

**The Gutherie-Giacomelli House\Tweed's Tavern (CRS
#n-1101) and the Tweed's Tavern Archaeological
Site (7NC-A-18),
SR 7 and Valley Road, Hockessin, New Castle
County, Delaware**

Management Summary of Architectural Documentation,

**DELAWARE DEPARTMENT OF TRANSPORTATION
Parent Agreement 728, 728-1
Task 93-041-01**

Prepared by:

Ian Burrow, William Liebeknecht, Damon Tvaryanas

February 22nd, 2000

A. Project Background

This document is a summary of work carried out under Delaware Department of Transportation Parent Agreement 728 and 728-1, Task Reference 93-041, comprising archaeological data recovery on the Tweed's Tavern Archaeological Site, detailed architectural recordation and structural assessment of the Guthrie-Giacomelli House\Tweed's Tavern, and preliminary artifact evaluation. This work was intended to document the significant cultural resources affected by the planned improvements to the Route 7/Valley Road intersection in Hockessin, New Castle County, Delaware (Figure 1). A second objective was to establish the technical feasibility of moving the log tavern structure, forming the core of the Guthrie-Giacomelli House\Tweed's Tavern, to another location for permanent preservation.

The Guthrie-Giacomelli House\Tweed's Tavern will be removed by road widening and a total of approximately 1.6 surrounding acres (on which Tweed's Tavern Archaeological Site is located) will be affected either by the widening or by the construction of a water retention pond immediately to the west of the present building site (Figure 2). Lowering of grade levels and general disturbance of the ground will occur during construction. The work described here was part of the process of meeting state and federal obligations arising from Section 106 of the Historic Preservation Act of 1966 (as amended). A full report on the investigations will be produced under a separate task order.

B. Historic Background

Historic research undertaken for this and the previous cultural resource investigations indicates that the "Tavern," (one in a string of several such establishments along Limestone Road), was established in the late 1790's and may have been initially operated by John Crow, a well-known New Castle Innkeep. There was a log house, kitchen and sheds on the property by 1804. In 1816, tax records described the log house as being large and also noted the existence of a "cookery" and a frame barn and stables. Throughout much of the 19th century, the tavern served travelers (probably chiefly drovers) making their way along the well-traveled Limestone Road from Pennsylvania towards the Delaware River and Wilmington. By the end of the 19th century, the property had ceased to be operated as a tavern, but the tavern building remained in use as a residence. Alfred Giacomelli, who possessed the property between 1957 and 1974 stated when interviewed in the late 1960's and in the fall of 1999 that he had enclosed the old log section when he remodeled the building. A large two-story stuccoed rear frame addition on a concrete block foundation was added in 1982. The building was last in use as the commercial offices of a construction and development company (Plate 1).

C. Architectural Documentation of the Guthrie-Giacomelli House\Tweed's Tavern

The architectural and historic character of the Guthrie-Giacomelli House\Tweed's Tavern was preliminarily addressed by Louis Berger & Associates' "Architectural Investigation of the Route 7 North Corridor Milltown to Pa. State Line New Castle County, Delaware" (DELDOT Archaeological Series 48). Archaeological studies have been performed along this section of S.R. 7 by the University of Delaware Center for Archaeological Research (UDCAR) in 1986 and by Hunter Research, Inc. in 1997 and 1999. These archaeological studies identified the existence of potentially National Register eligible archaeological remains associated with the operation of the Guthrie-Giacomelli House\Tweed's Tavern as a tavern in the late 18th and 19th centuries.

Although both the Louis Berger & Associates and the UDCAR studies had suggested the possibility that portions of a log structure survived within the Guthrie-Giacomelli House\Tweed's Tavern, access was not available to examine the building's structural components. The resource was not, at that time, assessed as being National Register eligible and thus the potential eligibility of this building was not fully taken into consideration when the impacts of the proposed road improvements on cultural resources were evaluated prior to the preparation of a Memorandum of Agreement between DelDot, The Advisory Council and the Delaware State Historic Preservation Office.

Although not initially therefore classified as a National Register caliber resource, additional historic architectural study of the Guthrie-Giacomelli House\Tweed's Tavern was undertaken in conjunction with Phase II Archaeological studies completed for DelDot by Hunter Research, Inc. in February of 1999. At that time the selective removal of a very limited amount of interior wall surface revealed that substantial portions of the early log tavern/house did survive within the fabric of the existing building. Additional investigations were then authorized by DelDot in order to more completely access the National Register eligibility of the resource. These investigations were undertaken in April of 1999. The results of these investigations are presented graphically in Figures 3, 4 and 5, and illustrated by Plates 2 and 3. On the basis of these studies the Guthrie-Giacomelli House\Tweed's Tavern was evaluated as being eligible for the National Register, and procedures set out under 36CFR 800.11 were followed in order to satisfy the Agency's obligations under the National Historic Preservation Act of 1966 (as amended).

In September, 1999 the interior plaster walls covering the log structure were largely removed in order to identify, photograph and graphically document structural components. These investigations found significant evidence that the height of the tavern building was increased during the early 19th century from 1 ½ stories to a full 2 stories in height. These alterations appear to have involved the raising of the height of the second floor as well as the roof framing and upper sections of the second story walls. Structural evidence was developed to suggest the existence of an early one story addition or wing located on the northwestern side of the building in a location presently occupied by a two story mid-20th century concrete block addition.

Additional information was gathered in order to determine the original door, window openings and staircase locations and to develop a chronology of later alterations to these features. Evidence indicates that, as originally constructed, the log tavern was three bays wide with a central doorway located on both the front and rear facades. Later paired central doorways replaced the single door on the northeastern facade. Framing of the second floor and scars on the walls of the interior of the building suggest that access to the second floor was originally achieved by means of a winder staircase located to the north (left) of the fireplace stack.

Detailed floor plans of the log section of the building were produced and sufficient measurements were taken to allow for the drafting of interior elevations of all four walls of the original tavern structure. Remaining elevations and exposed features were photographed broadly in line with HABS/HAER Level II and Delaware State Historic Preservation Office requirements. A combination of 35mm, medium format and large format photography (utilizing rectilinear lenses) were employed.

