to drovers and waggoners hauling goods along the newly developed road networks. Given its size, location and interior arrangement, the Kingston House, likely catered to the more affluent clientele traveling by stagecoach. In the early 19th century, it was common for private homes to be partially adapted to serve travelers.²³ The Kingston House was no different. Initially, the northernmost wing of the house appeared to be used to serve the traveling public, however, by the mid-1830s, a more deliberate addition was constructed: the one and a half-story stone ell on the western elevation.

This western ell provided a clearer physical separation between the family's private quarters and the tavern functions. Taverns of the period often had porches or covered outdoor spaces to accommodate additional guests; a shed roof porch added to the Kingston House on the south elevation may have served this purpose. Though access to the upper level of the western ell is currently limited to a small ceiling opening, the second floor likely contained sleeping quarters or at least a loft used for lodging.

Given the Kingston House's location approximately three miles from Latrobe and nine miles from Ligonier, it is possible the tavern primarily offered meals and respite for travelers

²¹ "The News of 37 Years Ago." *The Latrobe Bulletin*, January 15, 1930.

²² "Kingston Forge Ledger," 1849, n.p., Johnston Family Collection, Westmoreland County Historical Society, 2020.039.001.

²³ Stoltz, 173.

instead of providing overnight accommodations. A painted or hanging sign would have likely advertised its public function, though no such signage survives today.

Mid-19th Century Agricultural Use

Although active in public life, serving as sheriff, justice of the peace, treasurer, and register, Johnston eventually turned to agriculture.²⁴ By 1840, Johnston was recorded as living in Unity Township engaged in farming.²⁵ The 1850 Agricultural Census indicates Johnston operated a substantial farmstead, consisting of 70 acres of improved land with 1300 acres of unimproved land. His livestock holdings included six horses, five “milch” cows, seven cattle, 30 sheep and 25 swine, reflecting a diversified operation typical of a prosperous, mid-19th century western Pennsylvania farmstead.²⁶

Johnston and his wife, Elizabeth, had twelve children, six of whom predeceased him (two in infancy).²⁷ Their family story, which included both distinguished public service and tragedy, reflects the aspirations and hardships of early 19th century American life.

Several of Johnston’s sons pursued military careers. His son, Captain Alexander Johnston II graduated from the US Military Academy at West Point and served in multiple military campaigns on the western frontier. At the time of his death (likely from “consumption”), he held the rank of Captain in the Fifth Regiment of the US Infantry. In his will, he wrote, “I ask their [his parents] pardon for the grief and vexation I have caused them...”²⁸

Johnston’s youngest son, Lieutenant Richard H.L. Johnston was mortally wounded in the battle of Molina del Rey during the Mexican American War in 1847, dying at the age of 21.²⁹ A large monument to his memory is erected in St. Clair Cemetery in Greensburg, Pennsylvania.

²⁴ George Dall, 438.

²⁵ Ancestry.com. *1840 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Original data: Sixth Census of the United States, 1840. (NARA microfilm publication M704, 580 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

²⁶ US Federal Agricultural Census Manuscripts, Schedule 4- Productions of Agriculture, Unity Township, Westmoreland County, July 29, 1850, as found on: https://www.phmc.state.pa.us/portal/communities/agriculture/files/1850/manuscripts/westmoreland/1850_Westmoreland_Unity%20Twp.pdf, accessed May 30, 2025.

²⁷ “Last Member of Illustrious Family Called by Death,” *Latrobe Bulletin*, January 15, 1908.

²⁸ Ancestry.com. *Pennsylvania, U.S., Wills and Probate Records, 1683-1993* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2015. Original data: Pennsylvania County, District and Probate Courts. [Westmoreland County Will Case Number 1649]. The consumption note was found in Dieter Stenger, “U.S. Army Artifact Spotlight: The Hunting Frock of Capt. Alexander Johnston, 5th Infantry Regiment,” *Army History*, no. 105 (2017): 20–21, <http://www.jstor.org/stable/26300959> which referenced: George W. Cullum, *Biographical Register of the Officers and Graduates of the U.S. Military Academy at West Point, N.Y., from Its Establishment, March 16, 1802, to the Army Reorganization 1866–68*, vol. I, 1802–1840 (New York, Nostrand: 1868), 264.

²⁹ “Richard HL Johnston,” https://www.findagrave.com/memorial/156300846/richard-h._l.-johnston, accessed May 30, 2025.

Johnston's daughter, Isabella Johnston Barclay, also died young, passing away at the age of 40 in 1841. In her short life, she endured the loss of her husband and raised eight children.³⁰

Several of Johnston's surviving children gained recognition for distinction in law, politics, infrastructure and the press. His son, William Fraeme Johnston, an attorney, became the governor of Pennsylvania who served as an "anti-slavery Whig."³¹

The eldest son, Thomas Johnston, also graduated from the US Military Academy at West Point and served in the Army. Another son, Edward, moved west and settled in Iowa.

Son Andrew Johnston became president of the Greensburg and Stoystown Turnpike Company.³² Andrew was also actively involved in railroad development.

James Johnston, listed in the 1880 Federal Census as a retired printer, remained active in the public discourse.³³ In a 1908 article, he was listed as a "prominent correspondent for eastern newspapers."³⁴

Alexander Johnston's son, John William Johnston, a veteran of both the Mexican American and Civil Wars, became a successful farmer. He and his wife raised their family at the Kingston homestead, where he lived until his death in 1902.³⁵ Alexander Johnston's unmarried daughter Ann E. Johnston, remained in the family homestead until her health compelled her to move to Greensburg where she resided with her niece.

Late Johnston Ownership and 20th Century Decline

Upon Alexander Johnston's death at the age of 99, his son John W. Johnston inherited the dwelling and approximately 300 acres of land.³⁶ JW Johnston also inherited his father's household furniture, books and papers, farming utensils and stocks of grain.³⁷ In his will, Alexander Johnston made provisions for his "beloved" daughter Ann, granting her two "milch cows," two beds, bedsteads, and bedding, silver, China, and religious books and his bedroom furniture. He specified that Ann was to be allowed to remain in the family home.³⁸

Multiple newspaper accounts published in the late 19th and early 20th centuries contributed to the legion and architectural lore of the house. One article described its sturdy construction, claiming, "its walls are nearly three feet thick. There are no hallways in it. The rooms are

³⁰ Ancestry.com. *Pennsylvania, U.S., Wills and Probate Records, 1683-1993* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2015. Westmoreland County Will Record 1380.

³¹ Ancestry.com. *Appletons' Cyclopedia of American Biography, 1600-1889* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2016. P. 460.

³² "Last Member of Illustrious Family Called by Death," *Latrobe Bulletin*, January 15, 1908.

³³ Ancestry.com and The Church of Jesus Christ of Latter-day Saints. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.

³⁴ "Last Member of Illustrious Family Called by Death," *Latrobe Bulletin*, January 15, 1908.

³⁵ Colonel John Williamson Johnston," *The Pittsburgh Post*, December 18, 1902.

³⁶ "America," *The Somerset Herald*, July 24, 1872.

³⁷ Ancestry.com. *Pennsylvania, U.S., Wills and Probate Records, 1683-1993* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2015. Original data: Pennsylvania County, District and Probate Courts.

³⁸ Will of Alexander Johnston, Unity Township, March 18, 1864, recorded July 25, 1872. Westmoreland Co. Will Books Vol. 5, page 498.

large with fairly high ceilings and a wood fireplace that takes up a liberal share of each apartment.”³⁹ Yet another newspaper noted that the “walls were 24 inches in thickness, the doors double and of heavy oak, while the hinges extend entirely across them. The walls were originally pierced with loopholes to be used in defending the place from the Indians.” No physical or documentary evidence has been identified to support the claim that the dwelling was utilized for defense from Native Americans. The Johnston House, it was also claimed, was at one time “one of the best-known taverns between Greensburg and Ligonier and its rooms have held many merry assemblages of the belles and Beau Brummells of ‘ye olden tyme.”⁴⁰ The arrival of the railroads, however, marked the decline for this roadside tavern, leaving the house quiet and isolated, “unscathed by the hand of time.”⁴¹

A 1903 article in the *Ligonier Echo* provided more detail in its architectural description, explaining that the stone used for the walls was quarried from the bed of the Loyalhanna Creek while the lime for the mortar was produced in nearby kilns. Each window reportedly contained 24 individual panes of glass. This article also mentioned that the Kingston House was “for two years one of the best-known inns between Greensburg and Ligonier on the old turnpike...”⁴² This short time period may explain the lack of primary source documentation, despite the enduring local memory.

Adaptation for Office Use

Following John W. Johnston’s death in 1952, the homestead remained in agricultural use until the death of the last heir, Rebecca Johnston, in 1978. In 1979, her executor sold the property to Appalachia Enterprises which adapted the building for office use.⁴³ During their tenure, the owners undertook “rehabilitation” efforts including repointing the stonework, enclosing the front porch, replacing windows and several other minor repairs. In recognition of its historical and architectural significance, the Kingston House was nominated to the National Register of Historic Places and listed in 1983.

Museum Era

The Lincoln Highway Heritage Corridor, a non-profit organization dedicated to preserving and interpreting the history of the Lincoln Highway in Pennsylvania, purchased the building and surrounding property from Appalachia Enterprises, Inc. in 2011 and adapted the building for its use as a museum and administrative headquarters. The organization continues to maintain and interpret the property, ensuring its preservation for future generations.

³⁹ “An Old Stone House, To Which Memories of Great Men Cling Like the Ivy on Its Walls, the Homestead of the Johnstons...” *The Pittsburgh Dispatch*, February 14, 1892.

⁴⁰ “The Old Stone House at Kingston,” *Latrobe Bulletin*, December 14, 1909.

⁴¹ *Ibid.*

⁴² “The Oldest House in this Section, Kingstone House the Oldest In Western Pennsylvania,” *The Ligonier Echo*, January 21, 1903.

⁴³ Westmoreland County Deed Document Technology System (DTS) 011 41668, dated November 14, 2011.

Historic Background

Georgian Style Architecture

Many American colonial architectural styles took inspiration from England, adapted for the American climate and available building materials.⁴⁴ Designs by visionary British architects such as James Gibbs and Robert Adam helped to disseminate classical ideas and ornamentation throughout the colonies. Although anti-British sentiment over colonial policies, resulting in the Revolutionary War, may have discouraged some from directly emulating the British, the architectural evolution on the western Pennsylvania frontier was gradual. Twentieth century architect Stoltz suggested that western Pennsylvania buildings were more influenced by the “character of the district” from which settlers migrated, even within the colonies itself, bringing ideas and traditions from New York, Virginia or Maryland to the wilderness.⁴⁵ According to local tradition, Johnston wanted to build a home to replicate the architecture in his hometown in Ireland, although his dwelling ultimately reflected American design trends.⁴⁶

Georgian architecture was dominant in the English colonies between 1700 and 1800, especially among those who strived for a certain social status and refinement. The style, originally associated with architect-designed English buildings, became popularized through pattern books. In Pennsylvania, influential texts such as Owen Biddle’s *The Young Carpenter’s Assistant*, (published by Zadok Cramer in Pittsburgh by 1810) and Asher Benjamin’s *The American Builder’s Companion* helped spread Georgian architectural principals to builders and carpenters.⁴⁷ Georgian architectural design emphasized symmetry, proportion and rigid formality in its ornamentation. While plans were often simple, they conveyed prosperity and a sense of order through formal detailing.

Typical Georgian buildings generally were two stories in height with a symmetrical façade. The central entry door, flanked by evenly spaced windows, was usually adorned with a pediment, pilasters and a transom light above. Fenestration typically featured multi-light wood sash windows. Exterior embellishments such as quoins or dentil molding at the cornice helped articulate the roofline, although ornamentation was generally restrained and focused on entryways and cornices. Georgian homes were not highly ornamental with detailing often reserved for cornices and entryways. The Johnston House follows these design conventions, featuring a symmetrical façade, bracketed cornice and a simple transomed entryway. Like many Georgian homes, it did not originally include a porch, although one was added later in the 19th century as tastes and needs evolved.

In western Pennsylvania, domestic architecture often adapted to local customs and conditions. Cooking fireplaces, originally central features, were sometimes moved to basement or wing additions as the Georgian family home became more elaborate.⁴⁸ At the Johnston House, the southernmost wing likely served as the original kitchen, as indicated by

⁴⁴ Charles Morse Stoltz, *The Early Architecture of Western Pennsylvania*, University of Pittsburgh Press, Pittsburgh and London, 1936, 15.

⁴⁵ Stoltz, 16.

⁴⁶ Stoltz, 43. cursory research on the hometown of Johnston revealed no extant similar dwellings.

⁴⁷ Stoltz, 18.

⁴⁸ Stoltz, 45.

a surviving domed oven ghost mark. The lack of internal access from this wing to the main block suggests it was purpose-built to isolate heat and cooking odors or for fire prevention. The northern wing is similarly inaccessible from the main block and may have functioned as an early tavern room, as historic traditions suggest. A later western ell, believed to date from the mid-1830s, was also constructed for tavern use and also featured a domed oven in the western wall, visible in early photographs. This addition illustrates how the home evolved to serve both a domestic and commercial need.

Due to the region's abundant lime deposits, western Pennsylvania homes often featured high-quality plaster finishes. Smooth plaster walls and chair rails, both popular Georgian interior treatments, are still evident in the Johnston House.⁴⁹ Delicate interior woodwork, including simple cornices, slender balustrades and plain door surrounds, reinforces the building's understated elegance.

Despite its rural setting and functional evolution, the Johnston House's original symmetrical design remains a clear expression of the rationality, formality and gentility associated with the Georgian architectural style.

Chronology of Development and Use

Because of some uncertainty in the building's early evolution, this report organizes the development of the Kingston House into five primary periods:

1. **Period of Original Construction (ca. 1812-1815):** Original construction of the two-story central core and north and south wings. The wings appear to have been built simultaneously but served distinct functions, possibly as a kitchen (south wing) and a tavern room (north wing).
2. **Period of Expansion (ca. 1830-1840):** Construction of stone, one and a half-story western ell on the west elevation, likely to house tavern operations and physically separate it from the family quarters. The small root cellar to the south was most likely built during this time.
3. **Period of Agricultural and Domestic Modification (ca. 1900-1970):** Outbuilding construction and minor alterations. The construction of a two-bay garage (now demolished) also occurred during this time. The storage barn/outbuilding may have been constructed during this time period as well.
4. **Period of Commercial Adaptation (ca. 1978-1990):** Transition to commercial office space, enclosure of front porch, rear porch enclosure (Postcard Corridor), reconstruction of a frame wash house (Gantz Gallery) and creation of a frame addition on the west elevation (Office #1). These changes reflect mid-to-late 20th century commercial adaptations.

⁴⁹ Stoltz, 45.

5. **Period of Museum Rehabilitation (ca. 2011-2022):** Museum construction and stabilization by the Lincoln Highway Heritage Corridor. Demolition of exterior barns and construction of modern museum and visitor center, marking the property's conversion to a public heritage site.

Numerous changes occurred within these time periods, though precise dates for key alterations remain undocumented. Historic photographs from ca. 1930, published in Stoltz's book, show the tavern ell whitewashed or possibly stuccoed on the exterior while the west elevation under the porch roof had a thick white (possibly double struck) mortar applied. Stoltz's photos also depicted the east elevation of the dwelling covered in thick ivy, which may have aided in the deterioration of the original mortar.

Modern, 21st century modifications include the replacement of several original windows with contemporary units. Most of these alterations occurred after the building was retrofitted into a museum.

The arrival of electricity and indoor plumbing also represents major shifts in the building's use. While nearby cities like Latrobe began small scale electrification in the 1880s, rural electrification lagged behind. It is likely that the Kingston House received electricity after 1923 when the West Penn Railway Company established a power plant in the area, although the exact year has not yet been confirmed with documentation.⁵⁰

Indoor plumbing was similarly delayed in rural Westmoreland County. While indoor plumbing reached many urban centers by the late 19th century, it is unlikely the Kingston House had modern facilities before ca. 1910. The second-floor bathroom was most likely installed first, with the first-floor bathroom estimated to have been added after 1980 when the building was adapted for office use. A 21st century survey map of the property indicates that an outhouse once stood south of the dwelling, near the present Gantz Gallery.⁵¹

One of the earliest photographs of Johnston House (ca. 1895) depicts the east elevation of the dwelling. The image shows 12/12 double hung sash wood windows on the first floor, flanked by paneled shutters, while the upper story windows had an 8/12 light configuration (and no shutters). The immediate front yard is enclosed by a wood picket fence surrounding a single tree. To the southwest, several outbuildings are visible and utility poles to the north suggest the encroachment of 20th century telephone infrastructure into this once-isolated rural setting.

⁵⁰ *Electrical World*, July 28, 1923, United States: McGraw-Hill, 1923, 211.

⁵¹ Morris Knowles, "Johnston House Addition," August 2011 as found in Westmoreland County Deed Record 20111109004103.



Plate 2. Johnston House, ca. 1895. East elevation, facing west. Courtesy of the Lincoln Highway Heritage Corridor.



Plate 3. Johnston House, east and north elevations, ca. 1905. Courtesy the Lincoln Highway Heritage Corridor.

Another early photograph, most likely a family portrait of the children of Richard Henry Johnston, provides the most detailed glimpse of the Kingston House. Although undated, using the children's ages and clothing styles, this photograph most likely dates from the first decade of the 20th century. The original photographer and provenance of the image is unknown. From this photo, the condition of the mortar joints appears to be poor, giving credence to a later 20th century repointing effort.

Another ca. 1900 historic photograph shows several timber framed outbuildings situated perpendicular to the dwelling, immediately west of the house. A root cellar is currently located just south of the main structure, likely used for food storage. To the north, across the Loyalhanna Creek, stood the brickyard of the Latrobe Brick Company, identifiable by its tall brick chimney stack. The Latrobe Street Railway Company, which connected Latrobe and Kingston beginning in 1900, ran along the river's north edge, directly in front of the brickyard facility.



Plate 4. Ca. 1900 photo, facing north. Courtesy of the Lincoln Highway Heritage Corridor.



Plate 5. Detail of ca. 1900 photo. Johnstone House in lower center of photo. Courtesy Lincoln Highway Heritage Corridor.

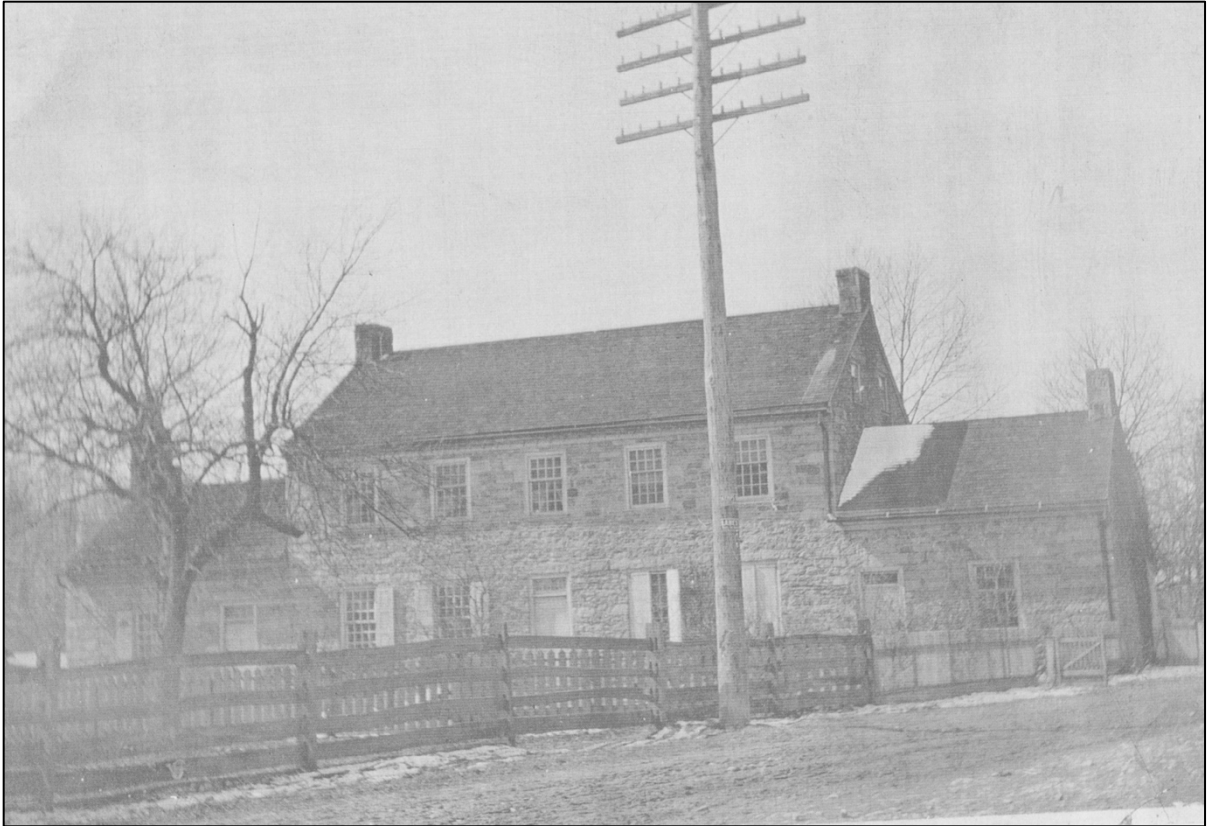


Plate 6. Johnston House, ca. 1910. Courtesy the Lincoln Highway Heritage Corridor.

Although the roadway outside the Kingston House remained an important travel route, it remained unpaved until the 1920s. In 1923, the roadway between Greensburg and Ligonier was oiled, which helped to reduce dust and stabilize the road surface.⁵² This road, originally a local turnpike, was later incorporated into the Lincoln Highway, America's first transcontinental roadway, connecting the East Coast to the West. Despite these broader transportation improvements, the exterior of the Kingston House remained relatively unchanged in the early 20th century.

⁵² "Maps to Show Highway Detours," *Latrobe Bulletin*, May 5, 1923.



Plate 7. Southeast elevations, facing north. Courtesy the LHHHC and the Heinz History Center.

By the 1930s, the Johnstone homestead's historical and architectural significance was recognized. The home was documented in Charles Morse Stoltz's 1936 publication *The Architecture of Western Pennsylvania* which immortalized the homestead with measured drawings and black and white photography. At that time, the east elevation of the stone building was covered in dense ivy, obscuring many of its details. A grape arbor was also present on the south lawn. Stoltz's photos also illustrate the limewash on the western ell, and open, mid-19th century porch.

Stoltz's images also reveal the original appearance of the entry doors on the east and west elevations, the original fenestration patterns, the original orientation of the future Postcard Corridor (Room 12), the open porch on west elevation which has later been enclosed, and a detailed image of the beehive oven which was originally located on the western wall of the western ell. Stoltz's photographs also reveal that the external oven on the south elevation was removed by this point.



Plate 8. East elevation, Johnston House. Photo by Charles Stoltz, ca. 1930. Courtesy of the Heinz History Center.



Plate 9. Detail of the east elevation main entry, ca. 1930. Photo by Charles Stoltz. Courtesy of the Heinz History Center.



Plate 10. East elevation, ca. 1930. Photo by Charles Stoltz. Courtesy of Heinz History Center.



Plate 11. South elevation of the Johnston House, ca. 1930. Photo by Charles Stoltz. Courtesy of the Heinz History Museum.

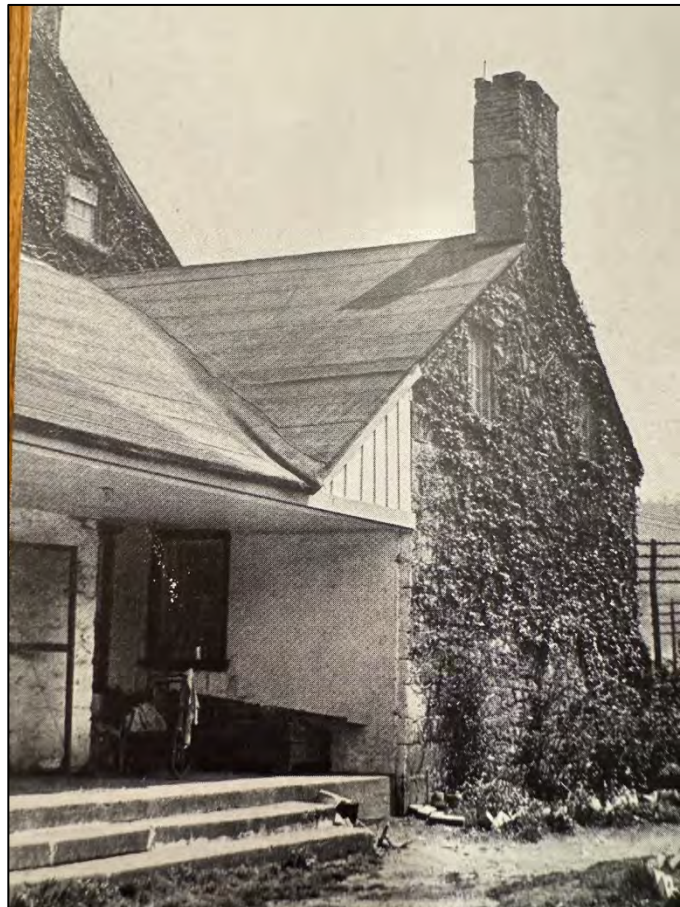


Plate 12. South elevation, facing northeast. Photo by Charles Stoltz. Courtesy of the Heinz History Museum.



Plate 13. Stoltz's Photo of the western "tavern" ell. Note the limewash, open porch, and exterior oven.



Plate 14. Photograph of the exterior of the oven, west elevation. Photo by Charles Stoltz. Courtesy the Heinz History Center.

A circa 1940 photograph of the west elevation of the dwelling illustrates several mid-20th century alterations to the building. At that time, the western side of the northernmost wing and the north elevation of the western ell were both coated in a stucco-like finish. The stonework beneath the west porch roof had been repointed using a thick mortar, likely double struck. The surrounding landscape was grassed, and several evergreen trees had been planted. A wishing well that is now a prominent above-ground feature at the museum, is not visible in the photograph, suggesting that it had not yet been installed.



Plate 15. West elevation, ca. 1939, facing east. Courtesy of the LHH.

Photographs dating from the ca. 1970s provide additional insight to the evolution of the homestead. During this period, the cornice and window surrounds were painted a deep green color, and the building was partially obscured by mature evergreen trees and a split rail fence. A second image from this period documents the south elevation, where portions of the exterior stucco removed. Battens were painted in a deep green or brown tone and the area that now contains the Postcard Corridor functioned as a covered porch. The photograph also reveals that the window on the west wall of the Ship Room was originally located on an exterior wall, and that a partition wall, containing an original window, had been constructed across the hallway between the Ship Room and the Tot Room.

These photographs further confirm that the original wood windows remained in place as late as the mid-1970s.

A small frame structure to the southwest of the house, containing a two-bay shed roof garage, was constructed prior to ca. 1975.



Plate 16. West elevation of the Johnston House, ca. 1975. Courtesy of the Westmoreland County Historical Society.
Emma Johnston pictured. Note the garage to the right of the photo.



Plate 17. Johnston House, south elevation, ca. 1975. Courtesy the Westmoreland County Historical Society.

Following the death of the last Johnston descendent, the property was sold to Appalachian Enterprises, which undertook a series of alterations. The most visually significant change was the enclosure of the west porch, clad in stone to match the primary structure. The west elevation of the northernmost wing was partially enclosed with wood siding to provide interior access via the newly enclosed porch. Wood replacement windows (and later vinyl) were installed on the west elevation of the porch enclosure. Although sized and proportioned to reflect the original openings, these windows incorporated faux muntins to simulate divided light sashes. During this phase, the stairwell window on the west elevation was enclosed. Almost all exterior doors appeared to have been replaced during this phase, and portions of the building may have been repointed. These alterations reflect mid-to-late-20th-century preservation approaches that emphasized visual compatibility, though not always material or methodological accuracy.

Additional photographs shared online through the genealogical website *Ancestry.com* assist in further establishing a timeline of changes. A user identified as “Danfriends” uploaded multiple images in 2015 documenting the building’s condition prior to more recent rehabilitation efforts.

One photo of the west elevation, taken prior to 2015, indicates that the northern frame addition (currently known as Office #1), originally contained an exterior door rather than the present window (W1-1). The enclosed porch, part of the post 1980 alterations, featured a recessed entry with a steel door and an inlaid fanlight framed by a rectangular transom and sidelights. The central stairwell window also contained a small window mounted air conditioner. In addition, a two-story frame garage was physically connected to what is now the Postcard Corridor. These images further demonstrate that the wishing well was also a post-1980 landscape addition.



Plate 18. West Elevation, prior to 2015. Used with permission. Photo courtesy User “Danfriends,” *Ancestry.com*



*Plate 19. North and west elevations, prior to 2015, Johnston House. Used with permission.
Courtesy User "Danfriends," Ancestry.com.*

One online photograph also documents a business directory sign associated with the property, listing occupants including: VP Smith Company, Inc., Appalachia Enterprises, Inc., SMT Family Partnership, Bradley Smith (McCann, Garland, Ridall and Burke) Attorneys at Law, and Moore Consulting Inc. Architects. The presence of multiple professional tenants helps explain the extensive telecommunication and electrical infrastructure currently observed throughout the basement (Room 1).



Plate 20. Business Directory Outside Johnston House, prior to 2015. Courtesy User: "DanFriends," Ancestry.com.

When the Lincoln Highway Heritage Corridor (LHHC) purchased the Kingston House for use as a museum and office space, several modifications were made to the building to accommodate its new function:

1. Installation of an ADA-accessible ramp along the south elevation
2. Recladding of the small frame building to the south (now known as the Gantz Gallery)
3. Construction of a new museum/diner building to the southwest of the main house
4. Replacement of several original wood windows with modern vinyl units
5. Demolition of the two-bay shed roof garage

It is also believed that the LHHC remodeled the first-floor bathroom, which was originally created by enclosing a portion of the original front entry. The current first floor bathroom contains ADA-accessible facilities. Additionally, the LHHC constructed a sloped gallery walkway, clad in wood siding, to connect the main building to the Gantz Gallery and the new museum/diner addition- creating a more unified visitor experience while maintaining separation between the original historic fabric and modern addition.

Physical Description and Existing Condition Assessment

East Elevation

The Alexander Johnston/Kingston House is a two and a half-story side gable stone building with two, one and a half-story side gable wings. The original primary façade of the building faced east towards Ligonier and is five bays wide. The central block features a central entry with symmetrically spaced windows. The one and half-story side gable stone wings, each with a single door and double hung sash window, flank the central core. The masonry structure was constructed of rubble coursed ashlar stone on a stone foundation. The façade is pointed using a “beaded” joint tooling technique. Rectangular quoins, which appear to be grey in color, define the corners of the building

The central entry is rectangular in form and simple in design, with a paneled wood door topped by a four-light transom. The northernmost doorway is a plank wood door with a nine-light window; the southernmost door is similar but covered by a wood-framed screen door.

Historically, the east elevation featured 12/12 double hung sash wood windows on the first level and 8/12 double hung sash wood windows on the second story, all with stone sills. Several of these windows have been replaced with 1/1 double hung sash vinyl units featuring simulated muntins in either a 9/9 or 6/6 configuration.

The side gable roof is clad in asphalt shingles and is accented with a wood cornice with pointed drop brackets. The fascia is accented with a recessed cinqueglyphs. Brick chimneys rise from each gable end.

South Elevation

The south elevation of the building reveals two, six-light wood casement windows, topped by a three-light transom, flanking the interior end-gable chimney stack. On the south elevation

of the one and a half-story wing, the fenestration consists of two, six-light wood casement windows. A ghost mark of a rounded oven is visible near the base of the chimney on this wing.

An enclosed porch connects this wing (now called the Postcard Corridor) to a stone ell projecting to the west. The porch is clad in wood siding and features five, modern double-hung sash wood windows. Each of these windows are framed with wood trim. [During the August 2026 site visit, these windows were removed, with the openings enclosed in drywall and the exterior siding replaced with wood. See addendum for additional information.] An aluminum framed glass door with a sidelight provides access to a concrete pedestrian ramp.

To the southwest, a one-story glass and aluminum-framed hyphen with a sloped roof connects the west-facing ell with a secondary gabled frame building and a modern metal clad museum. The (ca. 1980) gabled building sits on a concrete foundation, is clad in wood siding and has an asphalt shingle roof. The museum addition was constructed with metal siding, a metal roof and is also set upon a rusticated concrete block foundation.

West Elevation

The west elevation consists of a two-story central block flanked by one and a half-story wing extending toward the north and the south, along with a one and a half-story ell projecting westward from the main block.

The center entry is topped by a circa 2020 gabled pediment supported by wood posts with stone bases. The ca. 1860 shed roof porch was enclosed ca. 1980 and clad in stone. The enclosed porch contains four, evenly spaced, 1/1 double hung sash windows (two wood and two vinyl) with simulated divided lights. The porch roof fascia includes five recessed cinqueglyphs, echoing the main cornice treatment.

On the second level above the porch is a small, off-center, enclosed rectangular opening (originally a multi-light window) flanked by symmetrically placed windows. Two, 8/12 double hung sash wood windows are located to the north while the fenestration to the south includes one, 8/12, double hung sash wood window and one replacement vinyl unit. A wood cornice with dropped brackets, similar to the east elevation, caps the roofline.

A one-story wing extends northward from the main building. Originally constructed of stone, its west elevation is now clad in wood siding. A one-story shed roof addition obscures the original entry and connects the wing to the enclosed porch. Fenestration on these walls includes 1/1 double hung sash vinyl windows.

The ca. 1830 one-story ell extends west. It features 6/6 double hung sash wood window on its north elevation and a vinyl replacement window on the western elevation. A six-light wood casement window is located in the upper gable. Stone quoins define the ell's corners, and a ghost mark indicates the former exterior oven on the west elevation.

The modern frame addition on the west includes two wood windows. The aluminum framed, flat-roof hyphen and the adjacent museum addition feature two, multi-light aluminum frame bays, a shed roof and metal siding.

North Elevation

The north elevation of the northern wing is symmetrical and simple. It features a pair of six-light wood casement windows flanking an interior, gable-end chimney. At the gable peak is a small, rectangular datestone reading “1815,” which likely indicates the year of construction.

Interior:

The interior of the building is discussed in more detail in a future section.

Exterior

In general, the exterior stone walls of the building are in good condition. The walls appear to be straight without no clear signs of major structural damage, although localized cracking in the mortar and stone is present. The wood windows are in fair condition, and the roof has recently been resheathed with asphalt shingles. The stone chimneys exhibit deterioration and will need attention.



Plate 21. East elevation, facing west.

Feature 1: Stone Walls/Mortar Joints

Physical Description: The building's historic façade faces east and appears to have a bead profile laid in the mortar joint. Other areas appear to have been repointed with a Portland type cement laid with a flush joint. The stone is rumored to have been quarried from the nearby Loyalhanna Creek bed and is laid in irregular coursing with irregular quoins at the corners. Historic photographs show that the building was heavily covered with ivy which may have contributed to the deterioration of the original mortar.

Existing Condition: The stone is in good condition; however, it appears that on the **east elevation**, the building may have been spot repointed with a Portland cement which has weathered at a different rate than the surrounding stone. Cracking is evident in some areas near the northernmost wing. The **south elevation** also appears to have been repointed, likely at a different time period by a different mason as the mortar composition and tooling appear to differ. At least one stone shows an accelerated rate of decay relative to the surrounding stones; indicating that the mortar is harder than the surrounding stone and may be contributing to spalling. There are minor cracks and areas of weathering on this elevation, but overall, it remains in serviceable condition.

The west side elevation, which now serves as the building's primary entry, the enclosed shed-roof porch conceals much of the original exterior of the first story. The exposed stone of the second level reveals increased weathering, likely due to incompatible mortar. Overall, the west elevation is in good condition.

The north side of the original two and a half-story dwelling reveals additional weathering and organic material on the stones.

A small portion of mortar was analyzed from the west elevation, the results of which are included in the rear of this report. A more detailed analysis is necessary to more fully evaluate the composition of the mortar material on the building.



Plate 22. Detail of typical beaded mortar joint, east elevation.



Plate 23. South Elevation, base of gable end chimney. Note the deteriorated stone and incompatible mortar.



Plate 24. Stairstep crack in northern wing, east elevation.

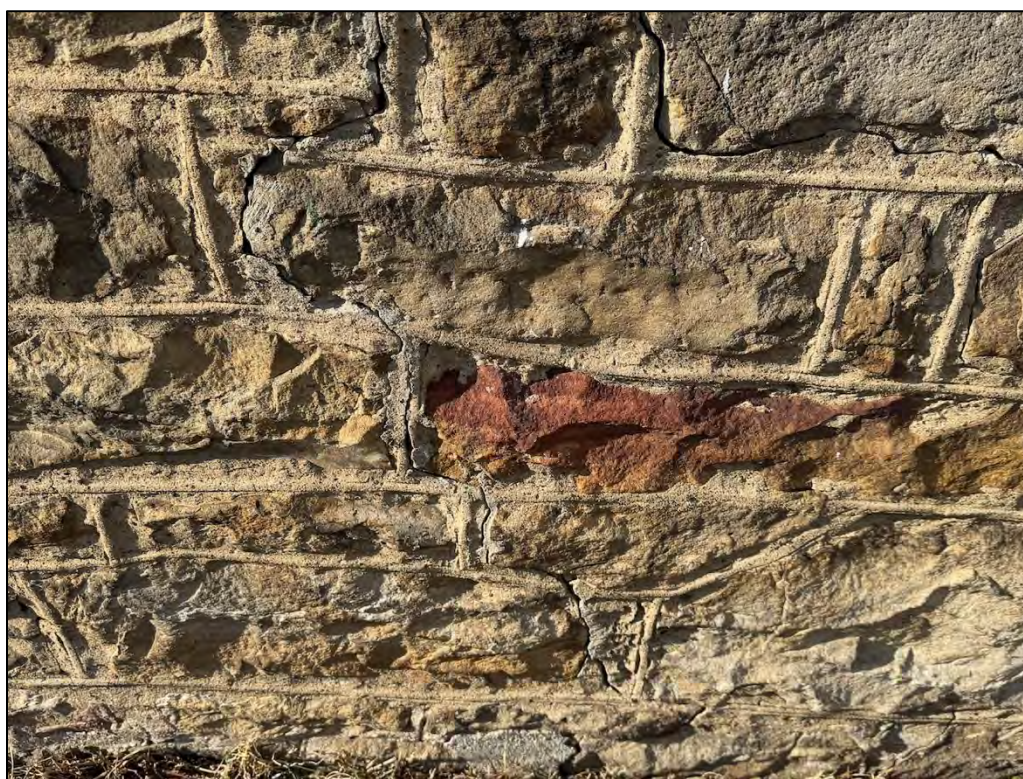


Plate 25. Crack near lower left (southeast) corner of window in the northernmost wing.



Plate 26. Angled view, east elevation, revealing differing weathering pattern of mortar and stone.

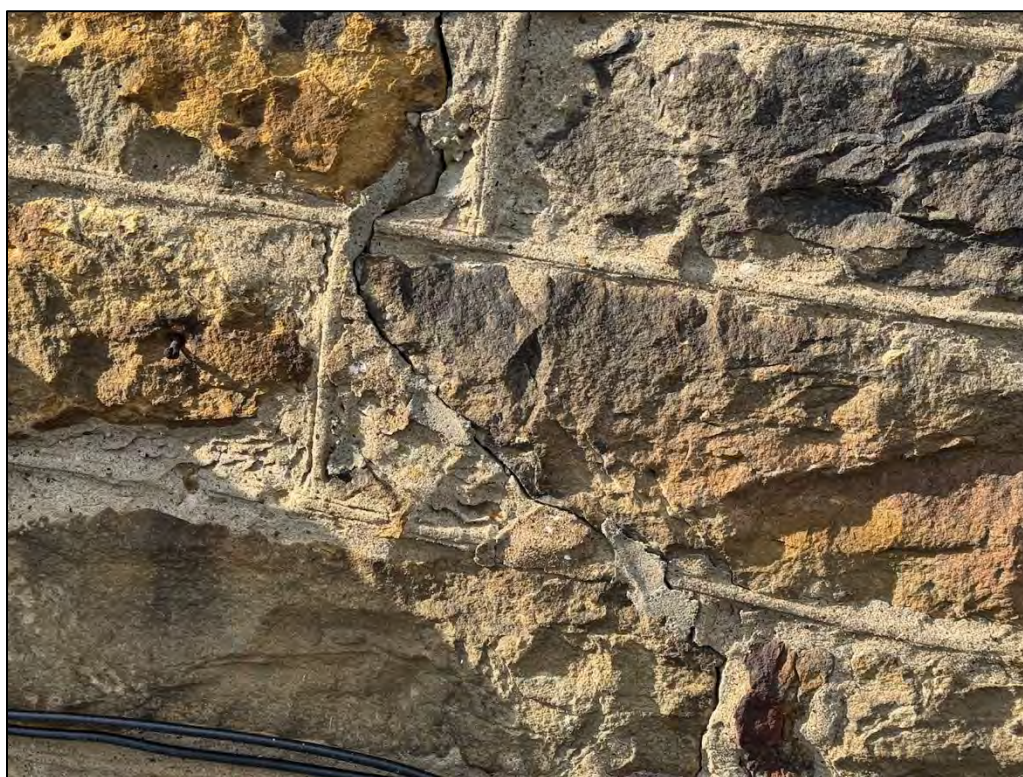


Plate 27. East elevation crack near ground.



Plate 28. Missing mortar



Plate 29. South elevation. Note the foliage which is too close to the building.



Plate 30. South elevation. Note the ghost mark of the oven which was previously removed.



Plate 31. West Elevation



Plate 32. Tavern ell addition, facing southeast. The ghost mark of the beehive oven has been hidden through repointing.



Plate 33. West Elevation, mortar previously repointed, some organic staining



Plate 34. Detail of crack north side of window



Plate 35. West side of window, north elevation of historic tavern/tot room. Note the space between the mortar and stone.



Plate 36. North elevation, note the staining of the stone and incompatible mortar

Feature 2: Foundation

Physical Description: The foundation is constructed of hand cut sandstone blocks. Although the foundation is not visible on the exterior of the building, interior visual inspection reveals that it appears to be constructed of the same stone used to erect the main walls. The exposed interior exhibit irregular coursing with lime mortar.

Existing Condition: The stones exposed on the interior of the foundation appear to be in good condition. There does not appear to be any active signs of dampness or moisture intrusion at the time of the visit. The exposed stone walls are visible and appear stable. Openings cut between the main cellar, and the southern wing allow for wires and utilities to traverse the building. A portion of the foundation was not able to be reviewed as it was not accessible at the time of the visit, particularly, underneath the Tot Room (western ell).

A subsequent mortar test took place August 2026 revealed that some mortar is deteriorating and may be in need of repointing. See the appendix for the report.

Several historic window/vent openings are located on the east elevation within the foundation which appear to be covered over with plexiglass or wood planking. These window openings are likely not weathertight and should be evaluated. Minor voids around several ground-level window openings may permit small animals or pests to enter the building. Occasional presence of vermin within the basement indicates that there may be minor openings or points of penetration in inaccessible areas. Further investigation is recommended, including selective probing, to determine the extent and location of potential breaches and confirm structural continuity under the additions.



Plate 37. Foundation wall, facing southeast



Plate 38. Basement foundation, facing south



Plate 39. Hole cut through south wall in foundation, facing south.

Feature 3: Roof, Soffits, Gutters

Physical Description: The primary stone building has a side gable roof with recently installed (ca. 2022) asphalt shingles. The roof includes lightning rods spaced along the ridge. The eaves are finished with painted wood soffits and fascia boards. Drainage is handled by 4-inch aluminum K-style gutters and aluminum downspouts. The enclosed porch and later additions also contain a modern gutter and downspout system of similar materials.

Existing Conditions: The roof appears to be in good condition, with no visible signs of shingle failure, displacement or active leaks at the time of the inspection. In general, the soffits and fascia show signs of weathering, with some areas pulling away from the main building and exhibiting paint loss. The gutter system, however, shows multiple deficiencies, including:

- Rust, perforations and open joints are visible, particularly on the east elevation.
- Downspouts are missing in some sections, preventing proper drainage.
- Disconnected or misaligned downspouts allow water to splash back onto the stone walls and windowsills, accelerating mortar deterioration.
- Several gutters were observed supporting birds' nests, which causes blockages and additional loads on already weakened sections.
- Bees or wasps are constructing nests along the fascia/soffits
- Fascia boards and soffits are weathered, with areas of peeling paint and visible separation from the rafters, suggesting inadequate fastening or moisture exposure.
- The enclosed porch gutter system shows localized water damage to adjacent wood siding, suggesting overflow or improper slope.

- The Gantz Gallery has new gutters and downspouts (ca. 2024) which appear to be functioning properly.

Given the size of the roof planes and the increasing intensity of regional storm events, the existing K-style gutters may be undersized for current drainage needs. Additionally, gaps between deteriorated gutters, fascia boards and stone walls may create entry points for moisture, small animals and pests.



Plate 40. East elevation, facing west.



Plate 41. West elevation, facing east.



Plate 42. West elevation, facing east. Typical gutter and downspout configuration.



Plate 43. West elevation (enclosed porch). Typical gutter and downspout. Note the bird nest against the house.



Plate 44. Detail of downspout not directly connecting with drain. Splash back can erode surrounding stone more quickly.



Plate 45. Need to ensure all downspouts are directed away from the foundation.



Plate 46. Several downspouts provide structural support for bird nests.



Plate 47. Overall, the gutters on the main building are damaged with broken joints, holes and deterioration.



Plate 48. Typical connection of gutter and downspout. Deteriorated paint on fascia.



Plate 49. Newly re-sided gallery with new gutters and downspouts.



Plate 50. New gutter intersection.



Plate 51. Existing gutter on enclosed porch. Water damage is affecting the nearby siding. [See 2026 updated in Appendix].



Plate 52. Typical gutter and downspout on east elevation.



Plate 53. Downspouts also provide support for bees' nests.



Plate 54. Detail of rust spots and holes in the gutter, east elevation.



Plate 55. Image depicting the moisture directed to the foundation from faulty gutter.



Plate 56. West elevation, facing east. Note there are five existing chimneys (chimney #4 not visible).

Feature 4: Chimneys

Physical Description: The building contains five stone chimneys, each located within the gable end of the corresponding building mass (north wing, main block, south wing and west ell). The chimneys are no longer functional. Historically, the western ell and the southern wing both had exterior beehive (dome-shaped) bake oven attached at ground level. These ovens have since been removed, but their former locations remain visible in ghost marks in the masonry (on the west ell) and through early photographs and measured drawings. The chimneys will be described individually, from north to south.

Existing Condition:

Chimney 1- North Wing

This gable-end stone chimney is located on the northern end of the northern wing of the building. The stack is covered with a wood-framed, tarpaper covered box, likely installed as a protective measure. The stack appears to have been repointed previously although the mortar does not appear to match the historic in composition or tooling. Cracks and voids are visible in the joints, suggesting mortar failure and possible moisture penetration.

Chimney 2- Main Block, North Gable

This stone chimney is on the north elevation of the main core of the building. This chimney stack is showing minor cracking and deterioration of its mortar. The stack is not covered by a cap, which increases vulnerability to water intrusion, freeze-thaw cycles, pest entry and interior flue degradation.

