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Historic Structures Report
Architectural & Historical Data Section



Clubhouse, Brown Cottage, Moorhead Cottage,
and Clubhouse Annex

**SOUTH FORK FISHING
& HUNTING CLUB**

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HISTORIC STRUCTURES REPORT
Architectural & Historical Data Section

Clubhouse
Brown Cottage
Moorhead Cottage
Clubhouse Annex

South Fork Fishing & Hunting Club
St. Michael, Pennsylvania

By
Landmarks Design Associates, Architects
and
Wallace, Roberts & Todd

Prepared under contract to
The National Park Service, Denver Service Center
for the
The Southwestern Pennsylvania Heritage Preservation Commission
and
The 1889 South Fork Fishing & Hunting Club Historical Preservation Society



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I. INTRODUCTION

I.A. ADMINISTRATIVE INFORMATION

The Properties

This Historic Structures Report addresses four surviving structures of the South Fork Fishing and Hunting Club in the town of St. Michael, Pennsylvania: the Clubhouse, the Guest Annex, the Moorhead Cottage, and the Brown Cottage (formerly known as the Knox Cottage). The remains of the Club, which include six other cottages as well as the four buildings treated herein, were listed on the National Register as the South Fork Fishing and Hunting Club Historic District on 31 July 1986. Largely devoid of their original context, the properties nonetheless serve to tell the South Fork story.

- **The Clubhouse** is a massive, three story frame structure with a hip roof, clapboard siding, and a newly restored porch across the east front. The first floor of the interior has been reconfigured over the years, while the upper floors remain largely intact.

- **The Moorhead Cottage**, the largest and most elaborate of the survivors, is a two-and-a-half story Queen Anne/Shingle Style house with an octagonal corner tower, complex roof line, an extensive front porch, and aluminum siding. It has undergone substantial alterations to convert its seventeen rooms into two living units.

- **The Brown Cottage** is a two-and-a-half story Stick Style house with a cross gable roof, original ship lap siding, and a wrap-around porch. It, too, has been considerably altered on the interior to create a duplex.

- **The Clubhouse Annex** is a simple gable roofed structure of two-and-a-half stories above a high basement. Alterations, including raising the basement story, have stripped it of its original character, leaving few clues behind.

Proposed Use and Treatment

It is proposed that the four buildings and portions of the overall Club site be renovated in some cases and partially restored in others, interpreted, and put into use by the 1889 South Fork Fishing and Hunting Club Historical Preservation Society, with assistance from the Southwestern Pennsylvania Heritage Preservation Commission, as follows:

- **The Clubhouse**, as the former focal point of Club life and as the largest and most flexible of the structures, should be accurately restored to house most of the public functions, including the Visitors/Orientation Center, exhibit space, a restaurant, and an inn.

- **The Moorhead Cottage** should be restored on the exterior and the first floor of the interior to house exhibits and a library and to accommodate special events and receptions. Upstairs, it will be renovated into two apartment units, one intended for a caretaker to administer the overall project.

- **The Brown Cottage** should be restored on the exterior and renovated on the interior, in keeping with its current duplex configuration, to house two rental units.

- **The Clubhouse Annex** is currently being renovated as four apartment units. Its exterior should be restored, including reconstruction of the two-story porch.

- **Portions of the historic boardwalk and the access road** behind the cottages should be replicated to provide some sense of the original context of the buildings.

Planning Background

As a key component in the larger restoration and interpretive program related to the South Fork Dam and the Johnstown Flood, this report follows several other planning documents:

- An Historic Structures Report on the South Fork Dam was prepared by the National Park Service in 1979.

- An Historic Structures Report on the Elias J. Unger House was prepared by the National Park Service in 1986.

- A National Register nomination form for the South Fork Fishing and Hunting Club Historic District was completed in 1986.

- A Draft Preservation and Interpretation Plan for the South Fork Fishing and Hunting Club Historic District and Alternatives for Establishing an Interpretive Tour Route Between the Johnstown Flood National Memorial and The City of Johnstown was prepared by the National Park Service and Residents of the Village of St. Michael in 1988.

- A Plan for Allegheny Ridge was completed by the EADS Group and Lane Frenchman for the Southwestern Pennsylvania Heritage Preservation Commission in 1992.

Recommended Treatment for Materials Collected in Preparing This Report

The various items of wallpaper and paint samples collected during the destructive testing of the properties will be returned to the Historical Preservation Society for subsequent analysis, archival storage, and possible future display. The archival and research materials collected will be made available to the Society for inclusion in its archives and

library; included in this collection will be all photographs and negatives, as well as oral history notes and photocopies of primary documents.

I.B. METHODOLOGY

This Historic Structures Report was developed to provide preservation and interpretive direction for the South Fork Fishing and Hunting Club in general and four buildings in particular: the Clubhouse, the Moorhead Cottage, the Brown Cottage (formerly referred to as the Knox Cottage), and the Clubhouse Annex.

The historical research followed several lines of inquiry. First, the standard primary and secondary sources pertaining to the Flood were reviewed and assimilated.¹ This included the previously prepared Historic Structures Reports on the Unger House and the South Fork Dam, as well as other standard reference works, contemporaneous accounts of the 1889 Flood, and common archival collections. Among the archival collections, the Lewis Semple Clarke photographs were the most useful source. Second, research was done to identify and locate descendants of a number of member families. Over sixty individuals have been contacted and are aware of the work being done at South Fork. To date, that effort has uncovered additional photographs, a copy of a Club stock certificate, and letters recalling the attitudes of family members toward the Club and the Flood. Even at this writing, responses continue to come in from descendants who are interested and willing to peruse family papers for materials related to the Club, and it is fully expected that additional primary documentation may be uncovered in time. Third, a full search was done of deed and mortgage records of the Clubhouse and the two cottages, yielding an almost continuous chain of title. The owners identified through that search were used to launch the fourth line of research, the oral history interviews with owners and occupants of the buildings during the twentieth century.

This research was augmented by extensive analysis and destructive testing of the buildings to determine original conditions and subsequent alterations. As defined by the National Park Service in the scope of work for this project, this testing was exhaustive

¹It should be noted that a number of the sources, both primary and secondary, come into conflict with one another. A significant part of this effort has been to look objectively at these sources and draw our own conclusions.

in the Moorhead Cottage, thorough in the Brown Cottage and the Clubhouse, and minimal on the exterior of the Clubhouse Annex. Testing included removal of selected wall and floor coverings, boring of wall core samples, paint analysis, and exposure of structural members in selected areas. Because the Clubhouse is in continuous use, testing there was limited. This analysis was enhanced by an analysis of contemporaneous patternbook designs. The research and analysis components were then synthesized to generate conjectural plans and elevations illustrating original conditions.

Based on this analysis and the expressed preferences of the 1889 South Fork Fishing and Hunting Club Historical Preservation Society, an analysis was conducted to determine the best strategy to accommodate functional and interpretive requirements in the four buildings. Issues such as space allocation, structural stability, code requirements, interpretive value, and market feasibility were all factored into this analysis.

Incorporating all of the research and analysis described above, this report provides not only the historical information necessary for accurate preservation treatment of the structures, but also a direction for future development of the site.

II. HISTORICAL OVERVIEW

II.A. STATEMENT OF SIGNIFICANCE

The South Fork Fishing and Hunting Club was developed on Lake Conemaugh between 1879 and 1889, when the Club's earthen dam that retained the lake collapsed, precipitating the Johnstown Flood. The buildings of the Club subsequently passed to other owners and the town of St. Michael built up around them, first as a mining community and ultimately as just one of many small towns in the area. The surviving structures of the Club represent ten of the sixteen principal buildings believed to have existed on over 600 acres of Club-owned property (including the lake itself.) The four structures which are the subject of this report -- the Moorhead Cottage, the Brown Cottage, the Clubhouse, and the Clubhouse Annex -- are significant in several contexts.

The Club is significant as the exclusive rural retreat of the most influential individuals in the industrial and related development of the region and, indeed, the nation. Business and personal relationships among Pittsburgh's most prominent business leaders and their families were nurtured at South Fork while they engaged in the activities of genteel leisure -- hunting, fishing, sailing, rowing, swimming, and pageantry. South Fork represented a notable departure from the more public mountain and mineral springs resorts that had predominated the region, such as Bedford Springs, Chalybeate Springs, and Cresson.

The Club and its property are also indelibly associated with the Johnstown Flood, the most notable flood of the nineteenth century in the United States and the greatest national tragedy of the post-Civil War era. The flood itself and the ensuing relief efforts, in which Club members participated, are a remarkable story of disaster and human triumph.

Architecturally, the surviving Club buildings represent a good sampling of Victorian cottage architecture. The Queen Anne/Shingle Style Moorhead and Stick Style Brown

Cottages are particularly fine examples of their respective styles in the region. The Clubhouse, while a less sophisticated exterior design, is nonetheless quite representative of club architecture of the 1880s, of which few examples survive in the area.

Finally, the cottages derive an additional layer of significance from their association with the development of St. Michael as a company town of the Maryland Coal Company and subsequently the Berwind-White Coal Mining Company. In their altered, duplex form, they reveal something about housing conditions as provided by coal companies to their employees.

II.B. HISTORICAL NARRATIVE

Introduction

The South Fork Fishing and Hunting Club enjoyed a brief and ill-fated history that has been accordingly little documented. Circumstances are such that the records of the Club and its members are understandably quite limited. The private nature of the Club, coupled with its limited ten-year duration and the guilt and/or trepidation with which the majority of the members apparently viewed the flood and its aftermath, has resulted in a dearth of reliable, primary sources. Furthering the problem has been the perpetuation of misinformation that came with the frenzy to publicize the flood and assign blame for it in the early months following the disaster. This narrative attempts to question the traditionally accepted lore and arrive at a more accurate depiction of the Club, its members, its lifestyle, and its facilities, in order to provide as full a context as possible for the four historic structures which are the subject of this report.

Founding of the Club

While it began as a legal entity with a charter recorded in the Court of Common Pleas of Allegheny County citing its place of business as the City of Pittsburgh, the Club's name clearly indicates that the charter members already had in mind a resort at South Fork. The charter, dated 15 November 1879, stated the association's object as "the protection and propagation of game and game fish, and the enforcement of all laws of this State against the unlawful killing or wounding of the same."¹ The stock of the association was set at \$10,000, divided into 100 shares with a value of \$100 each.

The Club's sixteen charter members collectively owned 42 of the authorized 100 shares, with Benjamin Ruff owning eight, Henry Clay Frick owning six, and the rest owning two each. With 58 shares outstanding, it might be assumed that the sixteen originally

¹ Court of Common Pleas of Allegheny County *Charter Book*, XXI: 232. According to J. J. McLaurin, the Club was actually organized on 19 May 1879. J. J. McLaurin, *The Story of Johnstown* (Harrisburg: J. M. Place, 1890), 50.

expected to swell their ranks to no more than 74 (if all further shares were to be sold individually) and possibly as few as 45 (if all further shares were to be sold in pairs as they had already been.) But by 1881, it was reported that the Club had applied to the Court of Common Pleas to amend the Charter.² That Amendment, recorded 23 March 1881, allowed for the issuance of 100 additional shares of capital stock at \$100 per share, with a provision to add to the membership "from time to time," the total aggregate number of shares to not exceed 400.³

The sixteen charter members, or "subscribers," were listed as:

B. F. Ruff	H. C. Frick
F. H. Sweet	E. A. Meyers
Charles J. Clarke	C. C. Hussey
Thomas Clarke	D. R. Euwer
W. F. Fundenberg	C. A. Carpenter
Howard Hartley	W. S. Dunn
H. C. Yager	W. L. McClintock
J. B. White	A. V. Holmes

Ruff was President; Meyers, Secretary; and McClintock, Treasurer. The five Directors were Hussey, Dunn, Carpenter, Hartley, and Fundenburg [sic]. By 1889, when the total membership had reportedly reached 61, only five of these original sixteen members were still listed as belonging to the Club: Charles J. Clarke, H. C. Frick, E. A. Meyers (listed as F. A. Meyers), W. S. Dunn (listed as W. T. Dunn), and W. L. McClintock.⁴ Three of

² *Johnstown Daily Tribune*, 22 February 1881.

³ *Cambria County Charter Book*, 6: 452-457.

⁴ *Johnstown Tribune*, 20 June 1889. It is assumed that the inconsistencies in these names were the result of misprints and that they are, in fact, the same individuals listed on the Charter.

those -- Charles J. Clarke, C. C. Hussey, and Walter L. McClintock -- are believed ultimately to have built cottages.⁵

It has frequently been asserted that the Club members obtained the charter in disobedience of the Laws of Pennsylvania, which required organizations to be chartered in the counties in which they were to operate. It has also been suggested that they deliberately misled the local Johnstown media about the name of the Club and other particulars to keep their operations private. Indeed, the *Johnstown Tribune* did print numerous apparently erroneous items about the projected Club and its plans for the old reservoir. In the early days, it was the name that was reported incorrectly. On 14 October 1879, the *Tribune* related that there was "a rumor afloat" that the "Western Game and Fish Association of Pittsburgh" had leased or purchased the old reservoir property and proposed "converting it into a summer resort."⁶ On the following day, the *Tribune* elaborated in another story that was essentially accurate with the exception of the Club's name:

As will be seen by the advertisement in this issue fifty men are wanted by Contractor Kaine to go to work on the South Fork of the Conemaugh River, immediately. The property has been purchased by the Western Game and Fish Association, of Pittsburgh, a rumor to that effect having been published in last evening's paper, which we can now verify as fact. It is the intention of the corporation named to commence rebuilding the dam and putting the extensive grounds in proper shape for the erection of a summer resort, and no better location can be found in Western Pennsylvania for this purpose. The distance from South Fork or Mineral Point is not over three miles, and the place is easy of access. As soon as the necessary buildings are erected and all the improvements made, it will be a formidable rival to Cresson, and in course of time will

⁵ Discussions of the membership and a full list of cottage owners appears later in this narrative.

⁶ *Johnstown Daily Tribune*, 14 October 1879.

undoubtedly become one of the best rural resorts in the country.⁷

When rain damaged the dam on Christmas Day 1879, the *Tribune* reported the incident, still using the incorrect name.⁸ Erroneous names continued in use when John Fulton referred to the "Sportsmen's Association of Western Pennsylvania" in his report to D. J. Morrell in November 1880,⁹ and even as late as May 1884, when the *Tribune* referred to the "Western Game and Fish Association."¹⁰

At the same time, however, the Club did accurately advertise the charter applications, as required, in the *Commercial Gazette* and the *Post*, both Pittsburgh papers.¹¹ Since the *Johnstown Tribune* frequently reported news items from these two publications, it is unclear whether the misinformation was the result of Club subterfuge or careless

⁷ *Ibid.*, 15 October 1879. It is curious that the rivalry with Cresson persisted despite that some of the same Pittsburghers apparently frequented both resorts. Just as the South Fork development was getting underway, major construction was going on at the Cresson Springs Hotel in late 1880, as reported in the *Tribune* of 19 November 1880. Harriet Gaul, in her biography of John Alfred Brashear, mentions the rivalry and suggests that Cresson held greater appeal to railroad men; she also discusses the importance to these resorts of Pittsburgh artists' colonies in the mountains. See Harriet Gaul, "Gods of the Mountains," *John Alfred Brashear: Scientist and Humanitarian, 1840-1920* (Philadelphia: University of Pennsylvania Press, 1940), 101-107. A study of broader scope to examine regional mountain resorts of the late nineteenth century would be useful in providing a context for South Fork.

⁸ *Johnstown Daily Tribune*, 27 December 1879.

⁹ Letter, John Fulton to Daniel J. Morrell, 26 November 1880, printed in *Johnstown Daily Tribune*, 18 June 1889. The Sportsmen's Association of Western Pennsylvania did, in fact, exist as a separate organization organized in 1876, as reported in the *Tribune* on 29 August 1879. The confusion between the two organizations may have stemmed from the fact that five of the charter members of the South Fork Club were listed among the twenty officers and directors of the Sportsmen's Association. Furthermore, of the Association's 260 members, the *Tribune* reported, many were of "great influence," suggesting possible additional overlap. By August of 1879, the Association had signed a ten year lease in a building on Fifth Avenue in Pittsburgh and spent \$10,000 improving the space, which included a reading, card, and billiard room, and a museum containing some 2,000 specimens of natural history, most of them being contributions of members. It would seem that the South Fork Club may well have been an outgrowth of this earlier group.

¹⁰ *Johnstown Daily Tribune*, 8 May 1884.

¹¹ *Ibid.*, 22 February 1881.

reporting. Despite the Club's assumed desire for privacy, it seems extreme to ascribe to them a deliberate effort to veil their activities in privacy through misinformation.¹² At any rate, by July of 1883, the *Tribune*, drawing from articles in the *Pittsburgh Commercial Gazette*, began to refer to the club by its proper name, at least some of the time.¹³

The Membership

The membership of the South Fork Fishing and Hunting Club was composed entirely of Pittsburgh (and Allegheny City) industrialists. Of the 61 members in 1889, 38 were officers, partners, or owners of business firms ranging from real estate to steel, seven were attorneys, and four were bankers. Many were direct business associates. James W. Brown was secretary and treasurer of Hussey, Howe and Company, Steel Works, Ltd., in addition to serving as vice president of the Crucible Steel Company, a trustee of the Dollar Savings Bank, and a U. S. Congressman. Henry Holdship and his brother-in-law, Lewis Irwin, were associated with Holdship and Irwin, American Oil Works. J. J. Lawrence and Moses B. Suydam were partners in the paint business. Philander Chase Knox and James Hay Reed, in addition to founding a highly successful law firm and orchestrating the sale of Carnegie Steel to U. S. Steel, each enjoyed successful political careers, Reed as a federal district judge and Knox as Attorney General of the United States, a U. S. Senator, and Secretary of State under President William Howard Taft. Calvin Wells and C. C. Hussey's father were partners in the copper and later the steel business. And the relationship among Carnegie, Frick, and Mellon has, of course, been

¹² It would seem that some have succumbed to the temptation of ascribing malevolent motives to the Club members in hindsight. Most notable among them is Nathan Shappee, whose otherwise well-documented study draws the conclusion, with little evidence, that ". . . the South Fork club men, by using the wrong name, prevented an examination of their plans; and concealed the irregularity of their charter. . . . By 1883, the Pittsburgh men had become too firmly entrenched at South Fork to be easily ejected over an irregularity of their charter." Shappee also asserts that "although Ruff had told Morrell the correct name in December, 1880, the local leader had kept his correspondence with the club's president from the *Tribune's* editor." Nathan D. Shappee, *A History of Johnstown and the Great Flood of 1889: A Study in Disaster and Rehabilitation* (Unpublished Ph.D. dissertation, University of Pittsburgh, 1940), 214-215. Harlan Unrau perpetuates this assertion in his *Historic Structures Report on the South Fork Dam*, 1979.

¹³ *Johnstown Tribune*, 6 July 1883, quoting *Pittsburgh Commercial Gazette*, 3-4 July 1883. Since the *Tribune* subsequently referred to the "Western Game and Fish Association" as late as May 1884, it would seem that careless reporting was to blame for at least some of the misnomers.

well documented. The list goes on to clearly illustrate that these men were at the core of economic and political power in Pittsburgh. These business relationships carried over into the members' private lives as well, with several family alliances forged through marriage.¹⁴

The actual membership list has been published in two sources. The Guest Register that survives in the Archives of the Johnstown Flood Museum contains a list of 60 names at the end dating, we believe, to c.1886, and the *Johnstown Daily Tribune* published a list of 61 on 20 June 1889. As with other documentation regarding the Club, conflicts appear between the reports. The two lists contain only 36 names in common. Most noticeably missing from the earlier list are the names of Moorhead, Knox, Brown, Bidwell, Rankin, and Reed, all suspected to have owned cottages. The 1889 list omits only one suspected cottage owner, C. C. Hussey.¹⁵

In addition to the list of members at the end of the bound volume, the Guest Register contains entries dated 28 July 1881 through 29 September 1883, indicating which members checked in at the Club, who their guests were, whether or not they dined at the Clubhouse, and where they were housed. Many of the members brought guests to the Club, some of whom are known to have joined later. Certain names dominate the entries: Hussey, Holdship, Unger, Hunt, Ruff, White, and McClintock. Among the most frequent users of the Club were the McClintocks, who first appeared in the register on Saturday, 10 September 1881 and continuing to visit at least two or three times a month during the next two summers, including an apparent house party with at least fifteen guests hosted by W. L. McClintock on Memorial Day weekend in 1883. By the end of

¹⁴ See Appendix A.2., Family Histories. See also Ella Sue Rayburn, *Johnstown Flood National Memorial*, Elias J. Unger House, Historic Structure Report (National Park Service, January 1986), 55-83, for additional professional profiles on the members.

¹⁵ It may be that Hussey died before the list was compiled. When flood survivors moved into the cottages in the summer of 1889, the Hussey Cottage was referred to as Mrs. Hussey's, and the Hussey interests in South Fork were ultimately deeded away by Mrs. Hussey. See Appendix A.5. for both the Guest Register list and the *Tribune* list.

that season, the Guest Register would seem to have fallen into disuse by members, perhaps as activities shifted to the newly built cottages.

Developing the Buildings and Grounds

The property that ultimately became the grounds of the South Fork Fishing and Hunting Club was acquired through a series of nine purchases dating from 1879 to 1887. These parcels ranged in size from the original purchase of 500 acres, 54 perches to a strip of ground 25 feet wide separating two of the other parcels; they totalled 624 acres, 120 perches, at a total cost of over \$4,100.¹⁶ It is unclear from the deed descriptions just how the property grew, but the bulk of the land was under Club ownership by September 1880, setting the stage for development of the buildings.

Apparently, the first improvements made to the Club property involved the dam. Shortly after the Club was organized, the following advertisement appeared in the *Tribune*:

WANTED -- FIFTY MEN to work on the Dam on South
Fork of Conemaugh -- the Old Reservoir. Inquire of
DANIEL KAINÉ, Contractor of the Work.¹⁷

The reconstruction took fully two years and some \$17,000 to complete, and the lake was ready for use by the 1881 season. Even as the work was proceeding, questions were raised as to the dam's safety.¹⁸

¹⁶These property transactions are detailed in Appendix A.3.

¹⁷*Johnstown Daily Tribune*, 15 October 1879.

¹⁸The history of the dam has been well documented in the Historic Structures Reports on the Elias Unger House and the South Fork Dam, as well as in Shappee. See Rayburn and Shappee. See also Harlan Unrau, Historic Structures Report, the South Fork Dam (National Park Service, 1979.)

It is not known exactly when each of the structures at South Fork was built, but sources suggest that the first buildings were erected in 1881, with construction continuing through the summer of 1888. The *Tribune* in March of 1881 reported that a hotel would be constructed that spring and summer.¹⁹ This would seem to be confirmed by the Guest Register's initial entry on 28 July 1881.²⁰ This initial clubhouse consisted of a small, residential-scaled frame structure of nine bays with a cross gable roof. Accounts vary as to how many cottages were built and when. Seven were reported by the *Pittsburgh Commercial Gazette* of 4 July 1883.²¹ It is also unclear whether or not the Club may have built some cottages during the early years for use as auxiliary space for the Clubhouse, which cottages could subsequently have been sold to members. References are made in the Guest Register to numbered cottages to which some guests were sent after check-in.²²

By the summer of 1885, a rumor was afloat that the South Fork Fishing and Hunting Club might be opened to the public. A lengthy piece in the *Johnstown Daily Tribune* on 10 August of that summer reported the rumor and described the Club facilities at that time:

The fine body of water and the romantic surroundings of the place, it is thought, would make the resort the most popular on the mountain. The opening of the place would contemplate the erection of a large hotel, and it is said that an architect has already received orders to prepare plans of such a building, and it is probable work will be commenced in the fall.

At present the public is rigidly excluded from the grounds, and the privileged guests, from one hundred to one hundred and fifty in number, seem to be extremely happy in their semi-isolation. But the luxury is an expensive one,

¹⁹ *Johnstown Daily Tribune*, 22 March 1881, as quoted in Unrau.

²⁰ Guest Register.

²¹ As reported in the *Johnstown Daily Tribune*, 6 July 1883.

²² Guest Register.

the club probably sees a great "spec" in publicity, and it may be that in the near future the beautiful lake will be surrounded by cottages and provided with hotel accommodations sufficient for a thousand persons. There are now about a dozen very tasty cottages and a Club House, which provides meals for all the guests. The seating capacity of the dining room is only ninety, however, so that the guests are greatly inconvenienced and the Club House people nearly driven crazy at each recurring mealtime. Then, too, more of the members and their relatives and friends wish to spend the heated term at the lake, and the pressure grows yearly. Under all these circumstances, it does not appear improbable that additional accommodations will be provided and that the public will be permitted to bear a portion of the general expense.

The cottages and Club House are on the right hand side of the lake as you enter the grounds from the old Frankstown road and about a mile distant from the breast of the dam or lake. Directly opposite the Club House is the beautiful Rorabaugh farm, sloping gently to the water's edge. The cottages are built in a damp, bad smelling woods. The Rorabaugh farm lies open to the sun and the breeze, and is susceptible of any degree of artificial beautifying. Here would be the place for the great hotel. Col. Ruff, of Pittsburgh, who is a member of the association, also owns individually a fine stretch of dry woodland facing the lake.

But the innovation talked of will not be made for several years, we think. Some members of the club would certainly kick against it to the last. They have been at great expense in the purchase and fitting up of the grounds and are just beginning to reap the benefits.

The lake is stocked with the finest of game fish, now grown almost to full size, and in the season wild ducks and wild geese by the thousand alight upon the water and fall a ready prey to the hunter's fowling piece. The sports of fishing and hunting they would therefore not like to make public, even for a consideration.

Col. Tice, an experienced caterer, is at present in charge of the Club House, and is ably assisted by Clark Higgins. But the house isn't big enough for them to bounce around in to the extent of their ability. They need more room, which

the Hotel de Castle in the Air will give them when it materializes.²³

One of the dozen "tasty" cottages described in the *Tribune* article was undoubtedly the Moorhead Cottage, a fine Queen Anne design set on one of the highest sites in the lakefront row. No documentation survives to link the house to the Moorheads, but commonly accepted local lore has always dubbed it as such. Cottage No. 6, also one of the early ones, has been known traditionally as the Clarke Cottage, which would be supported by a photograph in the Cooper collection featuring Charles Clarke prominently seated on the porch steps with a family group that also includes Durbin Horne.²⁴

Whether or not the *Tribune* was correct in its assertions that the South Fork Club had plans to expand and possibly go public, the Club did set out to make significant improvements to the property in 1887. As described, the "commodious" Clubhouse contained 47 "well furnished" bedrooms, a "nicely furnished office, a pool room, a parlor forty feet square, a dining room 40 x 60 feet, a well-furnished kitchen, bakery, cooling-rooms, milk room, vegetable room, and everything to be found in a well-furnished hotel."²⁵

The parcels on which the cottages were built were, at least toward the end of the Club's life, leased by the Club to the cottage owners. Leases from the Club to P. C. Knox and D. W. C. Bidwell, dated January 1888, set forth the terms of the agreements: numbered lots on a plan of lots laid out by the Club and measuring "100 feet fronting on said

²³Johnstown Daily Tribune, 10 August 1885. The somewhat sarcastic tone of this article raises some question as to its accuracy.

²⁴ Photograph by Lewis Semple Clarke, in the collection of Virginia Cooper and the Johnstown Flood Museum.

²⁵ W. Y. Yoder, Superintendent of Grounds, South Fork Fishing & Hunting Club, Letter to Salem (Ohio) *Era*, 10 June 1889, quoted in *Johnstown Tribune*, 25 June 1889.

Conemaugh Lake and running back, preserving the same width, about 150 feet," were to be leased for 99 years and be "subject to the rules" of the Club. Whether or not this lease arrangement was typical for all cottage owners is not known. Knox leased Lot No. 16 and Bidwell Lot No. 18.²⁶ An attempt to correlate these numbers to the cottages was inconclusive and, since only fourteen were apparently built, it may be that not all the lots were 100 feet wide. If it were assumed that Cottage No. 1 were Lot No. 18, then the Moorhead Cottage would actually be the Knox Cottage on Lot No. 16, but no evidence supports this theory.

The final buildings are believed to have been constructed during the Club's last summer season at Lake Conemaugh in 1888. The *Tribune* announced on 22 March 1888 that three new cottages were to be built that summer at a cost of \$5,000 each by D.W.C. Bidwell, Dr. D. W. Rankin, and James W. Brown, who had officially joined the Club on 26 October 1886.²⁷ The Brown Cottage has definitely been identified through photographs in the possession of one of his descendants, and its site does appear vacant in some of the earlier views of the cottage row, confirming that it was a late addition. The Bidwell Cottage, for which Bidwell leased Lot No. 18, has not been positively identified, nor has the Rankin, assuming that they were even constructed. Perhaps Philander Knox, who took out a land lease contemporaneously with Bidwell, built that same summer, although no other evidence supports that theory.

Ultimately, it would seem that fourteen cottages were built in addition to the Clubhouse and Clubhouse Annex, based on an analysis of historic maps and photographs.²⁸ A list

²⁶ Cambria County *Deed Books*, 229: 454 (Bidwell) and 234: 468 (Knox). Oddly enough, these leases were not recorded until 1911, after they were assigned to John S. Wicks in 1904. This would seem to be part of the process of clearing the title to the land prior to the sale to Maryland Coal in 1907.

²⁷ *Johnstown Daily Tribune*, 22 March 1888. Also, Stock Certificate, South Fork Fishing and Hunting Club, dated 26 October 1886, in possession of Alice Reed Tucker of Pittsburgh, Brown's granddaughter.

²⁸ It should be noted that sources vary as to how many cottages actually existed, with reports ranging from 16 to 23. Section III.A. provides an analysis of the fully developed Club site.

of eighteen known and suspected cottage owners has been compiled from several sources:

DeWitt Clinton Bidwell	Jesse H. Lippencott
James W. Brown	John J. Lawrence
Charles J. Clarke	Walter Lowrie McClintock
John Arunah Harper	Maxwell Kennedy Moorhead
Henry Holdship	Dr. D. W. Rankin
Durbin Horne	James Hay Reed
Curtis C. Hussey	John Rorabaugh
Lewis Irwin	Moses B. Suydam
Philander Chase Knox	Calvin Wells ²⁹

The clear physical evidence, however, strongly suggests that only fourteen of these members actually built cottages.

No evidence survives to identify the involvement of any particular architects at the South Fork Club. In fact, only one reference has been found to suggest that architects were involved at all; the *Tribune* article of 10 August 1885 indicated that an architect had already been retained to design a large hotel, perhaps the Clubhouse, which was expanded at about that time. If architects were involved, it is entirely possible that they might have been chosen from among the architects practicing in Pittsburgh during the 1880s. *The Brickbuilder* and *The Inland Architect and Builder*, a periodical featuring residential design and construction projects of the time, listed at least 36 Pittsburgh architects between c.1885 and 1892. Of those, only a few are known to have built projects

²⁹ *Johnstown Daily Tribune* article of 22 March 1888, announcing three anticipated new cottages; Land leases in names of Bidwell and Knox in Cambria County *Deed Books*; *Tribune* articles of 29 July and 28 August 1889, describing post-flood occupancy of the the cottages; Cambria County Deed Book records pertaining to de-acquisition of the Club property and all interests therein; and Photographs from the Cooper and Brown Collections. Additional names – including Leishman, Frick, Carnegie, Pitcairn, Mellon and Sinclair -- have been passed down through local lore, but no documentary evidence has been uncovered to confirm them.

in Pittsburgh for the individuals thought to have cottages at South Fork.³⁰ Any attribution of the Clubhouse or cottages to any particular architects, therefore, would have to be entirely based on stylistic analysis. Given the simple vernacular nature of most of the structures, such an analysis would be very difficult. The most distinctive features present in any of the buildings are perhaps the fireplaces of the Clubhouse, which could be likened to the work of C. M. Bartberger, who was working in Pittsburgh in the 1880s.

Alternatively, the cottages and Clubhouse might have been based, at least in part, on the multitude of patternbooks available at the time. A study of a number of contemporaneous patternbooks has not only revealed similar cottage designs, but has provided some precedent for the conjectural plans of the buildings as well. Particularly in the case of the Clubhouse, these books have illustrated typical floor plans for such buildings.³¹

Outbuildings were no doubt a part of the Club's building development, although no firm evidence was uncovered to either place them or describe them. It is believed, however, that the Club had at least one barn or stable and quite possibly additional storage sheds, as well as additional outhouses.³²

At some point along the way, site amenities were incorporated into the property development. Walks, bridges, boathouses, and docks, both fixed and floating, are visible in the historic photographs and have been indicated on the conjectural historic site plan. A boardwalk of wide, transversely-set boards extended the full length of the row of

³⁰ Bidwell, for example, used George S. Orth in 1885 for six three-story dwellings and Frederick J. Osterling in 1889 for three brick dwellings, all apparently built for investment purposes. Durbin Horne used Peabody and Stearns for a project in 1896. *Inland Architect and Builder*, v.5 (April 1885): 59; v.13 (June 1889): 92.; and v.26 #6 (January 1896): 67. *Brickbuilder*, v.6 (October 1897): 257.

³¹ See Bibliography for a list of the patternbooks consulted and Appendix B.4. for selected excerpts of particular relevance.

³² The Cambria County tax records of 1883 to 1890 list horses, mules, and as many as forty pleasure carriages, which presumably would have been housed in some sort of structure. See Unrau, Appendix N, 194.

cottages and the Clubhouse. The railings along the walkways and bridges were of a quite rustic design, with natural branches formed into somewhat random patterns of horizontals and diagonals. The boathouses were all gable roofed, some with ornamental woodwork; in front of the Clubhouse, the boathouse appears to have contained 24 separate slips. In addition, telegraph poles extending across the breast of the dam and south toward the Club buildings are visible in the historic views.

Security seems to have been of some concern at the Club property. A piece in the *Tribune* of Saturday, 31 August 1889, reporting on the flood survivors inhabiting the cottages, suggests that the property was fenced in some way:

Cottagers at South Fork Lake complain that last Sunday they were annoyed by gangs of noisy beer drinkers, and they have accordingly decided to keep the gates closed tomorrow.³³

James Herbert Walker, writing in 1889, described two "placards" that survived on the site, reading:

PRIVATE PROPERTY.
ALL TRESPASSERS FOUND HUNTING OR FISHING ON
THESE GROUNDS WILL BE PROSECUTED TO THE
FULL EXTENT OF THE LAW.
and
PRIVATE PROPERTY.
NO FISHING OR HUNTING ON THESE PREMISES, UN-
DER PENALTY OF THE LAW, \$100.
SOUTH FORK FISHING AND HUNTING CLUB.³⁴

No physical evidence survives on site to document these conditions.

1889 was to have been a big year for the South Fork Fishing and Hunting Club. Just thirty days before the flood, on 1 May 1889, the Club took out a \$36,000 mortgage on the

³³ *Johnstown Daily Tribune*, 31 August 1889.

³⁴ James Herbert Walker, *The Johnstown Horror!!! or Valley of Death* (Philadelphia: 1889), 453.

nine parcels of land, with members Henry Holdship and Ben Thaw holding the paper.³⁵ The full extent of what was planned remains a mystery.

Presumably, one of the items to be developed with the proceeds of the refinancing was the sewer that was under construction when the flood occurred on 31 May 1889. According to Unrau, the Club's directors had voted in October 1888 to install the water works the following year. The main sewer line was to run for nearly a mile along the lake shore, extending from the Clubhouse to the dam, with branch lines connecting to all the cottages. The wrought iron system, estimated to cost \$12,000, was being built under the supervision of John Grubb Parke, Jr., a recent engineering graduate of the University of Pennsylvania.³⁶ The Italian workers who reportedly attempted to save the dam under Unger's supervision were taken from the sewer construction crew. No archaeological evidence has as yet been uncovered to locate any remains of the sewer, but this might warrant further investigation.

Lifestyle on the Lake

Little is reported in primary sources regarding the lifestyle of the Club members on Lake Conemaugh. An article in the *Pittsburgh Commercial Gazette* of 4 July 1883 reported the supposed rules of the Club, not documented elsewhere:

Under the rules a member is entitled to accommodations for two weeks with the privilege of a long stay, if no other member asks for the rooms. Cottages can be built by the members and occupied permanently if they wish. The rules are very stringent. Fishing, shooting, and playing of any games are prohibited on Sunday, the game laws of the state are enforced, and beside this fur, fin, and feather are

³⁵ Cambria County *Mortgage Book*, 14, 268-77.

³⁶ Unrau, 86-87, drawing from the *Tribune* of 4 May, 27 June, and 19 October 1888 and 9 April 1889, as well as W. J. Maxwell, comp., *General Alumni Catalogue of the University of Pennsylvania*. Philadelphia: 1917, excerpted in *Johnstown Flood (1889)*, Collection of Miscellaneous Materials Relating to the Flood, Historical Society of Western Pennsylvania.

safe until the Board of Directors authorize the sportsmen to open the season. Members can entertain their families and friends after notification has been given the Secretary, but no person not a member can be given the privileges of the grounds for more than ten days in any one year. The initiation fee is \$800, the membership is limited to sixty persons, and the rolls are full.³⁷

As to day-to-day life on the lake, the sources that do exist sometimes come into conflict with one another. One source, written in 1889, suggests that "not even Tuxedo [Park] puts on more airs."³⁸ This stands in marked contrast to the report of another contemporaneous local historian:

There was no display at South Fork. The young men wore flannel shirts and crush hats, and the girls plain costumes that would not be injured in scrambling over rugged rocks or fishing in turbulent streams, with the possibility of an occasional tumble into the water. There were a few modest cottages along the borders of the lake and a club-house that until a year or so before the flood had been the plainest of wood shanties. Then the club had spent a few thousands upon it, had built a veranda and otherwise improved it. It was a comfortable home-like place and was as different from the ordinary fashionable summer resort as could well be conceived. The beautiful sheet of water bore upon its bosom in the soft evenings gay parties of young folks, some of whom would strum the mandolin or guitar. . . The place was exclusive only in the sense that a private house or garden is of that character. There was no lofty disregard of other people's rights, nor any desire on the part of the members to set themselves above those around them. The club was a happy family party, and nothing more. . . . There was an atmosphere of repose over South Fork Lake that it seemed nothing could disturb.³⁹

³⁷ *Pittsburgh Commercial Gazette*, 4 July 1883, printed in *Johnstown Daily Tribune*, 6 July 1883. The inaccuracy of some information in the article, such as the \$800 initiation fee, raises questions as to the veracity of the entire report.

³⁸ Walker, 452.

³⁹ Frank Connelly and George C. Jenks, *Official History of the Johnstown Flood* (Pittsburg: Journalist Publishing Co., 1889), 46. Connelly and Jenks perhaps overstate the democratic attitudes of the Club members.

Photographs taken by Louis Semple Clarke in the mid to late 1880s would seem to conform more closely to this second view of life on the lake. Women appear in simple dresses, though nonetheless most often with hats, and the men in shirts and trousers or informal, mismatched jackets and trousers with ties, with either caps or straw boaters. Several of the photos depict people in costumes, obviously participating in some sort of pageantry; one features a costumed young man carrying a boar's head into an unidentified doorway. Children are included in several of the photos, although the majority of the people shown are, not surprisingly, young adults who would have been the photographer's peers. The majority of the photographs are, of course, posed, though nonetheless informal in nature, showing people lingering on the bridges and walkways, gathered on porch steps, listening to music, or reclining in hammocks. Quite a few show sailors on the lake, and one captures the apparent launching of the club's steam yacht with the vacant Brown site in the background. A still life shows a display of dozens of ducks hanging in the ornamented gable end of an unidentified building. Perhaps the only true candid is a glimpse of a group of young men, some in the nude, diving off a crude diving board into the lake.⁴⁰

The lake was initially stocked in 1881 with game fish, reportedly 1,000 black bass from Lake Erie brought in by railroad car with oxygen tanks, at a cost of \$750.⁴¹ And, while little is known regarding the actual hunting activities, it was reported that members engaged in shooting contests, including live bird shoots and clay pigeons, to compete for a silver cup.⁴²

But while fishing and hunting were purportedly the passions of the members and the purpose of the Club, sailing clearly dominates the sporting images that survive.

⁴⁰ Lewis Semple Clarke photographs from the Cooper Collection. See photographs incorporated into Section III, Architectural Data, as well as Appendix A.1., Historic Photographs.

⁴¹ *Johnstown Daily Tribune*, 4 June 1881.

⁴² *Ibid.*, 20 June 1884.

"Altogether there were two large steam yachts, four sailing boats, and fifty canoes and rowboats at the lake. The most unusual craft was an electric catamaran, with a searchlight mounted up front, which had been built by Louis Clarke, a young member of the club."⁴³ Other unusual crafts are visible in the Clarke photographs.

The climax of the Club season is believed to have been the annual Regatta and Feast of Lanterns. A copy of the program for this event, dated 22 August 1885, survives in the Archives of the Johnstown Flood Museum. It lists eleven competitive events involving canoes, single and double sculls, and tubs. The participants were men, women, and children, and seemed to be drawn most heavily from families that are suspected or known to have owned cottages. Names such as Holdship, Horne, Hussey, Rankin, Suydam, Irwin, Clarke, McClintock, Lawrence, and Wells are listed under multiple events; Brown, who did not join the Club until 1886, and Moorhead are noticeably missing from the program.⁴⁴ Medals were apparently awarded to the winners. Dwight A. Horne, Durbin Horne's nephew, has among his father's keepsakes, a small gold medal in the shape of a five pointed star with two crossed oars behind, in a circle of olive leaves, suspended from a fancy triangular bar pin holder; it is engraved with "Conemaugh Lake, 1886, Double Scull, 1 mile" on the front and "B. S. Horne" (Bernard S. Horne, Durbin's brother) on the back.⁴⁵

The lifestyle of the Club members within the Clubhouse and cottages is an even greater mystery. Marginal notes in the Guest Register and reports in the *Tribune*, already cited, suggest that some cottage owners dined, at least sometimes, at the Clubhouse, and that some of the cottages might have been maintained by the Club for use by members

⁴³ Unrau, 88, citing the following sources: *Johnstown Daily Tribune*, 25 June 1889; David McCullough, *The Johnstown Flood* (New York: Simon and Schuster, 1968), 42-43; Caldwell, *Illustrated Historical Combination Atlas*, 24; and Storey, *History of Cambria County, I*, 457.

⁴⁴ South Fork Fishing and Hunting Club, Conemaugh Lake, Regatta and Feast of Lanterns. Program dated 22 August 1885. In Johnstown Flood Museum Archives.

⁴⁵ Dwight A. Horne, letter to Eliza Smith Brown, dated 20 September 1992, in LDA files. The jeweler's name, "C. Terreyden," is stamped on the back as well.

and/or guests. Receipts found in the Guest Register shed little light on purchases made for the Club.⁴⁶ But major questions remain unanswered: Did the Club own any of the cottages for use by single or multiple families? Were the servants brought from Pittsburgh or hired locally? Did the upstairs/downstairs conventions that would have typified the families' lives in Pittsburgh exist at the lake? Did the families move up for the summer, or travel up on occasional or regular visits? Did they dine more often at home or at the Clubhouse? Were certain areas or activities reserved for men only? Possibly the only source for answers to these queries will be the private papers of family members; they may yet be resolved.

After the Flood

Attitudes toward the South Fork Fishing and Hunting Club and its members immediately following the flood were varied. Certainly anger was the most prevalent. And yet the *Tribune* reported a slightly different reaction on the part of the local farmers to the breaking of the dam and the subsequent abandonment of the place as a summer resort:

. . . they feel very blue. From three to four hundred people annually spent from three to four months at the Lake -- some in the cottages and others at the Club House - - and the provisions for the maintenance of all these were obtained from the farmers of the immediate neighborhood, who obtained the highest prices for everything. Beside this ready and convenient market for the products of their fields, the presence of the resort made property very valuable in all the region round about. It is a pretty even divide on the part of the farmers about the Lake in the matter of sympathy for the Johnstown sufferers and regret at their own misfortunes in being deprived of most of their income.⁴⁷

The Club's members assumed some involvement in the Flood Relief effort, however

⁴⁶The random receipts that survive are mostly for beef and sugar, and cannot be thought to be representative of the typical club diet. They are located in the Johnstown Flood Museum Archives.