Testing was also conducted to determine the types of wood involved in initial building construction and early alterations to the building. The logs utilized in the construction of the outer walls of the tavern (both those dating to the period of initial construction and those utilized in the apparent later raising of the roof) and as original first floor joists were found to have been Red Oak (*Quercus Rubra*). Samples taken from sections of second floor flooring believed to date to the period of initial construction were identified as tulip poplar (*Liriodendron Tulipera*).

Simultaneously with the detailed recording of the building, a structural assessment of the building was made by Ortega Associates on contract to Hunter Research, Inc. This study concluded that the it was technically feasible to move the building without disassembling it. The assessment is appended to this report.

D. Data Recovery at the Tweed's Tavern Archaeological Site

Phase II investigations at the Tweed's Tavern Archaeological Site had been mainly geared towards the locating and characterizing the nature of the outbuildings mentioned in the early 19th century documents. This work consisted of a nonintrusive geophysical survey using ground penetrating radar, electromagnetic monitoring, radio frequency and magnetic geophysical instruments. As a result of this survey five targets were identified, a possible foundation, two recommended excavation areas, an area with disturbed subsoils and an area which detected an anomalous subsoil layer.

Based on the results of the geophysical survey a combination of 15 backhoe trenches and four excavation units initially were opened (Figure 6). Backhoe trenches were excavated across the property in an effort to ground truth the five geophysical targets and to locate possible undetected outbuildings associated with the tavern. These trenches located portions of a foundation from an outbuilding west and south of the house, thought to be a possible barn (Trenches 3, 11, 13-15).

Trench 10 uncovered the top of a stone-lined shaft feature (well, cistern or privy and Trench 7 located a small dry laid stone wall interpreted to be a garden or landscaping wall. Following the backhoe trenches four excavation units were placed adjacent to the exposed exterior portions of the original core log house confirming the hypothesis that most of this area was disturbed by 20th century alterations and additions to the house.

Based on the results of this work, four additional trenches and seven excavation units were excavated to expose the outbuilding foundations, examine the shaft feature, and investigate areas adjacent to the outside and inside of the house. Artifacts recovered from the stone shaft feature exposed in Trench 16 suggest a construction date of circa 1810 to 1840. Trench 17 encompassed Trenches 12, 14 and 15 and portions of Trenches 3 and 13. This trench revealed a small outbuilding with a shallow stone foundation containing no stratigraphy and very few artifacts. Dateable artifacts from this foundation include undecorated English ironstone china which was popular from circa 1840 to 1860. Trench 18 was located adjacent to the west side of the house and removal of the asphalt drive revealed a large artifact bearing deposit and a possible stone foundation. This deposit is dominated by large sherds of domestic redware, English ironstone with lesser amounts of tin glazed earthenware, creamware and pearlware. Trench 19 was located against the south side of the house and removal of the concrete patio surface revealed a series of isolated post holes and modern utility trenches.

Excavation units, 5-10 positioned in and around the house, identified part of a utility line extending from the house, a foundation for an early 20th century porch, a stone footing suggesting interior division of the kitchen wing, and stone wall tumble.

The combination of a substantial stone foundation and a prolific artifact assemblage in EU 11 indicated that the area within Trench 18 possessed substantial integrity and should therefore be examined further. The remainder of the property was considered to retain little or no integrity due to the lack of stratigraphy and low artifact counts.

Based on the results of the above work, data recovery excavations were undertaken under the current Task Order in September 1999 in the area of the stone foundation and archaeological deposits located in Trench 18 west of the house. A total of 250 square feet (EU'S 11-20) of soil was excavated to recover a sample of the material culture associated with the tavern occupation, and to characterize and document the structure identified in EU11.

After the stone structure remains were further exposed and analyzed, they were determined to be part of a complex stone drainage system probably built in about 1850 (Figure 6). The drain probably originates from the rear of the room attached to the west side of the tavern, perhaps to carry water from a nearby spring which would naturally have drained toward the tavern. The drain runs perpendicular to the building and drains into a natural sink hole about 25 feet across, close to the head of an un-named stream immediately west of the tavern. Through auger tests it was determined that the sink hole extended down to approximately nine feet below the 20th century asphalt driveway. This massive feature, filled with dark organically rich soil containing a multitude

of artifacts dating from circa 1780 to 1850, was probably used for trash disposal prior to construction of the drain. This ancient sink hole was also frequented by Native Americans, as is shown by the recovery of several projectile points in this part of the site.

At some point after the construction of the drain it was decided to seal off the sink hole with a thick deposit of clay. The drain was still needed and a new section was built, diverting water away from the sinkhole to a location further to the west. A series of post holes uncovered adjacent to the drains suggests the drains were either bridged or fenced off from wagon traffic.