Chimney 3- Main Block, South Gable

This uncovered stone chimney is located on the southern end of the main core of the building. This stack is also uncovered with a piece of wood and wire hanging from its east side, indicating the failure and loss of the original cap. This stack is at risk of moisture infiltration.

Chimney 4- South Wing

Located on the south elevation of the southernmost wing, this stone chimney historically had a beehive oven attached which was removed prior to 1930. This chimney appears to be in fair condition. A tar paper wrapped wood frame cap covers the top of the chimney, although it is likely not weathertight, allowing moisture inside of the building. Ghost marks of the original oven remain visible on the exterior masonry.

Chimney 5- Western Ell (Tavern/Tot Room)

This chimney is located in the westernmost ell which historically served as the tavern but now serves as the Tot Room. This chimney appears to be in good condition although it has been repointed recently and appears to have a wider mortar joint than was historically appropriate. It is difficult to discern the mortar composition from ground level; however, the cap appears to be intact. According to historic drawings, this chimney also had a beehive oven attached to the ground level, similar to the south wing.



Plate 57. Chimney 1, facing northwest.



Plate 58. Chimney 1, facing northeast.



Plate 59. Chimneys 1 (covered) and 2 (uncovered), facing north.



Plate 60. Chimney 2, facing northwest.



Plate 61. Chimney 2, facing southeast.



Plate 62. Chimney 3, facing northeast.



Plate 63. Chimney 3, facing west.



Plate 64. Chimney 3, facing northwest.



Plate 65. Chimney 3, facing west. There is no cap on the chimney.



Plate 66. Chimney 3 and Chimney 4, facing southeast.



Plate 67. Chimney 4. Facing northeast.



Plate 68. Detail of Chimney 4. Note the cap is constructed of wood wrapped in tar paper. Facing northeast.



Plate 69. North and east elevation of Chimney 4, facing southwest.



Plate 70. Aerial photo taken December 10, 2025 showing plywood cover.



Plate 71. Detail of the oven ghost mark on exterior of Chimney 4, facing north.



Plate 72. Chimney 5 in Tavern/Tot Room. Facing north.



Plate 73. Chimney 5, facing south.

Feature 5: Exterior Cladding

Physical Description: Portions of the exterior of the building are clad in painted wood clapboard siding. This siding is present on the west elevation of the northernmost wing, as well as on the west and south elevation of the enclosed gallery space. The Gantz Gallery addition has recently been re-sided with unpainted wood clapboards that appear consistent in scale and profile with earlier siding.

Existing Condition: Overall, the wood siding is generally in good condition, however, several localized issues were observed:

- The northeast side of the building exhibits increased surface soiling and sediment accumulation, likely due to its close proximity to the roadway.
- Areas of paint failure, including peeling and flaking, are present on multiple elevations, particularly around window heads and along horizontal joints.
- Localized deterioration of siding boards is evident in areas subject to recurring moisture exposure.
- Water damage appears most pronounced where gutters and downspouts are deteriorated or missing, allowing runoff to cascade directly onto the siding.
- Insect nests were observed beneath the eaves in several location, suggesting small gaps and sheltered conditions favorable to nesting.
- Deterioration at the eaves and soffit may indicate ongoing moisture issues associated with failing gutter systems.
- In areas where clapboard siding is in close proximity to grade or vegetation, moisture retention is likely contributing to observed paint failure and localized wood deterioration.

While no widespread structural failure of the siding was observed, continued exposure to moisture and delayed maintenance could accelerate deterioration if not addressed.



Plate 74. West elevation, facing east. Note the flaking paint and sediment on the walls.



Plate 75. West elevation, facing east. Note the flaking paint at the top of the window.



Plate 76. West elevation, facing east. Note the flaking paint and sediment.



Plate 77. Deteriorated paint on siding, west elevation.



Plate 78. North side of the addition, note the peeling paint and sediment.



Plate 79. South elevation, facing north. Note peeling paint.



Plate 80. South elevation, facing north.



Plate 81. Detail of water damaged siding.



Plate 82. Additional water damage on east side of the south elevation.



Plate 83. Insects building nests under eaves.



Plate 84. Deteriorated eaves may indicate a faulty gutter.

Feature 6: Entry (Northernmost Entry on East Elevation, Door-D1-6)

Physical Description: The northernmost entry door on the east elevation is centered within the wing and is constructed of vertically oriented wood planks and incorporates a twelve-light glazed opening. The muntins are thick in profile and show signs of weathering and deterioration. The door is set within a beveled wood frame. Based on Charles Morse Stoltz's measured drawings and historic photographs, this door does not appear to be the original. It is likely a replacement installed after ca. 1930, possibly during the ca. 1980 rehabilitation. The original door may have been paneled or configured as a Dutch door. The existing door contains modern glass set within the muntins. Spray foam insulation has been applied around portions of the door and subsequently painted, obscuring earlier construction details. The painted hinge is likely historic and appears to predate the existing door, although further investigation, including paint removal or hardware analysis, would be required to confirm its date and method of manufacture.

Existing Condition: The door exhibits moderate deterioration due to prolonged weather exposure. Exterior paint failure is widespread, allowing moisture infiltration and resulting in localized wood decay, particularly along the lower portions of the door. The glazing putty has deteriorated, and the muntins show advanced weathering and paint loss.

The exterior hardware has been replaced with a modern keyed lock, while an earlier box lock and key remain present on the interior, indicating alterations. Insect nesting was observed in the exterior upper corner of the door opening, contributing to staining and localized surface damage. The door is set on a painted stone threshold, which may also contribute to moisture

retention at the base of the wood components. The use of spray foam insulation may also be retaining moisture and encouraging decay.



Plate 85. Northernmost door on the west elevation.



Plate 86. Base of door, deteriorated wood and flaking paint.



Plate 87. Northernmost door on west elevation. The door handle has been replaced with a keyed lock.



Plate 88. Northernmost door on west elevation. Note the insect nest in the upper corner.



Plate 89. Interior of door, facing east.



Plate 90. Bottom left corner (northernmost) of door. Note the deterioration of wood from moisture and insect activity.



Plate 91. Assumed original box lock and key (installed on a replacement door).



Plate 92. Interior of window, showing the thickness of the muntins, facing northeast.



Plate 93. Detail of southern corner of window in door, facing northeast. Note staining from insect activity.



Plate 94. Painted hardware and painted insulation near door

Feature 7: Center Entry, East Elevation (Door/Transom D1-14)

Physical Description: The center entry door on the east elevation is symmetrically placed within the historic façade and is constructed of vertical wood planks and is set on a stone sill. The door is topped with a rectangular, four-light transom. A small secondary, wood frame screen insert has been fitted within the transom opening. The door is equipped with a small metal knob located on the left (south) side. Based on a comparison with Charles Morse Stoltz's photographs dating to ca. 1930, this door and hardware does not appear to be original. The existing configuration was likely installed during the ca. 1980 remodeling campaign. The interior side of the entry has been altered and is now enclosed within a utility closet, obscuring the original entry hall configuration.

Existing Condition: The door exhibits advanced deterioration due to prolonged weather exposure. Exterior paint failure is widespread, and the wood shows evidence of moisture-related damage. Both lower corners of the door have been previously repaired using spray foam. The southern corner retains exposed foam, while the northern corner appears to have lost the material, likely due to rodent activity and continued weathering.

The wood at the lower portions of the door is in poor condition, with pronounced vertical checking, splintering, and material loss. Remaining caulking between the wood casing and surrounding stone masonry is brittle and failing, leaving gaps that permit moisture infiltration and pest entry. The transom frame and screen insert also show peeling paint and weathering, indicating past deferred maintenance.



Plate 95. The front door on the east elevation.



Plate 96. Photo of original entry, ca. 1930. Photo by Charles Stoltz. Courtesy of the Heinz History Center.



Plate 97. Lower left corner of the front door. Note the deteriorated wood and flaked paint.



Plate 98. Lower right corner of front door. The hole was previously filled with foam which has been removed, (possibly by vermin).



Plate 99. The transom on the west elevation. Note the screen frame in transom and deteriorated paint.



Plate 100. Interior of entry. Note the paneled ceiling.

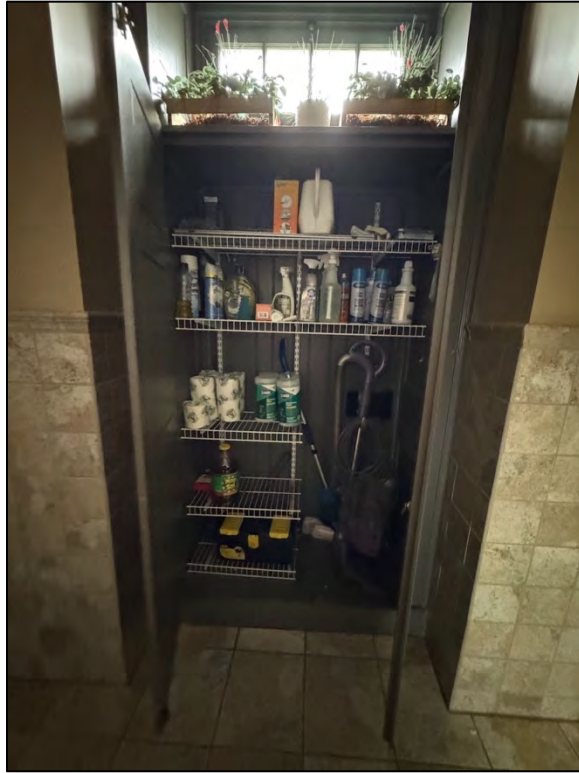


Plate 101. Interior of the closet. Note the paneled door and lock box on the interior of the cabinet.

Feature 8: Southernmost Entry Door on East Elevation (D1-17)

Physical Description: The southernmost entry door on the east elevation closely resembles the northern entry and is constructed of vertically oriented wood planks with a twelve-light window set upon a stone sill. Unlike the other entries, this doorway is encased by a wood-framed screen door, which partially obscures the primary door and limits full visual access to its exterior surface. Based on stylistic similarities and building history, this door is believed to date to the ca. 1980 renovation period.

Interior access to this door is from the room currently known as the “Ship Room.” The interior face of the door includes wood paneling and historic appearing hardware elements, some of which may predate the current door.

Existing Condition: The door exhibits moderate deterioration due to prolonged weather exposure. Exterior paint failure is widespread, particularly along the lower portions of the screen door. The bottom left (southernmost) corner that appears to have been previously filled with spray foam; the material has since failed, leaving the wood vulnerable to moisture intrusion and pest activity. A similar repair is present at the bottom right corner, where the foam appears intact and present.

The surrounding screen door and frame also show signs of deterioration, including peeling and cracked paint, indicating deferred maintenance. The presence of spray foam repairs suggests repeated attempts to address localized decay rather than underlying moisture issues.

Interior hardware associated with this door include elements that may predate the current door assembly. A metal strap observed on the right side of the interior door may represent the original historic hardware. The hinge pin configuration appears consistent with a transitional hinge type, although further investigation would be required to determine whether these components are original to the building or salvaged from other, earlier doors.



Plate 102. Southernmost door on east elevation.



Plate 103. Deteriorated base of door.



Plate 104. Detail of lower left of door. Note deteriorated wood and flaked paint.



Plate 105. Wood frame of screen door with flaked paint.



Plate 106. Lower right (north) corner of door. Note flaked paint.



Plate 107. Interior of the Southernmost door on east elevation (Ship Room), facing east.

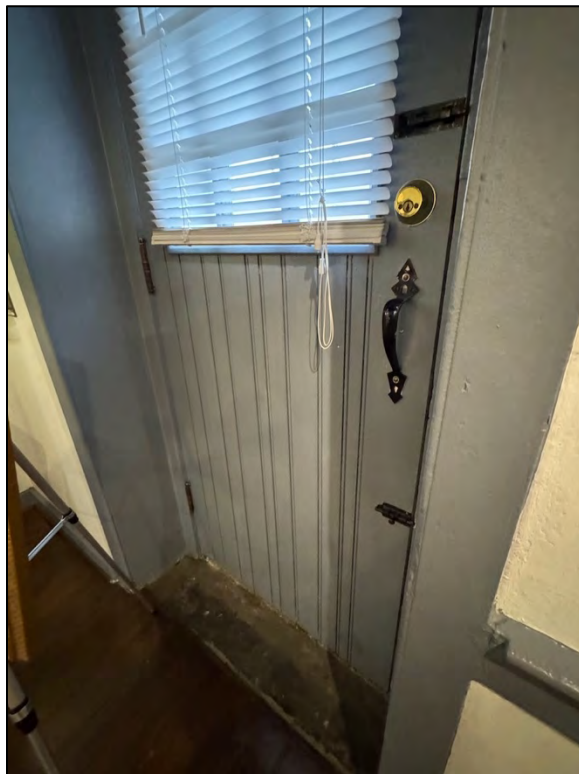
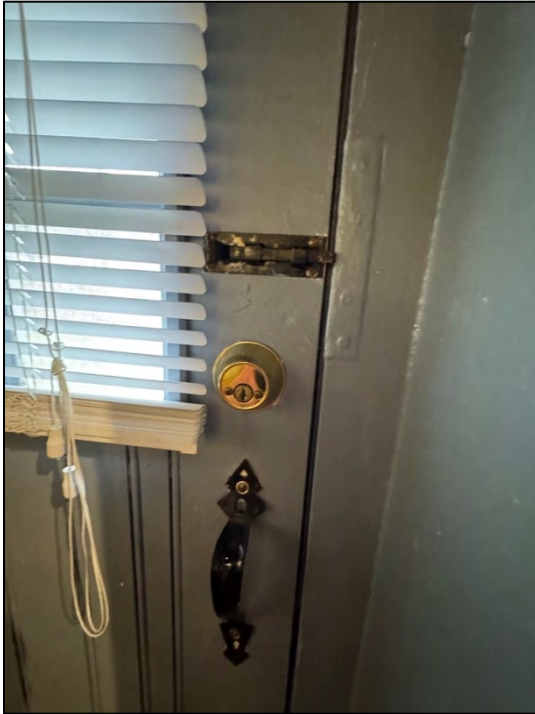


Plate 108. Detail of hardware and wood paneling, Ship Room exterior door.



*Plate 109. Detail of hardware, Ship Room, facing east.
The strap on the right side of the door may be evidence of
original hardware.*

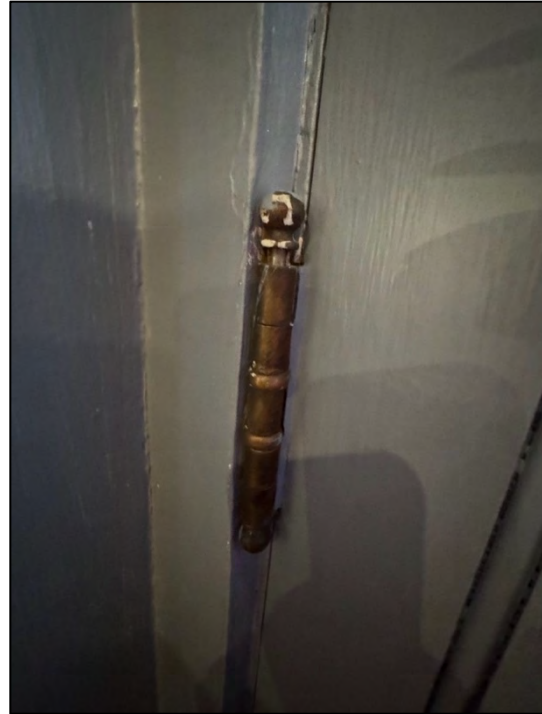


Plate 110. Detail of hinge pin, Ship Room.



Plate 111. Detail of window, Ship Room, facing northeast.

Feature 9: Exit Door on South Elevation (D1-21)

Physical Description: The south elevation exit consists of a modern aluminum-framed glass door with a single sidelight. The door is located at the terminus of the enclosed gallery corridor and provides egress from the building.

Existing Condition: This door is a modern, non-historic installation. It is in good condition and appears to be functioning as intended.



Plate 112. View of the south elevation door.



Plate 113. Inside of the enclosed gallery space, facing south.

Feature 10: Primary Entry Door on West Elevation (D1-8)

Physical Description: The west elevation entry consists of a modern door centered within the enclosed porch on the west elevation. The door is Craftsman-inspired in design, featuring an inset beadboard or paneled lower section beneath a six-light glazed upper panel. Hardware includes a modern lever handle and deadbolt lockset. The door is framed by a paneled surround.

Existing Condition: This door is a modern, non-historic installation framed by a paneled surround. It is in good condition and appears to be functioning as intended.



Plate 114. Front entry on west elevation.

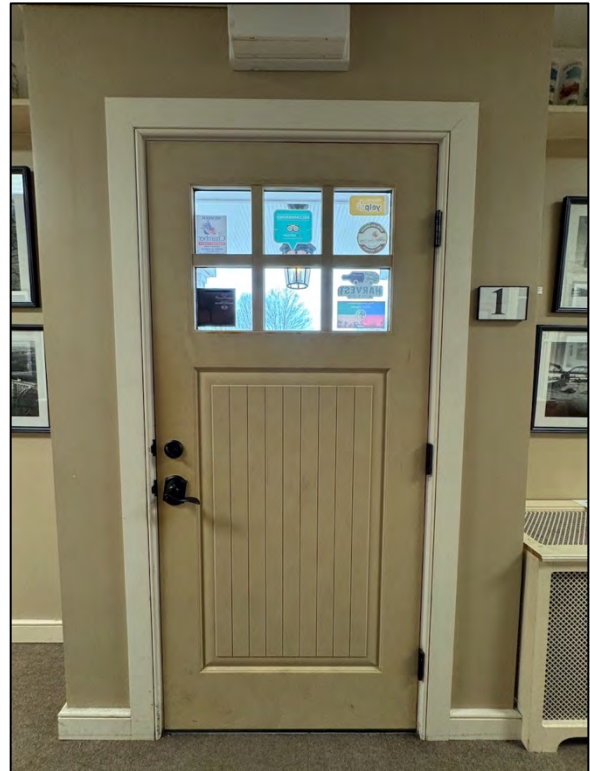


Plate 115. Interior of west elevation wall, facing west.

Feature 11: Windows, Lintel and Sills

Physical Description: The building's fenestration consists of a mix of original wood windows and replacement vinyl and wood windows. Based on documentary evidence provided by Stoltz's architectural drawings and newspaper accounts, the windows were originally constructed of wood with 12/12 hung sash on the first level of the east elevation of the central core of the building and 12/8 hung sash configurations on the upper level. The northernmost wing on the east elevation had 8/12 hung windows. The west elevation generally had 12/12 hung windows on the first level and 8/12 hung windows on the second level of the central portion of the building. The casement windows in the upper gables of the wing additions each contained six lights and the gabled attic had two, six-light casement windows topped by a three-light transom on each elevation. The Tot Room had one, 6/6 window and one 8/12 sash window on the first level. No attempts were made to operate the window sashes during the site visit, as some were fitted with an interior storm window and others appeared to be in severe disrepair. All windows set within stone openings have stone lintels and sills while other newer windows are set within wood frames.

Existing Condition: The windows exhibit varying degrees of deterioration. The original and replacement wood windows are in severe need of rehabilitation as they appear to be allowing moisture infiltration into the building. The glazing compound has deteriorated on a number of the wood windows and paint failure is widespread. Several of the interior storm windows appear to have accelerated the deterioration of the wood windows by trapping moisture against the historic fabric. The vinyl windows appear to be in good condition as they are the most recent installations. These units feature faux muntins including an 8/12 glazing pattern on the east elevation, which differs from the documented historic sash configuration.

Photographs illustrate representative window types and typical conditions rather than documenting every opening individually. More detail about each window is discussed individually by room.



Plate 116. Representative windows, east elevation. All first-floor windows are vinyl. The three central, second story windows are wood replacement units flanked by vinyl windows.



Plate 117. Typical example of vinyl replacement window, east side (W2-6).



Plate 118. Replacement wood window, east elevation (W2-9). Note the deterioration of the muntins and glazing.



Plate 119. Typical west elevation windows. First level windows are all vinyl except for the two to the right of the door. On the second level, the fenestration generally consists of replacement wood windows with a single vinyl window to the right (W2-7).



Plate 120. Typical wood window, west elevation (W1-7).



Plate 121. Typical gable end, wood windows (W3-3 and W3-4).



Plate 122. Typical replacement wood casement window (W2-13).

Interior

Having documented the building's exterior envelope and fenestration, the following section examines interior spaces and finishes. Interior conditions are evaluated in relation to observed exterior deficiencies, particularly window deterioration and moisture infiltration, where applicable. A room-by-room description of the interior follows:

Interior, Room 1 (Basement)

Physical Description: Room 1 is an unfinished utilitarian basement beneath the main portion of the stone building. The floor is comprised of a poured concrete slab, and the walls are constructed of exposed stone (with some evidence of historic limewash). Access to the basement is provided via a wood door beneath the hall stairs leading to the second floor.

The stairwell ceiling and the west and north stairwell walls are finished in plaster over wood lath, exhibiting cracking at the upper landing. The south stairwell wall is covered with plaster over wood panels. The stair itself consists of open-faced wood treads with a simple 2x4 handrail.

The main basement walls are constructed of cut stone and appear to be in good condition. Based on differences in joist types and framing, it is assumed that the interior stair access was added in the mid-to-late 19th century. Earlier access to the basement may have been provided by an exterior bulkhead door, trapdoor or ladder.

Existing Condition: Visual inspection indicates that the basement generally does not experience extreme water infiltration, except in unusual events. A sump pump intermittently discharges water to the exterior. At the time of the inspection (December 2024), the basement did not exhibit musty odors, visible biological growth or excessive moisture on stone surfaces exposed joists or the concrete floor. No biological growth was visible on the stones, exposed wood joists or flooring.

The mortar appears to be deteriorated in the southern stairwell and a sample take in August 2026 identifies the components of the material. See addendum for more information.

A non-historic poured concrete wall measuring approximately 10.5 feet x 13 feet abuts the west elevation, and leads to an unsurveyed space believed to be a former storm cellar or bulkhead access point. The primary floor is a poured concrete slab with lateral expansion joints. A crawl space beneath the Ship Room is accessed via stone steps and has a compacted dirt floor.

Original hewn timber joists (approx. 7 inches x 11 inches) are in very good condition and, in several locations, bear on timber beams that appear to be later additions. At least one beam shows evidence of prior insect activity; however, no active infestation was observed.

Vertical supports include substantial, single-piece timber columns that appear visually sound. Several connections between these columns and horizontal beams include stacked, non-original wood blocking and small shims, indicating later, non-engineered interventions intended to adjust bearing or leveling. A structural engineer should evaluate the adequacy and safety of these supports.

Three basement window openings have been partially enclosed using plywood, plexiglass, spray-foam or wood frames. A snakeskin was observed near one window opening indicating a potential entry point for vermin and suggests gaps in the building envelope.

The basement contains various modern utility systems, including electrical panels, plumbing lines, a water heater and furnace equipment. The age and capacity of these systems vary and are not fully documented. These features are non-historic in character but are essential to the building's continued use as a museum. An MEP engineer has evaluated the space with respect to moisture and humidity control in preparation for proposed HVAC improvements.



Plate 123. Room 1, basement entry, facing northwest. Note the crack in the plaster.

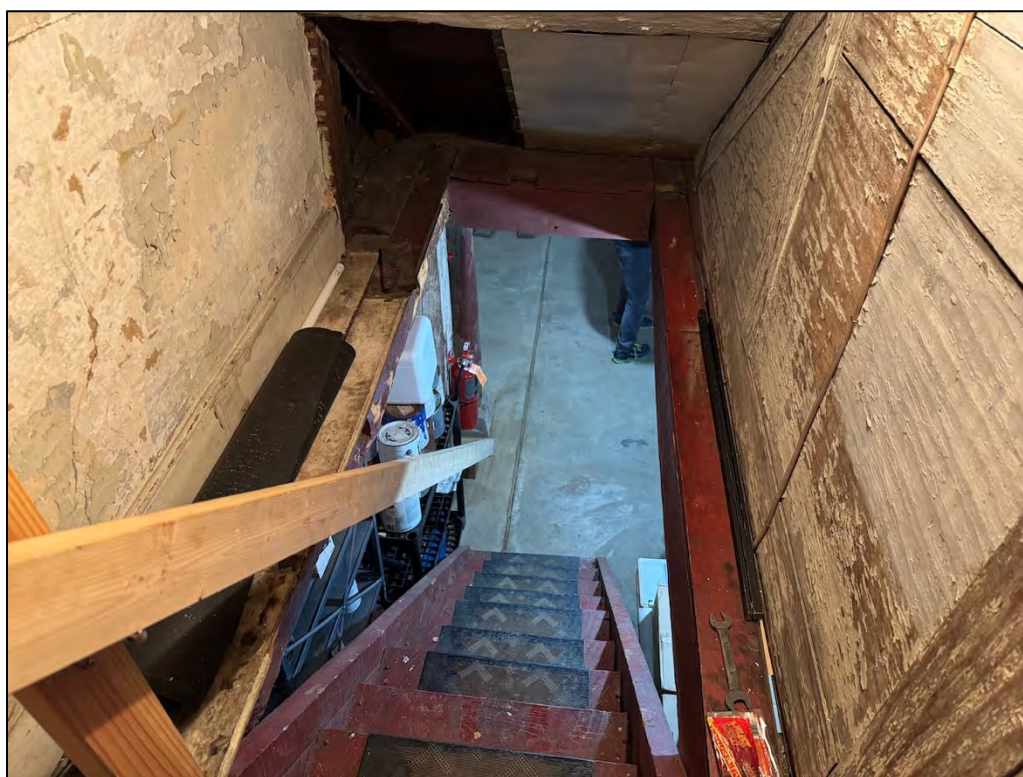


Plate 124. Room 1, facing east. Access to the basement via an open stair.



Plate 125. Room 1, facing west. The different type of support joist suggests this staircase was added later (mid-late 19th c.).



Plate 126. North wall, facing north. Note sump pump in the right corner.



Plate 127. Basement, facing north.



Plate 128. Exterior door which is currently inaccessible. The door may provide access to the bulkhead.



Plate 129. Original beams, facing north.



Plate 130. Support column, facing east.



Plate 131. Typical basement window, facing east.



Plate 132. Access to the crawl space in the southern wing, facing south.



Plate 133. Electrical and telecommunication wires, on the east wall, facing east.



Plate 134. Access point between main building and southern wing, facing south.

Interior, Room 2 (Lobby, Enclosed Porch)

Physical Description: Room 2 is the current lobby, located within the enclosed porch on the west elevation of the building. The porch was added ca. 1860 and was enclosed ca. 1980. The east wall of the room consists of the original exterior stone wall of the historic dwelling, approximately two feet thick with the original 12/12 wood windows.

The west wall is clad in drywall with two, replica wood windows, two vinyl replacement windows and a modern entry door. The north side of the room was enclosed with a wood frame addition ca. 1980. The ceiling features a plaster finish with non-historic boxed beams, and the floor has been carpeted.

Existing Condition: Overall, the lobby is in good condition. The west elevation windows exhibit signs of deterioration and portion of the drywall require minor patching and repair. The east elevation stone wall has been repointed with a mortar that appears to contain Portland cement, which is harder than the surrounding stone. Because the space is conditioned, this mortar is less likely to accelerate stone deterioration than it would be in an exterior condition; however, any future repointing should use a compatible, lime-based mortar with a historically appropriate joint profile. Historic photos suggest that this wall may have been whitewashed historically, a finish that is no longer evident. The junction between the lobby ceiling and the Tot Room wall has been infilled with spray foam, a non-historic material that obscures original construction and may complicate future investigation or treatment.

The original wood windows on the east wall needs rehabilitation. Multiple layers of paint obscure the detailing of the sash, which appear to be constructed with mortise-and-tenon joinery. The windows retain original glass and shutter pins, although several panes are cracked, and the wood sash exhibits checking and localized deterioration.

The non-original wood windows south of the entry show paint failure, separation of stiles and rails, and misaligned faux muntins. Caulking between the window frames and surrounding wall has failed. The vinyl replacement windows north of the entry are in good condition; however, drywall beneath these openings shows evidence of past moisture infiltration, which appears to have been mitigated by window replacement.

A stone threshold step leading into the main hallway is cracked along its centerline. The ceiling contains four fluorescent box fixtures and one hanging light, all non-historic. The boxed ceiling beams are also non-historic.

The lobby contains three additional doors: a non-historic wood door leading to Office #1 at the north, the primary historic entry door, and a wood door leading into the former tavern addition (current Tot Room). A plywood ramp provides access to the Tot Room and exhibits noticeable deflection under foot traffic.

Cast-iron radiators located along the west wall are enclosed within wood radiator covers fitted with metal ventilation panels.



Plate 135. Enclosed porch/Lobby, facing south.



Plate 136. Lobby, facing north.



Plate 137. Typical cracked glass in window.



Plate 138. Typical non-historic mortar joint, facing east.



Plate 139. Cracked mortar, facing southeast.



Plate 140. Connection between porch/lobby roof and the former tavern/tot room, infilled with spray foam, facing south.



Plate 141. Deterioration of the window, west elevation.

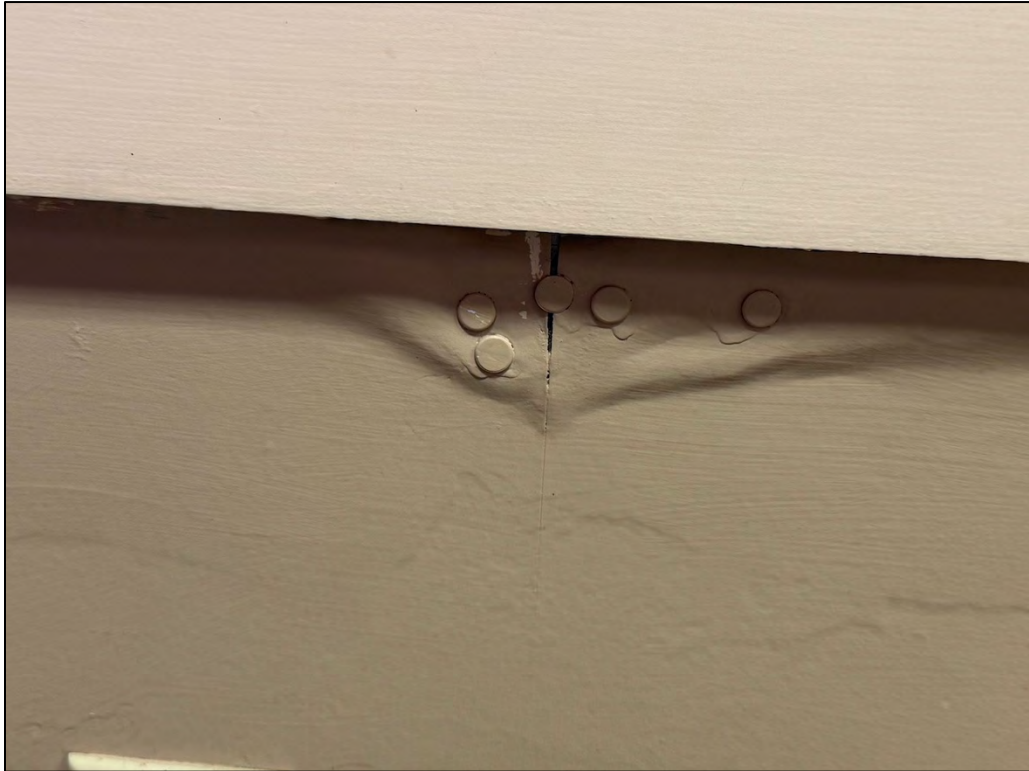


Plate 142. Evidence of water infiltration beneath replacement vinyl window.

Interior, Room 3 (Office #1)

Physical Description: Room 3, located on the north side of the first floor, function as Office #1 and appears to be a later addition to the building, likely constructed ca. 1980 when the west elevation porch was enclosed. The west wall is of frame construction and contains two small, vinyl, double-hung sash windows. This wall is clad in drywall.

The east wall, which was originally an exterior stone wall, has been framed out and clad in drywall. A former opening between this room and the adjacent historic parlor has been enclosed and repurposed as built-in shelving. The floor is carpeted and the ceiling is finished in drywall. The room contains one standing radiator and one fluorescent light fixture.

Existing Condition: Overall, this room appears to be in good condition. The vinyl replacement vinyl windows appear to be in good repair, and the wall finishes are generally intact. The ceiling exhibits staining consistent with a previous roof leak; however, no active moisture intrusion was observed at the time of inspection, and the condition appears to have been addressed following roof replacement.

Openings in the framed east wall reveal portions of the adjacent wing and provide visual evidence of the thickness of the original stone construction, offering insight into the building's earlier fabric and configuration.



Plate 143. Room 3 (Office #1), facing west.



Plate 144. Room 3, (Office #1), facing north.



Plate 145. Room 3, facing east. Note the thickness of the walls.



Plate 146. Room 3, facing north.

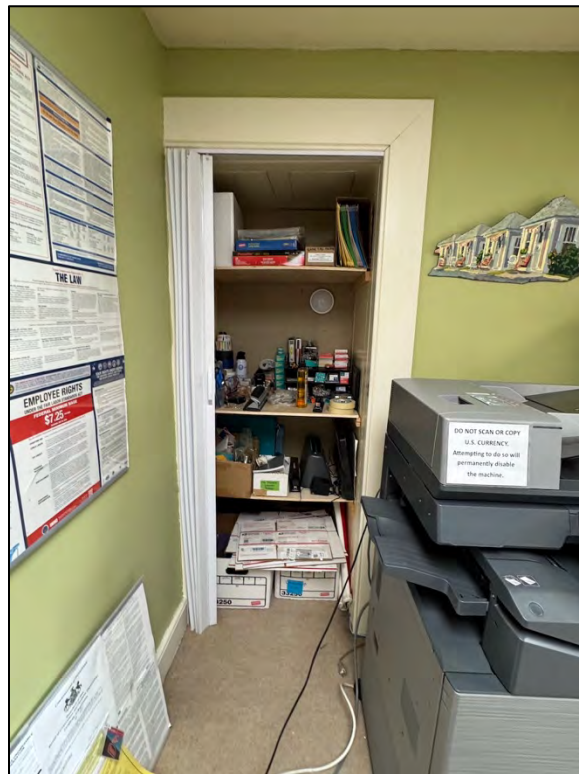


Plate 147. Room 3. Former doorway transformed into storage closet. Note the ceiling woodwork.

Interior, Room 4 (Office #2)

Physical Description: Room 4 is located in the northernmost wing of the dwelling. The walls are finished in plaster over the original stone masonry, and the floor is covered in carpet. The ceiling is open, exposing the floor joists of the second level as well as modern fluorescent lighting. Ghost marks of nailed lath indicate that the ceiling was originally finished with plaster and lath.

The north wall appears to be clad in white pine boards containing knots and wormholes suggesting either reused or intentionally rustic material. The window on the east wall has been replaced with a vinyl double hung window. The exterior door on the east elevation was also replaced, likely during renovations undertaken ca. 1980. A non-historic wood chair rail and baseboard extend around the perimeter of the room.

Existing Condition: Overall, this room is in good condition, but it exhibits several alteration and conditions that warrant further evaluation. Renovations undertaken ca. 1980 appear to have emphasized a colonial aesthetic, including the installation of wood paneling around the chimney, a closet enclosure and a concealed staircase.

The fireplace hearth appears to have been significantly altered. The rear wall and firebox are clad in an additional layer of stone, which reduces the depth of the hearth and renders it non-functional. The chimney flue has been sealed with a flat sheet of Styrofoam. The hearth masonry appears to have been repointed with incompatible mortar.

The plaster walls are largely intact, with no significant cracking or loss observed. The original flooring material is concealed beneath carpet. A rectangular impression visible in the carpet suggests the possibility of a former trap door, potentially providing access a crawl space or root cellar beneath the room. Given anecdotal accounts identifying this room as an early tavern space, the presence of a subfloor access point is plausible, although unconfirmed.

The vinyl window on the east wall is in fair condition; however, it is paired with a deteriorated wood storm window. Evidence of trapped moisture and insect activity was observed, indicating that the window assembly is not properly sealed. Continued moisture entrapment is likely accelerating deterioration of the surrounding wood fabric.

The wood door on the east elevation, likely was installed during the ca. 1980 renovation, is in poor condition, exhibiting rot, cracking, and flaking paint and insect damage. Water infiltration is evident at the base of the door, suggesting inadequate sealing. The door surround is infilled with spray foam, which also may be trapping moisture against historic materials. While the door retains some period-appropriate (although not necessarily original) hardware, rehabilitation will be necessary to prevent further deterioration and potential loss.

The steps leading up to a concealed storage area appear to be in good condition, although it is unclear if they were replaced during the ca. 1980 renovation or are original. The stairs are part of a winder staircase to the second story gabled attic space (Room 13).

The doorway from Office #1 into Office #2 appears to have been replaced ca. 1980, although it appears to be a ca. 1900 style door.

A freestanding steam radiator is located on the east wall and is clad in a box with metal vents.



Plate 148. Room 4, facing east.



Plate 149. Room 4, facing north.



Plate 150. Room 4, facing south.



Plate 151. Room 4, facing northwest.



Plate 152. Detail of the hearth wall, facing north.



Plate 153. Room 4, facing northeast. Note the shallow fireback and enclosed chimney.



Plate 154. Detailed image of the stairs, facing northeast.



Plate 155. Room 4, Detail of the window debris, facing east. Note the broken wood storm window, separation between the window frame and the wall and the insect staining.



Plate 156. Detail of the door, facing east. Note deterioration on the lower portion of the door.



Plate 157. Detail of the deterioration of the door, lower left corner, facing east.



Plate 158. Entry hardware on door, note the rivets.



Plate 159. Painted spray foam residue, facing east.



Plate 160. Detail of window in door, facing northeast.



Plate 161. Note deterioration in door, including insect debris and staining. Facing east.



Plate 162. Detail of ceiling with nail holes, facing east.

Interior, Room 5 (Parlor)

Physical Description: This room most likely served as the historic parlor as evidenced by its size, symmetrical fenestration and the presence of the building's most refined interior finishes. The room is now currently used for public gatherings and video presentations. Accessed from the main hallway, the square room contains two large windows on the east elevation, two large windows on the west elevation, plaster walls and wood flooring.

A secondary doorway on the north elevation originally provided exterior access but has since been enclosed and repurposed as a built-in bookshelf.

Existing Condition: This room is in very good condition. The plaster walls are smooth and intact, with no noticeable cracking or loss. A painted chair rail measuring approximately 4.5 inches in height and a painted baseboard measuring approximately 7-inches extend around the perimeter of the room. The plaster ceiling is also in good condition.

The wood floor is polished and partially covered with a rug. The ceiling contains a glass chandelier as well as two rectangular fluorescent light fixtures.

The fenestration is symmetrically arranged on both the east and west elevations. The east elevation windows, which face the primary façade, are set within deep window wells and retain paneled, pocket shutters. These windows have been replaced with vinyl double-hung sash windows.

The west elevation windows, which now look out onto the enclosed porch (lobby), also retain pocket shutters and appear to be the original wood sash windows with approximately 17-inch reveals. These windows are no longer operable.

The north elevation features a fireplace fitted with a coal burning insert manufactured by the James Spears and Co. of Philadelphia, PA. The cast iron insert appears to date to ca. 1875. and is set within brick-infilled firebox. The fireplace surround incorporates marble elements with fluted wood sides. While the coal insert was likely added in the late 19th century, the overall hearth assembly does not appear to be original to the building and may reflect later alterations, possibly undertaken in the late 20th century.

Also on the north elevation is a four-paneled wood door with a carpenter-style box/rim lock. Although this door originally accessed the exterior, it has since been closed off, with a bookshelf occupying the former exterior opening.

Cast iron radiators are located along both the east and west walls and are concealed within wood enclosures fitted with metal ventilation panels. External electrical conduits are surface mounted and visible along the plaster walls.



Plate 163. Parlor Room, facing south.



Plate 164. Facing west.



Plate 165. Facing north.



Plate 166. Facing east.



Plate 167. Detail of the chair rail.



Plate 168. Detail of pocket shutters, facing west.



Plate 169. Windowsill.



Plate 170. Parlor door, facing north.



Plate 171. Detail of James Spear & Co. Coal Fireplace Insert.

Interior, Room 6 (Hallway)

Physical Description: Room 6 functions as the primary circulation hallway of the building. Historically, this hallway was oriented toward east west, with an exterior entry on the east elevation (the original main entrance) and a secondary exterior entry on the west elevation (the current primary entry). The eastern entry has since been enclosed and converted into an ADA accessible bathroom.

Originally, the hallway provided access only to the rooms immediately to the north and south. A later opening was introduced to provide access to the Convoy Room (Room #8), altering the circulation plan.

The west elevation entry door retains several historic elements, including hinge straps (now decorative), hinge pins and a lever handle. The wood door is constructed with shallow panel grooves and is set within a deeply recessed, paneled reveal, reflecting the thickness of the stone wall construction.

The eastern doorway into the bathroom is a modern, wood paneled door designed to visually reference the historic door styles. The door to the basement is a simple paneled wood door that appears historic in character but is missing its original hardware.

The under-stair wall has been altered and clad with wood paneling; portions of this wall are visible from the basement. Adjacent plaster finishes show cracking and bubbling, particularly along transition areas.

The stair itself is of a restrained design, featuring an unadorned skirt board, a simple rounded newel post and tapered balusters. A decorative, turned pendant hangs beneath the stair at the point of its directional change. A chair rail runs along the north wall of the stairs and continues to the second level, where it terminates.

Lighting within the hallway is limited. The space is illuminated by a single fluorescent fixture on the 1st level and a small incandescent fixture on the second level, contributing to a generally dim interior environment.

Existing Condition: This hallway is in generally good condition. The plaster finishes on the wall and ceiling are largely smooth and intact, with minor cracking noted in the stairwell. A painted chair rail measuring 4.5-inches and a painted wood baseboard measuring approximately seven inches match the detailing found in the parlor.

The flooring throughout the hallway and along the stairs consists of commercial carpet laid over an assumed wood floor. The stair handrail and balustrade along the stairwell appear to be structurally sound and in good condition.

A small rectangular window opening that historically provided daylight to the stairwell has been infilled with plywood, eliminating a source of natural light and contributing to the darkened interior. A freestanding steam radiator is located along the south side of the hallway.



Plate 172. First level hallway, facing west.

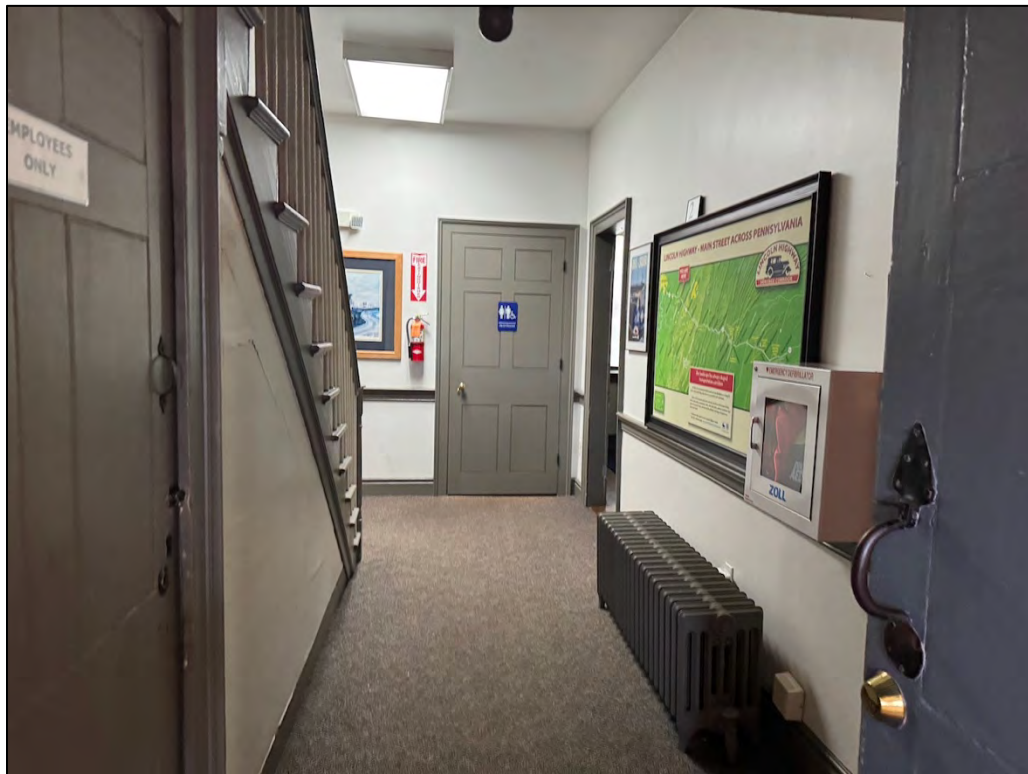


Plate 173. First level hallway, facing east.



Plate 174. Doorway into the hallway from the lobby, facing east.



Plate 175. Rear of historic rear entry door, facing west toward the lobby. Note the hinge straps.



Plate 176. Interior of door frame, facing southwest.

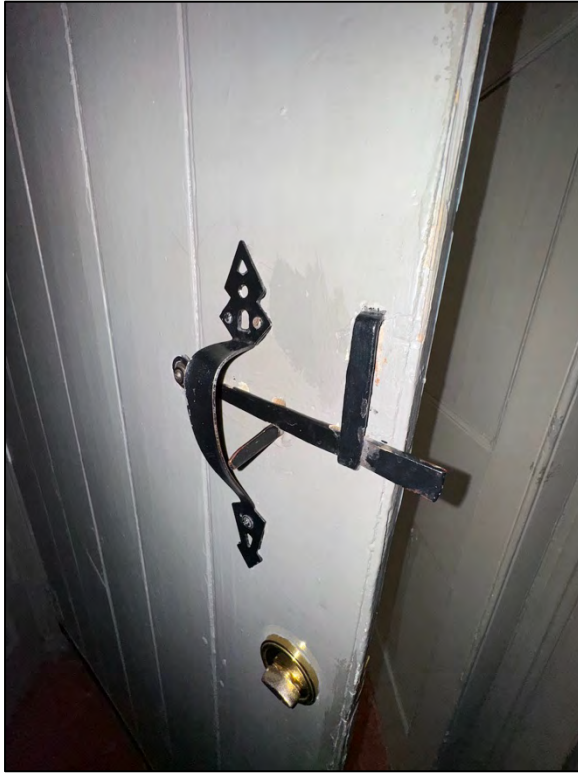


Plate 177. Detail of hardware on the rear door, facing southwest.



Plate 178. Door to the basement, facing north.