⁴⁷ *Johnstown Daily Tribune*, 29 July 1889.

limited. Of the Club's 60 members, 35 and their companies are listed as contributors to the various relief funds that were established throughout Pennsylvania. These contributions ranged from \$15 to \$5,000, with Carnegie and Frick giving the greatest amounts. In addition, at least four of the members actually served on the Citizen's Relief Committee of Pittsburgh: Reuben Miller, H. C. Frick, Henry Phipps, and S. S. Marvin. Miller and Marvin, in particular, worked tirelessly, Marvin as chairman of the subcommittee on supplies and Miller as manager of the entire committee. The two were also appointed by the governor to the Flood Relief Commission, the Pittsburgh committee concentrating its efforts at Johnstown.⁴⁸

Nonetheless, the members were the target of lawsuits, prompting a "collective reticence" that, to a certain extent, has persisted to this day. Elias Unger, singled out because of his Cambria County residence, was threatened with three suits and the Club with several more. Jacob J. Strayer, a Johnstown lumber dealer, initiated a \$70,000 suit against the Club and another against Unger. Another unnamed suit named Unger as well. Strayer's suit prompted yet another against the Club by a consortium of merchants. The Strayer case never came to trial due primarily to the Club's insolvency and Strayer's own eventual bankruptcy. No other lawsuits were successful either.⁴⁹

⁴⁸ Rayburn, 55-60, citing *Johnstown Flood: Report of the Citizen's Relief Committee of Pittsburgh* (Pittsburgh: 1890) and *Report of the Secretary of the Flood Relief Commission Appointed to Distribute the Funds Contributed for the Relief of Sufferers in Pennsylvania, by the Flood of May 31st, and June 1st, 1889* (Harrisburg: 1890). Frank Connelly and George C. Jenks, writing in 1889, added the name of Robert Pitcairn, who they say initiated the idea of a Pittsburgh Relief Committee. They go on to provide a detailed 19-page account of the relief effort. Connelly and Jenks, 130-149. It should be noted, however, that this is one of the flood histories whose veracity is generally held to be in question.

⁴⁹ Rayburn, 64-65. The subject of law suits is covered extensively in several other sources. McCullough, 238-268, devotes 30 pages to the reactions of the survivors and the club members and the trail of lawsuits. Shappee, 412-416, details the suits. The most sympathetic (to the Club) contemporaneous account came from Connelly and Jenks:

The officers of the club were all so deeply shocked by the catastrophe, and so earnest in their efforts to help the sufferers, that they had not the heart to think of their club's future. There were suits against the club for damages, but, notwithstanding the fact that a coroner's jury gave a verdict on a flood victim placing the blame upon the club, none of them were [sic] decided adversely to the corporation. This is at it should have been. The club owners were in no manner responsible for the disaster, and any or all of them would have gladly parted with their millions could it have been averted. 49-50.

An attempt to locate the litigation files for these suits, defended by Knox and Reed (now Reed Smith Shaw

The Club's facilities were apparently pressed into service by mid summer 1889 to house flood survivors. The *Tribune* reported on 29 July 1889 that "the Johnstown colony at South Fork is growing." This article and another on 28 August identified which families were occupying which Club members' cottages:

James McMillan (the plumber).	.	Gen. Max K. Moorehead [sic] Cottage
John W. Wonders.	.	Charles J. Clark [sic] Cottage
Capt. W. B. Kellar.	.	Durbin Horne Cottage
D. J. Duncan.	.	Walter McClintock Cottage
B. F. Watkins.	.	P. C. Knox Cottage
John T. Rowley.	.	Henry Holdship Cottage
A. N. Hart.	.	Colonel Lawrence Cottage
J. M. Cooper.	.	Mrs. Hussey Cottage
Judge Masters.	.	Jesse H. Lippencott Cottage
F. S. Deckert.	.	Undetermined Cottage
John Hannan.	.	Undetermined Cottage
Frank C. Hoerle (?).	.	Undetermined Cottage ⁵⁰

In describing the Club facilities, the 29 July article is surprisingly brief, given the general hunger for information about the Club and the Victorian propensity for tremendously detailed description in newspaper stories:

The cottages are elegantly furnished -- just as the owners left them -- and the occupants are given the free range of the premises and the use of everything. A glimpse at the interior of one of these luxurious summer homes gives one an idea of the regal style in which the occupants lived. There, too, in their pretty houses on the brink of the lake are the boats of various kinds that so often bore out upon the smooth waters the dainty ladies and their escorts and

& McClay) discovered that the records were destroyed when the firm moved into the Union Trust Building in Pittsburgh in 1917.

⁵⁰ *Johnstown Daily Tribune*, 29 July and 28 August 1889.

the happy children. Electric boats, steam boats, sail boats, and row boats -- all are there, but grass grows where the water was, and the cattle and sheep graze there. It is a strange and bewildering web of thought one weaves, as from the wide porch of a cottage he gazes out upon the scene before him.⁵¹

The 28 August article added that "a number of the families will remain at the cottages during the winter." One other report, dated 31 August 1889, suggested the development of a community atmosphere, indicating that the "Cottagers at South Fork" had complained of disturbances by "gangs of noisy beer drinkers" and had decided to keep the gates closed the following day.⁵² Little else is known, however, about this period of occupancy.⁵³

As the *Tribune's* interest in flood relief began to diminish, the paper switched its focus to the Club's future plans. As early as 20 August 1889, the paper cited a piece in the *Pittsburgh Commercial Gazette*, headlined, "It Would Only be a Little One, but Will They Dare to Do It?":

The general impression that the South Fork Dam would never be rebuilt appears to be erroneous, as there is a strong probability that a fishing lake will again be established in that locality. A manager of the fishing () of that name said yesterday that the belief that South Fork had been abandoned as a club resort was a mistake. The club, he said, could not afford to lose all the money it had invested in real estate in that locality.

The property was worth fully \$200,000, and if the fishing resort was not re-established the whole investment would

⁵¹ *Ibid.*, 29 July 1889.

⁵² *Ibid.*, 31 August 1889.

⁵³ Only one of these post-flood occupants has been tracked further; Dr. Joshua M. Cooper moved to Meadville after the flood, to Pittsburgh in 1895, and back to Johnstown in 1896, according to the *Biographical and Portrait Cyclopaedia of Cambria County Pennsylvania* (Union Publishing, 1896.) This could suggest that this period of occupancy might have been brief for others as well.

became [sic] almost a (total loss). The intention, however, was not () dam of the size of the one (destroyed) but one which would make the lake () size, so that in the event of the dam giving way no destruction to () property would follow.⁵⁴

The article goes on to suggest that rebuilding would proceed after the damage suit was settled.

The *Pittsburgh Leader* later that same day published a strong rebuttal to the story after conversations with a half dozen of the most prominent members of the Club:

They stated in the most emphatic manner that all such talk was the merest bosh, and that they very much doubted if any member of the Club had ever thought of such a thing, let alone given such a story to a reporter. One gentleman, who would not allow his name to be used for reasons of his own, said: "It has never even been hinted by the members of the South Fork Club that the dam would be rebuilt. It is true the members still own the property at South Fork, but you can publish as a fact that the Club will never have a lake there again, no matter what use we may make of the property."⁵⁵

With this issue apparently resolved, the rumors quickly turned in a new direction, suggesting that the Club membership would seek to develop a new facility in a different location. Less than a week after the *Leader* article, the *Tribune* reported that "it is now about definitely settled that the South Fork Club will have its resort in Michigan hereafter." Tracking the activities of the Club in an almost sleuthlike manner, the *Pittsburgh Times* had ascertained that,

⁵⁴ *Johnstown Daily Tribune*, 20 August 1889. The areas in parentheses are illegible or presumed, as the copy of the paper that was microfilmed was in deteriorated condition.

⁵⁵ *Pittsburgh Leader*, 20 August 1889, as quoted in the *Johnstown Daily Tribune*, 21 August 1889.

Colonel Unger and two other members of the Club have been at Petoskey lately, where they have obtained the refusal of eight hundred acres of ground facing on Little Traverse Bay, on Lake Michigan. This information was furnished by a citizen of Harbor Springs. It is certain that Colonel Unger was registered at the Arlington Hotel in Petoskey.

The ground for which a refusal has been obtained is located at the head of the bay, which is five miles long and lies between Harbor Springs and Petoskey. The latter place is a great summer resort, it being made up principally of cottages, occupied by camp-meeters. Fish is plentiful in the streams and game in the woods. Numerous fishing clubs from Pittsburgh have often spent their vacation not far from Petoskey, up on the Straits of Mackinac.

The new resort of the Club can be reached both by boat and rail. From Detroit, Cleveland, and Chicago steamers sail to this point through the lakes, and it can be easily reached by rail, the Flint and Pere Marquette Road running through it from Reed City.

An effort was made to see some members of the Club last night in regard to what improvements would be made in the event of the eight hundred acres being bought, but they could not be found. This is the first information given out with any degree of plausibility about the new resort that everybody supposed the Club would establish.⁵⁶

As plausible as that information might have been, yet another rumor was published in the *Tribune* less than a month later, suggesting that a party of Pittsburghers had secured the services of a civil engineer, Col. Camp, to survey Lake LeBouf and its surroundings, near Waterford in Erie County, Pennsylvania. Acknowledging that the story was still just a rumor, it nonetheless suggested that it was the South Fork Club that was "after the lake," and that the Club planned improvements "similar to those made at the fatal South Fork Lake."⁵⁷ The very next morning, the *Commercial Gazette* refuted the story, saying that

⁵⁶ *Pittsburgh Times*, as quoted in the *Johnstown Daily Tribune*, 27 August 1889.

⁵⁷ *Johnstown Daily Tribune*, 19 September 1889.

P. C. Knox had "denied emphatically that the Club had any intention of buying Lake Le Bouf or any other lake, or that they would build another summer resort."⁵⁸ Here ended the speculation about further resorts.

Disposition of the Club Property

The de-acquisition of the South Fork Club property occurred over a protracted period of over twelve years, as revealed by the deed records. Several documents refer to a mortgage foreclosure on 9 September 1891, although this search could not locate the actual paperwork. According to a subsequent deed, however, nine bondholders were of record at the time of the foreclosure:

Charles J. Clark [sic]

Henry Holdship

C. C. Hussey

John A. Harper

Lewis Irwin

Honorable J. H. Reed

Miss Ann Peterson

Women's Industrial Exchange of of Pittsburg and Allegheny City

James S. McCord of Philadelphia⁵⁹

The nine parcels that constituted the entire Club property were transferred by Sheriff to a Trustee, E. B. Alsip [sic], the transfer being recorded on 26 June 1901.⁶⁰ Alsip was an attorney and also an apparent friend of the members, as his name appears in the Guest Register on 5 July 1882. Just what the legal terms of this transfer were is unclear. Over

⁵⁸ Reported in the *Johnstown Daily Tribune*, 20 September 1889.

⁵⁹ Cambria County *Deed Book*, 147: 624-631.

⁶⁰ *Ibid.*, 137: 61-66.

the next 18 months or so, members of the Club and their heirs deeded their interests in the land to E. B. Alsop; such deeds were found from Charles J. Clark's [sic] Executors, The Women's Industrial Exchange, and Harriet A. Hussey et al.⁶¹ It might be concluded that these groups represented land leaseholders who were transferring all rights in the property to a single entity to clear the title in anticipation of a sale.

Indeed, a sale did occur on 17 February 1903. The nine parcels were deeded to George M. Harshberger. In a separate deed of the same day, Alsop transferred 49 acres plus "a number of cottages, houses, etc.," "saving, excepting and reserving therefrom all right, title, and interest which may inhere to any and all lots upon which cottages or other buildings have been erected by virtue of leases or permits to build given by the South Fork Fishing and Hunting Club to members thereof."⁶²

Almost a year to the day later, the *Tribune* carried an announcement of the disposition of the Club's furnishings:

The South Fork Hunting and Fishing Club [sic], owners of the Conemaugh Reservoir at the time of the Great Flood in 1889, will pass out of history as an organization with the sale of all its personal effects remaining in the club house at the reservoir site. Auctioneer George M. Harshberger has announced that the sale will take place on Thursday, the 25th inst., at the clubhouse, when the entire furnishings of the house will be disposed of at auction.

In the list to be disposed of are fifty bedroom suites, many yards of carpet, silverware and tableware with the club monogram engraved thereon, many odd pieces of furniture and bric-a-brac. At the time of the Great Flood, the clubhouse was handsomely furnished and fully equipped to care for at least 200 guests. During the summer of 1889 the clubhouse remained open, but has been since occupied

⁶¹ *Ibid.*, 155: 119-120, 147: 620-622, and 152: 302. An additional deed of the same time period was recorded from Maria Holdship et al to C. F. Holdship.

⁶² *Ibid.*, 147: 624-631 and 152: 303. The meaning of the second deed is not clear.

only by a caretaker, and now the real estate and clubhouse, together with a number of the cottages, having been sold to a syndicate of Cambria County persons, the club's Trustee, E. B. Alsop, of Pittsburg, has ordered all the personal effects disposed of. The present owners have not determined what disposition will be made of the surface and buildings, the coal rights having been disposed of some time since to the Stineman coal interests.

Persons who attend the sale will be served with hot lunch and coffee, and the South Fork Branch trains will stop at the clubhouse. Doubtless many persons will be attracted to the sale by the possibility of securing mementoes of the famous reservoir and the organization, which, while building for the purposes of pleasure, wrought the destruction of Johnstown.⁶³

Subsequent Ownership of the Cottages and Clubhouse

The Maryland Coal Company bought 31 acres of the South Fork property in 1907, sank Maryland Shaft No. 1, and established the town of St. Michael, with the Moorhead and Brown Cottages serving as two of the company houses for employees. The company laid out additional lots and built additional company houses and other facilities, most of which survive today. At the same time, John Sechler bought 30 acres, including the Clubhouse, and laid out a plan of building lots for additional development. He continued operation of the Clubhouse as a hotel. For 48 years, the cottages remained under company ownership, with numerous alterations being made over the years. The Clubhouse has continued in operation as a hotel and/or rooming house with a bar and restaurant from 1907 until the present.⁶⁴

⁶³ *Johnstown Weekly Tribune*, 19 February 1904.

⁶⁴ See the Wertz Plan of 1907 and the Sechler Plan of Lots, 1907, which shows 208 lots east of the Clubhouse on former lakebed land, both included in Appendix B.5.

II. C. CHRONOLOGY OF OWNERSHIP AND USE

The cottages, Clubhouse, and Clubhouse Annex of the South Fork Fishing and Hunting Club have undergone a number of changes in ownership and occupancy over their 100-plus year history. The sequence of owners of each building is included in Appendix A.3., Property Transactions.

The Cottages

Because the Moorhead and Brown Cottages were occupied for much of their history by tenants, and it was the tenants who made many of the changes, the occupancy rather than the ownership will be addressed here. The chronology of occupancy for the cottages covers five major periods:

The South Fork Fishing and Hunting Club Era	1881-1889
The Flood Survivor or "Johnstown Colony" Era	1889-c.1907
The Mining Company Era	1907-1955
The Private Ownership Era	1955-1985
The Historical Preservation Society Era	1985-present

The South Fork Fishing and Hunting Club Era, 1881-1889

The period of occupancy by the South Fork Fishing and Hunting Club was ironically both the most significant and the shortest. After the Club was established in 1879, it was at least two years before any significant improvements were made to the property sufficient to accommodate guests. Only in July of 1881 did the Guest Register come into use. The Moorhead Cottage is believed to have been one of the earlier cottages, perhaps one of the seven completed by 1883. The Brown Cottage was not built until 1888 and

was apparently occupied by the Brown Family for only one season.¹ Presumably, the houses were maintained as built during this brief period, although some sources refer vaguely to improvements c.1887.

The Flood Survivor or "Johnstown Colony" Era, 1889-c.1907

Immediately following the Flood, it is generally believed that the Club members abandoned their cottages. As early as July of 1889, if the *Johnstown Tribune* is correct, survivors of the Flood moved into the furnished houses of Max K. Moorhead, Charles J. Clarke, Durbin Horne, Walter McClintock, P.C. Knox, Henry Holdship, Colonel Lawrence, Mrs. Hussey, and Jesse H. Lippencott.² No documentation survives to indicate just how long this period of occupancy lasted, although the *Tribune* predicted that the "cottagers" or "Johnstown Colony" would remain during that winter. No evidence survives to suggest who might have occupied the cottages between the end of 1889 and 1907, when they were purchased by the Maryland Coal Company for employee housing.

The Mining Company Era, 1907-1955

After 26 years under Maryland Coal ownership, the cottages were transferred by deed to Wilmore Coal Company (1933) and the Berwind-White Coal Mining Company (1955), before passing to individual ownership, also in 1955. During the 48 years of coal company ownership, the houses were occupied by a series of families as tenants.³ Several

¹For a documented discussion of the sequential development of the Club site, see Section II.B., Historical Narrative.

²*Johnstown Tribune*, 29 July 1889 and 28 August 1889.

³A copy of a Berwind-White Coal Mining Company expenditure request dated 14 September 1915 lists the rental rates for six cottages, "B" through "G", which were being used as duplexes. It is not known which cottages these were. The documents also refers to ten units in the "old barn" and one in the "old hospital."

members of those families have been located and interviewed to determine the condition and changes of that period, some of which were made by the company and some of which were made by the tenants themselves.⁴

The Moorhead Cottage was apparently maintained as a single family dwelling until the early 1930s, while the Brown Cottage was converted to a duplex as early as 1921. Additional evidence of the date of the conversion survives in the form of an expenditure request form, dated 29 November 1921, for "labor and material necessary to rebuild four (4) cottages, changing same from single to double dwelling."⁵ Toward the end of this period, c.1945, Berwind-White established a practice of supplying materials for improvements to be performed with the tenants' own labor. Major alterations to the Moorhead Cottage during this 1907-1955 period included shortening of the tower roof, removal of a substantial portion of the porch, creation of a kitchen in the southwest room, enclosing of the main stair, excavation of the basement, installation of the second floor bath, and enclosing of the back porch, all completed during the 1930s. The Brown Cottage apparently underwent three phases of renovation during this period. Alterations to the north side during the 1920s included excavation of the basement, installation of hot air heat (to be replaced by hot water two or three years later), and installation of the second floor bath. Changes to the south side during the 1930s included installation of the first floor bath in a former closet and finishing of the third floor west bedroom. In the mid to late 1940s, the north side underwent additional renovations, including poured concrete in the basement and a large furnace relocated from a hotel. (Some suspect that it might have come from the Clubhouse, although no evidence supports this.) In addition, the Brown Cottage was equipped with a new rear kitchen prior to 1946.

⁴Interviews with Evelyn Miller Brunberg, Mrs. Ray Hayman, Pat Patterson Knudsen, Mr. and Mrs. Harry Patterson, Jr. (Opal Miller), Lynn Singer Slanoc, and Woodrow Wingard, October/November 1992. Their observations are detailed in the Architectural Data Section.

⁵Maryland Coal Company of Pennsylvania, expenditure request form, dated 29 November 1921, in possession of Frank Kozar.

The Private Ownership Era, 1955-1985

The change in ownership in 1955 from Berwind-White to private individuals did not immediately affect the occupancy of the cottages. The Pattersons, who purchased the Moorhead Cottage, had already occupied it for over 20 years. The Singers, who purchased the Brown Cottage, had occupied it for 25 years. In the case of the Pattersons, the family continued to occupy the north side and rented the south side to tenants. The Singers, on the other hand, moved shortly thereafter (c.1957) from the south side to the north side and allowed the south side to remain essentially vacant for the ensuing 24 years, with the exception of the second floor bedrooms, which they used for guest overflow, after opening the second floor connecting doorway to provide access. Changes during this era are primarily limited to kitchen and bath fixtures and cosmetic changes, such as the installation of plywood paneling and aluminum siding. Since the Patterson and Singer occupancies, the cottages have continued to be somewhat altered and allowed to deteriorate significantly.

The Historical Preservation Society Era, 1985-present

With the acquisition of the cottages by the 1889 South Fork Fishing and Hunting Club Historical Preservation Society in 1985 (Brown) and 1986 (Moorhead), their future stabilization and security is presumably assured.

More specifically, the occupancy periods for the cottages are outlined below:

Moorhead Cottage			
South		North	
c.1881-1889	Max K. Moorhead Family	c.1881-1889	Max K. Moorhead Family
1889-____	James McMillan(plumber)	1889-____	James McMillan(plumber)
____-____	Tenants undetermined	____-____	Tenants undetermined
____-1926	Joe Mattis	____-1926	Joe Mattis

1926-1931 Wingard Family
 1931-c.1950 Tenants undetermined
 c.1950-1955 Walter Singer Family
 1955-1986 Occupants undetermined
 1986-present Vacant

1926-1931 Wingard Family
 c.1932-1965 Harry Patterson Family
 c.1965-c.1970 Richard Walters Family
 c.1970-1986 Occupants undetermined
 1986-present Vacant

Brown Cottage

South

c.1888-1889 James W. Brown Family
 1889-____ Tenants undetermined
 1930-1957 Clarence Singer Family
 1957-1979 Vacant (except 2nd floor
 bedrooms)
 1979-1985 Occupants undetermined
 1985-present Vacant

North

c.1888-1889 James W. Brown Family
 1889-____ Tenants undetermined
 1921-1948 George Miller Family
 1950-1957 Ray Hayman Family
 1957-1979 Clarence Singer Family
 1979-1985 Occupants undetermined
 1985-present Vacant

The Clubhouse

The Clubhouse chronology is easier to follow. It is believed that the building plus thirty acres was purchased from George M. Wertz, who had owned the entire Club property, by John L. Sechler, who held it until 1920, when he lost it at Sheriff's sale. Sechler is generally thought to have operated a hotel there.¹ It is not known who his patrons were.

During the subsequent Cruikshank ownership, from 1921 to 1950, the hotel continued in operation. Some of the guests were transient, but the hotel also accommodated some permanent residents, including the Cruikshank family. It was during this period of ownership that the old section of the Clubhouse was removed, probably in the 1930s, and the multi-room suites were created on the upper floors.

The Clement Hotel was operated under the ownership of Albert and Lucy Clement from 1950 to 1958. Since that time, it is believed that it has operated primarily as a rooming house and restaurant/lounge. During the post-1950 period, the substantial changes to the first floor were made. Subsequently, the property has been allowed to deteriorate.

⁶ An historic photograph of this era shows a sign in the front window reading "Hotel Office." In addition, the Fowler bird's-eye view of South Fork shows a Sechler Hotel and, although it is in another location, it is probable that a Sechler Hotel existed and was just not placed properly on the view, as the Fowler maps are not entirely accurate graphically.



CLUB SITE PLAN



III. ARCHITECTURAL INFORMATION

III.A CLUB SITE

Based upon research conducted for this report, including the analysis of maps and historic photographs, it is believed that the South Fork Fishing and Hunting Club in 1889 had a total of fourteen cottages in addition to the Clubhouse and Clubhouse Annex.¹ Ten cottages were constructed along the lakeshore to the south of the Clubhouse and four additional cottages were built to the north of the Annex. Clear views of the Clubhouse and ten cottages to the north are visible in the Clarke photographs. In the Clarke photograph of a farmer gathering hay along the lakeshore, what are believed to be the three northern most cottages are visible in the background along the shore across the lake. The third cottage to the right in the photographs resembles the present house in the location.

In addition to the sixteen buildings, at least four boathouse structures were constructed along the lakeshore, as well as a boardwalk, steps, and bridges which extended from the Clubhouse to the last cottage to the south. Boathouses are visible along the lakeshore in front of several of the cottages and the Clubhouse. Additional boathouses appear in the Clarke photographs, although their locations relative to the Clubhouse have not been determined. Paths and wooden walkways connected the boathouses and numerous wooden docks with the main boardwalk. A road led from the dam to the rear of the Clubhouse and continued behind the ten cottages to the south. No photographic evidence remains of the road behind the buildings, although it appears in early 1900s maps and it is recalled by the local residents.² The Clarke photograph of the Moorhead Cottage indicates a wooden ramp behind the cottage which possibly connected the

¹ See Appendix B.5. for map analysis. The photographs are included in this section and in Appendix A.1.

² Interviews with Mrs. Ray Hayman, 10 November 1992 and Lynn Singer Slanoc, 5 November 1992.

cottage to the road. Physical evidence suggests that a ramp may have once existed at the Brown Cottage as well.³

For the purposes of this study, the cottages have been identified with the numbers 1 through 14, beginning at the southern end of the property and moving north. Although one current resident recalls seeing a photograph showing two cottages to the south of Cottage No. 2, and several maps have identified a property plot at that location, no conclusive documentation or physical evidence has been discovered to confirm the existence of a cottage in this location.⁴

Of the original sixteen buildings along the lake, the Clubhouse, Clubhouse Annex, and seven cottages remain today. Following is a brief description of the sixteen buildings. In cases where the cottages have been removed, there is a description of the building based upon historic photographs and of the remaining site.

Cottage No. 1 This cottage appears on the Wertz map of 1907, and a few stone steps and foundation stones are visible on the vacant land to the south of existing Cottage No. 2, referred to as the Suydam Cottage. The cottage is captured in several of the Clarke photos, including a closeup of the building taken from the northeast which shows the building as being in the Queen Anne style. The most dramatic feature of the cottage was a tall, slender hexagonal tower at the northeast corner. This house would have occupied the highest land upon which a cottage was built for the Club.

³ See Brown Cottage Existing Condition and Evidence Narrative.

⁴ Interview with Mrs. Cummings, current owner of Cottage No. 2.

- Cottage No. 2 Referred to today as the Suydam Cottage and shown in the Clarke photos and on the Wertz map, this was the most dramatic of the Shingle Style cottages. An enormous porch wrapped three sides of the building under a broad hipped roof that covered both the house and the porches. A tall gable protruded from the east slope of the roof facing the lake. Today the porches have been enclosed with siding and modern windows, but the detailing of the original house is still visible in the eastern gable. Like Cottages No. 3 and No. 4, the building has been converted into a side-by-side duplex. Although the interior has been substantially altered, the original entry hall of the cottage with stairway, beamed ceiling, and ornamented fireplace with a unique stained glass window in the chimney, visible in one of the Clarke photographs, remains remarkably intact, although the window and ceiling have been removed and the staircase altered.⁵
- Cottage No. 3 This is the Moorhead Cottage which is the subject of this study. A full description of the cottage can be read in the appropriate sections of this report.
- Cottage No. 4 This cottage has formerly been referred to as the Knox Cottage, as it was believed to have belonged to Philander Knox. However, research conducted for this report has discovered that the cottage belonged to the James W. Brown family.⁶ This

⁵ Visit and interview courtesy Mrs. Cummings, current owner of cottage.

⁶ Interview with Alice Reed Tucker, 8 August 1992.

cottage is also the subject of this study and further descriptions of it are available in this report.

- Cottage No. 5 This cottage was demolished after 1920⁷ and the site is currently occupied by a modern ranch style house. The Clarke photographs show a restrained building with a hipped roof and a two-story porch facing the lake. To the north of this house was the inlet for two streams which remain today. In front of the house stood a multiple bay boat house on the lake.
- Cottage No. 6 Although the existing house resembles the Mining Company houses in St. Michael, this is believed to be the original Cottage No. 6. This cottage has been extensively made over with half timber exterior treatment on the upper floors, although the overall size and proportions and hipped roof of the building attest to the fact that the shell of the structure is the original Cottage No. 6.
- Cottage No. 7 This was demolished sometime between the early 1920s, when it appeared on a Maryland Coal Company map, and 1955, when a survey was prepared by the Berwind-White Coal Mining Company. A stone church currently occupies the site. As shown on the Clarke photos this was a square house with a hipped roof and a one-story porch wrapping three sides of the building. Its most interesting architectural feature was an open cupola at the peak of the hipped roof with fanciful Stick Style detailing.

⁷The house appeared on the 1920 Maryland Coal Company Maps.

Cottage No. 8 This cottage was apparently demolished prior to 1907 because it does not appear on either the Wertz or the Sechler maps. As shown on the Clarke photographs, it is a Stick Style building with a "widow's walk" at the peak of a hipped roof and a front gable at the southern end of the east facade facing the lake. A one-story porch extended on the eastern side and partially around the northern and southern sides. This site is currently occupied by the same modern stone church as Cottage No. 7.

Cottage No. 9 This cottage appears not only in the two Clarke lakeside panoramas, but also in a photograph which shows it in detail along with Cottage No. 8. This cottage retains much of its original form but has lost a significant amount of the original historic trim including the ornament at the barge boards on the front gable and the extended porches to the north and south. The building has been sided with aluminum.

Cottage No. 10 This cottage is faintly visible in the two lakeside panoramas in the Clarke photograph collection. What is believed to be the porch of the cottage appears in at least one other photograph. It retains much of its original character and is currently the home of the president of the 1889 South Fork Historical Preservation Society. Modest one story additions have been made to the rear of the building and do not detract from the overall historic quality of the cottage. The current front porch railing was installed just prior to the discovery of the Clarke photographs.⁸ Local oral tradition refers to this as the Mellon Cottage, but Mellon is not on the list compiled for this report of suspected cottage owners.

⁸ Interview with Mr. and Mrs. Walter Costlow.

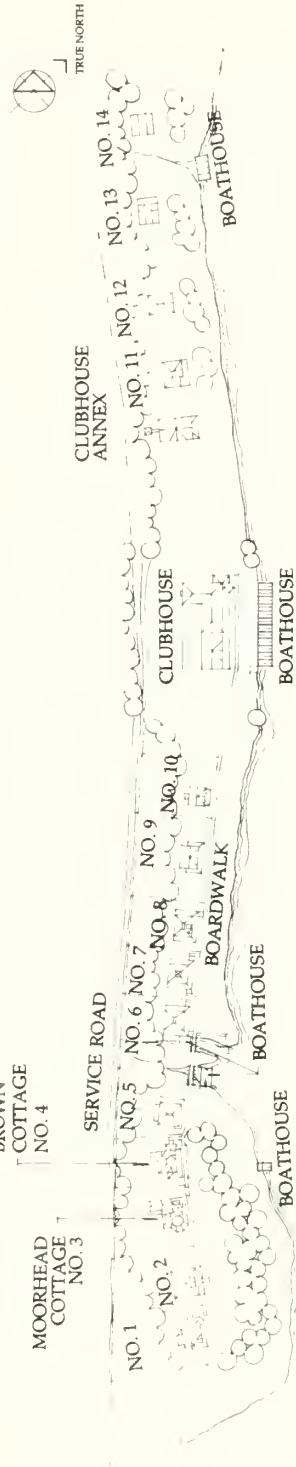
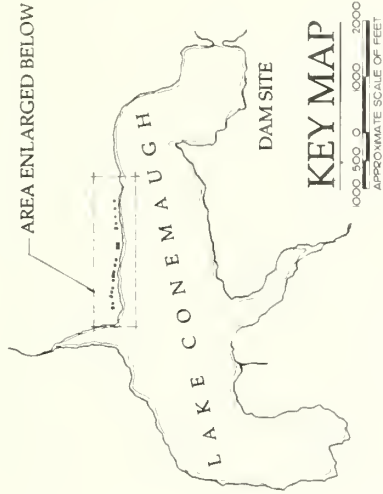
- Clubhouse This building is the subject of this report and further description of it is included in the appropriate sections.
- Clubhouse Annex The exterior of this building is the subject of this report and further description of it can be seen in the appropriate sections.
- Cottage No. 11 There is no photographic evidence for Cottage No. 11. However, examination of the massing, proportions and detailing of the Queen Anne style house north of the Clubhouse Annex strongly suggests that this building is an original cottage.
- Cottages No. 12 &13 The houses which currently sit on the sites of Cottages No. 12 and No. 13 were constructed by the mining company following the demise of the Club, as is apparent in their massing, proportions, and construction materials. The current placement of the houses on the sites does not correspond with the location of the original cottages visible on the early maps.⁹

Photographic evidence for Cottages No. 12 through No. 14 is limited to the photograph of the farmer harvesting hay taken from the eastern lake shore. Cottages No. 12 and No. 13 appear to be of similar size to the extant Cottage No. 14 but appear to have cross gable roofs. A boathouse is evident between No. 13 and No. 14. The existence of the trio of cottages is confirmed by three of the very small markings on the 1890 Cambria County Atlas showing this area and by the more detailed site plans of the buildings on both the Wertz and the Sechler maps.

⁹ Map Analysis. See Appendix B.5.

Cottage No. 14

The overall view of Cottage No. 14 from the exterior today, including foundation detailing, overall form and massing, and other exterior details, resembles that of the cottage in the Clarke photograph.



CONJECTURAL 1889 SITE PLAN



Photo H-1

Cottages No. 1, No. 2, No. 3, No. 4, and No. 5, looking southwest from the lake, c.1888.

Photograph by Lewis Semple Clarke, from the Cooper Collection.

Taken just after completion of the Brown Cottage, this view provides the best overall glimpse of it, the earthen embankment in front of it still raw from the excavation. It is also the only lakeside view of the inlet boathouse, with its four slip bays and flagpole.

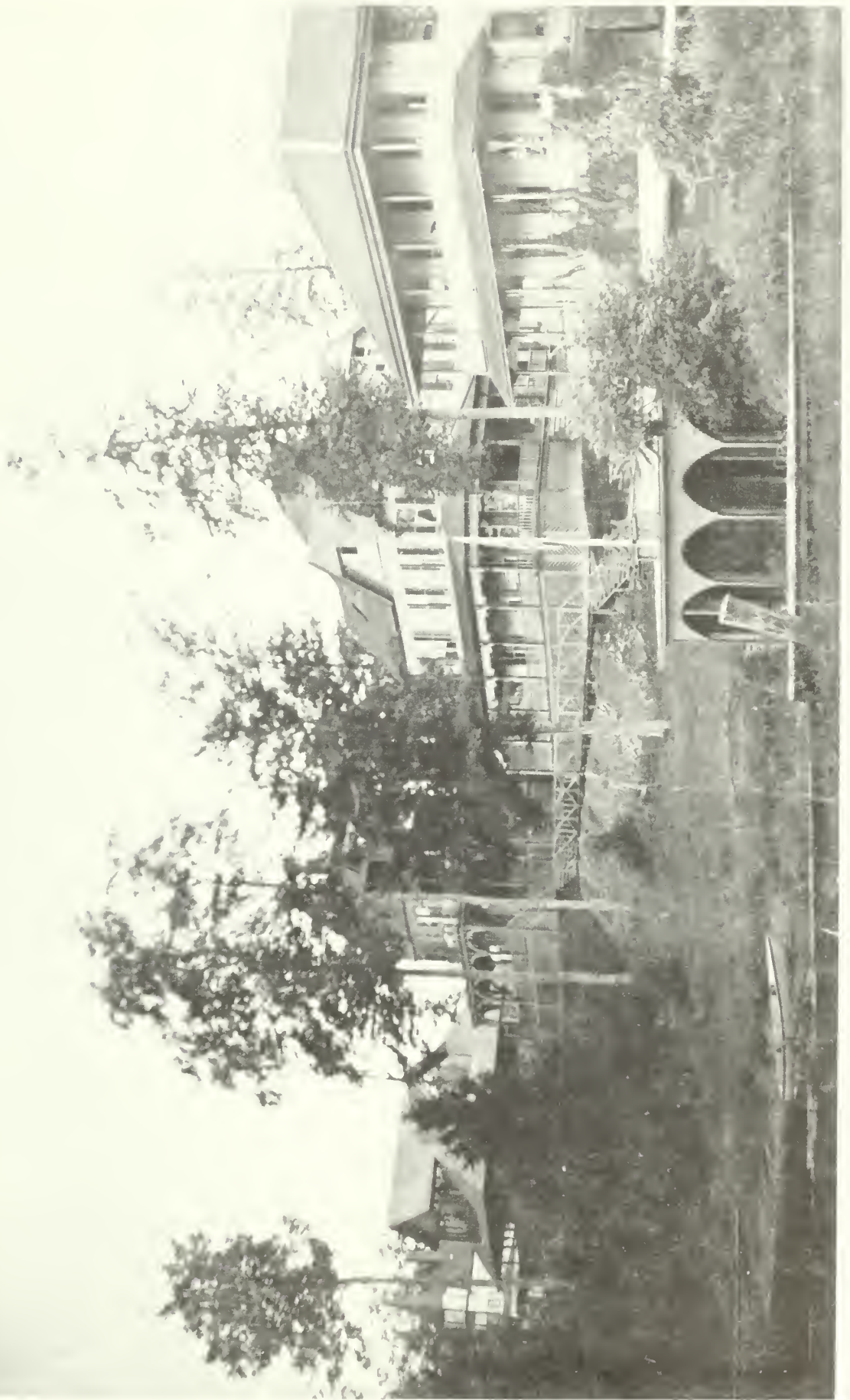


Photo H-2

**Cottages No. 6, No. 7, No. 8, No. 9, and No. 10, and the Clubhouse, looking northwest, c.1887-1888.
Photograph by Lewis Semple Clarke, from the Cooper Collection.**

Taken from the lake, this is one of the later views of the cottage row, showing the addition of Cottage No. 8, believed to be roughly contemporaneous with the Brown Cottage, and the northern addition to the Clubhouse. Several rowboats, including one with a standing figure, and sailboats on the lakefront suggest that the photo was taken during the summer season.

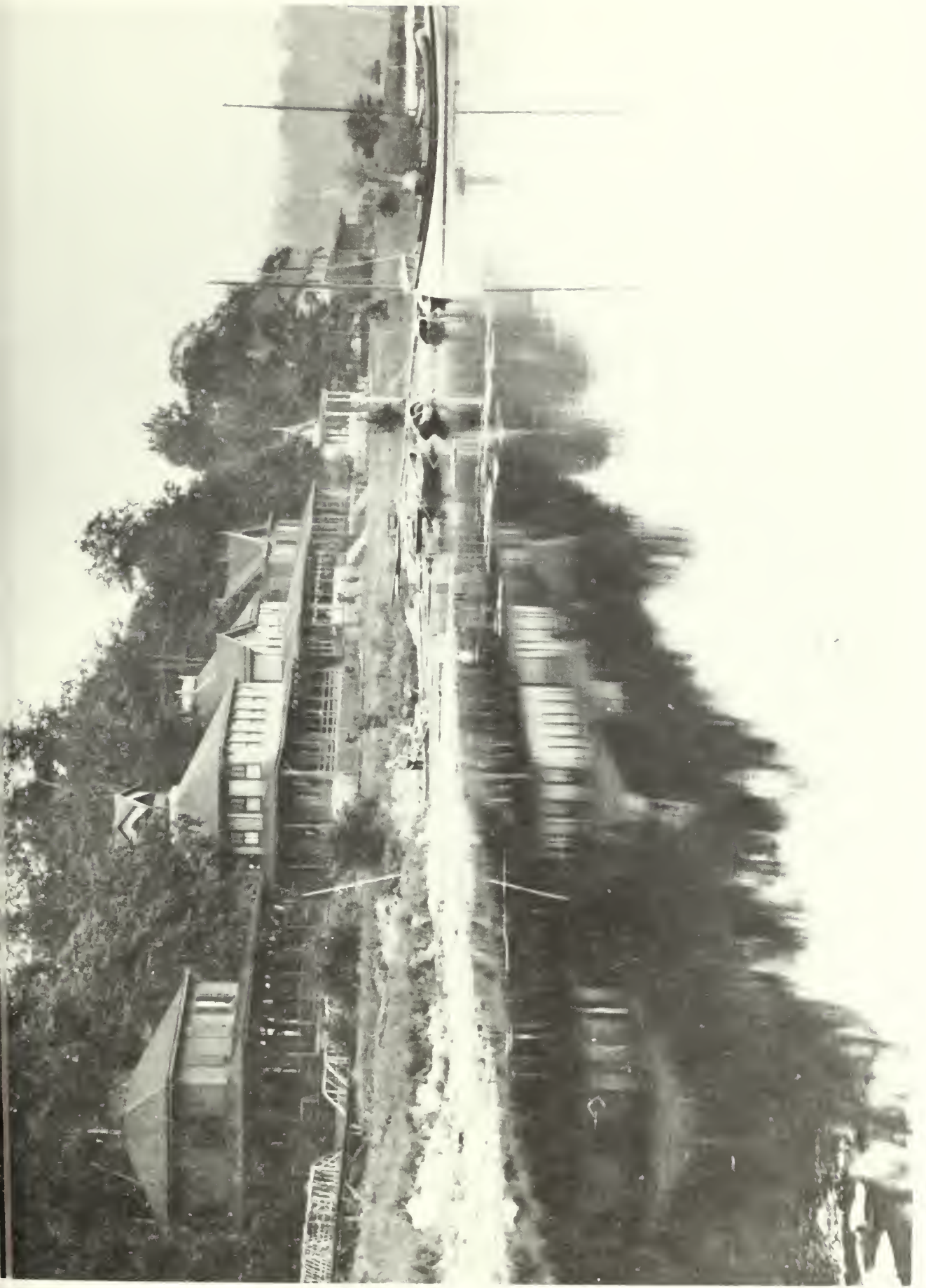


Photo H-3

The northern cottages, looking west across Lake Conemaugh from a farmstead with haywagon, c. 1883-1888.
Photograph by Lewis Sempfle Clarke, from the Cooper Collection.

This is the only view of the cottages to the north of the Clubhouse. Rooflines of what are believed to be Cottages No. 11, No. 12, No. 13, and No. 14 are barely visible through the trees. Also barely visible just behind the hay of the wagon is a boathouse.





Photo E-1 South elevation of Cottage No. 3 (Moorhead).
1992



Photo E-2 East elevation of Cottage No. 2.
1992



Photo E-3 Looking south past the heavily remodeled Cottage No. 6 in the foreground, and the site of Cottage No. 5, to Cottages Nos. 4, 3, and 2 in the background.
1992



Photo E-4 Looking north past Cottage No. 6 in the foreground to the church on the site of Cottages No. 7 and 8. Cottage No. 9 is partially visible to the right of the photograph.
1992



Photo E-5 View looking southwest towards Cottage No. 9.
1992



Photo E-6 View looking southwest towards Cottage No. 10.
1992



Photo E-7 View looking northwest towards Cottage No. 11. A Mining Company Era house is in the background.
1992



Photo E-8 View looking northwest towards Cottage No. 14.
1992

CLUBHOUSE



III.B CLUBHOUSE

The existing Clubhouse building is a three story L-shaped frame structure with a hipped roof and a wide covered front porch which sits on a large gently sloping site. A bay window projects into the porch at the north east corner of the first floor, near the current entrance to the building. A pent roof wraps the perimeter of the building between the second and third floors, except at the south elevation, and provides visual interest on the main facades. Two modest one story frame additions fill the southwest corner of the building.

The Clubhouse is visible in four of the Clarke photographs and one pre-1920s photograph (Photos H-2, H-4, H-5, H-6, and H-21). Two of the Clarke photographs are taken from similar points southeast of Cottage No. 6 and offer small glimpses of the Clubhouse north of the string of cottages along the lakeshore. One of these photographs predates the construction of Cottage No. 8. Close examination of this photograph reveals that the higher roofline of the three story Clubhouse is not visible beyond the two story section as it is in the other, later, photograph. The earlier photograph, which appears to have been taken late in winter or early in spring, provides a view through the bare trees to the south elevation of the Clubhouse and suggests that two story cross gabled wing existed to the rear of the south wing of the Clubhouse.

The original Clubhouse building was composed of two adjoining structures, the building which remains today and a smaller 2-1/2 story frame structure to the east. The buildings shared a continuous wide front porch on the eastern lakefront elevation. The 2-1/2 story southern wing is presumed to have been the original clubhouse structure. The eastern wing was demolished in the 1930s¹ and the only evidence which remains of the wing are the Clarke and early twentieth century photographs of the building. Recent archaeological surveys have located portions of brick footers, wood posts and post holes

¹ Interview with Mrs. Hoffman, 15 November 1992.

of the eastern wing,² although the exact dimensions and location of the original wing could not be determined. The original wing was more residential in character and bears some resemblance to Cottage No. 9. The photographs depict a two story frame structure with a wood shingled crossgabled roof with a flagpole at the peak of the front gable, clad with vertical board and batten siding and featuring nine bays of shuttered windows. The detailing of both sections of the porch are identical and the scale of the porch would suggest that it is contemporaneous with the second addition.

There is no record as to what rooms existed in the original wing. Written accounts from the period referred to the Clubhouse as having "47 well furnished bedrooms, a nicely furnished office, pool room, a parlor forty feet square, a dining room 40'x60', a well-furnished kitchen, bakery, cooling rooms, milk room & vegetable room."³ The statement must refer to the fully expanded Clubhouse because the current section, by far the larger of the two, contains 30 guest rooms, leaving 17 for the original section. No rooms in the extant building meet the dimensions quoted, the largest being 26' x 38.'

The Clarke photographs indicate that a wide boardwalk ran along the eastern front of the Clubhouse and a row of boathouses stood in front of the building at the water's edge. A photograph from the collection which was taken from Cottage No. 7 captures the row of twenty-four boathouses. The archaeological survey of the area yielded no evidence of the boardwalk. Local lore maintains a two story privy was located to the west of the rear ell and connected to the Clubhouse with a ramp.⁴ A photograph of a freestanding two story frame outhouse reputed to have stood behind the Clubhouse is mounted above the fireplace in the dining room. Janet Cruikshank Hoffman and Sewell Oldham,

² Archaeological Report, Appendix B.2.

³ W. Y. Yoder, Superintendent of Grounds, South Fork Fishing & Hunting Club, Letters to Salem (Ohio) *Era*, 10 June 1889, quoted in *Johnstown Tribune*, 25 June 1889.

