

# Daniel T. Campbell, AIA

ARCHITECT

Historic Preservation

Traditional Design

## 548 MANATAWNY STREET

**Built 1807; Pottstown, Pennsylvania**

Memorandum of Site Visit; September 13, 2012

At the request of Tom Hylton of Pottstown, I visited the residential building at 548 Manatawny Street on Thursday, September 13, 2012. Also present for this tour were Wesley Sessa, who is a contractor specializing in historic restoration, and Gerry Baldachino, the current owner of the property and surrounding parcels. Our conclusion after this preliminary visit is that the house is, quite surprisingly and favorably, in good to excellent condition with only a few specifically located areas which need correction, none of which are likely to be insurmountable, or overly expensive, to accomplish.

The following are my observations of the exterior and interior of the main block of the residence, its two appurtenances and one out-building. *Note: for the purposes of the following descriptions, the direction toward the driveway side of the house (to the left) is considered descriptive north:*

### MAIN BLOCK:

The main block of the house is a two-story, stone structure with attic and rear additions and a full basement. It is a five-bay, center-hall plan with two through-parlors, a north-south gable roof and gable end fireplaces. The center hall has equal-width hard-pine floorboards while the parlors have random wide-width, white pine floorboards, all which appear to be original. The room sizes are generous with the center hall being approximately 9 feet wide and each parlor being 12 to 13 feet wide and the full 30 feet depth of the main block of the house. There are original Federal-style mantels on the fireplaces in each of the parlors, also with side cupboards built-into them. There are continuous chair rails at window apron height, in both of the first floor parlors and the second-floor bedrooms as well.



Typical First Floor Parlor looking West; note continuous chair-rail, intact wood window moldings, original fireplace mantel at right. Ceiling height is 8'-4".

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The center hall woodwork includes the original two-flight stair with partial-winder landing, (shallow rise of stair slope), original newels, balusters, baseboard and handrails.



View of Stair in Center Hall;  
Showing original stained wooden stair  
risers, treads and handrail, painted  
baseboard and handrail parts - newel,  
balusters and fascia boards.

In the second floor stair hall at the front wall, a small bathroom has been inserted since the 1960's, apparently without disturbing the existing board & plaster walls between the hall and bedrooms. This could easily be removed, and more adequate-sized bathroom(s) built in the appurtenances.



View of Bathroom added at Front of  
Second Floor Stair Hall;  
Date of plumbing fixtures indicates  
1960's.

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APPURTENANCES:

There are two kitchen ELs attached to the rear (east) of the main block: The northernmost is of earlier vintage, built of brownstone with stucco in fair condition except for some rising damp apparent at the base of the north wall and a deteriorated porch at the north façade facing the driveway. The southern EL is a later vintage of stucco over stone or brick which shows signs of settlement and separation away from the main block of the house. Each of these contains its own cooking fireplace, and winder stair to a floor level above. The later EL was apparently a tenant or servant space, being separate from the main block and the earlier Kitchen EL.



Kitchen Door (north) toward porch.



Kitchen Door (south) toward second EL.

The original kitchen has a paneled wood door to the north (porch) and a board door to the south; each with long strap hinges and period hardware. In each space a board-wall encloses the winder stair. The original cook fireplace has a simple mantel shelf on board brackets, and an arched opening where a bread oven previously existed, which now contains a window.



Original Cook Fireplace Bake Oven opening - now with window.



Original Cook Fireplace in Kitchen at oldest rear EL.

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The two rear ELs are built over crawlspaces with no apparent access; each has a winder stair to a chamber space above, the northern space has two dormers and accesses the main block attic.

ELEVATION ELEMENTS AND FINISHES:

The principal exterior walls contain stucco applied over brownstone and are in fair condition except for some stone surrounding replaced windows. In several locations, rising damp is evident, causing loss of the stucco. Ridge-pointed mortar of the stone beneath the stucco and the recessed condition of the original window sills indicate that the stone was originally exposed and finish-pointed.

There appears to be a few areas of movement in the stone walls, such as at the south façade below a first-floor parlor window, and between the head of that window and the sill of the bedroom window above.