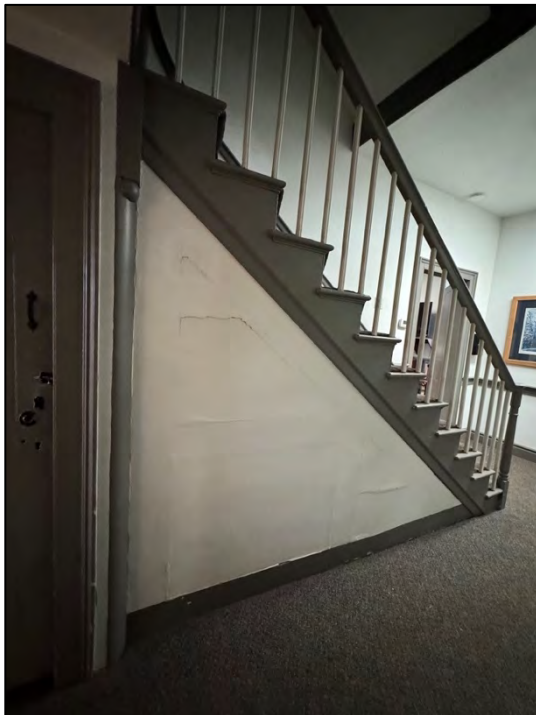


Plate 179. Stair wall, facing northeast. Note the deterioration of the plaster on wood.

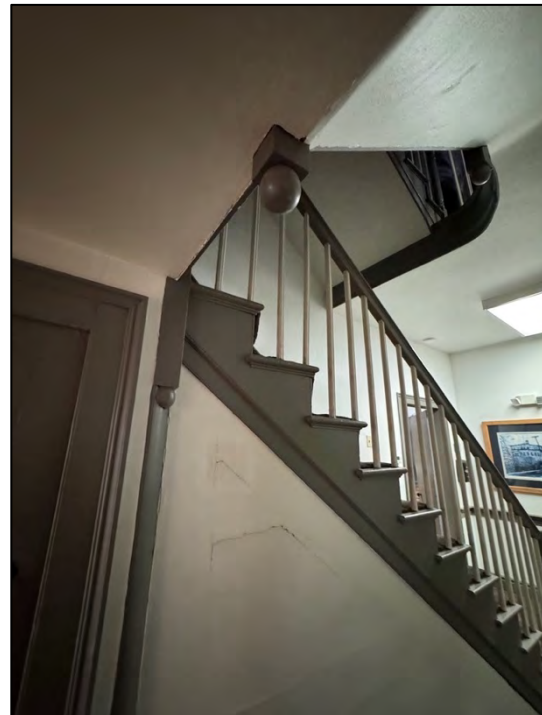


Plate 180. Detail of the pendant and turned ornamental stair knob, facing northeast.



Plate 181. Hallway, facing east.



Plate 182. Hallway, facing south.



Plate 183. Hallway, facing north.



Plate 184. Modern door into First level bathroom, facing east

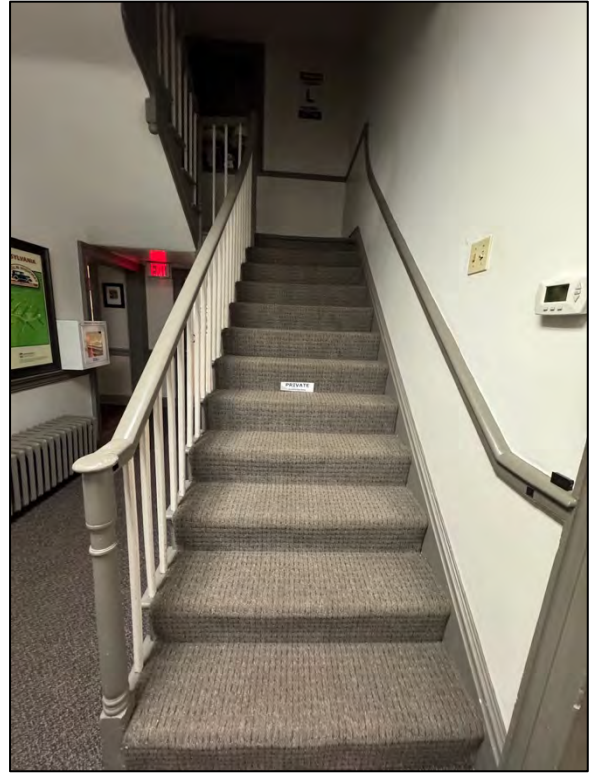


Plate 185. Stairway, facing west.

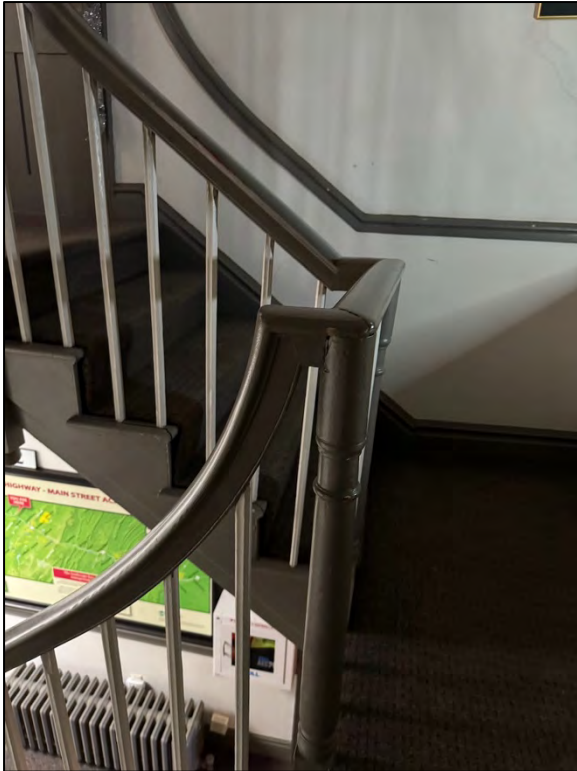


Plate 186. Stairway balustrade, facing south.



Plate 187. Stairway balustrade with dropped pendants, and turned stair knobs, facing southwest.



Plate 188. Infilled window within stairwell, facing west. Note paneled shutters.



Plate 189. Stairwell, second level, facing west.

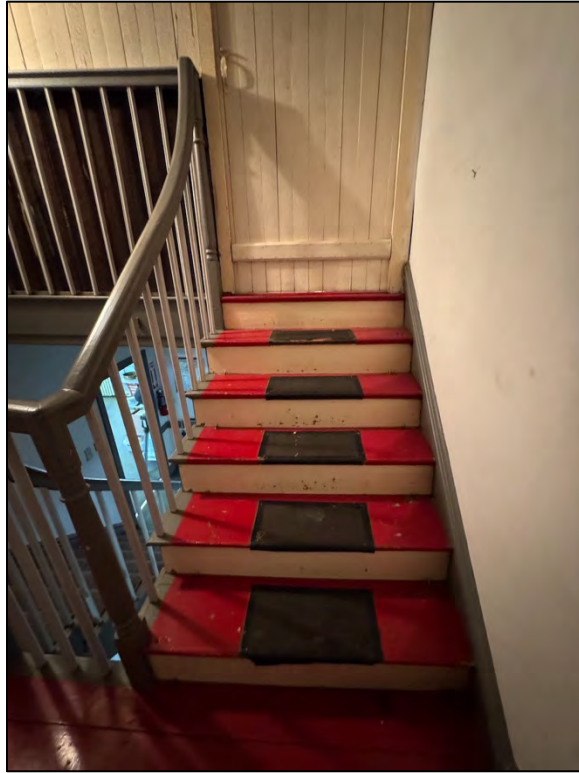


Plate 190. Stair to the attic (third story, facing east).

Interior, Room 7 (First Floor Rest Room)

Physical Description: Room 7 is a first level bathroom created through a 20th century alteration to the building. The space was formed by incorporating a portion of the original east-west hallway, retaining sections of the historic plaster and lath walls. A new partition wall and access door were introduced on the west side to enclose the room.

The recess created by the former exterior entry door on the east elevation, set within the thick stone wall, has been adapted into a closet. This area retains its paneled reveal and transom, providing evidence of the former exterior opening.

Interior finishes consist of a combination of materials. The lower portion of the walls is clad in travertine tile wainscoting with plaster finishes above. The flooring is also finished in travertine tile. Fixtures include a toilet and a wall mounted sink. Lighting is provided by overhead, wall-mounted incandescent lights.

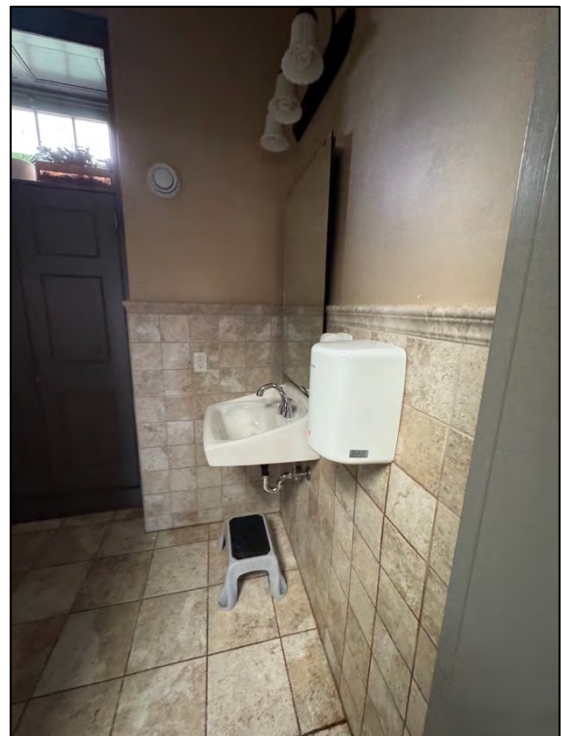


Plate 191. First floor bathroom, facing east.

Existing Condition: The bathroom is generally in good condition. Minor chipping and cracking of plaster were observed along portions of the walls. The travertine tile flooring appears to be in good repair, with no visible signs of cracking, loose tiles, or significant grout deterioration noted at the time of the inspection.



Plate 192. Interior door, facing south.



Plate 193. Interior of bathroom, facing northeast.



Plate 194. Enclosed closet door, facing east

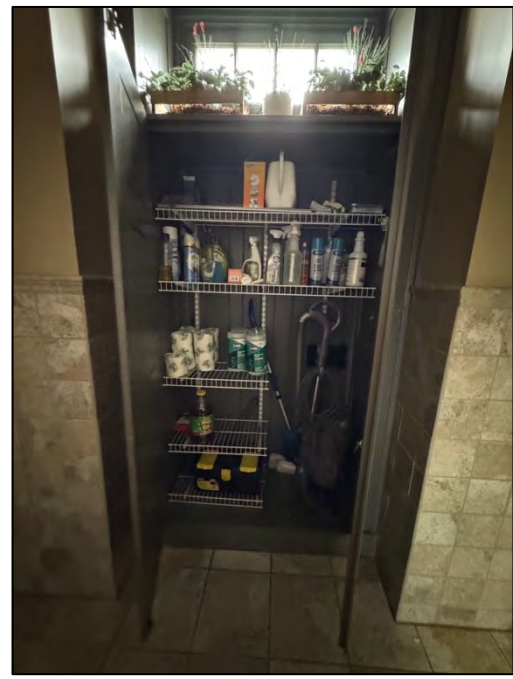


Plate 195. Interior of original doorway, note the exterior door and hardware on the rear wall.

Interior, Room 8 (Convoy Room)

Physical Description: Room 8 historically was part of the larger “Bike” room and was subdivided by the installation of a north-south partition wall constructed after ca. 1980. The room contains two of the original wood windows on the west elevation. The north elevation had an opening cut through the plaster and lath wall to access the main hallway. An opening in the east wall allows access into the adjoining “Bike” Room. The south elevation contains an original exterior door set on a stone threshold and framed by a paneled boxed reveal. The room has exposed wood flooring and is intentionally kept at low light levels to protect the exhibited museum objects.

Existing Conditions: This room is in excellent condition. The interior window openings are used as display areas and are protected with removable plexiglass panels. Ceiling mounted lighting is selectively directed to illuminate artifacts. Electrical service is provided via an exposed conduit running from the north elevation. Chair rail and baseboard trim are present along the west and south elevations, corresponding to the original wall locations; these elements are absent along the east elevation, which reflects the later partition wall. The painted woodwork appears to be in good condition throughout.

The south elevation door appears to be original and retains period hardware, including visible rivets and is set over a stone threshold. A boxed freestanding radiator is located along the west elevation adjacent to a boxed utility chase.



Plate 196. Convoy Room, facing south



Plate 197. Door from Convoy Room to hallway, facing west. Note the rivets at the top and bottom of the door.



Plate 198. South elevation door, note the rivets at the bottom of the door.



Plate 199. Detail of oak floor.



Plate 200. Convoy Room, facing east toward "Bike" room. Note the lack of a chair rail on this modern wall.



Plate 201. Convoy Room, facing north.



Plate 202. Window display areas, facing west.

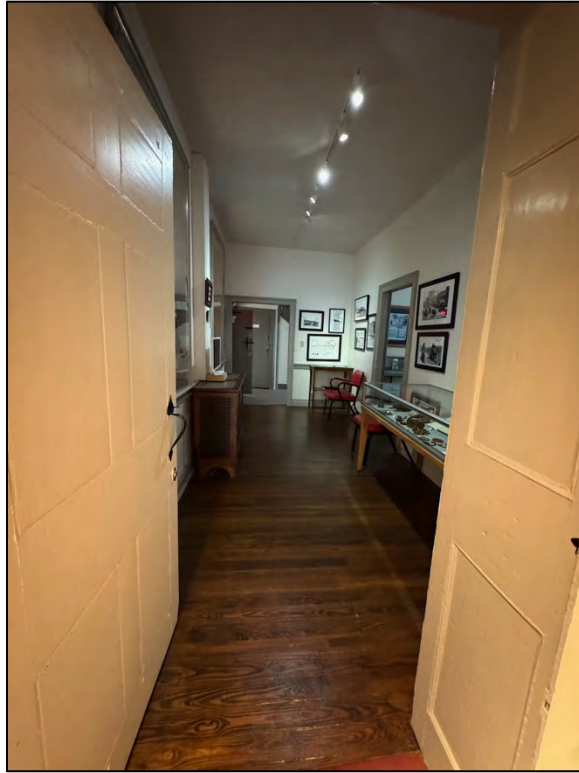


Plate 203. View from south into Convoy Room, facing north.

Interior, Room 9 (Bike Room)

Physical Description: Room 9 was historically larger, with its western portion later subdivided to create the “Convoy Room.” The room contains plaster and lath walls on the north and south elevations; the west wall consists of drywall associated with the later partition. Original wood chair rail and baseboard trim remain along the historic walls. The ceiling is finished in plaster and contains a central light fixture. The flooring consists of oak plank boards in generally good condition, partially covered by an area rug.

Two windows are located on the east elevation. Set within deep paneled reveals with pocket shutters and stone sills, the window openings retain their historic configuration; however, the sash units have been replaced with vinyl double-hung windows. The windows are fitted with plastic blinds. A fireplace is located on the south elevation and appears to retain its original mantel.

Existing Conditions: Overall, this room is in good condition. The plaster walls are largely intact and free from significant cracking or delamination. The wood floor is stable and shows no evidence of deflection or movement under foot traffic. Based on the room’s proportions and historic circulation patterns, it is likely that original door openings existed on the north elevation (where the current cased opening exists) and south elevation (this door is now located in the Convoy room).

The window aprons exhibit evidence of moisture infiltration, including peeling, cracking and alligating paint. Interior storm windows may have been installed in the past, potentially trapping moisture and contributing to localized deterioration of surrounding wood elements, including the pocket shutters.

Lighting is provided by two rectangular fluorescent fixtures supplied via exposed external conduit. A freestanding steam radiator is located on the east elevation, with exposed supply and return piping. The fireplace and mantel appear to be original to the room; however, the firebox may have been infilled at an unknown date.



Plate 204. "Bike" Room, facing east.



Plate 205. "Bike" Room, facing south.



Plate 206. "Bike" Room, facing north. This cased opening location is most likely original.



Plate 207. Windows, facing east.



Plate 208. Window 1-16, detail of water damage, facing southeast.



Plate 209. Window 1-16, facing east.



Plate 210. Fireplace, facing south.



Plate 211. Detail of the mantel, facing southwest.



Plate 212. Freestanding radiator and cover, facing east.



Plate 213. Deteriorated shutter on window 1-16, facing southeast.



Plate 214. Door casing, facing north.



Plate 215. Opening into hallway, facing north.



Plate 216. Access into "Convoy" Room, facing west.

Interior, Room 10 (Ship Room)

Physical Description- The Ship Room historically served as the kitchen and is located in the southernmost wing of the building. The room is constructed with stone walls on each of its four elevations, sheathed in plaster. The ceiling has been removed, exposing the underside of the second-floor wood framing and joists. This room is slightly more utilitarian in character with only a limited section of chair rail surviving.

The room contains an exterior access door on the east elevation as well as a secondary access door on the west elevation, which now provides access into the interior hallway. The wood floor is finished in oak plank boards. The north elevation is clad in vertical wood planks, concealing a winder staircase to the second story attic space; a small storage closet is also tucked beneath the stair. The fireplace has been altered over time and historically contained a bee hive oven.

Existing Condition- This room is generally in good condition. The plaster walls are smooth and intact, and the wood floors appear stable with no visible deflection or undulation. The ceiling most likely was finished in plaster and lath, which has since been removed, leaving the framing exposed.

The east elevation contains a replacement single-entry door, likely installed during the ca. 1980 rehabilitation. The grooved wood door features a nine-light window and replacement hardware; however, a strap on the door casing appears to be a remnant of the original hardware. The entry door is set over a stone threshold. The adjacent fenestration on this elevation consists of a replacement double hung sash vinyl window. Evidence of moisture infiltration and insect activity is visible at the window surround, including gaps between the window frame and the masonry wall.

The west elevation has a steel door with a fifteen light window which provides access to the enclosed hallway. A small, 6/6 double hung sash wood window with a deep interior sill and beveled side panels is also located on this elevation.

The south elevation is dominated by a large, slightly off-center stone fireplace. The hearth consists of flat stone slabs mortared in place. A portion of the fireback has been infilled with brick; however, the fireplace retains its cast-iron crane arm and ghost mark indicating the presence of a beehive oven. The chimney has been enclosed with insulation. A large cupboard is located to the east of the fireplace, while a narrower cupboard is fitted between the stone wall and plaster wall to the west. Although these built-in elements appear early, they do not appear to date to the primary period of significance; access was not available at the time of the site visit to confirm construction details.

The north elevation has a winder stair behind a wood clad wall shows slight separation from the adjacent wall. The separation between the stair and wall should be monitored and evaluated by a structural engineer to determine whether movement is active or historic.

The room is illuminated by track lighting recessed between the exposed ceiling joists. Remnants of the plaster and lath ceiling finish is visible. Heating is provided by a small

baseboard electric heater along the west elevation and an exposed cast-iron steam radiator on the east elevation.



Plate 217. Ship Room, facing north.



Plate 218. Ship Room, facing east.



Plate 219. Ship Room, facing south.



Plate 220. Ship Room, facing west.



Plate 221. Ship Room, facing north. Note the hidden staircase behind the door to the left.



Plate 222. Ship Room hidden staircase, facing north.

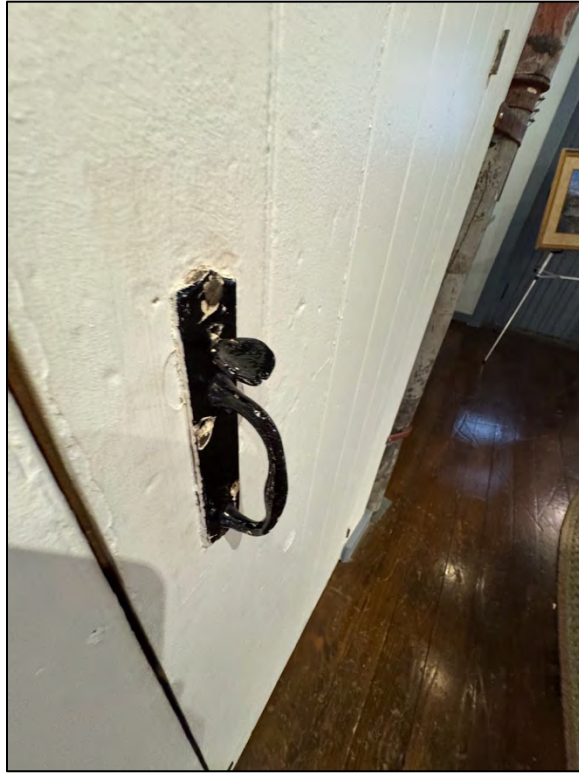


Plate 223. Hardware on the closet door, facing northeast.



Plate 224. Replacement window in the Ship Room. Note the water damage to the sill and frame, facing east.



Plate 225. Interior of fireplace with bake oven, facing south.

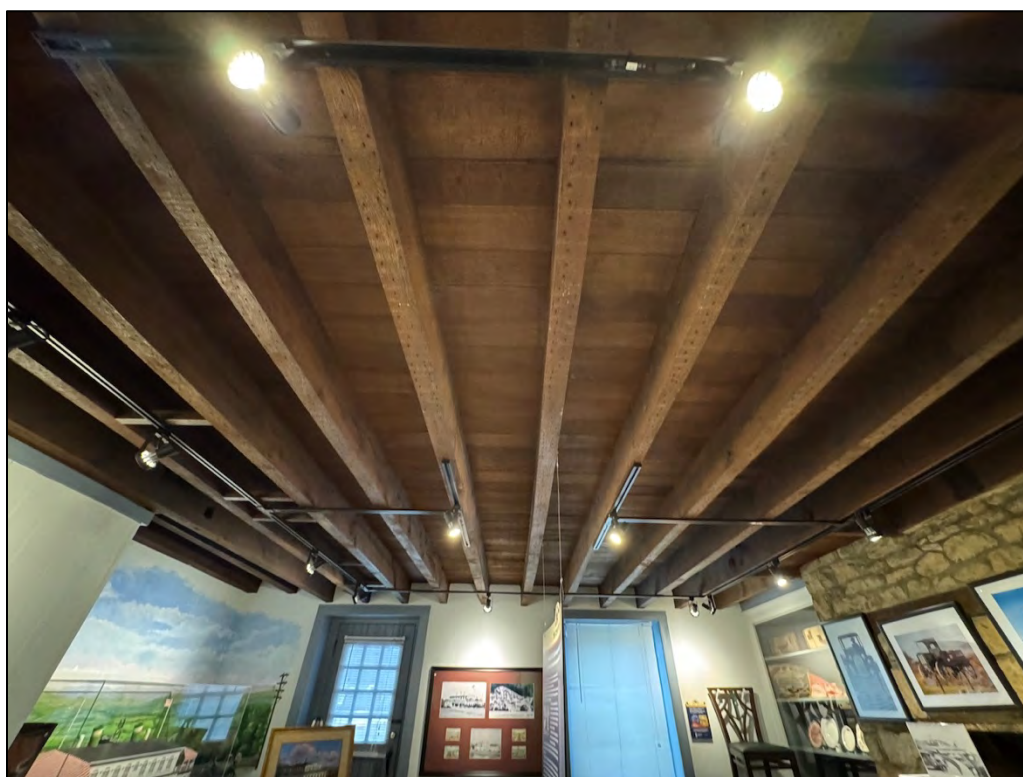


Plate 226. Ceiling in Ship Room, facing east.



Plate 227. Typical wood window, view from hallway to Ship Room.



Plate 228. Typical condition of wood window, from hallway looking into Ship Room, facing northeast.

Interior, Room 11 (Tot Room)

Physical Description: This one and a half-story ell was constructed ca. 1830-1840 and is historically associated with tavern use. The addition is constructed of stone and has a large fireplace and hearth at the western end. The ell was not originally accessible from the interior of the building; however, in later years, a frame addition was enclosed to physically connect the former tavern space to the main house. The ell is accessed from the north elevation through the former porch/current museum lobby. A large, cased opening is located on the east side of the ell, and a single door was also cut into the south elevation; this opening is no longer functional and now serves as a bookcase.

The original plaster ceiling has been removed and exposing the wood joists and the underside of the wood floor above. A small rectangular portal is located within the ceiling and is currently accessed by a ladder. The room is illuminated via three, large rectangular fluorescent lights.

Existing Condition:

The plaster walls are generally in good condition, and are notably painted with murals, however, visible water-related deterioration is present in the northeast corner of the room. This condition is likely associated with past moisture infiltration at the roof junction between the original structure and the Tot Room, possibly due to earlier flashing failure. Although the roof and associated flashing were reportedly replaced ca. 2023, the flashing does not appear to extend fully along the uphill slope, which may allow moisture to enter behind the existing siding. At the time of the site visit, a moisture meter did not indicate active moisture behind the bubbling plaster; nevertheless, this area should continue to be monitored.

The exposed ceiling joists and visible upper-level floorboards appear to be in good condition. Saw marks visible on exposed framing members are consistent with early mechanized milling, likely produced by a reciprocating sash saw. A rectangular ceiling hatch located along the northeast side of the room provides access to the attic space above; however, no steps or ladder are present. It is unknown whether the room historically contained any form of access to the upper level.

The flooring appears to be eastern white pine cut into varying width planks, and despite signs of wear, is in good condition. The flooring does not appear to match the existing flooring in the other portions of the building.

Fenestration within the Tot Room includes three different window types. W1-18, located on the south wall overlooking the Postcard Corridor, is a 6/6 double hung sash wood window and is likely the oldest existing window in this room. Two cracked panes are present in the upper sash and no hardware is visible. Window W1-19, located on the west elevation, is a 1/1 double hung sash vinyl replacement window and appears to be in good condition. Window W1-20, located on the north elevation, is a 6/6 double hung sash wood window with a cracked pane in the upper sash, chipped paint and evidence of past water damage: this window most likely dates to the ca. 1980 remodel or later.

The Tot Room contains three distinct door openings. The main entry (D1-9) is accessed from the lobby/former porch and consists of a wood door with a 12-light leaded window and vertical wood planks. This door does not appear to be original to the period of significance and shows evidence of altered hardware. Door opening D1-20 is now just a cased opening without a door; the adjacent hallway floor is approximately five inches higher, indicating a change in elevation. It is unknown at this point whether this opening was originally present or whether this section of the ell consisted of a solid stone wall. Additionally, it is unknown if the former tavern/Tot Room was historically attached to the original stone dwelling.

Door D1-26 appears to be an original wood door that is no longer operational. The original hardware is intact and visible on this door.

The large stone fireplace dominates the west elevation wall space. A substantial wood beam spans the mantel. The firebox opening measures approximately 8 feet 2 inches wide and originally contained a beehive oven. The rear wall of the firebox has been altered and made shallower through the addition of a false wall, obscuring the original oven features.

A minimalist baseboard extends around the perimeter of the room with simple casework surrounding the doors and windows; these moldings do not appear to be original. Heating elements include a boxed cast iron radiator along the west elevation, an uncovered radiator on the north elevation and two electric baseboard heaters located along the east elevation within a furred-out wall section.



Plate 229. Tot Room, facing north.



Plate 230. Tot Room, facing west.



Plate 231. Tot Room, facing south.



Plate 232. Tot Room, facing east. Note water damage to the left of the cased opening.



Plate 233. Entry door from Lobby/Former Porch. Facing east.



Plate 234. Typical flooring widths in Tot Room.



Plate 235. Wood window, facing north. Note the scratch in the glass.



Plate 236. Wood window, facing northeast, from Tot Room. Note the texture of wood frame.



Plate 237. Fireplace in Tot Room, facing west. Note the hearth and fireback wall alterations.



Plate 238. Replaced fireback obscures original beehive oven ghost marks, facing west. Note the insulation covering the chimney.



Plate 239. Tot room window, facing south.



Plate 240. Example of cracked glass in upper sash, facing south.



Plate 241. Detail of original hardware in Tot Room, facing south.



Plate 242. Detail of hardware (although of later origin). Tot Room, facing south.



Plate 243. Detail of joists and upper-level floorboards, Tot Room.



Plate 244. Typical exposed ceiling and fluorescent lights, Tot Room, facing west.

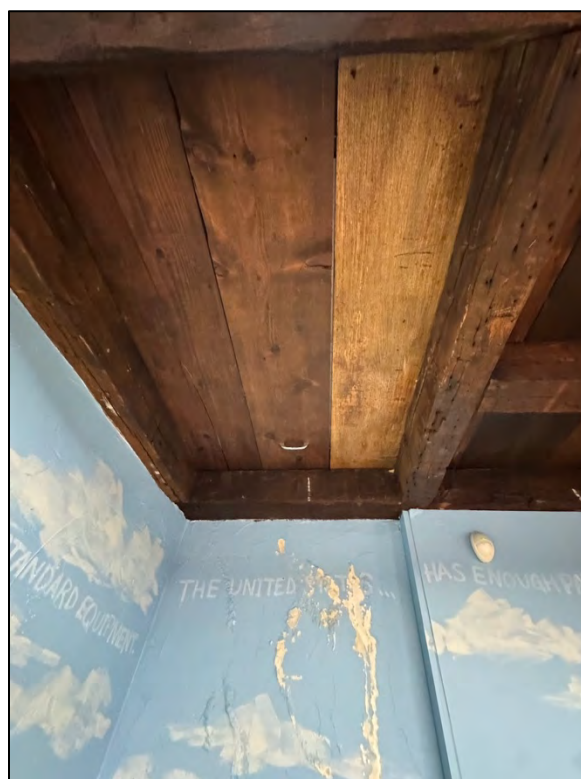


Plate 245. Detail of attic access, Tot Room, facing east.



Plate 246. Deterioration due to moisture on plaster wall, facing east.



Plate 247. Access between Tot Room and Postcard Corridor, facing east. Note the grade change.

Interior, Room 12 (Postcard Corridor)

Physical Description: The hallway and the Postcard Corridor represent one of the most layered and altered areas of the building, reflecting multiple phases of construction and adaptation. The initial section of the hallway was constructed to connect the former tavern/current Tot Room to the main dwelling. While the exact date of this connection is unknown, it was enclosed by the time Ralph Reutti documented the building for the *Early Architecture in Western Pennsylvania* (published in 1936). At that time, the original termination of the main hall featured a frame wall clad in clapboard with a 6/6 double hung sash wood window.

By 1936, the area now known as the Postcard Corridor functioned as an open-air porch with a cantilevered roof and a concrete pad beneath. During a significant renovation ca. 1980, coinciding with a change in ownership this porch was most likely enclosed and physically connected to a small outbuilding (now called the Gantz Gallery). Following the building's transition into museum use, additional alterations were introduced, including the installation of an emergency exit door and extension connecting to the new diner gallery.

The hallway extending from the main building is clad in a thick plaster that obscures the original stone walls. The ceiling slopes steeply and is clad in drywall, while a portion of the roof is still visible in this section. The floor consists of engineered wood flooring that functions as a ramp transitioning down to the lower level of the former porch. Lighting in this section of the hallway provided by track mounted fixtures with adjustable elements.

The Postcard Corridor itself incorporates a mix of materials. The north wall is formed by the southern stone wall of the Tot Room/Tavern. The southern wall of the Postcard Corridor is clad in drywall while the ceiling appears to be finished with the historic beadboard, likely dating to the early 20th century. The south elevation also contains several modern 1/1 double hung sash wood windows. The original concrete floor remains in place beneath carpet tiles. A modern hyphen addition, with vinyl double hung sash windows, connects the Postcard Corridor to the new diner gallery. The Postcard Corridor is illuminated by rectangular fluorescent light fixtures and has electric baseboard radiators.

Existing Condition: Due to the numerous alterations and junctions between construction phases, the Postcard Corridor continues to experience moisture related issues. While the space visually appears well maintained, closer inspection reveals several areas of concern.

The easternmost wall on the postcard corridor is coated in a thick stucco or plaster finish that does not match the historic plaster profile of the original building. The drywall on the south elevation appears to be in good condition. The stone masonry forming the northern wall appears to have been repointed with an inappropriate mortar, that does not match the historic mortar in composition, texture or tooling. Although this repointing occurs within a conditioned interior space and therefore may not result in the same degree of deterioration as exterior repointing, a Portland cement-based mortar- if present- has a higher strength ratio than the resulting stone and may contribute to long-term masonry damage.

The fenestration in the corridor includes two, historic wood windows, which were previously discussed in their respective room sections. Additionally, five additional 1/1 double hung sash wood windows were installed on the south elevation wall. These windows are modern replacement windows; however, they show early signs of deterioration. At minimum, the caulking around the window frames is failing.

The original floor in this portion of the building consists of poured concrete, which was most likely installed in the early 20th century and is visible in the Stoltz photographs. Carpet tiles appear to have been installed directly over the existing concrete pad without a vapor barrier, allowing moisture to migrate upward. Evidence of efflorescence- visible as white staining on the carpet- confirms this condition. Moisture meter readings verified elevated moisture levels in this area, identifying the floor assembly as a significant point of moisture intrusion.

The beadboard ceiling, likely dating to the early 20th century, appears to be separating in several locations. While not visually confirmed, insects or vermin may be accessing the concealed space above the ceiling, with detritus and debris potentially falling through the gaps between the boards. This ceiling system likely requires further investigations and repair.

Additionally, junctions between the main building and later additions appear to be inadequately sealed. Spray foam was observed at the connection between Postcard Corridor and the main building and there is concern that flashing between the sections is not properly secured, potentially contributing to ongoing moisture infiltration. ***See addendum.***



Plate 248. Hallway to enter Postcard Corridor, facing south.



Plate 249. Entry into Ship Room, facing east.



Plate 250. Ceiling in hallway outside of Ship Room, note exposed wood.



Plate 251. View of hallway from Postcard Corridor, facing north.



Plate 252. Modern exit from Postcard Corridor, facing south.



Plate 253. Typical modern wood replacement window, facing south.



Plate 254. Postcard Corridor, facing west.



Plate 255. Postcard Corridor, facing east. Note efflorescence on carpet.



Plate 256. Hallway to Gantz Gallery, facing west.



Plate 257. Typical repointing job in Postcard Corridor, facing north.



Plate 258. Typical condition of historic window, facing north.

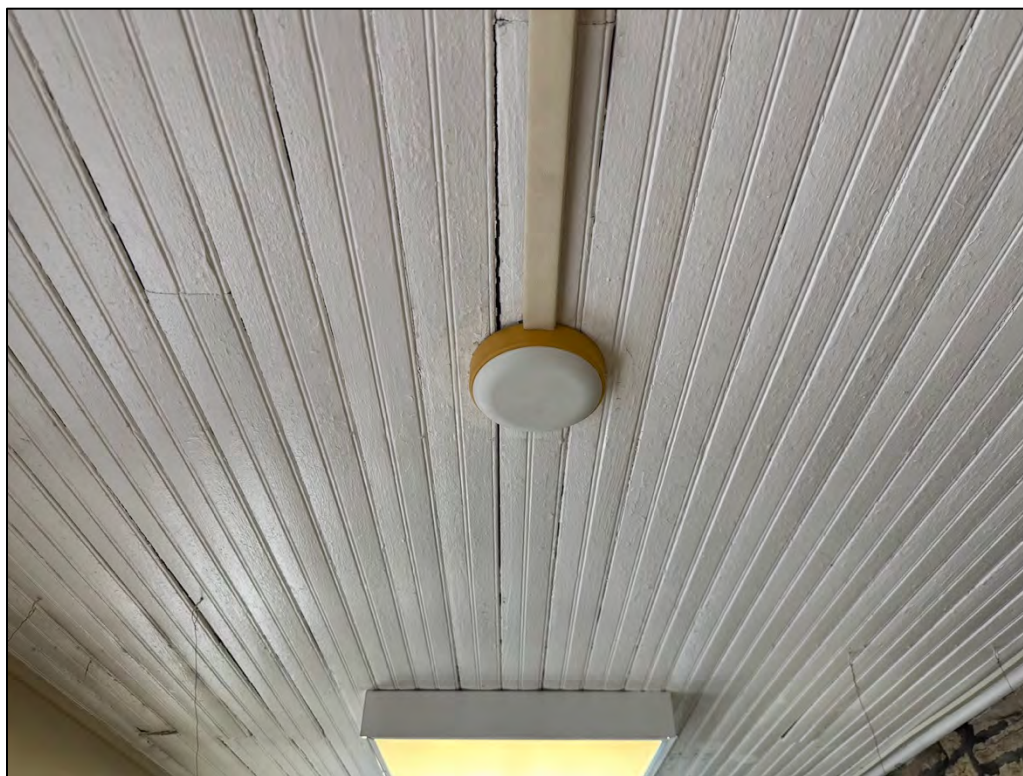


Plate 259. Typical beadboard ceiling in Postcard Corridor.



Plate 260. Opposite side of door to Tot Room, facing north.



Plate 261. Spray foam in between exit door and stone wall, facing southwest.



Plate 262. Typical plaster treatment in postcard hallway, facing southeast.



Plate 263. View from Gantz Gallery toward Postcard Corridor, facing east.



Plate 264. Detail view of ceiling wall connection, moisture damage, facing east.

Interior, Room 13 (Northern Wing, Second Floor Storage #1)

Physical Description: This storage room is located in the northernmost wing of the Johnston House on the second level. The space is accessed either by a winder staircase rising from Room 4 on the first floor or from Room 14 on the second floor. The room is currently utilized for storage and is unconditioned.

To mitigate cold temperatures, rigid foam insulation has been placed over the original wood floor, obscuring its condition and material. The walls are clad in a thick stucco finish that does not appear to be period appropriate. The flat portion of the ceiling is finished in beadboard while the roof slopes upward to toward the gabled north elevation. The chimney stack rises through this gabled end and is flanked by two, six-light wood casement windows.

A winder staircase occupies the northeast corner of the room, providing access back to Room 4 on the first floor. Illumination is provided by a single square fluorescent light fixture mounted at the center of the ceiling.

Existing Condition: This room functions as an unconditioned storage space and exhibits conditions consistent with temperature fluctuation and past water infiltration. According to staff, the room previously experienced roof leakage, which resulted in localized plaster damage. While the roof has since been repaired and the space currently appears dry, cracking is evident throughout the walls and ceiling, likely caused by thermal movement and the cumulative weight of multiple layers of plaster applied over lath.

Several cracks and openings along the walls and ceiling junctions allow dust and debris to migrate from the attic space above. Some cracks have been infilled with spray foam, while others remain open, with visible evidence of particulate matter entering the room. Spray foam is also present at the chimney to ceiling wall junction.

The rigid foam insulation covering the floor prevents evaluation of the underlying historic flooring. The stair treads leading upward to Room 14 appear to be settling slightly, whereas the winder staircase descending to Room 4 appears to be in stable condition.

The beadboard ceiling is believed to date to the ca. 1980 renovation. The fluorescent light fixture is modern and utilitarian.

The floor is covered with rigid foam insulation, obscuring the condition and material.

Although the space is notably cold during winter months, it appears dry and free from active leaks at the time of inspection.

The wood casement windows are in poor condition, with cracked panes, chipped paint and irregular paint application on the muntins. Air infiltration is evident around the window frames, and duct tape has been applied as a temporary measure to reduce drafts. These windows need maintenance, weather-sealing and rehabilitation.



Plate 265. Storage 1, upper level, northern wing, facing north.



Plate 266. Upper level, northern wing, facing south.



Plate 267. Upper level, northern wing, facing west.



Plate 268. Upper level, northern wing, facing east.



Plate 269. Upper level, northern wing, facing northeast. Stairs to the first level, Room 4.



Plate 270. Room 13, facing east. Note the major crack in the wall.



Plate 271. Room 13, facing southeast. Note crack infilled with spray foam and thick plaster.



Plate 272. Room 13, facing southwest.



Plate 273. Room 13, facing north. Crack at ceiling/wall juncture.



Plate 274. Room 13, facing east. Note crack at wall/ceiling juncture.



Plate 275. Room 13 window, facing north.



Plate 276. Room 13, Detail of window muntin, facing north.



Plate 277. Room 13, detail of crack, facing west.



Plate 278. Room 13, detail of spray foam at the chimney/ceiling junction.



Plate 279. Room 13, large crack in wall, facing east.



Plate 280. Entry stairs to Room 14, facing south.

Interior, Room 14 (Office #3)

Physical Description: This office is located within the northern section of the central core of the Johnston House on the second level. The square room is accessed from the second-floor hallway and also provides secondary access to Room 13 (Second Floor Storage Area #1). This room is currently used as office space.

The room contains double hung sash windows on both the east and west elevations. The east elevation fenestration consists of vinyl replacement windows, while the fenestration on the west elevation contains wood replacement windows. All windows are fitted with light diffusing roller shades.

The floor is covered in commercial carpeting, concealing the underlying flooring material, which is presumed to be wood planks. The walls are finished with plaster, portions of which are obscured by built-in cabinets and freestanding shelving units. Two fluorescent light fixtures provide illumination.

A chimney chase is visible along the north wall; however, it is enclosed and not accessible.

Existing Conditions: Overall, this room is in very good condition. The plaster walls are smooth, with no visible cracking. A painted chair rail extends along the east and west elevations while a simple baseboard runs along the perimeter of the room. The ceiling is flat and shows no signs of sagging, staining or water intrusion.

The commercial carpet is in good condition and shows no evidence of staining or moisture damage.

The room contains four windows in total: two on the east elevation (W2-5 and W2-6) and two on the west side (W2-3 and W2-4). The vinyl windows on the east elevation are in good condition and appear to be functioning as intended. The wood replacement windows on the west elevation, likely installed during the ca. 1980 renovation- signs of deterioration with paint flaking, weathering, separation of the stile from the rails and failed glazing. Daylight is visible through portions of the window assemblies, indicating air infiltration and a potential pathway for insects to enter into the building.

The primary door appears to be in good condition and hung on a late-19th century hinge. The hardware includes a carpenter box lock. A small, secondary wood door provides access to Room 13 (Second Floor Storage #1) and is also in good condition.

The room is illuminated with two fluorescent-light fixtures which have decorative scarfs to diffuse the light. Additionally, a single freestanding steam radiator is located along the west elevation with an additional radiator positioned on the east elevation.

Overall, this room is in very good condition, however, it lacks adequate HVAC conditioning to maintain a stable interior temperature. During the December 2024 site visit, the room was notably cold despite the use of supplemental electric heaters. The rehabilitation of wood

windows and the installation of interior storm windows would significantly improve thermal performance and help mitigate temperature fluctuations caused by exterior conditions.



Plate 281. Room 14, facing south.



Plate 282. Room 14, facing west.



Plate 283. Room 14, facing north. The chimney chase is visible.



Plate 284. Room 14, facing east.



Plate 285. Typical wood window, facing west.



Plate 286. Detail of wood sash deterioration, failed glazing, chipped paint and overall weathering.



Plate 287. Room 14, Stile and rail separation; staining indicates moisture infiltration and insect activity.



Plate 288. Entry door, facing southeast.



Plate 289. Example of light-diffusing shade, facing east.



Plate 290. Small door leading into room 13, facing north.

Interior, Room 15 (Second Floor Restroom)

Physical Description: This modest bathroom is located at the top of the main stair on the second level. The room features a vinyl floor, plaster walls with ceramic tile wainscotting, and a plaster ceiling. The three-piece washroom has a toilet, sink and a cast iron bathtub. The room is illuminated by two small wall-mounted sconces and is heated by a steam powered radiator enclosed within a wooden box grate. A single wood window is located on the east elevation and is covered by plastic blinds. Based on finishes and fixtures, this bathroom appears to have been remodeled in the mid-20th century and again ca. 1980.

Existing Condition: This room is in good condition. The walls are generally smooth and show no widespread moisture-related damage. Minor deterioration is present at the ceiling-wall junction on the east elevation, likely associated with a former leak from a vent stack or pipe; however, this damage does not appear recent, nor was active leakage observed at the time of the inspection. The ceramic tile wainscotting appears to be in good condition with no broken tiles or missing grout.

The original floor material and condition is unknown, as it is concealed beneath the vinyl flooring.

The entry door appears to be historic; however, ghost marks indicate that the hardware has been altered. The door currently retains a carpenter's box lock functioning as the knob.

The most significant concern in this room is the simple wood window on the east elevation. Although the window does not appear to be original, it closely matches the glazing pattern of the historic windows elsewhere in the building. The window is in advanced deterioration: glazing is missing, several panes are cracked and the muntins exhibit rot with visible mold growth accelerating decay. An interior storm window is installed, which appears to be exacerbating the condition by trapping moisture. At the time of the site visit, visible condensation was present between the storm window and the exterior sash. This window requires immediate attention to prevent further deterioration and potential moisture-related damage to surrounding materials.



Plate 291. Bathroom, facing east.



Plate 292. Bathroom, facing south.



Plate 293. Bathroom, facing northeast.



Plate 294. Bathroom, facing east.



Plate 295. Lower sash of window 2-11, facing east. Note interior storm window.



Plate 296. Upper sash of Window 2-11, facing east.



Plate 297. Detail of deterioration caused by condensation, insects and sunlight, facing east.



Plate 298. Deterioration, lack of glazing, moisture on interior of window.



Plate 299. Detail of door, facing south.



Plate 300. Detail of door, facing west.



Plate 301. Detail of doorknob and hardware, facing west.

Interior, Room 16 (Office #4)

Physical Description: This room is located within the central core of the building and appears to have originally been part of a larger space, as was typical of Georgian house plans. The square room contains two windows on its east elevation, one wood window and one vinyl window. The walls and ceiling are finished in plaster, while the floor is covered in carpeting, obscuring the original material.

A chimney stack is present on the south elevation but has been fully plastered over, rendering it non-functional. Heat is provided by a freestanding cast iron radiator positioned along the east wall. The room is finished with a chair rail, baseboard and simple casings around the windows and doors. Electrical service is delivered via surface-mounted conduit running along the baseboard.

Existing Condition: This room appears to be in good condition. The plaster walls are smooth without major signs of cracking or settlement. The plaster ceiling shows minor bubbling and hairline cracking which may have been due to a faulty roof which has since been addressed. The floor is covered with carpeting, obscuring its original material or condition.

The primary concern in this room is the wood window on the east elevation, which needs rehabilitation. The window exhibits glazing failure, cracked panes, and general signs of weathering. Its poor thermal performance necessitates the use of supplemental heating, contributing to the inefficiencies of temperature regulation within the space.



Plate 302. Room 16, facing north.



Plate 303. Room 16, facing east.



Plate 304. Room 16, facing west.



Plate 305. Room 16, facing south.



Plate 306. Detail of wood window, facing east.



Plate 307. Wood window, facing east.



Plate 308. Dual radiators, facing east.



Plate 309. Vinyl window, facing east.



Plate 310. Simple baseboard.



Plate 311. Access door to southern wing storage room, facing south.

Interior, Room 17 (Office #5)

Physical Description: This room is located on the west side of the building and was most likely historically connected to Room 16 prior to subdivision. The room contains two windows on the west elevation. The floor is carpeted; the walls and ceiling are finished with plaster, and a single fluorescent light fixture is located in the center of the room. The walls have a chair rail and a baseboard which extend around the perimeter of the room.

Existing Conditions:

Overall, this room is in good condition. The carpeted floor conceals the original flooring material and prevents a full assessment of its condition. The plaster walls are smooth and show no visible signs of cracking. The ceiling appears to contain multiple layers of plaster, resulting in a rough and uneven surface; however, there is no evidence of active moisture infiltration, suggesting this condition may be the result of early repairs rather than a current failure.

The fenestration consists of one vinyl replacement window and one wood replacement window. The vinyl window, located on the south side of the west elevation, is in good condition. The adjacent windowsill exhibits a minor crack but is otherwise stable.

The wood replacement window needs rehabilitation. The muntins show advanced weathering and deterioration, with several cracked panes of glass; at least one pane appears to be a recent replacement. Staining and discoloration on the sill indicate past moisture infiltration, which has contributed to the deterioration of the wood components.



Plate 312. Room 17. Facing east.