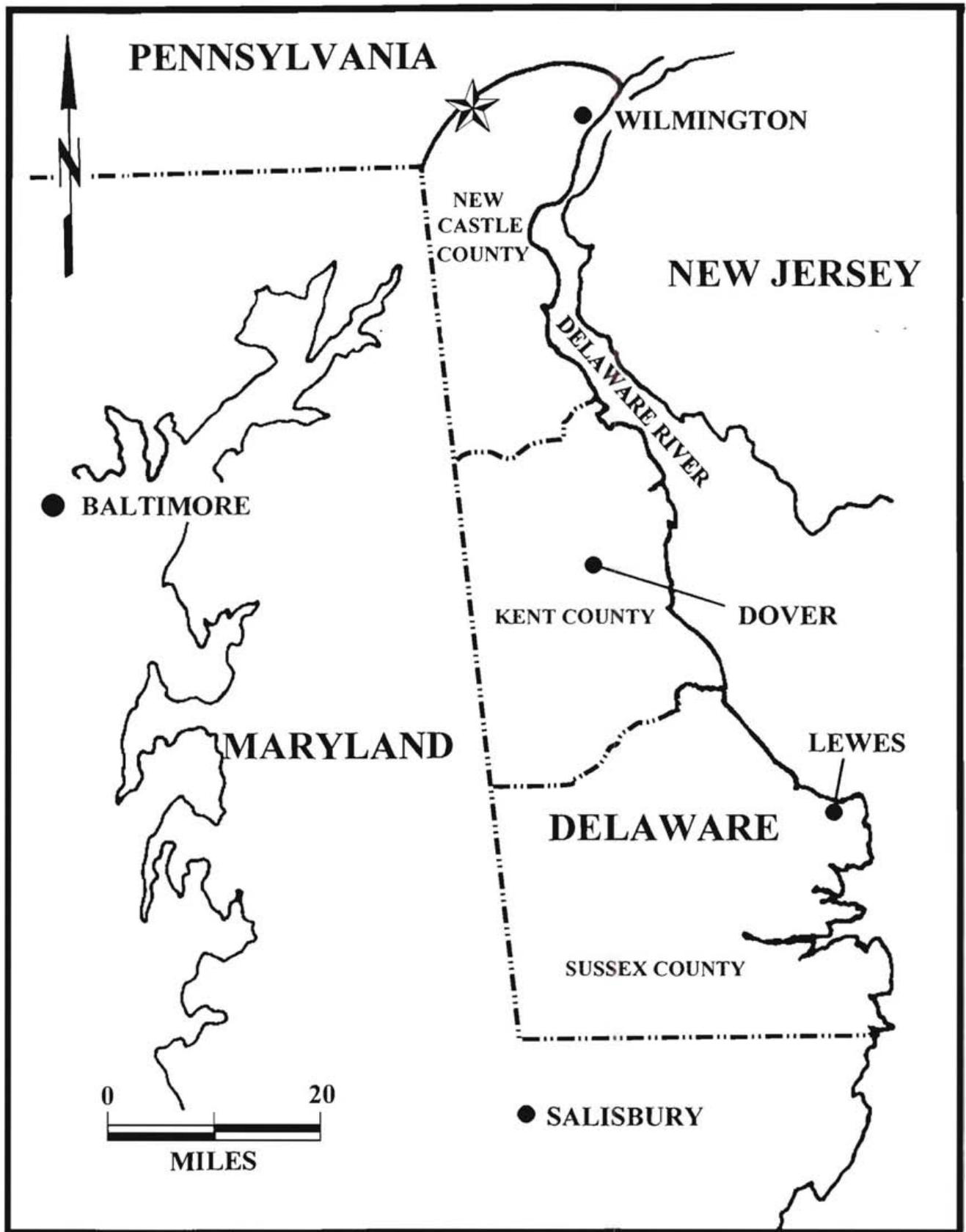


Figure 1. General Location of Gutherie-Giacomelli House (Tweed's