Pointing mortar remaining beneath stucco indicates original ridge-pointed condition.



Some exterior movement of stone and rising damp is apparent.

The north and south facing windows of the main block, have been replaced including their frames and exterior trim, but were not sized properly and do not fit well. Secondly they were not surrounded tightly with stone, or a finish coat of stucco within the former openings. At the main block front elevation, the window frames and sills are original and therefore fit correctly; however, the sashes have been replaced with spring-balanced types, in metal jamb liners, of the same vintage as the side elevation windows.



Front Elevation window frames remain intact and fit well, sashes are replaced.



Side Elevation window frames (and sashes) have been replaced, and are ill-fitting.

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On the main block, shutters are extant at the front elevation windows only, which are triple-paneled at the first-floor windows, and louvered at the second floor. One original, single-hung window with shutters is extant in the northern kitchen L in the first floor of the “alleyway” between the two kitchen additions. These original elements would provide models for other windows, if period-accurate reconstruction of the “replacement windows” is undertaken.

A Federal-style pedimented door surround remains at the front (west) elevation with fluted pilasters and original paneled jams and head through the wall, a four light transom and six paneled door, with a stone sill and a pair of tall louvered wooden shutters.

Federal-style Pedimented Front Door surround; note paneled wood jams and head at stone walls, four-light transom over six-panel wood door.



Brownstone Door Sill in door opening, in good condition.



There exists a decorative band of Federal-styled fretwork beneath the wood cornice of the main block and that cornice is damaged at the northwest corner. There are three brick chimneys in fair condition above the roofs, and two dormers, one facing North and one facing South on the roofs of the earliest (northern) kitchen L. A date stone is located on the north gable of the main block: space first names' initials are I and L; and surname list initial is E, dated 1807.

### BASEMENT:

The basement consists of exposed pointed brownstone supporting sawn wood floor joists in pockets, at equal spacing. The joists are then tenoned into a large hand-hewn summer beam running the width of the house (north to south), which is supported on one wood log post. The original builders employed the more difficult framing technique of turning the direction of the floor joists in the center bay so that the floorboards in the center hall above could run the length of the space, for a more elegant appearance.

There is approximately 6 feet of clearance between the bottom of the joists and the basement floor which consists of compacted soil and slate stone or other sedimentary stone pavers of random sizes and shapes. There is no cook-fireplace supporting arch in the basement, indicating that the kitchen has always been in the rear EL. The basement space and floor was dry at the time of this visit.

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Former mechanical systems in the basement consist of a modern boiler (now disconnected), two 275 gallon oil tanks on a concrete slab, a hot water heater now disconnected, and an electrical panel of fairly recent vintage. On the south wall of the basement there is a stone areaway with rough stone steps leading up to grade, with a plywood covering.



Full stair to attic.



Generous attic space.

ROOFING:

The roofing throughout consists of asbestos composition, diamond patterned shingles, in relatively good condition, which appears to be water-tight.

SUMMER KITCHEN (OUT-BUILDING):

To the east of the house there is a one-story freestanding summer kitchen which consists of a wood frame structure, with wood siding with a stuccoed addition to the north. At the interior is a stone cooking fireplace and there is a brick chimney through the roof. A view into the fireplace bake oven indicates that the beehive oven is probably extant behind the firebox (in the stuccoed addition). The summer kitchen is in fair to poor condition.



Summer Kitchen Cook Fireplace  
Bake Oven – inside view indicates  
that beehive oven is extant beyond.



Summer Kitchen – wood framed  
with German-cut clapboard siding.

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CONCLUSION:

The 548 Manatawny Street residence is a fine example of American Federal-styled residential architecture of the early republic of the United States. There is a large amount of original historic architectural fabric extant in the property including smooth-laid plaster, paneled wood doors and cabinets, lathe-turned stair woodwork and hand-planed moldings, chair-rails and floorboards. These labor-intensive features indicate that when built, this was an above-average home for its period. The room sizes are generous, the window sizes are large, and the ceiling heights are over 8 feet on the first and second floors.