⁴ Interview with Mr. Walter Costlow.

however, remember the privy being located behind the Annex.⁵ Mrs. Hoffman recalls a second story lattice balcony located at the west side of the rear ell of the Clubhouse. Archaeological surveys conducted behind the Clubhouse yielded no evidence of a structure in the proposed outhouse location.⁶ Mrs. Hoffman also recalls a two story icehouse behind the Clubhouse, although the exact location of the structure could not be determined. Close examination of the copy of a Clarke photograph belonging to the Johnstown Flood Museum reveals a wooden protrusion at the rear ell of the building. Alterations to the siding and window openings at the second floor of the west facade of the ell provide evidence to support the former existence of a ramp or balcony at that location.

In the years following the flood, the Clubhouse functioned as a hotel and rooming house. Although the interior of the first floor has undergone many significant renovations over the years, the upper floors and exterior of the building remain substantially unchanged. The building is currently in fair to poor condition. The site has been recently regraded and covered with pine mulch to provide parking areas.

EXTERIOR

The building is a wood framed structure with a central double row of steel columns and support beams resting on a stone foundation and piers.⁷ More recent frame additions have been constructed at the southwest corner. (Photos E-9 through E-12)

⁵ Interviews with Mrs. Hoffman, 15 November 1992 and Mr. Sewell Oldham, 8 October 1992.

⁶ Archaeological Report, Appendix B.2.

⁷ Structural Engineer's Report, Appendix B.3.

Siding

The main building is clad with weathered gray 4" bevelled shiplap siding on all facades except the south. The south wall is clad with 5 1/2" coved shiplap siding circa 1930 which was probably installed when the south wing of the Clubhouse was removed. Faded painted signage is faintly visible on this elevation.

The one story additions on the western side are both clad with a particle board type of material with 8" horizontal striations. The two one story additions at the rear of the building are covered with rolled roofing and shingles.

Windows

The windows on all floors on the east and north facades are the original 1/1 wood double hung sash cased with simple 1" x 5" flat trim. The trim has a beaded edge on the faces flanking the sash stops. The sash at the second floor on the west facade of the ell has replaced the original doors. The trim on the two first floor windows below this area is made of flat 3/4" x 4 1/2" boards without an interior bead, indicating a different installation. The rear second and third floor windows on the main west facade and the south facade of the north wing are the original 2/2 wood double hung sash. There are original paired 1/1 windows on the west facade at the south stair landing. The Clarke photographs show exterior window shutters at all second and third floor windows on the east and north facades. Although no shutters remain today, the majority of the original shutter hinges remain at the window openings. The two 1/1 windows on the center one story addition are trimmed with the same 1" x 5" beaded edge trim indicating that this wing may be contemporaneous with the main building. The windows on the southwest corner addition are post c.1950s wood fixed single pane.

Doors

The principal entry doors include the original pair of four panel double doors with a transom above at the south stair and the pair immediately south of the northeast bay. The south stair set is not visible in the historic photograph, although the photograph indicates a stair leading to the porch in the eighth bay south of the projecting portion of the porch which corresponds to the location of these doors. The northern set of entry doors on the east facade is visible in the photograph.

A single transomed door has been added in the north facade in the fourth bay from the west in the location of the window shown in the Clarke photograph. This door may have been added during the Sechler ownership era (1907-1920) to provide access to a bar. A pre-1920 photograph shows this door with the word "BAR" lettered on the transom. Since that time a flush metal door has been installed in the location and the transom has been covered up.

The siding has been visibly altered in the fourth bay at the first floor main porch where it has been pieced in below the current historic plaque indicating the earlier presence of first a single window and later a door.

At the second floor double window on the west facade of the ell extension, newer infill boards are installed directly beneath the windows, indicating the earlier location of a double door in this location. In addition, the ends of cut floor joists are visible at the second floor level. This apparently provided the second floor access to the balcony described by Mrs. Hoffman.

Roof

The hipped roof of the main building is currently clad with pale grey asphalt shingles. The Clarke photographs indicate that the roof was originally clad with wood shingles. They also show extended rafters upturned at the ends and ornamented with jigsawed

profiles to support a box gutter. The current rafters seem to be foreshortened remnants of the originals. The rafter ends at the south wall of the rear ell are more simply detailed. A small cupola with louvered sides and a pyramidal roof rises from the rear roof at the junction of the main wing and the ell. The roof and ceiling framing where the cupola enters the attic suggests that the cupola may have served as a ventilation shaft over the main stairway.

The building presently has no gutter or downspouts. The Clarke photograph shows what appears to be a box gutter above projecting "Stick Style" outriggers with four closely spaced round downspouts on the east facade and at least three on the north.

A pent roof wraps the perimeter of the building between the second and third floor windows, except on the south wall and at the south stair landing windows on the west wall. The pent roof is currently clad with a contemporary light grey asphalt shingle on the exposed top and has a boarded soffit. The Cooper photographs indicate that the pent roof was originally clad with eight courses of wood shingles and was open below.

The main roof is pierced by two corbelled brick chimneys which flue two large fireplaces in the building. Although another brick chimney is visible in the north elevation in the historic photograph, it is no longer visible above the roof line. A smaller brick chimney is visible at the roof on the east elevation. A roof hatch is located on the east side of the main roof. Several pipes protrude from the roof.

Porch

The distinctive front porch which wraps the building is a 1992 reconstruction by the 1889 South Fork Fishing and Hunting Club Historical Preservation Society with the aid of the Clarke photographs. Deteriorated porch flooring, framing, wood posts, lattice and portions of railing were replaced. Roll roofing has been installed at the porch roof. A new wood wheelchair ramp constructed in a character similar to the porch has been installed at the north elevation of the building providing access to the porch. Wood

stairs provide access to the porch at the northern and southern ends. The base of the porch is enclosed with wood lattice. The porch is currently painted red and cream, colors derived from the Unger House restoration.

INTERIOR

The interior of the building is organized around a central hall which runs north-south through the building, served by open stairs at either end and a connecting east-west hall which links the rear ell to the rest. The two interior bearing lines extending north to south originate at the basement and continue up through the building. This organization is most apparent in the upper two levels of the building, where the original room layouts and woodwork remain relatively intact. The first floor has been heavily remodelled and, with the exception of the large room in the northeast corner of the building currently used for dining, little of the original plan and few of the original finishes remain.

Basement

Access to the basement is provided through a trap door and stair in the south stair hall. The basement has been partially excavated at the southern end. Stone and brick infill foundation walls, perimeter stone piers, and central stone piers supporting the central columns of the building are visible. The excavated portion of the basement houses coal bins, heating and hot water equipment. Wood frame and concrete block partitions subdivide the area. Portions of the existing floor are concrete; the remainder is dirt. The majority of the basement is unexcavated crawl space. It is possible that the Clubhouse, like the cottages, was originally constructed to rest on piers, rather than a continuous perimeter foundation, and the basement was excavated during the Mining Company Era when central heating was installed. Access in the unexcavated crawl space areas of the basement is constricted, so thorough examination of the foundation in these areas was not possible.

First Floor

The first floor has been significantly altered over the history of the building. The original floor plan has been modified to accommodate a bar room, modern kitchen, restrooms and storage area. The significant historic features which remain are the two brick fireplaces, the two stairs to the upper levels, and the window and door trim in the current dining room. Although dropped acoustic ceilings and newer wall surfaces have been installed in most of the rooms, fragments of the original walls and transomed door openings are still visible in places when the ceiling panels are removed.

The current dining room (Room 109) retains many of the original features of the Clubhouse, including the massive fireplace, staircase, wood wainscot, and window and door trim. The brick fireplace which dominates the room is centered in the room and on the end of the central hallway. The fireplace is faced with ornamental brick and glazed tile. (Photo E-23 and E-24) The broad main staircase opens into the room and features carved spindles, a heavy, carved newel post, and panelling. The area beneath the stair has been enclosed with a panelled wall with a high window and ample doorway with bevelled wood trim. A smaller cased doorway with a wood and glass "French" door has been inserted into the opening. The ghosts of a wall which separated the portion of the room with the fireplace from the section to the west exist at the ceiling and the paneled south wall. The relation of this former wall to the panelled wall and window beneath the stair indicates that this wall was nonoriginal and perhaps existed when the door on the north facade served as an entry to the bar. The wood floor of the dining room is currently covered with indoor/outdoor carpeting and sheet vinyl. Removal of the current floor covering in this area may yield more clues to the original layout and function of the room.

The area beneath the stair is currently subdivided into a men's rest room (Room 110) and service closet (Room 112). Wood wainscot matching that in the dining room wraps the walls of the two rooms. Mrs. Hoffman recalls the area below the stair as containing a hallway, telephone room, bathroom, and perhaps a closet, possibly for liquor storage.

This evidence suggests that the layout of the rooms is original. Removal of the formica which covers several of the wall surfaces and the current vinyl floor tile may yield further evidence.

The principal alteration to the dining room has been the removal of the walls between the room and a smaller room at the southeast corner. The smaller room (Room 108) is currently defined by a plaster bulkhead with a lowered acoustic tile ceiling. This plaster bulkhead is, in fact, the upper section of the wall that once existed here. Through an opening in the west edge of the bulkhead, which is the remaining transom for a door once below, the original upper walls of this room can be viewed. The wood wainscot in this area has been added or altered, as it covers the lower half of the windows. Further, the paint sample from the window trim here indicates four coats of paint, unlike the other five samples taken from the dining room which all have an original shellac/varnish finish followed by a grained finish and later painted layers. This smaller southeast space seems to be a likely position for a check-in desk and office, but no physical evidence was uncovered to verify its original use. Its use as such during the Cruikshank ownership (c.1921-1950), however, offers the possibility that the Cruikshanks were continuing a previous condition.⁸

The west wall of the current dining room was a large framed opening with a single, square wood-clad column located south of center under the hall corridor wall above. (Photo E-22) The off-centered column and uneven treatment of trim at this opening hint that major changes have been made in this wall. Mitered cuts and hinge scars in the wood casing and evidence of a floor lock centered between the southern end of the opening and the column indicate that these were originally two separate rooms connected by a pair of doors in this location.

To the west, a large open room (Room 113) forms an extension to the current dining room; it has walls and a ceiling of heavily textured plaster. The window trim and

⁸Interview with Mrs. Hoffman, 15 November 1992.

wainscot on the north wall of this space matches that in the adjoining space. The single paint chip taken from the window trim shows the same original shellac/varnish finish, but the later history of finishes varies from the adjoining room. A raised wood dance floor covers the original floor, suggesting that the room once served a separate purpose. The room served as a dining room during the Cruikshank era.⁹

The center west one story section forms an almost square room (Room 114) with one set of paired windows on the west wall, a large cased opening almost the entire length of the north wall, and a pair of four panel doors with original period trim on the east wall. A newer set of five horizontal panel doors with original period trim and a large cased pass-through opening connect this space to the adjoining one story addition on the south. Preliminary paint analysis of the window trim indicates that this woodwork has the same history of paint finishes as the room in the main section of the building to the north.¹⁰ It is possible that this room served as a dining room, as it was linked to the adjoining room to the north and presumably would have served a similar purpose.

The south entry/stair (Room 101) would once have served as a link between the existing Clubhouse and the earlier section to the south. Evidence of a possible connection is visible in a 6'-2" patched section of baseboard on the south wall. Further evidence probably exists in the framing of the south wall of this space, but since no destructive testing was conducted in the Clubhouse, no further evidence was uncovered in this study. A single steel door provides access from the entry hall to the current bar room to the north. Patched baseboard on either side of the door suggests that a wider opening once existed in the location. A wall and a set of panelled wood doors separate the entry from the stair hall (Room 100) with the original wood staircase with carved newel post and spindles. (Photo E-13) The worn varnish or shellac finish on the stair is presumed

⁹ Ibid.

¹⁰ Paint Analysis, Appendix B.1.

to be original.¹¹ The wall and doors have been added, as evidenced by the continuous baseboard on both the north and south wall of this space. Two boxed wood beams enclose the steel beams running north-south across the ceiling of this room. Horizontal wood beaded board encloses the area below the stair landing.

The current bar area (Room 102) with adjoining bathrooms and storage room to the north of the stair and entry halls originally formed one large rectangular room which was centered on the massive brick fireplace visible on the west wall of the storage room. (Photos E-14 and E-15) The current bar area has a dropped fiberboard ceiling and modern wainscot paneling. The original steel structural beams and columns are visible above the dropped ceiling. A sample from one of the front windows indicates that this woodwork is original, with a first finish of shellac/varnish.¹² The original period raised panelled doors which have been installed in the west wall of this room have been relocated from another place. These doors also have a shellac/varnish finish as their original finish. This west wall, as well as all of the partitions enclosing the two small bathrooms, is of modern 2" x 4" stud construction.

The storage room (Room 106) retains little historic fabric other than the brick fireplace. (Photo E-16) The fireplace is detailed with glazed tile and ornamental brick and suffers smoke stains and settlement cracks at the center above the mantel. Limited access prevented examination of the condition of the area surrounding the firebox. The hearth has been covered with a layer of concrete. The raised paneled doors to the right of this fireplace appear to be from the nineteenth century, but their original finish is a dark graining which is the second finish for woodwork that is original to the building. The floor has been covered with painted resilient composite boards. The walls have been resurfaced with particle board and drywall and no original trim remains. Sheets of plastic cover the existing ceiling. The exposed portion of the existing ceiling which is

¹¹ Paint analysis of the first floor of the building has concluded that woodwork and doors from the original era of the building were shellaced or varnished.

¹² Ibid.

visible at the fireplace is unplastered and exhibits a double layer of construction. (Photo E-17) A separate set of smaller joists hold the ceiling lath and plaster, providing sound insulation between the first floor public rooms and the sleeping rooms above. A paneled door on the south wall leads to a crudely finished storage room (Room 105) below the south stair.

The wall separating the current bar (Room 102) and the kitchen (Room 107) is original framed construction with wood lath and plaster on both sides. Above the current dropped ceiling of the kitchen the trim for a double door in this wall is visible, providing access from this large room to the center first floor north-south hall. The wood trim at the door opening is early twentieth century and non-original to the building, suggesting that the wall configuration is original, but that three generations of doors existed in this location. (Photos E-18 and E-19)

The kitchen area (Room 107) has a lowered acoustical ceiling and marlite wall covering the upper sections of the original walls. (Photo E-21) The upper portions of original walls and transomed doorways to the hall are visible above the present dropped ceiling. The center north-south hall, an extension of the public room to the north, bisected the current space, creating one room each on the east and west, each accessed by a single door from the hall. Two paint samples from the upper sections of plaster in this hall indicate that the plaster was originally unpainted. The floor is covered with at least one layer of sheet vinyl.

The southern one story extension is crudely divided into two maintenance and service areas (Rooms 115 and 116). Horizontal beaded board cladding is visible above and to the east of the doors on the north wall of the eastern room where the current heavy textured plaster has fallen. This room has a wood framed floor, resting directly on grade and covered with particle board. Beaded board paneling is visible on portions of the walls. The evidence suggests that the three newer walls of this room were originally paneled with beaded board which was subsequently covered with rock lath and heavily textured

plaster. A small piece of the Clubhouse exterior wall with original painted siding is visible on the east wall, indicating that the room is an addition to the original building.

The western room (Room 116) is separated from the eastern room (Room 115) by a wood frame partition with a paneled door. The walls and ceiling are partially paneled with wood beaded board. The floor of the room is dirt. A wide framed opening on the south wall leads directly outside.

Second Floor

The second and third floors of the building remain relatively unaltered. They follow the L-shaped plan of the principal three story building with a center hall, running from the south stair to a set of windows on the north wall, and an intersecting hall, running past the interior northern stair to the set of windows on the west wall of the western extension. (Photo E-25)

At the second floor the partition wall and transomed five panel double doors dividing the south stair (Room 200) from the hall (Room 201) is newer, evidenced by the continuous baseboard and atypical framing details. It is possible that a connection to the original section existed through the south wall, evidenced by the patched baseboard on this wall. The doors are stylistically correct for the period and have an original varnish/shellac finish. The doors may have been salvaged from the original south wing of the Clubhouse, or the Annex, which has similar doors stored in the attic.

The rooms on this floor have mainly been altered by the addition of modern veneer paneling and dropped acoustical ceilings. However, original doors, solid panelled transoms, window and door casing, and baseboard are intact in almost all locations. (Photos E-26 and E-27) The majority of the wood transoms have been cut with circular openings, presumably to provide access for heating pipes or ducts. Patched baseboard in the demising walls of many of the rooms indicates the presence of earlier connecting doorways approximately 2'-4" to 3'-7" wide.

The interior north stair has been enclosed with a partition made of 2" x 4" framing, drywall, and veneer paneling. Historic wood paneling with a raised panel mold is just visible behind the modern paneling. The historic wood paneling encloses the area between the first run of the stair to the third floor and separates the stair from the adjoining hall.

The room to the west of the north stair is currently a bathroom (Room 213). The room is entered through a transomed doorway and does not contain a window. The original purpose of the room is not known. The second room to the north of the south stair on the west side of the building (Rooms 216A and B) has been converted into a two room laundry room and bath. Bathrooms exist in the same rooms on the third floor (Room 313 and Rooms 316A and B). According to Mrs. Hoffman, indoor plumbing had been installed in the building prior to 1920.

The two southernmost rooms on the east side of the building (Rooms 202 and 203) were converted into a two room suite. A Mission Style cased opening with wood cased columns and glass built-in cabinets separates the rooms. The opening has been filled in with drywall and a five panel door. The doorway and a 5'-0" long portion of the wall to the hall in the southwest corner of the northern room are angled 45° to the southwest. It is possible that this configuration dates to when the southern wing of the Clubhouse existed and was connected to the hallway at this location.

The two southwest rooms of the rear ell (Rooms 211 and 212) have been converted into an apartment with a small kitchen, shower and toilet. A large opening was created in the demising wall between the rooms. The original door from the westernmost room to the hall has been closed.

At the western end of the east-west hall the two windows have been foreshortened with awkwardly patched baseboard and casing. This is the location where the balcony would have joined the main building.

Third Floor

The third floor is almost identical to the second floor, both in original layout and in the subsequent alterations. The north stair is open to the hallway and retains its original balustrade. (Photos E-29 and E-30) Differences on the third floor include the addition of a drywall clad wall across the west end of the east-west hall (Room 301B) to provide a private suite of three rooms in this area (Rooms 310, 311, and 312). Mrs. Hoffman dates this alteration to the 1920s when her father owned the building. The majority of the original doors and woodwork remain, except in the three rooms and the hallway of the suite, where the doors and woodwork have been removed. Settlement of the northwest corner of the building is evident in the deteriorated and cracked plaster of the northwest room at the end of the east-west hall.(Room 310).

Attic

A rectangular opening in the third floor rear wing hallway ceiling and a simple wood ladder at the wall provide access to the attic. Rough boards laid across the third floor ceiling joists at the central hall locations provide a walkway through the attic. The areas between the ceiling joists have been insulated. The roof and third floor ceiling framing is visible. (Photo E-31 and E-31a)

LDA

LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

Suite 400
One Station Square
Harrisburg, PA 17104
(717) 633-7843 FAX (717) 613-6183

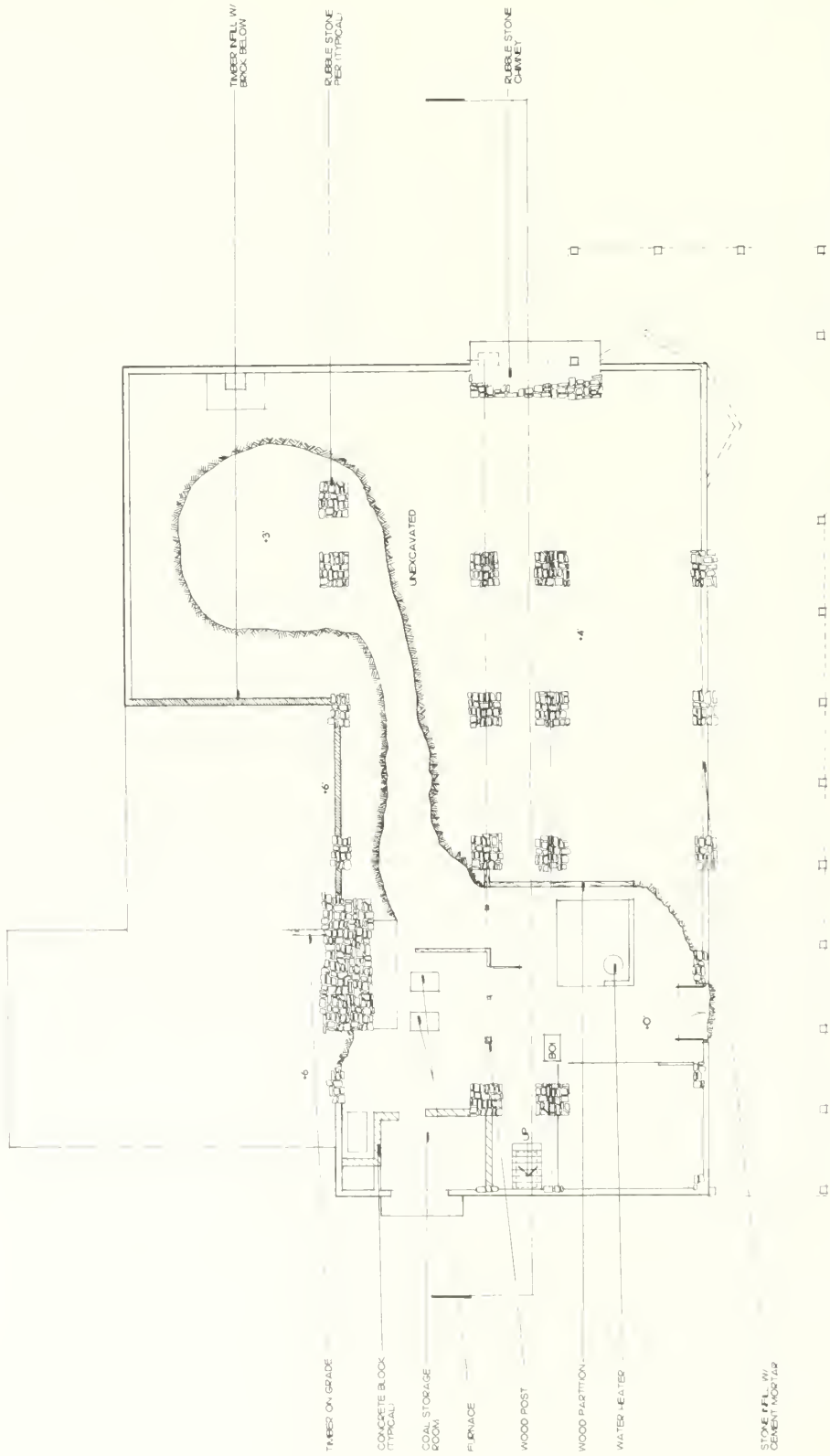
- KEY**
- DOORS
 - DOORS & WINDOW TON
 - △ BASEBOARDS
- (SEE DETAIL SHEET(S))

EXISTING CONDITIONS
FOR THE

THE CLUBHOUSE

SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAELS,
CARBON COUNTY,
PENNSYLVANIA

Date	11/30/92
Revision	
Sheet No.	210
Scale	AS NOTED
Drawing No.	



BASEMENT PLAN

SCALE OF FEET

TRUE NORTH

KEY

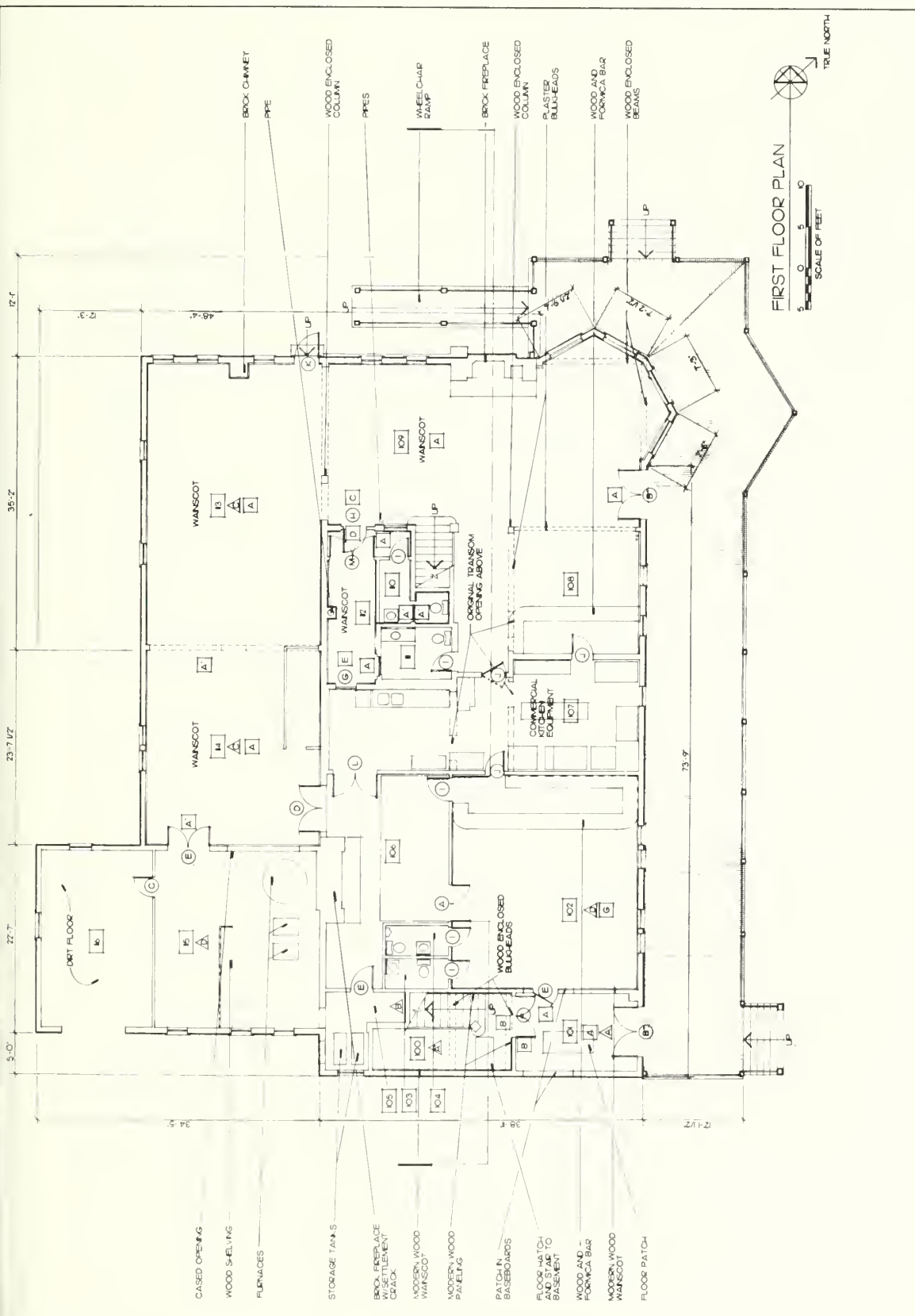
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- DOOR & WINDOW TRIM
- BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS
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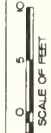
THE CLUBHOUSE

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Architect:
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FIRST FLOOR PLAN



TRUE NORTH

KEY

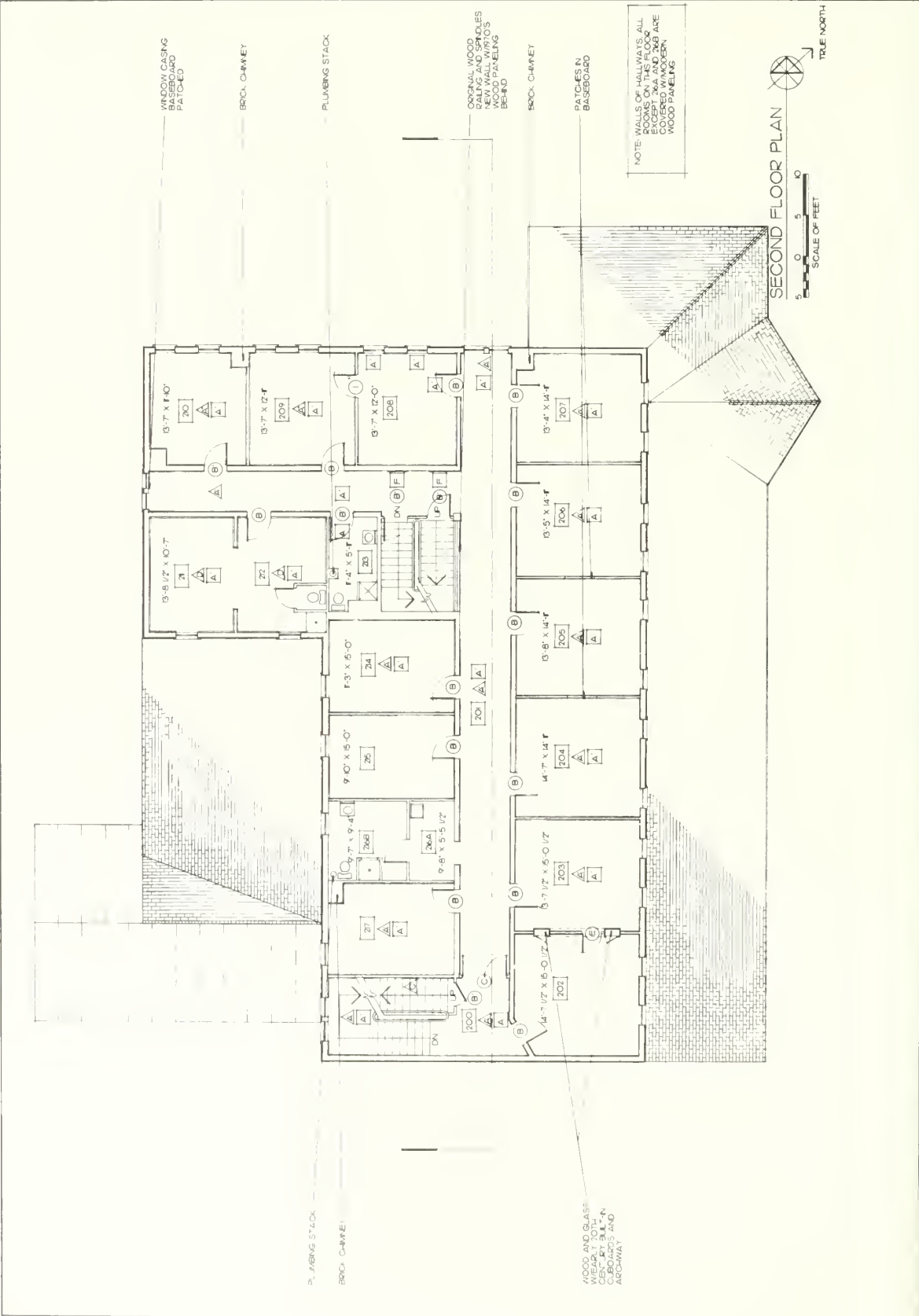
- DOORS
 - DOOR & WINDOW TRIM
 - △ BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS FOR THE

THE CLUBHOUSE

SOUTH FORK FISHERY & HUNTING CLUB
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CAMERON COUNTY,
PENNSYLVANIA

Date	1/13/09
Revision	
Project No.	200
Sheet No.	AS NOTED
Drawing No.	



NOTE: WALLS OF HALLWAYS ALL ROOMS ON THE FLOOR EXCEPT 204 AND 208 ARE CONCRETE WITH BRICK OR WOOD PANELING



SECOND FLOOR PLAN

KEY

- DOORS
 - DOOR & WINDOW TRIM
 - △ BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS FOR THE

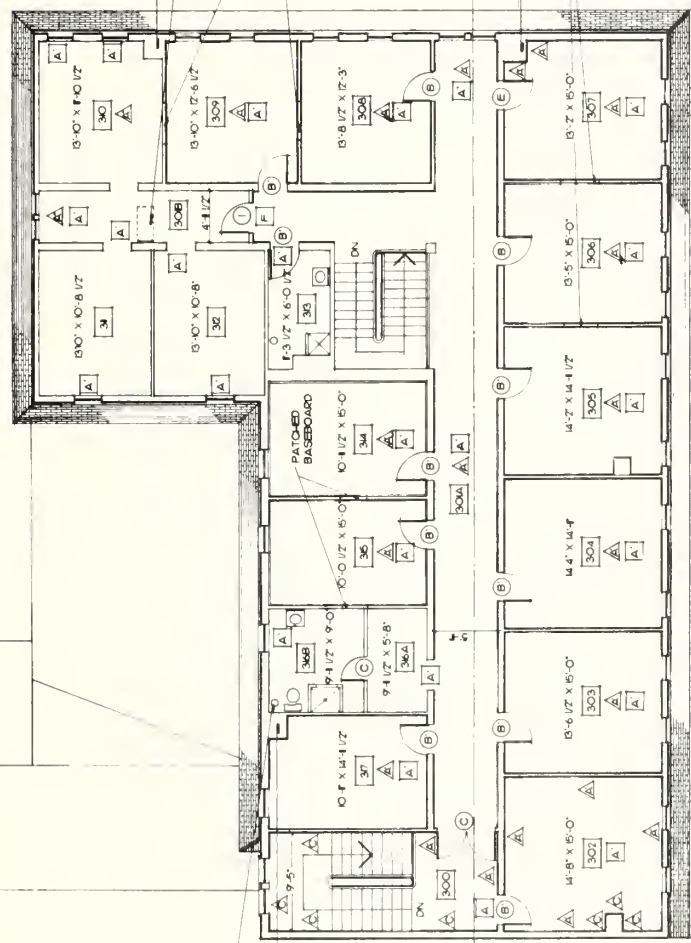
**THE
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Date	11/30/92
Project No.	300
Scale	AS NOTED
Drawing No.	4

NOTE: WALLS OF HALLWAY 300A AND STAIRS ARE COVERED W/ MODERN WOOD PANELING

BRICK CHIMNEY
CEILING MATCHES AND WALL LAID TO ATTIC
PATCHED BASEBOARD

BRICK CHIMNEY
PATCHED BASEBOARD



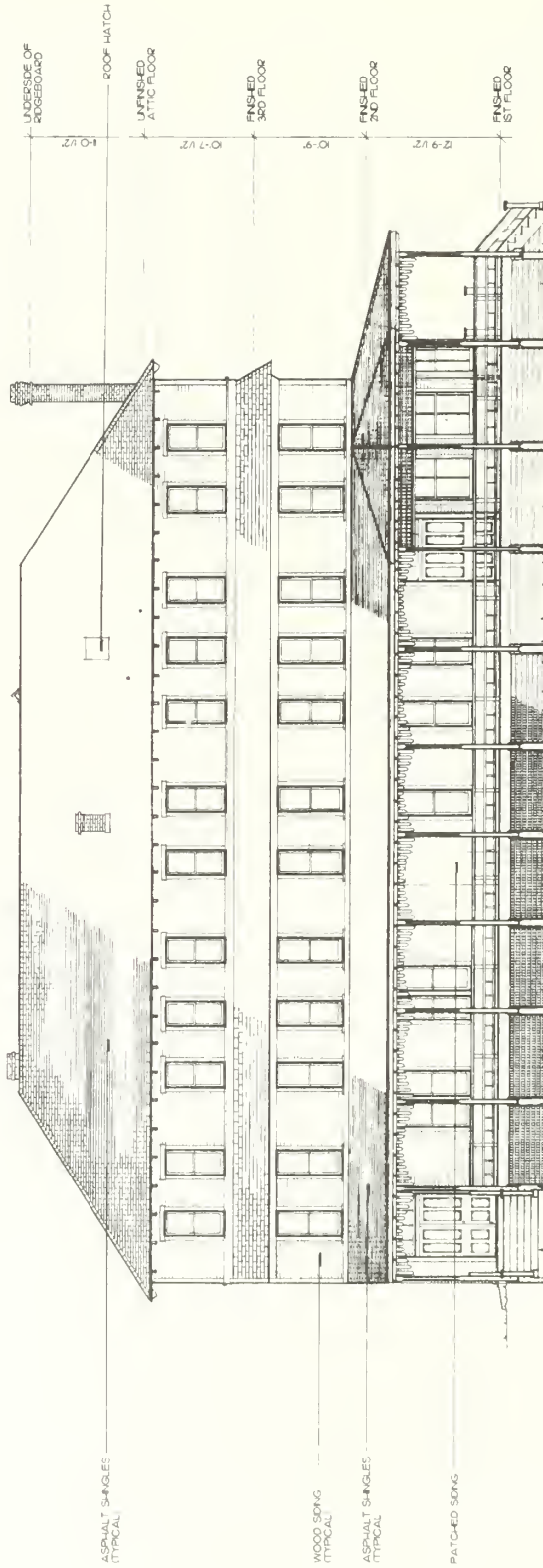
THIRD FLOOR PLAN

EXISTING CONDITIONS
FOR THE

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EAST ELEVATION



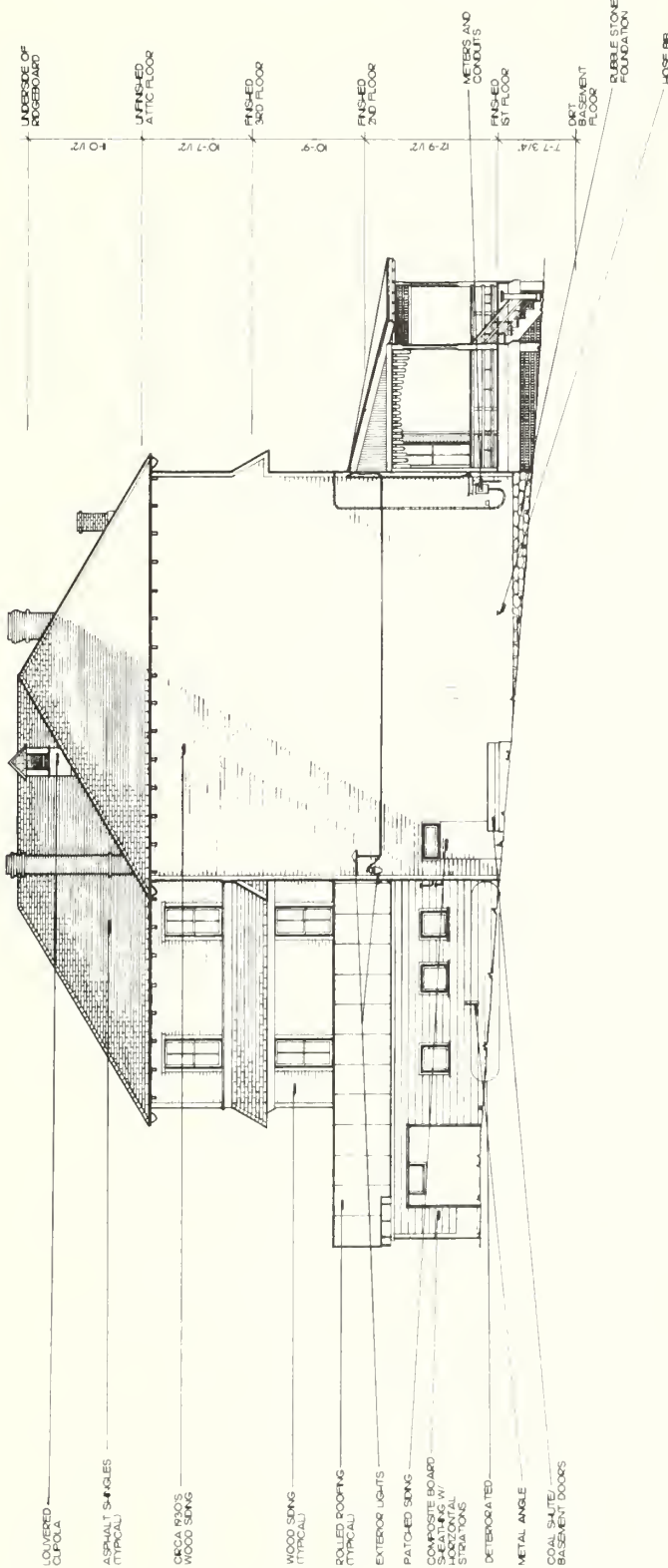
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LDA
LANDMARK DESIGN ASSOCIATES
ARCHITECTS

2000
Pittsburgh, Pennsylvania 15219
(412)391-7600 FAX(412)471-0183

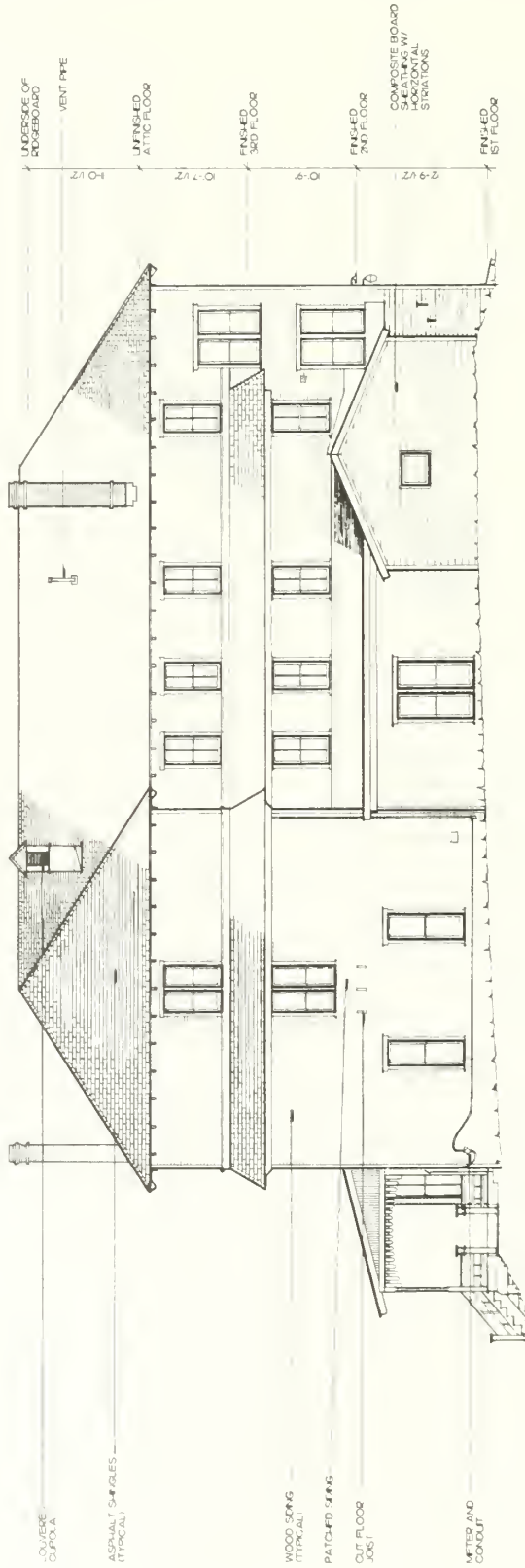
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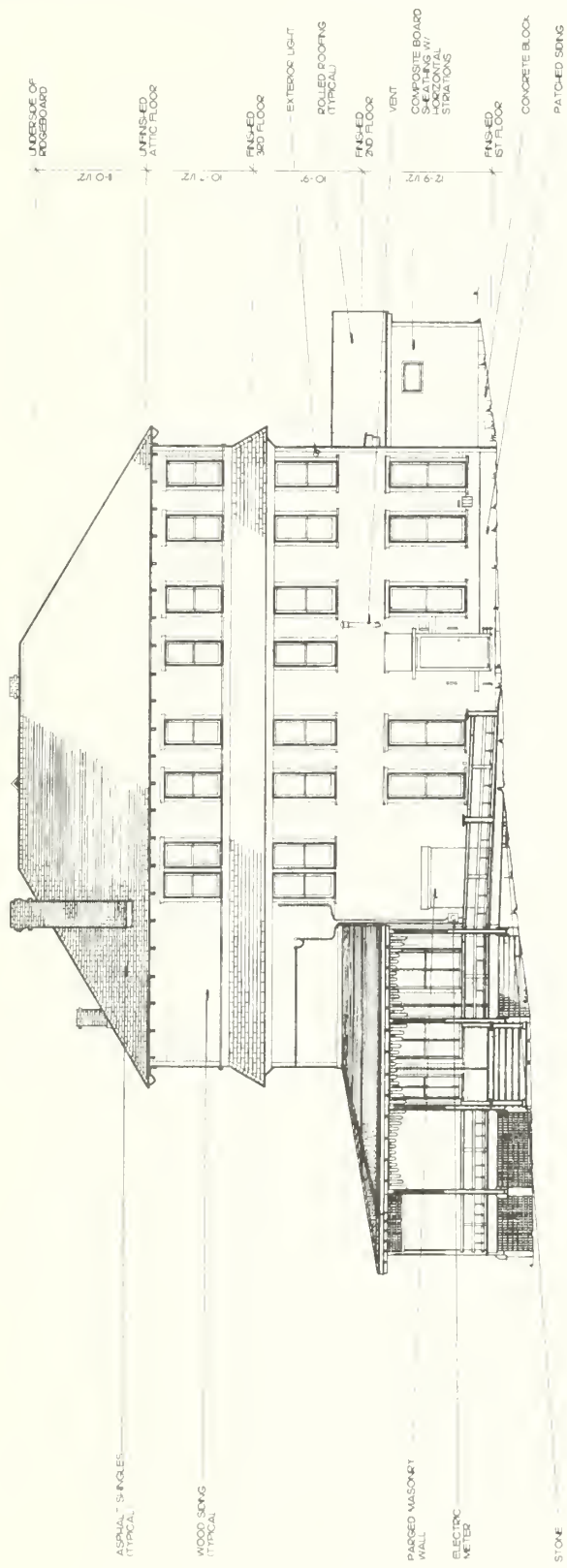
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WEST ELEVATION





NORTH ELEVATION
SCALE OF FEET
0 5 10

LDA

LAMARDES DESIGN ASSOCIATES
ARCHITECTS

Suite 400
1000 South
Pittsburgh, Pennsylvania 15219
(412)381-7940 FAX (412)471-8103

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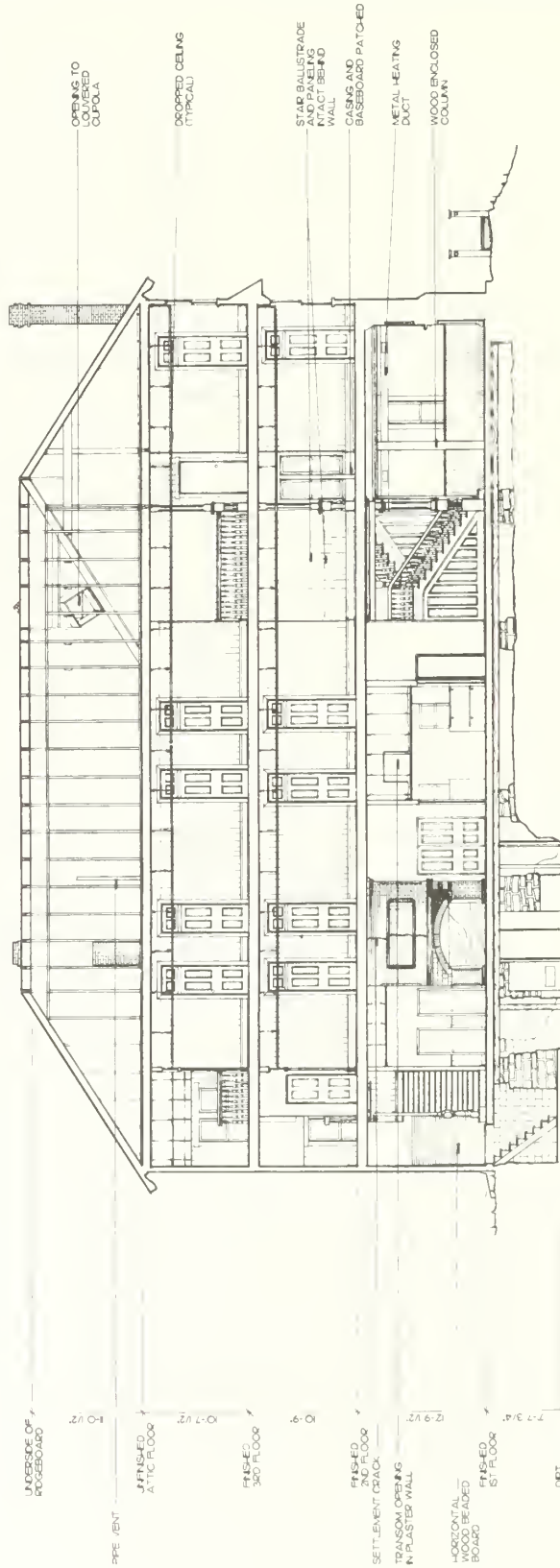
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HUNTING CLUB

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SECTION



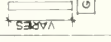
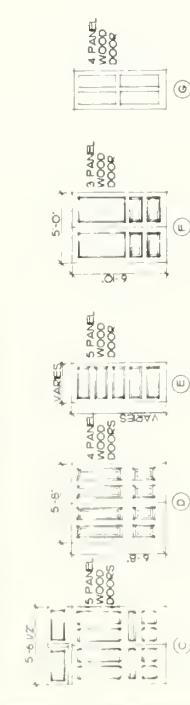
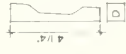
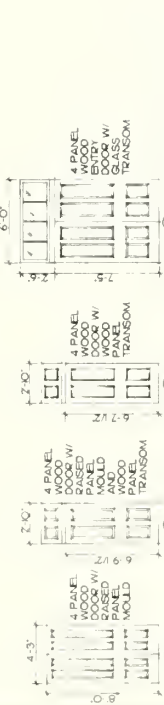
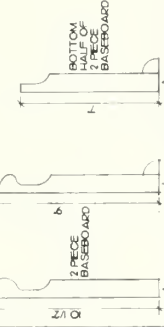
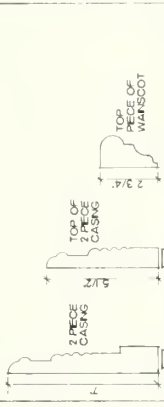
EXISTING CONDITIONS
FOR THE
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CLUBHOUSE**
SOUTH-FORTH STREETS &
LUTING CLUB
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UNIVERSITY,
PENNSYLVANIA

Date	1/30/92	Revised	
Project #	200	Scale	AS NOTED
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WINDOW AND DOOR CASINGS

BASEBOARDS

DOORS



ORIGINAL
PRA (1983-1989)

SMOCHLER AND CRUKSHANK
PRA (1907-1950)

MODERN
PRA (1950-PRESENT)

Photo H-4

The Clubhouse, looking southwest, c.1887-1888.