Tavern) CRS-#N-1101 (starred).

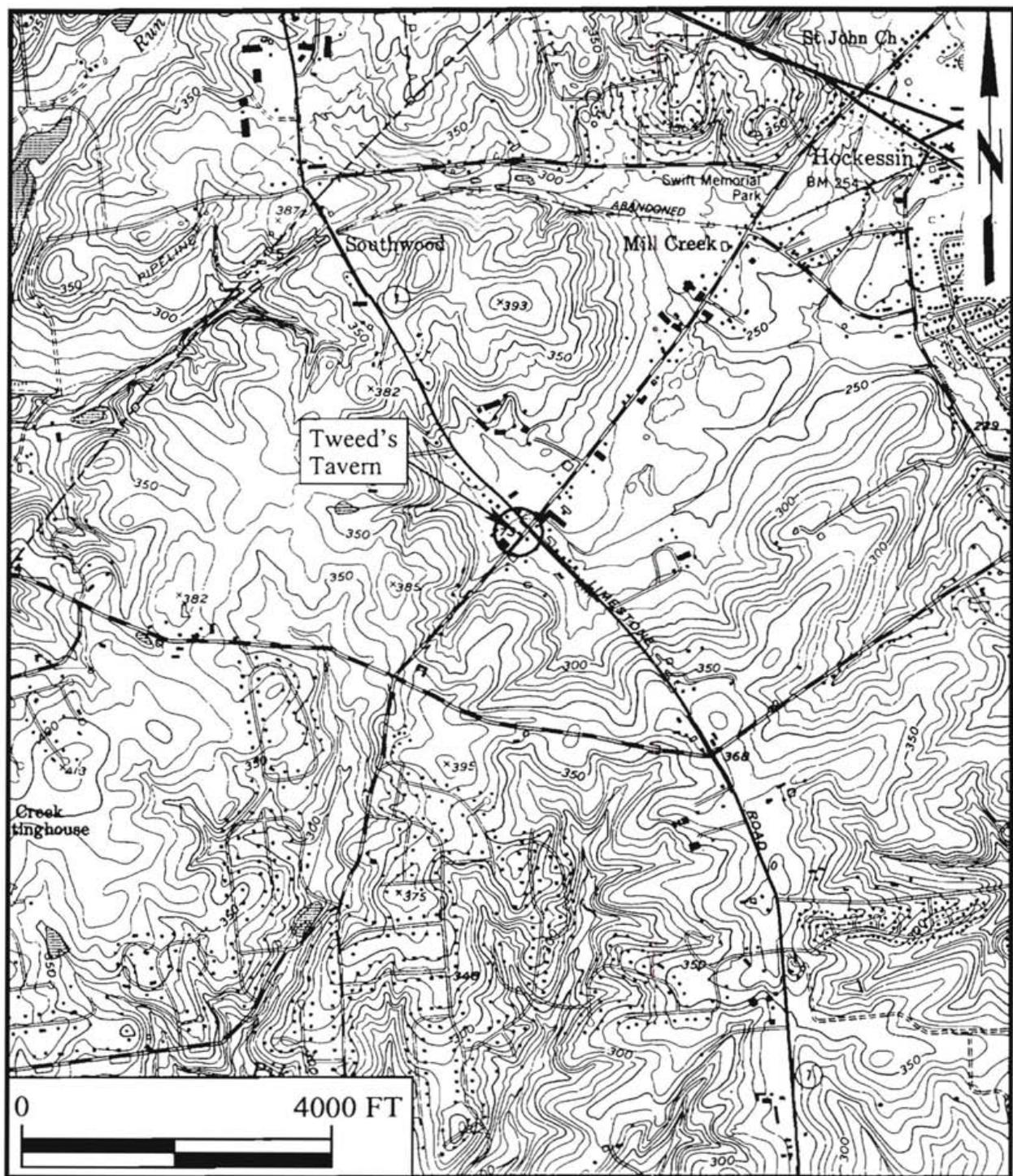
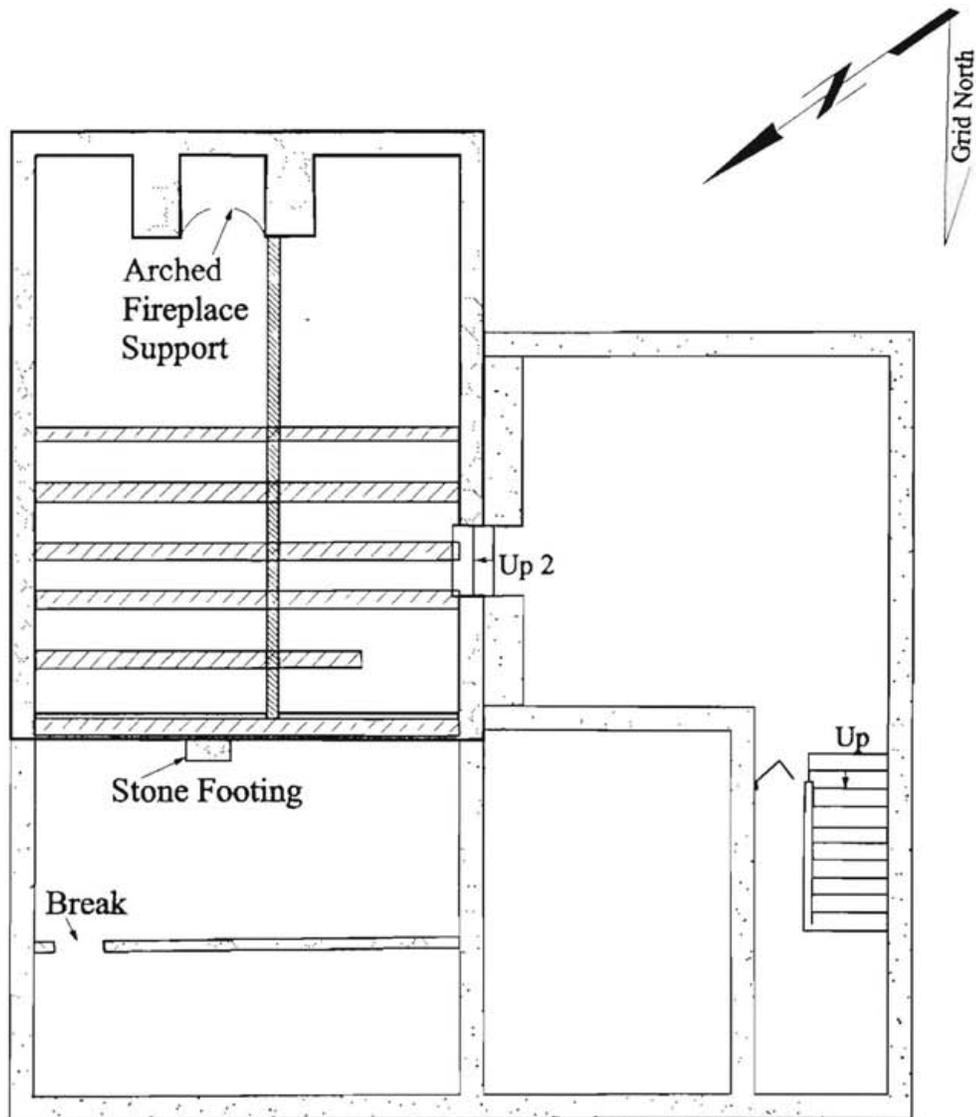