Plate 313. Room 17, facing south.



Plate 314. Room 17, facing west.



Plate 315. Facing north.



Plate 316. Vinyl window, facing west.



Plate 317. Wood window, facing west. Note cracked sill.



Plate 318. Detail of wood window and apron deterioration.



Plate 319. Note layers of uneven plaster on ceiling.

Interior, Room 18 (Southern Wing Upper Storage Space #2)

Physical Description: This unconditioned space is currently used for storage and is located within the southern wing of the dwelling, historically above the original kitchen. The room is defined by sloped walls created by the gable roof and are finished with multiple layers of plaster. The south elevation contains a central chimney stack flanked by two, six-light wood casement windows.

The original wood floor is obscured by rigid foam insulation covered by a green carpet. Two rectangular fluorescent light fixtures illuminate the space. Access to this storage space is gained via a set of winder stairs rising from the Ship Room below or Room 10.

Existing Conditions: This room needs rehabilitation. While the floor was not visible, it is assumed that it is constructed of wood planks.

The plaster walls exhibit significant deterioration and evidence of repeated repair campaigns, with at least six layers of plaster visible on portions of the wall. The cumulative weight of these additional layers of plaster appears to have exceeded the capacity of the underlying lath in some areas, resulting in large sections of plaster detaching and exposing the original wood lath beneath. The light green paint applied to the top layer of the plaster is also cracking and flaking, likely due to temperature fluctuations associated with the lack of constant conditioning. Although the roof has been repaired, the plaster damage likely originated from earlier water infiltration.

The wood casement windows are most likely not original; however, they are appropriate to the historic character of the home. The wood windows are showing signs of weathering and water infiltration and need rehabilitation.

The winder staircase connecting to this room from the Ship Room below is beginning to pull away from the adjacent wall and should be evaluated by a structural engineer. It should be properly secured to prevent further movement and potential safety concerns.



Plate 320. Room 18, south wing upper storage area, facing south.



Plate 321. Room 18, south wing upper storage area, facing north.



Plate 322. Room 18, south wing upper storage area, facing south.



Plate 323. Room 18, south wing upper storage area, southwest window.



Plate 324. Room 18, south wing upper storage area, southeast window.



Plate 325. Room 18, south wing upper storage area, facing west.

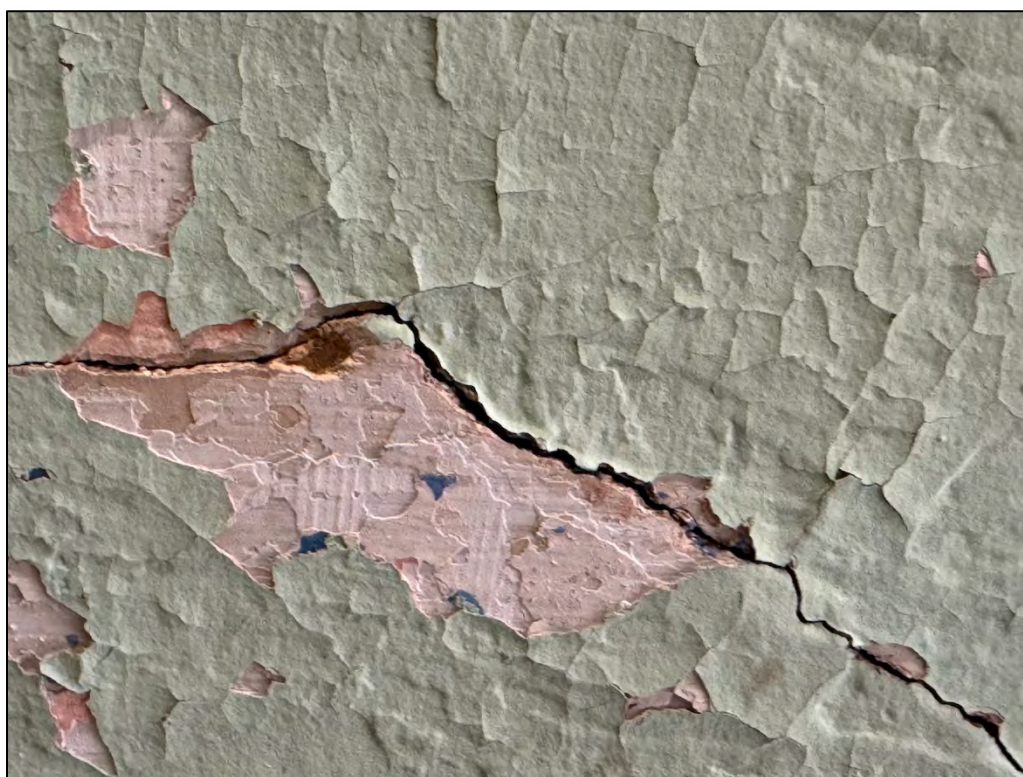


Plate 326. Room 18, south wing upper storage area, detail of plaster crack.



Plate 327. Room 18, south wing upper storage area, facing northwest.



Plate 328. Room 18, south wing upper storage area, facing west.



Plate 329. Room 18, south wing upper storage area, facing west.



Plate 330. Room 18, south wing upper storage area, facing west (stairwell).



Plate 331. Room 18, south wing upper storage area, facing west (stairwell).



Plate 332. Detail of plaster damage and repair.



Plate 333. Stairs leading to Room 18 from Room 10 (Ship Room).



Plate 334. Stairs separating from the wall.

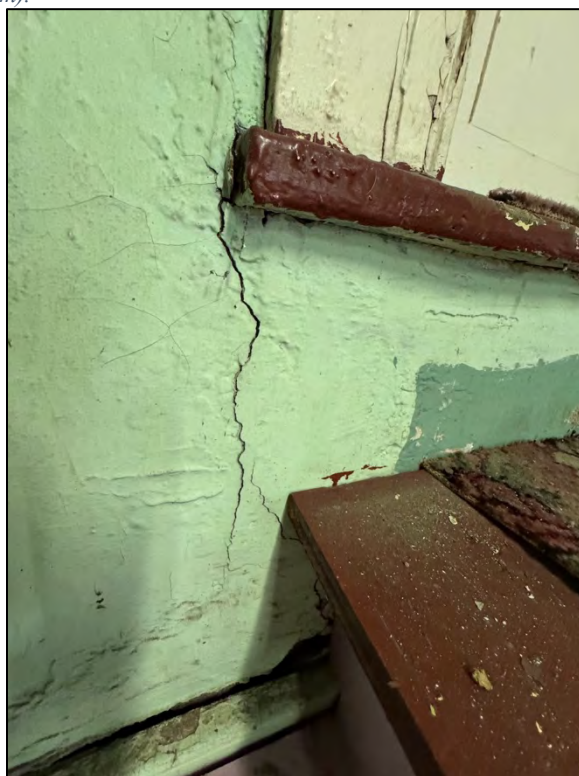


Plate 335. Crack beneath access door, facing north.

Interior, Room 19 (Third Floor Attic)

Physical Description: The main attic is a bright, airy, open space divided into two distinct areas by a short partition wall. Two small casement windows are located within each gable end. The walls are finished in plaster, and the floors generally consist of wood planks covered by numerous layers of pink batt insulation. A floorcloth is also visible on the north side of the attic, and a green carpet is located on the south side.

The walls slope inward to accommodate the gabled roof; however, the presence of knee walls creates the visual impression of a “gambrel” form. The knee walls are accessed through small wood doors. The gable end chimneys are plastered and extend into the room. A circular vent cover on the north chimney appears to have been taped in place and then painted to match the surrounding wall surface. Electrical outlets are mounted along the knee walls are partially obscured by the batt insulation.

Access to the stairwell is enclosed within a framed structure clad in vertical wood boards and fitted with a wood door.

Existing Conditions: The attic space exhibits evidence of historic smoke exposure, with soot staining visible on the ceiling near the staircase access opening.

The plaster shows widespread cracking, including significant fractures near the south gable and along the chimney stack. Although the roof has been replaced- likely addressing the source of the previous water infiltration- the plaster near the south elevation remains bubbled, flaking and deteriorated, reflecting earlier moisture damage.

The gable end windows appear to be six-light casement wood windows with a three-light transom. Both windows are in poor condition and require substantial rehabilitation. Insect remains, dust accumulation and debris are present on the windowsills and within the openings.

In several areas, the floorboards are missing, exposing joists and accumulated debris representing long term dust and material build-up. Exposed electrical wiring is visible along portions of the ceiling and within the floor framing, raising safety and code compliance concerns.



Plate 336. Access to the third level attic, facing east.



Plate 337. Facing north.



Plate 338. Facing west.



Plate 339. Facing south.



Plate 340. Facing northwest.



Plate 341. Detail of window, facing north.



Plate 342. Facing north.



Plate 343. Facing north.



Plate 344. Attic floorboards.



Plate 345. Facing east.



Plate 346. Facing north.



Plate 347. Attic, facing south.



Plate 348. Electrical outlet on ceiling.



Plate 349. Facing west.



Plate 350. Plaster walls facing southwest.



Plate 351. Plaster deteriorated walls facing south.



Plate 352. Hardware on door, facing west.

Evaluation of Significance

The Alexander Johnston House, commonly known as the Kingston House, is a significant early-nineteenth century stone dwelling associated with the development of transportation, commerce, and settlement in western Pennsylvania. Constructed circa 1812–1815 along the Greensburg–Stoystown Turnpike, the property reflects the evolution of roadside architecture supporting early overland travel and tavern culture during the post-Revolutionary period. The building is closely associated with Alexander Johnston, whose ownership and occupancy between approximately 1815 and 1872 represent the period during which the property achieved its greatest historical importance. Despite later alterations, the Kingston House retains integrity of location, setting, design, materials, workmanship, feeling, and association, particularly in its stone construction, massing, and interior spatial organization. Today, the building continues to serve an important interpretive role as the home of the Lincoln Highway Heritage Corridor, linking early nineteenth-century turnpike travel with the later development of America’s first transcontinental highway.

This section establishes a phased chronology of development for the Kingston House, acknowledging gaps in the historic record by providing a framework for analysis. Because the building evolved over more than two centuries, the report organizes its history into five distinct phases:

1. **Period of Original Construction (ca. 1812-1815):** Original construction of the two-story central core and north and south wings.
2. **Period of Expansion (ca. 1830-1840):** Construction of the stone, one and a half-story western ell, likely associated with tavern use. The small root cellar to the south was most likely built during this time.
3. **Period of Agricultural and Domestic Modifications (ca. 1900-1970):** Construction of agricultural outbuildings and minor domestic alterations. Additionally, the construction of a two-bay garage (now demolished) and the storage barn/outbuilding may have been constructed during this time period.
4. **Period of Commercial Adaptation (ca. 1978-2000):** Transition from private ownership to commercial office use, including the enclosure of west porch, reconstruction of the frame outbuilding (now known as the Gantz Gallery), enclosure of the south porch, the construction of the frame addition which now houses Office #1 and the physical connection of the porch to the northern wing.
5. **Period of Museum Rehabilitation (ca. 2011-2022):** Stabilization, adaptive reuse and interpretive improvements undertaken by the Lincoln Highway Heritage Corridor.

The assumed date of the construction for **Period of Original Construction** is supported by multiple lines of evidence, including primary historic research, the date stone on the north gable end, and secondary documentary sources. Additionally, the historic building’s

Georgian inspired design, materials and construction techniques further support an early 19th century construction date consistent with ca. 1812-1815.

The construction of the western ell for tavern use is recognized as the second major building phase which will be known as the **Period of Expansion**. No primary data has been uncovered to confirm or pinpoint a specific construction date for this addition; physical and documentary evidence supports the estimated construction dates and suggests the addition was associated with the ell's use as a tavern.

The **Period of Agricultural and Domestic Modifications** reflect the property's evolution as a working farmstead. While the associated agricultural outbuildings are no longer extant, census records indicate continued agricultural use. It is likely that modern utilities, including electricity and possibly indoor plumbing, were introduced during this period, although no documentary evidence has been located to confirm exact installation dates.

The **Period of Commercial Adaptation** corresponds to the property's transition from long term Johnston family ownership to a commercial office use. During this phase, substantial exterior and interior alterations were undertaken under the guise of rehabilitation, including porch enclosures, construction of ancillary frame additions, and the reconfiguration of circulation patterns. These changes significantly altered portions of the historic fabric while allowing continued occupancy of the building.

Finally, the **Period of Museum Rehabilitation** encompasses alterations completed following acquisition by the Lincoln Highway Heritage Corridor. These changes focused on stabilization, accessibility, interpretation and adaptive reuse to support public visitation and museum operations.

While additional archival research is recommended to further refine the developmental history of the Kingston House, existing documentation, including the National Register nomination and supplementary primary research, support a recommended period of significance to be ca. 1815-1872 corresponding to the lifetime and ownership of Alexander Johnston and concluding with his death. Although this property also functioned as a farmstead during the 19th century, no additional information, aside from what could be gleaned from the agricultural census records was identified. As such, agricultural significance is considered secondary to the property's association with Johnston, early transportation networks and vernacular Georgian architecture. While the building continued to evolve throughout the 20th century, these later changes reflect functional adaptation rather than historic significance and are therefore not included within the period of significance.

Using the National Park Service's *Preservation Brief 17: Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, as a guide, the table below briefly identifies the primary character defining features of the Kingston House.

For the purposes of this analysis, the building's evolution has been divided into five general periods of development, as identified through physical investigation and documentary

research. These periods are used throughout this table to evaluate contributing and non-contributing features relative to the period of significance.

Chronological Period Key:

1st = ca. 1812-1815

2nd = ca. 1830-1840

3rd = ca. 1900-1970

4th = ca. 1978- 2022

5th = ca. 2011- present

Table 2. Table of Significant Features

Item	Feature	Location	Period of Development	Contributing Feature to Period of Significance	Notes
Exterior	Exterior Stone Masonry	Exterior, Foundation	1 st	Yes	
	Enclosed Porch	West Elevation	4 th	No	
	Addition/ Wood Siding	North/West/ South Elevations	4 th	No	
	Fenestration (wood/vinyl, double hung and casement)	North, South, East and West Elevations	1 st	No	
	Stone Sills	North, South, East and West Elevations	1 st	Yes	
	Chimneys (5)	North, South and West Elevations	1 st	Yes	
	Exterior Doors	East Elevation	4 th	No	
		West Elevation	5 th	No	
	Transom	East	1 st	Yes	
	Roof	--	1 st	Yes	
Room 1 (Basement)	Wood Posts	Basement	4 th	No	
	Floor Joists	Basement	1 st	Yes	
	Electric Light	Basement	4 th	No	
	Stone Walls	Basement	1 st	Yes	
	Stairs	Basement	2 nd	No	
	Concrete Floor	Basement	4 th	No	
	Window Vents	Basement	1 st	Yes	
Room 2 (Lobby)	Exterior Windows	West Elevation	4 th	No	
	Front Entry Door	West Elevation	5 th	No	
	Lighting	Ceiling	4 th	No	

Item	Feature	Location	Period of Development	Contributing Feature to Period of Significance	Notes
	Standing Radiators	West Wall	4 th	No	
	Door into Office	North Wall	4 th	No	
	Door into Main Building	East Wall	1 st	Yes	
	Ceiling Beams	Ceiling	4 th	No	
	Carpet	Floor	5 th	No	
	Windows	East Elevation	1 st	Yes	
	Mortar	East Wall	4 th	No	
Room 3 (Office #1)	Wall Surface	---	4 th	No	
	Windows	West Elevation	4 th	No	
	Radiator	North Elevation	4 th	No	
	Window Trim	West Elevation	4 th	No	
	Floor	---	4 th	Not Visible	
	Baseboard	---	4 th	No	
	Closet	West Room	4 th /5 th	No	
	Fluorescent Lights	West Room	5 th	No	
	Electrical Outlets	West Room	4 th	No	
Room 4 (Office#2)	Floor	---	Unknown	Likely contributing (not visible)	
	Winder Staircase	North Elevation	1 st	Yes	Includes treads, banister, balusters, stringers, etc.
	Baseboard	Foyer	1 st	Yes	
	Window	No	4 th	No	
	Exterior Door	East Elevation	4 th	No	
	Plaster/Lath Walls	---	1 st	Yes	
	Electric Ceiling Light	Ceiling	4 th	No	
	Fireplace	North Wall	1 st	Yes	
	Pine Paneling	North Wall	4 th	No	
	Ceiling Joists	---	1 st	Yes	
	Chair Rail/Molding	---	4 th	No	
Room 5 Parlor	Plaster/Lath Walls	---	1 st	Yes	
	Door	---	1 st	Yes	
	Trim	---	1 st	Yes	
	Windows/Pocket Shutters	---	1 st /5 th	No Yes (pocket shutters)	
	Floor	(Room 5)	1 st	Yes	

Item	Feature	Location	Period of Development	Contributing Feature to Period of Significance	Notes
	Chandelier	(Room 5)	2 nd	Yes	
	Electric Light	(Room 5)	4 th	No	
	Steam Radiator	(Room 5)	3 rd	No	
	Mantel/Fireplace	---	4 th	Yes	
	Coal Insert	---	2 nd	No	
Room 6 Hallway	Plaster/Lath Walls	---	1 st		
	Stairway	---	1 st	Yes	Includes baluster/newel/treads
	Trim	---	1 st	Yes	
	Steam Radiator	---	3 rd	No	
	Doorway	---	1 st	Yes	
	Window in Stairwell	West Elevation	1 st	Yes	
Room 7 Bathroom	Plaster Walls	North and south sides	1 st	No	
	Fixtures	---	5 th	No	
	Linen Closet	East Elevation	1 st	Yes	
Room 8 Convoy Room	Drywall	East wall	5 th	No	
	Floor	---	1 st	Yes	
	Lighting	---	5 th	No	
	Door	South wall	1 st	Yes	Original door and threshold
	Radiator	West wall	4 th	No	
	Windows	West wall	1 st	Yes	
Room 9 Bike Room	Windows	East wall	5 th	No	
	Floor	---	1 st	Yes	
	Walls	---	1 st / 4 th	Yes	
	Trim	---	1 st	Yes	Includes Pocket Shutters
	Fireplace	---	1 st	Yes	
	Radiator	---	3 rd	No	
Room 10 Ship Room	Floor	Office	1 st	No	
	Plaster Walls	Office	1 st	No	
	Stair	Office	1 st	No	
	Windows (exterior)	East wall	5 th	No	
	Interior Window	(west wall)	1 st	Yes	
	Trim	---	1 st	Yes	
	Fireplace	South wall	1 st	Yes	
	Exposed Rafters	Ceiling	1 st	Yes	
	Interior Door	West wall	5 th	No	
	Exterior Door	East wall	4 th	No	
	Cabinetry	South wall	4 th	No	
	Lighting	Ceiling	5 th	No	
	Electric Baseboard Heater	West wall	4 th	No	
	Radiator	East wall	3 rd	No	

Item	Feature	Location	Period of Development	Contributing Feature to Period of Significance	Notes
Room 11 Tot Room	Plaster/Lath Walls	---	1 st	Yes	
	Wood Floors	---	1 st	Yes	
	Baseboards	---	1 st	Yes	
	Windows	---	4 th / 1 st	Yes	
	Window Trim	---	4 th / 1 st	Yes	
	Door	North wall	4 th	Yes	
	Door	South wall	1 st	Yes	
	Ceiling Joists	---	1 st	Yes	
	Drywall Cased Opening	East wall	4 th	No	
	Lighting	---	4 th	No	
	Fireplace	---	1 st	Yes	
	Baseboard Electric	---	4 th	No	
Room 12 Postcard Corridor	Floors	---	3 rd	No	
	Baseboard	---	5 th	No	
	Windows	---	5 th	No	
	Exit Doors	---	5 th	No	
	Beadboard Ceiling	---	3 rd	No	
	Plaster Walls	---	4 th	No	
	Lighting	---	4 th	No	
Room 13 Second Floor Storage #1 North Wing	Plaster Walls	---	1 st	Yes	
	Floor	---	1 st	Yes	
	Window	---	4 th	No	
	Window Trim	---	4 th	No	
	Stairs	---	1 st	Yes	
	Door	---	1 st	Yes	
	Electric Light	---	4 th	No	
	Beadboard Ceiling	---	3 rd	No	
Room 14 Office #3	Door	---	1 st	Yes	
	Floor	---	1 st	Yes	
	Plaster Walls	---	1 st	Yes	
	Windows	---	4 th	No	
	Window Trim	---	1 st	Yes	
	Baseboard	---	1 st	Yes	
	Chimney Chase	---	1 st	Yes	
	Fluorescent Lights	---	5 th	No	
Room 15 Second Floor Bathroom	Door	---	1 st	Yes	
	Plaster Walls	---	1 st	Yes	
	Windows	---	4 th	No	
	Window Trim	---	4 th	No	
	Vinyl Clad Floor	---	4 th	No	
	Ceramic Tiles	---	4 th	No	
	Fixtures	---	4 th	No	

Item	Feature	Location	Period of Development	Contributing Feature to Period of Significance	Notes
Room 16 Office #4	Floor	---	1 st	Yes	
	Trim	---	1 st /4 th	Yes	
	Door	---	1 st	Yes	
	Window	---	4 th /5 th	No	
	Plaster/Lath Walls	---	1 st	Yes	
	Baseboard	---	1 st	Yes	
	Fireplace Chase	---	1 st	Yes	
	Radiator	---	2 nd	No	
Room 17 Office #5	Floor	---	1 st	Yes	
	Fireplace Chase	---	1 st	Yes	
	Door	---	1 st	Yes	
	Windows	---	4 th	No	
	Trim	---	1 st /5 th	Yes	
	Electric Lighting	---	5 th	No	
Room 18 Southern Wing Upper Storage Space #2	Plaster/Lath Walls	---	1 st	Yes	
	Window	---	4 th	Yes	
	Floor	---	1 st	Yes	
	Door	---	1 st	Yes	
	Lighting	---	4 th	No	
	Stairs	---	1 st	Yes	
Room 19 Attic	Stairs	---	1 st	Yes	
	Floor	---	1 st	Yes	
	Plaster Walls	---	1 st	Yes	
	Lights	---	3 rd	Yes	
	Windows	---	4 th	Yes	
	Door	---	1 st	Yes	

While this table identifies character-defining features, conditions and treatment issues are discussed separately in the Condition Assessment and Treatment Recommendations sections below.

Condition Assessment Summary

The Kingston House reflects the gradual evolution of a rural farmstead and roadside property over more than two centuries of continuous use. Over the past two hundred years, the complex has expanded and decreased in size, gaining and losing outbuildings over time. Based on our fieldwork and previous research efforts, it appears that the oldest extant section of the Johnston homestead is the central stone section and two wings. Approximately 15 or 20 years after initial construction, it appears that the western ell section of the building was constructed. The last period of major change occurred in ca. 1980 prior to the ownership of the Lincoln Highway Heritage Corridor.

Although only three different entities owned the building since its initial construction, it is clear that each steward did their best to retain the building's sense of history.

The following condition discussion will be based around materials and not their location in the structure.

This building is well maintained and with only minor issues plaguing the structure. The largest issue is the infiltration of moisture into the building, which is an ongoing battle.

Masonry- The building constructed quite well and is in good condition, however, it appears that previous owners, in their effort to improve the building, may have caused it harm. It appears that in the early 1980s, the building was spot repointed with a Portland type cement. This mortar is harder than the natural stone which causes an imbalance of weathering. A sample of mortar was tested, and the results are included in the appendix. The weathering causes minor cracks which allows moisture to infiltrate the stone, causing cracking, flaking and weathering. This can be seen in the photo documentation included in this report. This issue can be alleviated by removing the offending mortar and repointing the building with appropriate lime-based mortar.

Wood Siding- Wood siding is difficult to keep in good repair when you have to fight against the elements. The south elevation has a significant amount of water damage likely from a faulty gutter, a crack in the concrete slab and splash back from rain events. Once the water infiltration issue is addressed, the concrete slab crack should be enclosed and the siding properly painted to prevent wood rot and deterioration. The concrete pad is also causing salts to leach up into the carpet in the Postcard Corridor. This water infiltration needs to be addressed to prevent additional moisture issues.

Roof/Soffits/Fascia/Gutters- The installation of a new roof in 2023 was extremely helpful in protecting the building from future deterioration. Based on our investigation, it is our suggestion that the flashing and siding at the junction of the two roofs between the main building and the western ell, be replaced. The downspout currently empties into this sensitive area and may be adding to the deterioration. Although the roof itself was recently replaced, the extensive damage caused by the issue should be re-evaluated.

Since water infiltration is the most serious problem, it is our suggestion that the gutters and downspouts be enlarged and replaced. They are not directing water away from the building and instead are causing additional deterioration. The damage is visible on the fascia and cornice, which are both character-defining features.

Windows- The original multi-light sash windows were a key feature of this dwelling. Unfortunately, upon further evaluation, most of the original windows have been replaced with replicated wood windows. While from a distance, they appear to be original, they are not. Additionally, some of the windows were replaced a second time with vinyl windows. It appears only four original windows remain. These windows should be properly rehabilitated and saved. The other wood windows can also be rehabilitated or replaced with period appropriate wood windows.

Because the windows are failing, an effort to install interior storm windows aimed to preserve some of the heat inside the building and mitigate energy loss. Unfortunately,

because the exterior windows were failing, the interior storm windows trapped moisture which allowed the further deterioration of the surrounding woodwork. Interior storm windows are excellent for adding to energy efficiency, however, they should only be installed once exterior windows are fully weathertight and moisture infiltration has been resolved. Windows should be caulked at appropriate joints to prevent air infiltration, avoiding the sealing of weep holes or joints.

Insects- While the building appears to be free from insects, they are a constant threat, especially when there is a moist environment for them to thrive. The repair/replacement of the windows will assist in the deterrence of insects. Additionally, keeping the basement dry will also help ensure no pests enter the building.



Animals- Due to the rural setting, wildlife intrusion has been observed, including snakes and small mammals. Measures should be taken to seal potential entry points, especially in the basement/crawlspace to prevent damage to the building fabric.

Mold- No mold was encountered in the building.

Plaster and Lath- The plaster walls in the main stone portion of the building appear overall to be in good shape, however, where water damage occurred, the plaster has been damaged and has broken away from the underlying lath. Since the leaking issues appear to have been eliminated, a qualified

plaster repair person should repair the damaged plaster.

Wood Floor- The wood floor is another character defining feature. It appears in good shape.

Electrical/Plumbing/HVAC- Because this building has experienced numerous types of electrical, plumbing and HVAC modes over the years, there are a lot of wires, pipes and conduits running throughout the building- some of which are unidentified. It is suggested that the LHHHC develop a plan specific to the future growth of the building. While the HVAC plan included in this appendix is a start, the building needs to be reevaluated as a whole to develop a system to treat the entire building.

Treatment and Work Recommendations

The National Park Service has identified four major treatments that can be applied to historic structures: preservation, rehabilitation, restoration and reconstruction. The four definitions are listed below:

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

Rehabilitation is defined as the act 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 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 its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other required work to make properties functional is appropriate within a restoration period.

Reconstruction is the act of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.⁵³

In discussions with the LHHC team, it is clear that this building must continue to function as both an administrative and interpretive facility, while preserving its historic character. Rehabilitation was selected as the most appropriate treatment approach due to the building's continued adaptive use as both a museum and office facility, requiring ongoing functional upgrades while retaining the resource's historic character.

Historic Preservation Objectives

The rehabilitation treatment plan will allow the historic building to adapt to a modern use-without erasing its significance. The goal of this plan is to assist in rehabilitating the building to protect its historic and structural integrity, ensure it is safe and accessible to patrons and serve as an interpretive element to early life on the Lincoln Highway.

⁵³ Secretary of the Interior's Standards for the Treatment of Historic Properties.

Recommended Rehabilitation Improvements

The Secretary of the Interior's Standards for Rehabilitation include:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, its site and its environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual quantities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Under this treatment, the original ca. 1815 Alexander Johnston (Kingston House) would be retained. Historic materials and features should be repaired, rather than replaced and if replacement is absolutely necessary, it should match the original in design, color, texture, and materials. Any new additions should be compatible but clearly differentiated. The goal would be to retain the character defining features which make the Kingston House significant. Additionally, any changes to the building should be able to be reversed, meaning future generations could restore the building back if they choose. Finally, any life safety,

ADA and energy efficiency upgrades are allowed for code compliance, but they should be done in the least intrusive way.

Additional efforts should be made to conduct more in-depth documentary and physical research to solve lingering questions. Some answers may not be discovered until sensitive demolition takes place to remove additional materials.

Historic Treatment Plan

Rehabilitation is the recommended treatment plan for the Kingston House. This will allow the property to retain its existing form, historic and structural integrity and materials while allowing for limited interventions to replace extensively damaged, deteriorated or missing features. The Rehabilitation plan also allows for the sensitive upgrading of mechanical, electrical and plumbing systems, and other code-mandated work.

Specific recommendations have been prioritized into the following categories:

Priority 1 items represent conditions that are actively contributing to deterioration, water infiltration, or potential structural or safety concerns. Moisture infiltration represents the most significant long-term threat to the building's historic fabric. Addressing these issues promptly is essential to prevent further loss of historic material and to stabilize vulnerable building systems.

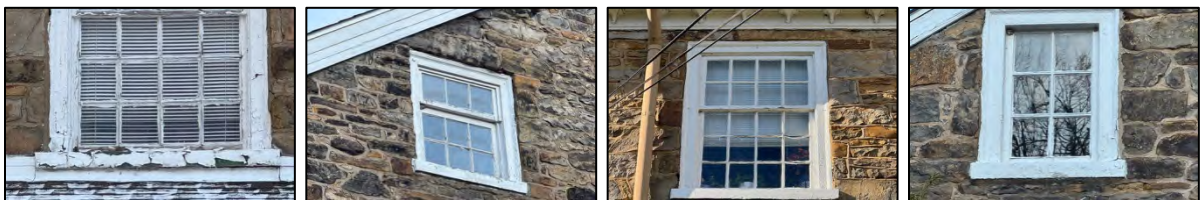
Priority 2 items exhibit deterioration that is not yet critical but will worsen if deferred. Addressing these conditions within the near term will improve building performance and reduce future repair costs.

Priority 3 items are stable and do not pose immediate risk to the building. They represent long-term preservation goals and optional improvements that support the building's continued use and stewardship.

Within each priority, issues are itemized by task.

Priority 1: Work Requiring Immediate Action

- 1. Exterior Window Rehabilitation.** It appears as though many of the original wood windows have been replaced, either with replica wood windows or vinyl windows. Regardless, the wood windows need to be rehabilitated before they deteriorate any further.



Much of the fenestration on the exterior of the building is in poor condition. It appears that each wood window, except four interior windows (W1-9, W1-10, W1-11, and W1-12) were wood replacement windows with modern float glass (either ca. 1980 or ca. 2020). All wood windows should be rehabilitated or replaced in-kind. The vinyl windows that are in good condition should be retained until the end of their serviceable use; however, no new vinyl windows should be installed in the building. Wood windows are most appropriate, although aluminum clad wood windows with simulated divided lights may be appropriate in some instances. See Table 3 for list of proposed window treatments.

To repair the wood windows, carefully remove all loose, cracking, chipping, and flaking paint from all wood sashes, muntins, and sills. Prepare all surfaces thoroughly by sanding and cleaning, ensuring a sound base for new coatings. For areas exhibiting rot, carefully remove all decayed wood. Treat the remaining sound wood with an appropriate wood consolidate to strengthen it. Repair or patch these areas using Dutchmen repairs with new wood matching the original species, grain, and profile, or use epoxy wood repair compounds for smaller areas. Where rails and stiles are separating, realign and re-secure using appropriate joinery techniques, such as epoxies, dowels, or screws, ensuring the sash operates correctly. Carefully inspect all window glazing. Remove all deteriorated glazing putty and re-glaze with new, historically appropriate glazing compound, ensuring a tight seal for all glass panes. Replace missing elements to match existing. Historic wood should be repaired, then have a high-quality, breathable exterior primer applied to the wood, followed by two finish coats of historically appropriate exterior paint. The new paint should match the existing or documented historic color and sheen. Inspect the interface between the window frames and the surrounding masonry or cladding. Remove any deteriorated caulk or sealant and apply new, flexible, and paintable exterior sealant to prevent water infiltration around the window openings.

Table 3. Proposed Window Treatment Chart

Feature	Site Location	Material	Recommended Treatment
W1-1	Office 1	Vinyl	Retain
W1-2	Office 1	Vinyl	Retain
W1-3	Office 1	N/A	N/A
W1-4	Office 2	Vinyl	Replace
W1-5	Lobby	Vinyl	Retain
W1-6	Lobby	Vinyl	Retain
W1-7	Lobby	Ca. 1980 Wood	Repair or replace
W1-8	Lobby	Ca. 1980 Wood	Repair or replace
W1-9	Lobby	Original Wood (ca. 1815)	Rehabilitate
W1-10	Lobby	Original Wood (ca. 1815)	Rehabilitate
W1-11	Lobby	Original Wood (ca. 1815)	Rehabilitate
W1-12	Lobby	Original Wood (ca. 1815)	Rehabilitate
W1-13	Parlor	Vinyl	Retain
W1-14	Parlor	Vinyl	Retain
W1-15	Bike Room	Vinyl	Retain
W1-16	Bike Room	Vinyl	Retain
W1-17	Ship Room	Historic Wood (ca. 1840)	Rehabilitate

Feature	Site Location	Material	Recommended Treatment
W1-18	Tot Room	Historic Wood (ca. 1840)	Rehabilitate
W1-19	Tot Room	Vinyl	Retain
W1-20	Tot Room	Ca. 1980 Wood	Rehabilitate
W1-21	Ship Room	Vinyl	Retain
W1-22	Postcard Corridor	Metal Sidelight	Retain
W1-23	Postcard Corridor	Modern Wood (21 st century)	Retain
W1-24	Postcard Corridor	Modern Wood (21 st century)	Retain
W1-25	Postcard Corridor	Modern Wood (21 st century)	Retain
W1-26	Postcard Corridor	Modern Wood (21 st century)	Retain
W1-27	Postcard Corridor	Modern Wood (21 st century)	Retain
W1-28	Postcard Corridor	Vinyl	Retain
W1-29	Postcard Corridor	Vinyl	Retain
W1-30	Postcard Corridor	Vinyl	Retain
W1-31	Postcard Corridor	Vinyl	Retain
W2-1	Second Floor Storage #1	Ca. 1980 Wood Casement	Rehabilitate
W2-2	Second Floor Storage #1	Ca. 1980 Wood Casement	Rehabilitate
W2-3	Office #3	Ca. 1980 Wood	Rehabilitate
W2-4	Office #3	Ca. 1980 Wood	Rehabilitate
W2-5	Office #3	Ca. 1980 Wood	Rehabilitate
W2-6	Office #3	Vinyl	Retain
W2-7	Office #5	Vinyl	Retain
W2-8	Office #5	Ca. 1980 Wood	Rehabilitate
W2-9	Office #4	Vinyl	Retain
W2-10	Office #4	Ca. 1980 Wood	Rehabilitate
W2-11	Second Floor Restroom	Ca. 1980 Wood	Repair, if possible, otherwise replace in kind
W2-12	Stairwell	Missing	Replace
W2-13	Second Floor Storage #2	Ca. 1980 Wood Casement	Rehabilitate
W2-14	Second Floor Storage #2	Ca. 1980 Wood Casement	Rehabilitate
W2-15	Tot Room Attic Space	Ca. 1980 Wood Casement	Rehabilitate
W3-1	Third Floor Attic	Ca. 1980 Wood Casement with Transom	Rehabilitate
W3-2	Third Floor Attic	Ca. 1980 Wood Casement with Transom	Rehabilitate
W3-3	Third Floor Attic	Ca. 1980 Wood Casement with Transom	Rehabilitate
W3-4	Third Floor Attic	Ca. 1980 Wood Casement with Transom	Rehabilitate

- 2. Exterior Door Rehabilitations.** None of the exterior doors are original to the building; the three doors on the east elevation of the Kingston House were replaced circa 1980. The west elevation door appears to be a circa 2020 fiberglass door while the Postcard Corridor exterior door is constructed of metal framed glass. Each door (except the Postcard Corridor Door) appears to suffer from wood rot and is allowing moisture and possibly vermin to enter the building. The doors should be either rehabilitated or replaced to match existing or historic.

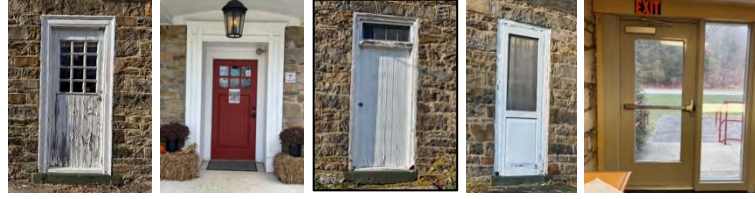


Table 4. Table of Recommended Exterior Door Treatments

Feature	Site Location	Material	Recommended Treatment
D1-6	Office #2 Exterior	Ca. 1980 Wood	Rehabilitate or Replace
D1-8	West Elevation Exterior	Ca. 2020 Fiberglass	Retain
D1-14	Original Entry/Restroom	Ca. 1980 Wood	Rehabilitate or Replace
D1-17	Ship Room Exterior	Ca. 1980 Wood	Rehabilitate or Replace
D1-21	Postcard Corridor Exterior	Ca. 2020 Metal	Retain

3. **Soffits, Fascia and Cornice Rehabilitation.** Weathered wood, flaking paint, and areas pulling away from the building require repair and repainting to prevent moisture intrusion and further deterioration.

Before repairing the soffits, fascia or cornice, ensure that all moisture issues are corrected. Determine if flashing is necessary near the gable/chimney junction. Distinguish between sound wood, repairable deterioration and sections beyond repair. Carefully remove loose and failing paint using the gentlest means possible. Treat deteriorated areas with a wood consolidate. Repair localized damage using dutchman repairs with new wood matching the original in type, texture, profile, dimension and finish. Ensure all historic profiles and configurations are retained. Prime all bare wood with a high-quality paint, apply two coats of compatible exterior paint. Follow guidance in *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork*.



4. **Gutters and Downspouts.**

Deteriorated gutters and missing downspout sections are directing water onto siding and foundation areas, contributing to moisture-related deterioration. Replacement and proper reconnection to drainage systems are essential to protect the building envelope. Instead of K-style aluminum gutters, consider a half-round gutter and a round downspout (galvanized, or galvalume with a factory-finished matte/low-gloss coating in a historically appropriate color, perhaps dark bronze or grey). Gutters

should be attached to fascia where feasible, minimizing penetrations and avoiding damage to the historic cornice and stone. Downspouts should be extended outward away from the foundation.

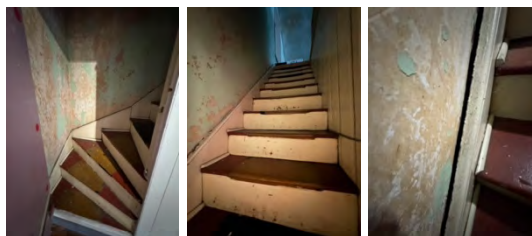
Also consider increasing the size of the gutter to a 6-inch width; the amount of rainwater and storm intensity coming from climate change may warrant this alteration. Also ensure that gutters are properly connected to the downspouts or add downspouts where needed.



- 5. ADA Ramp and Water Infiltration at the Postcard Corridor.** Water intrusion at the interface between the concrete slab and the wood-clad wall is causing persistent moisture, mold, and interior deterioration. Immediate sealing of slab cracks, joint failures, and installation of appropriate flashing or re-sloping is necessary to prevent continued infiltration. Redirecting the discharge from the southwest downspout may also help reduce the moisture in this structure. Additionally, a vapor barrier may be needed to be installed beneath the carpet tiles.



- 6. Structural Investigation of Stairs Between Ship Room and Storage Room #2.** Although they feel sturdy, the winder stairs between the Ship Room and the Storage Room #2 appear to be pulling away from the wall. A qualified structural engineer should assess the condition of the stair structure and provide recommendations to secure and rehabilitate them.



- 7. Investigate Flashing Where Original Building Connects to Postcard Corridor and Tot Room.** This issue may already have been addressed when the roof was

resheathed, however, the current downspout from the main building discharges onto the Postcard Corridor roof (south elevation). Ensure the flashing is correctly installed on the south elevation as well as on the west elevation near the junction with the Western Ell (Tot Room).



8. Repair of Woodwork on Interior Windowsills

In general, almost all the windowsills within the historic opening exhibit evidence of moisture infiltration, including peeling, cracking and alligatoring paint. Many windowsills exhibit visible water damage, cracks, and flaking paint at the window and sill junction, indicating ongoing moisture issues. Interior storm windows may have been installed in the past, potentially trapping moisture and contributing to localized deterioration of surrounding wood elements, including the pocket shutters.



The windowsills in most need of repair include the following locations:

Table 5. Interior Windowsill Repair Recommended Treatments

Feature	Site Location	Condition	Recommended Treatment
Windowsill W1-4	Office #2	Poor	Rehabilitation
Windowsill W1-13	Parlor	Poor	Rehabilitation
Windowsill W1-14	Parlor	Poor	Rehabilitation
Windowsill W1-9	Parlor/Lobby	Good	Rehabilitation
Windowsill W1- 10	Parlor/Lobby	Good	Rehabilitation
Windowsill W1- 11	Convoy Room	Fair	Rehabilitation
Windowsill W1- 12	Convoy Room	Fair	Rehabilitation
Windowsill W1-15	Bike Room	Poor	Rehabilitation
Windowsill W1-16	Bike Room	Poor	Rehabilitation
Windowsill W1-17	Ship Room	Poor	Rehabilitation
Windowsill W1-21	Ship Room	Fair	Rehabilitation
Windowsill W1-18	Tot Room	Good	Rehabilitation
Windowsill W1-19	Tot Room	Good	Rehabilitation
Windowsill W1-20	Tot Room	Good	Rehabilitation

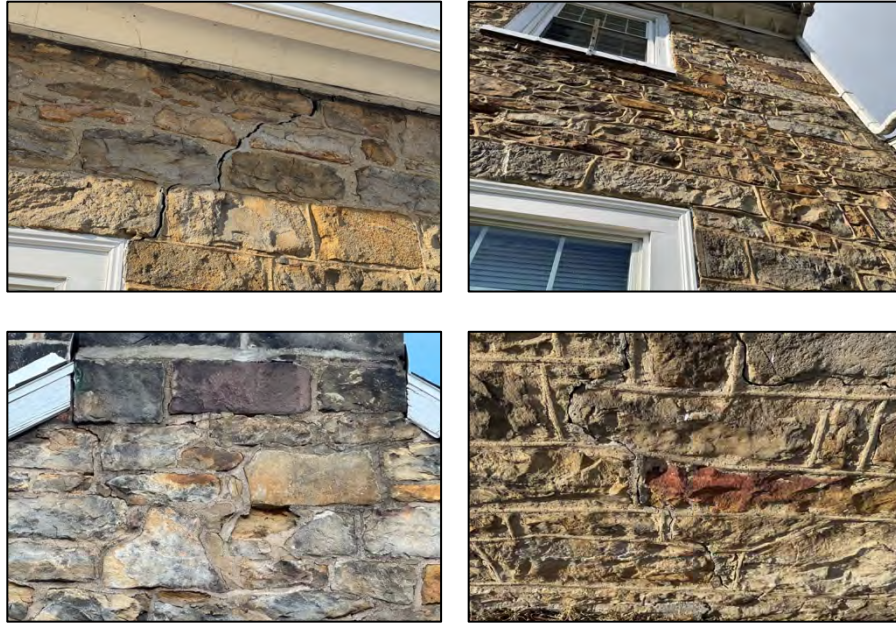
Feature	Site Location	Condition	Recommended Treatment
Windowsill W2-1	Second Floor Storage #1	Fair	Rehabilitation
Windowsill W2-2	Second Floor Storage #1	Fair	Rehabilitation
Windowsill W2-3	Office #3	Poor	Rehabilitation
Windowsill W2-4	Office #3	Fair	Rehabilitation
Windowsill W2-5	Office #3	Fair	Rehabilitation
Windowsill W2-6	Office #3	Poor	Rehabilitation
Windowsill W2-11	Second Floor Restroom	Poor	Rehabilitation
Windowsill W2-9	Office #4	Fair	Rehabilitation
Windowsill W2-10	Office #4	Poor	Rehabilitation
Windowsill W2-7	Office #5	Fair	Rehabilitation
Windowsill W2-8	Office #5	Fair	Rehabilitation
Windowsill W2-13	Second Floor Storage #2	Poor	Rehabilitation
Windowsill W2-14	Second Floor Storage #2	Poor	Rehabilitation
Windowsill W3-1	Third Floor Attic	Poor	Rehabilitation
Windowsill W3-2	Third Floor Attic	Poor	Rehabilitation
Windowsill W3-3	Third Floor Attic	Poor	Rehabilitation
Windowsill W3-4	Third Floor Attic	Poor	Rehabilitation

Priority 2: Work Requiring Maintenance or Repair

2.1 Exterior Masonry Rehabilitation. Localized mortar failure, cracking, and the presence of incompatible Portland cement mortar—particularly on the east, south, and west elevations—are contributing to water infiltration and accelerated stone deterioration. Selective repointing and complete removal of incompatible mortar are required to halt ongoing damage and restore the masonry’s performance.

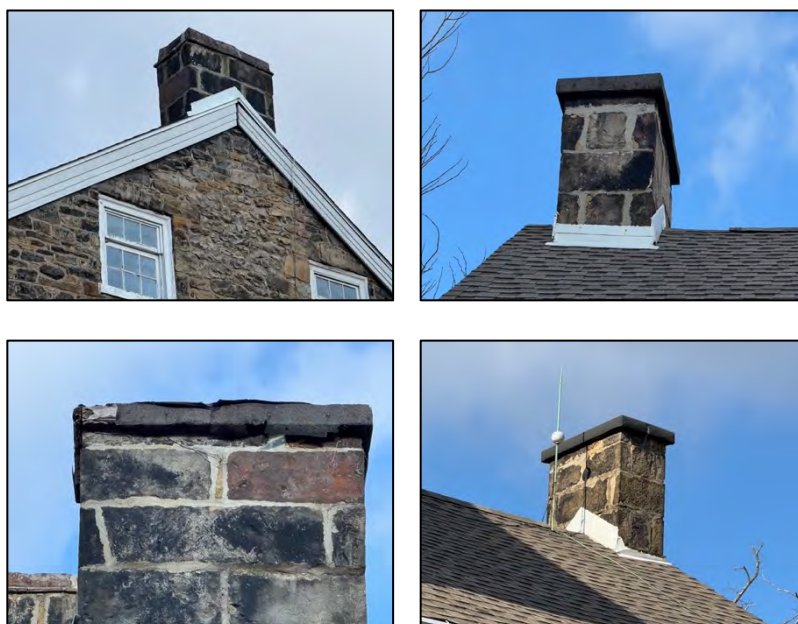
Using the mortar analysis in Appendix B as a guide, repoint the historic mortar as necessary, using *Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings* by Robert Mack, FAIA and John P. Speweik as a tool. Keep in mind that the mortar must be softer than the stone. Continue to keep vegetation and insects away from the building.

The paint on the exterior windowsills should also be removed using the gentlest means possible, beginning with a gentle, non-abrasive methods.