Photograph by Lewis Semple Clarke, from the Cooper Collection.

The Clubhouse is shown here in its expanded form, with the homogeneous porch serving to unify the two sections. This is the best view available of the shutters and the eave detailing.



Photo H-5

Club people on the steps of the Clubhouse, looking east, c.1887-1888.

Photograph by Lewis Semple Clarke, from the Cooper Collection.

A group comprised primarily of women and children is shown listening and clapping to music by a small band of horns, while a young man passes the hat. Some of the porch detailing is visible here, along with the shoreside detailing of the large boathouse, behind the musicians. A wagon seat in the right foreground confirms that the Club maintained its own livery and wagons. None of the individuals in the photograph is recognizable.



Photo H-6

The Clubhouse as the Sechler Hotel, looking southwest, c.1907-1920.

Photograph from the Costlow Collection.

Despite the poor quality of this photograph, it clearly shows two features of the building at this time: the "Hotel Office" sign in the front corner window and the "Bar" sign in the transom above the single doorway on the north side. These may be used as clues to the allocation of space within the building, at least subsequent to the Club era.

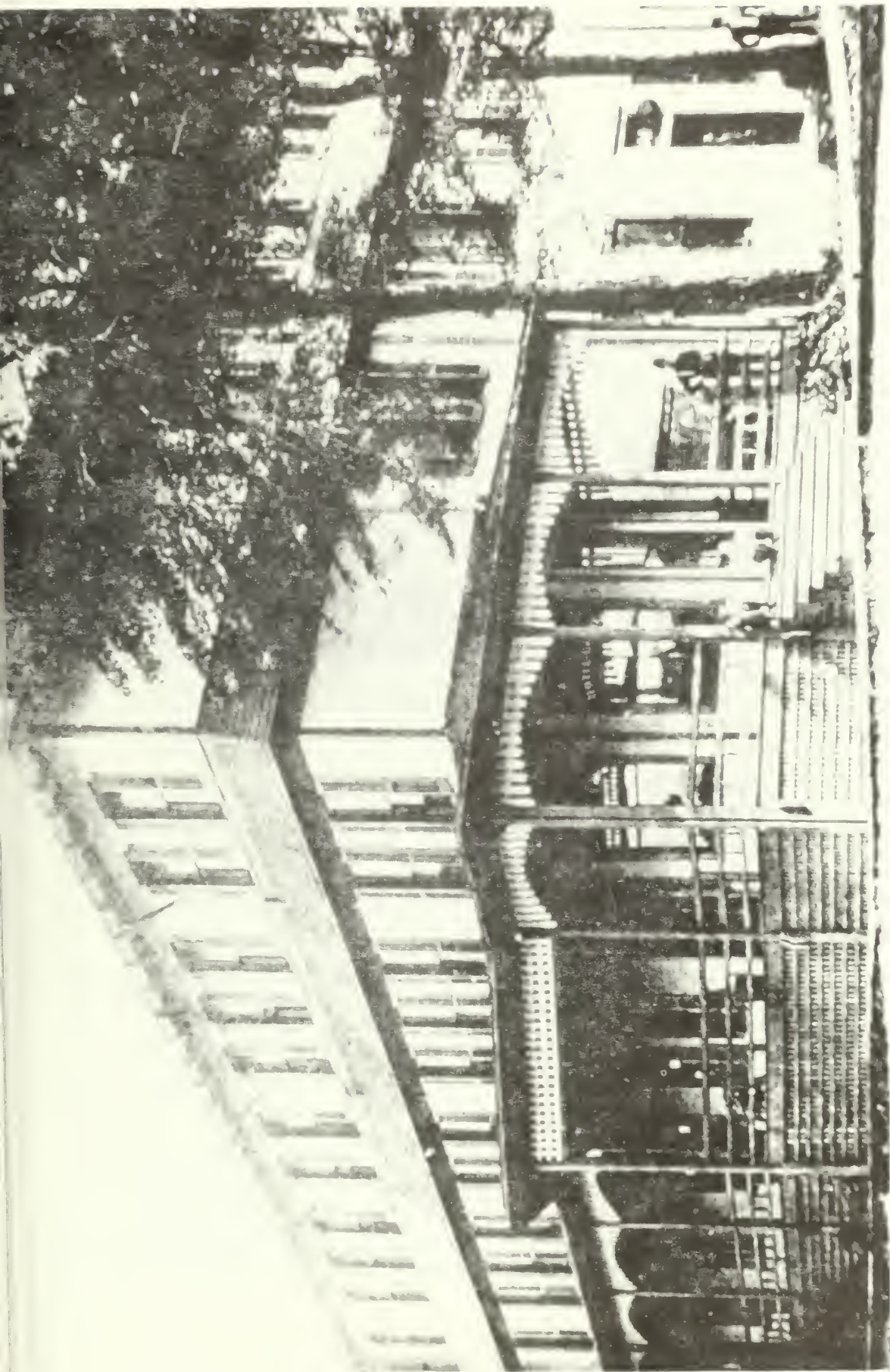




Photo E-9 View of east and south elevations.
Clubhouse 1992



Photo E-10 View of north and west elevations.
Clubhouse 1992



E-11 View of east and north elevations.
Clubhouse 1992



E-12 View of west and south elevations.
Clubhouse 1992



Photo E-13 First floor south stair (room 100) looking west.
Clubhouse 1992



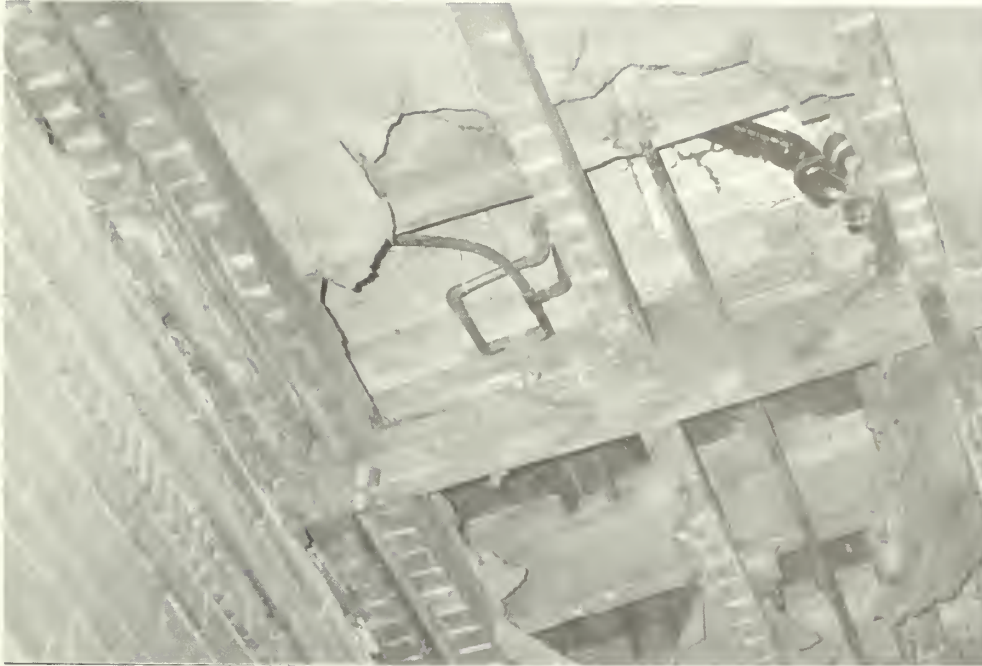
o E-14 East wall of current bar, room 102.
Clubhouse 1992



c E-15 West wall of room 102. Although the wall is new, the double doors are original and have been relocated.
Clubhouse 1992



Photo E-16 View of fireplace on west wall of room 106.
Clubhouse 1992



E-17 Ceiling of room 106 showing double set of framing.
Clubhouse 1992



E-18 View above existing kitchen ceiling of room 107, looking northeast at east wall of original center hall and door opening.
Clubhouse 1992



Photo E-19 View looking southwest above existing ceiling in room 107, showing original hall wall and upper part of door which once connected room to west. The door trim with the rose blocks in the south wall is later. Clubhouse 1992



Photo E-20 Looking northwest in room 114 towards window in west wall and newer, large cased opening in north wall. Clubhouse 1992



to E-21 Existing first floor kitchen in room 107, looking northeast.
Clubhouse 1992



to E-22 Looking west from room 109 into room 113. The off-centered column was
originally enclosed in a wall dividing these two rooms.
Clubhouse 1992.



Photo E-23 View of fireplace and chimney on north wall of room 109.
Clubhouse 1992



Photo E-24 View of northeast bay window in room 109.
Clubhouse 1992



Photo E-25 Second floor hall, looking south. Note railing for main stair at right of photo.
Clubhouse 1992



Photo E-26 Typical second and third floor baseboard and window trim.
Clubhouse 1992



Photo E-27 Typical door and transom at second and third floor guest rooms.
Clubhouse 1992



Photo E-28 View of south stair from third floor looking west.
Clubhouse 1992



Photo E-29 View of north (main) stair from third floor looking north.
Clubhouse 1992



Photo E-30 Third floor hall and main stair looking east.
Clubhouse 1992

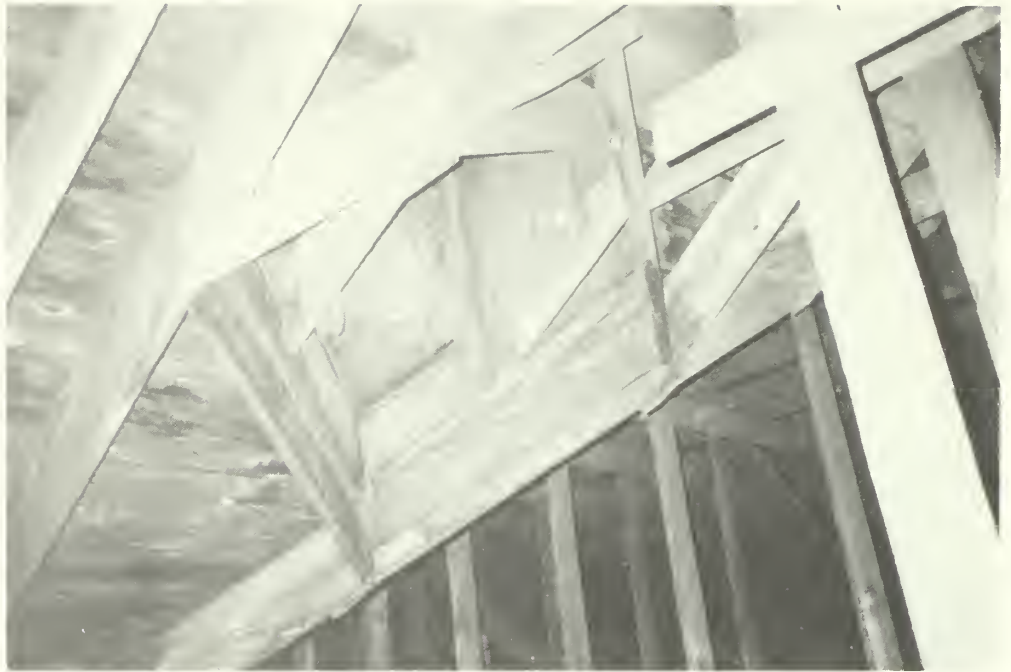


Photo E-31 View of roof from attic showing framing for ventilator.
Clubhouse 1992



Photo E-31a View of third floor ceiling framing from attic showing framing for ventilator.
Clubhouse 1992

LDA

LANDMARK DESIGN ASSOCIATES
ARCHITECTS

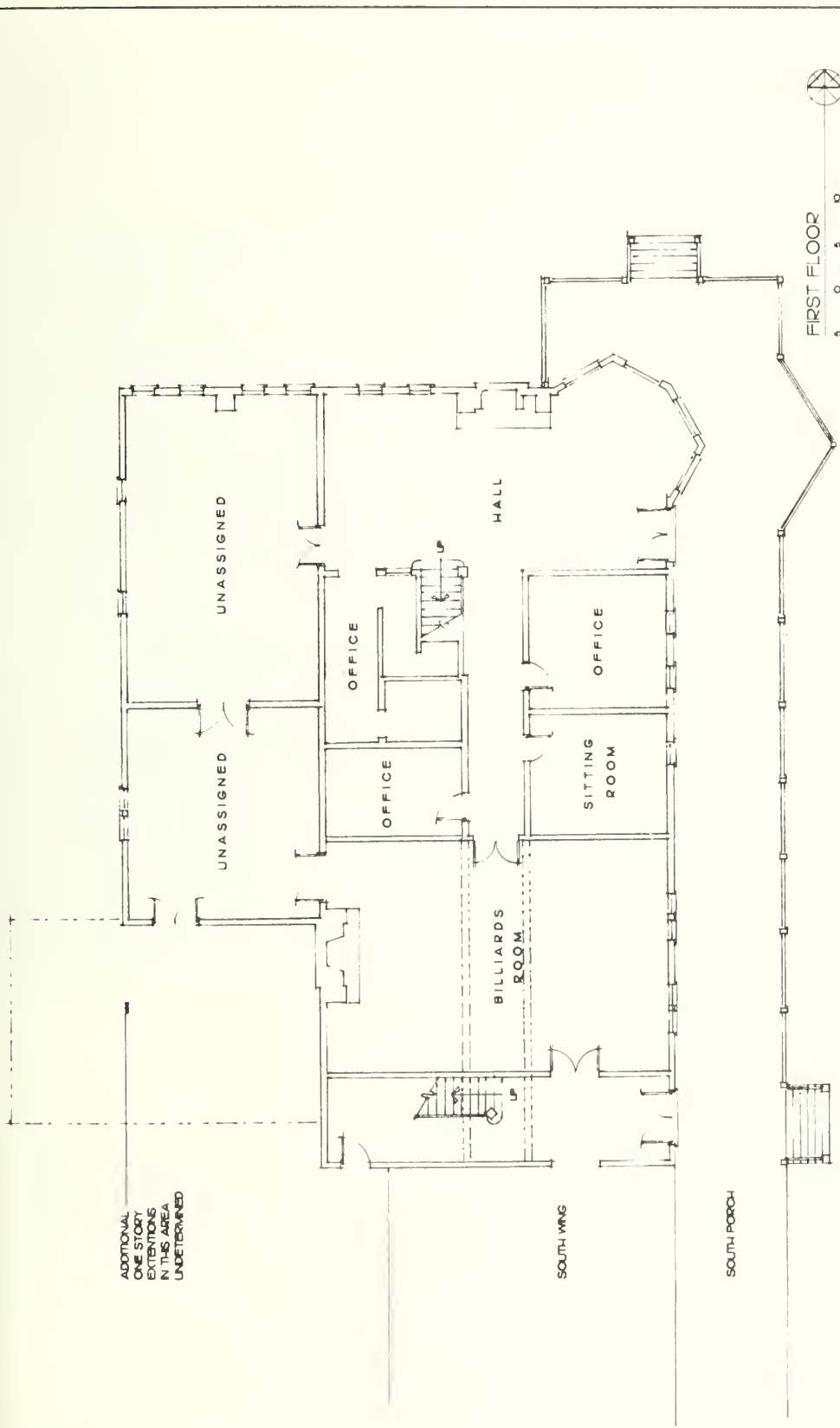
Route 450
One Business Square
Harrisburg, Pennsylvania 17111
(717) 637-7431 FAX (717) 637-7116

CONCEPTUAL 889 PLAN
FLOOR

THE CLUBHOUSE

SOUTH POOR FISHING &
LUNING CLUB
ST. MICHAELS
UNIVERSITY
PENNSYLVANIA

Date	1/30/92	Revisions
Drawn by	AS	Checked by
Scale	2/3"	AS NOTED
Drawing No.		



ADDITIONAL
ONE STORY
EXTENSIONS
IN THIS AREA
UNDETERMINED

FIRST FLOOR
SCALE OF FEET

TRUE NORTH

LDA
 LANDMARKS DESIGN ASSOCIATES
 ARCHITECTS

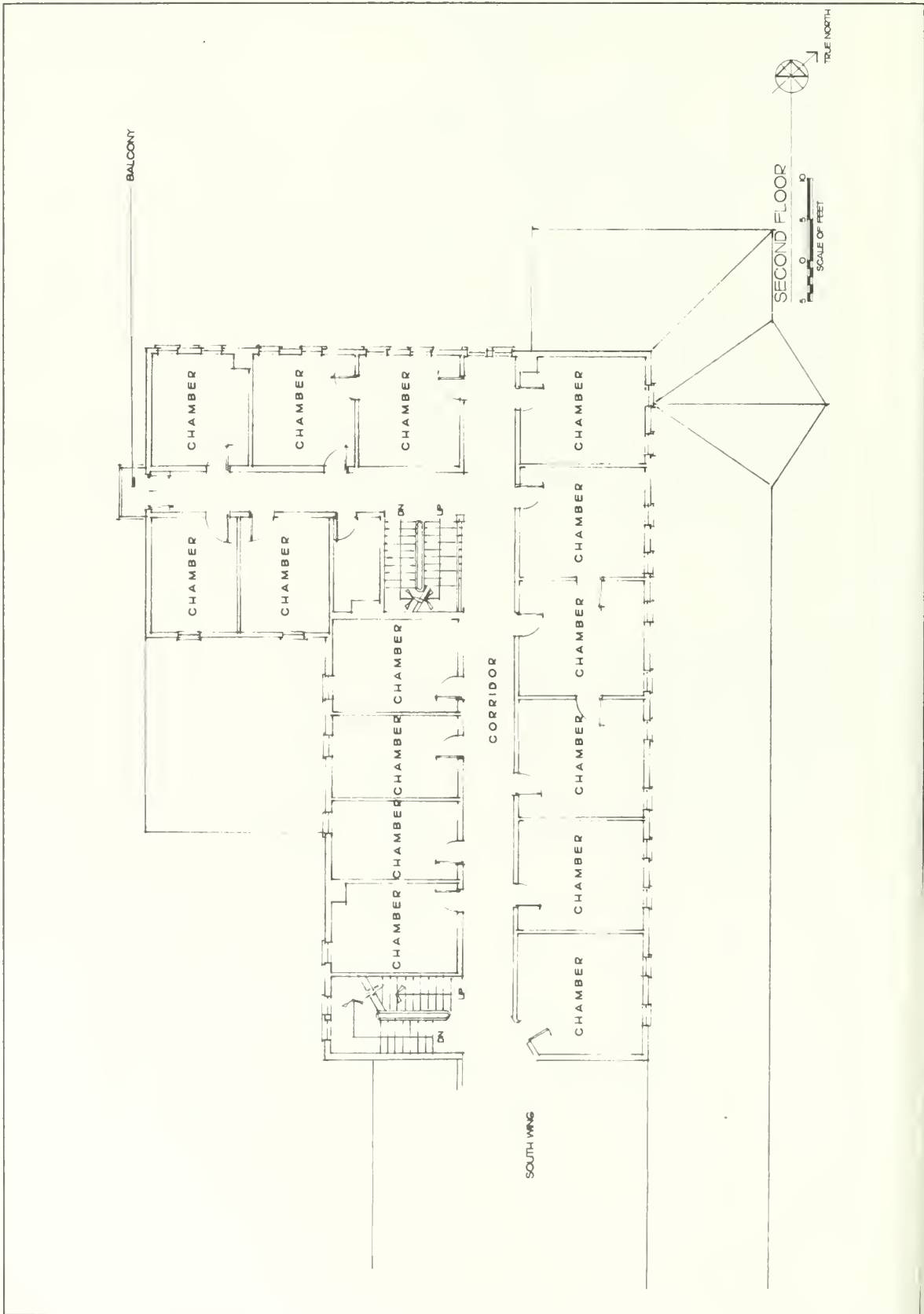
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 One Adams Square
 Philadelphia, Pennsylvania 19107
 (215) 951-7400 FAX (215) 951-8185

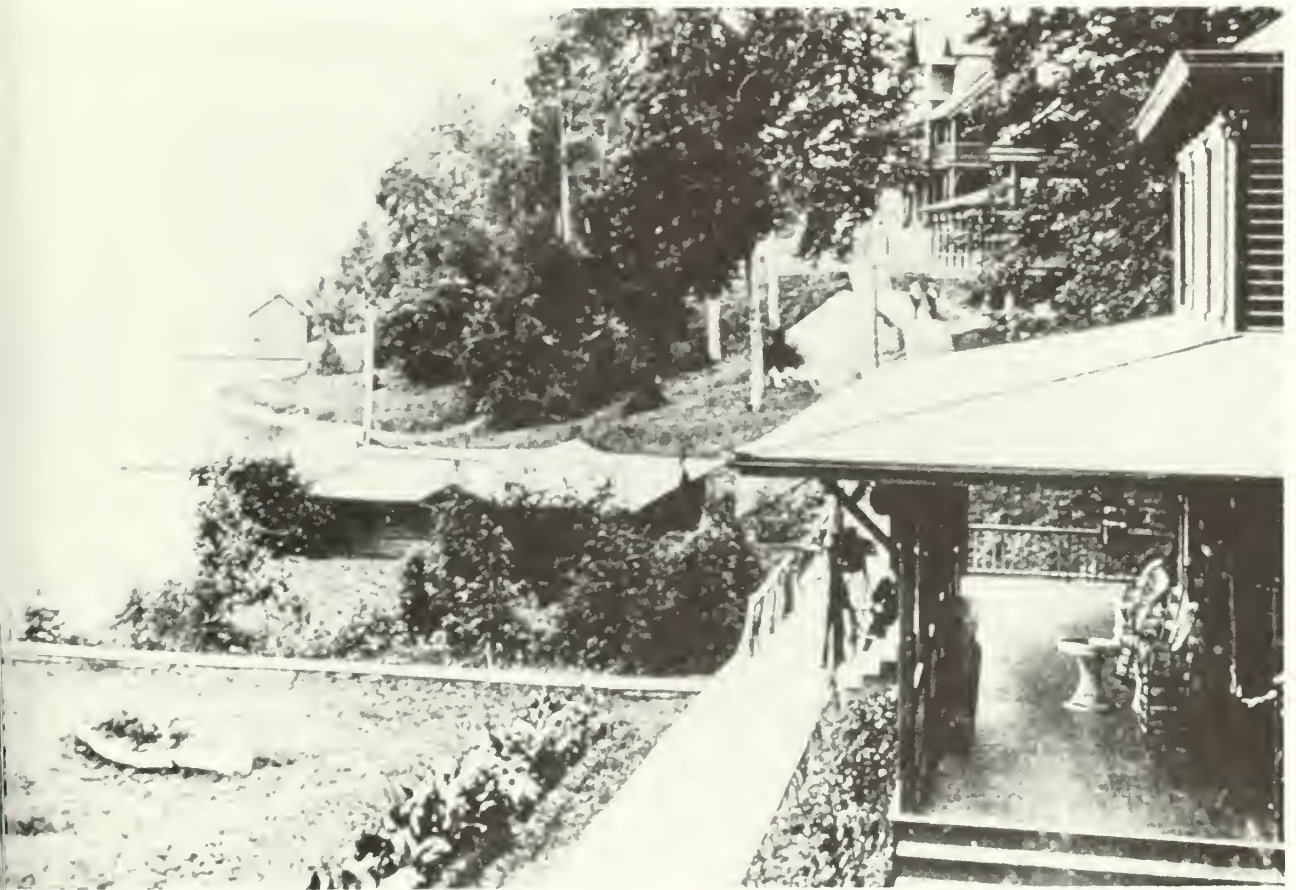
CONCEPTUAL 1989 PLAN
 FOR

THE CLUBHOUSE

SOUTH FORK FISHING &
 HUNTING CLUB
 ST. MICHAELS
 CAMBERNA COUNTY,
 PENNSYLVANIA

Date: 1/30/92
 Project No: 20
 Scale: AS NOTED
 Drawing No:







BROWN COTTAGE





III.C. BROWN COTTAGE

Traditionally referred to as the Knox Cottage by the local community, research conducted for this report has concluded that Cottage No. 4 was constructed by the Brown family in 1888.¹

The Brown Cottage is a modest, Stick Style, 2-1/2 story frame structure with a hipped and gabled roof, wraparound front porch, and a one story rear wing with porches. The northeast corner of the cottage is angled towards the dam and features a bay window on the first floor. The cottage is located close to the existing road which services Cottages No. 2, No. 3, and No. 4 on a site which rises steeply to the west. The cottage is currently divided into side by side duplexes with separate entrances from the front porch.

The cottage is visible in one Clarke photograph (Photo H-1) as well as two Brown family photographs from the Tucker collection (Photos H-8 and H-9). It was one of the later buildings to be constructed, as evidenced by its absence from three of the historic views (Photos H-7, H-10, and H-11) which show the surrounding cottages all standing. This is confirmed by a news item in the *Johnstown Daily Tribune* of 22 March 1888 announcing that Bidwell, Rankin, and Brown would be building cottages that summer. The boardwalk which ran in front of the cottages ran immediately in front of the Brown Cottage. The earth in front of the boardwalk in the photograph taken from the northeast looks freshly excavated, suggesting that the photograph was taken soon after the cottage was completed. The two Clarke photographs capture limited views of the north and east elevation of the cottage from the northeast. The two photographs from the Tucker collection feature family portraits taken near or on the front porch and provide detailed glimpses of the original porch construction. The exterior of the cottage remains much the same today as it appears in the photographs.

Interview Alice Reed Tucker, 8 August 1992 and *Johnstown Daily Tribune*, 22 March 1888.

The cottage became the property of the Maryland Coal Company in 1907 and was converted to a side by side duplex by 1921. Subsequent owners maintained the building as a duplex, continuing to update the northern unit, while allowing the southern unit to remain essentially unaltered from the 1930s.² The last tenant moved out of the northern unit in c. 1985 when the 1889 South Fork Fishing and Hunting Club Historical Preservation Society purchased the building. The building is currently in poor condition, with significant deterioration to the southwest foundation and front porch.

EXTERIOR

The exterior of the building remains much as it appeared originally. (Photos E-32 through E-35) Alterations to the exterior are limited to three window changes, the addition of a door, relocation of the porch steps, removal of the shutters, and removal of an eyelid dormer on the east roof slope. Although it has been suggested that the one story kitchen wing at the rear of the house is a later addition to the house,³ no physical evidence exists to support the theory. A small rectangular concrete foundation is located at the uphill western edge of the site opposite the rear entrance on the west facade. Local residents recall the concrete foundations for outhouses installed by the mining company.⁴

The building is a wood framed structure currently supported by a perimeter foundation and a north-south bearing line in the center of the building. A poured-in-place concrete foundation has been inserted under the perimeter of the house in the late 1940s⁵ except

² Interviews with Lynn Singer Slanoc and Woodrow Wingard, 5 November 1992 and Evelyn Brunberg, 20 October 1992.

³ Interview with Evelyn Miller Brunberg, 20 October 1992.

⁴ Interview with Mrs. Cummings, 14 October 1992.

⁵ Interviews with Lynn Singer Slanoc, and Woodrow Wingard, 5 November 1992.

under the enclosed rear porch which rests on masonry piers. On the south and west sides of the main house this concrete foundation extends approximately six inches out from the face of the building with a sloped top. (Photo E-36) At the southwest corner of the house, a brick and concrete L-shaped gutter wraps the corner of the foundation. Imbedded in the downhill (east) sides of the foundation (visible from the area beneath the porch) are 9" round wood posts which may have supported the house when it was first constructed or perhaps were used as support during the concrete pour. The sill at the first floor level of the house is a 9"x9" sawn wood timber indicating that the entire house was designed to be supported on posts or piers. If the house had been designed to rest on a continuous masonry foundation, the sill would have been a more typical two inch plate for continuous support. Although the existing poured in place concrete foundation was not inserted sensitively, it does appear to be supporting the building and does not show signs of cracking or failure.

Siding

The exterior is sheathed in 5-1/2" bevelled wood siding, painted white. In areas where the current layer of paint is worn, a layer of mustard colored paint is visible, although preliminary paint analysis indicates that the original finish color was gray.⁶ Historic references of the period refer to "gay bits of color" on the lake⁷ which suggests that the original gray paint was quickly followed by a more vivid color such as the mustard. A band of vertical boarding runs horizontally around the house at the eave line and at the base of the gables. The same siding has been used on the main house as well as the one story rear ell. The northwest enclosed porch is sided with 5-1/4" coved siding. Upper sections of the gables are match board sheathing. The sheathing is in good condition except for lower boards on the rear southwest sides of the house which are in contact with the earth and have suffered deterioration.

⁶ Paint Analysis, Appendix B.1.

⁷ *New York Sun*, quoted in Herman Dieck, *The Johnstown Flood*, Philadelphia: H. Dieck, 1889, 61.

Windows

Original one-over-one wood double hung windows with plain 1" x 5" inch trim, painted blue, exist in almost all locations. Preliminary paint analysis indicates that the trim was painted the same color as the siding. The Clarke photographs show the sash as white. The rear (west) elevation has three single paned fixed windows which have replaced larger openings. The central second floor window shows indications of having been shortened both above and below; this is the location where the access bridge from the west would have entered the house. The siding below and above this window has clear indications of being patched. The second floor window to the north has been shortened from below. Patched siding indicates that this was originally a full sized window with its sill just above the roof of the ell. The fixed window on the east facade replaces an earlier full length window, as evidenced by the pieced siding below the existing window and by the Clarke photos. Louvered shutters are visible on all of the second floor windows on the east and north facades in the Clarke photographs and presumably continued onto the rear facades; the first floor shutters, while not clearly visible in the photographs, appear to have been panelled. No shutters remain today, although many of the hinges remain at the window openings.

Doors

No original exterior doors survive. The entrance to the north unit on the north facade is a horizontal five panel wood door with a transom which replaces the original panelled double entry doors, a glimpse of which is visible in the Brown family portrait on the porch and which is evidenced in the patched siding to the left of the current door. A horizontal five panel wood door was inserted on the east facade as well, to provide entry to the southern unit when the building was converted into duplexes. A wood and glass half light door exists in the opening in the west elevation at the end of the stair hall. The construction of this door suggests that it may actually be a four panel interior door in which the top portion of the door containing the two panels has been replaced with glass. A double hung window has replaced an earlier door on the south facade of the

ell as evidenced by patched siding below the window sill. A wood screen door and wood and glass "French door" provide entrance to the enclosed rear porch on the west elevation.

Porch

The original porch is largely intact. The current conditions are very similar to those shown in the Clarke photograph and the Tucker photographs. The principal changes include alterations of the lattice work which enclosed the area beneath the porch to accommodate additional entry access doors, missing ornamental brackets and relocation of the stairs to the porch. The only access door to the underside of the porch on the east and north sides visible in the Clarke photograph was the single door on the angled corner portion of the porch. The Tucker photographs show a small bracket which connects each post to the top of the hand rail at each location, of which only a few are extant. The principal stairs to the porch shown on the Clarke photograph originally rose to the entry doors facing the center bay on the north facade; an additional set is visible on the south side at the southeast corner. Both have been removed and a new set has been installed at the west end of the porch on the north side.

The porch floor structure is in poor condition with significant deterioration and deflection. Portions of the lattice and trim boards are deteriorated from exposure to the ground moisture. The porch is supported on piers of yellow construction block. The ceiling is currently clad with aluminum soffit panels.

Roofs

The existing roof is covered with rolled roofing material. The roof is believed to have been originally clad with wood shingles. The eaves of the roof have been fully enclosed. A small eyelid dormer on the Clarke photograph to the south of the principal front gable has been removed. Two decorative wood brackets span the eave of the roof at the second story northeast corner. The corners of the rear porch roof are original but the

structure of the porch roof is hidden by a modern metal soffit. Assuming that the cottage once had a ramp from the second floor to the rear of the site, and that this structure once provided a flat deck for the walkway from the west, evidence of this should be obvious in the porch roof structure when it is dismantled. There are currently no gutters or downspouts on the building. Although gutters and downspouts originally existed on many of the cottages, it is not apparent from the photographs whether or not there were any on the Brown Cottage.

Chimneys

There are two chimneys rising through the main roof of the house and one chimney at the rear ell. A large unornamented brick chimney on the north slope of the main roof flues the principal fireplace of the house. It is likely that the top of the chimney may have once been corbelled, but the chimney is not visible in the historic photographs. The corbelled brick chimney on the south slope of the main roof is believed to have been installed during the Mining Company Era to flue stoves on the first floor of the south unit. The chimney is constructed of yellow brick similar to that found in the houses constructed by the mining company in St. Michael. The foundation of the chimney is concrete, reinforcing the idea that the chimney was added to the house.

INTERIOR

Although significant alterations occurred when the building was converted into a duplex, original interior doors, window and door casings, and baseboards remain intact. The most significant alterations include the introduction of new stairs to serve the north unit and the creation of demising walls between the two units. The north unit contains a modern kitchen and bathroom. Steam heat in the form of radiators was introduced into the north unit in the 1920s by the Millers after the hot air system failed.⁸ Radiators are present in all of the first and second floor rooms of the north unit. The south unit

⁸ Interview with Evelyn Miller Brunberg, 20 October 1992.

remains much as it was when the Singers bought the house in 1955 and moved from the south unit to the north in c. 1957.⁹

Basement

A wood access door under the front porch provides entrance to the southern half of the basement (Room B01). The southern half of the basement is unexcavated and is probably indicative of the conditions under the house when it was originally built with no basement. The demising wall between the north and south basements is constructed of 14"x8" red construction block. Two yellow construction piers support a large wood beam spanning north-south across the center of the house. The northern half was excavated in the 1920s when central heating was installed in the unit and finished in the 1940s.¹⁰ A single staircase connects the basement to the rear first floor room and an exterior door provides access to the area under the porch. The walls are yellow construction block on the south and west, poured concrete on the east and north, and a mix of the two at the west end of the north wall. The west wall is open to the crawl space below the kitchen. The floor is concrete. A rubble stone chimney foundation in the center of the basement separates the area into two rooms (Rooms B02 and B03).

First Floor

The entry door on the north porch served as the original main entrance to this house. One enters into a large front corner room (Room 106) with a bracketed bay window and a massive painted stone fireplace and wood mantel. (Photos E-41, E-42, and E-43) The fireplace has been sealed closed. Wood wainscot wraps the walls and is original to the room. An enclosed L-shaped stair to the second floor was added in the southeast corner of the room when the cottage was converted into a duplex prior to 1921. (Photo E-41)

interview with Lynn Singer Slanoc, 5 November 1992.

⁹ *Ibid.*

The sill of the window in the stair has been raised to accommodate the stair landing. The south wall of the present staircase originally formed the south wall to this principal entry room and had an opening to the front room at the southeastern corner of the house identified by a patch of whiter plaster. The original wood wainscot is visible on the wall underneath the stair. The walls of the room are painted. A dropped ceiling has been installed. The floor is currently carpeted, although grained wood flooring is visible underneath.

This large corner room served as the entry foyer for the house and was once connected to the staircase to the west, as well as to the rooms to the south and west. The wide window and door casings and baseboard in the room match those found in the stair hallway, and are not found anywhere else in the house. Based on the thorough, but not exhaustive, destructive testing, no physical evidence survives to suggest the presence of an original stair in the entry hall space.

A non-original wood cased arched opening to the right of the fireplace connects the entry hall to the rear northwest room (Room 107). This room has suffered the most alterations with the addition of a new staircase to the second floor created by the coal company before 1921.¹¹ Early ceiling paper and wallpaper used in this room remains visible above the lowered masonite ceiling installed above the current stair to the basement. The closet and door opening in the south wall and its casing on both sides is original. The walls are painted and the floor is currently carpeted. The room is connected to the rear room with a cased doorway.

The rear room (Room 108) served as the kitchen for the north unit and is equipped with modern kitchen cabinets and countertops. The room retains original window and door trim and a brick chimney flue. The window in the south wall replaced the original door which led to the rear porch, as evidenced by the patched plaster on the interior wall and the patched siding below the window on the exterior. A large cased opening was

¹¹ Interview with Evelyn Miller Brunberg, 20 October 1992.

constructed in the eastern wall of this room by the Singers after 1957 to provide a contemporary kitchen counter pass-through. A wood and glass door leads to the enclosed side porch (Room 109). The beaded board ceiling of the porch roof is visible above the existing ceiling. Sheet vinyl covers the wood floor, which is deteriorated.

The southern unit is entered from the five panel door on the east elevation. This room at the southeastern corner (Room 105) is largely intact. (Photo E-37) The door to the porch on the eastern side of this room was added prior to 1921¹² by the coal company to make this room a living room for the south duplex unit. A double set of large cased openings between two small rooms separate the front room from the room at the southwest corner. Portier brackets hang from the casing of the opening. There is a patch in the west wall south of the cased opening for a former stovepipe opening. A former doorway which connected the room to the northeast room was discovered by plaster nests in the north wall. The walls and ceiling are painted. The wood floor is exposed in the room.

Two small rooms (Rooms 101 and 104) are contained between the double set of cased openings separating the southeast room from the southwest room. (Photos E-39 and E-40) Pieces of patched woodwork and sections of alternate wall materials indicate numerous minor alterations to this area, but the overall organization of the space is original. The room or closet to the south (Room 104) is open to the living areas and is currently unfinished and contains an electric panel. A wood enclosed, brick lined bulkhead in the ceiling served to flue the stove in the southeast room to the chimney and the bedroom above. The area to the north is enclosed with drywall.

¹² *Ibid.*

The southwest room of the first floor (Room 103) served as the kitchen for the unit, according to Lynn Singer Slanoc.¹³ This room is also largely intact, although settlement has occurred and the eastern wall has experienced water damage. Also, a chimney was added during the Mining Company Era. (Photo E-38) The walls of the room are papered with a painted wainscot topped with a wood mold. The wood floor is exposed and approximately 50% in the south half of the room has been replaced with plywood. A doorway in the north wall connects the room to the stairhall.

The center staircase and hall (Room 100) is original to the house with an exterior opening at the western end. (Photo E-45) The hallway was originally connected by doorways to the front northeast room, southwest room and northwest room. The wall in the enclosed space below the stair is paneled with the same wainscot as the entry room. The door casings and baseboards match those in the northeast entry room. The floor is covered with linoleum dating from the mid-twentieth century. An uncased doorway leads to a storage area (Room 102) underneath the stairs to the second floor of the north unit. The storage area has been drywalled. Removal of a section of the drywall provided an opening for access to the area below the stair of the north unit. Another door leads to a small room (Room 101) containing a toilet installed prior to the late 1940s.¹⁴

The stair in this hall is open to the third floor of the house and appears to be original to the house. The balustrade of the first run is composed of a wood railing and turned spindles. At the first landing the turned spindles are replaced with square wood. (Photo E-46) The first landing has been altered to include a step, as evidenced by the alteration to the original baseboard. The railing makes an awkward transition at the second floor hall to a wood boarded railing which continues to the third floor hall. (Photo E-47) It would seem possible that this stair once served as a rear service stair to the house.

¹³ Interview with Lynn Singer Slanoc, 20 October 1992.

¹⁴ *Ibid.*

although no conclusive evidence was discovered to support the existence of another, primary, stair in the house. It would seem, however, that one might have existed, as the west stair is rather narrow for the scale of the house, and both the entry hall and the bedroom above it are oversized .