Figure 2. Detailed Location of Guthrie-Giacomelli House (Tweed's Tavern) CRS-#N-1101 (circled). Source: USGS 7.5' Topographic Series, Kennett Square, PA-Del. (1954 [Photorevised 1986]).

Gutherie-Giacomelli House (Tweed's Tavern)
CRS-#N-1101, New Castle County, Delaware



- Projected Dimensions of First Building Phase
- First Addition Walls
- Second Addition Walls
- Stone
- Concrete, First and Second Additions
- ▨ Log Joists
- ▩ Hewn Summer Beam

0 16 Feet

Figure 3. Plan of Basement Showing Location of Early First Floor Joists.

Gutherie-Giacomelli House (Tweed's Tavern)
CRS-#N-1101, New Castle County, Delaware

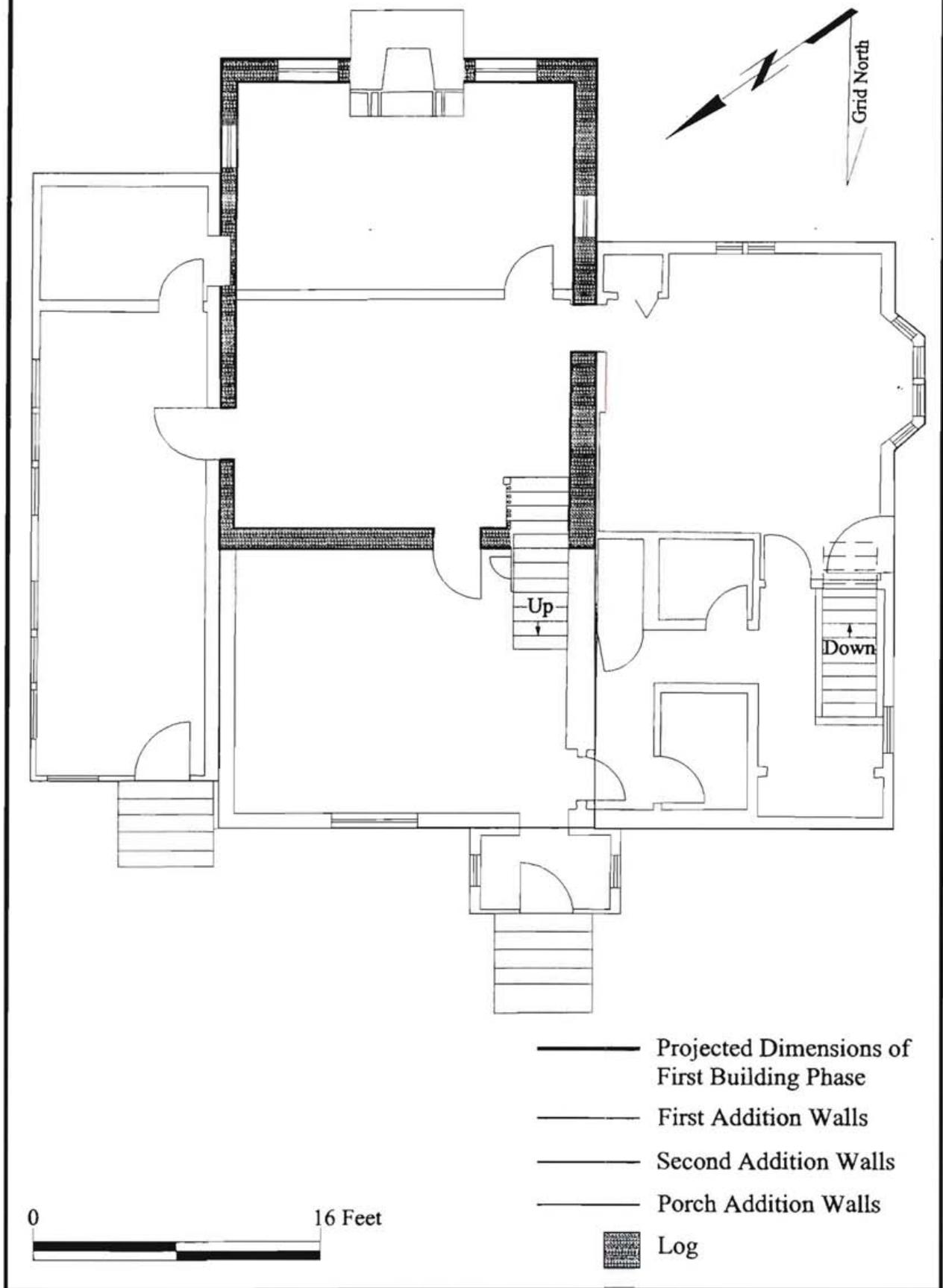
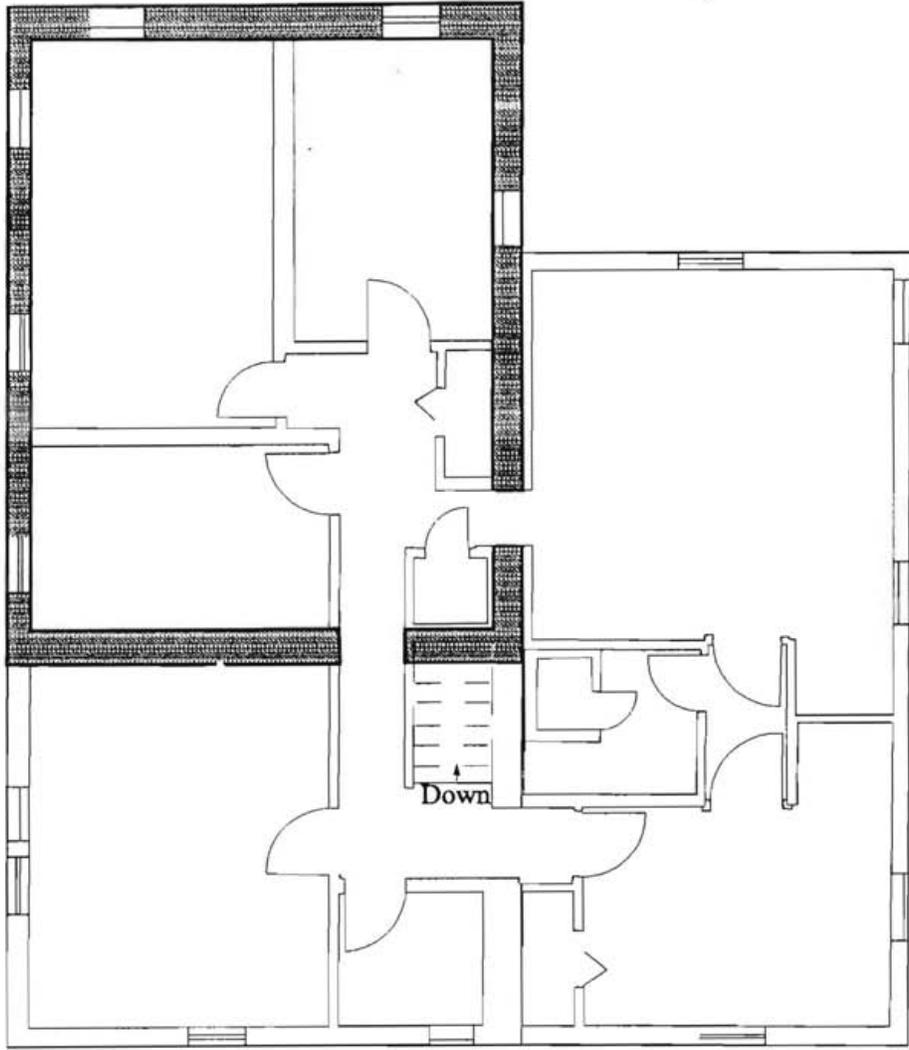


Figure 4. Plan of First Floor.

Gutherie-Giacomelli House (Tweed's Tavern)
CRS-#N-1101, New Castle County, Delaware



-  Projected Dimensions of First Building Phase
-  First Addition Walls
-  Second Addition Walls
-  Log

Figure 5. Plan of Second Floor.



Plate 1. General view of the Gutherie-Giacomelli House/Tweed's Tavern, looking north from across Valley Road, showing a portion of the original core log structure on the right with a 20th-century addition on the left, behind the tree. The chimney attached to the core structure is a 20th-century rebuild (Photographer: Dawn Turner) [HRI Neg. #98039/17:1].



Plate 2. Detail view of the east interior of the first floor of the log structure in the Guthrie-Giacomelli House/Tweed's Tavern, showing V-notched corner joining (Photographer: Dawn Turner) [HRI Neg. #98039/18:8].



Plate 3. View of exterior face of the northwest wall of the log structure in the Guthrie-Giacomelli House/Tweed's Tavern, showing log construction and original exterior lath (Photographer: Dawn Turner) [HRI Neg. #98039/18:36].