2.2 Chimney Cap Replacement. Deteriorated caps, tarpaper coverings, and cracked mortar joints are allowing water infiltration and pose potential safety hazards. Removal of temporary coverings, installation of appropriate weathertight caps, and selective repointing are required to stabilize these features. Additionally, ensure they are properly repointed, so the stones or mortar joints do not crack.

Note: the flues and interiors were not inspected during this site visit and should be evaluated by a qualified professional before considered fully restored and safe for use. The chimneys may also be utilized for future HVAC work, and if so, should still be evaluated and repaired prior to use.



2.3 Basement Support Column Investigation. Non-engineered stacked wood blocking and shims at column-to-beam connections present a potential structural concern. Although they appear visually sound, several connections between these columns and horizontal beams include stacked, non-original wood blocking and small shims, indicating later, non-engineered interventions intended to adjust bearing or leveling. A structural engineer should evaluate the adequacy and safety of these supports and to determine necessary corrective measures.



2.4 Exterior Wood Siding Rehabilitation. The woodwork to be retained and rehabilitated includes the cornices, fascia, exterior doors and clapboard. Work would include scraping away the loose, flaking paint to the next sound layer, performing approved rehabilitation techniques to repair any damaged wood and then repainting the wood with an appropriate paint. Ensure all brackets and woodwork are structurally sound and secured to the building.

Localized areas of rot, peeling paint, and sediment accumulation—particularly on the west and north elevations—should be repaired and repainted following correction of gutter and drainage issues. Ensure exterior wood does not allow for pests to infiltrate behind the woodwork or infiltrate the building. The wood moldings around the doors and windows, especially on the east elevation, shall be scraped, repaired and painted.





2.5 Interior Historic Window Rehabilitation. Only four original windows are present in the former Kingston House and they need rehabilitation. The original wood frame and glass panes should be retained.

2.6 Remove or Deter Pests. Remove existing birds' nests prior to nesting season or after baby birds are grown. Remove wasp and bees' nests, especially from roofline and cornice areas.

2.7 Remove incompatible insulation. Spray foam that was used in compatible locations should be removed.

2.8 Seal cracks in between windows and stone walls

2.9 Carefully remove Postcard Corridor ceiling, **remove debris**, investigate for any leaks or damage, install insulation, then reinstall original bead board ceiling, sealing cracks and repainting.

2.10 Conduct sensitive general **Plaster Repair** throughout building where necessary. First ensure the underlying cause of the need has been remediated, then repair plaster using appropriate mixture and application.

2.11 HVAC Upgrades/ Condition the Building

One of the major issues affecting this building is the lack of a centralized Heating, Ventilation, and Cooling (HVAC) system. The fluctuating temperatures and humidity are difficult for any historic building, but it is especially problematic for a historic museum. A preliminary analysis was completed by the Mechanical Engineering firm Barton and LoGuidice who proposed a variable refrigerant flow system to heat and cool the space. The team also suggested adding ventilation with recovery ventilators tied directly into the indoor units. Their preliminary plan, attached in the appendix, provides a bird's eye view of their suggested solutions. Additional planning and discussion will need to take place before the LHHC should make any alterations to the current system. All upgrades should comply with applicable codes and be implemented in a manner consistent with the Secretary of the Interior's Standards.

- 2.12 Remove ceiling plaster in Room 13, Second Floor Storage-1,** investigate for leaks, deteriorated wood, repair any deficiencies and insulate the room before reinstalling a drywall ceiling with a skim coat of plaster.
- 2.13 Remove portions of ceiling plaster in Room 18, Second Floor Storage Area-2** to investigate for active leaks. Insulate, and patch with plaster or similar material.

Priority 3. Long Term Planning and Preservation.

3.1 Conduct Routine Cleaning on the exterior and the interior

Because of the proximity to the roadway, soot and debris often is transferred to the historic building. To maintain the exterior of the property, it is suggested to gently cleanse dirt from the building's exterior using a low-pressure water wash.

3.2 Roof System Maintenance and Inspection

Conduct systematic roof maintenance to ensure it is working properly, that no shingles have blown off or that rain or snow is able to migrate underneath the shingles.

- 3.3 Ongoing site maintenance** is essential to protect the building from moisture-related deterioration and pest activity. The ground surrounding the structure should be maintained to slope away from the foundation to promote positive drainage. Vegetation should be kept a safe distance from the building, including routine trimming of shrubs and overhanging tree branches. Leaf litter and organic debris should be removed seasonally to reduce moisture retention near the foundation. Site conditions should be monitored regularly to identify erosion, ponding, or drainage concerns that may affect the building.

3.4 Remove incompatible Interior Storm Windows and Installation of Interior Storm Windows

Incompatible interior storm windows should be removed where they have contributed to moisture retention or visual intrusion. Following rehabilitation of the exterior historic windows and resolution of intrusion issues, new interior storm windows may be installed as appropriate to improve energy efficiency. Any new storm windows should be designed to allow for proper ventilation, minimize condensation, and remain visually unobtrusive. Installation should be reversible and consistent with the Secretary of the Interior's Standards.

3.5 Landscaping

The landscape surrounding the Kingston House is lovely, however, there are some minor suggestions that might assist with keeping the property free from insects and vermin. Remove plantings away from the building. Remove leaf litter before the winter months. Cut back tree branches so they do not overhang the building, providing a convenient ladder for critters and insects.



3.6 Fire Prevention

Ensure that the smoke detectors are functioning and that the fire alarm system is also activated. Fire extinguishers should be placed discretely throughout the building and be easily accessible. Promptly remove combustible materials, properly store flammable materials and maintain clear paths of egress. All fire prevention measures should comply with applicable fire and life-safety codes while being implemented in the least intrusive manner possible to preserve the historic fabric of the building.

3.7 Electrical Evaluation and Removal of Extraneous Wires

Periodic evaluation of the building's electrical systems is essential to ensure safe, reliable operation and to reduce potential fire hazards. A qualified electrician familiar with historic structures should inspect existing wiring, panels, outlets, and fixtures to identify outdated components, overloaded circuits, or noncompliant installations. Particular attention should be given to exposed wiring, abandoned conduits, and systems installed during multiple construction periods. Necessary upgrades should be designed to improve safety and functionality while minimizing disturbance to historic materials. Unused, abandoned, or outdated wiring and conduits should be carefully identified and removed where feasible to reduce fire risk, improve system clarity, and prevent unnecessary visual and physical impacts to historic materials. All electrical work should comply with current codes and be implemented in a manner consistent with the Secretary of the Interior's Standards.

3.8 Plumbing Evaluation

Periodic evaluation of the building's plumbing systems is necessary to ensure proper operation and to prevent water-related damage to historic materials. A qualified plumbing professional should inspect supply lines, waste lines, fixtures, and venting systems to identify leaks, corrosion, blockages, or failing components. Particular attention should be given to concealed piping and areas where past water staining or moisture intrusion has been observed. Any repairs or upgrades should be designed to improve reliability and efficiency while minimizing disturbance to historic fabric. All plumbing work should comply with current codes and be implemented in a manner consistent with the Secretary of the Interior's Standards.

3.9 Historic interior paneled shutters should be evaluated to determine whether operability can be restored without causing damage to historic fabric. The assessment should include review of existing hardware, paint buildup, and alterations that may limit movement. Where feasible, shutters may be carefully repaired and stabilized to improve function while retaining original materials. Any work should be undertaken in a manner consistent with the Secretary of the Interior's Standards.

3.10 Extraneous or obsolete communication lines located throughout the building, particularly within the basement, should be identified and evaluated for removal where feasible. These lines contribute to visual clutter and may pose maintenance or safety concerns. Removal should be undertaken carefully to avoid damage to historic materials, with active systems clearly identified and retained as necessary. Any remaining communication infrastructure should be consolidated and routed in the least intrusive manner, consistent with the Secretary of the Interior's Standards.

3.11 Lightning Rods Existing lightning protection components should be periodically inspected to ensure that rods, cables, and grounding connections remain securely attached and in proper working condition. Any loose, damaged, or deteriorated components should be repaired or stabilized promptly to maintain effective protection. Inspections and repairs should be undertaken in a manner that minimizes impact to historic materials and preserves the building's character-defining features.

3.12 Replace foundation windows with appropriate installations. Existing foundation openings, which historically functioned as ventilation openings, should be retained. Where current installations are deteriorated or ineffective, it is recommended that new glass windows be installed within the existing openings while maintaining ventilation capability. This approach will improve weather protection, energy performance, and pest control while preserving the historic function and appearance of the foundation vents. New installations should fit within existing masonry openings without alteration and remain visually unobtrusive. All work should be reversible and consistent with the Secretary of the Interior's Standards.

3.13 Investigate foundation under Tot Room, Ship Room and Front Porch
The foundation beneath the Tot Room, Ship Room, and front porch should be investigated to better understand existing conditions and structural performance. This evaluation should assess settlement, moisture intrusion, material deterioration, and adequacy of support. Findings from this investigation will help inform future repair priorities and guide any necessary stabilization efforts. All evaluation work should be undertaken in a minimally invasive manner to avoid unnecessary disturbance to historic materials.

- 3.14 Install window in the stairwell.** Installation of a window within the stairwell should be evaluated to improve natural light and safety within this circulation space. Any new window should be located within the existing opening and designed to be compatible in scale, materials, and proportions with adjacent historic windows. Installation should avoid removal of historic fabric and be undertaken in a reversible manner. All work should comply with the Secretary of the Interior's Standards.
- 3.15 Investigate leak near vent pipe in upstairs bathroom** to determine if active. The area of staining near the vent pipe should be investigated to determine whether the leak is active or the result of a previous condition. This evaluation should include inspection of roof penetrations, flashing, and surrounding materials. If active moisture is identified, appropriate repairs should be completed prior to cosmetic treatment. Once the source has been addressed, affected surfaces may be stabilized and repaired as needed.
- 3.16 Address cracks in threshold of Convoy Room and Main Entry**
Cracks observed in the threshold of the Convoy Room should be evaluated and addressed to prevent further deterioration and potential safety concerns. Repairs should be undertaken using compatible materials that match the existing threshold in composition and appearance. Work should be limited in scope and avoid removal of historic fabric where feasible. All repairs should be consistent with the Secretary of the Interior's Standards.
- 3.17 Address the ramp between the Entry and the Tot Room**
The ramp accessing the Tot Room should be evaluated to ensure it is safe, functional, and appropriately integrated within the historic interior. Any necessary modifications should balance accessibility needs with preservation of historic materials and character-defining features. Improvements should be designed to be reversible and visually unobtrusive. All work should comply with applicable accessibility requirements while remaining consistent with the Secretary of the Interior's Standards.
- 3.18 Third Floor Attic.**
Remove plaster from damaged area to investigate if the leak has been permanently addressed. Patch and paint plaster walls. Infill holes in the floors, insulate as necessary. Remove or cap exposed electrical wires.
- 3.19 Repair historic hardware.**
The historic hardware in the building contributes to the overall character of the building. It would be beneficial to evaluate and rehabilitate the historic hardware so that it is usable.

3.20 Evaluate the flues and interiors of the chimneys.

Before transitioning the flues of the chimneys for other HVAC needs, it is suggested that a qualified chimney inspector evaluate the interior of the chases to ensure structural stability.

3.21 Replace fluorescent lighting with appropriate museum lighting.

While interior lighting is essential for any office or museum operation, the current fluorescent lighting is harsh and takes away from the period of significance. It is our suggestion to replace the current lighting with smaller, less obtrusive lighting.

Specific Recommended Room Treatments for Rehabilitation

Room 1 (Basement)

The basement continues to present conditions conducive to wildlife intrusion, particularly snakes. Although no definitive entry or exit point was identified at the time of inspection, it is strongly suspected that access is occurring through the crawl space located beneath the Ship Room. Further investigation of this area is recommended to identify and properly seal potential openings using reversible and compatible methods.

The existing plexiglass panels installed on both the interior and exterior of the basement windows are inappropriate and should be removed. These panels are likely trapping moisture against the masonry and window openings, contributing to elevated humidity levels. Replacement with properly fitted window glazing or appropriately vented storm panels is recommended.

Numerous extraneous electrical, communication, and service lines currently run throughout the basement in an unorganized and visually intrusive manner. These lines should be evaluated, removed where obsolete, and consolidated into new, clearly organized conduit systems. Any upgraded HVAC or mechanical systems should be installed in a manner that minimizes visual impact on historic materials.

Additionally, the structural capacity of the large log beam supporting floor framing should be evaluated by a qualified structural engineer. While no immediate failure was observed, its condition and load-bearing performance should be confirmed to ensure long-term structural stability.

Room 2 (Lobby)

The former lobby is generally in good condition and does not exhibit major deficiencies. However, rehabilitation of the existing wood windows is strongly recommended to improve energy efficiency and weather resistance.

Evidence of past moisture intrusion was also observed along the western wall. Minor repairs to address residual damage from historic leaks would improve the condition and longevity of this space.

Additional recommended work includes repointing the stone masonry using an appropriate lime-based mortar, removal of incompatible spray foam insulation, and continued improvement of accessibility features associated with the ramp system, ensuring compliance while minimizing visual and physical impacts to historic materials.

Room 3 (Office #1)

Office #1 represents one of the newest sections of the building. No major structural or material concerns were identified during the site visit. This room requires only routine maintenance and continued monitoring.

Room 4 (Office #2)

Office #2 is generally in good condition. Replacement of the window and repair of the door is imperative to the preservation of this room. Based on historic photographs, the original door was topped by a rectangular transom. Consideration should be given to reinstalling the plaster ceiling.

Room 5 (Parlor)

The Parlor does not have any major issues. The historic plaster could be repaired and the woodwork scraped and painted according to Preservation Brief 28 *Painting Historic Interiors*. The plaster should be repaired according to Preservation Brief 21: *Repairing Historic Flat Plaster- Walls and Ceilings*. Recommended work includes minor repair of historic woodwork and the rehabilitation of the existing pocket shutters to restore operability where feasible.

Room 6 (Hallway)

The hallway is in good condition. The historic woodwork should be rehabilitated and the cracked plaster repaired. The historic window at the stair landing should be replaced (based on historic photographs) to allow natural light into the stairwell, improving functionality and the historic character of the feature.

Room 7 (Restroom)

The first-floor rest room is currently functional and is in good condition. Rehabilitation of the historic door and transom window is recommended.

Room 8 (Convoy Room)

The Convoy Room is in good condition. Recommended work includes the rehabilitation of the historic wood windows and door. The crack in the threshold may also be addressed at a later point.

Rooms 9 (Bike Room)

The “Bike Room” is in good condition and can use minor repairs to the woodwork, windows and plaster.

Room 10 (Ship Room)

The “Ship Room” historically served as the home’s original kitchen. This room is in good condition although it can use minor repairs to the windows, woodwork and plaster. The

concealed stairway located within the cabinet on the west side of the room are pulling away from the wall and requires structural repair. This feature should be evaluated by a structural engineer and stabilized to prevent further movement and address potential safety concerns.

Room 11 (Tot Room- Historic Tavern Space)

The Tot Room historically served as the Tavern and appears to have been purpose built for that purpose ca. 1830-1840. It is in good condition and in need of minor repairs to the woodwork, plaster and windows. Consideration should be given to evaluating the upper level of this ell. Although not accessible at the time of inspection, the upper gable area appeared to contain extensive electrical and communication wiring. It is recommended that this space be evaluated, properly insulated and that the window be repaired to improve building performance and safety.

Room 12 (Postcard Corridor)

The Postcard Corridor needs minor improvements. Installation of an appropriate vapor barrier between the carpet and the concrete slab is recommended to mitigate moisture migration. The wood windows need rehabilitation and recaulking and the masonry walls repointed with appropriate mortar material.

Room 13 (North Storage Room #1)

Storage Room #1 is accessed from Room 14 or Room 4 and exhibits deteriorated plaster and windows requiring rehabilitation. One contributing factor to these conditions is the lack of climate control. Some investigative demolition should be completed where the plaster is pulling away from the wall to determine if the leaks from the roof have been mitigated or if there are other hidden structural issues. With plaster repair, window rehabilitation and conditioning, this space could become usable rather than remain solely for storage.

Room 14 (Office #3)

Office #3 requires small repairs to the plaster walls and woodwork. The most important element is to rehabilitate the wood windows to ensure they are weathertight. Consideration should be given to installing interior storm windows to improve thermal performance.

Room 15 (Upstairs Bathroom)

The upstairs bathroom is in good condition, overall. Localized plaster deterioration near a vent pipe should be addressed and repaired. The most critical issue in this room is the deterioration of the window which requires immediate intervention to prevent water infiltration and further material damage.

Room 16 (Office #4)

Office #4 is a large office space is in good condition, requiring minor repairs to the plaster and woodwork. Again, the wood window and sills need rehabilitation and repair.

Room 17 (Office #5)

Office #5 is historically connected to Room 16. This space is also in good condition, except for some minor plaster cracking and chipped woodwork. The ceiling appears to have an

extra coat of plaster perhaps concealing previous water damage. The wood windows need rehabilitation.

Room 18 (Southern Storage Room #2)

Storage Room #2 is the southern storage area #2 on the south wing and is in fair condition, requiring plaster repair and window rehabilitation. This room had some water damage over the years, causing the plaster to delaminate away from the lath. The conditioning of the room will allow it to be utilized for a purpose other than storage. This room has a staircase connects to the Ship Room which is pulling away from the wall and should be structurally evaluated and repaired.

Room 19 (Attic)

The attic is a large and bright space with a strong potential for adaptive reuse. The damaged plaster can be repaired and the windows rehabilitated. Exposed electrical wiring should be evaluated for removal. With proper stabilization and sensitive upgrades, this space could become functional and provide additional valuable space.

Future Research

Despite extensive documentary and physical investigation, several aspects of the Kingston House and the Johnston Family history remain unresolved. Continued research may further clarify the development, use, and significance of the property. Some questions remain, including:

1. What was the precise chain of title for the Kingston tract prior to Alexander Johnston's acquisition? Early ownership of the property has not been fully confirmed. Additional deed research may clarify if early improvements existed on the property prior to Johnston's settlement.
2. Did Johnston live on the property prior to occupying the Kingston House?
3. Were enslaved individuals, indentured laborers or hired workers associated with the early development of the Kingston Iron Works or the farmstead? Although early census records do not support the inclusion of enslaved workers at Kingston, it would be appropriate to more fully understand the foundational success of the family.
4. Additional information about the Kingston Iron Works would be useful, especially in terms of archaeology, in determining Johnston's role within industrial Westmoreland County.
5. Although visits to the Westmoreland County Governmental Center did not yield much information, additional research is necessary to access historic tax assessment documents, tavern licenses or construction records.
6. A broader understanding of local builders within Westmoreland County may help to determine who the mysterious "Miller" was.
7. While this researcher did not find documentary or physical evidence supporting the Masonic symbols associated with the house's orientation or ornate cornice, additional evaluation may uncover additional details.
8. Additional information on the Kingston House's tavern operations would be helpful- especially in determining why there were gaps in Johnston residency within the Kingston House.

9. It would be interesting to discover more information regarding tavern operations.
10. The Johnston family's connection to political networks warrants additional information.
11. The connection between the Kingston House and the Greensburg-Stoystown Road should be investigated.
12. Additional information on the historic farming activities of the Johnston family would also be helpful. Archaeological research may also help uncover additional information.
13. Because of the building's location on the Lincoln Highway, additional research should be undertaken to link the building to the transcontinental route.

Additional investigation may also be warranted through selective demolition or non-destructive testing, should future rehabilitation efforts expose concealed building fabric. While the Kingston House is well documented as a landmark, additional archival, archaeological and architectural investigation offers an opportunity to further understand this historic building.

Recommended HVAC Routing and Preservation Impact Narrative

The team also considered the future installation of an HVAC system to provide a consistent conditioning of the interior space. Working with engineers from Barton and LoGuidice, the proposed VRF HVAC system has been designed to avoid impacts to historic materials and finishes. Mechanical routing attempts to utilize existing cavities, non-historic spaces, and reversible penetrations to ensure compatibility with the Secretary of the Interior's Standards for Rehabilitation. The system includes a ground-mounted outdoor unit, ductless indoor units on the first floor, ducted indoor units in upper-level storage spaces, two VRF branch selector boxes to allow for simultaneous heating and cooling, and two energy recovery ventilators (ERV-1 in the basement and ERV-2 in the attic). Please see the appendix for additional information.

Requirements for Work

When the Lincoln Highway Heritage Corridor (LHHC) determines it is prepared to implement the recommended treatment plan, all work should be undertaken in accordance with the following regulatory and professional guidance:

1. The Pennsylvania State Historic Preservation Office (PA SHPO)
2. The Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation)
3. Americans with Disabilities Act (ADA)
4. International Existing Building Code (IEBC)
5. National Park Service Preservation Briefs, including, but not limited to:
 - a. Preservation Brief #1- "Cleaning and Water-Repellent Treatment for Historic Masonry Buildings"
 - b. Preservation Brief #2- "Repointing Mortar Joints in Historic Masonry Buildings"
 - c. Preservation Brief #3- "Improving Energy Efficiency in Historic Buildings"
 - d. Preservation Brief #6- "Dangers of Abrasive Cleaning to Historic Buildings"

- e. Preservation Brief #9- “Repair of Historic Wooden Windows”
- f. Preservation Brief #10- Exterior Paint Problems on Historic Woodwork”
- g. Preservation Brief #21- “Repairing Historic Flat Plaster- Walls and Ceilings”
- h. Preservation Brief #24- “Heating, Ventilations and Air Conditioning Systems for Historic Buildings: Problems and Recommended Approaches”
- i. Preservation Brief #28- “Painting Historic Interiors”
- j. Preservation Brief #32- Making Historic Properties Accessible”
- k. Preservation Brief #39- “Controlling Unwanted Moisture in Historic Buildings”

Life-safety concerns and hazardous material testing shall be addressed prior to, or concurrent with any historic rehabilitation work. Compliance with applicable fire, building and life/safety codes will be required, however, such upgrades should be designed and implemented in a manner that minimizes adverse impacts to historic materials and character defining features.

Mechanical, electrical and HVAC systems should be located, where feasible, within underutilized spaces such as the basement and attic to reduce visual and physical impacts to significant historic fabric. Additional information related to the mechanical systems is provided in the appendix.

Significant alterations to the exterior of the building should be avoided. Any exterior work should be limited to repair, replacement in kind, or reversible modifications necessary for code compliance or building performance.

It is strongly recommended that the LHHC retain a qualified preservation architect or structural engineer prior to undertaking any major repairs or alterations to the building to ensure compliance with preservation standards and best professional practices. All work should be documented prior to, during and after construction to create a permanent record of treatment activities.

Summary

The Alexander Johnston/Kingston House, home of the Lincoln Highway Heritage Corridor, is a rare and intact example of an early 19th century stone dwelling whose history reflects the intertwined themes of transportation, commerce, agriculture, politics, and domestic life in western Pennsylvania. Its long association with turnpike travel, tavern activity and agricultural use makes the property particularly well suited for interpretation within the broader context of the Lincoln Highway.

This Abbreviated Historic Structure Report is intended to serve as a living planning document. As additional archival research, physical investigation or archaeological study is completed, new information may refine understanding of the building’s development, use and significance. Although the recommended treatments outlined herein are based on current conditions and best preservation practices, future discoveries may inform adjustments in approach or interpretation.

The treatments proposed in this report emphasize repair over replacement, retention of historic materials and the use of compatible and reversible interventions consistent with the Secretary of the Interior's Standards for Rehabilitation.

The current and former caretakers of the Kingston House are to be commended for their long-term commitment to preservation. Through continued maintenance, thoughtful rehabilitation and informed interpretation, the Kingston House will remain an important landmark and educational resource within the Lincoln Highway Corridor for future generations.

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Appendix A- Existing Conditions Architectural Plan

Appendix B- Photo Location Maps

Appendix C-Architectural Evolution Timeline

Appendix D- Existing Window Material Plan

Appendix E- HVAC Plans

Appendix F- Site Treatment Plans

Appendix G- Addendum

Appendix A- Existing Conditions Architectural Plan



Sheet List	
Sheet Number	Sheet Name
A100	Basement Level
A101	First Level
A102	Second Level
A103	Attic/ Third Level
A104	Roof Plan
A200	Elevations
A201	Elevations
A400	Interior Elevations / Base and Lv 1
A401	Interior Elevations / Level 1
A402	Interior Elevations / Lv 1 and 2
A403	Interior Elevations/ Level 2
A404	Interior Elevations/ Level 3 Attic
A500	Window/Door Schedules



Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date

CS

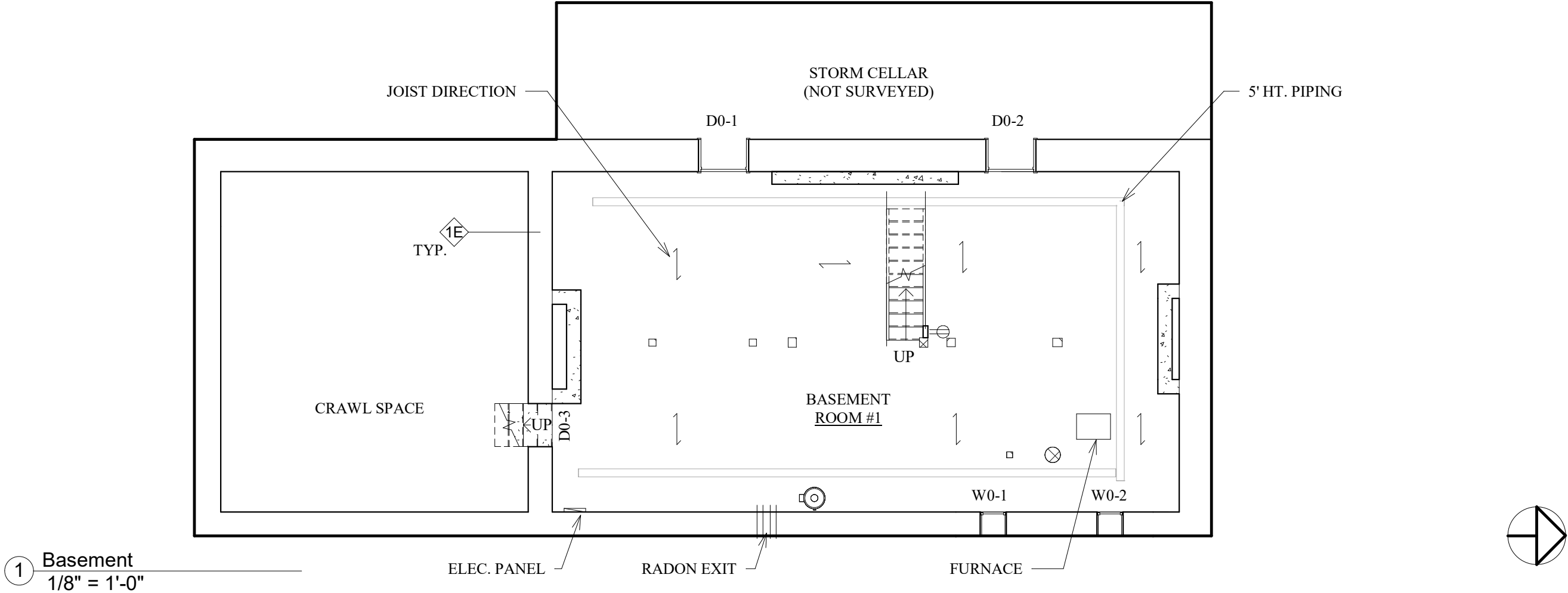
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Date	January 2, 2025
Drawn by	KMC
Checked by	Checker

CS

Scale

WALL TYPES

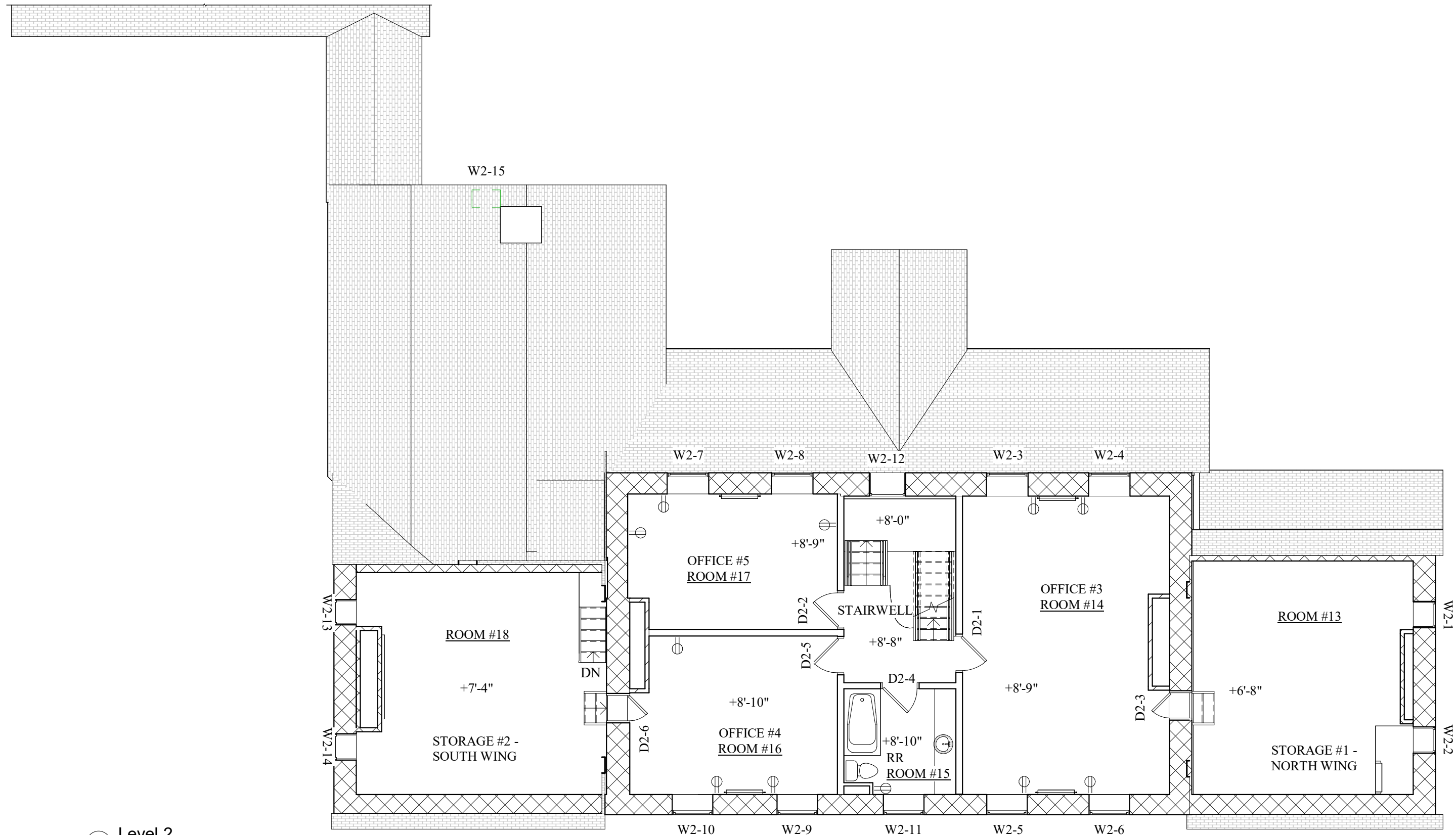
1E - Stone Fnd. 1'-8" - 2'-3"



Condition Assessment Report for
Lincoln Highway Heritage Corridor
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No.	Description	Date

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Date	January 2, 2025	
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Checked by	JCP	
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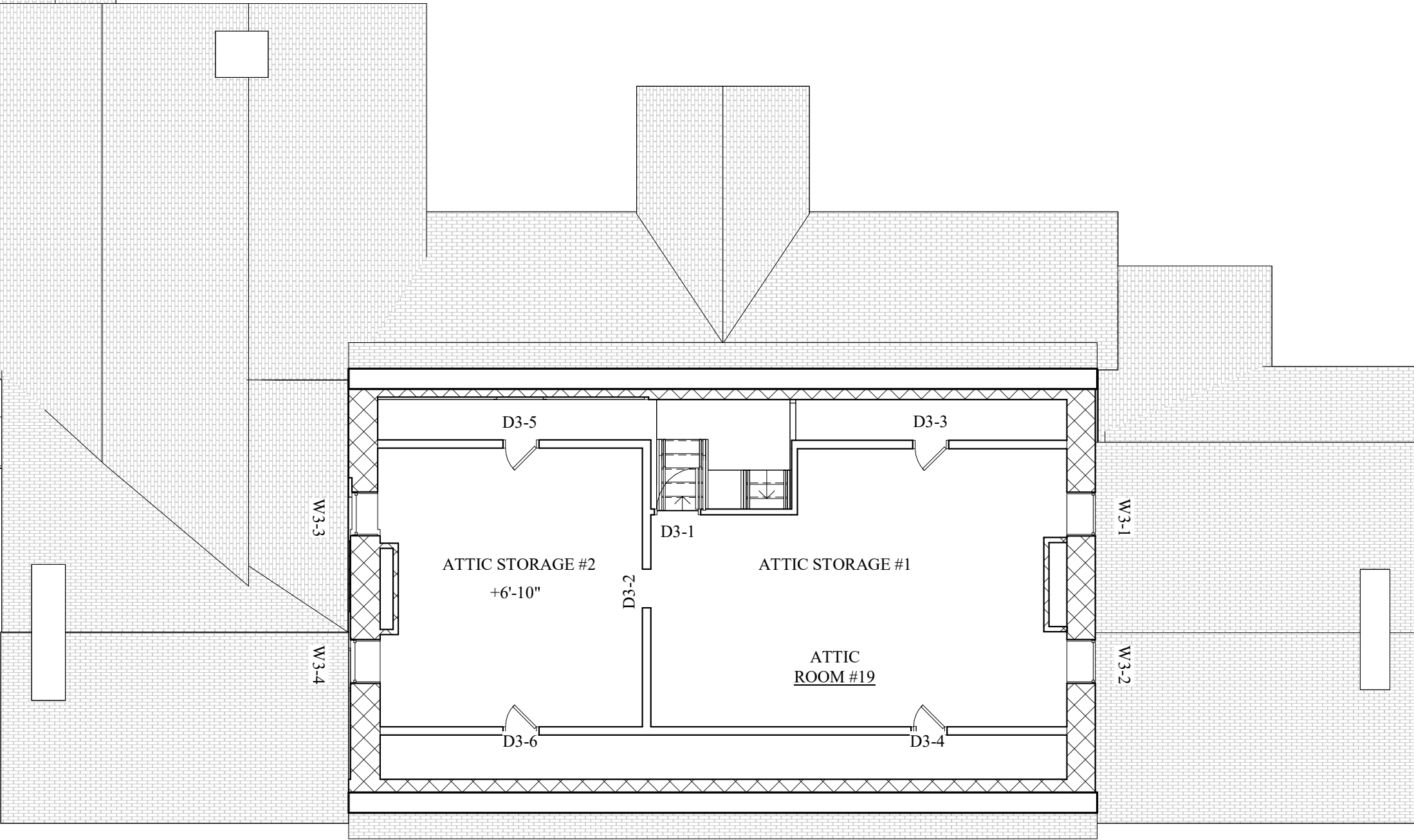
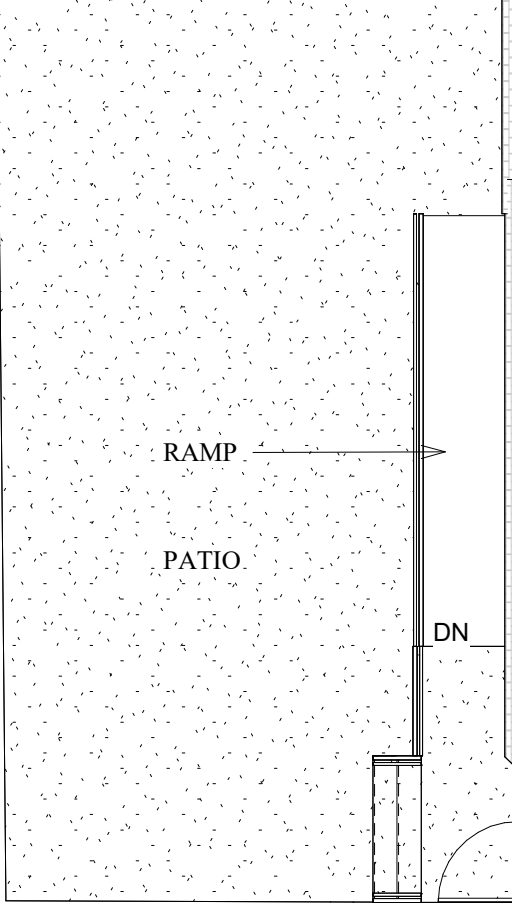
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Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date
Rev 1	Naming convention edits by JCP	01/13/26

Second Level		
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Checked by	JCP	
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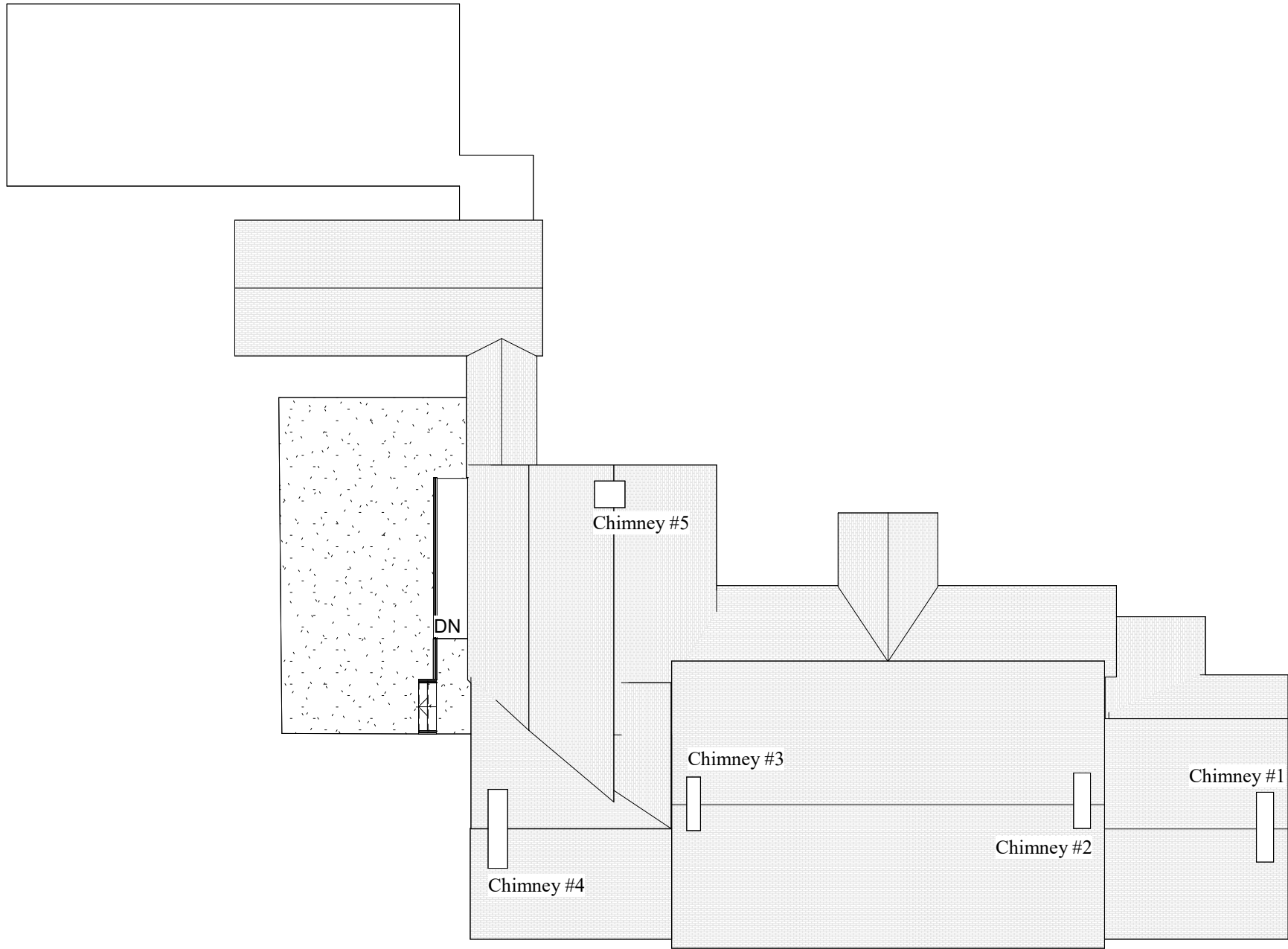
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Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date

Attic/ Third Level		
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Date	January 2, 2025	
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Checked by	JCP	
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1 Roof Plan
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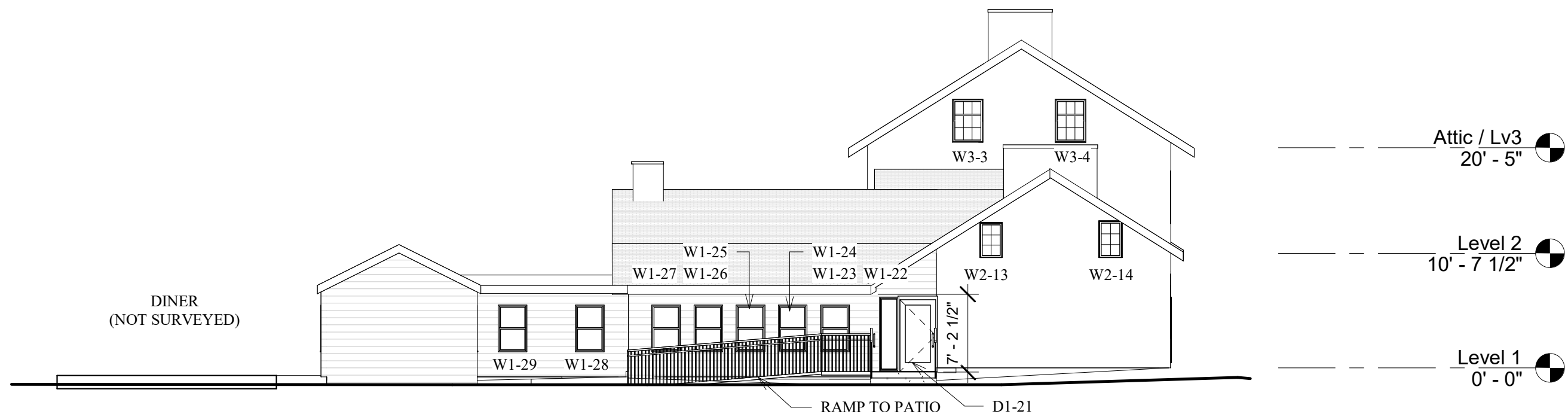
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No.	Description	Date
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Roof Plan		
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Date	January 2, 2025	
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Checked by	JCP	
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② West Elevation
3/32" = 1'-0"



① South Elevation
3/32" = 1'-0"



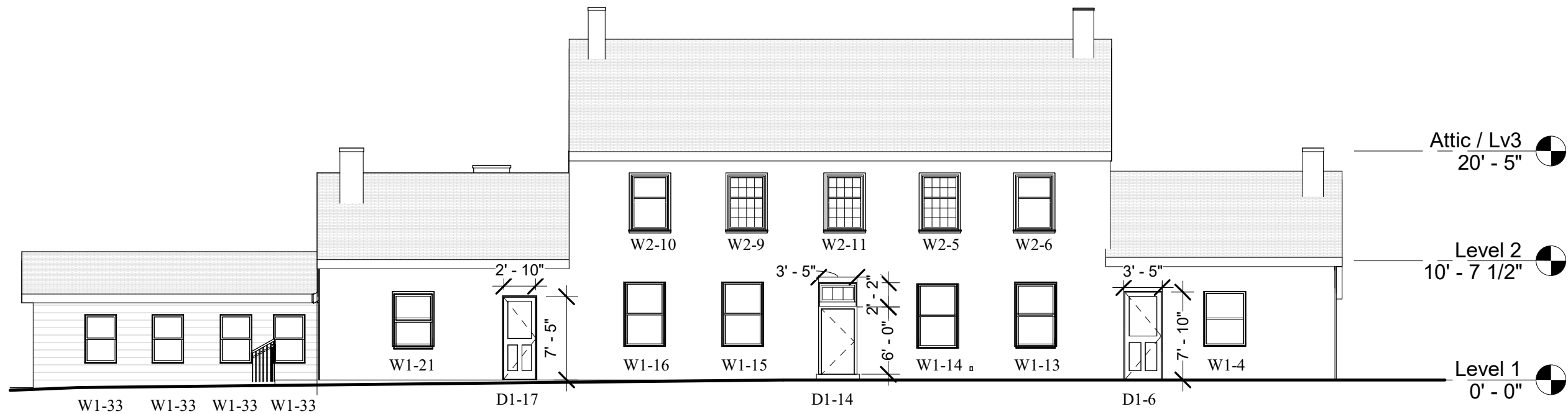
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No.	Description	Date
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Elevations		
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Date	January 2, 2025	
Drawn by	KMC	
Checked by	JCP	
		Scale 3/32" = 1'-0"



② North Elevation
3/32" = 1'-0"



① East Elevation
3/32" = 1'-0"



DOOR D1-7



DOOR D1-14



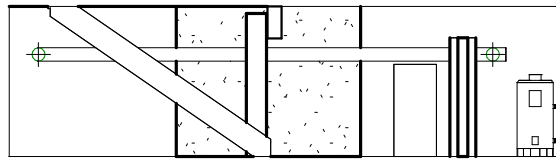
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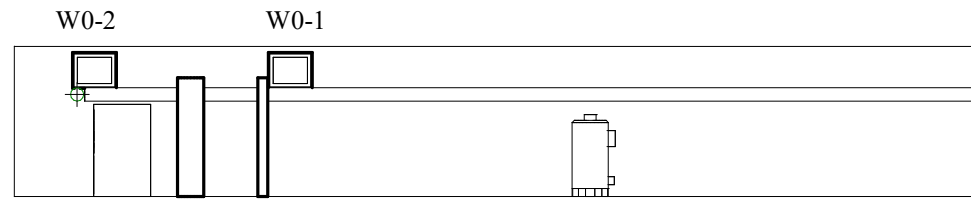
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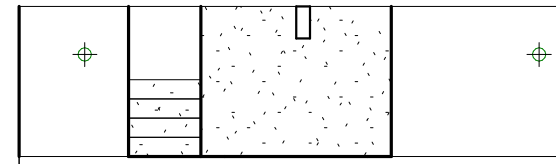
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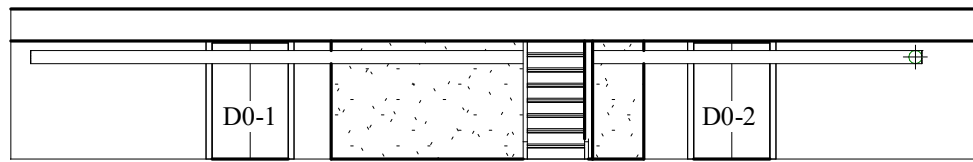
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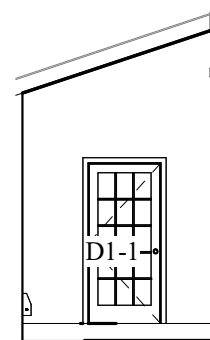
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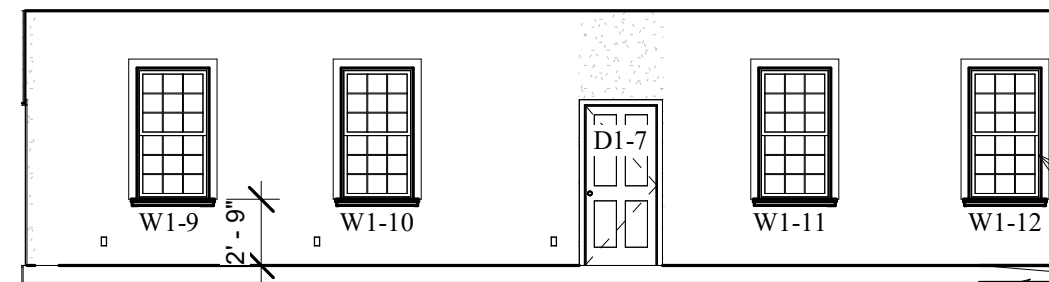
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4 West Basement
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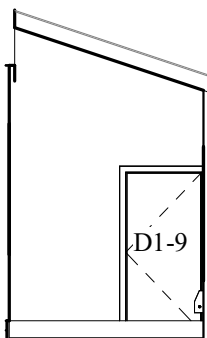
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6 Lv 1 Lobby East
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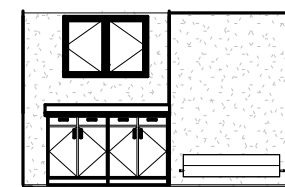
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LOBBY WINDOW