Second Floor

The second floor is currently divided in half with a crude east-west partition wall in the west stair hall to provide two bedrooms for each of the units. The center halls of each unit are connected by a doorway installed by the Singers in 1955.¹⁵ The western hall for the south unit (Room 200) is the original hall for the house, which originally provided access to three of the four original bedrooms. The rooms have been altered as follows:

The northeast bedroom (Room 206) once occupied the area currently used by the north unit hall (Room 205), bathroom (Room 207), and northeast room as evidenced by the newer wall construction dividing the current from this northeast room. A bathroom existed in the current location as early as c. 1950.¹⁶ The south wall separating the room from the stair is a combination of drywall and old brown plaster which suggests that some alteration has occurred. The interior walls of the closet in the southeast corner above the stairway are drywall. The wood floor in the closet is grained.

The northwest bedroom (Room 208) retains its original configuration (Photo E-52) with the exception that the newer enclosed stair to the third floor has been inserted in the space and the full sized window in the western wall has been foreshortened at this new stair landing, as evidenced by the exterior siding patches. The original baseboard of the

¹⁵ *ibid.*

¹⁶ *ibid.*

room is visible in the closet below the stair. These changes are assumed to have been made by the Maryland Coal Company c. 1907-1928.

In the south unit, a wainscoted room (Room 203) has been inserted in the space once occupied by the southwest bedroom, again evidenced by the newer wall construction of this smaller room (Room 202). The original door from the bedroom to the hall was located to the east of the present door, as evidenced by newer whiter plaster. This would place this door exactly opposite the only possible location of the door from the hall to the northwestern bedroom. The small wainscoted room served as a bedroom and closet during the Singer Era (1930-1957).¹⁷

The front southeast room (Room 204) is original. (Photos E-49 and E-50) Doorways on the west wall lead to the secondary hallway (Room 201) south of the stair hall and a walk-in closet. A former door opening which connected this room to the northeast room was discovered by plaster analysis in the north wall. It is suspected that this room did not originally have direct access to the stair hall. The original wood flooring is exposed. There is a heat register/stovepipe hole in the floor from below. Wallpaper covers the walls.

Third Floor

The south third floor hall (Room 300) is the original one and it has well preserved unvarnished wood trim and baseboard as well as early (possibly original) wallpaper. (Photo E-53) The patches in the north wall show clearly the area that once contained the doors to the original northeast and northwest rooms. A nonoriginal curved wall separates the north unit from the south slightly off center from where the original door to the northwest room existed.

¹⁷ *Ibid.*

The southwest room (Room 301) served as a storage room and remains unfinished. (Photo E-54) The floor, wall and roof framing is exposed. The southeast room (Room 302) is wallpapered and contains a large closet. (Photos E-55 and E-56) No evidence remains of the eyelid dormer visible in the Clarke and Tucker photographs.

The northwest room (Room 303) has modern finishes and has been cut up to receive the c.1907 stair from the second floor and the hall. (Photo E-58) The northeast room (Room 304) is finished in modern plaster but the closet construction is original. (Photo E-59)

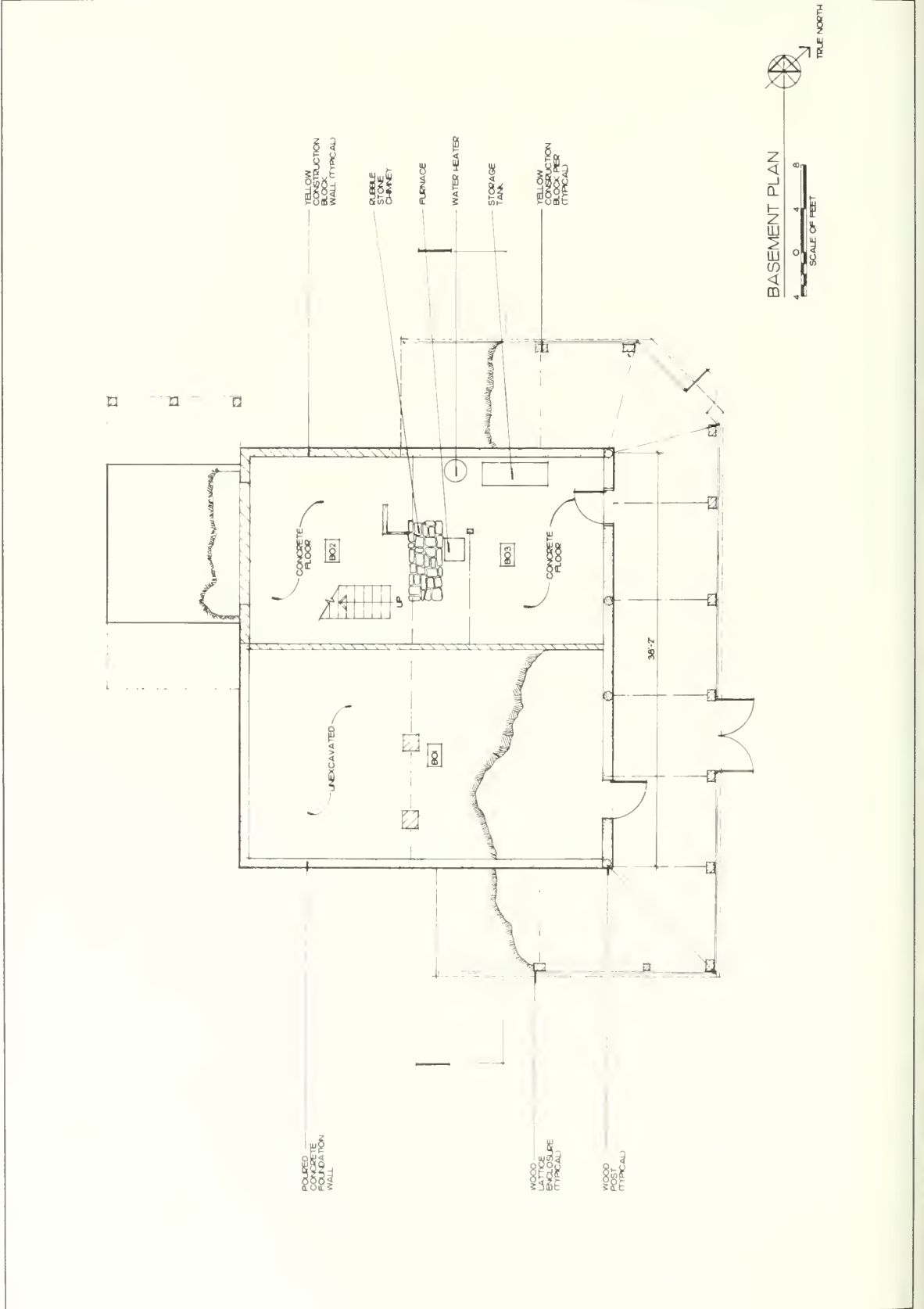
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 - DOOR & WINDOW TRIM
 - △ BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS
FOR THE

**BROWN
COTTAGE**
SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAELS,
CAMBERG COUNTY,
PENNSYLVANIA

Date: 1/30/92
Project No: 203
Drawing No: AS NOTED
Revised No: 11



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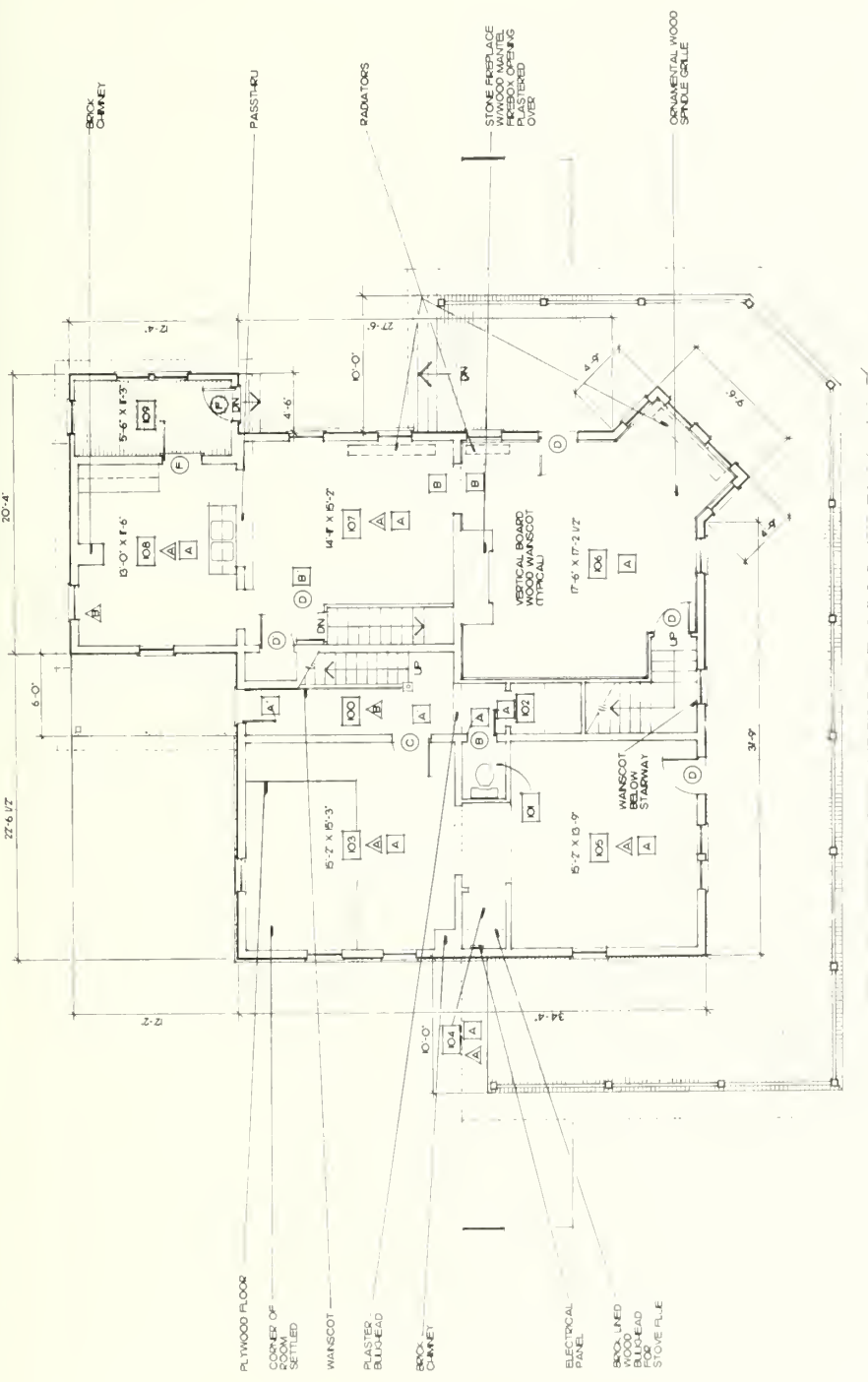
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- DOOR & WINDOW THRESH
- △ BASEBOARDS

(SEE DETAIL SHEETS)

EXISTING CONDITIONS FOR THE

BROWN COTTAGE
 SOUTHWOOD FISHING & HUNTING CLUB
 ST. MARGARET'S CAMBER COUNTY, PENNSYLVANIA

Date: 1/20/97
 Project No: 200
 Scale: AS NOTED
 Drawing No: 12

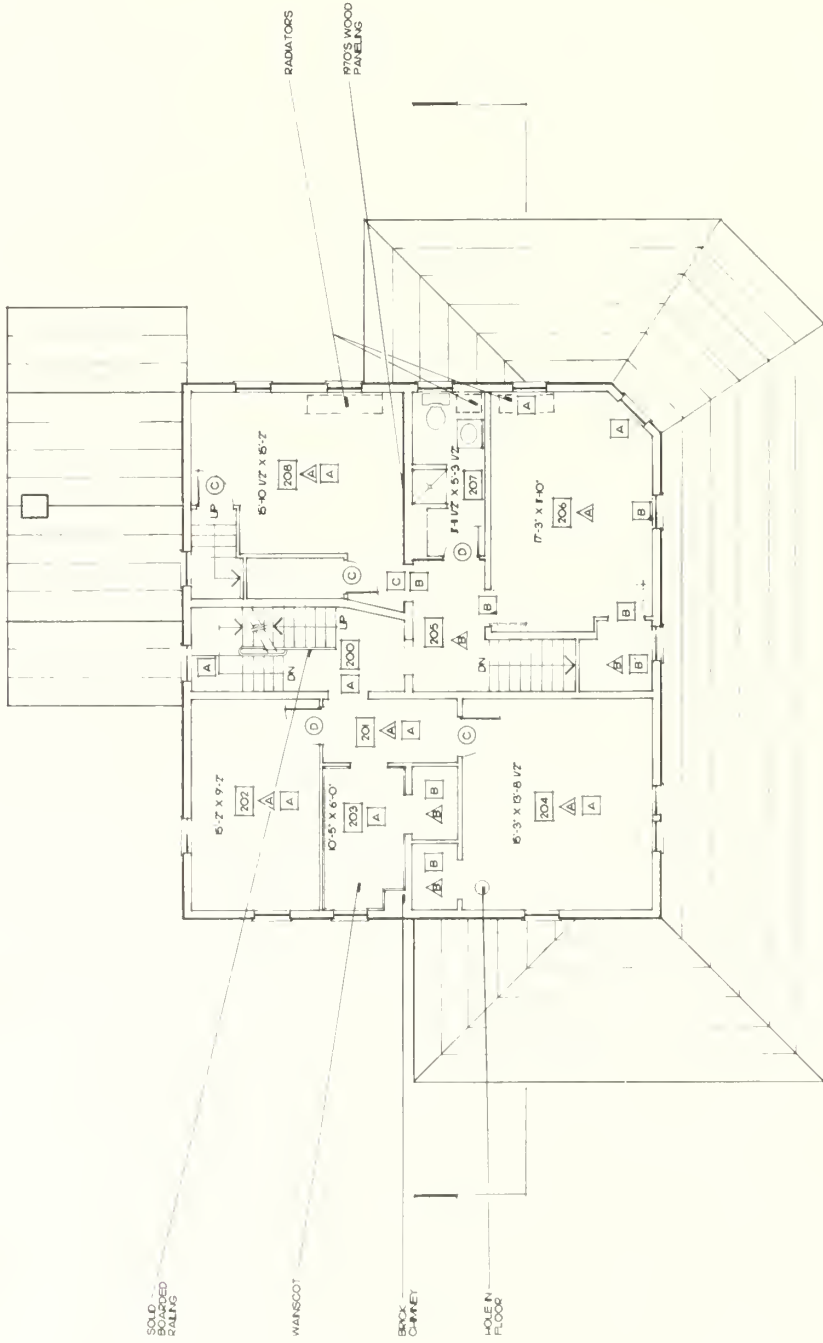


FIRST FLOOR PLAN

SCALE OF FEET

0 4 8

TRUE NORTH



SECOND FLOOR PLAN
 TRUE NORTH
 SCALE OF FEET
 0 4 8

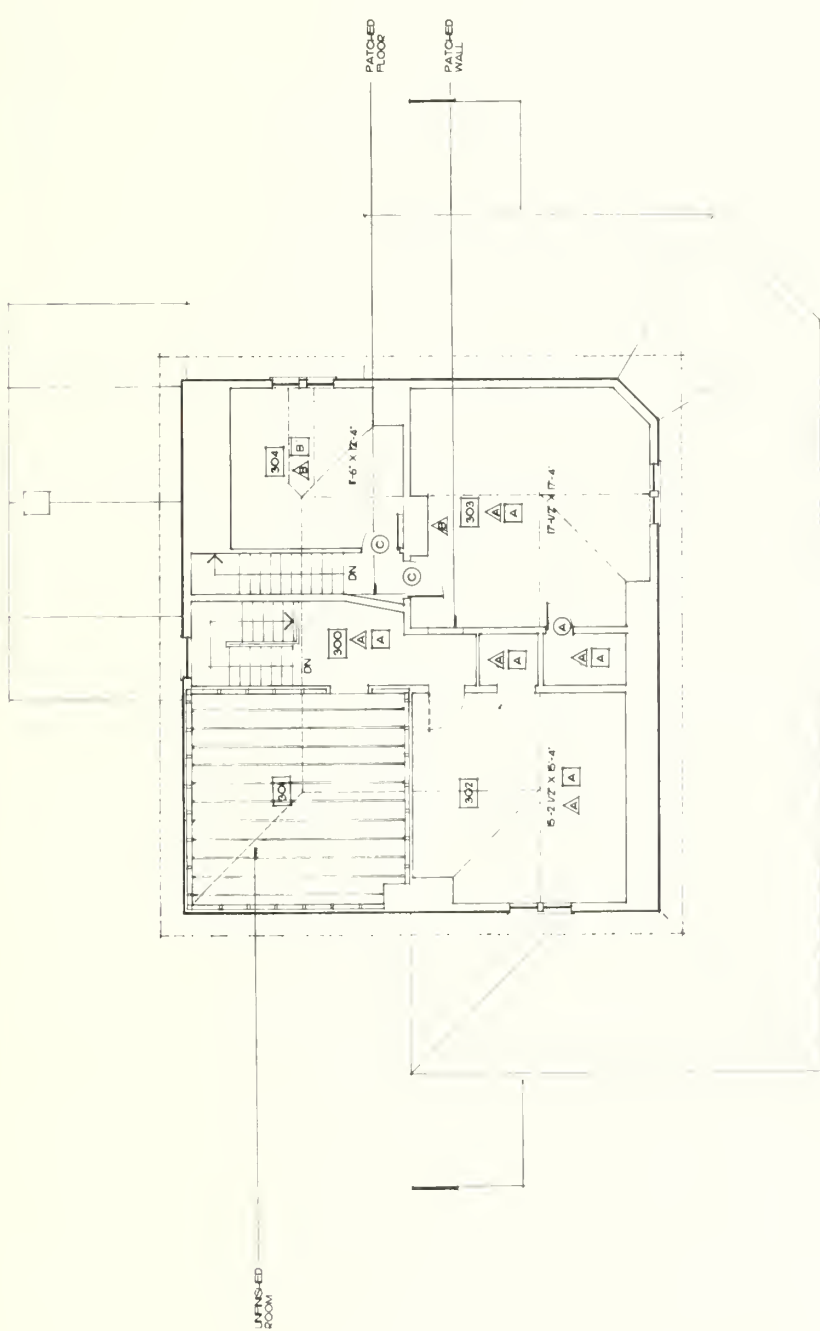
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- DOORS
- DOOR & WINDOW TRIM
- △ BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS
FOR THE

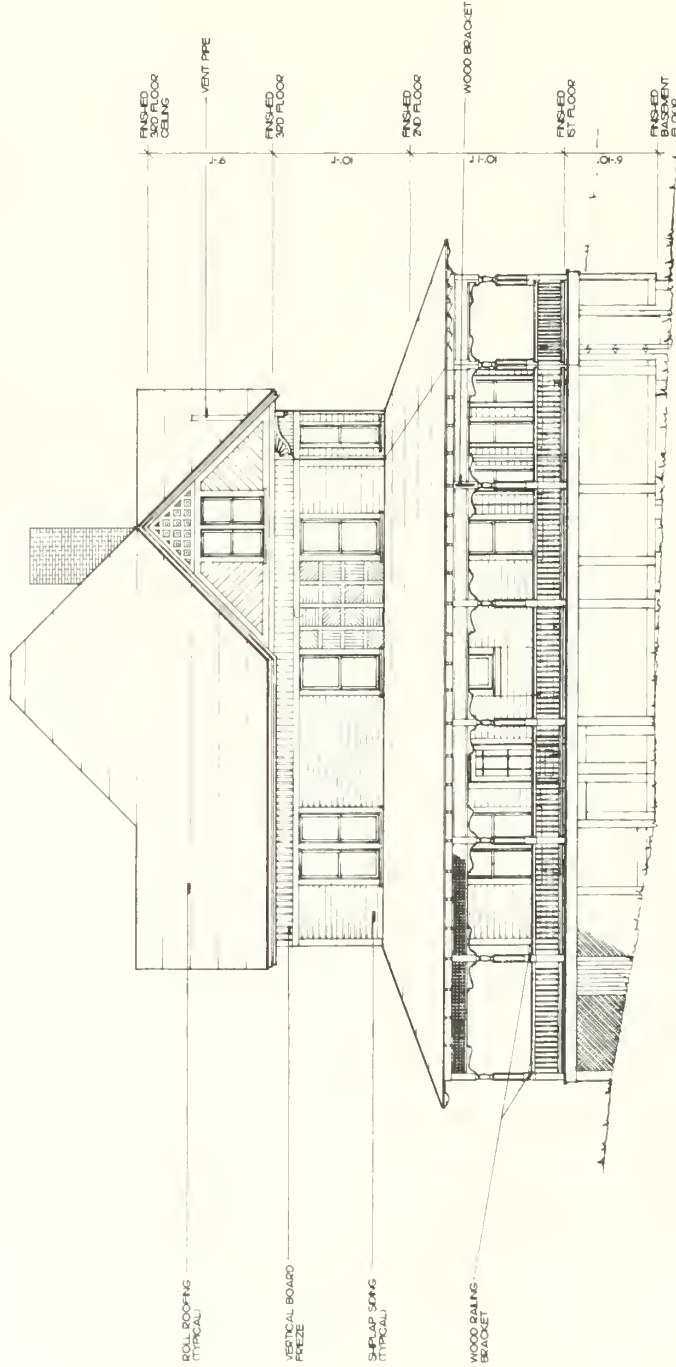
**BROWN
COTTAGE**
SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAELS
CAMBERA COUNTY,
PENNSYLVANIA

Date	11/30/92
Project #	210
Scale	AS NOTED
Drawing No.	14



THIRD FLOOR PLAN





EAST ELEVATION



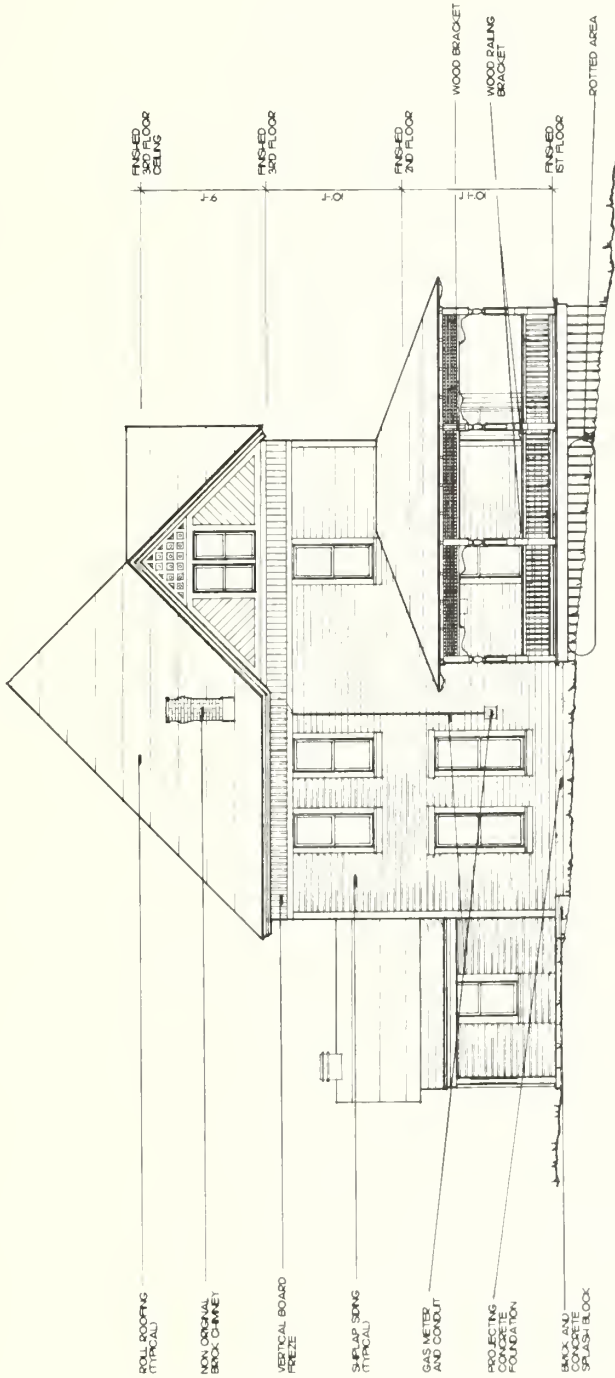
EXISTING CONDITIONS
FOR THE

BROWN COTTAGE

SOUTH FLOOR, FISHING &
HUNTING CLUB
ST. MICHAEL'S
CAMBRIA COUNTY,
PENNSYLVANIA

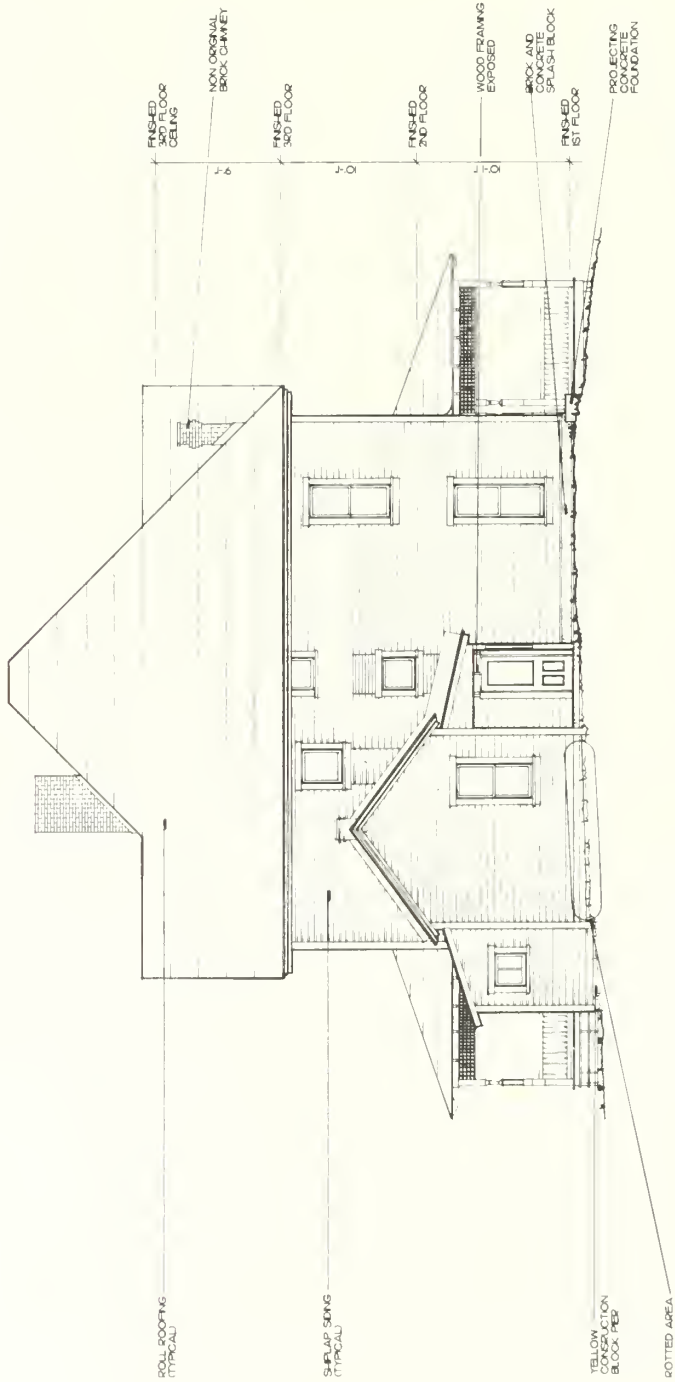
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SHEET	AS NOTED
DRAWING NO.	

16



SOUTH ELEVATION





WEST ELEVATION

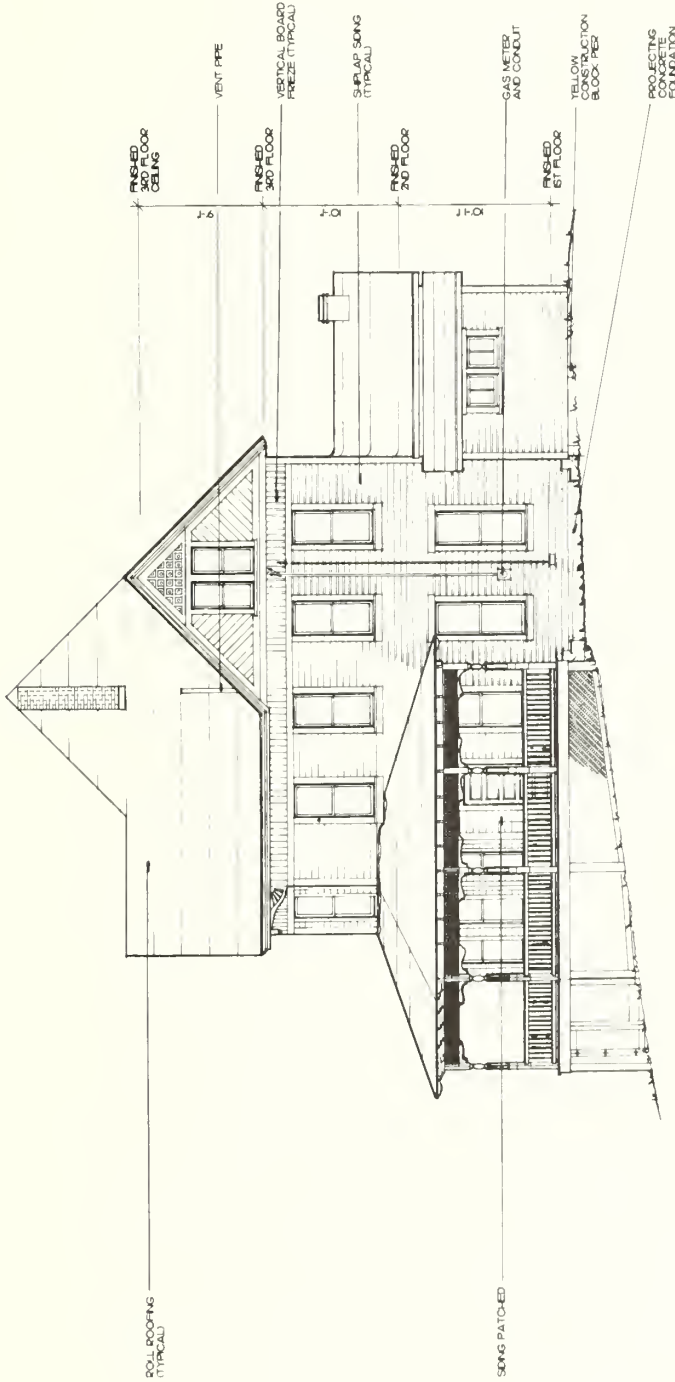


EXISTING CONDITIONS
FOR THE

**BROWN
COTTAGE**
SOUTH ON FRISBIE E
JUNING CLE
ST. MICHAEL'S
PENNSYLVANIA

Date: 1/15/92
Project No: 230
Scale: AS NOTED
Drawing No:

18



NORTH ELEVATION



LDA
LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

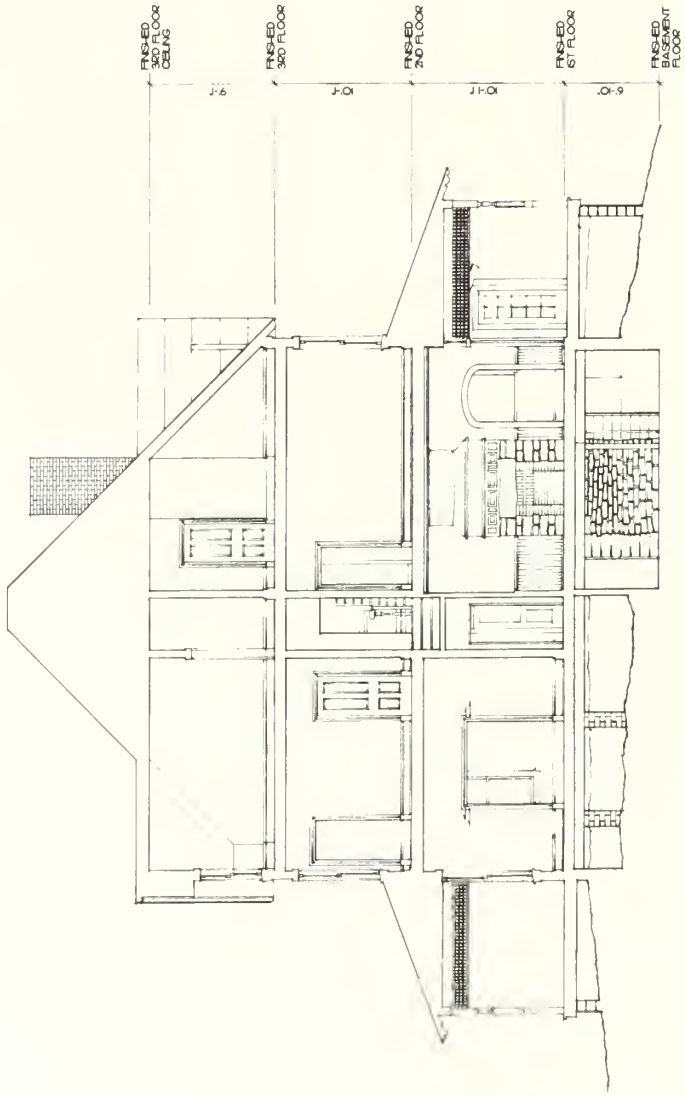
Suite 400
One Station Square
Pittsburgh, Pennsylvania 15219
(412)391-7460 FAX (412)391-8185

EXISTING CONDITIONS
FOR THE

**BROWN
COTTAGE**

SOUTH FORK FISHERY &
HUNTING CLUB
ST. MICHAELS,
CAMBERIA COUNTY,
PENNSYLVANIA

Date	1/20/92
Project No.	200
Scale	AS NOTED
Drawing No.	19



SECTION



EXISTING CONDITIONS
FOR THE

BROWN COTTAGE

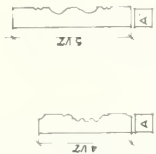
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ST. MICHAEL'S,
CANTON, MASSACHUSETT,
PENNSYLVANIA

Date: 1/30/92
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Revision:

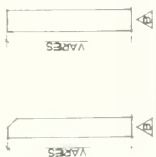
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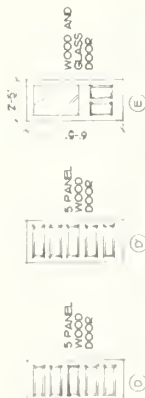
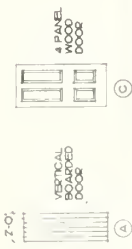
WINDOW AND DOOR CASINGS



BASEBOARDS



DOORS



ORIGINAL
ERA (1883-1889)

MINING COMPANY OWNERSHIP
ERA (1907-1955)

PRIVATE OWNERSHIP
ERA (1955-1991)

Photo H-7

View of boat launching, with Cottages No. 2, No. 3, and No. 5, looking southwest, c.1885-1887.

Photograph by Lewis Semple Clarke, from the Cooper Collection.

A work crew (of members?) is shown preparing to launch the Club's steam yacht on rails apparently installed in the inlet for that purpose. It is notable for the extremely deep set-back from the lake. The cottages in the background are not clearly in focus, but this is the only view showing the rear wings of the Moorhead Cottage, taken before the construction of the Brown Cottage. Also visible is the flagpole rising from the roof of the boathouse.



Photo H-8

The Brown Family on the steps of the Brown Cottage, No. 4, looking east, c.1888.

Photograph from the Tucker Collection.

This photograph, from the private papers of James W. Brown's granddaughter, shows the Brown family standing on the steps and boardwalk just north of their cottage, presumably just after its completion. The individuals are labeled, from left to right, as Alice Brown, Clara Brown, Florence Brown, William Brown (brother of James W.), and Chas. M. Brown. (It is not known when these labels were added, so it is conceivable that they might not be entirely accurate.) In the background, a catboat is moored out in the lake and an improved floating dock is shown with the Club's steam yacht tied up next to it. This may have been a Clarke photograph, although no documentation exists to positively attribute it. On the back is written, "South Fork Hunting and Fishing."



Photo H-9

The Brown Family on the porch of the Brown Cottage, No. 4, looking east, c.1888.

Photograph from the Tucker Collection.

This family portrait on the porch of the Brown Cottage illustrates some of the furniture in use at the time, as well as a detail on the right side of what is believed to have been one of the double entrance doors. The labeling on the back reads, "South Fork, Pa - about 1887" and identifies, from left to right, Charles M. Brown, Thomas McH. Brown, Alice J(?) Brown, Clara H. Brown, Florence H. Brown, and William R. Howe. This is a bit confusing, as the William R. Howe figure is identified on the other Brown family portrait as William Brown and also by his great niece, Alice Reed Tucker. (It should be noted that the labeling was probably added at a later time, since the date given is only approximate, and might not be entirely accurate.)





Photo E-32 View of east and north elevations.
Brown Cottage 1992



Photo E-33 View of north and west elevations.
Brown Cottage 1992



E-34 View of south and east elevations.
Brown Cottage 1992



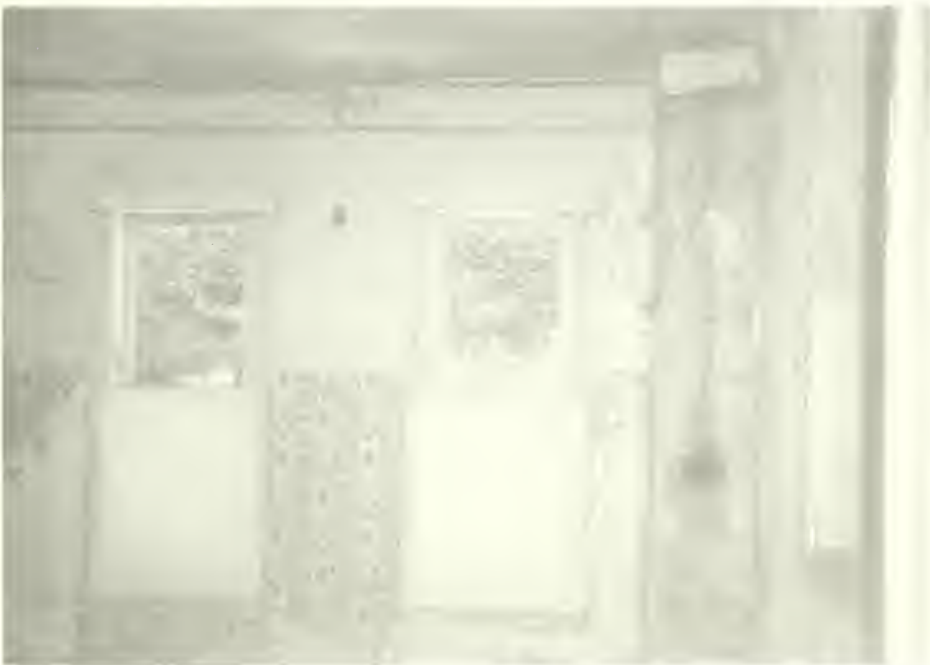
E-35 View of west elevation. Note foreshortened windows on elevation of main building.
Brown Cottage 1992



Photo E-36 View of west wall and concrete foundation.
Brown Cottage 1992



E-37 East wall of room 105, showing the door to the front porch inserted during the Mining Company Era.
Brown Cottage 1992



E-38 South wall of room 103, showing the chimney added during the Mining Company Era.
Brown Cottage 1992



Photo E-39 Looking southwest at altered area between rooms
105 and 103.
Brown Cottage 1992



Photo E-40 West wall of room 105 looking into room 103.
Brown Cottage 1992



Photo E-41 North wall of room 106. Although the wood wainscot is original, the original entry door has been replaced.
Brown Cottage 1992



Photo E-42 Northeast bay with decorative wood bracket in room 106.
Brown Cottage 1992



Photo E-43 Chimney and fireplace on west wall of room 106.
Brown Cottage 1992



Photo E-44 Southeast corner of room 106 showing enclosed stair added during the Mining Company Era. Brown Cottage 1992



Photo E-45 West view of stair and hall, room 100.
Brown Cottage 1992



Photo E-46 Detail of change in spindle style in stair at landing between first and second floors in room 100. Brown Cottage 1992



Photo E-47 Second floor view of the main stair from the hall
(room 200), looking west.
Brown Cottage 1992



Photo E-48 Room 203, looking south. The bathtub stored in this room is not original to the room.
Brown Cottage 1992



E-49 West wall of room 204.
Brown Cottage 1992



E-50 Southeast corner of room 204.
Brown Cottage 1992



Photo E-51 Northeast corner of room 202.
Brown Cottage 1992



Photo E-52 Northwest corner of room 208. The door to the left leads to the newer stair
to the third floor.
Brown Cottage 1992



E-53 View from the top of the main, west, stair from the third floor hall (room 300), looking west.
Brown Cottage 1992



E-54 Southwest corner of space 301 as viewed from the hall, room 300.
Brown Cottage 1992



Photo E-55 South wall of room 302.
Brown Cottage 1992



Photo E-56 Northwest corner of room 302. Ghost of former doorway is faintly visible in wall in hallway beyond left doorway.
Brown Cottage 1992



E-58 View of northeast corner in room 303.
Brown Cottage 1992



E-59 View of northwest corner in room 304.
Brown Cottage 1992

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ARCHITECTS

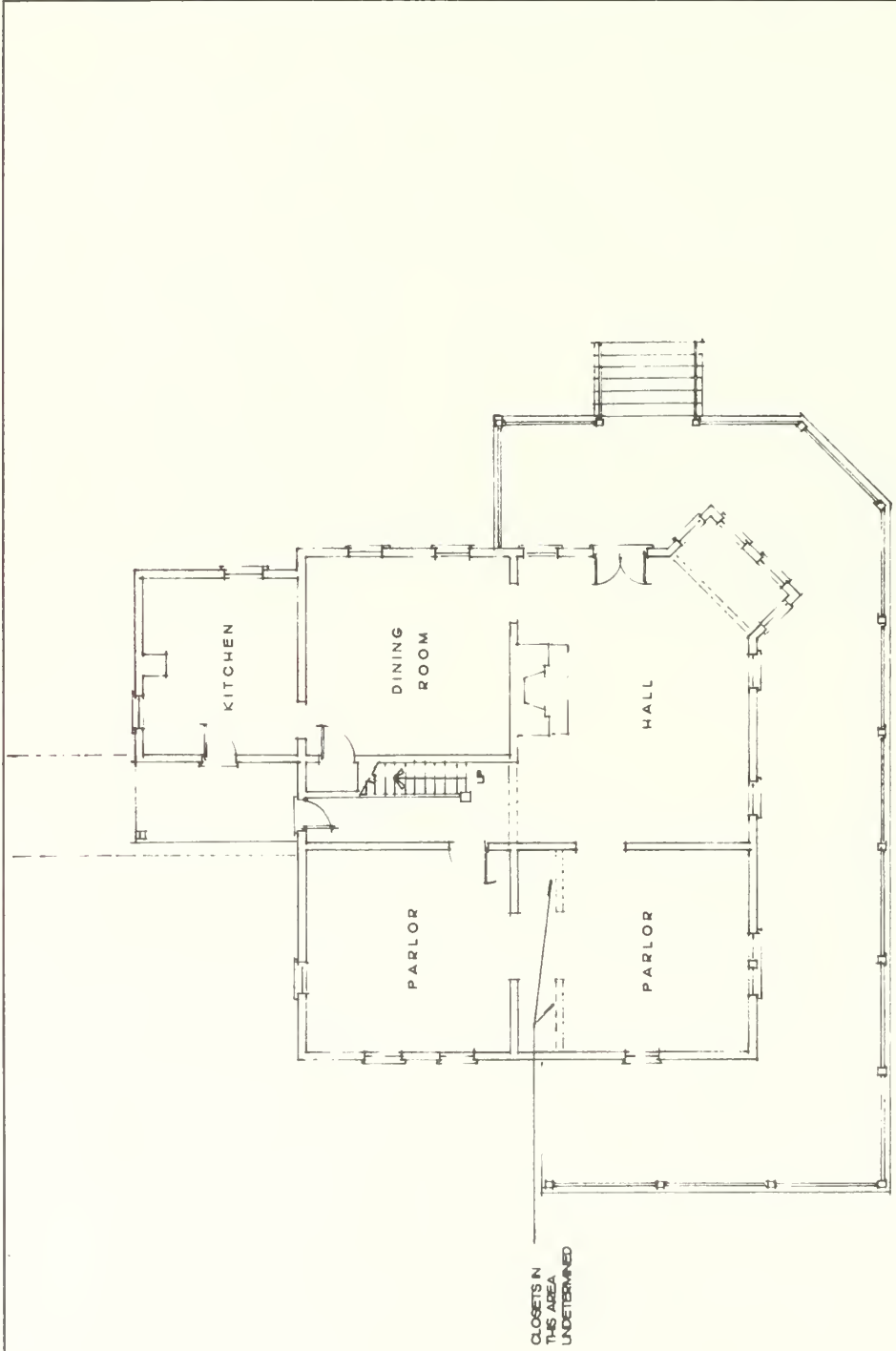
800-450-4500
1000 Walnut Street
Philadelphia, Pennsylvania 19107
(610)781-7640 FAX(610)471-8108

CONCEPTUAL 8009 PLAN
ROOM

**BROWN
COTTAGE**

SOUTH FORK FISHING &
LIVING CLUB
ST. MICHAELS,
CARROLL COUNTY,
PENNSYLVANIA

Date: 1/30/97
Project No: 200
Scale: AS NOTED
Drawing No:



FIRST FLOOR
0 4 8
SCALE OF FEET
TRUE NORTH

LDA
 LANDMARK DESIGN ASSOCIATES
 ARCHITECTS

One Six
 One Six
 Philadelphia, Pennsylvania 19103
 (215) 761-1600 FAX (215) 761-8109

COLLECTORIAL B&B PLAN
 FOR
**BROWN
 COTTAGE**
 SOUTH POOR, PISHAG &
 HUNTING CLUB
 ST. MICHAELS,
 CAMBERIA COUNTY,
 PENNSYLVANIA

Date	1/10/97
Project No.	20
Scale	AS NOTED
Drawing No.	