The basic structure of the residence appears sound pending further investigation. The wood framing which is visible is in excellent condition except for the later El. That two story space could be replaced with compatibly-designed construction, to house new functions such as bathrooms, storage and utilities. The attic space of the main block is more than adequate for mechanical systems and storage.

Fortunately, there is a lack of non-original modifications which might have otherwise damaged or removed original historic fabric. In one second floor bedroom only, there is an added, built-in cupboard/closet, which is above-average quality and does not damage historic materials. There are only a few masonry anomalies needing attention. The previous installation of modern windows has resulted in some ill-fitting window sash and frames which may need adjustment and/or replacement. Removal of the stucco from the brownstone (at least on the front elevation) would provide a stunning historic appearance, while other facades could be re-stuccoed for budgetary purposes.

The visit recorded in this memo leads to the conclusion that this house is in good to excellent condition, with a high degree of historical and architectural integrity in its design and construction. There are a few materials of concern, none of which would hinder or prevent economical re-use in the near future. It was understood by all who attended this tour that 548 Manatawny Street a valuable property from both an architectural and historical perspective and would be quite marketable, as a residence or light-office use, after it is restored and renovated with updated facilities to provide for current usage needs.

Recorded,



Daniel T. Campbell, AIA  
September 18, 2012

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## STATEMENT OF PROFESSIONAL QUALIFICATIONS:

Daniel T. Campbell, AIA

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Daniel Campbell is a registered architect with twenty five years of experience in architecture and historic preservation. Prior to his private practice, Dan was employed for 14 years with John Milner Architects Inc., of Chadds Ford, PA, a nationally-known award-winning architectural firm lead by John D. Milner FAIA and Mary W. DeNadai, FAIA. John Milner is an Adjunct Professor in the Historic Preservation graduate degree program at the University of Pennsylvania and Mary DeNadai recently completed two terms on the Board of Trustees of the National Trust for Historic Preservation. As a Senior Associate of the firm, Dan worked directly with both of these principals - especially John Milner, on scores of projects involving 17<sup>th</sup>, 18<sup>th</sup>, and 19<sup>th</sup> century buildings, most of them certified as National Historic Register properties and/or National Historic Landmarks.

Dan has produced numerous Historic Preservation Plans; conducting the architectural conditions-assessments himself, while leading and directing a team of consultants in the structural, mechanical, plumbing, electrical and archival-collections fields, and overseeing the calculation of the restoration budget by professional estimators. As project architect and project manager, Dan directed projects through all phases of the architectural process including surveys, measured drawings, code analysis, condition assessment, restoration design, adaptive re-use design, construction documentation, bidding and contract administration.

Dan has led multiple staff members on restoration projects at significant National Register and National Historic Landmark buildings, many with award-winning and published results. This has included presentations to local municipal Historic Architectural Review Boards (HARBs) and multiple submissions to the Pennsylvania Historical and Museum Commission (PHMC) for determinations of "no adverse affect" which is a requirement for work performed on National Register properties. Dan's restoration work and new design work has been required to comply with the Secretary of the Interior's Standards for Historic Rehabilitation.

In private practice in Chester County, PA, Dan currently specializes in the preservation, restoration and rehabilitation of historic buildings, design of sensitive additions to historic buildings for accessibility and code compliance, and the design of new residences in traditional styles. Dan continues to consult with his former firm and client on the important Stover-Myers Mill restoration project in Bucks County, PA and has recently completed two Historic Structures Reports for the Veterans Affairs Washington Crossing National Cemetery, on behalf of John Milner Architects.

Dan currently serves on the Board of Directors of the Association for Preservation Technology-Delaware Valley Chapter. His architecture degree, licensure and experience qualify him as an Historic Architect under the Code of Federal Regulations, 36 CFR Part 61. Dan is included on the Pennsylvania Historical and Museum Commission's list of *Preservation Resource / Consultants - Architectural Conservation*.