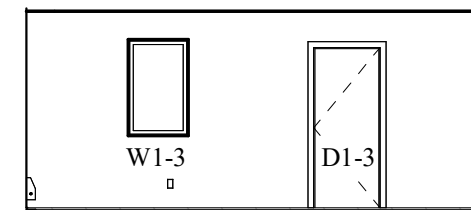
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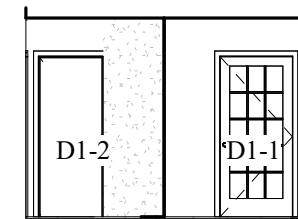
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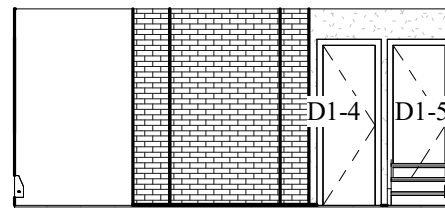
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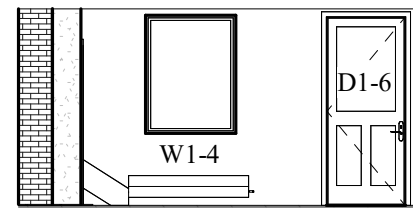
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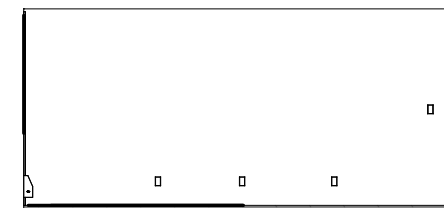
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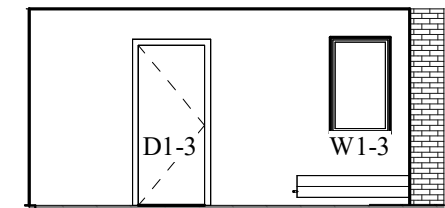
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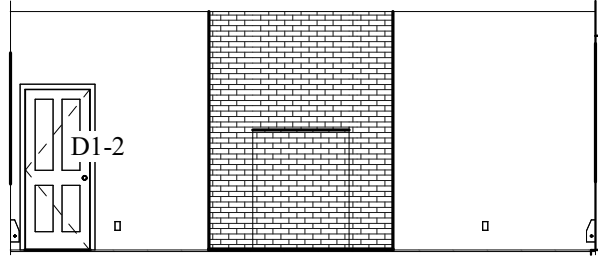
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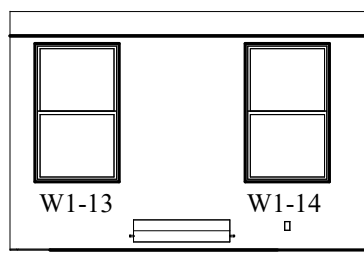
Condition Assessment Report for Lincoln Highway Heritage Corridor 3435 SR 30 East Latrobe, PA

No.	Description	Date
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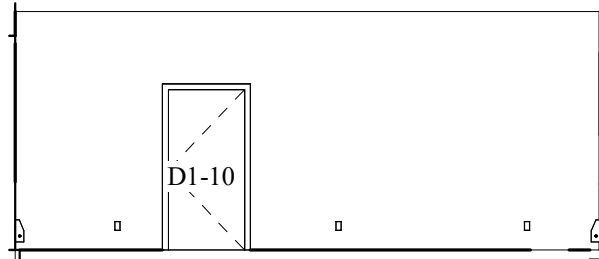
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Checked by	JCP	
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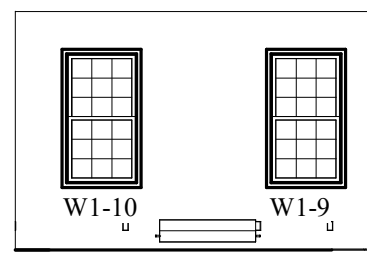
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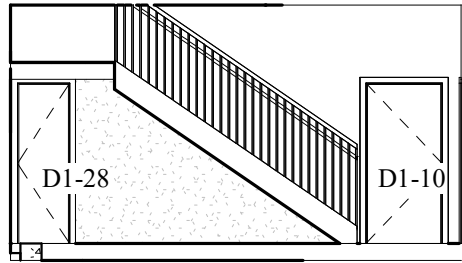
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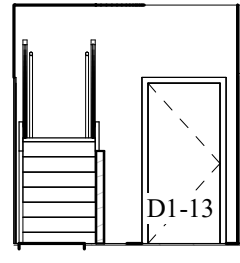
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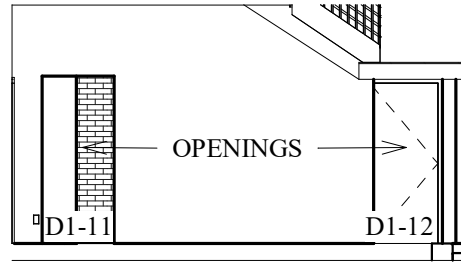
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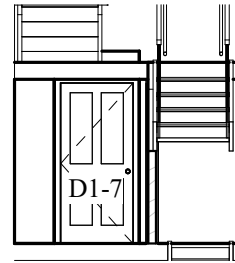
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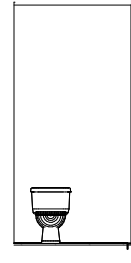
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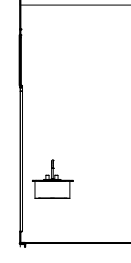
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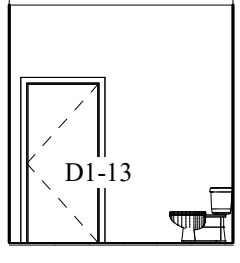
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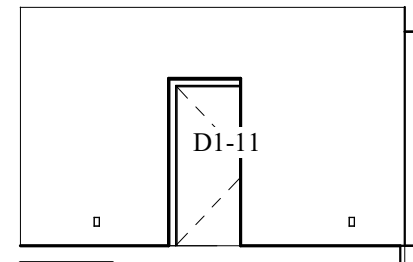
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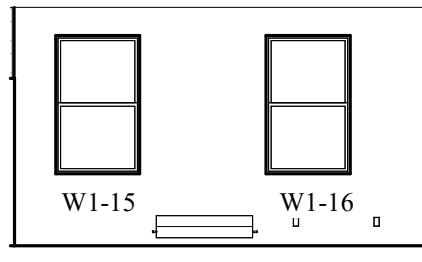
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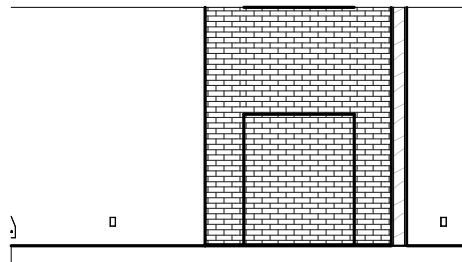
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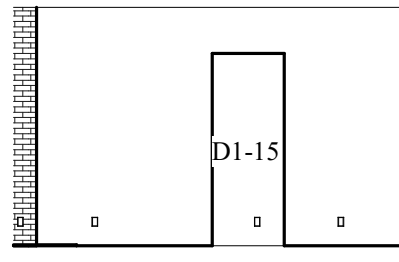
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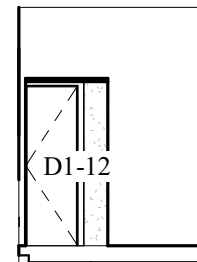
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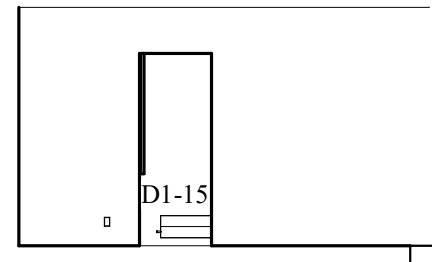
15 Lv 1 Bike South
1/8" = 1'-0"



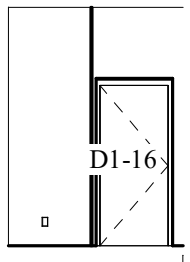
16 Lv 1 Bike West
1/8" = 1'-0"



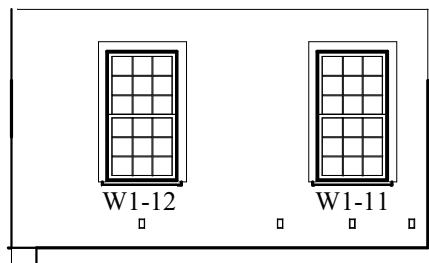
17 Lv 1 Convoy N
1/8" = 1'-0"



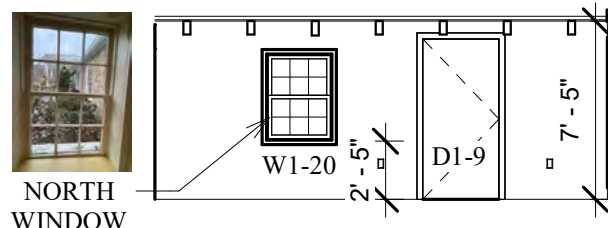
18 Lv 1 Convoy East
1/8" = 1'-0"



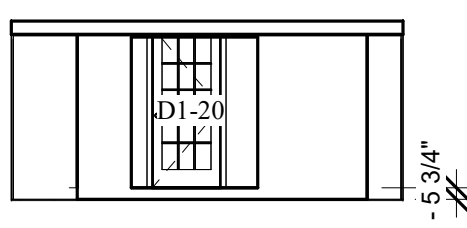
19 Lv 1 Convoy S
1/8" = 1'-0"



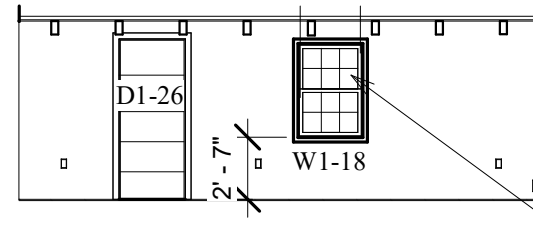
20 Lv 1 Convoy West
1/8" = 1'-0"



21 Lv 1 Tot North
1/8" = 1'-0"



22 Lv 1 Tot East
1/8" = 1'-0"



23 Lv 1 Tot South
1/8" = 1'-0"



24 Lv 1 Tot West
1/8" = 1'-0"

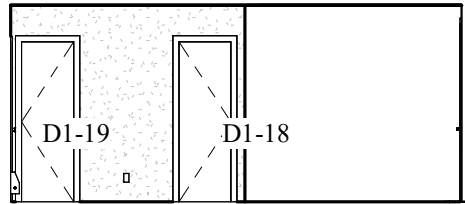


Condition Assessment Report for Lincoln Highway Heritage Corridor 3435 SR 30 East Latrobe, PA

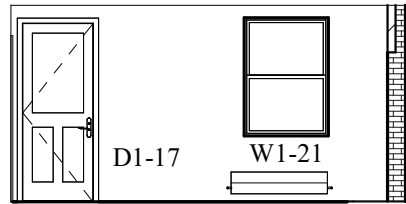
No.	Description	Date
Rev 1	Label & window edits by JCP	01/13/26

Interior Elevations / Level 1

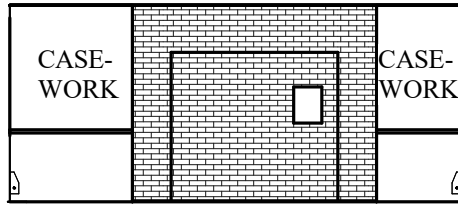
Project number	24001	A401
Date	January 2, 2025	
Drawn by	KMC	
Checked by	JCP	
Scale 1/8" = 1'-0"		



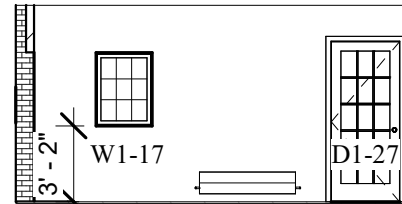
1 Lv 1 Ship North
1/8" = 1'-0"



2 Lv 1 Ship East
1/8" = 1'-0"



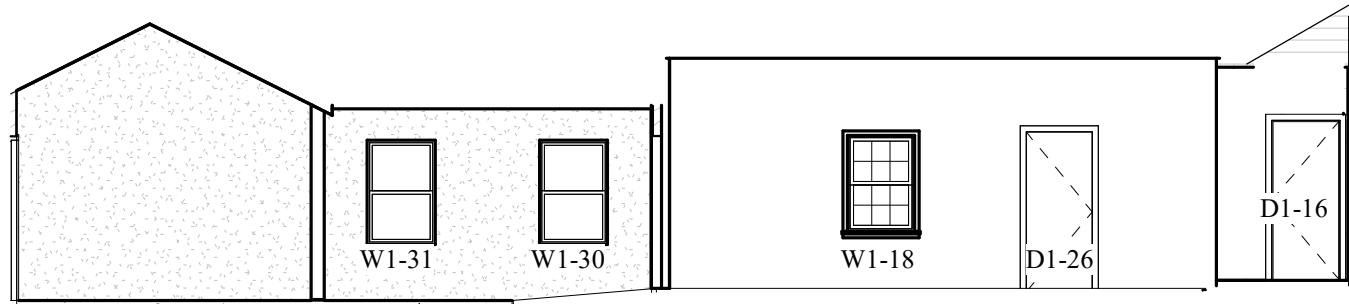
3 Lv 1 Ship South
1/8" = 1'-0"



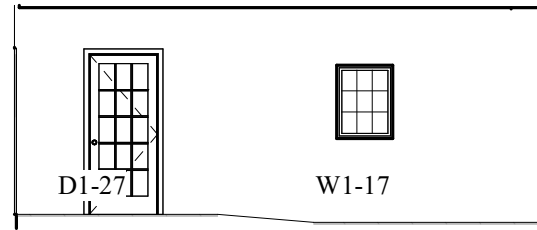
4 Lv 1 Ship West
1/8" = 1'-0"



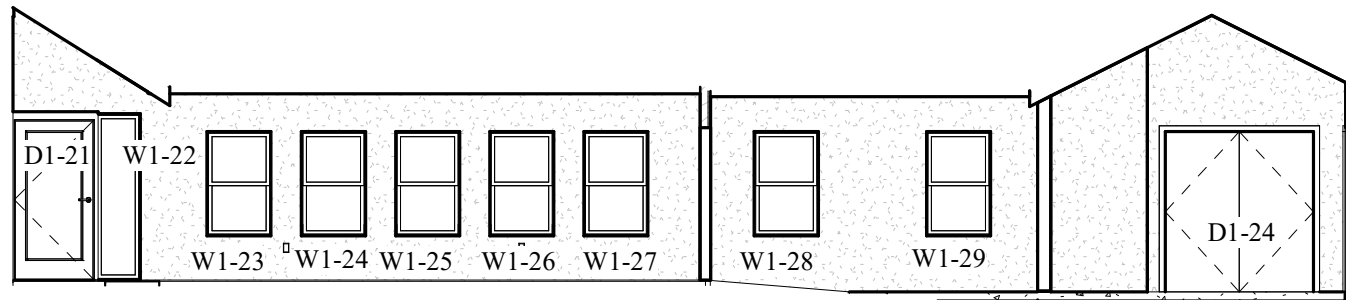
WEST WINDOW SHIP



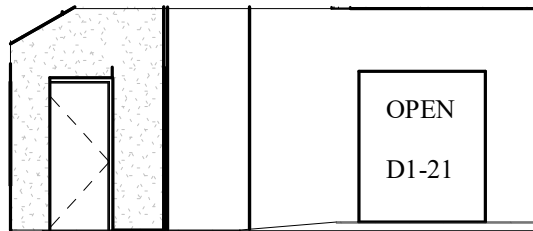
5 Lv 1 Postcard North
1/8" = 1'-0"



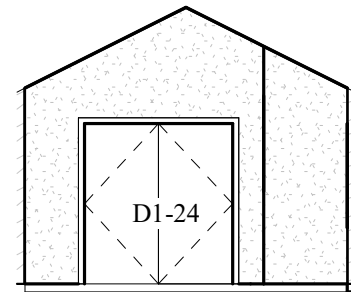
6 Lv 1 Postcard East
1/8" = 1'-0"



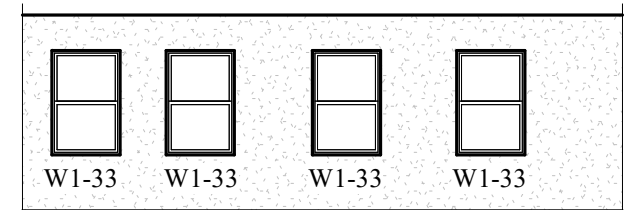
7 Lv 1 Postcard South
1/8" = 1'-0"



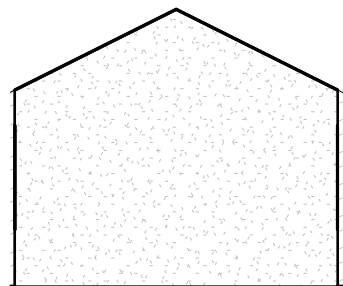
8 Lv 1 Postcard West
1/8" = 1'-0"



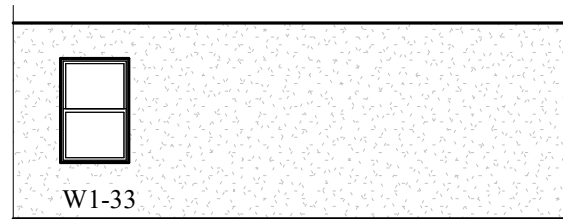
9 Lv 1 Gantz North
1/8" = 1'-0"



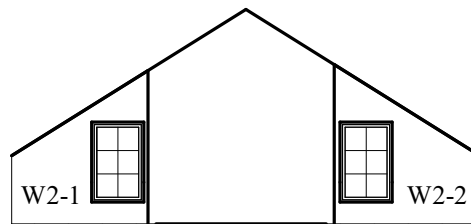
10 Lv 1 Gantz East
1/8" = 1'-0"



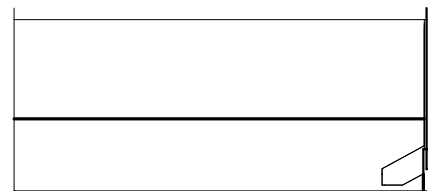
11 Lv 1 Gantz South
1/8" = 1'-0"



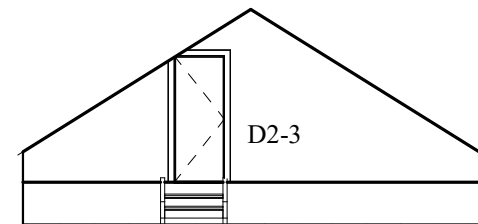
12 Lv 1 Gantz West
1/8" = 1'-0"



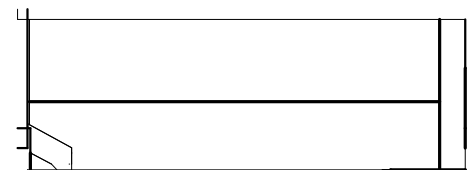
13 Lv2 Storage #1 North
1/8" = 1'-0"



14 Lv2 Storage #1 East
1/8" = 1'-0"



15 Lv2 Storage #1 South
1/8" = 1'-0"



16 Lv2 Storage #1 West
1/8" = 1'-0"



Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

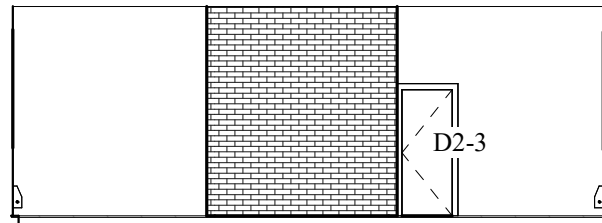
No.	Description	Date
Rev 1	Label & window edits by JCP	01/13/26

Interior Elevations / Lv 1 and 2

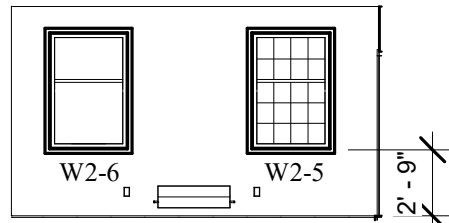
Project number	24001
Date	January 2, 2025
Drawn by	KMC
Checked by	JCP

A402

Scale 1/8" = 1'-0"



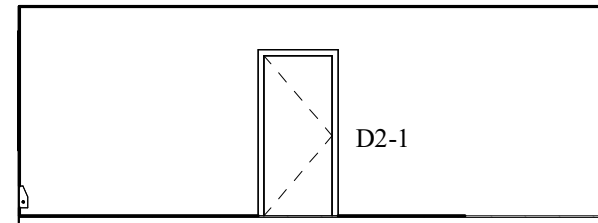
① Lv2 Office #3 North
1/8" = 1'-0"



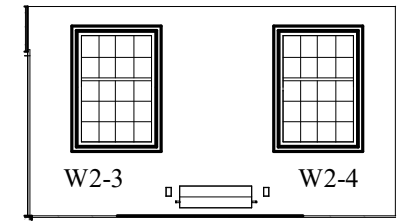
② Lv2 Office #3 East
1/8" = 1'-0"



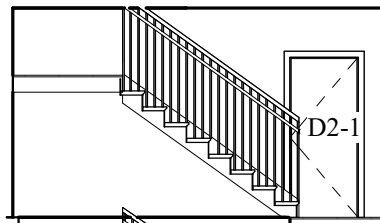
OFFICE #3 EAST WINDOWS



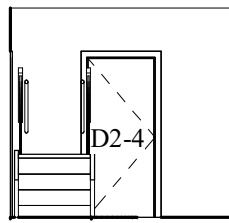
③ Lv2 Office #3 South
1/8" = 1'-0"



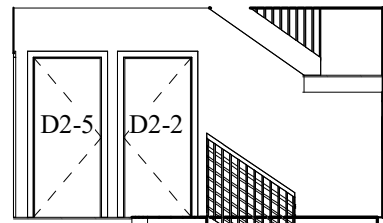
④ Lv2 Office #3 West
1/8" = 1'-0"



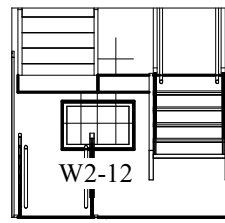
⑤ Lv2 Stairwell North
1/8" = 1'-0"



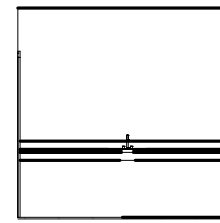
⑥ Lv2 Stairwell East
1/8" = 1'-0"



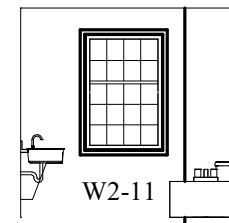
⑦ Lv2 Stairwell South
1/8" = 1'-0"



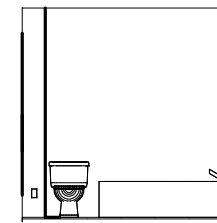
⑧ Lv2 Stairwell West
1/8" = 1'-0"



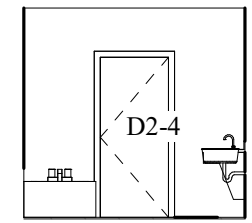
⑨ Lv2 RR North
1/8" = 1'-0"



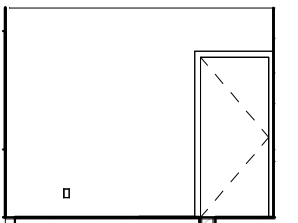
⑩ Lv2 RR East
1/8" = 1'-0"



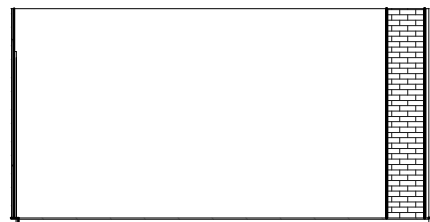
⑪ Lv2 RR South
1/8" = 1'-0"



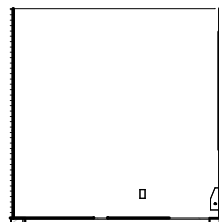
⑫ Lv2 RR West
1/8" = 1'-0"



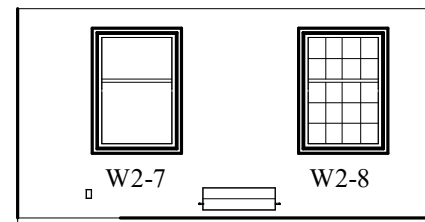
⑬ Lv2 Office #4 N
1/8" = 1'-0"



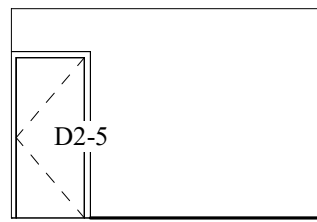
⑭ Lv2 Office #4 East
1/8" = 1'-0"



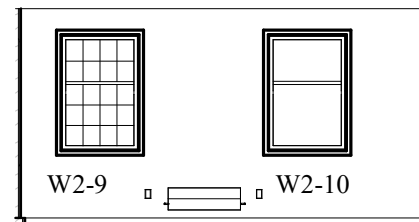
⑮ Lv2 Office #4 S
1/8" = 1'-0"



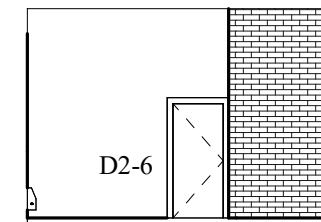
⑯ Lv2 Office #4 West
1/8" = 1'-0"



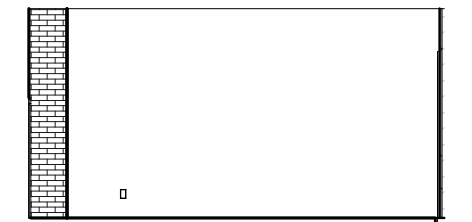
⑰ Lv2 Office #5 North
1/8" = 1'-0"



⑱ Lv2 Office #5 East
1/8" = 1'-0"

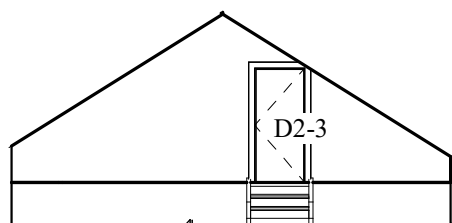


⑲ Lv2 Office #5 South
1/8" = 1'-0"

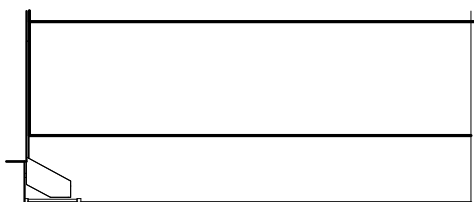


⑳ Lv2 Office #5 West
1/8" = 1'-0"

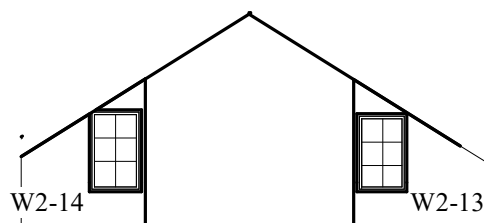
3'-5"W, 4'-10"H, 2'-10" SILL



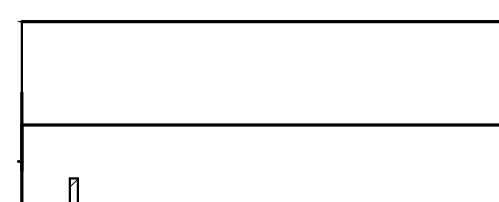
㉑ Lv2 Storage #2 North
1/8" = 1'-0"



㉒ Lv2 Storage #2 East
1/8" = 1'-0"



㉓ Lv2 Storage #2 South
1/8" = 1'-0"



㉔ Lv2 Storage #2 West
1/8" = 1'-0"



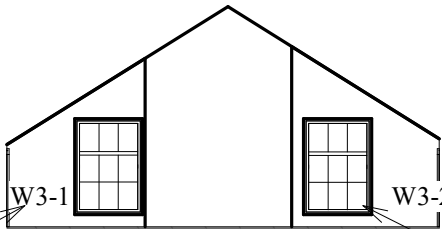
Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date
Rev 1	Label & window edits by JCP	01/13/26

Interior Elevations/ Level 2		
Project number	24001	A403
Date	January 2, 2025	
Drawn by	Author	
Checked by	Checker	
		Scale 1/8" = 1'-0"



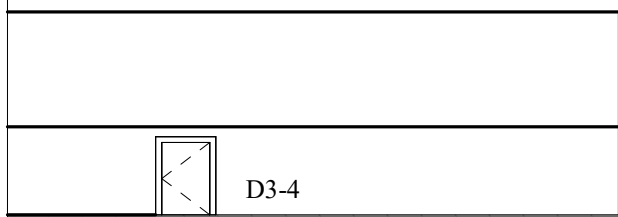
WINDOW
W3-1



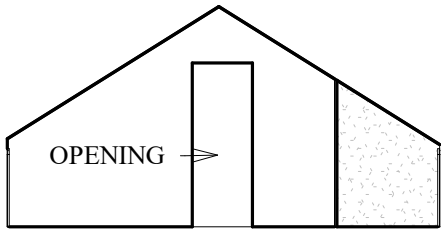
① Lv 3 Attic Storage #1 North
1/8" = 1'-0"



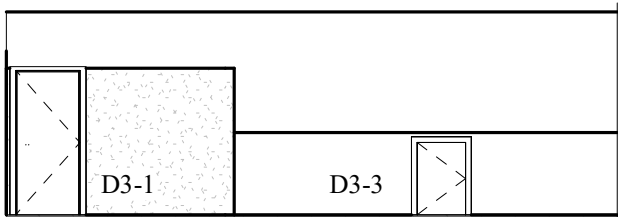
WINDOW
W3-2



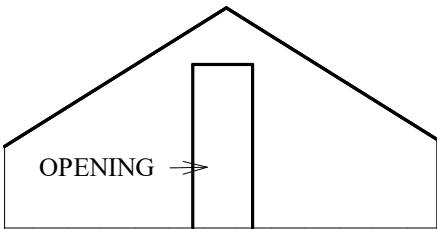
② Lv 3 Attic Storage #1 East
1/8" = 1'-0"



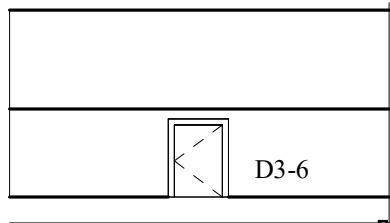
③ Lv 3 Attic Storage #1 South
1/8" = 1'-0"



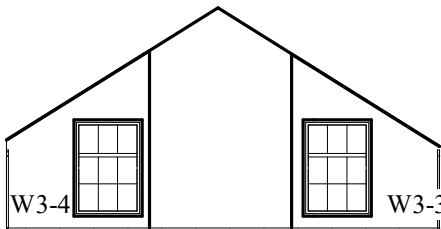
④ Lv 3 Attic Storage #1 West
1/8" = 1'-0"



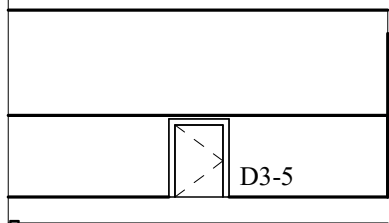
⑤ Lv 3 Attic Storage #2 North
1/8" = 1'-0"



⑥ Lv 3 Attic Storage #2 East
1/8" = 1'-0"



⑦ Lv 3 Attic Storage #2 South
1/8" = 1'-0"



⑧ Lv 3 Attic Storage #2 West
1/8" = 1'-0"



Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date
Rev 1	Label & window edits by JCP	01/13/26

Interior Elevations/ Level 3 Attic

Project number	24001	A404
Date	January 2, 2025	
Drawn by	Author	
Checked by	Checker	Scale 1/8" = 1'-0"

Existing Door Table (Basement)			
Item Number	Opening Size		Frame Width (in)
	Width (in)	Height (in)	
D0-1	37"	68"	NA
D0-2	42"	68"	2"
D0-3	36"	72"	NA

Existing Door Table (first floor)			
Item Number	Opening Size		Frame Width (in)
	Width (in)	Height (in)	
D1-1	36"	80"	4"
D1-2	29"	75.5"	6"
D1-3	32"	80"	6"
D1-4	28"	75"	4"
D1-5	30"	72"	4"
D1-6	41"	84"	4"
D1-7	35.5"	72"	4"
D1-8	36"	80"	4"
D1-9	33"	71"	4.5"
D1-10	35"	83"	5"
D1-11	36"	83"	5"
D1-12	41"	77"	5"
D1-13	36"	84"	4.5"
D1-14	41"	72" & 26"	4"
D1-15	36"	80"	5"
D1-16	35"	83"	4.5"
D1-17	40"	93"	4"
D1-18	24"	57"	4"
D1-19	31"	72"	4"
D1-20	63"	72"	4"
D1-21	36"	79"	4"
D1-22	31"	79"	3.5"
D1-23	46"	79"	3.5"
D1-24	72"	79"	4"
D1-25	34"	79"	4"
D1-26	35"	71"	4"
D1-27	35"	72"	4"
D1-28	30"	80"	5"

Existing Window Table (Basement)			
Item Number	Opening Size		Frame Width (in)
	Width (in)	Height (in)	
W0-1	25.5"	16.5"	NA
W0-2	27.5"	17.5"	NA

Existing Window Table (first floor)				
Item Number	Opening Size		Sill to floor Height (in)	Frame Width (in)
	Width (in)	Height (in)		
W1-1	29"	45"	34"	4"
W1-2	31"	46"	28"	6"
W1-3	27.5"	46"	34"	6"
W1-4	43"	58"	36"	4"
W1-5,6,7,8	42"	67"	20"	4"
W1-9,10,11,12	36"	65.5"	33"	4"
W1-13,14	42"	69"	35.5"	5"
W1-15,16	42.5"	69"	34"	4.25"
W1-17	28"	36.5"	38"	3.5"
W1-18	33"	48"	31"	2"
W1-19	38"	54"	31"	2"
W1-20	33.5"	47"	29"	44" VIF
W1-21	42"	59"	33"	4"
W1-22	20"	74"	NA	NA
W1-23,24,25,26,27	28"	61"	16"	3.5"
W1-28,29,30,31	30"	54"	16"	3.5"
W1-32	14"	57"	NA	NA
W1-33	29"	54"	NA	3.5"

Existing Door Table (second floor)			
Item Number	Opening Size		Frame Width (in)
	Width (in)	Height (in)	
D2-1	34"	76"	4"
D2-2	34"	77"	4"
D2-3	26"	67"	4"
D2-4,5	34"	77"	4"
D2-6	29"	66"	4"

Existing Window Table (second floor)				
Item Number	Opening Size		Sill to floor Height (in)	Frame Width (in)
	Width (in)	Height (in)		
W2-1,2	26"	40"	22"	4"
W2-3,4,5,6	41"	59"	33"	4"
W2-7,8	41"	58"	34"	4"
W2-9,10	36"	59"	33"	4"
W2-11	41"	59"	33"	4"
W2-12	41"	50"	33"	4"
W2-13	25"	39"	22"	4"
W2-14	26"	41"	22"	4"
W2-15	ATTIC ABOVE TOT ROOM			

Existing Door Table (third floor)			
Item Number	Opening Size		Frame Width (in)
	Width (in)	Height (in)	
D3-1	36"	74"	3"
D3-2	30"	75"	4"
D3-3	23"	33"	3"
D3-4	22"	33"	3"
D3-5	23"	33"	3"
D3-6	23"	33"	3"

Existing Window Table (third floor)			
Item Number	Opening Size		Sill to floor Height (in)
	Width (in)	Height (in)	
W3-1	34"	42"	NA
W3-2	35"	43"	NA
W3-3	34"	42"	NA
W3-4	33"	41"	NA



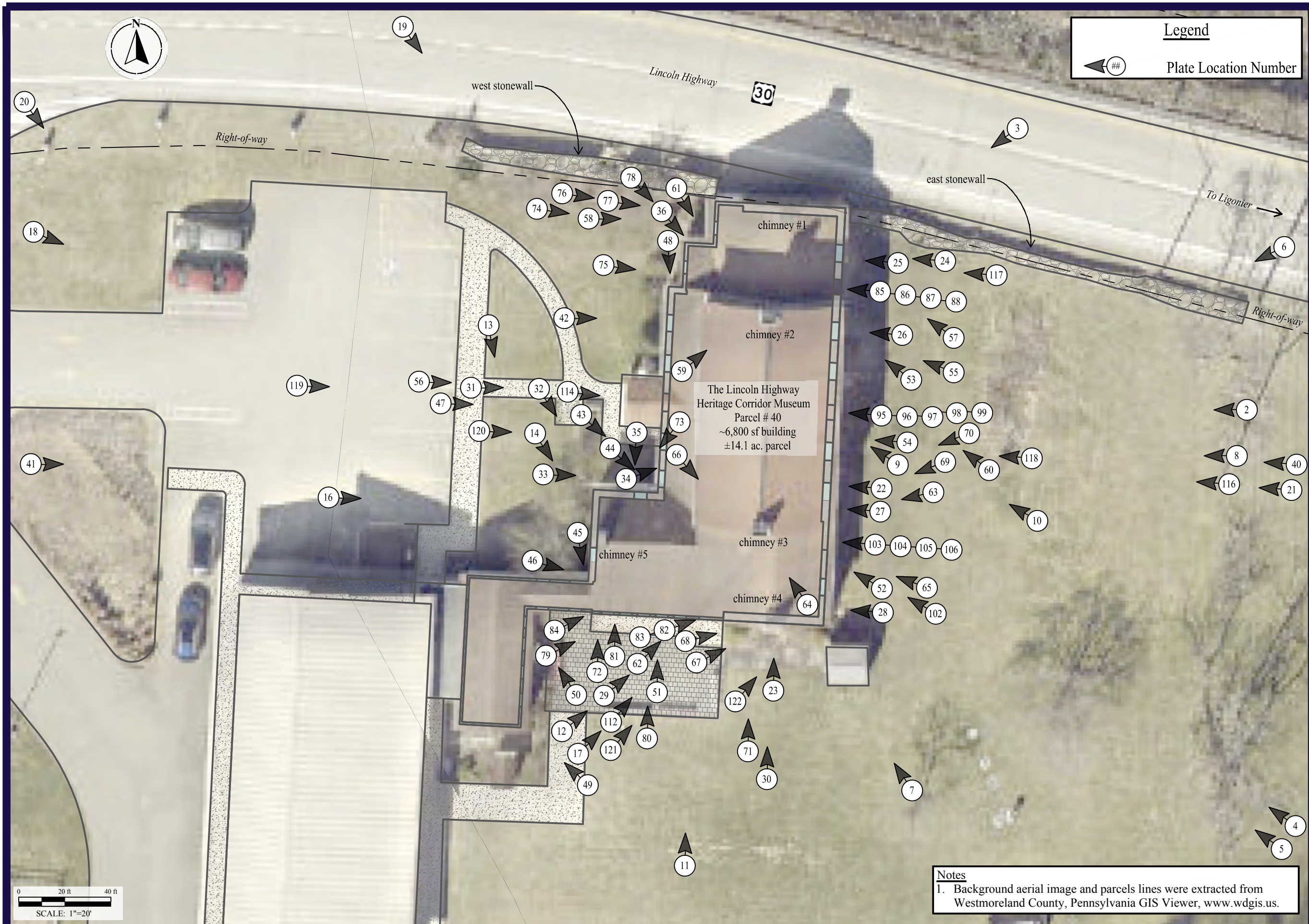
Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date
Rev 1	Table edits by JCP	01/13/26
Rev 2	Table edits by JCP	08/06/26

Window/Door Schedules

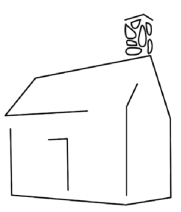
Project number	24001	A500
Date	January 2, 2025	
Drawn by	KMC	
Checked by	JCP	Scale

Appendix B- Photo Location Maps



Legend

Plate Location Number



PRACTICAL
PRESERVATION

Condition Assessment Report For
The Lincoln Highway Heritage Corridor

Westmoreland County, Pennsylvania

Photo Location Map (Exterior)



DATE: 01/15/26
ISSUED FOR:
PROJECT NO.
DRAWN BY: JCP
CHECKED BY:
APPROVED BY:
REVISION #
DATE:

SCALE: 1"=20'

Sheet:

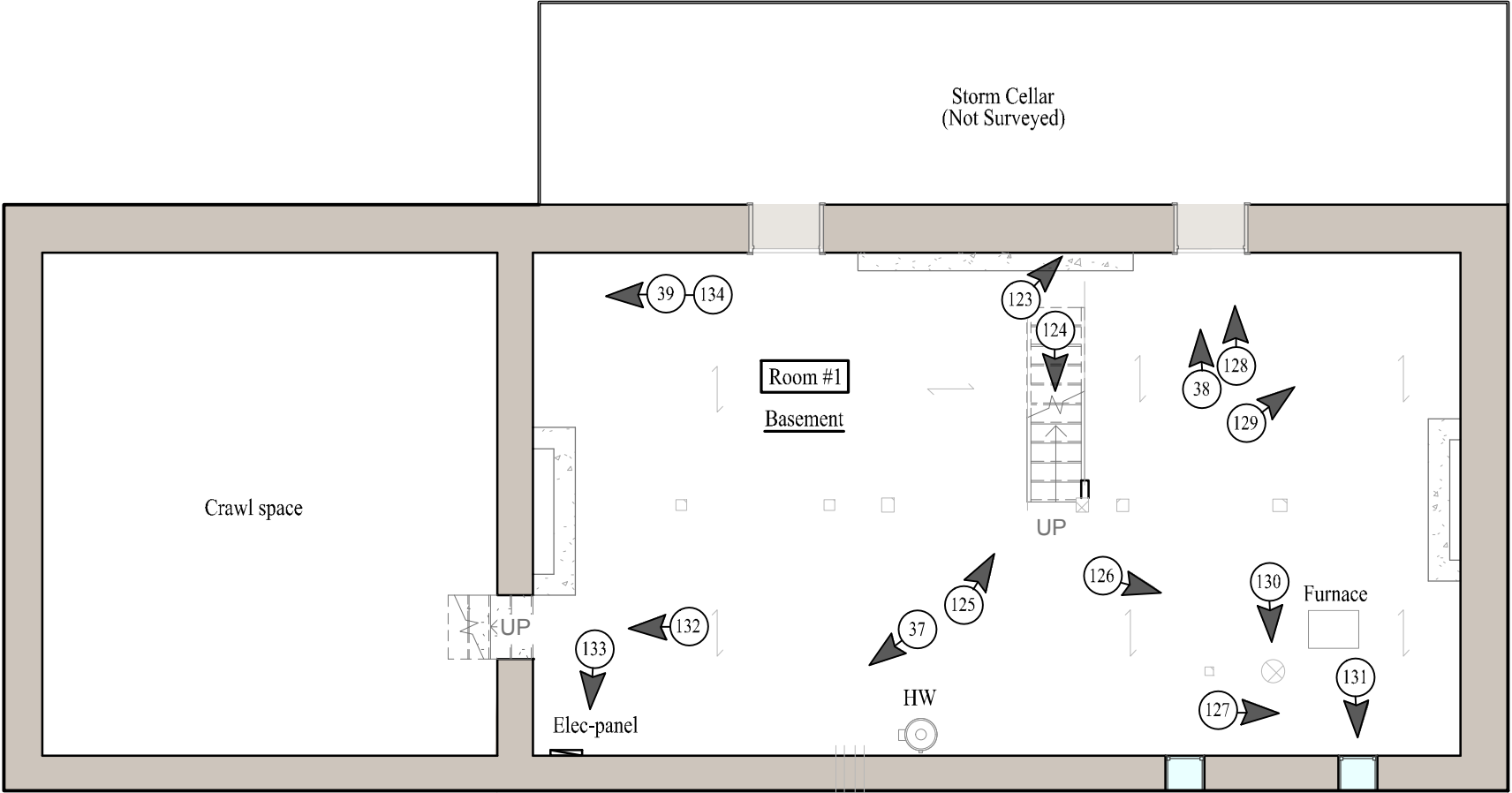
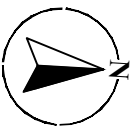
FIGURE 1

Notes
1. Background aerial image and parcels lines were extracted from Westmoreland County, Pennsylvania GIS Viewer, www.wdgis.us.

Legend

←##

Plate Location Number



Notes

1. The underlying floor plan for this photo location map is based on field measurements of the existing building taken in December 2024.