WOOD RAMP

BEDROOM

BEDROOM

BEDROOM

BEDROOM

DN

UP

SECOND FLOOR



TRUE NORTH

LDA
 LANDMARK DESIGN ASSOCIATES
 ARCHITECTS

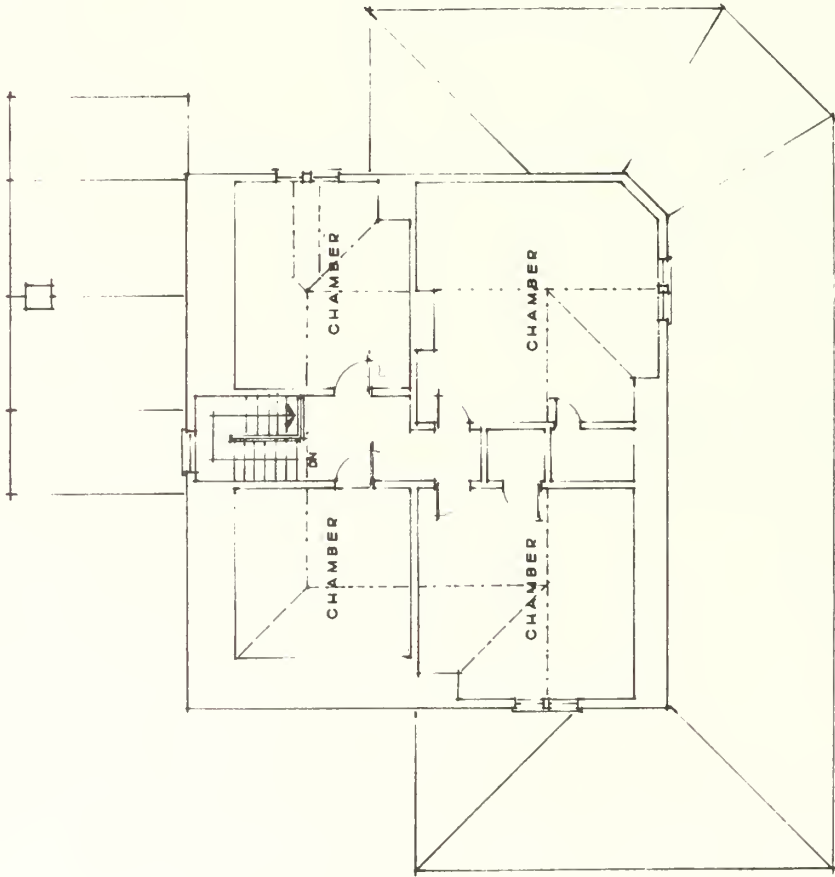
Suite 400
 One Madison Avenue
 New York, New York 10017
 (212) 691-7900 FAX (212) 691-4109

CONCEPTUAL MEP PLAN
 FOR

**BROWN
 COTTAGE**

SOUTH POOR FISHING &
 HUNTING CLUB
 ST. MICHAEL'S
 PENINSULA COUNTY,
 PENNSYLVANIA

Date	11/20/97
Project No.	
Sheet No.	
AS NOTED	
Revised by	
Revised on	



THIRD FLOOR



MOORHEAD COTTAGE



III. D. MOORHEAD COTTAGE

Cottage No. 3 has been traditionally referred to as the Moorhead Cottage; no evidence has been uncovered to confirm or deny its original ownership by Maxwell K. Moorhead.

The Moorhead Cottage is a large Queen Anne/Shingle Style, three story frame house of the early 1880s with hipped and gabled roof, dormers, a distinctive octagonal tower, and first and second floor front porches. There is a two story rear wing and a one story porch at the northwest corner of the house. The house is located on a steeply sloping site, the front of which has been extended and regraded to incorporate a modern access road which extends to Cottage No. 2 as evidenced by the c. 1955-1968 maps.¹ The building is currently divided into side by side duplexes.

The house appears in four Clarke photographs (Photos H-1, H-7, H-9, and H-15) as well as one in the Tucker collection (Photo H-8). The photographs capture the house from several angles as it appeared during the era of the Club. A significant view of the house from the southeast provides a detailed view of the house including the original porch and tower configurations. The boardwalk which linked the cottages ran directly in front of the Moorhead Cottage. A series of wooden steps made the transition up the slope to the house.

The building has been significantly altered on both the exterior and interior. In the years following the demise of the Club, Cottage No. 3, like the others, was purchased by the Maryland Coal Company Company and its successors, who converted the building into a side by side duplex and made significant renovations. Portions of the original front porch and the polygonal roof of the tower were removed.² New doors were introduced

¹ See Map Analysis in Appendix B.5.

² Porch was removed c. 1931-1947, based upon interview with Woodrow Wingard, photograph in Slanoc collection, and analysis of maps.

into the facades to provide additional entries for the duplexes. Subsequent owners maintained the building in varying degrees.

EXTERIOR

The site rises sharply from the east to the west. The front of the building faces a gravel drive. Fill has been added at the easternmost edge of the site to increase the parking area in front of the building. A small arbor/ pergola stands in the far southwest corner. A wooden ramp leading from the rear of the building to the rear of the site is visible in the southeast view of the house in a Clarke photograph. (Photo H-7) Local tradition holds to a wooden ramp leading to the building. Presumably it would have been a service ramp linking the house with the service road which originally existed behind the cottages and/or an outhouse. At least one frame addition of one and/or two stories is visible to the west of the rear ell in the photograph which was taken from the northeast before the Brown Cottage was constructed. (Photo H-9) No physical evidence remains of the addition/s, although limited investigation behind the aluminum siding of the west side of the ell revealed some patches in the original siding. (Photos E-61 through E-63)

Foundation

The existing visible foundation is a product of renovations made throughout the mid-twentieth century. The current foundation is a series of masonry piers with masonry block or glass block infill. The masonry materials include concrete block and two types of yellow construction block. The historic photographs show an open foundation, enclosed with lattice. No evidence remains to show what the original supports were at the principal corners of the building. They may have been wood, brick or stone, but they have been completely replaced.

Siding & Trim

The existing wood siding and portions of the original wood shingles have been covered with wood grained embossed aluminum with a 3-3/4" exposure. The installer maintained the majority of the corner, window, and door trim so that the aluminum siding has a remarkably less detrimental visual effect on the house than is typical. On the west side of the projecting north bay and in sample areas where the aluminum has been removed, the original 4-1/2" coved wood shiplap siding is visible beneath. The original wood shingle cladding which once covered the third floor tower, gable, and dormer remains at the third floor level on the southern and western facades of the octagonal corner tower. (Photos E-64 and E-65)

The majority of the window and door trim consists of broad, flat 5" x 1" wood boards dating primarily from the original construction. Wider boards are used at both window casing and corner trim at projecting bays. The center third floor double hung window on the east facade and the third floor window on the north facade are cased with a decorative wood trim.

Windows

The majority of the windows on the main portion of the house are the original double hung 1/1 sash units. The windows of the north facade of the rear ell are 2/2. The five windows opening onto the first floor front porches are tall double hung windows with sills at floor level. The lower sash are 5'-9" tall and can be pushed up their entire height into the wall to allow access to the porch. The windows on the second floor above the main entry contain one similar tall sash. It is evident from the historic photographs that these windows were once identical to the first floor windows and opened onto a second story porch above the main entry which no longer exists. The current sash are the original lower sash; the original upper sash have been removed. Windows in the second floor octagonal room and the second floor bay are 12/1 with the upper sash containing panes of colored glass. The third floor octagonal room windows are fixed eight-pane

casements. The shutters which appear on the north elevation of the rear wing in the photograph no longer remain.

Window alterations evident in the exterior include the horizontal fixed multipaned sash installed on the first floor south facade immediately to the west of the octagonal bay, a six pane lower sash inserted in the first floor west window at the southwest corner, three fixed six pane sash in the south wall of the enclosed rear porch, a contemporary c.1960 horizontal sliding window on the west facade, and two contemporary casement window assemblies on the north facade.

Doors

No original exterior doors remain. The original pair of front entry doors faintly visible in the historic photographs has been replaced by a long double hung window and a more recent ten pane "French" wood and glass door. The ghost of the original entry vestibule is visible in the first floor center room where the floor has been patched. A contemporary colonial style steel clad door replaces an original window and provides entry to the north unit from the porch. Early to mid-twentieth century wood and glass doors have been installed on the south and west elevations. A 1928 photo in the Slanoc collection shows a four panel door opening from the southwest room onto the south porch in the same location as the existing door; it has not been determined whether this opening is original. A modern sliding glass door has been installed at the rear ell. A steel door is located at the basement level of the front of the building.

Porches

The existing main porch is but a fragment of the original porch which wrapped the east and south elevations of the building as viewed in the Clarke photographs. The two story section at the northeast set back is the most intact, but it has lost its railing and two of its brackets at the second level. The main front porch originally extended an additional bay to the north, thus joining what today are two separate porches; the original entry

stair was located to the north of this extension. The main porch also extended to the south, around the octagonal bay and, at a lesser width, along the entire southern side of the house. Archaeological surveys should be conducted to locate traces of the porch supports at all of the above mentioned areas to determine the exact extent of the original porch. The Clarke photographs show a tree trunk left in place through the floor and roof of the porch on the southern side of the house.

As evidenced in the historic photographs, a small open deck once existed at the second floor above the main entry. The perimeter of the porch was enclosed with a railing similar to those on the other porches. The porch was accessible from the covered second floor porch to the north as well as from the room immediately to the west through tall double hung windows.

The base of the original front porch was enclosed in lattice with an access door. The remnants which remain have been enclosed with concrete block. Coal chutes and a steel door have been installed in the walls.

The eight extant first floor porch posts are constructed of a minimum of four vertical wood members. The lower sections of these posts are patched repeatedly with newer pieces of wood which nevertheless conform to the dimensions and chamfered corner of the original sections above. In a number of posts mortised sections exist which indicate that the handrail was installed 3"-4" lower than it is currently. The base of every post is so altered that none of the original detailing is evident.

The small porch attached to the south side of the rear ell of the house has been enclosed with siding and fixed multipane windows. The original porch posts and roof are visible from the interior of the space. The section of the roof between this porch and the west wall of the main house is new, constructed of 2" x 4"s and plywood. Presumably this would have been the location where the wooden ramp intersected the house. Detailed examination of the porch ceiling framing could provide reinforcement for this theory.

Roofs

The roofs of the house and two story ell are currently covered with contemporary asphalt shingles. The historic photographs show a patterned wood shingle main roof with trim pieces at all ridge lines. The roof of the tower was clad with both rectangular and fishscale shingles. The original exposed stick style eaves with visible ornamental rafters remain at all principal eave lines. Simpler chamfered rafters are used at the gables. The south eave of the ell appears to have been rebuilt using wider boards and unadorned 2"x4" rafters. A second story covered porch may have originally existed at this location.

The original polygonal roof over the southeast bay has been truncated to just above the main ridge line. This change was apparently made between 1931, when Woodrow Wingard remembers it being intact, and 1947, when a photo in the Slanoc collection shows it in the truncated state. The original peaked roof, finial, and weathervane are visible in the historic photographs.

The historic photographs show "stop" gutters with exterior downspouts for the principal roof, although no downspouts are visible for the porch roofs. The building currently does not have gutters or downspouts of any kind. A poured concrete gutter at grade parallels the foundation on the north side of the house.

Chimneys

The house currently has three brick chimneys which extend above the roof line. The three chimneys are faintly visible in one of the Clarke photographs taken from the northeast. The Clarke photograph taken from the southeast shows a tall articulated brick chimney for the southern fireplace; no further photographic evidence exists for the other two chimneys. Currently the chimneys on the north and south slopes of the main roof have been truncated at approximately four feet above the roof line. The chimney on the north slope of the main roof and the chimney on the rear ell have been rebuilt with the yellow brick used on the mining company houses.

INTERIOR

The interior of the house is currently divided into two side-by-side duplex units. The northern duplex is composed of the rooms facing the north elevation on the first and second floors of the house. The southern duplex encompasses the rest of the house including the entire third floor. The northern unit is entered from the northern front porch and has a rear door through the enclosed porch of the rear ell. The southern unit is entered from the southern front porch and has a rear door in the south elevation. The southern unit is in increasingly deteriorating condition and has few indications of modern plumbing. The northern unit has been recently remodelled and contains a c.1970s-80s modern kitchen and bath.

The original walls of the house are a half inch of plaster (containing animal hair) on lath. Alterations are evidenced by a harder, whiter plaster on wood lath dating from the coal company ownership era and post-1940 gypsum board installation. There is a fair amount of wallpaper remaining in the house. Vivid deep colors of paint and occasionally some traces of stencilled borders exist under layers of wallpaper in most primary rooms.

The existing woodwork in the house is a combination of original woodwork and trim introduced in subsequent years. A woodwork analysis identified the different periods of woodwork. There is a succession of different woodwork styles throughout the rooms as illustrated on the plans. All of the original wood floors in the house are exposed except the kitchen and bath floors of the north unit which are covered with sheet vinyl.

Basement

A concrete block, brick, and yellow construction block wall divides the basement into two sections. Access to the basement is provided by the steel door that opens at grade at the front of the house and via wood stairs leading from the first floor of the north unit.

The north half of the basement has been fully excavated, with walls of concrete block, rough yellow block and brick with glass block windows. The north half of the basement has a poured concrete floor. This half of the basement is divided into two portions by the brick foundation of the rear ell chimney (Rooms B04 and B05). (Photos E-67 and E-68) Rough yellow block walls form partitions for a bathroom and shower. A small doorway leads to the crawl space area beneath the rear room of the first floor. A wood panelled door and rough yellow block (now painted) partition separate what is understood to be the coal bin from the rest of the basement. The room (Room B06) behind the door was not accessible.

The south half of the basement (Rooms B01, B02, and B03) has been partially excavated and has a dirt floor and walls of concrete block, yellow block and brick. (Photos E-69 and E-70) This portion of the basement is accessed only through a four panel wood door from the north side and one from the area under the porch. Inaccessible deteriorated wood stairs lead to the first floor center hall stairway. The southwest corner of the basement is unexcavated. Masonry piers and tree trunks provide additional support for the wood beams running east-west under the center hall above. The chimney foundations are coarse stone. The coal bin (Room B03) for this unit is located in the concrete block infilled portion under the front porch (Room B02).

First Floor

The first floor is configured in its original layout with a very wide center hall containing the main staircase, two principal front rooms with fireplaces, one each to the north and south, and two secondary rear rooms, again one each to the north and south. A smaller two story wing houses one additional rear room to the west. The northern rear rooms are accessed only from the front room and cannot be reached from the hall. A service stair in the middle north room provides access to the basement and to the rear wing of the second floor.

The principal front southeast octagonal room (Room 102) remains as originally constructed with the exception of wide sliding pocket doors between this room and the hall which were added in the early twentieth century and a newer two panel door to the rear room. (Photo E-73) There is a fireplace with a wood mantel which appears to be in its original state. (Photo E-72) To the right of the double pocket doors the wall surface is constructed with 12" wide horizontal bands of drywall over wood lath. Alterations to the wood studs surrounding the pocket doors are visible underneath the drywall. It is possible that the north wall of the room was moved out to the south to accommodate the introduction of the pocket doors. A diagonal patch in the floor in the northwest corner of the room suggests that the room may have originally been octagonal. Immediately to the left of the doorway is a pipe for a gas fixture. The room is wallpapered, but where the wallpaper has been removed, painted plaster is still visible.

The rear southern room (Room 103) previously served as a kitchen for the southern unit³ and has been greatly altered including the addition of a door to the exterior and a horizontal window on the south exterior wall, as well as the replacement of the original door, but not the casing to the hall and octagonal room. (Photo E-75) The two panel door to the octagonal room replaces an earlier, taller door, as evidenced by the patches in the plaster above the opening. Severe settlement has occurred in the southwest corner of the house as evidenced by the dramatic slope in the floor of the room.

There appear to have been numerous alterations to the principal hall as indicated by several different types of doors, baseboards, and casings. A partition with an infilled arched opening and wood and glass doors divides the hall into east (Room 100) and west (Room 101) rooms. (Photo E-66) The plaster walls of the partition are surfaced with a harder, whiter plaster, indicating that the wall is a later addition. Analysis of the floor plans of contemporary houses of the period confirms that such a wide, long entry hall

³ Interview with Lynn Singer Slanoc and Woodrow Wingard, 5 November 1992.

containing a stair would not have been unusual.⁴ None of the interior doors to the hallway is original. Newer door trim has been applied over existing trim at the doorway to the southeast room. A rectangular patch exists in the center of the floor of the front room (Room 101). A straightcut in the floorboards running several feet in from and parallel to the front wall indicates the location of the original vestibule. Close examination of the cuts in the floorboards reveals the location of the interior double doors. The discovery of plaster patches in the north and south walls confirmed the location of the vestibule walls. Plaster analysis indicated that a doorway once connected the hall with the northeast room.

The western half of the hall (Room 100) contains the main open stairway to the second floor. The paneled door under the stairway which leads to the basement is early twentieth century, suggesting that the door and steps to the basement were added. Confirming this, Woodrow Wingard remembers only a crawl space accessible from the outside during the 1920s and Mr. and Mrs. Harry Patterson, Jr. remember the basement being excavated during the 1930s.⁵ The square casement window at the rear wall appears to be early twentieth century, and is framed with flat wood casing. Investigation under the aluminum siding on the exterior wall revealed patched siding indicating alterations in the area surrounding this opening. Newer wood trim has been installed over existing trim at the doorway to the northeast room.

The principal front northeast room (Room 104) is largely intact, with original window and door trim and fireplace mantle. (Photos E-76 and E-77) The walls and ceiling have been resurfaced with drywall. The two changes in this room include the double doors in the doorway to the center hall and the door to the porch, which replaces an earlier

⁴ Contemporary Period Clubhouse and Cottage Designs, Appendix B.4.

⁵ Interviews with Lynn Singer Slanoc and Woodrow Wingard, 5 November 1992 and Mr. and Mrs. Harry Patterson, Jr., 20 October 1992.

window. The west wall of this room contains three doors, one each leading to a closet, a small hall to the rear rooms, and a small room with a window.

The door to the left on the west wall leads to a small storage closet (Room 105) which is adjacent to another small closet opening to the middle room. The hall to the rear rooms is flanked by built-in cabinets with sliding wood doors below and swinging glass doors above. (Photo E-78) The pulls on the sliding wood doors appear to be original window sash pulls relocated from elsewhere. The cabinet craftsmanship is crude and ill-fitted to the space, and is most likely non-original. There is a small level change between the hall floor and the next room. The small room with the window is believed to have been a bathroom or butler's pantry based on analysis of the floor plans of houses from the same era.⁶ The wood casing at the door and window are original to the house. The baseboard has been replaced with a flat 1" stock. The woodwork in the room is grained. It is suspected that some alteration occurred to the small room and hallway. The plaster on the west wall of the small room has been patched, but no conclusions could be drawn from the limited patch visible.

The room immediately to the west (Room 106) contains stairs leading to the basement and second floor. Although the stairs to the second floor are original, the wall at the stair is surfaced with historic wood panelling which does not match the panelling at the other stair and runs perpendicular to the intended direction, which indicates that it was taken from another location. (Photo E-79) A c.1960 fixed multipane window with flanking casement windows has been installed in the north wall in place of the original double hung window visible in the historic photographs. A window on the south wall replaces an original door as evidenced by a patch in the siding on the exterior.

The rear room (Room 107) has been recently modified with dropped ceiling, brick embossed wall paneling, modern appliances, sliding glass doors and windows. (Photo E-80) An older wood and glass door on the south wall leads to the enclosed porch

Contemporary Period Clubhouse and Cottage Designs, Appendix B.4.

(Room 108). Within the enclosed porch are visible the original porch posts, porch ceiling and the exterior wood siding of the house. The siding has been patched with different siding below the windows on either side of the door to the kitchen. An early twentieth century wood and glass door provides access to a concrete stoop at the exterior.

Second Floor

The main stairway was originally open to the second and third floors. The stair is in increasingly deteriorating condition, suffering from water damage to the adjoining walls and separation from the west wall. At the second floor the main staircase rises into a large center hall. At the landing there is a square four pane window. The casing at the window extends beyond the head of the present window. (Photo E-82) The newel posts and railing of the stair are missing. The staircase has been enclosed at the second floor with a 1/4" particle board partition, now partially removed, and a four panel door. (Photo E-81)

The center hall (Room 200) originally provided access to four of the seven second floor rooms, and possibly a service hall. The principal alterations in the existing hall include a drywall enclosed closet added in the northeast corner and the removal of the door to the northeast room, the location of which is indicated by the patched plaster and baseboard. A new doorway with a five panel door has been installed in the north wall which provides access to the adjacent service hall and rooms to the north. A faded burgundy stencilled border is faintly visible on the south wall under the layers of wallpaper. Portions of the modified fleur-de-lis pattern are more clearly visible on the back of the wallpaper which was removed.

The octagonal bedroom at the southeast corner (Room 202) is largely intact with original window and door trim, hardware, and corner closet. The wood fireplace mantel and tile hearth are original to the room. The ceiling of the room has suffered water damage. (Photos E-84 and E-85)

The southwest bedroom (Room 203) has been altered by the addition of a large closet at the southeast wall, but is otherwise intact. As in the room below, the floor slopes to the southwest corner. The windows and original doors in this room are finished with a simpler style of casing than seen in the other primary rooms on the second floor. (Photos E-86 and E-87)

The center eastern bedroom (Room 201) has been altered by the addition of a closet in the southwest corner. The two windows in the front facade are 5'-9" single sashes which slide into the wall above. These windows were originally similar to the full length windows in the first floor east rooms. The window apron below the two front windows is non-original, installed when the sills of the original full length windows were raised. A medicine cabinet has been added on the east wall, and the floor is partially removed below. A burgundy stencilled floral style border is visible under wallpaper on south wall. (Photo E-83) The baseboard has been altered in many places.

The northeast bedroom (Room 204) has been altered by the addition of a closet in the southeast corner, and the removal of its original entrance door to the hall just to the west of the fireplace. A dropped ceiling and wood panelling have been added. The original door and window casing was intact under modern panelling, as determined by removal of sections of the paneling. The top portion of the original two piece baseboard has been removed to facilitate installation of panelling. The location of the former doorway on the south wall is visible in the patched plaster and baseboard under the paneling. The original corner closets and doors are intact. (Photo E-88)

An original doorway and door lead to the adjacent hall (Room 205) into what would presumably have been the service wing of the house.⁷ This portion of the house contains a bathroom (Room 206), two rooms (Rooms 207 and 208) and a small hall with the stair

⁷This determination was based upon woodwork and door analysis of the cottage as well as analysis of the floorplans of contemporary houses of the period.

to the first floor. The walls surrounding the modern bathroom are framed with original construction lath and plaster.

The hall and rear two rooms have modern paneling and dropped ceilings. The rear room (Room 208) is captive to the west of the middle room (Room 207) through an original paneled door. (Photo E-89) The rear room contains two windows. The 2/2 double hung window opening and muntin proportions on the south wall of the rear room differ from the window on the opposite wall. Removal of the modern paneling revealed patched plaster and baseboard below the window, indicating that the present window replaces an earlier door. The door would have led to a second story porch and ramp connecting to the access road; the ramp is visible in one of the historic photographs (Photo H-7), although no other evidence survives of such a configuration. The doors in this wing match the third floor doors. This would all seem to support the contention that these rooms were "back of house" or servants' rooms.

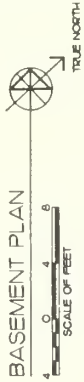
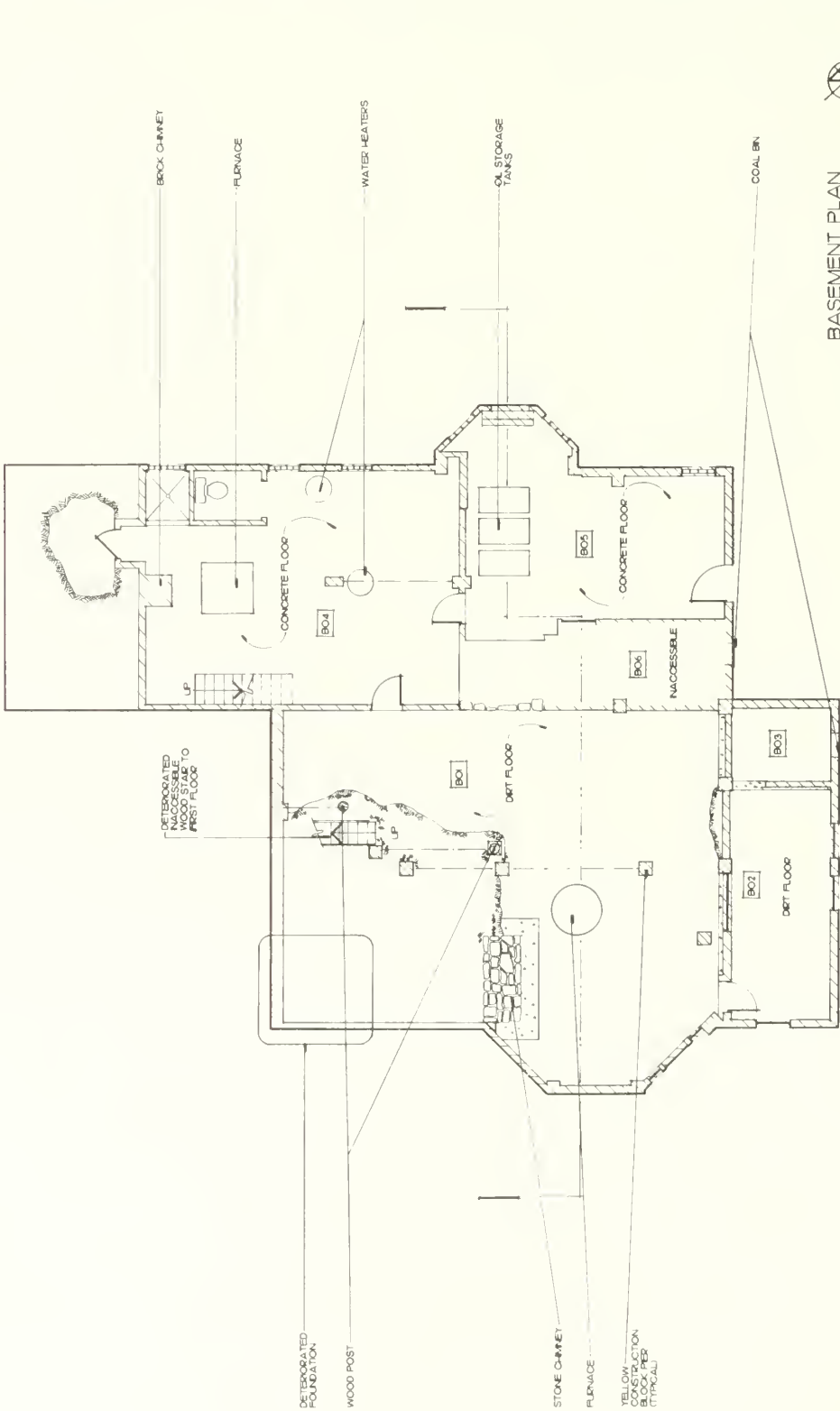
Third Floor

The main stairway leads to a hall (Room 300) on the third floor which has a west facing dormer containing two casement windows. The hallway has been altered with the addition of a closet at the southeast corner.

The octagonal room (Room 302) and southwest room (Room 303) are unfinished, with rough flooring and unfinished walls. (Photos E-92 and E-93) The exterior sheathing, wall framing and roof framing are exposed in these rooms. The stepped brick chimney divides the two rooms. The bricks of the chimney are spalled and damp floorboards and roof leaks have been noticed during visits to the building. The framing of the truncated roof is clearly visible. A simple wood ladder attached to the north wall of the octagonal room provides access to the area above the front center room.

The front center room (Room 301) is gabled and the plaster is deteriorated. (Photo E-90) Although the door to the room is missing, the decorative hinges remain at the doorway.

The northeast room (Room 304) contains a front dormer window. A small door leads to the crawl space in the rear ell. The ceiling joists and roof framing of the rear ell are visible in this space. A closet has been added to the room in the southeast corner. (Photo E-91) Small doors have been added to the north knee walls of the dormer extension to provide access to the attic. The wood floor has buckled around the chimney in the south wall.



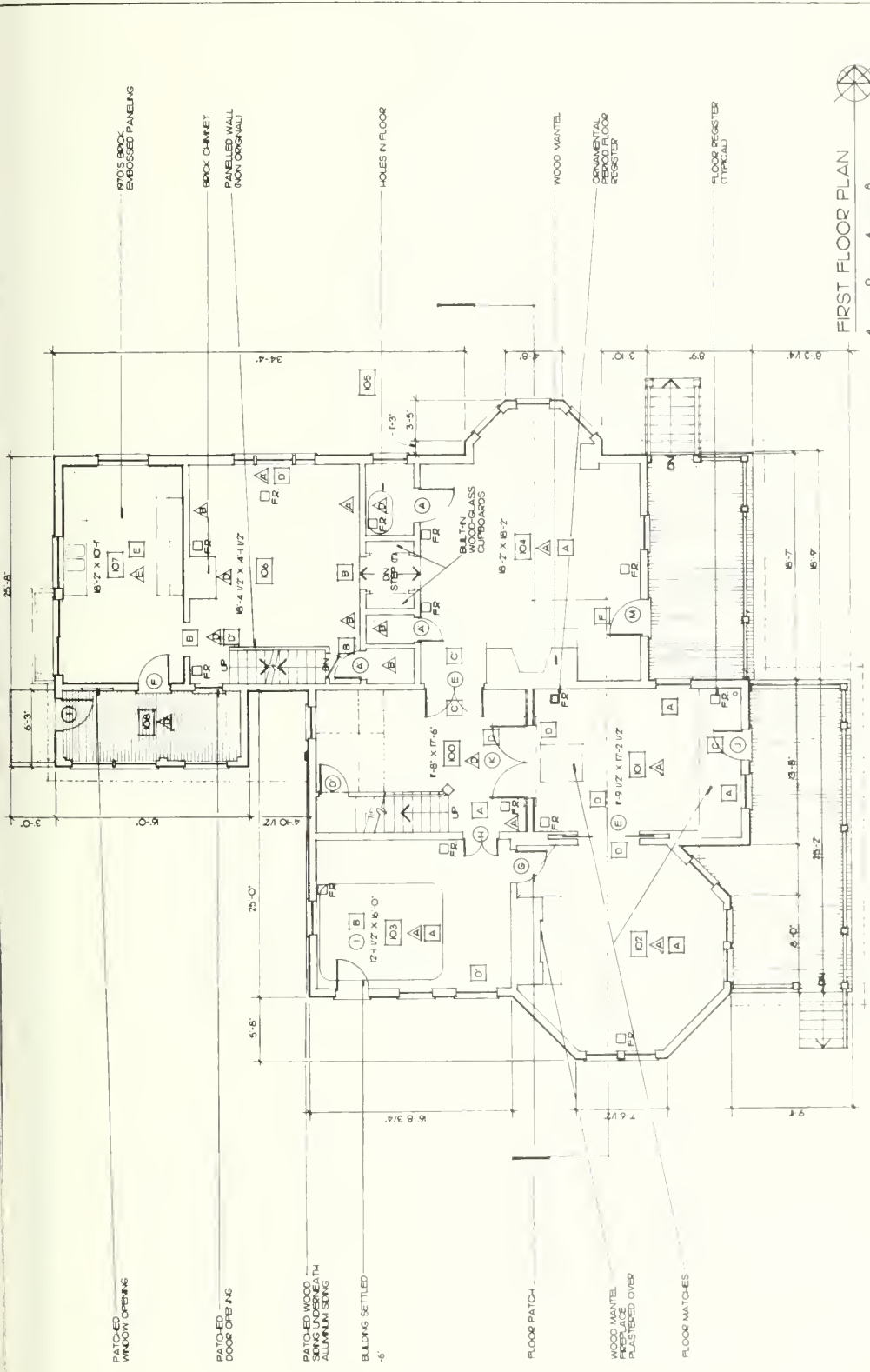
Suite 400
1000
Philadelphia, Pennsylvania 19119
(610) 591-7940 FAX (610) 591-9168

KEY
DOORS
DOOR & WINDOW TRIM
BASEBOARDS
(SEE DETAIL SHEETS)

EXISTING CONDITIONS
FOR THE
**MOORHEAD
COTTAGE**
SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAELS
CAMBERG COUNTY,
PENNSYLVANIA

22

DATE: 1/30/92
PROJECT #:
200
DRAWING #:
AS NOTED



FIRST FLOOR PLAN

KEY

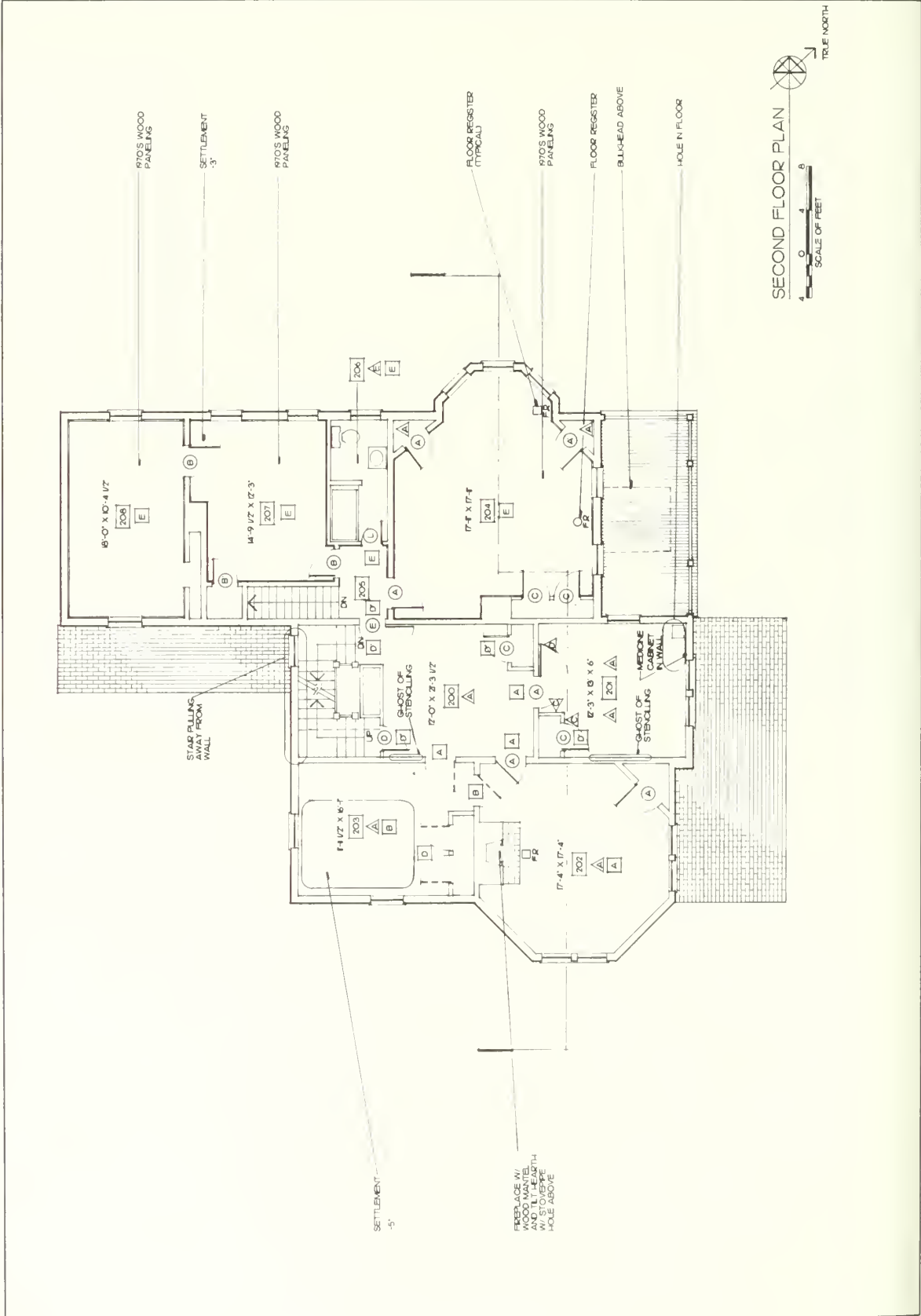
- DOORS
 - DOOR & WINDOW TRIM
 - △ BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS FOR THE

MOORHEAD COTTAGE

SOUTH FORK FISHING & HUNTING CLUB
ST. MICHAELS
CAMBERLA COUNTY,
PENNSYLVANIA

Date	1/30/92
Revision	
Project No.	210
Scale	AS NOTED
Sheeting No.	



SECOND FLOOR PLAN

SCALE OF FEET
0 4 8

TRUE NORTH

KEY

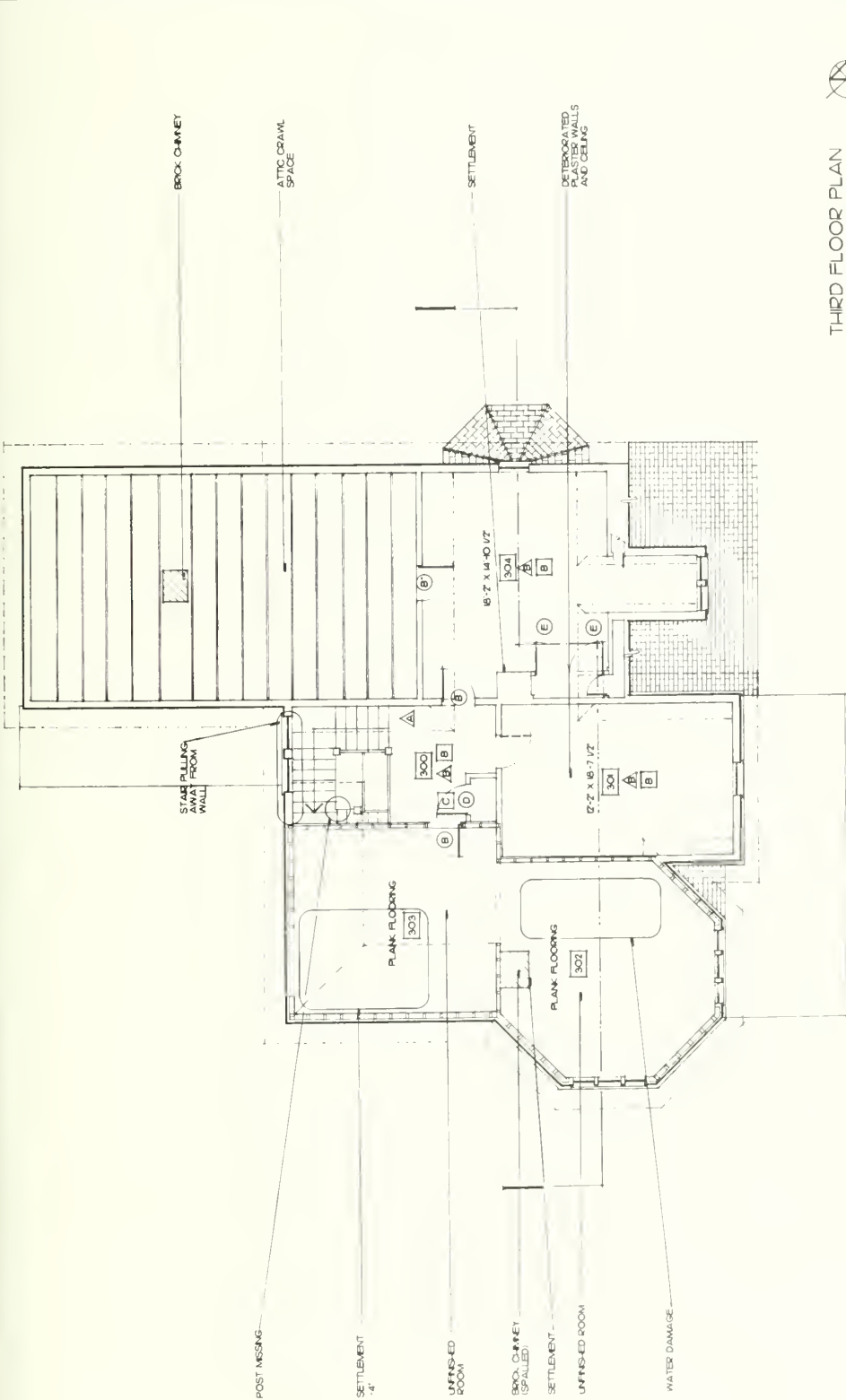
- DOORS
 - DOOR & WINDOW THRESHOLDS
 - △ BASEBOARDS
- (SEE DETAIL SHEETS)

EXISTING CONDITIONS
FOR THE:

**MOORHEAD
COTTAGE**

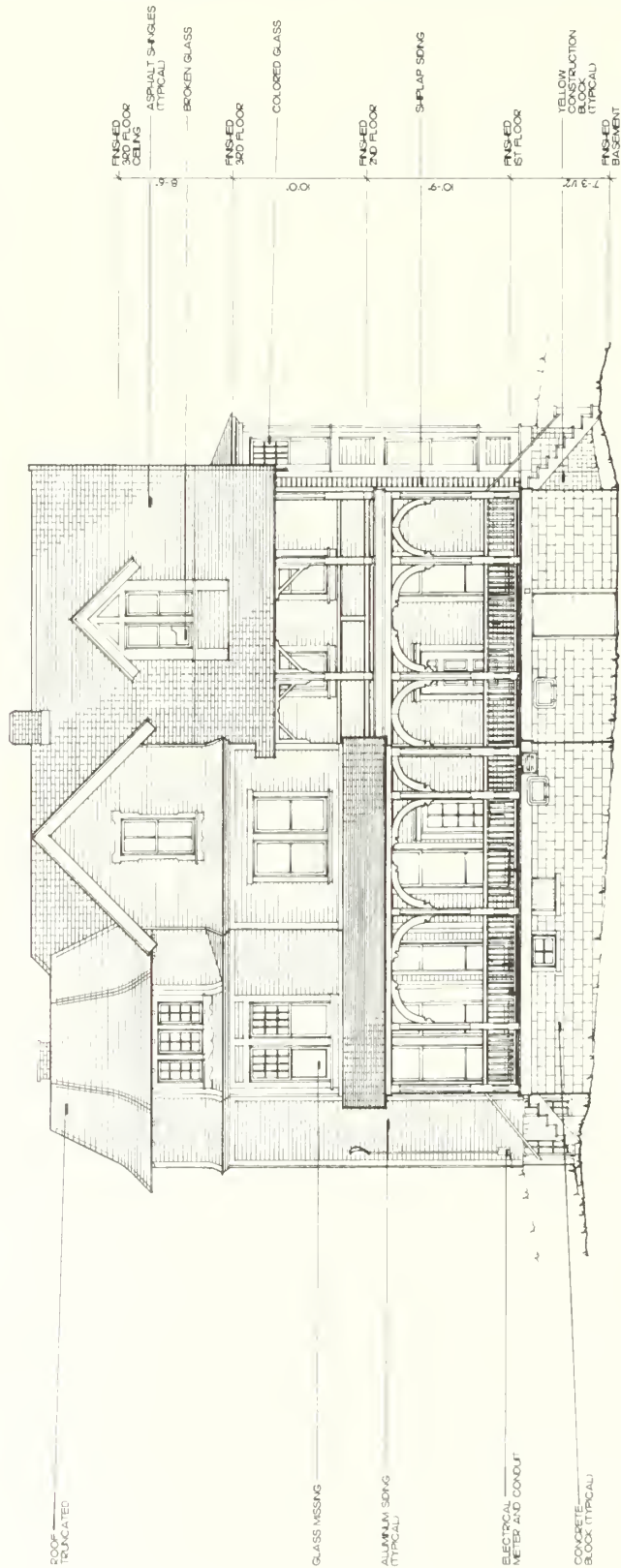
SOUTH FISH POND &
BOATING CLUB
STAMMERS POINT,
PENNSYLVANIA