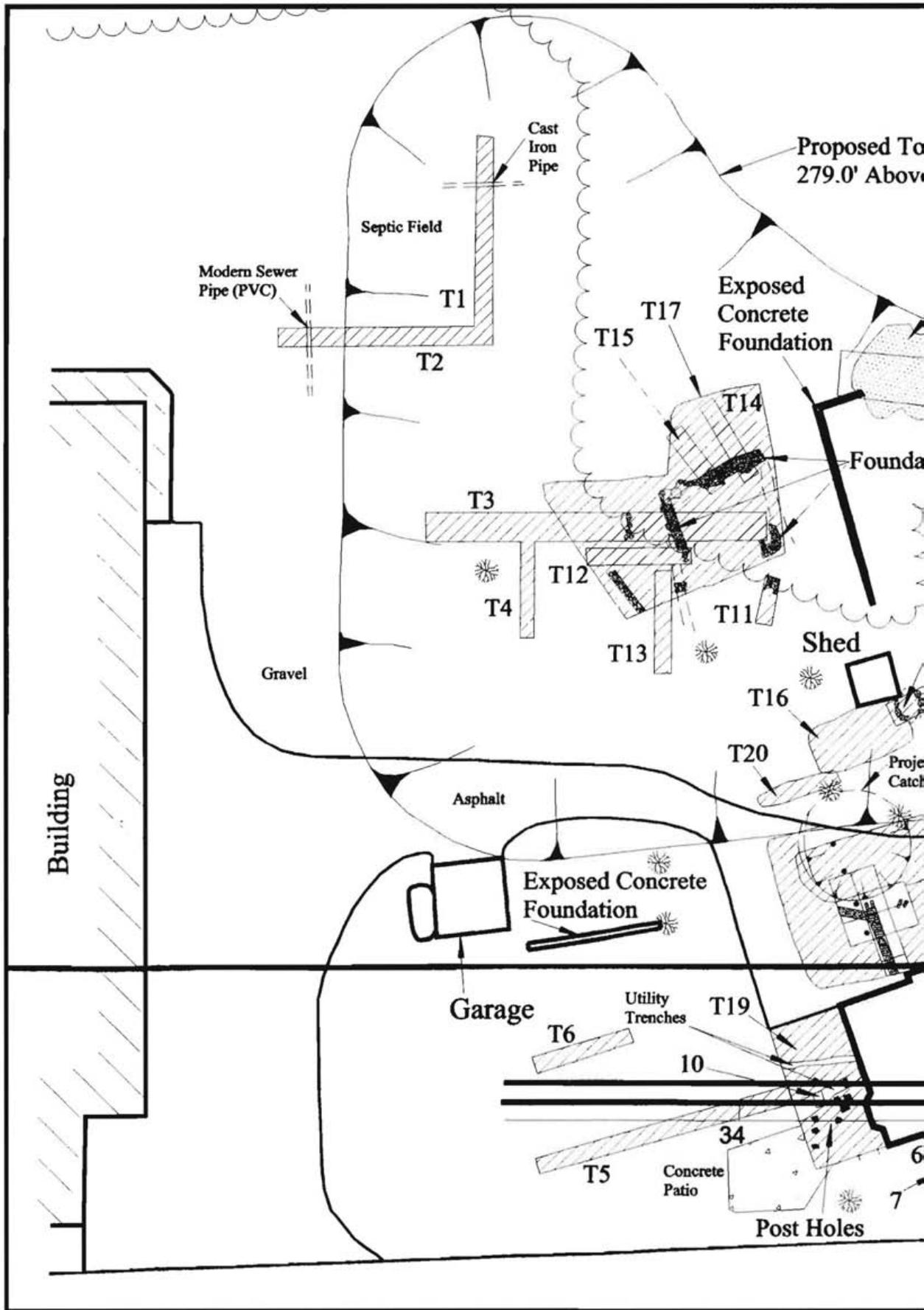
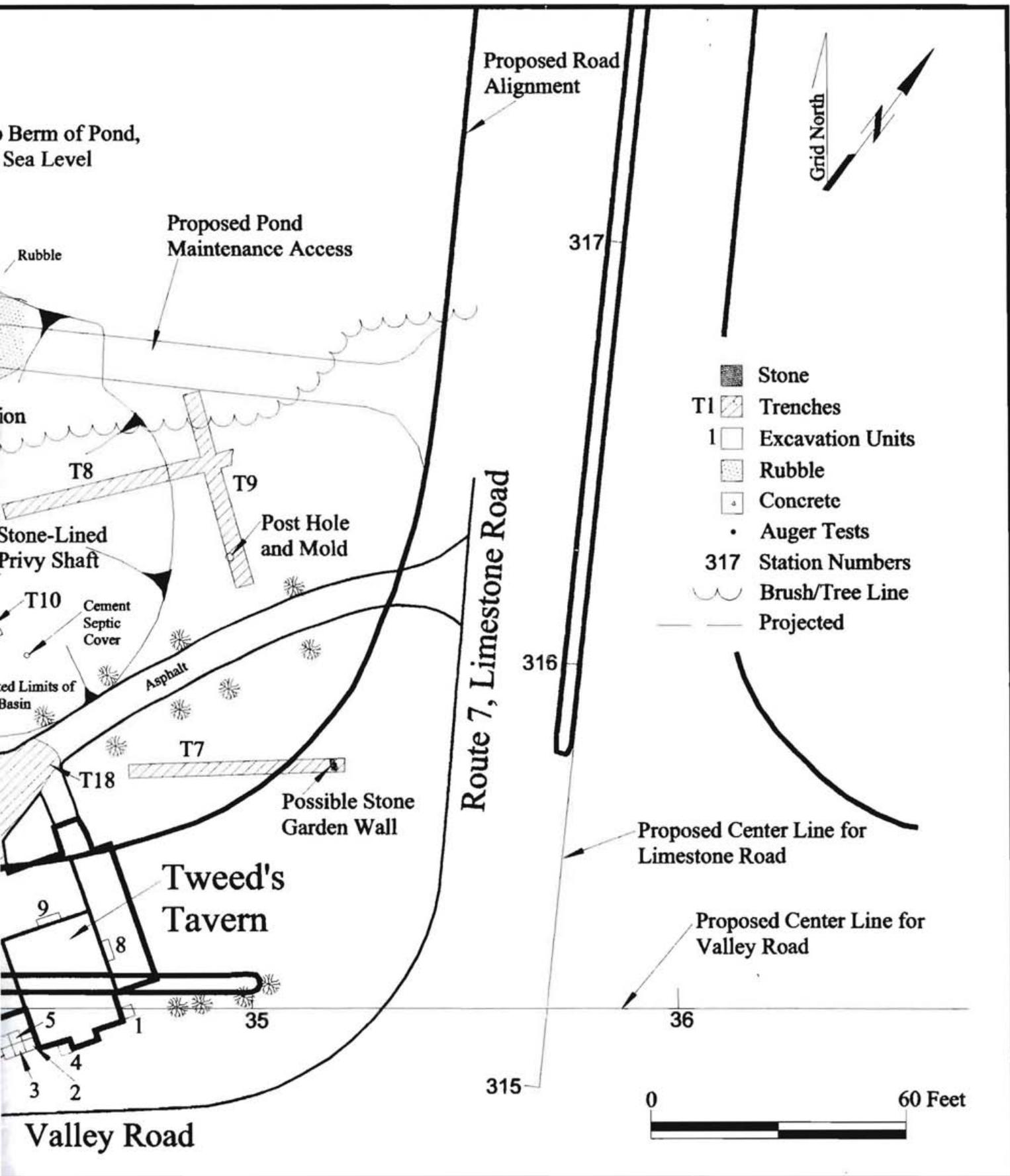