Condition Assessment Report For
The Lincoln Highway Heritage Corridor

Westmoreland County, Pennsylvania

Photo Location Map (Fourth Floor)

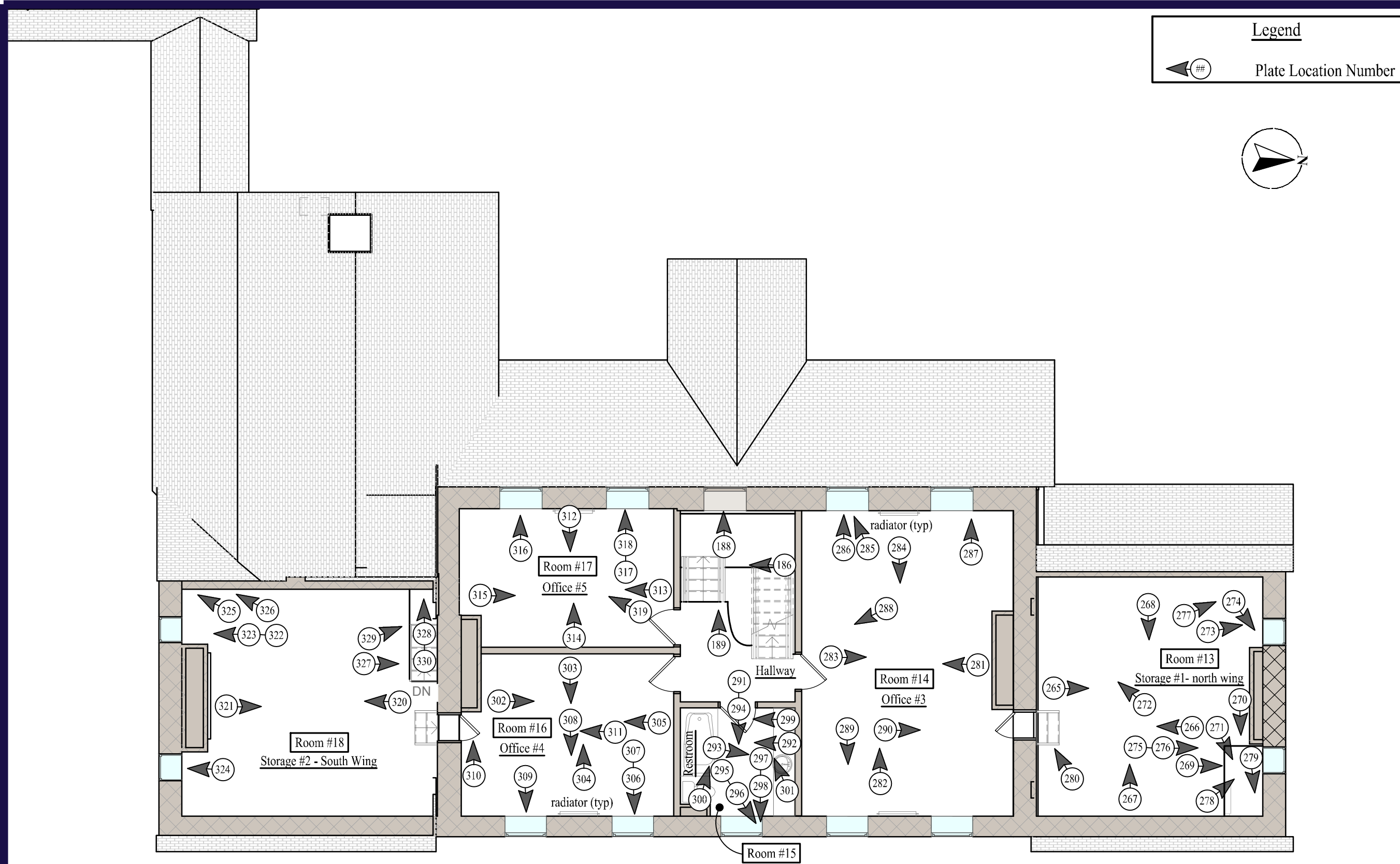


DATE: 01/15/26	
ISSUED FOR:	
PROJECT NO.	
DRAWN BY: JCP	
CHECKED BY:	
APPROVED BY:	
REVISION #	DATE:

SCALE: NTS

Sheet:

FIGURE 2



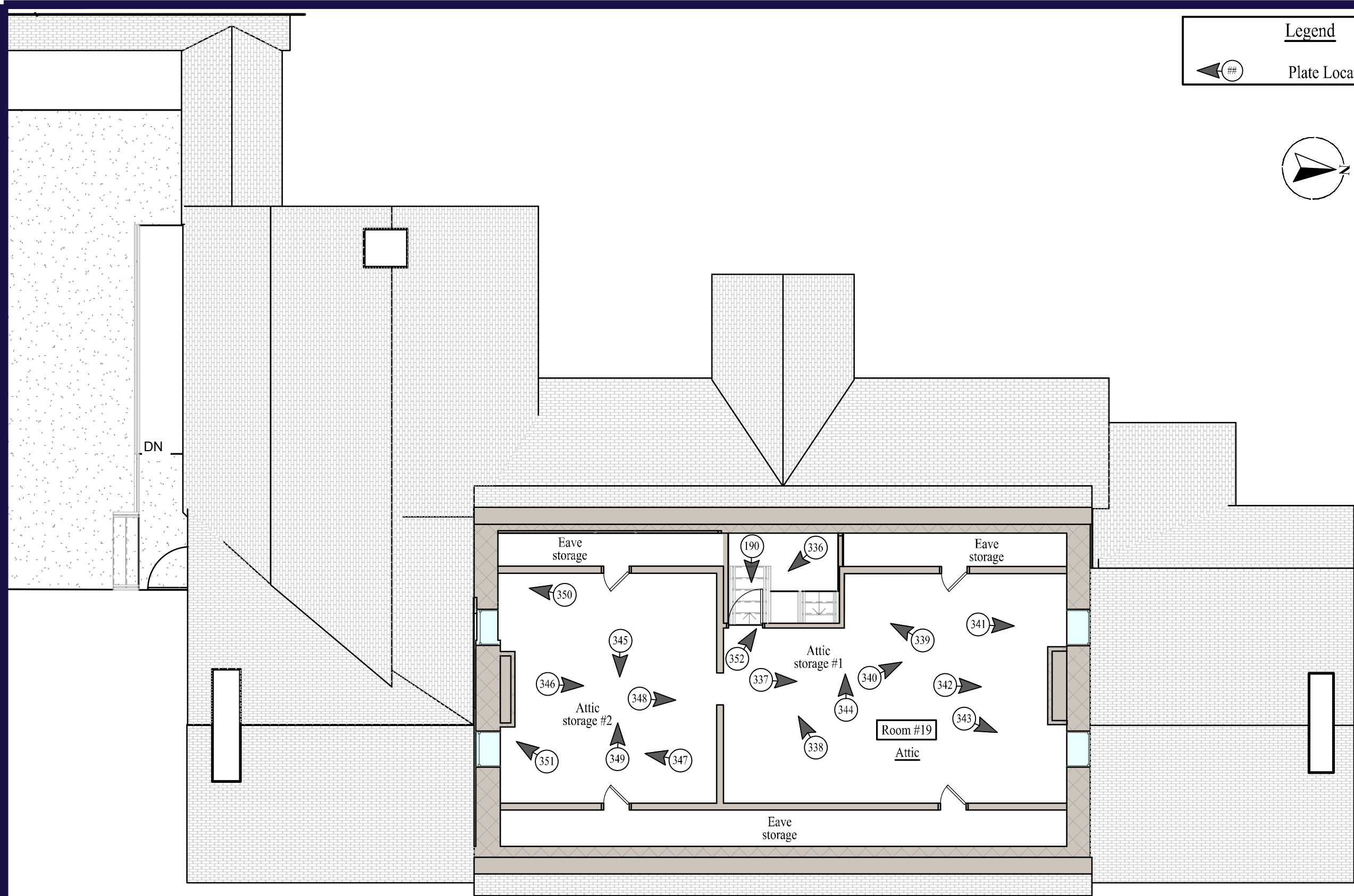
DATE: 01/15/26
 ISSUED FOR:
 PROJECT NO.
 DRAWN BY: JCP
 CHECKED BY:
 APPROVED BY:
 REVISION # | DATE:

SCALE: NTS

Sheet:

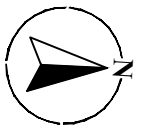
FIGURE 4

Notes
 1. The underlying floor plan for this photo location map is based on field measurements of the existing building taken in December 2024.



Legend

Plate Location Number



PRACTICAL
PRESERVATION

Condition Assessment Report For
The Lincoln Highway Heritage Corridor

Westmoreland County, Pennsylvania

Photo Location Map (Third Floor Attic)



DATE: 01/15/26	
ISSUED FOR:	
PROJECT NO.	
DRAWN BY: JCP	
CHECKED BY:	
APPROVED BY:	
REVISION #	DATE:

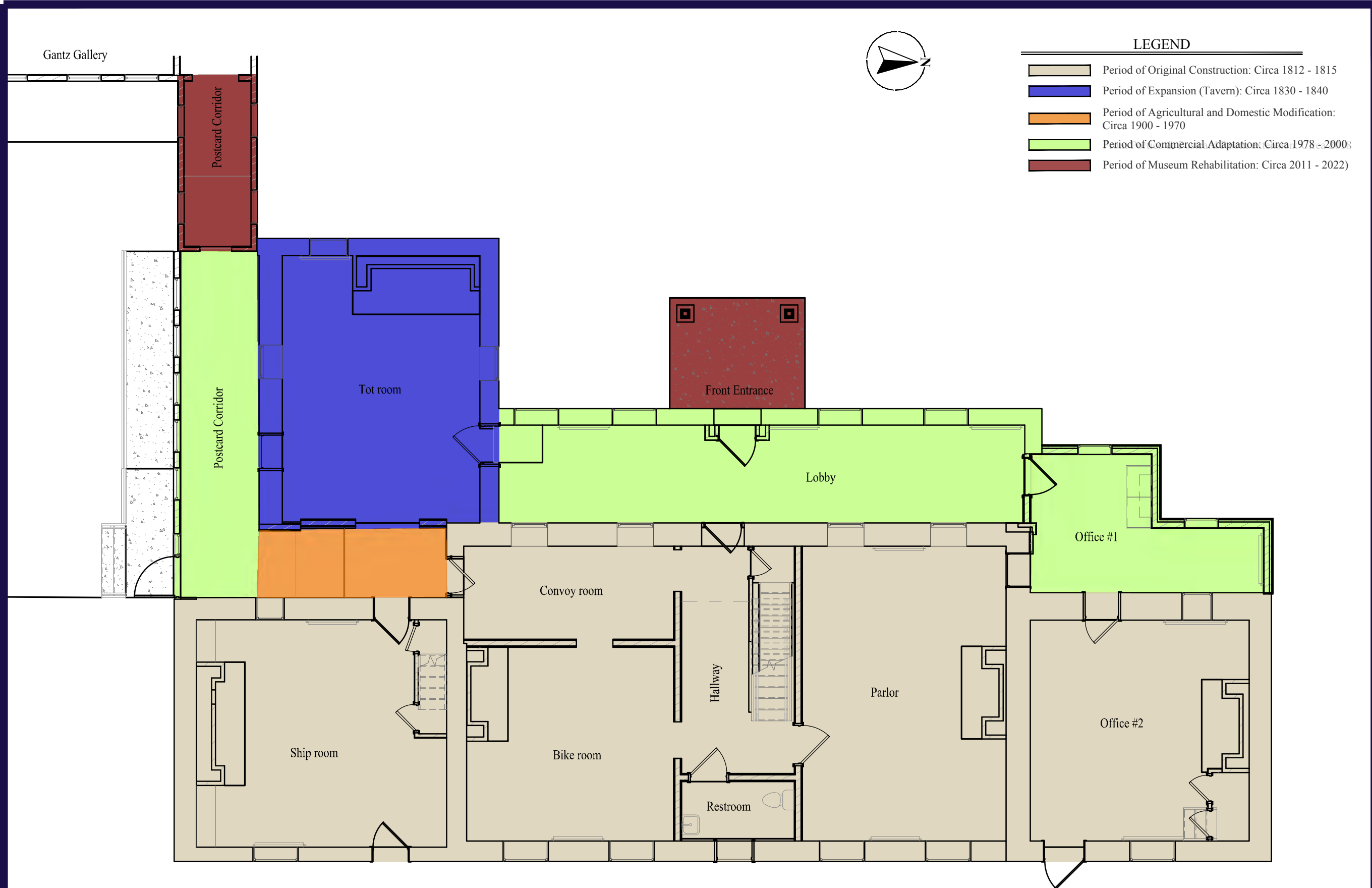
SCALE: NTS

Sheet:

FIGURE 5

Notes
1. The underlying floor plan for this photo location map is based on field measurements of the existing building taken in December 2024.

Appendix C-Architectural Evolution Timeline



Notes
1. The underlying floor plan based on field measurements of the existing building taken in December 2024.



PRACTICAL
PRESERVATION

Condition Assessment Report For
The Lincoln Highway Heritage Corridor

Westmoreland County, Pennsylvania

Architectural Evolution Timeline



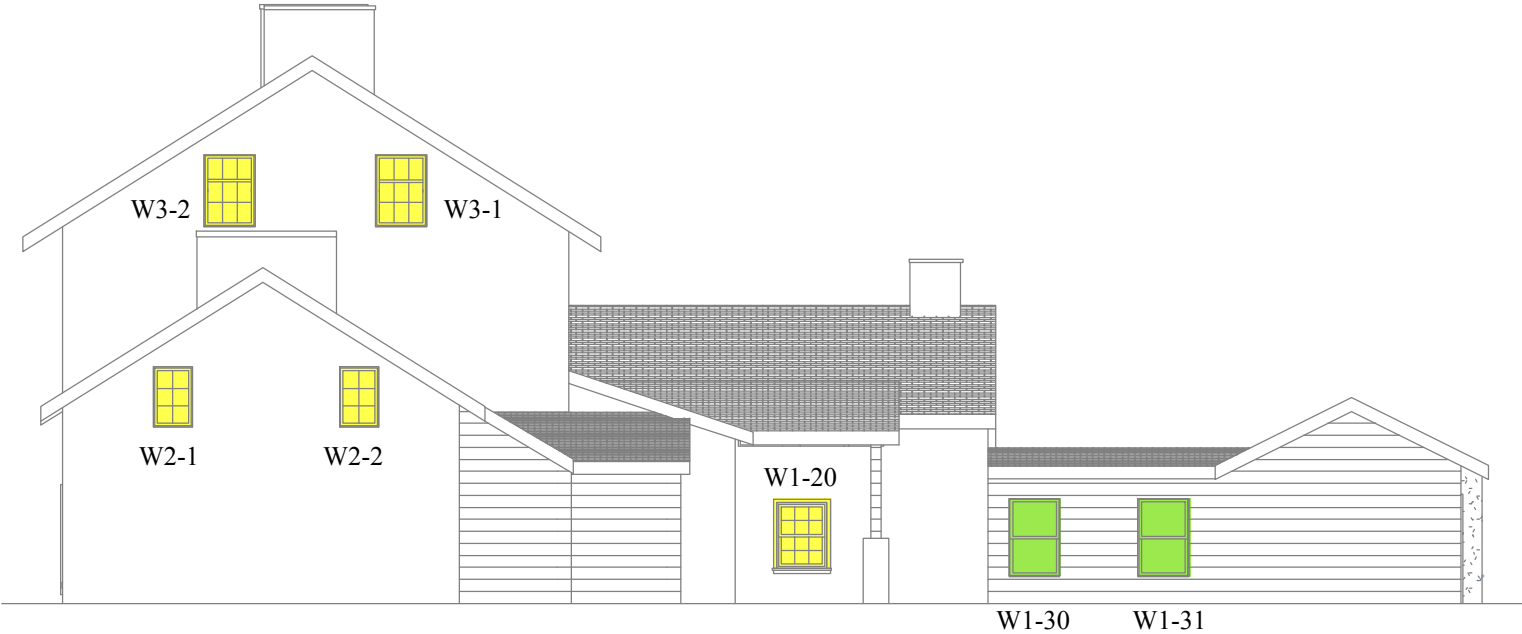
DATE: 01/15/26
ISSUED FOR:
PROJECT NO.
DRAWN BY: JCP
CHECKED BY:
APPROVED BY:
REVISION # | DATE:

SCALE: NTS

Sheet:

Appendix C

Appendix D- Existing Window Material Plan



North Elevation

Legend

W1-1 Window ID number by floor

Vinyl Replacement

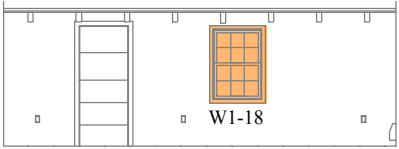
Metal Sidelight

Modern Wood (21st century)

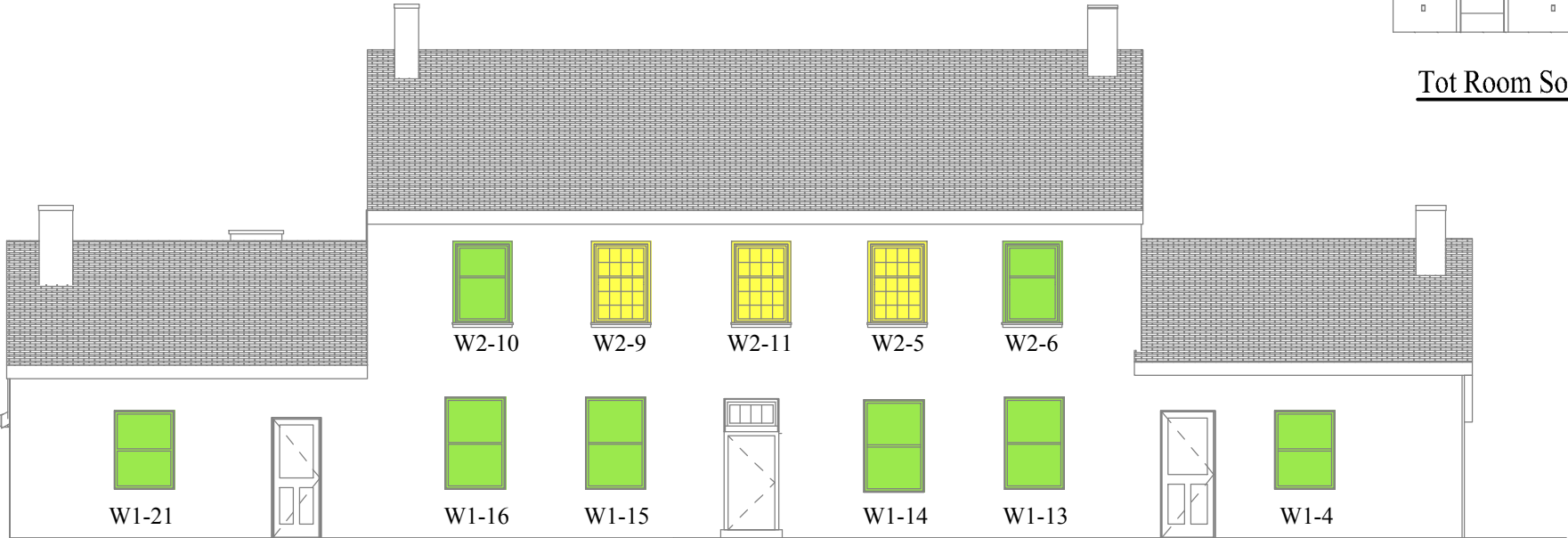
Wood Replacement (ca. 1980)

Historic Wood (ca. 1840)

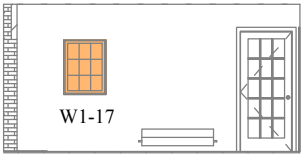
Original Wood (ca. 1815)



Tot Room South Elevation



East Elevation



Ship Room West Elevation

Notes
1. The underlying elevation views are based on field measurements of the existing building taken in December 2024.

DATE: 01/15/26

ISSUED FOR:

PROJECT NO.

DRAWN BY: JCP

CHECKED BY:

APPROVED BY:

REVISION #	DATE:

SCALE: NTS

Sheet:

Appendix D1

Condition Assessment Report For
The Lincoln Highway Heritage Corridor

Westmoreland County, Pennsylvania

Existing Window Material Map 2



PRACTICAL
PRESERVATION

Condition Assessment Report For
The Lincoln Highway Heritage Corridor

Westmoreland County, Pennsylvania

Existing Window Material Map 2



DATE: 01/15/26
ISSUED FOR:
PROJECT NO.
DRAWN BY: JCP
CHECKED BY:
APPROVED BY:
REVISION # | DATE:

SCALE: NTS

Sheet:

Appendix D2

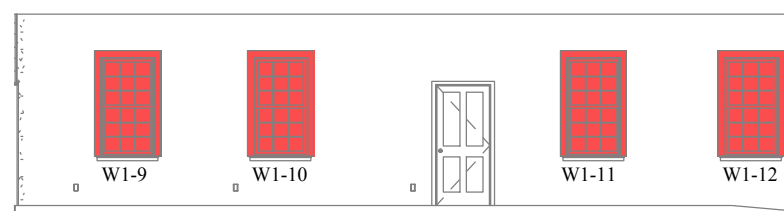
Legend

W1-1 Window ID number by floor

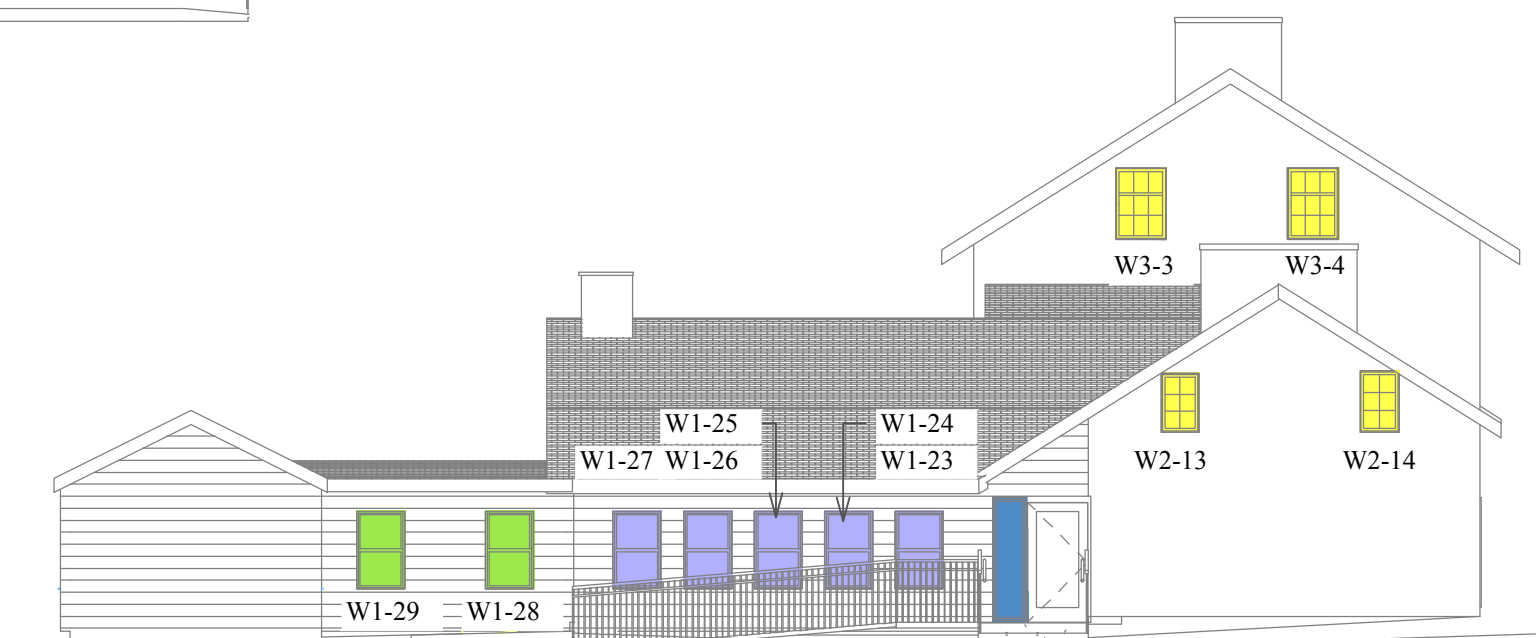
-  Vinyl Replacement
-  Metal Sidelight
-  Modern Wood (21st century)
-  Wood Replacement (ca. 1980)
-  Historic Wood (ca. 1840)
-  Original Wood (ca. 1815)



West Elevation



Lobby East Elevation



South Elevation

Notes

1. The underlying elevation views are based on field measurements of the existing building taken in December 2024.

Appendix E- HVAC Plans

Lincoln Highway Heritage Corridor Museum

Development Schematic Design

Prepared for

Practical Preservation, LLC

3435 State Route 30 East

Latrobe, PA 15650

Revision 0

September 2026

Barton & Loguidice

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CONSTRUCTION COST ESTIMATE - SUMMARY.....	2

Appendices

Appendix A – HVAC SYSTEM LAYOUT

Appendix B – HVAC SYSTEM CUTSHEETS

EXECUTIVE SUMMARY

The existing HVAC system for the building is a hydronic heating system. The system consists of a central boiler in the basement with hot water radiators throughout the space. There are no existing ventilation or air conditioning systems in the building. The lack of cooling and ventilation has led to high temperatures and humidity problems in the space, especially during the summer months. To address the indoor air quality and humidity control issues for the building, the proposed HVAC system is a variable refrigerant flow system to heat and cool the space. Also, provide ventilation with energy recovery ventilators directly to the indoor units. The system proposed is outlined below (see Appendix A and B for equipment layout and cutsheets):

- Outdoor unit
 - ODU-1 – 14 ton outdoor air sourced condensing unit with heat recovery located outside the Ship Room.
- Indoor Unit
 - IDU-1 – 3 ton air handling unit style indoor unit in the attic space above. The ducted indoor unit will serve Postcard Corridor and Tot Room.
 - IDU-2/3 – 0.75 ton concealed floor standing unit in Lobby.
 - IDU-4 – 0.75 ton concealed floor standing unit in Office #1.
 - IDU-5 – 1.5 ton air handling unit style indoor unit in Storage #1 – North Wing above. The ducted indoor unit will serve Office #2.
 - IDU-6 – 1.5 ton concealed floor standing unit in Bike Room.
 - IDU-7 – 0.75 ton concealed floor standing unit in Convoy Room.
 - IDU-8 – 2 ton air handling unit style indoor unit in Storage #2 – South Wing above. The ducted indoor unit will serve Ship Room.
 - IDU-9 – 2 ton concealed floor standing unit in Parlor.
 - IDU-10 – 2 ton air handling unit style indoor unit in Attic Storage #1 above. The ducted indoor unit will serve Office #3.
 - IDU-11 – 1 ton air handling unit style indoor unit in Attic Storage #2 above. The ducted indoor unit will serve Office #4.
 - IDU-12 – 1.5 ton air handling unit style indoor unit in Attic Storage #2 above. The ducted indoor unit will serve the Office #5.
- Energy Recovery Ventilators (ERV)
 - ERV-1 – 600 CFM cross-flow energy recovery in the basement. The outdoor air from the ERV will serve the indoor units serving the first floor. The ERV will exhaust air from the Restroom and Hall on the first floor.

- ERV-2 – 600 CFM cross-flow energy recovery in Attic Storage #1. The outdoor air from the ERV will serve the indoor units serving the second floor. The ERV will exhaust air from the Restroom and Stairwell on the second floor.

CONSTRUCTION COST ESTIMATE - SUMMARY

- HVAC System Upgrades – \$225,000 - \$262,500
- Design Contingency of 30% - \$67,500 - \$78,750
- Soft Costs (Design Fee, Construction Contingency, FFE, etc.)
- **Total Construction Cost: \$292,500 - \$341,250 plus Soft Costs**

HVAC Routing and Preservation Impact Narrative

The 2025 proposed VRF HVAC system has been designed to avoid impacts to historic materials and finishes. Mechanical routing attempts to utilize existing cavities, non-historic spaces, and reversible penetrations to ensure compatibility with the Secretary of the Interior's Standards for Rehabilitation. The system includes a ground-mounted outdoor unit, ductless indoor units on the first floor, ducted indoor units in upper-level storage spaces, two VRF branch selector boxes to allow for simultaneous heating and cooling, and two energy recovery ventilators (ERV-1 in the basement and ERV-2 in the attic).

Basement — ERV-1 (Serves First Floor)

ERV-1 provides outdoor air to first-floor indoor units and exhausts stale air from Office #1, Office #2, the Lobby, the Convoy Room, and adjacent circulation spaces.

- **Outdoor air intake and exhaust** will attempt to utilize **existing wall penetrations** where previous mechanical piping exited the foundation.
- **Supply air** rises to the first floor under existing radiator enclosures, closets, or non-historic partitions.
- **Restroom exhaust** is routed through existing plumbing chases.
- No new exterior openings or alterations to historic finishes are anticipated at this stage.

Basement — VRF Branch Selector Box (Serves First Floor IDUs)

The VRF branch selector box serving first floor indoor units is located in the basement. This component allows for simultaneous heating and cooling between zones while minimizing the amount of refrigerant piping.

First Floor — Ductless Indoor Units (IDU-2, 3, 4, 6, 7, 9)

Rooms served:

- **Lobby – IDU-2/3**
- **Office #1 – IDU-4**
- **Bike Room – IDU-6**
- **Convoy Room – IDU-7**
- **Parlor – IDU-9**

These rooms are served by compact ductless floor-standing units requiring only:

- Small refrigerant lines
- A condensate drain
- Fresh-air from ERV-1 below the return of the unit

To minimize impacts to historic finishes, all penetrations occur in concealed locations such as floor cavities, wall cavities, or existing radiator enclosures. No ductwork or ceiling penetrations are introduced into historic rooms.

First Floor — Ducted Indoor Unit (IDU-1) Serving Postcard Room and Tot Room

IDU-1 is located in the **sloped roof cavity** above the Postcard Room and Tot Room.

Postcard Room

- Supply and return ducts drop from the concealed sloped cavity above.
- Diffusers are placed in the beadboard ceiling and aligned with existing seams.
- No decorative trim or plaster is removed.

Tot Room

- Supply and return ducts utilize existing features to avoid new penetrations:
 - The **unused chimney** provides a concealed chase for supply or return.
 - The **radiator location** may be used for a low supply grille if appropriate.
 - If a ceiling diffuser is required, it is placed between exposed beams and aligned with plank seams.
- All interventions remain fully reversible.

First-Floor Restroom and Stairwell

- The restroom is ventilated by **ERV-1** and receives tempered air through the natural transfer air path under the door.
- Heating and cooling are provided indirectly from adjacent rooms served by IDU-2/3, IDU-7, and IDU-9.
- The stairwell is conditioned indirectly through air movement from adjacent rooms and the continuous operation of ERV-1.
- New penetrations or mechanical equipment introduced into these spaces will be minimized.

Second Floor — Ducted Indoor Units (IDU-5 and IDU-8)

Rooms served:

- **Office #2 – IDU-5**
- **Ship Room – IDU-8**

Both units are located in the **upper-level storage spaces directly above the rooms they serve.**

- **Return ducts** utilize the existing unused chimney chases, terminating in high-wall return grilles.
- **Supply ducts** terminate in small ceiling diffusers placed between exposed beams or within closet ceilings to minimize visibility.
- No character-defining finishes are altered.
- These units provide independent temperature control and moderate humidity control appropriate for general collections storage.

Second Floor — Ducted Indoor Units (IDU-10, 11, 12)

Rooms served:

- **Office #3 (Manager/Archives) – IDU-10**
- **Office #4 – IDU-11**
- **Office #5 (Office/Archives) – IDU-12**

All three units are located in **Attic Storage #1 and Attic Storage #2** directly above the rooms they serve.

Office #3 (Manager/Archives)

- Contains a historic plaster ceiling with no non-historic partitions.
- The **return duct** is routed down the unused chimney chase to a high-wall return grille.
- The **supply duct** is delivered either through a small, discreet ceiling diffuser placed in a non-character-defining location or through a high-wall supply grille adjacent to the chimney if feasible.
- No decorative plaster or trim is removed.

Office #4 and Office #5

- The **non-historic partition** between these rooms intersects the chimney and provides a concealed vertical chase for supply and return ducts.
- Where ceiling diffusers are used, they are placed in non-character-defining areas.

Attic Conditioning

- These units may provide limited conditioned air to attic storage areas to stabilize temperature and humidity around mechanical equipment.
- All ductwork remains within attic cavities.

Second-Floor Bathroom and Stairwell

- The bathroom is ventilated by **ERV-2** and receives tempered air through the natural transfer air path under the door.
- Heating and cooling are provided indirectly from adjacent rooms served by IDU-10, IDU-11, and IDU-12.
- The stairwell is conditioned indirectly through air movement from adjacent rooms and the continuous operation of ERV-2.
- New penetrations or mechanical equipment introduced into these spaces will be minimized.

Attic — ERV-2 (Serves Second Floor)

ERV-2 is located in the attic and supplies outdoor air to second-floor ducted units.

- Intake and exhaust ducts exit through small penetrations on secondary elevations.
- All ductwork remains within attic cavities.
- No historic finishes are impacted.

Attic — VRF Branch Selector Box (Serves Second Floor IDUs)

The VRF branch selector box serving second floor indoor units is located in the attic. This component allows for simultaneous heating and cooling between zones while minimizing the amount of refrigerant piping.

Outdoor Unit (ODU-1)

- Ground-mounted outside the Ship Room on a reversible support system.
- Refrigerant lines enter the building at a non-historic foundation location.

- No roof penetrations or structural modifications are required.

Conclusion

Mechanical routing attempts to avoid historic finishes, uses existing or non-historic cavities, and maintains full reversibility. Supply and return ducts are concealed within upper-level storage spaces, chimney chases, closets, or non-historic partitions. Ductless units on the first floor minimize intervention in primary historic rooms. Exterior penetrations are limited, discreet, and located on secondary elevations. The proposed system is compatible with the Secretary of the Interior's Standards for Rehabilitation.

The experience to
listen
The power to
solveSM

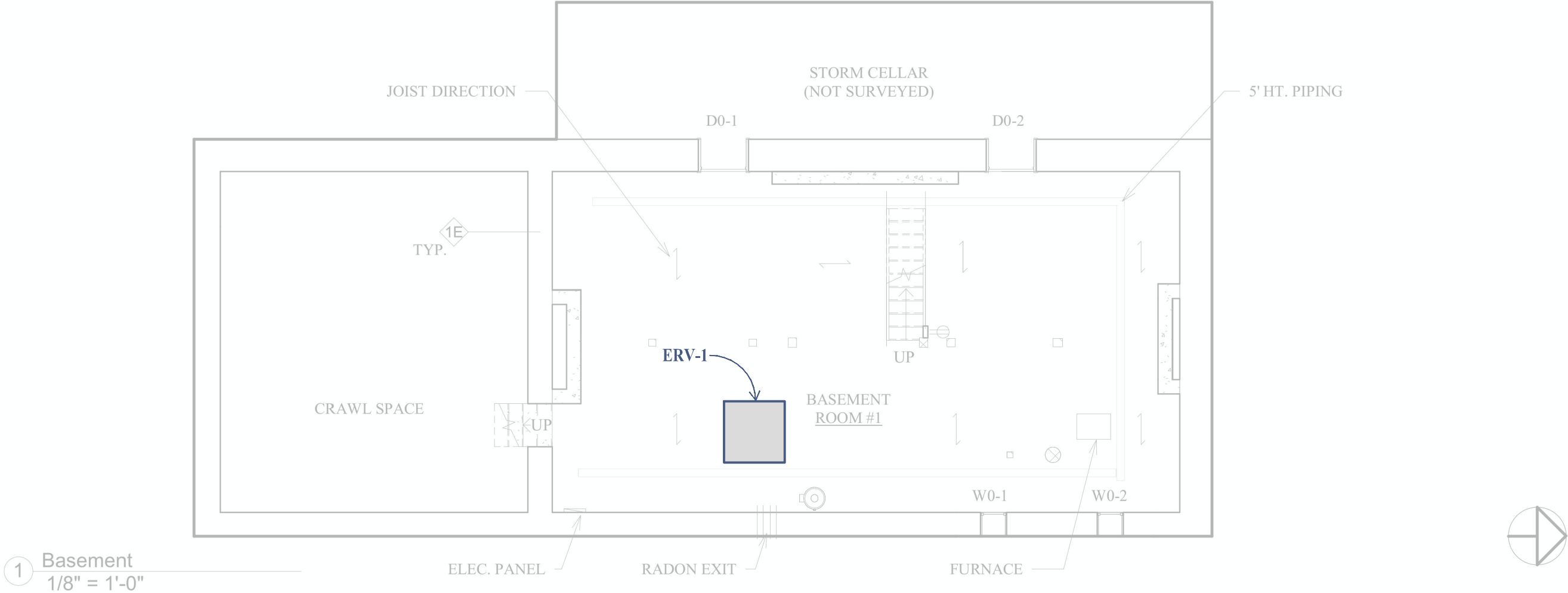
Barton
&Loguidice

www.bartonandloguidice.com

APPENDIX A
HVAC SYSTEM LAYOUT

WALL TYPES

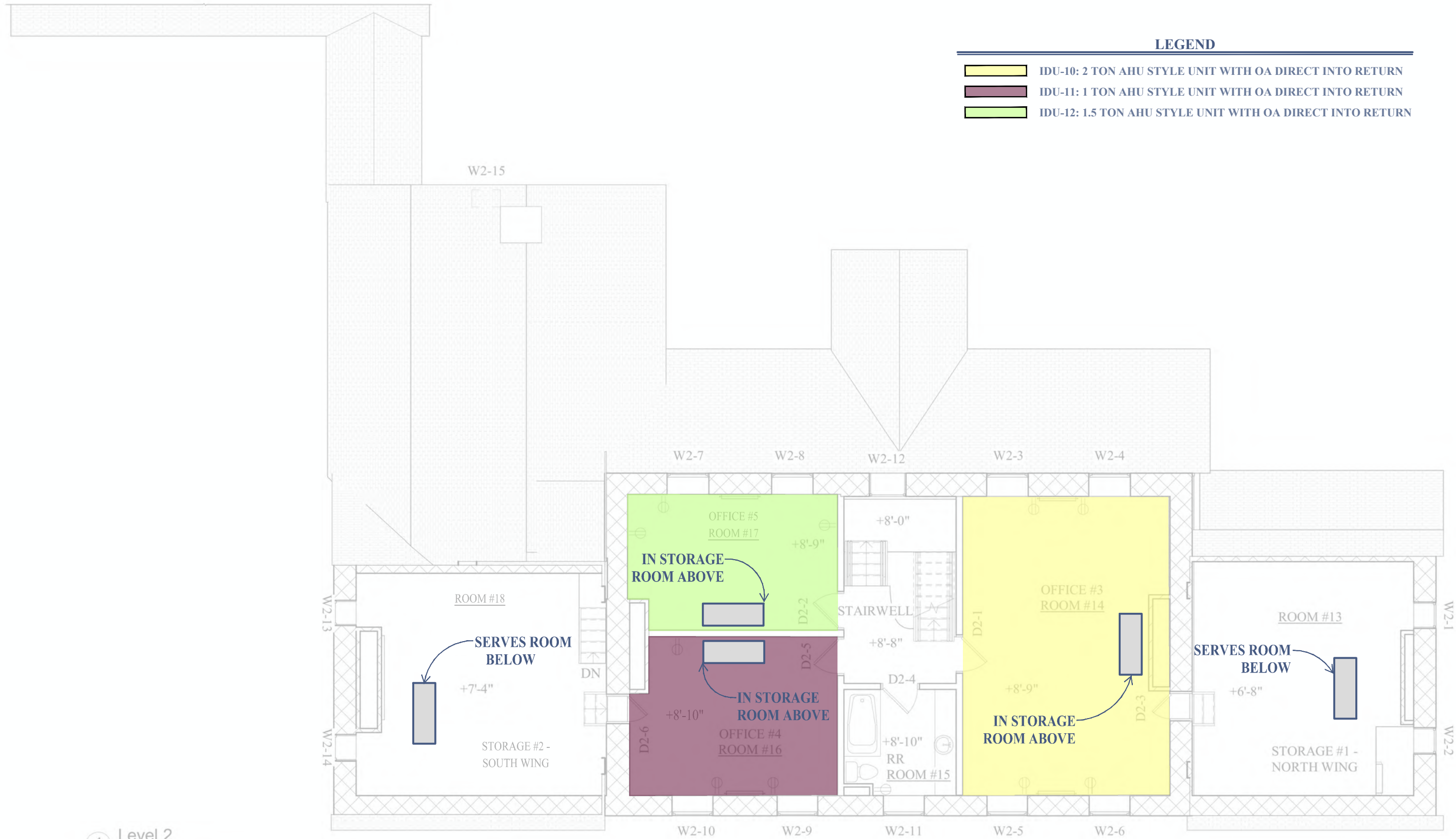
1E - Stone Fnd. 1'-8" - 2'-3"



Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date

Basement Level - Proposed HVAC System		
Project number	24001	M-100
Date	January 2, 2025	
Drawn by	BL	
Checked by		
		Scale 1/8" = 1'-0"



1 Level 2
1/8" = 1'-0"

LEGEND

- IDU-10: 2 TON AHU STYLE UNIT WITH OA DIRECT INTO RETURN
- IDU-11: 1 TON AHU STYLE UNIT WITH OA DIRECT INTO RETURN
- IDU-12: 1.5 TON AHU STYLE UNIT WITH OA DIRECT INTO RETURN



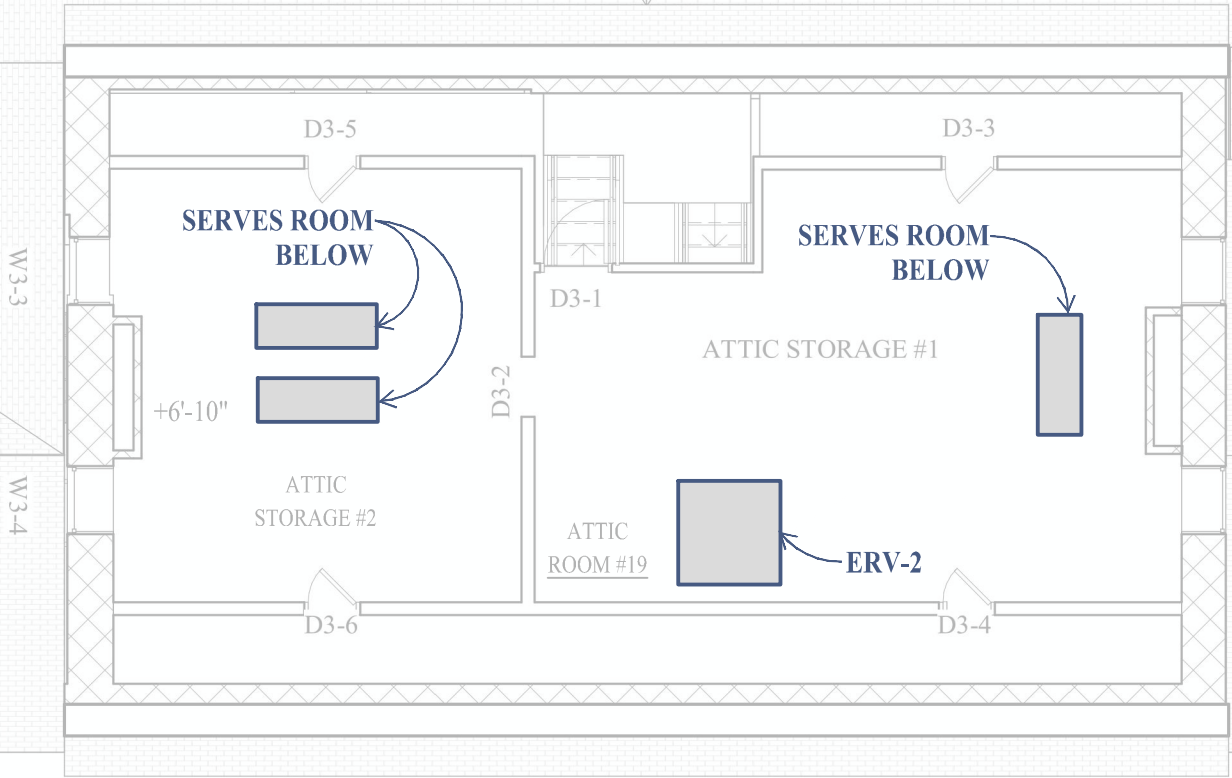
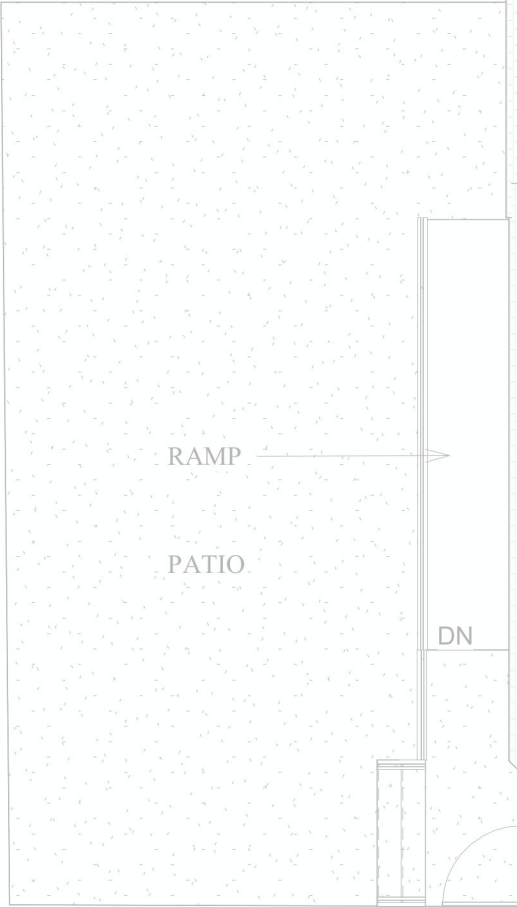
Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date

Second Level - Proposed HVAC System

Project number	24001
Date	January 2, 2025
Drawn by	BL
Checked by	

M-102
Scale 1/8" = 1'-0"



1 Attic / Lv3
1/8" = 1'-0"



Condition Assessment Report for
Lincoln Highway Heritage Corridor
3435 SR 30 East Latrobe, PA

No.	Description	Date

Attic/ Third Level - Proposed HVAC System		
Project number	24001	M-103
Date	January 2, 2025	
Drawn by	BL	
Checked by		
		Scale 1/8" = 1'-0"

APPENDIX B
HVAC SYSTEM CUTSHEETS

Job Name:

System Reference:

Date:

208/230V OUTDOOR VRF HEAT RECOVERY SYSTEM



UNIT OPTION

☒ Standard Model.....PURY-EP168TNU-A1

ACCESSORIES

☒ Big Foot Stand.....for details see Big Foot Stands submittals

☒ BC Controller (Required).....for details see BC Controller Submittals

☒ Joint Kit.....for details see Pipe Accessories Submittal

☒ Low Ambient Kit.....for details see Low Ambient Kit Submittal

☒ Panel Heater Kit.....for details see Panel Heater Kit Submittal

☒ Snow/Hail Guards Kit.....for details see Snow/Hail Guards Kit Submittal

Specification			System
Unit Type			PURY-EP168TNU-A1
Cooling Capacity (Nominal)		BTU/H	168,000
Heating Capacity (Nominal)		BTU/H	188,000
Guaranteed Operating Range	Cooling	°F [°C]	23~126 [-5.0~52.0]
	Heating	°F [°C]	-13~60 [-25.0~15.5]
Extended Operating Range	Heating	°F [°C]	-27.4~60 [-33.0~15.5]
External Dimensions (H x W x D)		In. [mm]	71-5/8 x 68-15/16 x 29-3/16 [1,818 x 1,750 x 740]
Net Weight		Lbs. [kg]	777 [352]
External Finish		Pre-coated galvanized steel sheet (+powder coating for -BS type) [MUNSELL 5Y 8/1]	
Electrical Power Requirements	Voltage, Phase, Hertz, Power Tolerance		208/230V, 3-phase, 60 Hz, ±10%
Minimum Circuit Ampacity	A		70.0/70.0
Maximum Overcurrent Protection	A		110/110
Recommended Fuse Size	A		70/70
Recommended Minimum Wire Size	AWG [mm]		4/4 [21.2/21.2]
SCCR	kA		5
Refrigerant Piping Diameter	Liquid (High Pressure)	In. [mm]	7/8 [22.2] Braze
	Gas (Low Pressure)	In. [mm]	1-1/8 [28.58] Braze
Max. Total Refrigerant Line Length		Ft.	1,968
Max. Refrigerant Line Length (Between ODU & IDU)		Ft.	541
Max. Control Wiring Length		Ft.	1,640
Indoor Unit Connectable	Total Capacity	50.0~150.0% of outdoor unit capacity	
	Model/Quantity	P04~P96/1.0~42.0	
Sound Pressure Levels		dB(A)	62.5/66.5
Sound Power Levels		dB(A)	81.0/85.5
FAN ⁴	Type x Quantity	Propeller fan x 2	
	Fan Motor Output	kW	0.92+0.92
	Airflow Rat	CFM	14,850
	External Static Pressure	In. WG	Selectable; 0.00, 0.12, 0.24, 0.32, In. WG; factory set to 0 In. WG
Compressor Operating Range		15.0% to 100.0%	
Compressor	Type x Quantity	Inverter scroll hermetic compressor x 1	
	Type x Original Charge	R410A x 23.0 lbs + 12.0 oz [10.8 kg]	
Protection Devices	High Pressure Protection	High pressure sensor, High pressure switch at 4.15 MPa (601 psi)	
	Inverter Circuit (Comp./Fan)	Over-current protection	
AHRI Ratings (Ducted/Non-ducted)	EER	10.0/10.1	
	IEER	20.2/22.6	
	COP	3.3/3.8	
	SCHE	24.7/28.3	

NOTES:

Nominal cooling conditions (Test conditions are based on AHRI 1230-2023)
Indoor: 80°F D.B./67°F W.B. (26.7°C D.B./19.4°C W.B.), Outdoor: 95°F D.B. (35°C D.B.)
Nominal heating conditions (Test conditions are based on AHRI 1230-2023)
Indoor: 70°F D.B. (21.1°C D.B.), Outdoor: 47°F D.B./43°F W.B. (8.3°C D.B./6.1°C W.B.)