Date: 11/30/97
Revision:
Project No: 210
Scale:
AS NOTED
Drawing No:



THIRD FLOOR PLAN



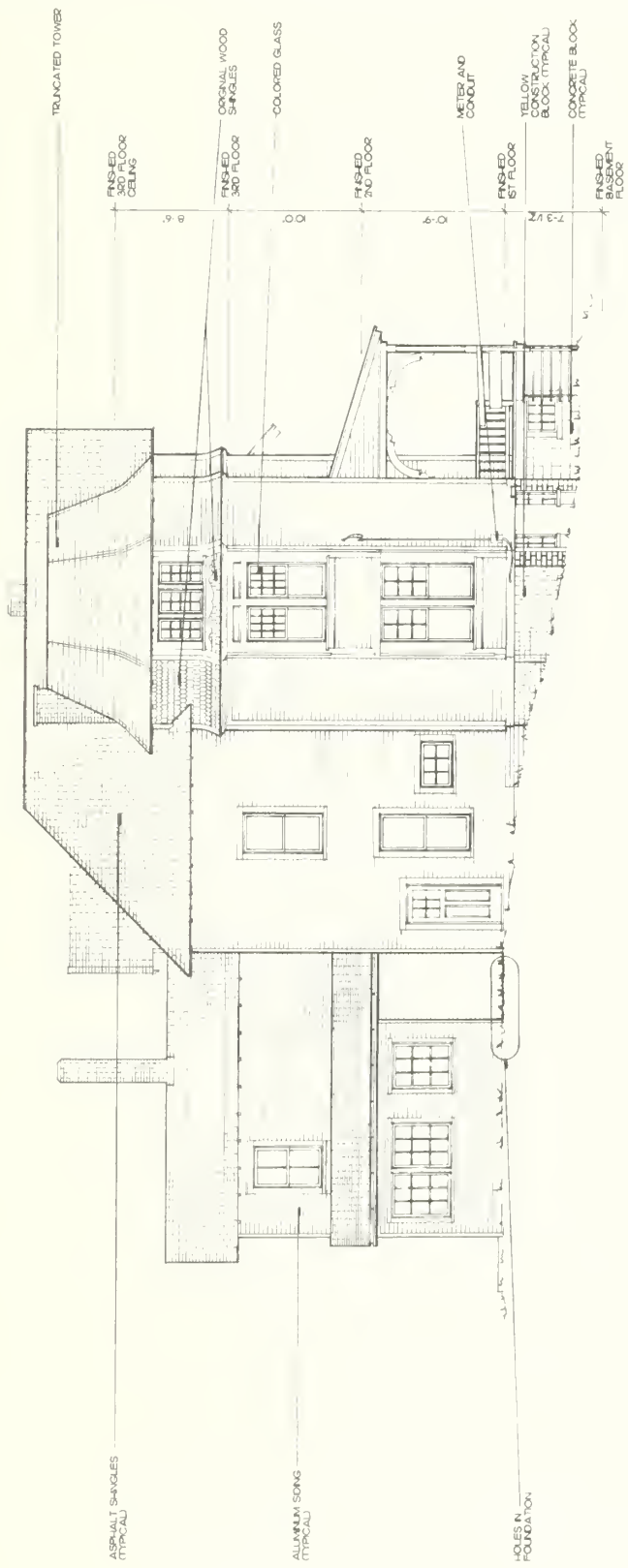


EAST ELEVATION



EXISTING CONDITIONS
FOR THE
**MOORHEAD
COTTAGE**
SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAELS,
CAMBERA COUNTY,
PENNSYLVANIA

Date	1/30/97	Revised	
Project No.	210	Sheet	AS NOTED
Drawn By		Checked By	



SOUTH ELEVATION

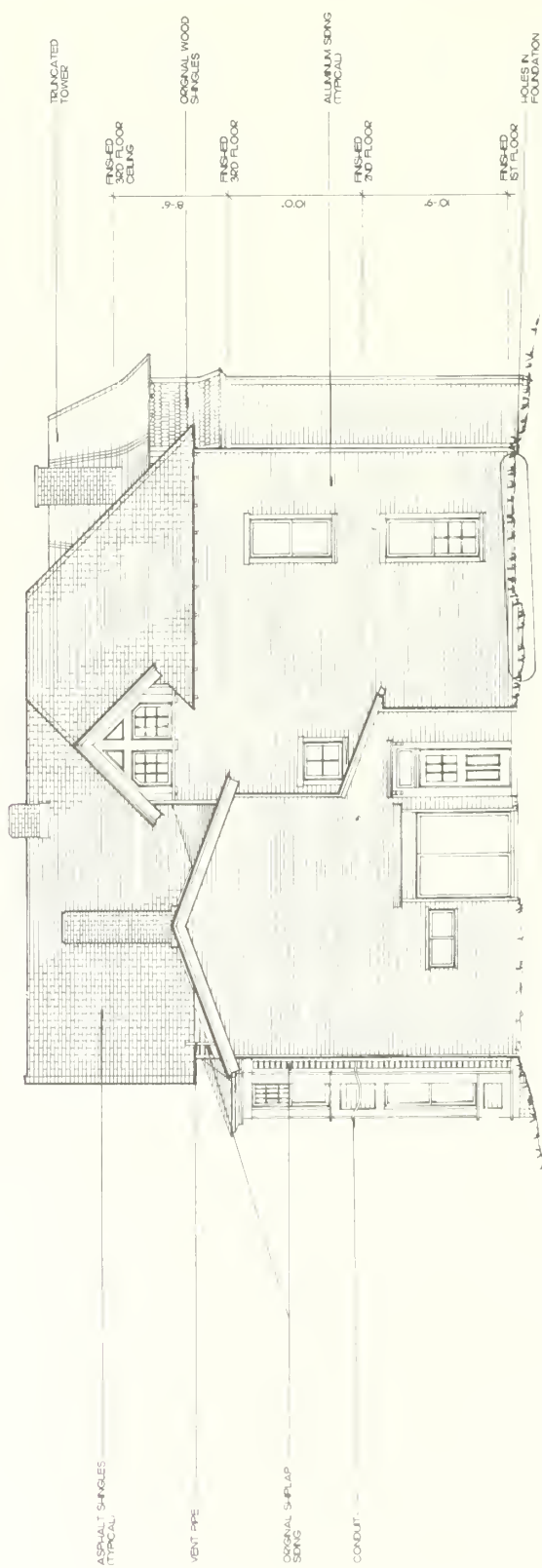


EXISTING CONDITIONS
FOR THE

**MOORHEAD
COTTAGE**

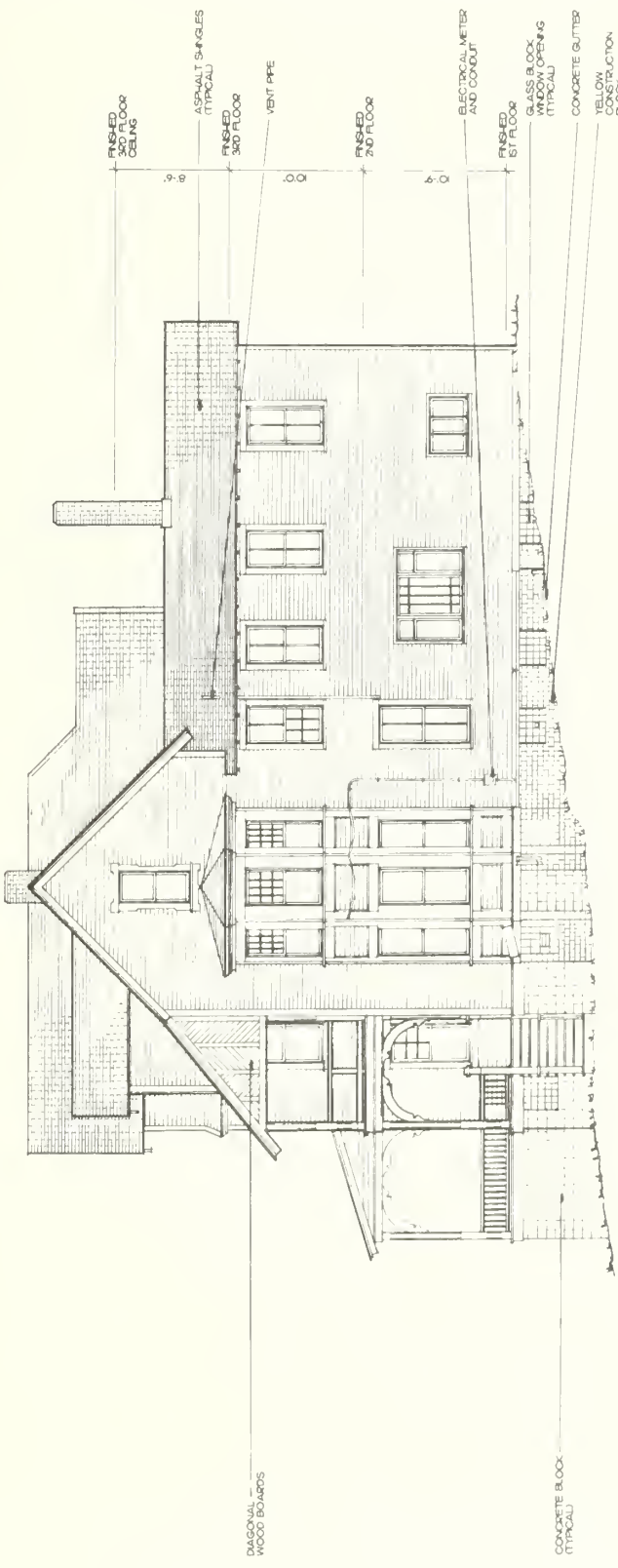
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HUNTING CLUB
ST. MICHAEL'S
CAMBERA COUNTY,
PENNSYLVANIA

Date	11/30/92
Project No.	200
Scale	AS NOTED
Drawing No.	



WEST ELEVATION





NORTH ELEVATION



LDA
LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

Julie Abo
One Station Square
P.O. Box 100
Harrisburg, PA 17105
(717) 633-7860 FAX (717) 633-8143

EXISTING CONDITIONS
FOR THE

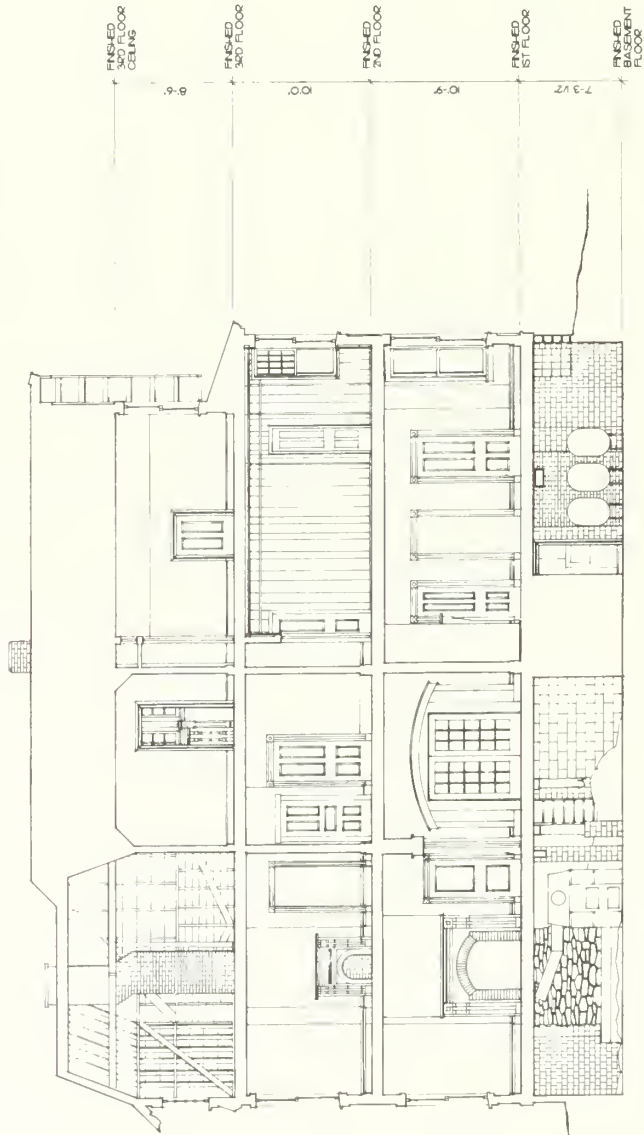
**MOORHEAD
COTTAGE**

SOUTH FORK FISHING &
HUNTING CLUB

ST. MICHAELS,
CAMBERG COUNTY,
PENNSYLVANIA

Date: 11/30/92
Project No:
A.D.
S.A.
AS NOTED
Drawing No.

29



FINISHED 300 FLOOR CEILING 8'-6"
FINISHED 300 FLOOR 0'-0"
FINISHED 200 FLOOR 0'-9"
FINISHED 1ST FLOOR 7'-3 1/2"
FINISHED BASEMENT FLOOR

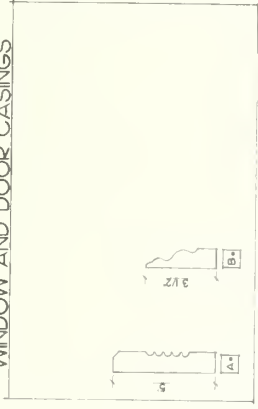
SECTION



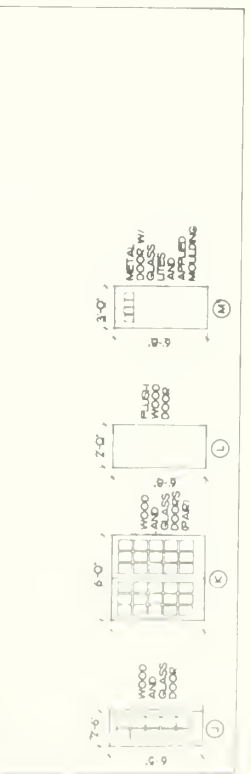
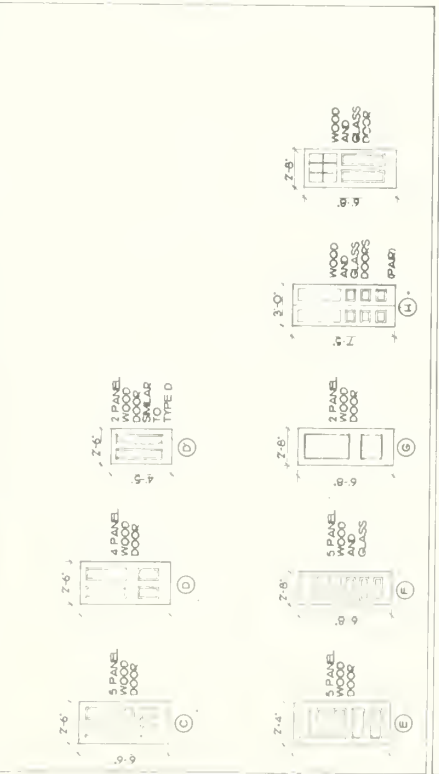
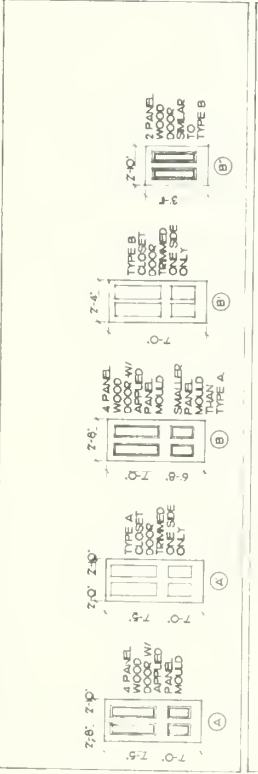
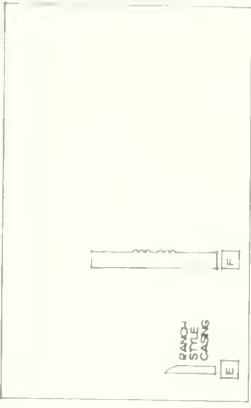
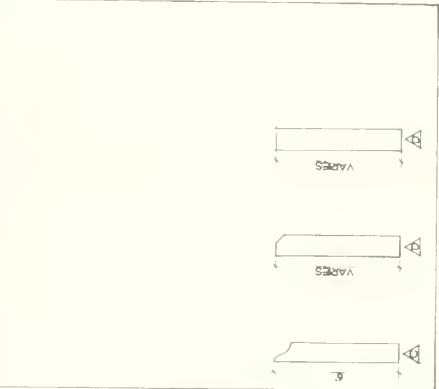
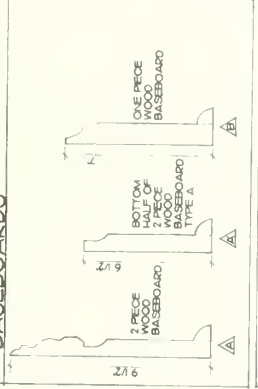
WINDOW AND DOOR CASINGS

BASEBOARDS

DOORS



* USED WITH PLANTS AT DOORWAYS
AND ROSE BLOCKS AT WINDOW



ORIGINAL
FRA (1883-1889)

MINING COMPANY OWNERSHIP
FRA (1907-1955)

PRIVATE OWNERSHIP
FRA (1955-1991)

Photo H-10

**The Moorhead Cottage, No. 3, looking northwest from below, c. 1885-1887.
Photograph by Lewis Semple Clarke, from the Cooper Collection.**

This is perhaps the best surviving view of the Moorhead Cottage, clearly illustrating the original exterior detailing. The set of wooden steps in the foreground is one of two at this end of the cottage row providing access from the boardwalk to the lakefront. Visible behind the boardwalk balustrade is the ramp that led from the house to the outhouse and possibly other outbuildings on the hill above the house. It is not known exactly where the ramp connected to the house. On the south porch, a vertical object appears to extend from the porch floor through the roof and about four feet above the roof. It would appear to be the remains of a tree trunk. No information has been uncovered regarding this feature.

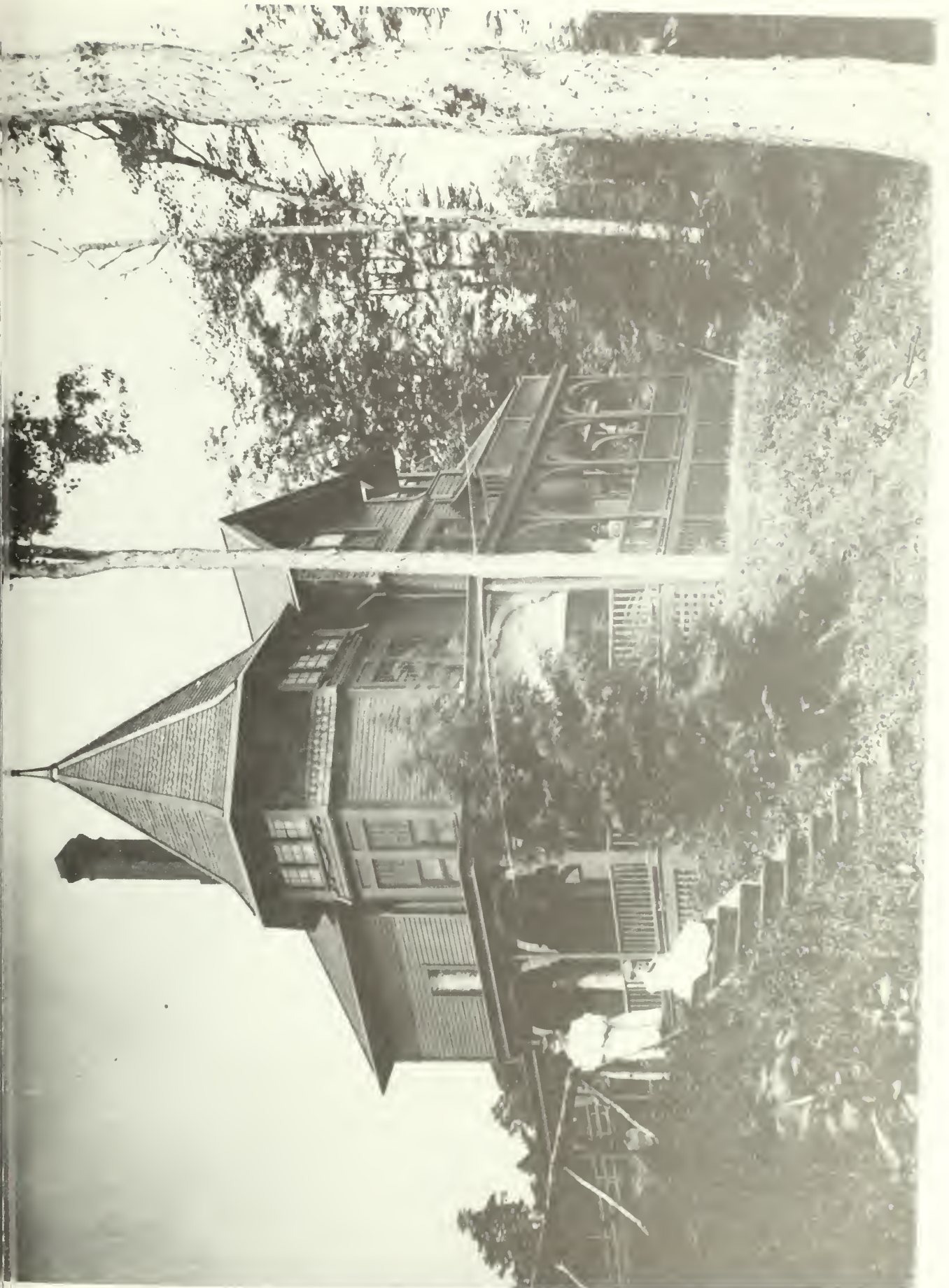


Photo H-11

**Cottages No. 1, No. 2, No. 3, and No. 5, looking southwest from below, c. 1885-1887.
Photograph by Lewis Semple Clarke, from the Tucker Collection.**

This view, taken before the construction of the Brown Cottage (No. 4), provides a good view of the boardwalk and related site amenities, including the bridge over the inlet, the steps down to one of the boathouses, and the boathouse itself, all visible in the foreground. It is also the best view of the north side of the Moorhead Cottage (No. 3).

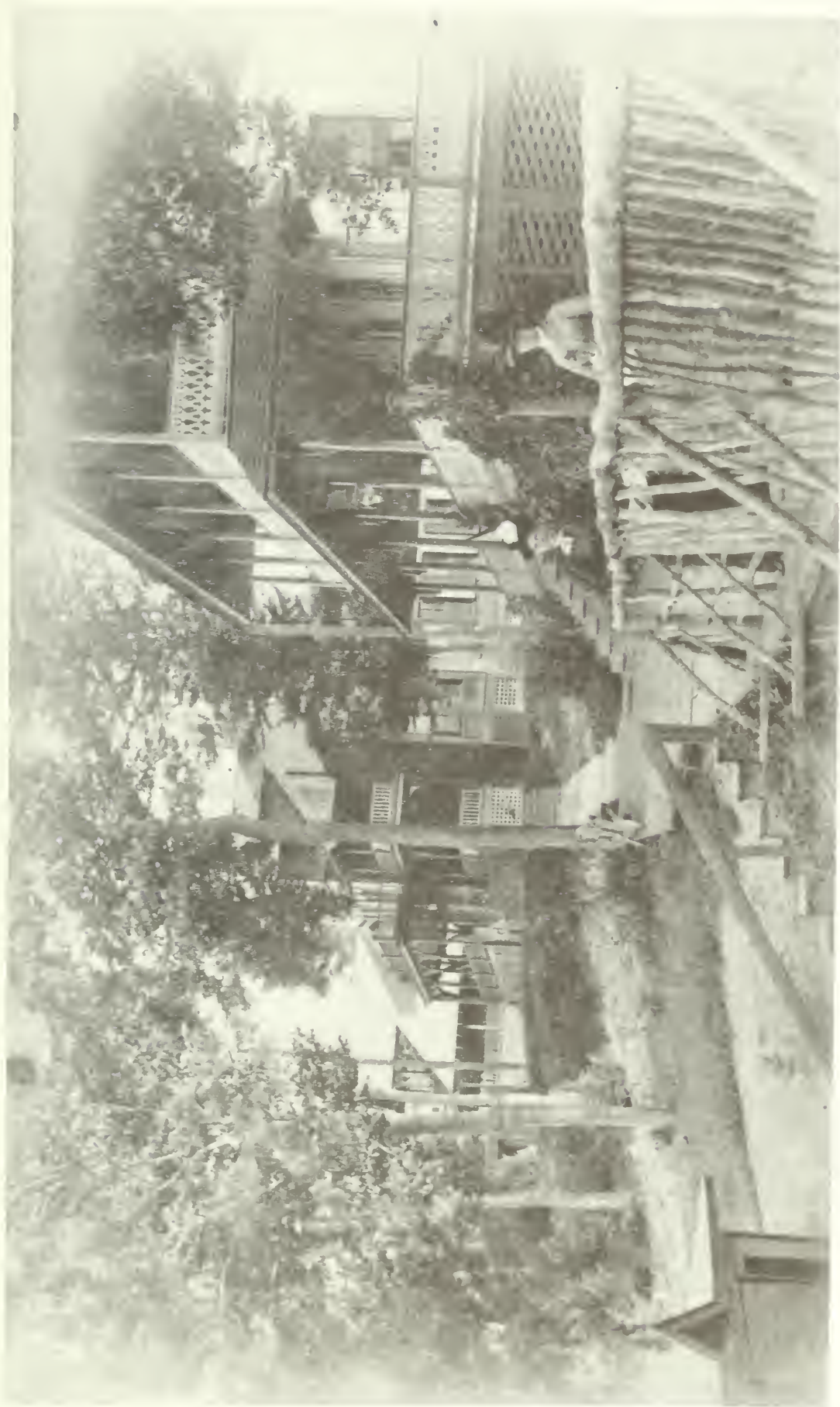




Photo E-60 East elevation.
Moorhead Cottage 1992



Photo E-61 West elevation.
Moorhead Cottage 1992



E-62 South elevation.
Moorhead Cottage 1992



E-63 North elevation and partial west elevation.
Moorhead Cottage 1992



Photo E-64 North facade showing original wood shiplap siding visible at the eave of the main roof and in the return of the bay area.
Moorhead Cottage 1992



E-65 View of southwest wall of tower showing original wood shingles at third floor.
Moorhead Cottage 1992



E-66 View of west wall of room 101, looking towards main staircase in room 100.
Moorhead Cottage 1992



Photo E-67 View looking west in room B04.
Moorhead Cottage 1992



Photo E-68 View looking west in room B05.
Moorhead Cottage 1992



E-69 View looking southeast in room B01.
Moorhead Cottage 1992



E-70 Northeast corner of room B01 indicating masonry pier and infill structural system.
Moorhead Cottage 1992



Photo E-71 Looking west in room 100 to main staircase.
Moorhead Cottage 1992



o E-72 Fireplace and mantel on west wall of room 102.
Moorhead Cottage 1992



c E-73 North wall of room 102 showing early twentieth century pocket doors and alterations to wall.
Moorhead Cottage 1992



Photo E-74 Northeast and east walls of room 102, showing tall double hung windows opening onto porch.
Moorhead Cottage 1992



Photo E-75 Southwest view of room 103 showing window and door alterations.
Moorhead Cottage 1992



o E-76 West wall of room 104.
Moorhead Cottage 1992



t) E-77 South wall and fireplace of room 104 with view of main stair to the right.
Moorhead Cottage 1992



Photo E-78 Detail of built-in cupboards between rooms 104
and 106.
Moorhead Cottage 1992



Photo E-79 South wall of room 106 showing paneling at stairway installed from another location. The window to the right of the stair replaces an original door. Moorhead Cottage 1992



Photo E-80 Northwest corner of room 107. Moorhead Cottage 1992



Photo E-81 View of enclosure added over main stair at second floor.
Moorhead Cottage 1992



Photo E-82 Window in west wall of main stair at landing between first and second floors.

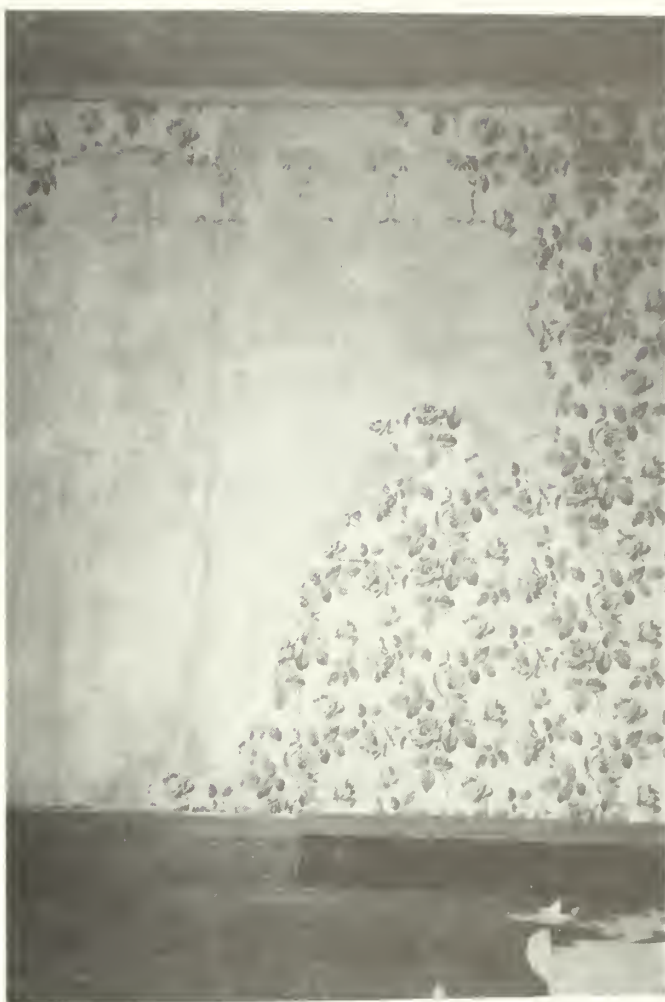


Photo E-83 South wall of room 201. Note stencilled border at top of wall where the wallpaper has fallen. Moorhead Cottage 1992



Photo E-84 Northeast corner of room 202, showing original door, as well as door and window casing with rose blocks.
Moorhead Cottage 1992



Photo E-85 Northwest corner of room 202, showing fireplace and mantel.
Moorhead Cottage 1992



E-86 East wall of room 203 with view through doorway to room 202. The closet is an addition to the room.
Moorhead Cottage 1992



E-87 Southwest corner of room 203.
Moorhead Cottage 1992



Photo E-88 North bay and northeast corner of room 204, showing colored glass in upper sashes of bay and modern paneling. Moorhead Cottage 1992



Photo E-89 North wall of room 207, showing original paneled door. Moorhead Cottage 1992



Photo E-90 Southeast corner of room 301, showing deteriorated wall and ceiling plaster.
Moorhead Cottage 1992



Photo E-91 South wall of room 304 with view to hall 300. Closet to the left is a later addition.
Moorhead Cottage 1992



Photo E-92 Southeast corner of attic space 302. Tower framing is visible at top of photograph.
Moorhead Cottage 1992



Photo E-93 Southwest corner of attic space 303.
Moorhead Cottage 1992

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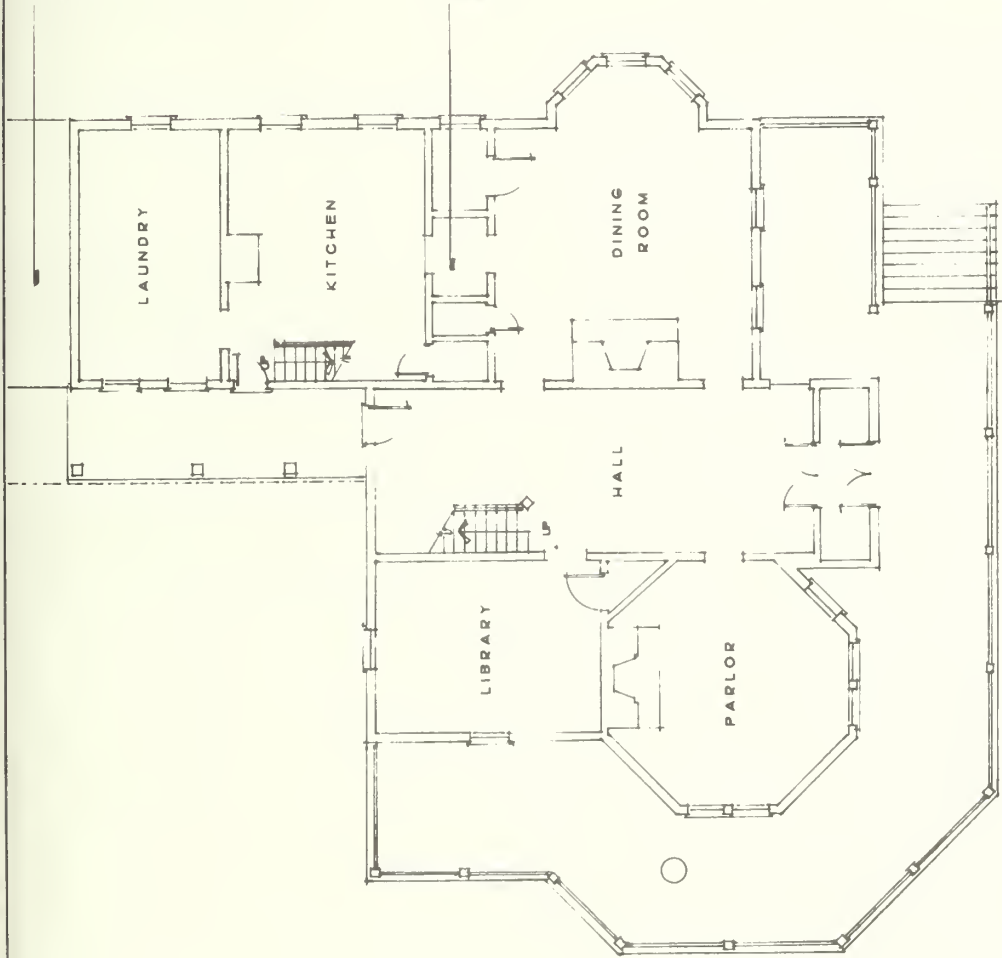
1001 E. 4th St.
One Bankers Square
Pittsburgh, Pennsylvania 15216
(412) 431-7800 FAX (412) 431-7810

CONCEPTUAL 1989 PLAN
FOR
**MOORHEAD
COTTAGE**
SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAELS,
CAMBRIA COUNTY,
PENNSYLVANIA

Date: 11/30/97
Project No.: 210
Scale: AS NOTED
Drawing No.: 01

ORIGINAL ONE/
TWO STORY
EXTENSION
UNDETERMINED

ORIGINAL
CLIPBOARD/
BUTLER'S PANTRY
CONFIGURATION
UNDETERMINED



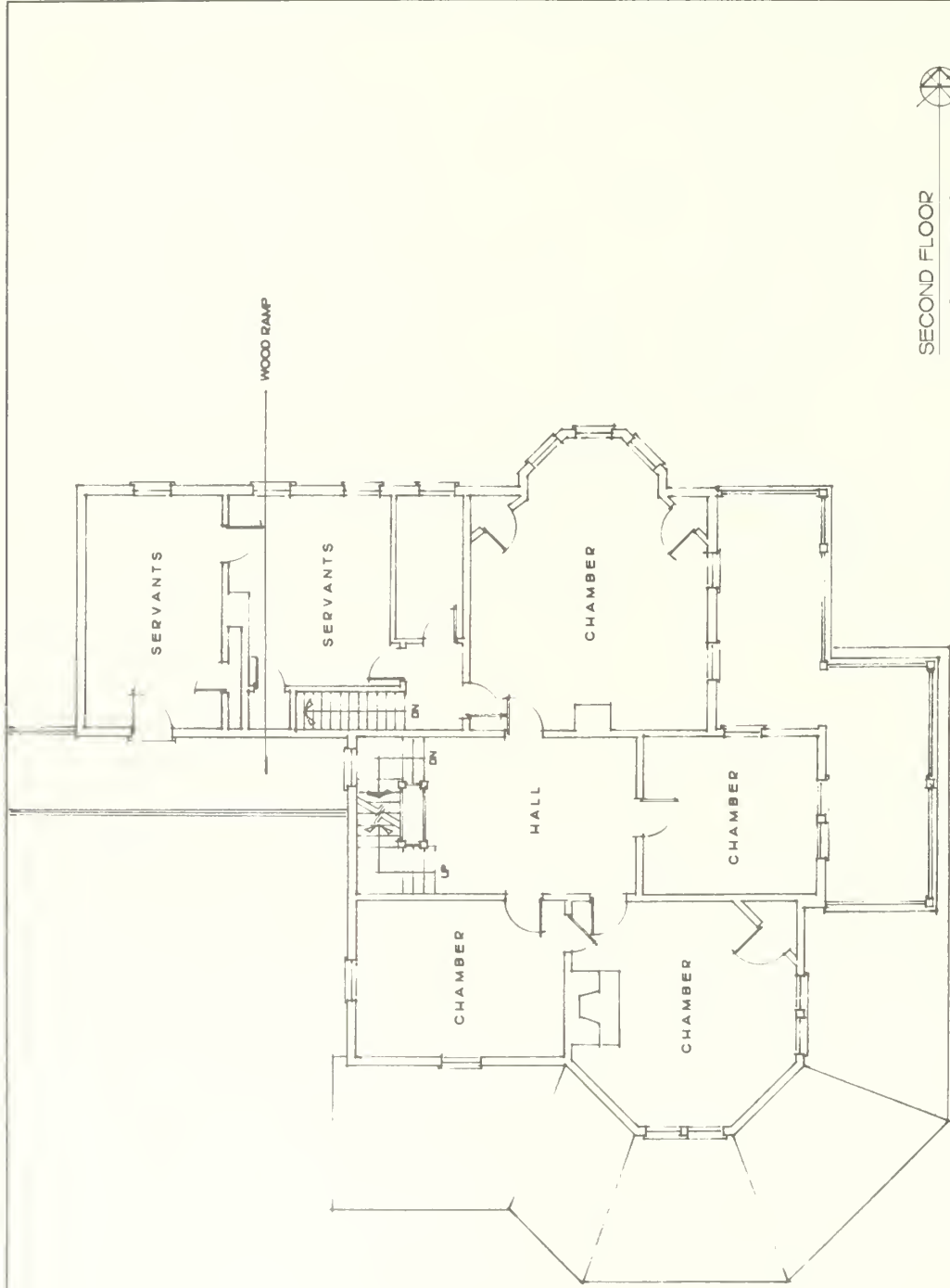
FIRST FLOOR
SCALE OF FEET
0 4 8
TRUE NORTH

LDA
LANDMARK DESIGN ASSOCIATES
ARCHITECTS

Office: 400
One Madison Square
New York, N.Y. 10017
(212) 691-7000 FAX: (212) 691-7100

CONCEPTUAL BOB PLAN
FOR
**MOORHEAD
COTTAGE**
SOUTH FORK FISHING &
HUNTING CLUB
ST. MICHAEL'S
CAMBERIA COUNTY,
PENNSYLVANIA

Date:	1/30/97	Revisions:	
Project No.:	210	Sheet:	
Scale:	AS NOTED	Drawing No.:	



SECOND FLOOR
SCALE OF FEET
0 4 8



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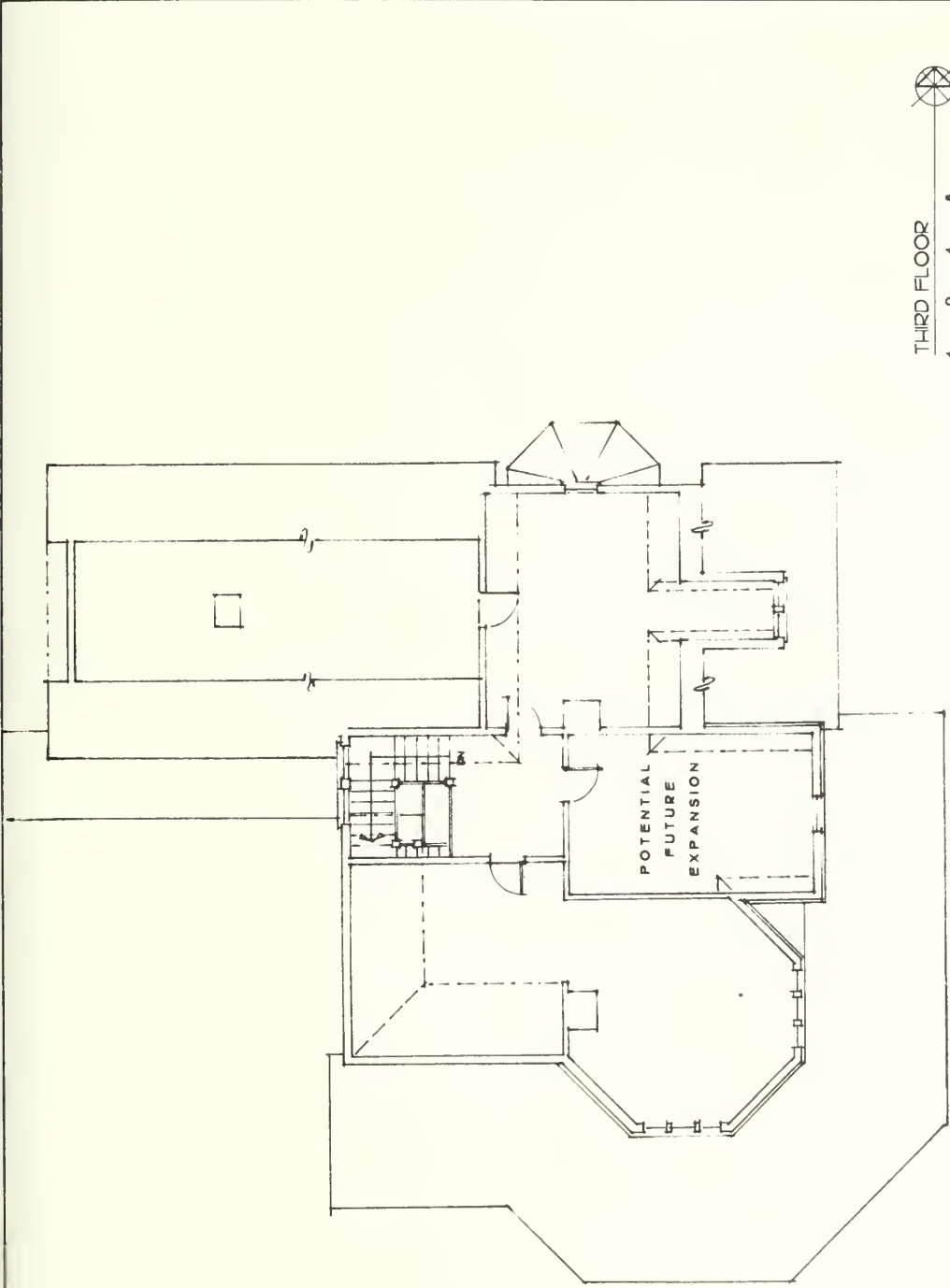
Studio 400
1000 Walnut Street
Pittsburgh, Pennsylvania 15219
(412) 681-7960 FAX (412) 681-8109

CONCEPTUAL BARR PLAN
FOR

**MOORHEAD
COTTAGE**

SOUTH POCK, PINE &
LUNTING CLUB
27 MCMAHON S.
CAMERAL COUNTY,
PENNSYLVANIA

Date: 1/15/07
Project No: 230
Scale: AS NOTED
Drawing No.:



THIRD FLOOR



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Studio: 404
Drexel Building Square
Pittsburgh, Pennsylvania 15219
(412) 681-7400 FAX: (412) 681-4108

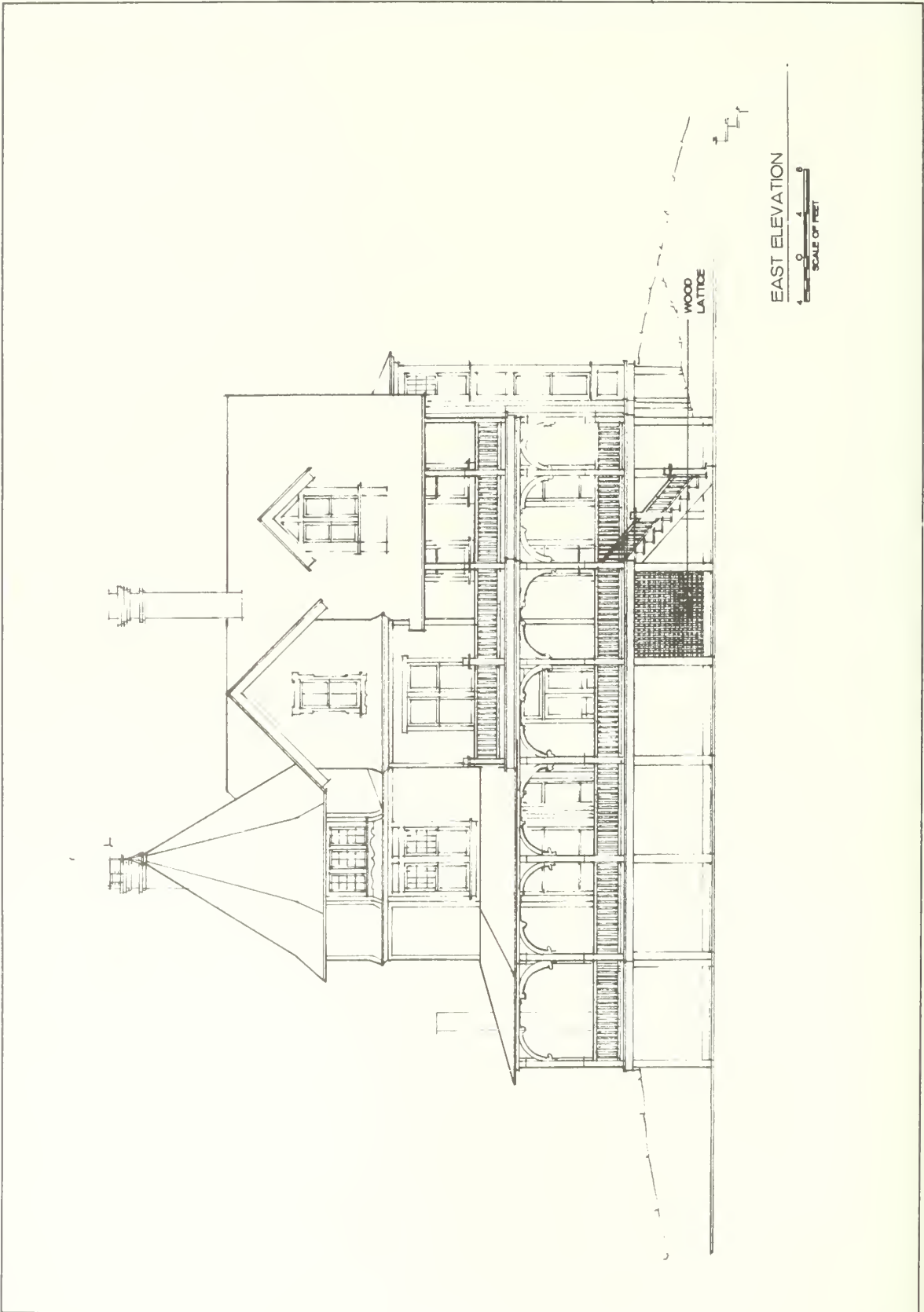
CONCEPTUAL 8000 ELEVATION
FOR

**MOORHEAD
COTTAGE**

SOUTH FORK, PENNSYLVANIA
HUNTING CLUB

ST. MICHAEL'S
CAMBERA COUNTY,
PENNSYLVANIA

Date:	1/19/07	Scale:	
Project No.:	210	Notes:	AS NOTED
Sheet:		Drawing No.:	



EAST ELEVATION

SCALE OF FEET
0 4 8

CLUBHOUSE ANNEX



III.E . CLUBHOUSE ANNEX

This building has been traditionally referred to as the Clubhouse Annex; its straightforward utilitarian character attests to some previous commercial or utilitarian use. The building was used as guest rooms during the Cruikshank era of 1921-1950 when they operated the Clubhouse as a hotel. (Photo H-12) This Historic Structures Report addresses the exterior of the building, which has not been restored. The interior has been recently renovated for use as rental apartments.