Figure 6. Gutherie-Giacomelli House (Tweed's Tavern) C



7NC-A-18, and Tweed's Tavern Archaeological Site 7NC-A-18 Site Plan.



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Richard I. Ortega, P.E.

7 December 1999

Hunter Research, Inc.
Historical Research Consultants
120 West State Street
Trenton, NJ 08608-1185

Attn.: Damon Tvaryanas

RE: Structural Assessment, Tweeds Tavern, Valley Road/Route 7, New Castle County, DE.
Site Visits: 7 July 1999, 9 September 1999 and 8 November 1999
Delaware DOT Project 93-041-01
Ortega Consulting Project No. 99-14A

Improvements to the intersection of Valley Road and Route 7 in New Castle County, Delaware, will require the removal, demolition, or relocation of the Guthrie-Giacomelli House situated at the northwest corner of that intersection. Within the existing building was discovered the remnants of a log building known as Tweeds Tavern. Hunter Research, Inc., was engaged by the Delaware Department of Transportation to document the existing above ground and subsurface cultural artifacts at the site and prepare recommendations for their treatment. Ortega Consulting was engaged as a subconsultant to Hunter Research, Inc., to examine the condition of the extant log structure and to assess the feasibility of relocating it to a new site.

On the initial site visit we did a preliminary visual inspection of those log elements that had been exposed during earlier investigations of the building. We also identified specific areas where we needed existing finishes removed. In the subsequent site visits, after Hunter Research had exposed the underlying log structure, we did a more detailed visual survey of the structure.

The following descriptions, conclusions, and recommendations are based on approximately ten hours of visual observation conducted on three site visits. Except for the finishes noted above, we did no destructive investigation. We also did no sampling or testing of materials.

DESCRIPTION AND OBSERVATIONS

As noted above, Tweeds Tavern was discovered at the core of a larger building that had grown around the original log tavern building. The tavern was a two-story building, rectangular in plan,

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approximately 21 feet by 27 feet, with a full basement, stone foundation walls, and a gable roof. What is now the rear of the building, the west side, was apparently the principal facade with two doors in the center of the first floor with a window flanking each, and three windows on the second floor. There was a large chimney mass at the south gable flanked by windows on each floor and attic -- only the foundation of the original mass remains. The north elevation had a single door with flanking windows on the first floor, and two windows on the second floor. A large portion of the north gable wall was removed for later alterations to the building, most notably to provide a stairway.

The north half of the first-floor framing consists of large timbers, irregularly sized but roughly 8" by 8", at about 30" on center, spanning east-west, and appears to be original to the building. The floor framing on the south half is modern dimensional lumber also spanning east-west. A timber summer beam bearing on the north foundation wall and supported on intermediate posts provides interior support to the floor joists.

The second-floor framing consists of $\pm 3" \times 7\frac{1}{2}"$ joists at 24" to 27" on center spanning the full depth of the building. Most of the joists appear to be original, but they have been altered numerous times to accommodate existing and missing stairways, the missing chimney mass, and floor openings; plus, they appear to have been both raised and ripped in an effort to create a higher ceiling in the first floor.

The attic joists are the same as the second-floor joists but are still full depth. The roof framing consists of paired 3" \times 4 $\frac{3}{4}"$ rafters with no ridge board.

The walls were assembled with logs of relatively uniform dimension, trimmed flat on the vertical surfaces and with "v" notches at the corners. The spaces between the logs are relatively large and were filled with a variety of nogging including wood wedges, mortar, brick and stone; the latter was rather attractively laid on the east elevation suggesting that the wall was intended to be exposed. Cutouts in the logs indicate the original window locations. Extant window and door jambs are secured to the ends of the logs at the openings with wooden pegs. There is evidence of a variety of finishes on the walls, but the most recent appear to be plaster on furring and lath on the interior, and stucco on furring and lath on the exterior.

Except for the damage done to the historic fabric by the alterations to the building, the wood

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framing and log walls are in generally good condition. We noted little visible evidence of rot, even at the lower logs and the joist ends, which would suggest that the walls had always been covered with a protective finish.

In contrast, the numerous alterations to the building have caused extensive loss of historic building fabric. Perhaps 40%-50% of the exterior second-floor walls have been lost, and 20%-30% of the exterior first-floor walls have been lost. The losses have occurred where new windows and doors have been cut, or where existing openings have been enlarged. At the northwest corner of the building portions of both the walls were removed at both floors of the building to make room for the current stairway.

CONCLUSIONS AND RECOMMENDATIONS

As a building type, most log buildings can readily be moved, either intact or by disassembling and reassembling at a new site. To preserve its historic integrity, it is generally better to move an historic building as a unit rather than in pieces, but log cabins also are unique among building types, because they are relatively easy to disassemble and re-assemble without significant change in appearance.