¹Harsh weather environments may demand performance enhancing equipment. Ask your Mitsubishi Electric representative for more details about your region

²For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal

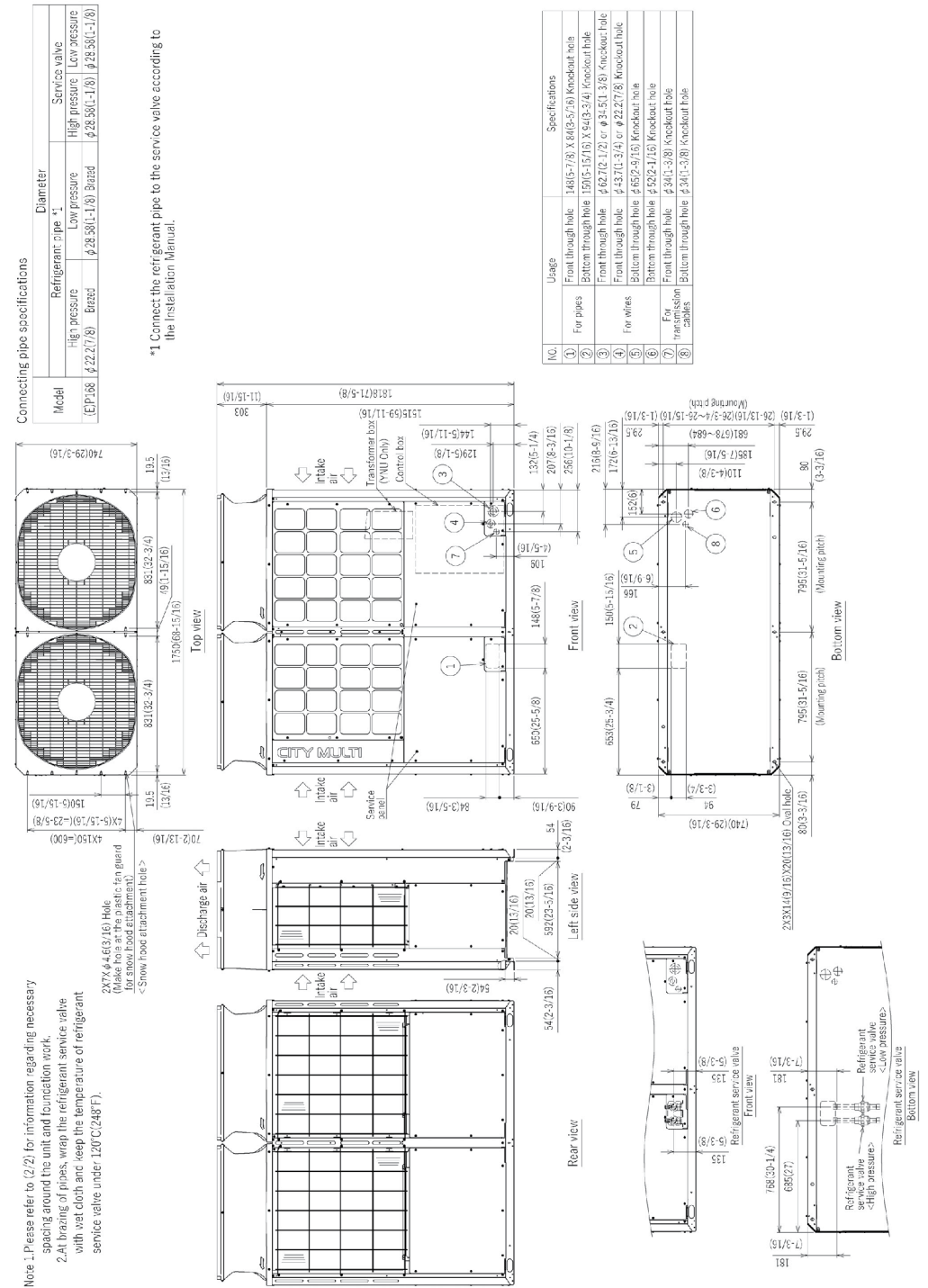
³When applying product below -4° F, consult your design engineer for cold climate application best practices, including the use of a backup source for heating

⁴Unit will continue to operate in extended operating range, but capacity is not guaranteed

OUTDOOR UNIT: PURY-EP168TNU-A1 – DIMENSIONS

PURY-EP168T/YNU-A1

Unit: mm(in)



1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Multi-position design is suitable for any application requires no additional kits, even for downflow configurati
- Highly efficient DC motor and a forward curved blower ensures quiet, consistent fan operation
- Selectable external static pressure: 0.30, 0.50 and 0.80 in.WG with 3 fan speeds at each static setting
- 1 inch R4.2 fiberglass free insulation reduces condensation and boosts efficiency
- Positive pressure cabinet with air leakage of less than 1.0% at 1.0 In.WG (Tested per ASHRAE Standard 193)
- Unique blow through design allows simple coil cleaning when the blower is removed
- Optional electric heat kit for additional heat capacity
- Optional humidifier control and E V control

Specification Unit Type			System PVFY-P36NAMU-E1
Cooling capacity (Nominal) ¹		BTU/H	36,000
Heating capacity (Nominal) ¹		BTU/H	40,000
Power source		Voltage, Phase, Hertz	208/230V, 1-phase, 60 Hz
MCA		A	4.13
Maximum Overcurrent Protection (MOCP)		A	15
External finish			High-gloss polyester powder coated
External Dimensions		In. [mm]	21 x 21-5/8 x 54-1/4 [534 x 548 x 1,378]
Net weight		Lbs [kg]	141 [64]
Heat exchanger			Cross fin (Aluminum fin and copper tub
Fan	Type x quantity		Sirocco fan x 1
	External Static pressure	in.WG	0.30, 0.5, 0.8,
	Airflow rate	CFM	767–931–1,095
	Motor type		DC motor
Sound pressure level (Measured in anechoic room)		dB(A)	35–39–43
Air filter			Polypropylene Honeycomb
Refrigerant	Type		R410A
Diameter of refrigerant pipe (O.D.)	Liquid (High Pressure)	In. [mm]	3/8 [9.52] Braze
	Gas (Low Pressure)	In. [mm]	5/8 [15.88] Braze
Diameter of drain pipe		In. [mm]	FPT 3/4 [19.05]

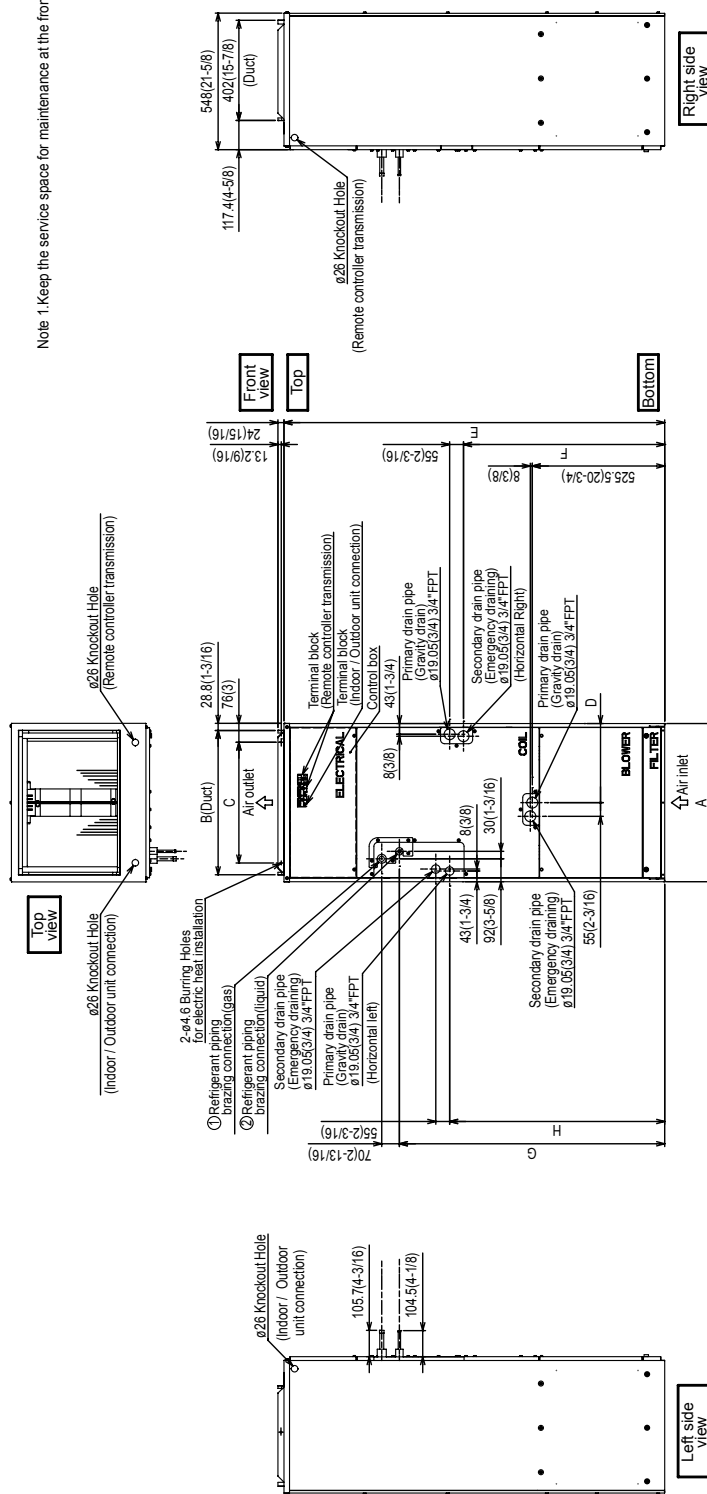
NOTES:

Cooling | Indoor: 81° F (27° C) DB / 66° F (19° C) WB; Outdoor 95° F (35° C) DB
Heating | Indoor: 68° F (20° C) DB; Outdoor 45° F (7° C) DB / 43° F (6° C) WB

INDOOR UNIT DIMENSIONS: PVFY-P36NAMU-E1

Unit: mm (in.)

Note: 1. Keep the service space for maintenance at the front.



Model	③Nominal Filter Size	Duct Connection
PVFY-P08NAMU-E1	508×406 4×25.4 (20×16×1)	376×402 (14-13/16×15-7/8)
PVFY-P12NAMU-E1	508×406 4×25.4 (20×16×1)	477×402 (18-13/16×15-7/8)
PVFY-P18NAMU-E1	508×406 4×25.4 (20×16×1)	579×402 (22-13/16×15-7/8)
PVFY-P24NAMU-E1	508×406 4×25.4 (20×16×1)	579×402 (22-13/16×15-7/8)
PVFY-P30NAMU-E1	508×406 4×25.4 (20×16×1)	579×402 (22-13/16×15-7/8)
PVFY-P36NAMU-E1	508×406 4×25.4 (20×16×1)	579×402 (22-13/16×15-7/8)
PVFY-P48NAMU-E1	508×406 4×25.4 (20×16×1)	579×402 (22-13/16×15-7/8)
PVFY-P54NAMU-E1	508×406 4×25.4 (20×16×1)	579×402 (22-13/16×15-7/8)

Model	A	B	C	D	E	F	G	H	J	①Gas pipe	②Liquid pipe
PVFY-P08NAMU-E1	432 (17)	376 (14-13/16)	281 (11-1/8)	224 (8-7/8)	1275 (50-1/4)	680 (26-3/16)	823 (32-7/16)	735.5 (29)	360 (14-3/16)	ø12.7 (1/2)	ø6.35 (1/4)
PVFY-P12NAMU-E1	534 (21)	477 (18-13/16)	382.6 (15-1/8)	266.5 (10-1/2)	1378 (54-1/4)	737 (29-1/16)	953.5 (37-9/16)	792 (31-3/16)	461 (18-3/16)	ø15.88 (5/8)	ø9.52 (3/8)
PVFY-P18NAMU-E1	635 (25)	579 (22-13/16)	484.6 (19-1/8)	317.5 (12-1/2)	1511 (59-1/2)	798.5 (31-7/16)	1053 (41-1/2)	853.5 (33-5/8)	563 (22-3/16)		

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Dual set point functionality
- Compact floor-moun
- Two fan speed settings
- Controls can be wall-mounted or unit-mounted in a hidden case

Specification			System
Unit Type			PFFY-P08NRMU-E
Cooling capacity (Nominal) ¹		BTU/H	8,000
Heating capacity (Nominal) ¹		BTU/H	9,000
Power source		Voltage, Phase, Hertz	208/230V, 1-phase, 60 Hz
Power Consumption	Cooling	kW	0.051/0.061
	Heating	kW	0.051/0.061
Current	Cooling	A	0.25/0.27
	Heating	A	0.25/0.27
MCA		A	0.32/0.34
External finis			Galvanized sheet metal
External Dimensions		In. [mm]	34-29/32 x 8-11/16 x 25-3/16 [886 x 220 x 639]
Net weight		Lbs [kg]	51 [23]
Heat exchanger			Cross fin (Aluminum fin and copper tub
Fan	Type x quantity		Sirocco fan x 1
	Airflow rat	CFM	194–229
	Motor type		1-phase induction motor
	Motor Output	kW	.015
Sound pressure level (Measured in anechoic room)		dB(A)	36–41
Air filte			Standard filte
Refrigerant		Type	R410A
Diameter of refrigerant pipe (O.D.)	Liquid (High Pressure)	In. [mm]	1/4 [6.35] Flare
	Gas (Low Pressure)	In. [mm]	1/2 [12.7] Flare
Diameter of drain pipe		In. [mm]	I.D. 1 [26]

NOTES:

¹Cooling / Heating capacity indicated at the maximum value at operation under the following conditions:

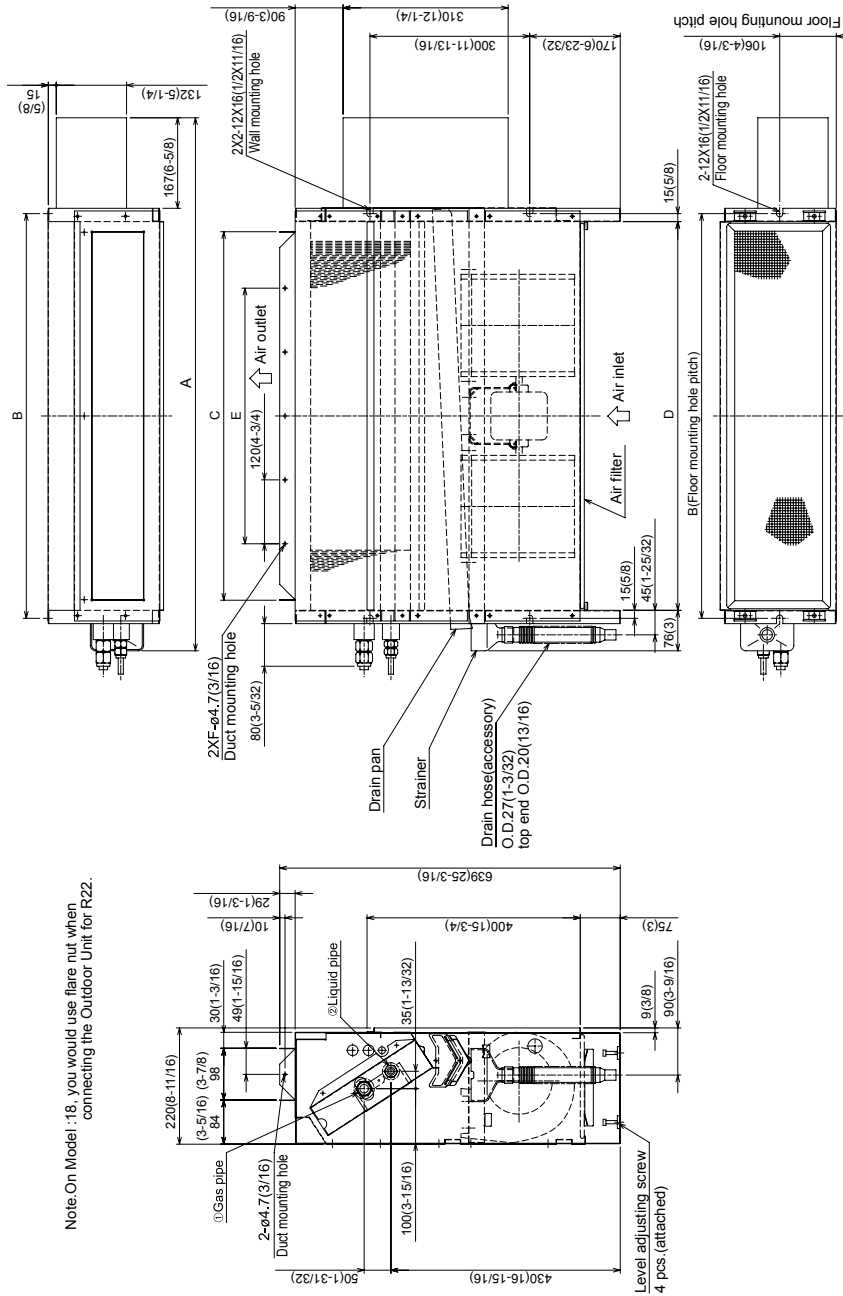
Cooling | Indoor: 80° F (26.7° C) DB / 67° F (19.4° C) WB; Outdoor 95° F (35° C) DB

Heating | Indoor: 70° F (21.1° C) DB; Outdoor 47° F (8.3° C) DB / 43° F (6.1° C) WB

INDOOR UNIT DIMENSIONS: PFFY-P08NRMU-E

PFFY-P06,08,12,15,18,24NRMU-E

Unit : mm(in)



Model	A	B	C	D	E	F	① Gas pipe «f» ② Liquid pipe «f»	mm (in.)
PFF-VP60NRU-E	886(34-15/16)	640(25-7/32)	572(22-9/16)	610(24-1/16)	360(14-3/16)	4	① 12.7(1/2) ② 66.35(1/4)	
PFF-VP70NRU-E	886(34-15/16)	640(25-7/32)	572(22-9/16)	610(24-1/16)	360(14-3/16)	4	① 12.7(1/2) ② 66.35(1/4)	
PFF-VP70NRU-E	1006(39-3/8)	760(29-1/8)	692(27-1/4)	730(28-3/4)	480(18-15/16)	5	① 12.7(1/2) ② 66.35(1/4)	
PFF-VP75NRU-E	1006(39-3/8)	760(29-1/8)	692(27-1/4)	730(28-3/4)	480(18-15/16)	5	① 12.7(1/2) ② 66.35(1/4)	
PFF-VP75NRU-E	1246(48-1/16)	1000(38-3/8)	932(36-3/4)	970(38-3/4)	720(28-3/8)	7	① 12.7(1/2) ② 66.35(1/4)	

Note. On Model :18, you would use flare nut when connecting the Outdoor Unit for R22.

FORM# PFFY-P08NRMU-E - 202211

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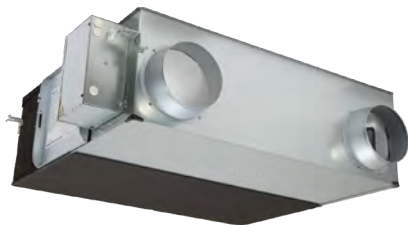
Specifications are subject to change without notice

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Job Name:

System Reference:

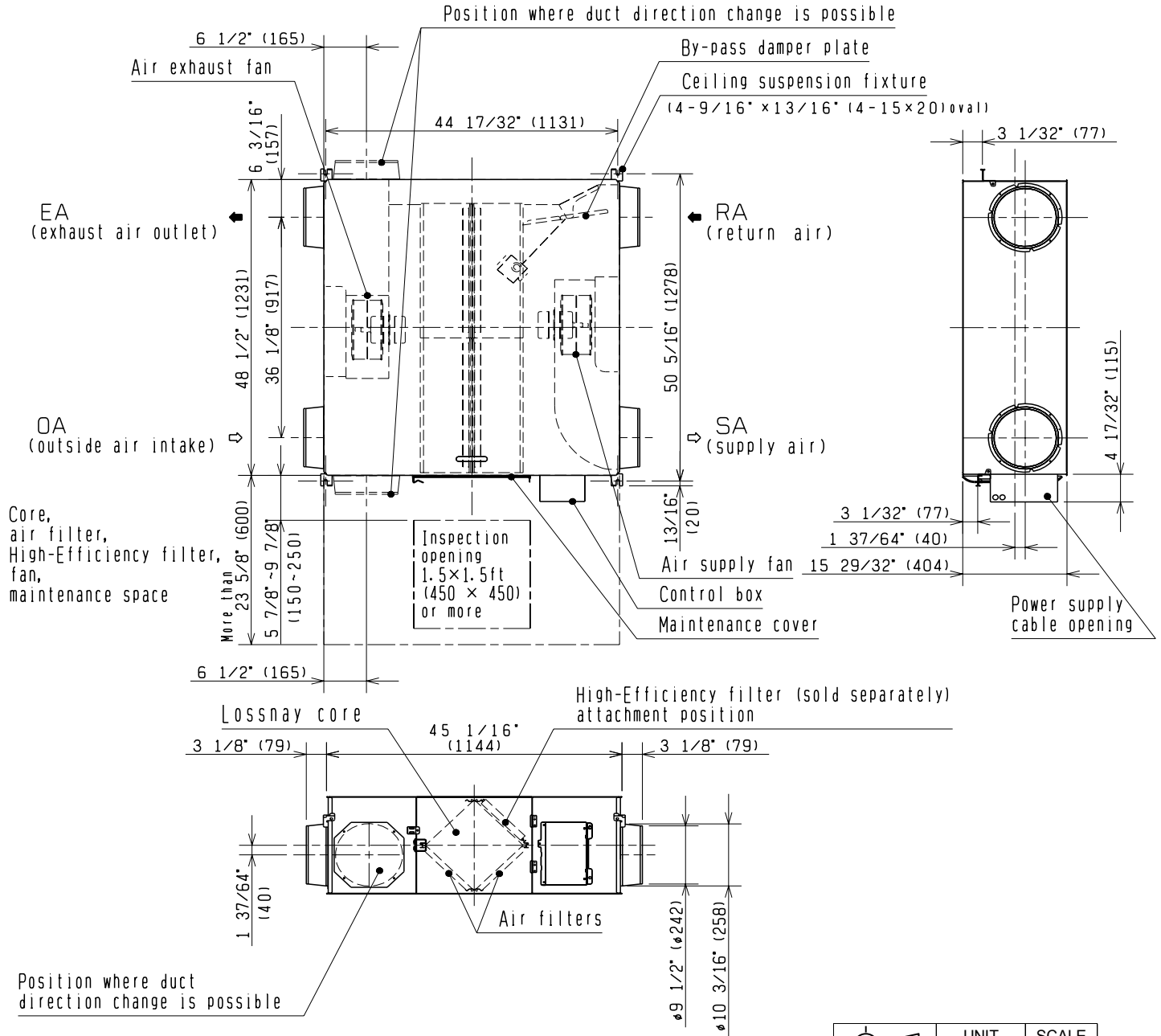
Date:

**GENERAL FEATURES**

- Lossnay® cross-flow energy recovery cor
- Minimal cross contamination between entering and leaving air streams
- Stand-alone remote controller (PZ-62DR-EA)
- M-NET Connectivity
- External input bypass damper control
- Stand alone or interlocks connects with all Mitsubishi Electric products
- Four fan speeds
- High efficiency DC Moto
- Standard MERV 7 non-woven fabric filte , washable fibre
- Optional high-efficiency ME V 14 and MERV 16 filter

Specification		System
Unit Type		LGH-F600RVX2-E
Capacity	CFM [m³/h]	600 [1,019]
Power source	Voltage, Phase, Hertz	208/230V, 1-phase, 60 Hz
Power Consumption	kW	0.27 - 0.515
Current	A	0.047 - 0.12
Starting Current	A	6.1
MCA	A	5.2
Maximum Overcurrent Protection (MOCP)	A	15
Fan	Air Volume	CFM [m³/h]
	External Static pressure	in.WG
	Temperature	%
Exchange Efficiency	Enthalpy Cooling	%
	Enthalpy Heating	%
External Finish		Galvanized steel sheet
External Dimensions	In. [mm]	50-5/16 x 51-5/16 x 15-29/32 [1,278 x 1,302 x 404]
Net weight	Lbs [kg]	123 [56]
Energy Transfer Mechanism		Lossnay® Core
Heat Exchange Material		Partition, spacing plate-cellulose fiber membran
Heat Exchange System		Air-to-air total heat (sensible heat + latent heat) exchange, no moving parts
Blower Type		9-5/8 In. diameter centrifugal fan
Motor Type		EC Motor
Entering Air Temperature Operation Range	°F [°C]	14 to 104 [-10 to 40]
Sound pressure level	dB(A)	20.0–27.0–35.0–41.0

DIMENSIONS: LGH-F600RVX2-E



	UNIT	SCALE
	inch(mm)	N.T.S

The experience to
listen
The power to
solveSM

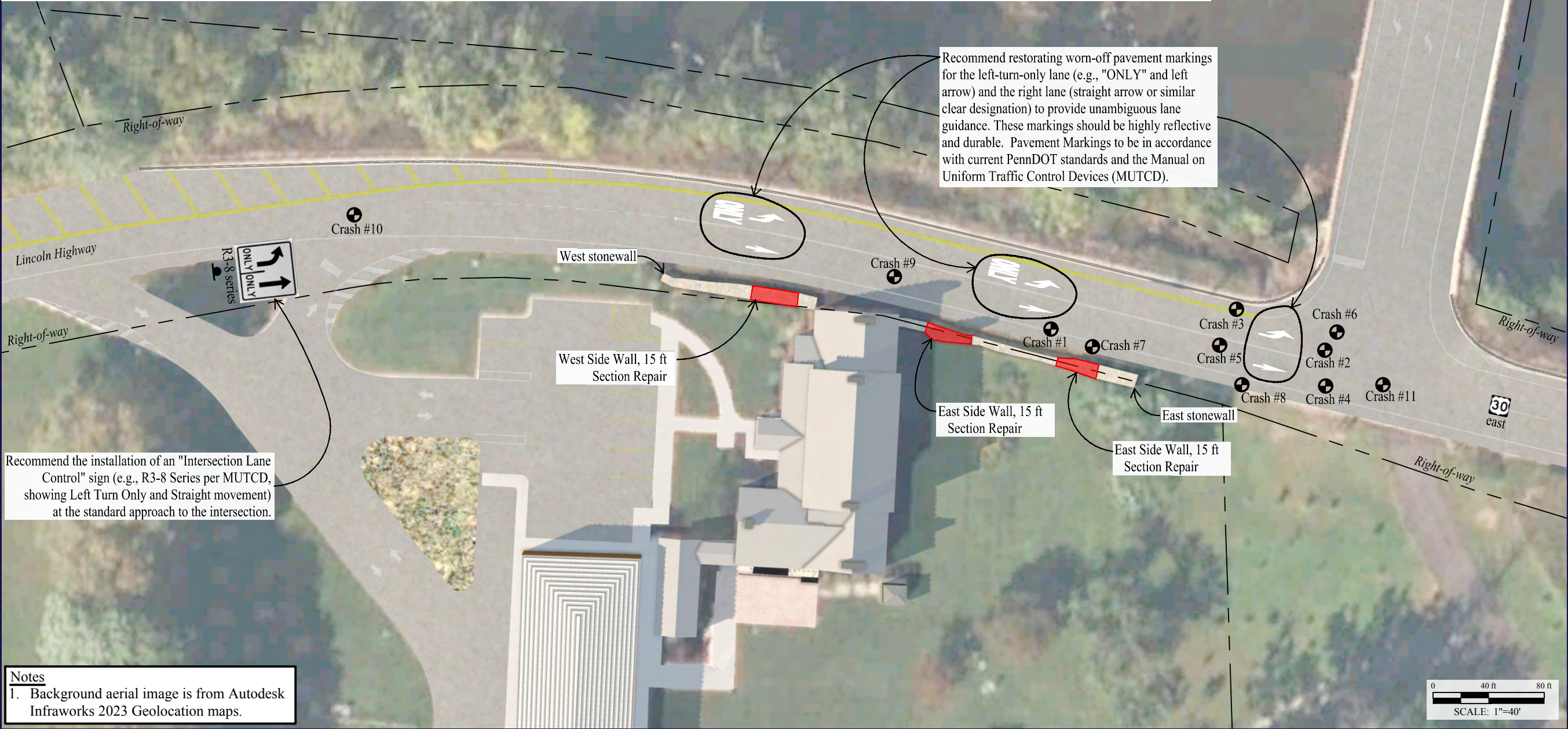
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Appendix F- Site Treatment Plans

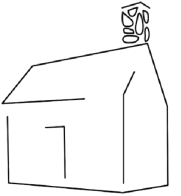
Collision Data Summary											
Aspect of Analysis	Crash #1 (Record: 2014127584)	Crash #2 (Record: 2015067094)	Crash #3 (Record: 2016059158)	Crash #4 (Record: 2018092396)	Crash #5 (Record: 2020028187)	Crash #6 (Record: 2022003965)	Crash #7 (Record: 2022011655)	Crash #8 (Record: 2022017227)	Crash #9 (Record: 2022033193)	Crash #10 (Record: 2022103931)	Crash #11 (Record: 2024061444)
Crash Year	2014	2015	2016	2018	2020	2022	2022	2022	2022	2022	2024
Collision Type	Unknown	Hit Fixed Object	Hit Fixed Object	Rear End	Rear End	Hit Fixed Object	Hit Fixed Object	Angle	Hit Fixed Object	Hit Fixed Object	Angle
Intersection Related	No	No	Unknown	Unknown	No	No	No	No	No	No	Unknown
Max Severity Level	Possible Injury	Injury – Unknown Severity	Injury – Unknown Severity	Property Damage Only	Suspected Minor Injury	Injury – Unknown Severity	Property Damage Only	Suspected Minor Injury	Property Damage Only	Property Damage Only	Suspected Minor Injury
Illumination	Dark-Streetlights	Daylight	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Daylight	Dusk	Unknown
Road Condition	Dry	Dry	Dry	Dry	Dry	Dry	Ice/Frost	Snow	Dry	Dry	Dry
Relation to Road	Occurred on Roadway	Occurred on Roadside	Occurred on Shoulder	Occurred on Roadway	Occurred on Roadway	Occurred on Roadway	Occurred on Shoulder	Occurred on Roadside	Occurred on Roadside	Occurred on Roadway	Occurred on Roadway
Reported Travel Speed	45 MPH	55 MPH	15 MPH	10 MPH	15 MPH	15 MPH	35 MPH	25 MPH	45 MPH	70 MPH	Unknown
Vehicle Type	Automobile	Automobile	Small truck	Automobile	SUV	Automobile	Automobile	SUV	Automobile	SUV	Unknown
Vehicle Movement	Going Straight	Going Straight	Turning left	Turning left	Entering Traffic Lane	Turning left	Negotiating Curve Right	Unknown	Negotiating Curve Right	Going Straight	Unknown
Vehicle Position	Right Lane	Left Turn Lane	Left Turn Lane	Right Lane	Right Lane	Left Turn Lane	Right Lane	Right Lane	Right Lane	Right Lane	Unknown
Travel Direction	East	East	East	East	East	East	East	East	East	East	Unknown
Impact Point	Front Left	Left Side	No Collision	Rear	Rear	Front	Right Side	Front Right	Front	Undercarriage	Unknown

Note: This data was aquired from the Pennsylvania Crash Information Tool (PCIT), which is a public gateway for crash statistics.



Notes

1. Background aerial image is from Autodesk Infravorks 2023 Geolocation maps.



PRACTICAL
PRESERVATION

Condition Assessment Report For
The Lincoln Highway Heritage Corridor Museum

Westmoreland County, Pennsylvania

Site Teatment and Work Recommendation Map



DATE: 04/01/25		
ISSUED FOR:		
PROJECT NO.		
DRAWN BY: JCP		
CHECKED BY:		
APPROVED BY:		
REVISION #		DATE:

SCALE: 1"=40'

Sheet:

APPENDIX F

Appendix G- Addendum

Appendix G- Addendum

The Practical Preservation team revisited the Kingston House/Lincoln Highway Heritage Center (LHHC) on August 6, 2026 to spot check measurements and finalize the report. While reinspecting the site, the LHHC staff shared that they completed several improvements to the building which included changes to the Postcard Corridor and the Ship Room. This addendum adds to our existing document to note changes noted to the Lincoln Highway Heritage Corridor. These items were discussed with staff on-site and were already known to the staff.

During the building walk-around, organic staining was noted on the west sidewalk near the new museum building. It was noted that the gutter was clogged and organic material was overflowing from the gutter. Additionally, it was noted that a bird's nest was located on the downspout.



Photo 1. Organic staining on the sidewalk. Note the bird droppings at the base of the downspout.



Photo 2. Gutter on west elevation clogged with debris.



Photo 3. Evidence of bird's nest on downspout.

The LHHHC also removed the four windows on the south elevation, repaired the drywall and installed new wood clapboard siding on the exterior. The wall was slightly moved northward to reduce the potential for splash-back. The goal for this effort was to reduce the potential for water infiltration into the building. The introduction of an HVAC system into the Postcard Corridor may also add to moisture problems by having the condensation drain into the concrete well outside the building. Because there are existing cracks, the condensation may cause damage through freeze-thaw actions. Additionally, the exposed concrete should have the cracks filled in to prevent the entry of rainwater or moisture to return into the building and possibly, under the carpeted floor.



Photo 4. South elevation, facing north. Note the new siding.



Photo 5. South elevation, facing north. Note the new siding and the HVAC piping.



Photo 6. South elevation, facing west. Note the wall is slightly pulled in, away from the edge of the building. The drain line empties onto the concrete below.



Photo 7. The drain line is emptying into a concrete basin. This has the potential to cause freeze-thaw deterioration of the concrete.



Photo 8. Note the condition of the concrete wall. The cracks are allowing water to infiltrate the masonry and should be addressed.

Additionally, the LHC also installed an HVAC system in the Postcard Corridor and the Ship Room. The Postcard corridor system is set into the exterior frame wall and is vented outdoors. The ceiling in the Postcard room was also replaced with a similar beadboard material.

The HVAC system in the Ship room is tucked away within the exposed rafters.



Photo 9. The HVAC system is placed on the exterior wall in the Postcard Corridor.



Photo 10. Detail of the HVAC system in the Postcard Corridor.



Photo 11. View of the HVAC system in the Ship room, facing west.



Photo 12. Detail of the HVAC system in the Ship room.



Photo 13. HVAC system in the Ship room, facing east.

Finally, the Practical Preservation team took another mortar sample from the basement foundation and submitted it for analysis. The results from the conservator's report are included in this addendum, but numerous different mortars were utilized in the basement. The mortar sample became very soft and revealed that portions of the foundation may need to be repointed.



Photo 14. Sample retrieved from the area highlighted in red.



Photo 15. Detailed photograph of mortar sample site.

Mortar Sample Analysis

1803 Pineacre Avenue
Davenport, Iowa 52803
August 28, 2026

Sandra Scaffidi, Architectural Historian
Practical Preservation
1 Avalon Road
Fairmont, West Virginia 26554

Dear Sandra:

Enclosed, please find the analysis, invoice, sand and fines for the pair of mortar samples from the Alexander Johnston House (aka Kingston House) in Latrobe, Pennsylvania. I trust that you will find all to be in order.

The samples proved to be quite interesting. I believe that you are correct that the previous sample was not original. These samples are probably original. The question then, is what to make of the analysis. It appears to me that the first sample was probably the original binder which consisted of sandy dirt mixed with a modicum of lime. The second sample may not be mortar at all, but either a soft limestone incorporating sand or a soft sandstone incorporating a lot of calcium carbonate (lime). In any event, the apparent mortar was softer than the apparent stone which would naturally result in the decay of the mortar faster than the stone, which explains the multiple repointing of the walls.

Please feel free to contact me with any questions or comments you may have.

Sincerely,

David Arbogast

Enclosures

INVOICE

Mortar Analysis

Alexander Johnston House

Latrobe, Pennsylvania

August 28, 2026

Two mortar samples @ \$400.00 per sample	Due \$800.00
--	-----------------

David Arbogast, Architectural Conservator and Associate

1803 Pineacre Avenue
Davenport, Iowa 52803
arbogast7@gmail.com

(563) 355-1553

Mortar Analysis
Alexander Johnston House

Latrobe, Pennsylvania
August 28, 2026



On Tuesday, August 25, 2026, David Arbogast, architectural conservator, of Davenport, Iowa received a pair of mortar samples from Sandra Scaffidi of Practical Preservation in Fairmont, West Virginia. The samples were taken from the Alexander Johnston House (aka Kingston House) in Latrobe, Pennsylvania and were submitted for analysis to determine their composition. On September 5, 2025 a sample from the exterior of the same house, then identified as the Kingston House, was analyzed. The reader is advised to consult that analysis in conjunction with this one.

Although only one sample was received, upon inspection it was clear that there were two different mortars of different consistencies and colors. These were separated and then analyzed on their own.

The analysis commenced the following Wednesday, utilizing the acid digestion testing procedure developed by E. Blaine Cliver, former Regional Historical Architect of the North Atlantic Region of the National Park Service. This relatively simple procedure dissolves the lime and/or cement content of the mortar using a 20% solution of hydrochloric acid. The carbon dioxide released as a result of the reaction displaces water, which is then measured and used to calculate the soluble content of the mortar. The insoluble fines and sand remaining from the reaction are factored into the equation resulting in a final result. In the case of cement samples, the remaining fines are used to calculate the cement content of the

mortar. The remaining sand is then carefully sieved and graded by grain size to provide a means of identification of the various sand types encountered.

The bag containing the entirety was labeled as being collected from the "South Wall near Ship Room, approximately 4' from the floor". The first portion analyzed was brown and had an extremely soft consistency. There was a fast and foamy reaction that produced a moderate water displacement. The sample filtered normally and the color of the filtrate was pale yellow-green. There was an exceedingly large proportion of fines and their color was sienna. They were most likely dirt associated with the sand and potentially colorant. All the aforementioned factors indicate a mortar consisting of lime and sandy dirt only. The sand sieve analysis revealed extremely fine sand. The entire sample passed through the two largest sieves, leaving precisely $3\frac{3}{4}\%$ in the third largest sieve. $7\frac{1}{2}\%$ was held back by the fourth largest sieve with exactly $27\frac{1}{2}\%$ left in the finest sieves. A particularly hefty $61\frac{1}{4}\%$ passed through all of the sieves to the base.

The second portion analyzed consisted of chunks, like stones. They were cream in color with visible sand and a soft consistency. There was a fast and bubbly and foamy reaction that resulted in an enormous water displacement of 2.08 liters. The sample filtered normally, with the color of the filtrate being light yellow-green. The fines were light brown and there was a very large proportion of them, but not as much as the previous sample. They do appear to have been dirt associated with the sand. All the aforementioned factors are indicative of mortar consisting of lime and sand only. The sand sieve analysis revealed moderately fine sand. All of it passed through the largest sieve with just under $1\frac{1}{20}\%$ halted in the second largest sieve. The third largest sieve was left with $2\frac{1}{12}\%$ with a hair more than $5\frac{1}{5}\%$ remained in the fifth largest sieve. In the finest sieve was slightly more than $29\frac{1}{6}\%$ with another notably hefty $62\frac{1}{2}\%$ collected in the base.

Mortar/Plaster/Stucco Analysis Test Sheet

Sample No. 1
 Building: Johnston House, Latrobe, Pennsylvania
 Location: South wall near Ship Room, approximately 4' from floor
 Sample Description: Brown, extremely soft, fast and foamy reaction, normal filtering

Test No. 1 – Soluble Fraction

Data:

1.	<u>197.3</u>	Container A weight		8.	<u>no</u>	Hair or fiber
2.	<u>212.9</u>	Container A and sample		9.	<u>6.3</u>	Fines and paper weight
3.	<u>759.97</u>	Barometric pressure (mm)		10.	<u>2.6</u>	Filter paper weight
4.	<u>23</u>	Temperature (°C)		11.	<u>205.0</u>	Sand and Container A weight
5.	<u>0.74</u>	Liters of water displaced		12.	<u>5.0</u>	cc. of sand
6.	<u>pale yel.-grn.</u>	Filtrate color		13.	<u>15.7</u>	Weight of graduated cylinder and sand
7.	<u>sienna</u>	Fines color		14.	<u>8</u>	Weight of graduated cylinder

Computations:

15.	<u>15.6</u>	Starting weight of sample: No. 2 - No. 1
16.	<u>3.7</u>	Weight of fines: No. 9 - No. 10
17.	<u>7.7</u>	Weight of sand: No. 11 - No. 1
18.	<u>0.6493506494</u>	Sand density: No. 12 ÷ (No. 13 - No. 14)
19.	<u>4.2</u>	Weight of soluble content: No. 15 - (No. 16 +
20.	<u>0.0303823771</u>	Mols. of CO ₂ : No. 5 × No. 3 × 0.016 ÷ (No. 4 + 273.16 C.)
21.	<u>3.04</u>	Gram weight of CaCO ₃ : 100 × No. 20
22.	<u>1.16</u>	Gram weight of Ca(OH) ₂ : No. 19 - No. 21
23.	<u>0.0156994904</u>	Mols. of Ca(OH) ₂ : No. 22 ÷ 74
24.	<u>3.41</u>	Gram total weight of Ca(OH) ₂ : 74 × (No. 20 + No. 23)
25.	<u>1.34</u>	Gram weight CO ₂ : No. 20 × 44
26.	<u>2.03</u>	Gram weight total possible CO ₂ : 44 × (No. 20 + No. 23)
27.	<u>65.93%</u>	%CO ₂ gain: No. 25 ÷ No. 26
28.	<u>14.26</u>	Gram weight of sample: No. 15 - No. 25
29.	<u>25.94</u>	Fines parts/volume: No. 16 ÷ No. 28
30.	<u>35.06</u>	Sand parts/volume: (No. 17 ÷ No. 28) × No. 18
31.	<u>26.30</u>	Lime parts/volume: (No. 24 ÷ No. 28) × 1.1
32.		Portland cement parts/volume: (No. 16 ÷ No. 28) × 0.78
33.		Natural cement parts/volume: (No. 16 ÷ No. 28) × 0.86
34.		Lime with cement parts/volume: (No. 16 × 0.2) ÷ No. 28 × 1.1

Test No. 2 – Sand Sieve Analysis

Sieve w/ Sand weight	Sieve weight	Sand weight	Sand ratio
158.2	158.2	0	0.00%
140	140	0	0.00%
132.5	132.2	0.3	3.75%
123.3	122.7	0.6	7.50%
114.5	112.3	2.2	27.50%
75	70.1	4.9	61.25%

Mortar/Plaster/Stucco Analysis Test Sheet

Sample No. 2

Building: Johnston House, Latrobe, Pennsylvania

Location: South wall near Ship Room, approximately 4' from floor

Sample Description: Cream, visible sand, soft, fast and bubbly reaction, normal filtering

Test No. 1 – Soluble Fraction

Data:

1.	183.9	Container A weight	8.	no	Hair or fiber
2.	203.9	Container A and sample	9.	5.1	Fines and paper weight
3.	759.72	Barometric pressure (mm)	10.	2.6	Filter paper weight
4.	23	Temperature (°C)	11.	188.1	Sand and Container A weight
5.	2.08	Liters of water displaced	12.	2.8	cc. of sand
6.	light yel.-grn.	Filtrate color	13.	12.2	Weight of graduated cylinder and sand
7.	light brown	Fines color	14.	8	Weight of graduated cylinder

Computations:

15.	20.0	Starting weight of sample: No. 2 - No. 1
16.	2.5	Weight of fines: No. 9 - No. 10
17.	4.2	Weight of sand: No. 11 - No. 1
18.	0.6666666667	Sand density: No. 12 ÷ (No. 13 - No. 14)
19.	13.3	Weight of soluble content: No. 15 - (No. 16 +
20.	0.0853710211	Mols. of CO ₂ : No. 5 × No. 3 × 0.016 ÷ (No. 4 + 273.16 C.)
21.	8.54	Gram weight of CaCO ₃ : 100 × No. 20
22.	4.76	Gram weight of Ca(OH) ₂ : No. 19 - No. 21
23.	0.064363485	Mols. of Ca(OH) ₂ : No. 22 ÷ 74
24.	11.08	Gram total weight of Ca(OH) ₂ : 74 × (No. 20 + No. 23)
25.	3.76	Gram weight CO ₂ : No. 20 × 44
26.	6.59	Gram weight total possible CO ₂ : 44 × (No. 20 + No. 23)
27.	57.01%	%CO ₂ gain: No. 25 ÷ No. 26
28.	16.24	Gram weight of sample: No. 15 - No. 25
29.	15.39	Fines parts/volume: No. 16 ÷ No. 28
30.	17.24	Sand parts/volume: (No. 17 ÷ No. 28) × No. 18
31.	75.03	Lime parts/volume: (No. 24 ÷ No. 28) × 1.1
32.		Portland cement parts/volume: (No. 16 ÷ No. 28) × 0.78
33.		Natural cement parts/volume: (No. 16 ÷ No. 28) × 0.86
34.		Lime with cement parts/volume: (No. 16 × 0.2) ÷ No. 28 × 1.1

Test No. 2 – Sand Sieve Analysis

Sieve w/ Sand weight	Sieve weight	Sand weight	Sand ratio
158.2	158.2	0	0.00%
140.1	140	0.1	1.04%
132.4	132.2	0.2	2.08%
123.2	122.7	0.5	5.21%
115.1	112.3	2.8	29.17%
76.1	70.1	6	62.50%