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## PROFESSIONAL RESUME

### EDUCATION

B. Arch., Drexel University, 1983

Architecture Curriculum, Pennsylvania State University, 1973-1976

### PROFESSIONAL REGISTRATIONS

Registered Architect: New Jersey, 1985

Commonwealth of Pennsylvania, 1994

### PROFESSIONAL AFFILIATIONS

American Institute of Architects, Phila. Chapter

Association for Preservation Technology (APT) Board of Directors, Del. Valley Chapter

National Trust for Historic Preservation, Member since 1985

Preservation Pennsylvania, Member since 2003

Chester County Historical Society, Member since 2003

Riverton, NJ Historic Preservation Commission, 1994 to 2003

**DAN CAMPBELL** is a registered architect with twenty five years of experience in architecture and historic preservation. He has directed projects through all phases of the architectural process including surveys, measured drawings, code analysis, condition assessment, restoration design, adaptive re-use design, construction documentation, bidding and contract administration.

As a sole-practitioner architect and historic preservation consultant, Dan specializes in the preservation, restoration and rehabilitation of historic buildings, design of sensitive additions to historic buildings for accessibility and code compliance, and the design of new residences in traditional historical styles.

Dan leads teams of architects, engineers and consultants in execution of condition assessments and restoration documentation for projects at nationally significant historic buildings and for new construction projects, many with award winning and published results.

### *Employment History*

Daniel T. Campbell, AIA, Westtown Township, PA; March 2011 to present; Principal

John Milner Architects, Inc., Chadds Ford, PA; Jan 1997 to March 2011; Senior Associate (*projects listed below*)

Herman Hassinger Architects, Inc., Moorestown NJ; Sept 1985 to Jan 1997; Project Architect

Charles Weiler Architect, Haddonfield, NJ; Sept 1982 to Sept 1985; Intern Architect

### *Representative Projects*

Stover-Myers Mill, 1810 National Register gristmill, Pipersville, PA: 2 projects: (1) Removal, inventory and restoration documentation for hurst frame restoration and building stabilization; (2) Reassembly of hurst frame and motorization of drive mechanisms, millstones, restoration and reinstallation of mill furniture and mill building structural components.

Andalusia Library, Bensalem, PA: Interior environmental improvements to Nicholas Biddle Library in this National Historic Landmark (designed 1834 by Thomas Ustick Walter) including finishes restoration and concealment of a new museum-quality heating, cooling and humidity control system.

Coatesville Bible Fellowship Church, Coatesville, PA: Restoration and renovation of the 1892 Sanctuary and adjacent Chapel, including barrier-free accessibility, life safety improvements and new mechanical/electrical systems.

Fisher Federal Courthouse, Trenton, NJ: Restoration of the historic entrances to their original appearance and accessibility improvements for the 1930's National Register Post Office and Courthouse for the U. S. General Services Administration.

Washington Memorial Chapel at Valley Forge, PA: Restoration and renovation of the Narthex of the 1908 English-Gothic styled Episcopal Church including limestone walls, ironwork, woodwork, copper roofing and modifications for code compliance upgrades.

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*PROFESSIONAL RESUME*

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## ***Representative Projects (Cont'd)***

Mount Pleasant Mansion, East Fairmount Park, Philadelphia, PA: Structural analysis and roof replacement design for the 1765 Georgian manor house and appended buildings; managed by the Philadelphia Museum of Art. Recipient of 2006 Preservation Alliance Grand Jury Achievement Award and 2006 Historic Preservation Award, Preservation Pennsylvania.

Merion Friends Meetinghouse, Merion Station, PA: Conditions assessment and Historic Preservation Plan for 1695 Welsh settlers' meetinghouse, in conjunction with a structural consultant's investigation. Subsequent implementation of two phases of the recommended work, in 2008 and 2010.

Erwin-Stover House, Tinicum Township, PA: Exterior restoration of the 1810, two-story farmhouse including slate roof, wood cornices, windows, doors and porch restoration with barrier-free accessibility modifications, for Bucks County PA.

Upper Darby Municipal Building, Upper Darby, PA: Exterior restoration of the 1929 three-story Renaissance Revival borough administration building, including limestone cleaning and restoration, bronze doors restoration, window restoration and painting, and masonry parapet and cornice repairs.

Fairmount Park Houses, Philadelphia, PA: Architectural preservation consultation for various exterior restoration projects at Sweetbrier Mansion, Woodford Mansion, and Bel Air Manor House and Bakehouse for the Philadelphia Capital Programs Office.