Moving a building as a unit is a cumbersome project that requires specially trained contractors with special equipment. It also requires significant logistical support to coordinate the efforts of many people and agencies such as utilities, police, fire, and permitting departments. It requires time and effort to prepare the existing building for the move, to provide access to the existing and new sites, and to prepare new foundations at the new site. The condition of the building prior to the move is documented photographically. Damaged, or weak, parts of the building are structurally reinforced to ensure it will survive the move. Although these preparations, including work at the new site, can take some time (a few weeks), once they are complete, the actual move is done rather quickly -- in a day, if the new site is nearby.

Moving a log building by disassembling it can be accomplished without specialized contractors and equipment although great care must be taken to document, label, and prepare every piece of the building. This generally requires drawings of the location of every log, rafter, plate, joist, floor board, door frame, window frame, etc., including a labeling system that will insure proper

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reassembly of every piece in its original position, tagging building part with a durable label, and photo documentation of each building assembly, with tags in place, before dismantling. The logs and other building elements can then be carefully dismantled, inspected, and stacked for shipping by ordinary conveyance, such as a flat-bed truck. At the new site the parts will be unloaded, organized according to building location and then can be re-assembled by a contractor. It should be noted that notwithstanding great care taken to save all the building parts, most, if not all, of any original finishes and nogging will be lost. The entire job, from initial documentation through completed re-assembly, can be a long process that can take several weeks, perhaps months, to complete.

Some of the factors to consider when selecting whether to move the building as a unit or in pieces include:

- The condition and construction of the building.
 - Is it strong enough to be moved as a unit? Would it be easy to disassemble and reassemble, or is it too complex? Are there valuable interior or exterior finishes that might be damaged in a move, or destroyed if the building is disassembled? How many of the extant logs will need to be replaced anyway?

What remains of the log building appears to be in relatively good condition, but there are large gaps in the walls that will require stabilization if the building is to be moved as a unit. The existing exterior stucco, lath and furring appear to help compensate for the lost log units and provide some stability, so it should not be removed prior to the move. Infill structure will need to be built where the walls were removed in the northwest corner and where the chimney mass used to be in the south gable wall. It is likely that the current and former window and door openings will need to be temporarily filled prior to moving the building. In addition, the building will probably require temporary interior bracing walls and exterior cables to keep the building square and true throughout the move.

The building appears to originally have been a rather straightforward structure, but various alterations have increased the complexity of the task of identifying the various parts and recording how they fit together. As noted earlier, the building elements that remain appear to be in relatively good condition, but there are many pieces missing; whether they will be replaced will depend on the preservation plan developed for the building. The

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same can be said for the historic finishes.

- The distance between present and new site.
As the length of the move increases, the cost of moving the building as a unit increases more rapidly than the cost of moving it in pieces.

It is our understanding that the Tweed's Tavern is likely to be moved to a nearby site, so moving it as a unit would be the preferred method.

- The size of the existing building.
The larger the building, the more difficult the logistics of moving it as a unit and the increases are not linear.

The tavern is a modest size building which can be moved utilizing standard equipment and methods employed by contractors who move buildings.

- The routes available to the new site.
Narrow roads, low overpasses, bridges to be crossed, and numerous overhead utilities to be dropped, or raised, mitigate against moving the building as a unit, because the cost increase significantly with each obstruction to overcome, or bypass.

If the building is moved to a nearby site, the roads in the immediate vicinity appear to be broad enough and relatively free of impediments.

- Access to either site.
Poor access to either site limits the possibility of using the heavy equipment and trucks necessary to move the building as a unit.

Access to the existing site is good; the proposed new site is unknown to this writer.

- The availability of contractors with the equipment and experience needed to move such buildings as a unit.

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Delaware, southern New Jersey and southeastern Pennsylvania have a long history of moving buildings. There are several contractors in the area with necessary experience and equipment.

The factors discussed above are related to the physical task of relocating the building, but there are extrinsic factors which also influence the feasibility, or potential success of moving the building. For example:

- If the building is disassembled, is it likely to be re-assembled? When will it be re-assembled?

If there is little likelihood of re-assembly, then do not disassemble it. If it would be a long time before re-assembly, then disassembly should not be considered, because the building parts will deteriorate rapidly if not kept in a controlled environment. Such storage costs would quickly exceed any savings from moving it in pieces.

- Is there an identified recipient for the building and a proposed use; or will it be moved to a temporary location with a final site and use to be determined in the future? How long will it be at a temporary location?

A building temporarily set up on cribbing awaiting relocation is an invitation for vandalism and rapidly deteriorates. Security costs can be significant and, of course, there is the cost of two moves instead of one. If a new site is not secured before the building has to be removed, documentation and demolition may be a more realistic plan than moving it.

- Is there a proposed use for the building? Is the use appropriate to the building?
This is similar to the issue above. Without an appropriate use for the building it may be pointless, even counterproductive, to move it. Preliminary service load analyses show that the second floor framing might perform acceptably, although more limber than current standards, for residential sleeping areas, but could not meet the greater code-mandated minimum load capacities for other public uses such as office, museum, or storage without significant, probably intrusive, reinforcement. Similarly, the roof framing is light by current standards. The first-floor framing is less problematic, because new foundations and new structural supports could be incorporated at the new site without significant

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impact on the existing appearance of the first floor.

Even a moderate load intensity use for building may not be feasible without significantly affecting the existing historic fabric, but one could conceive of the building used as, for example, a two-story library reading room with the second floor framing removed and the existing logs, including alterations, exposed for view and interpretation. This would side-step most of the building's structural limitations and still make it available to the public.

- Who will pay for the building relocation? For the documentation? For the restoration?

If DelDOT is paying for all the costs through restoration, then relative costs of one moving method over another may not be important, but if the agency is only paying for relocation and the costs of documentation and restoration will be borne by others, then moving the building as a unit would be far more advantageous as it leaves the expensive documentation costs for the end-user. It also permits relocation of the building without dealing with restoration issues which of necessity would need to be addressed as the building was re-assembled.

In summary, it is feasible to move Tweeds Tavern to a new site as a unit, without disassembling it. Furthermore, if a recipient, a site, and an appropriate use for the building can be identified, it will likely be more advantageous to DelDOT move it as a unit and turn it over to a new guardian, than to become involved in the downstream restoration and documentation issues concomitant with disassembling and re-assembling the building.

If you have any questions, please feel free to call me at your convenience.

Sincerely,



Richard I. Ortega, P.E., R.A.

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