Dickinson College, Carlisle, PA: Conditions assessment and Historic Preservation Plan for "Old West", the 1804 original campus building, designed by Benjamin Henry Latrobe.

State-In-Schuylkill Castle c. 1812, Bucks County, PA: Conditions assessment and rehabilitation of the timber framed meeting lodge of the historic men's fishing club on the Delaware River.

Riverton Yacht Club, Riverton, NJ: Conditions assessment & exterior restoration of circa 1880 Yacht Club, third oldest on the Delaware River, ninth oldest in the United States. Recipient of the New Jersey State Historic Preservation Award 2000.

Winterthur Museum, Winterthur, DE: Period Room Lighting Project; surveyed 215 rooms for the integration of a specialized museum lighting system and new infrastructure for the historic rooms.

## ***Private Residences:***

Private Residence, Kimberton, PA: New 17,000 SF new residence in the French Country-house style with stone, brick and stucco exterior walls, ceramic tile and copper roofs and incorporating imported masonry architectural artifacts and timber-framed porches.

Private Residence, Willistown, PA: New 12,000 SF new residence in the Georgian Farmhouse style with stone, stucco and clapboard exterior walls, cedar-shingled and copper roofs, incorporating late 19<sup>th</sup> century salvaged and recycled antique woodwork, interior walls, doors, and fireplace mantels.

Private Residence, Westtown, PA: New 7,500 square foot new residence in the late-nineteenth century Shingle Style, incorporating stone and cedar shingle exteriors, cedar and standing-seam metal roofs, and partially timber-framed interior.

## GRANT FUNDED PROJECTS AND AWARDS:

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Daniel T. Campbell, AIA, while employed at John Milner Architects, Inc.

Stover-Myers Mill, 1810 National Register gristmill, Pipersville, PA: 2 projects:

(1) Removal, inventory and restoration documentation for hurst frame restoration and building stabilization; (2) Reassembly of hurst frame and motorization of drive mechanisms, millstones, restoration and reinstallation of mill furniture and building structural components. **Pennsylvania Commonwealth Keystone Grant and HUD CDBG Grant recipient.**

Andalusia Big House Library, Bensalem, PA: Interior environmental improvements to Nicholas Biddle Library in this National Historic Landmark (designed 1834 by Thomas Ustick Walter) including finishes restoration and concealment of a new museum-quality heating, cooling and humidity control system. **Save America's Treasures Grant Recipient.**

Knox's Quarters, Valley Forge, PA: Restoration, documentation and contract administration for structural stabilization of the interior of c. 1770 stone farmhouse, for the National Park Service, Independence Regional Office. **Save America's Treasures and Pennsylvania Keystone Grant recipient.**

Merion Friends Meetinghouse, Merion Station, PA: Conditions assessment and Historic Preservation Plan for 1695 Welsh settlers' meetinghouse, in conjunction with a structural consultant's investigation. Subsequent implementation of two phases of the recommended work, in 2008 and 2010. **Partner's for Sacred Places New Dollar's / New Partners Grant Recipient.**

Mount Pleasant Mansion, East Fairmount Park, Philadelphia, PA: Structural analysis and roof replacement design for the 1763 Georgian manor house and appended buildings; managed by the Philadelphia Museum of Art. **Recipient of 2006 Preservation Alliance Grand Jury Achievement Award and 2006 Historic Preservation Award, Preservation Pennsylvania / PHMC.**

Riverton Yacht Club, Riverton, NJ: Preservation Plan and exterior restoration of an 1880 Yacht Club, third oldest on the Delaware River, ninth oldest in the United States. Project partially funded by the William Dietrich Foundation with a grant of \$385,000. **Recipient of New Jersey State Historic Preservation Award and Burlington County Historic Preservation Award, 2000.** Subsequent project 2002: restoration of second floor Board of Director's meeting room, kitchen and barrier-free accessibility to toilet rooms - Dietrich Foundation \$145,000 grant. Subsequent Project 2006: Race Committee Porch restoration and improvements - Dietrich Foundation \$85,000 grant.