Foundation

The most dramatic change to this building since its original construction has been the insertion of three rows of concrete block between the original coursed stone foundation and the sill of this wood frame structure, raising the building two feet in height. A steel beam in the basement inserted when the structure was raised is painted with the words "April 1934" marking, presumably, the month and year the project was completed. Neighbors believe it was done in order to increase the height in the basement so that the basement level could be used for automobile repair facilities.¹ The roughly coursed stone foundation is in good condition, and has been painted white. The grade at the rear or western end of the building has been altered so that it is now even with the top course of the concrete block. Block retaining walls provide the transition between the natural grade of the site and this raised level at the back of the building. The four corners of the foundation have 30" brick piers between the sill of the house and the stone portion of the foundation. They seemed to have been inserted as part of the process of raising the structure. (Photo E-97)

¹ Interview with Walter Costlow.

Siding

The exterior is clad with imitation brick asphaltic siding material commonly referred to as "insulbrick" on all of the elevations except the eastern front elevation, which is clad with 8" aluminum siding. (Photo E-94 and E-95) The attic gables on the north and south elevations are clad with hexagonal asphaltic siding shingles. The date of installation of these materials is unknown. A section of original wood siding is exposed in the areas flanking the rear door and the scalloped edge of wood shingles is visible beneath the bottom course of hexagonal existing asphalt shingles at the south gable. (Photo E-96) From these fragments it is assumed that these are the original cladding materials. However, no destructive testing was done to uncover larger areas of the original materials or to assess their condition.

Windows

Double hung windows with simple 5" flat wood trim are regularly spaced on all four elevations of the building. The current window sash are modern aluminum replacements. A number of historic sash were retained and stored in the basement, however, and these are wood, double hung, one over one window sash. The windows on each floor are all of the same size. The only exceptions in window sizes are the two smaller windows, one each at the center of the east and west elevations, which correspond to the locations of stair landings on the interior. It is suspected that both of these windows have been made smaller during later renovations to the building. Since both the interior and exterior wall surfaces have been covered with newer materials, any changes in the original siding will only be detectable after the removal of the siding on the exterior. The rear or west window would have been the connection point for the second level of the outhouse that is described as having been behind this building by Janet Cruickshank Hoffman, whose family owned the Clubhouse from 1921 to 1950 and by Sewell Oldham, an area resident for 50 years. (Photo H-13) The regular size and spacing of the remaining windows suggests that these are unchanged from the building's original period.

Roof

The principal gable roof runs from front to back with a jerkinhead section at both the east and west ends. Gables are centered on the north and south facade. Simply detailed exposed rafters are used at the eave lines. The roof is currently covered with rolled roofing. No evidence remains from the earlier roof covering but it is presumed to be wood shingle similar to the cottages and Clubhouse as shown in historic photographs.

Porches

The smaller rear porch sits on a concrete pad at grade and has plywood soffits. Sections of the porch, including the posts, may date from an earlier porch in this location or perhaps from the original front porch.

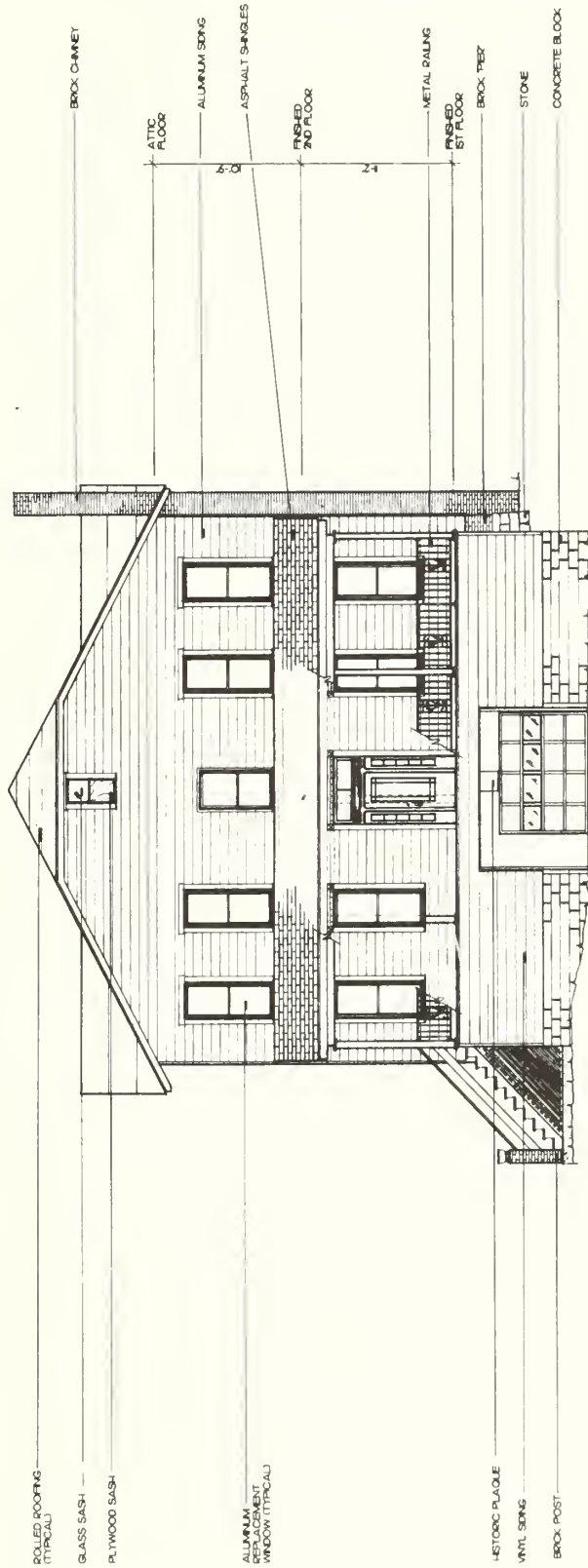
The front porch rests on a full story high concrete block foundation with vinyl siding cladding above and a garage door entry. The posts and the cladding on the side half gables all appear to date from the mid-twentieth century. Photographs dating to c.1940 (Photo H-12) show the building on its raised foundation, but with a two story front porch that appears to be original to the structure. The porch is the full width of the building and divided into five bays. The supports appear to be turned and are connected to the horizontal members at the roof with broad brackets similar to those on the Moorhead Cottage. The first floor railing is lower than the second floor railing. The photos are too indistinct to determine the details of the vertical railing members other than giving the impression that the vertical members are made of jigsawn boards rather than spindles. The basement level has been altered to accommodate garage doors. In the conjectural drawing for this porch, a lattice enclosure is shown at the basement level similar to that of remaining extant examples on the other structures studied.

Doors

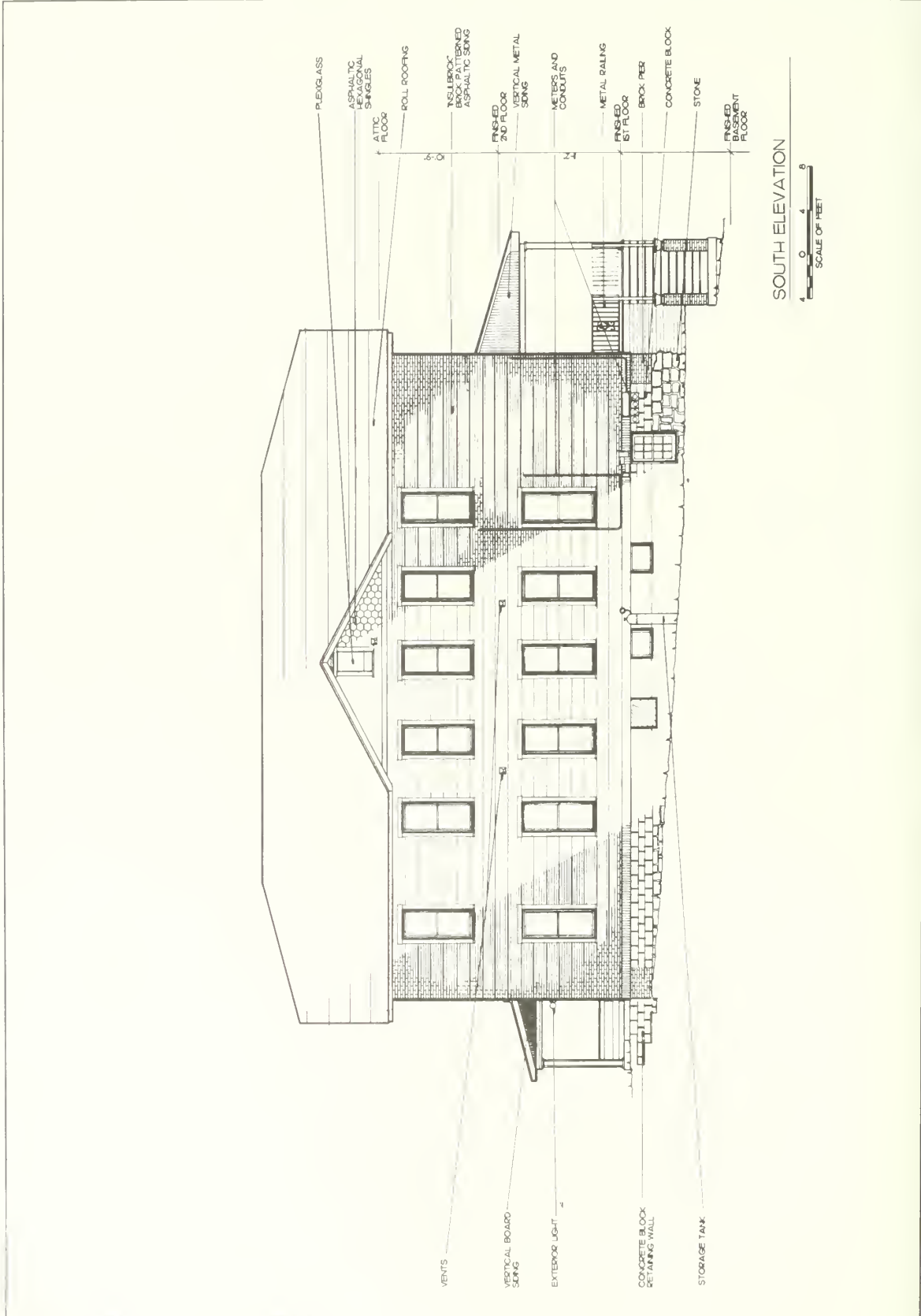
The front door is a single multi-light glass door flanked by multipaned glass sidelights under a two-paned transom. The door frame and transom appear to be original to the building but the door and side lights are in an early twentieth century style.

The center opening on the second floor is a likely location for an original door leading to the upper level of the porch. This can be confirmed by examining the original wood siding under the existing insulbrick when future restoration work is done.

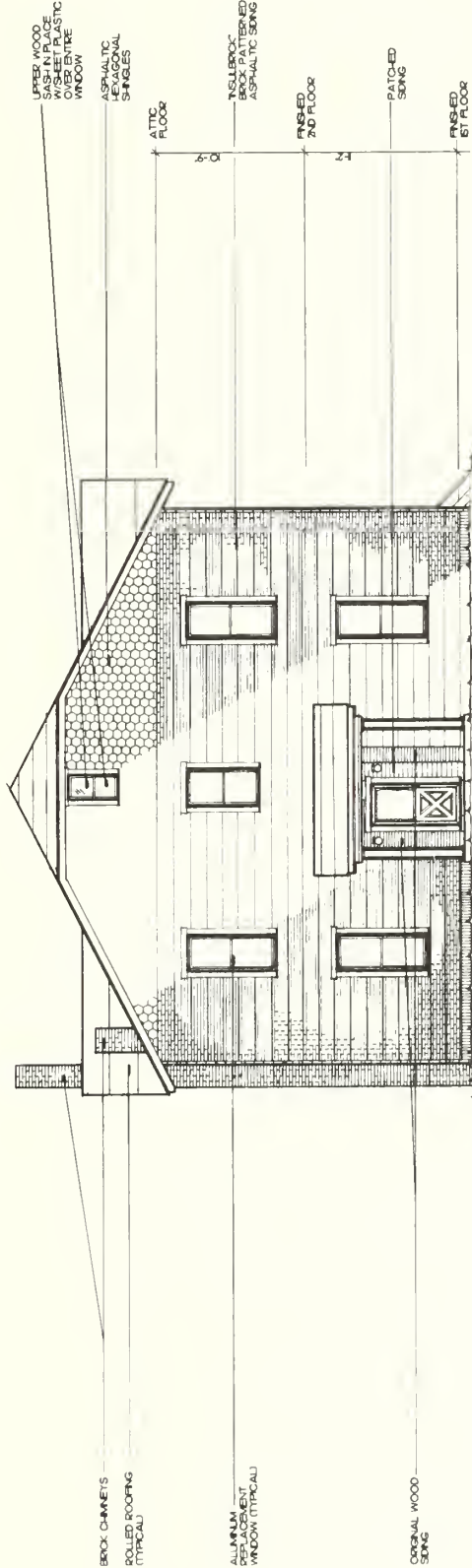
The rear door is a single modern aluminum door. The patching in the wood around the door, however, indicates an earlier opening of 4' 10" which corresponds to the size of the opening on the front of the house, indicating that the front and back door openings and configuration were similar.



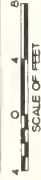
EAST ELEVATION
SCALE OF FEET



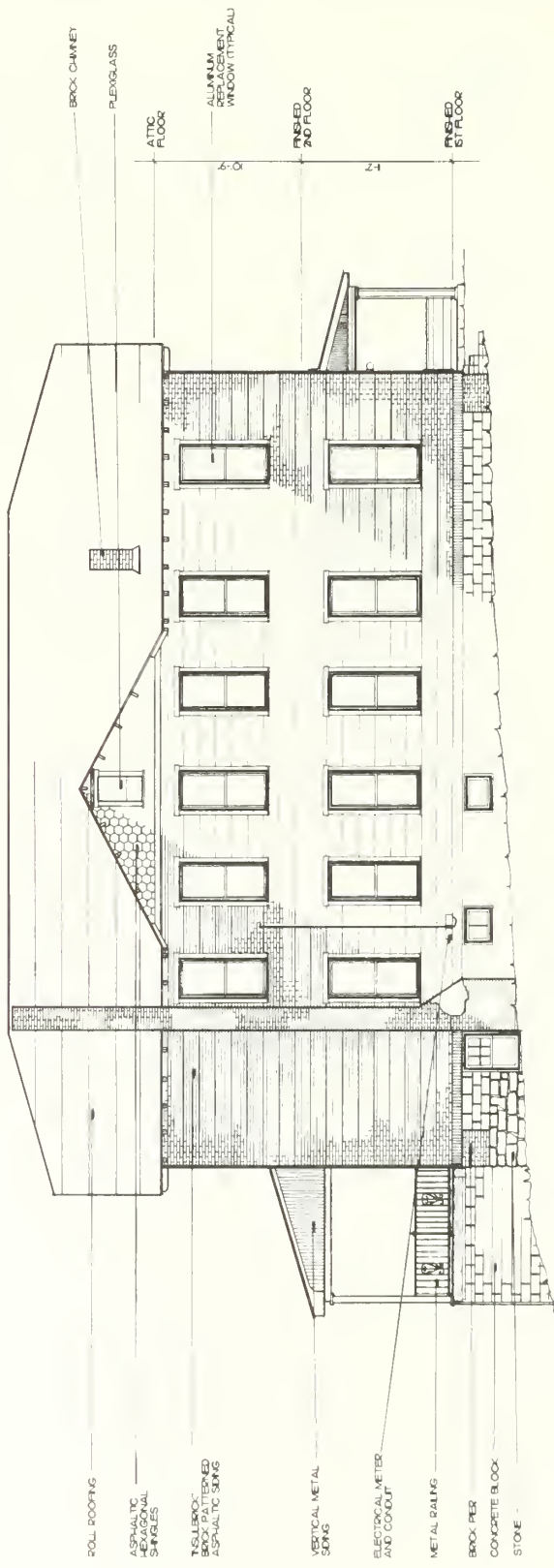
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Project No.	200	Project No.	
Scale	AS NOTED	Scale	
		Drawing No.	



WEST ELEVATION



Date	11/30/92	Revision	
Project No.	210	Scale	AS NOTED
Drawing No.		34	



NORTH ELEVATION



Photo H-12

The Clubhouse Annex, looking northwest, c. 1940

**Photograph from the collection of the 1889 South Fork Fishing and Hunting Club
Historical Preservation Society**

This view shows the Annex after it had been raised, but before the two-story porch had been removed. The detailing on the porch is not clear, but enough is visible to give some indication of the original design and allow for a fairly accurate conjectural reconstruction. The roof and window configurations appear as they do today.



Photo H-13

**Two-story outhouse once attached to the west facade of the Clubhouse Annex
Photograph from the collection of the 1889 South Fork Fishing and Hunting Club
Historical Preservation Society**

This outhouse, believed by many to have been attached to the main Clubhouse building, was specifically recalled by two former St. Michael residents as having been attached to the west facade of the Annex. Janet Cruikshank Hoffman, whose family owned both buildings from 1921 to 1950, has an additional photo of the outhouse, but she has been unavailable to provide access to it. According to Mrs. Hoffman, the outhouse was fitted with terra cotta pipes.



Photo E-94 South and east elevations.
Clubhouse Annex 1992



Photo E-95 West and south elevations.
Clubhouse Annex 1992



Photo E-96 Detail of west elevation showing original wood siding flanking rear door.
Clubhouse Annex 1992



Photo E-97 Detail of the north foundation wall showing original stone foundation with brick and concrete block infill above.
Clubhouse Annex 1992

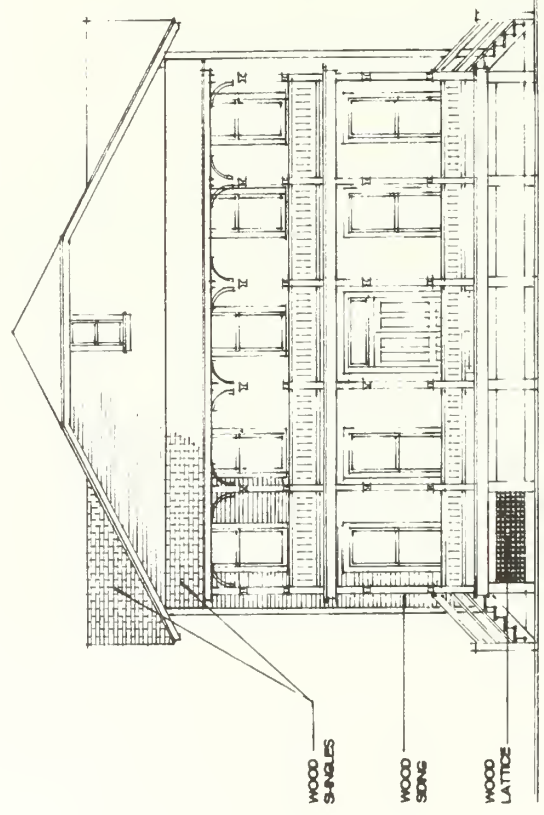
LDA
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ARCHITECTS

Suite 408
One Seaside Square
Pittsburgh, Pennsylvania 15219
(412) 734-7300 / (412) 734-0100

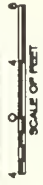
CONCEPTUAL 1989 ELEVATION
FOR
CON-

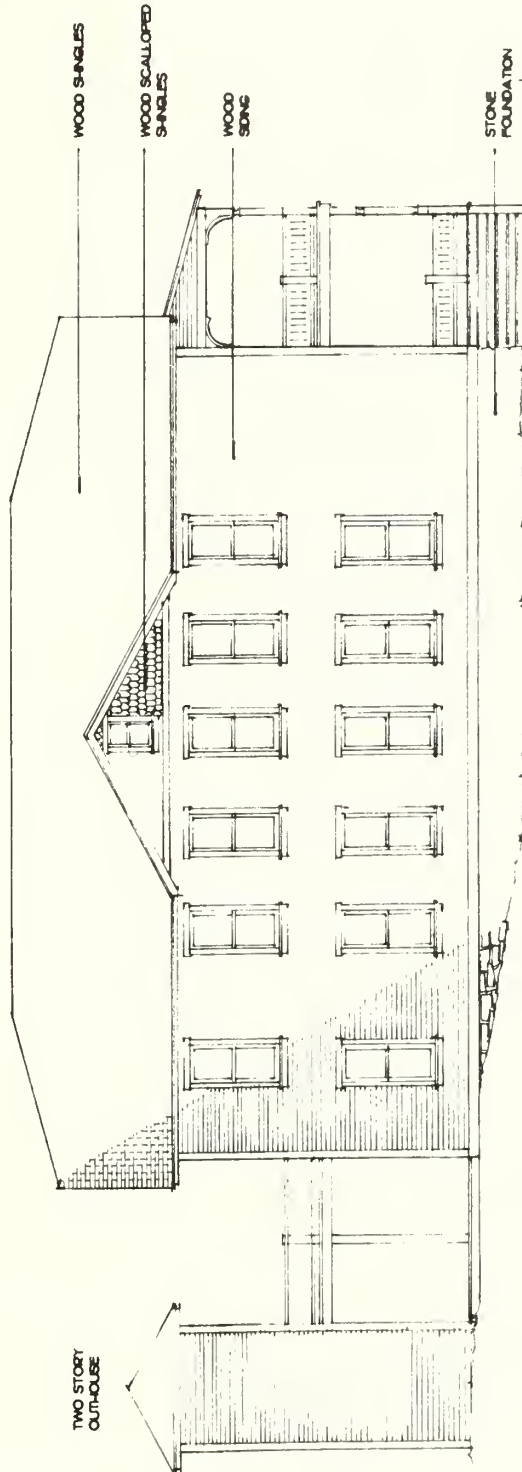
**THE
CLUBHOUSE
ANNEX**
SOUTH FORK FISHING &
LUNTING CLUB
ST. MICHAEL'S,
CAMBRIA COUNTY,
PENNSYLVANIA

Date: 1/30/92
Project #: 210
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Architect: LDA

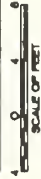


EAST ELEVATION





SOUTH ELEVATION



IV. CODE ANALYSIS AND ENERGY CONSERVATION

The Clubhouse, Brown Cottage, and Moorhead Cottage were evaluated in terms of their code compliance and energy conservation according to the proposed treatment schemes.

A. CLUBHOUSE

The Clubhouse is intended to be reused as a restaurant and inn, and will serve as the focus for visitor orientation to the entire site. The first floor will be utilized for a variety of public functions, including visitor orientation, interpretive exhibits, Historical Preservation Society offices, gift shop, meeting/banquet room, restaurant, and overnight guest check-in. The rear one-story ell may be reconstructed to provide a new kitchen for the restaurant. The second and third floors of the building will be renovated to provide eighteen guest rooms with private baths. The first floor, which has undergone a number of significant renovations, can be returned to the historic layout, which will easily accommodate the proposed new uses. The original circulation and guest room configurations of the upper floors can be maintained, with the insertion of new bathrooms into existing adjoining guest rooms. The impacts of the proposed reuse are as follows:

Building Code and Emergency Egress

The proposed use is classified as occupancy C-2 under the Pennsylvania Department of Labor and Industry Fire and Panic Regulations. C-2 is permitted in a three-story wood frame building when the building is entirely protected by an automatic fire suppression system. An automatic fire suppression system can be accommodated within the building with minimal impact. The first floor double ceiling system, originally intended for sound insulation, provides a convenient hidden space for the suppression system for this floor; on the upper floors modifications made for bath and closet areas will provide areas where side-throw sprinklers as fire suppression devices can be provided.

The 1990 BOCA Code has a somewhat more complex set of regulations but the end result is the same--the addition of a fire suppression system will permit the intended use. Both the Pennsylvania Code Section 50.92 and BOCA Code Section 513.1 allow innovative solutions for code issues in historic buildings.

Two remote means of egress are required for the occupancy. The current two sets of stairs would qualify in their existing positions if they were both enclosed with one hour construction. It is recommended that the south stair be provided with a one hour separation by providing the properly rated frames and doors between the stair space and adjoining spaces. The center stair should remain open since it is the chief architectural element linking the three floors. This can be provided with a variance from the Department of Labor and Industry if a smoke evacuation fan is added at the top of the stair space and an additional code approved means egress is provided. It is further recommended that a new stair be added at the west end of the west wing for this function. This is a less significant rear facade of the building and access can be provided to the stair at the second floor by restoring the openings here that originally served a balcony in this location. An additional door will have to be cut at the third floor hall. If the stair is well proportioned and simply detailed, it will have minimal impact to the exterior character of the building. The two alternatives of enclosing the central historic stair and inserting a new stair within the existing structure in the west wing would be more damaging to the historic character of the building.

With the addition of this code complying exit stair and the building completely protected by a fire suppression system, the existing partitions and doors may be retained and will not require upgrading to a higher fire rating assembly. This will allow the maximum historic fabric of the building to remain.

The majority of the first floor must be upgraded from a current live load capacity of 40 lbs/sq.ft. to 100 lbs/sq.ft. This can be accomplished relatively easily with little impact to the historic structure from the basement and crawl spaces below.

Accessibility Requirements

The current wooden ramp leading to the front porch is in compliance with ADA standards and provides accessibility to the first floor. The majority of the first floor doors are wide enough for the requirements and with minor changes and proper door swing and hardware can be brought fully to requirements. On the upper floors, one renovated room can be brought to requirements with a minimum of changes to the existing historic fabric. The chief alteration required will be the addition of an elevator to provide access from the first level to the upper two levels. It is recommended that this be provided in the area immediately south of the open central stair in an area which was previously used for support rooms and is of lesser architectural importance.

Energy Conservation Issues

The initial energy conservation items will include proper attic insulation and the re-introduction of the original outside shutters to provide summer shading from the sun; these will have no adverse impact on the historic structure. The next level of improvements will include the retrofitting of the existing sash windows with interior storms or the installation of new thermopane double hung wood sash windows, depending on the condition of the window sash. Many sash can be saved, but a good number are beyond repair. The most significant energy conservation impact will be insulation of the exterior walls. The exterior walls in this building represent a significant proportion of the envelope and will be a significant area to be addressed for energy conservation. The preferred method for insulating the exterior wood frame walls is to remove the exterior siding and install fiberglass batt insulation from the exterior. This will have the advantage of allowing full inspection of the wood frame construction of the building during this process and it should result in minimal damage to the exterior siding. If, for any reason, it should prove infeasible, a program of blowing insulation into the wall cavity with the proper attention paid to venting air spaces, spaces in the siding, and installation of a vapor barrier by the proper treatment of the interior surfaces can be undertaken.

B. BROWN COTTAGE

The Brown Cottage is proposed to be reused as two rental apartments. This will continue the use of multi-family occupancy that was instituted in the Coal Company era of 1907 to 1955 and will provide a needed source of income for the project to enable continued maintenance and preservation of the historic buildings. These units can be accommodated with minimum additional alteration to the original historic fabric and can, in fact, reuse some of the alterations that were made since 1907. The impacts of this use are as follows:

Building Code and Emergency Egress

A two-unit dwelling structure separated vertically is covered under the C-4 classification in the Department of Labor and Industry Fire and Panic Laws and defined as R3 under BOCA. The only significant requirement is that there be a two hour separation between the dwelling units in order to allow the use of all three floors. This can be provided by installing additional layers of 5/8" fire rated drywall at these partitions. On those partitions where it is required, the historic baseboard can be removed and then reapplied once the fire rated drywall has been added. The proposed two-unit dwelling with side-by-side apartments, each with access directly to grade on the first floor, provides a continuation of a housing form long in existence in the Commonwealth.

As described in the structural report, some reinforcing of first floor loading capacities is required, but this can be accomplished from basement areas with minimal impact to the historic fabric of the structure.

Accessibility Requirements

A two-unit dwelling unit is not covered under any accessibility laws, but the first floor can be made accessible from the rear of the building if desired by a tenant.

Energy Conservation Issues

The building is subject to the Pennsylvania Industry Energy Conservation laws. The recommendations included for the Clubhouse apply equally here. In this instance the wood siding is considerably more decorative and the windows occupy a greater proportion to the outside walls than the siding. Coupled with the significant degree of deterioration of interior plaster, the preferred method for exterior insulation in this case is to insulate from the interior.

C. MOORHEAD COTTAGE

The Moorhead Cottage is proposed to be partially restored and rehabilitated as public exhibit space and rental apartments. The first floor is to be restored and will serve as the chief exhibit used to portray life in one of the larger cottages on Lake Conemaugh in the 1880s. Most or all of the first floor rooms of the cottage will be restored to their original condition and will display their historic uses. These rooms will accommodate tours and occasionally functions such as small receptions. The second floor of the cottage will be renovated into one or two rental apartments. It is recommended that one of the apartments serve as a caretaker's cottage to provide continuous on-site supervision of the building and grounds.

Building Code and Emergency Egress

The proposed public area use is classified as A-3 under both BOCA and the Commonwealth of Pennsylvania Department of Labor and Industry Fire and Panic Regulations for the purposes of assembly between 4 and 100 persons. The mixed use aspect of this building, involving the use of part or all of the second floor as residential units and most of the first floor as public use requires that either the two uses be separated with two hour fire rated construction or that all load bearing walls and floor assemblies be provided with one hour ratings. We recommend providing one hour rated walls and floors. A two hour rating requires multiple layers of 5/8" drywall and can

become quite intrusive in a frame historic building with the detail that this cottage has. Most plaster in this building is in poor condition and will have to be replaced in any event. The replacement of the plaster with 5/8" drywall will have minimal impact and allow the intended uses.

The use of the third floor would require the addition of a full fire suppression system and an additional fire rated stair and exit system to the third floor. It is believed that these measures would be too expensive in the case of the suppression system and too intrusive in the case of the three story stair to warrant the small gain of the use of the third floor; it is therefore recommended that the third floor be excluded from any use, including as a location for mechanical equipment.

In order to leave the main stair open to the second floor, a variance will have to be sought. It is believed that the addition of a small fire suppression system to the stair area will allow it to remain open so that this key element of the interior can remain as constructed and also may be used as the required second means of egress for the apartment(s) above.

If one apartment is provided on the second floor, the existing back stair can serve as its second means of egress. If an additional apartment is added in the southern rooms on the second floor, a second means of egress will have to be provided for that unit. It is believed that a simple exterior open sided wood stair on the west end of the south wall would be the least obtrusive, especially in light of the proposed replication of the first floor side porch which would enclose some of the mass of the proposed stair. The final decision on the use of the southern side of the second floor as exhibit space or rental apartment space will depend on the anticipated need for income from the building.

The southern bearing line in the basement must be reinforced to enable all areas of the structure to sustain a live load of 40 lbs/sq.ft. as detailed in the structural report. The required 100 lbs/sq.ft. capacity for the first floor public use can be provided by additional support of the floor from the basement.

Accessibility Requirements

With proper landscaping treatments, an accessible route can be provided to the first floor of this building and, with the reconstruction of the historic walkway from the hill-side to the west of the house, accessibility can be provided to the second floor. This building particularly brings out the issue of reorienting the building to its former means of access. As illustrated in the early maps and photographs, carriage access was on the plateau to the west of the building and a walkway provided a close to level approach to the second floor of the house from this plateau. The buildings were joined by a boardwalk along the lakefront that provided a pedestrian link. Particularly in light of the fact that the Moorhead Cottage is planned as a partial restoration and refurnishing to depict life in one of the cottages, the possibility of reintroducing this historic access route is an important item to be investigated.

Energy Conservation Issues

The same energy conservation issues discussed with the Clubhouse and the Brown Cottage apply to the Moorhead Cottage. Since the exhibit function of the building need not be heated at the same level as a residential or hotel function, the need to insulate the exterior walls is not so great here and may prudently be excluded for that part of the building used as an exhibit area. The apartment/s will be used 24 hours a day and should have exterior insulation installed. Since most of the interior plaster is in poor condition and will require replacement, the preferred method of insulating the exterior walls in this case is from the interior.

V. RECOMMENDATIONS FOR BUILDING STABILIZATION

The following recommendations apply generally to all three structures. This section is then followed with those items that are specific to each building.

A. CLEAN OUT

All debris in the buildings that constitutes a potential fire hazard should be removed. In addition, all carpets should be removed since these are holding moisture in the building which is causing deterioration of woodwork in the structures. A thorough cleanout of the three buildings and removal of existing, nonoriginal floor coverings, particularly in the Clubhouse and Brown Cottage, will provide an opportunity for further historic investigation prior to proposed renovation of the buildings.

B. ROOFS, GUTTERS, AND DOWNSPOUTS

The original gutters and downspouts have been removed from the buildings, allowing the rain water from the roofs to spill down along the side walls. In some locations, concrete gutters have been built around the bases of the buildings. This method of water removal is detrimental to the stability and health of the buildings, and has caused the serious deterioration of windows, window sills, and siding on the lower three or four feet of the buildings, and led to rotting of wood members nearest the base building. Temporary hanging gutters and downspouts should be added to all of the structures as soon as possible with downspouts designed to direct the water a minimum of four feet away from the base of the buildings and onto an area of ground that is sloping clearly and distinctly away from them. If money is available for restoration of the roofs, historically correct gutters should be installed on the structures simultaneously with the roof installation.

C. DISCONNECTION OF ELECTRICAL SERVICES

Electrical services should be disconnected from the two cottages if this has not been done

already. No study was done of the condition of these electrical systems, but from the general inspection they are quite old, have been adapted over the years, and constitute a possible fire hazard. Electrical power is not required in the buildings because any studies or cleanout projects can be done during daylight hours. If a phased program of renovation and rehabilitation is being undertaken, a new panel with new temporary services specifically designed for hand tools can be provided to correct code levels. As long as the current Clubhouse serves meals on the first floor, the electrical power must be maintained to that section but the current installation should be inspected by a qualified electrician. During the course of this investigation, a number of loose wires were observed lying on the ceiling of the kitchen connected to open junction boxes and a maze of wires and junction boxes in the very damp basement. The inspecting electrician should also disconnect the electrical power to all circuits in the building where they are not absolutely required, such as the second and third floors. These areas will not be occupied until they have undergone rehabilitation.

D. SPECIFIC STABILIZATION RECOMMENDATIONS

1. Clubhouse

All three of the general recommendations are applicable to the Clubhouse. In addition, the wood siding and sill of the structure are very close to grade or in contact with it along the entire western wall. The earth should be removed at least 6" from contact with the wood and properly graded so that any surface water runoff is directed away from the building. As described in the structural report, the eastern beam under Room 102 should be shored immediately to allow occasional use of this room.

2. Brown Cottage

Removal of the carpets is especially important in this structure. This building consistently had the highest humidity conditions of the four studied. The earth is also in contact with the siding, and framing here and should be reworked as

recommended at the Clubhouse. All of the general recommendations apply here as well.

3. Moorhead Cottage

The cottage does not contain any significant debris, but it has at least two areas where the roof leaks -- over the stair and at the southeast tower -- which are causing damage to the plaster and framing. These areas should be patched immediately. The structural support at the southeast corner of the house is either faulty or nonexistent. A proper foundation pier or piers should be provided in this area as soon as this can prudently be accomplished.

4. Clubhouse Annex

As has already been recognized by the current owners, a new roof with gutters and downspouts is the first priority for this structure to protect the recently completed interior remodeled apartments as well as the historic exterior materials, especially the Stick Style open eaves. Once a new roof is installed, the completion of the restoration of the exterior cladding materials and porches can proceed.

VI. TREATMENT PROPOSALS

A. TREATMENT PROPOSAL METHODOLOGY

The project team was provided with a proposed program for the South Fork Fishing and Hunting Club structures in the original scope of services for the HSR. As part of the project, these treatments were to be evaluated, and proposals for interim and final treatment of the structures and the site were to be provided. The scope of services proposed uses as follows:

- **The Clubhouse** was to be rehabilitated as a hotel and restaurant. The goal for the rehabilitation was to restore the exterior to the period of the late 1880s, within the parameters of the existing building footprint.

- **The Brown Cottage** was to be rehabilitated and adaptively restored as a bed and breakfast establishment.

- **The Moorhead Cottage** was to be restored on the first floor to the significant historical period of the late 1880s. The existing kitchen addition on the rear was to be rehabilitated as an active kitchen addition and the southeast room was to be adaptively restored as a library and archival storage. It was anticipated that the second floor would also be restored and refurbished to the historic period. The third floor was to be adaptively restored for the offices of the 1889 South Fork Fishing & Hunting Club Historical Preservation Society.

In order to arrive at a more appropriate proposal for treatment of the three structures, these proposed uses were analyzed against a specific set of criteria which covered a range of issues dealing with the future of this project. The criteria were generated by the project team upon consultation with NPS and 1889 South Fork Fishing and Hunting Club Historical Preservation Society. The following specific evaluation criteria were used to

evaluate alternative uses/treatments for this project:

- Compatibility With Adjacent Uses
 - . Relationship to a predominantly single family residential area
 - . Site size and use impacts on adjacent development
- Appropriateness of Uses Given Historical Precedents
 - . Hotel, dining and social functions - Clubhouse
 - . Residential functions - Brown and Moorhead Cottages
- Opportunities for Interpretation of Site History
 - . Interpretation of the functions of the Club and its relationship to the surrounding environment
 - . Interpretation of the use and importance of individual structures
- Structural Capacity
 - . Existing capacity of structures to accommodate uses
 - . Ability to increase structural capacity
- Project Financial Sustainability
 - . Long term support of this project by the Historical Preservation Society through the generation of sufficient project based revenues
- Project Functional Sustainability
 - . Staffing levels required to support public functions, security and maintenance of the structures

Given the nature of this study, specific market research was not conducted to support the financial sustainability criteria. Instead, the treatment proposals were related to studies completed prior to the initiation of the HSR. These include: *Part I - An Economic Assessment and Visitor Profile Study of America's Industrial Heritage Project within Southwestern Pennsylvania*; *Part II - A Socio-demographic and Behavioral Profile of Visitors at Five Sites Included in the America's Industrial Heritage Project*, both prepared by professors at Penn State University for the Southwestern Pennsylvania Heritage Preservation Commission, and *The Plan for the Allegheny Ridge*, prepared by the EADS Group and Lane Frenchmen for the Southwestern Pennsylvania Heritage Preservation Commission.

These studies stated a need for additional support services (lodging, restaurants, visitor orientation facilities) for visitors to Heritage Project sites. The team was also provided with information concerning the leasing of existing 1889 South Fork Fishing and Hunting Club Historical Preservation Society rental units. In addition, the team relied on its considerable experience in redevelopment projects with mixed use programs. Using these resources, the resulting treatment recommendations can be considered highly plausible. However, it is recommended that a market analysis of the recommended treatments be initiated in the next phase of this project.

The evaluation of alternative treatment proposals must also acknowledge and relate to larger planning efforts that are currently underway in St. Michael and the more expansive AIHP area. In St. Michael, the South Fork Fishing and Hunting Club Historical Preservation Society, the Johnstown Flood National Memorial, the Johnstown Area Heritage Association and residents of the community are currently involved in long range planning of the St. Michael Historic District. The HSR treatment proposals will have an effect on these planning efforts and the success of these planning efforts will in turn will affect the viability of the recommended treatment proposals. This is particularly true in the establishment of strong linkages between the structures which are the subject of this study and other historically significant sites and visitor destinations.

B. SUMMARY OF RECOMMENDED TREATMENTS

The analysis of treatment proposals against the stated criteria leads to the recommendation of a mixed use program for the Clubhouse, the Brown Cottage and the Moorhead Cottage. These treatment proposals are consistent with the preservation and interpretation of the buildings and the sites.

For the Clubhouse, it is recommended that the ground floor incorporate the following uses: visitor information desk and interpretive exhibits, gift shop, Historical Preservation Society offices, conference room, restaurant, hotel check-in desk, and facility support. The second and third floor of the Clubhouse would contain eighteen hotel rooms with

separate baths. These proposed uses for the Clubhouse are consistent with the general historic use of the structure, the original architectural plan, and the remaining historic fabric.

It is recommended that the Brown Cottage be used as two rental housing units, one containing four bedrooms, and the other three bedrooms. It is recommended that the Moorhead Cottage be developed as a house museum on the first floor, featuring artifacts from the Club, with one room serving the function as the Historical Society's library. The ground floor could be equipped with limited catering facilities to permit social functions. The upper floors of the Moorhead Cottage could be converted to two one bedroom apartments. One of these units could serve as a caretaker's apartment to allow for continuous supervision of the properties.

C. EVALUATION OF USES GIVEN STATED CRITERIA

Compatibility with Adjacent Uses

The initial treatment proposal concentrated more public and intensive uses at the Brown and Moorhead Cottages. The Brown Cottage was to be used as a bed and breakfast (with seven existing bedrooms) and the Moorhead Cottage was to be used as a house museum with some ability to stage catered events and for Society offices. These treatments pose some problems given the vehicular access provided to the site and the limited potential for parking development.

The recommended uses are highly compatible with adjacent development. Both the Brown Cottage and the Moorhead Cottage are situated on small parcels in close proximity to single family residences. A predominantly residential use is therefore most appropriate for these cottages. The Clubhouse site features an open space buffer of between 60 and 100 feet from adjacent single family residential development. This land allows for the more intensive use of this facility without significant negative impacts on adjacent residences.

Appropriateness of Use Given Historical Precedents

The recommended uses for the three structures are highly appropriate given the historical use precedents extending from the 1880s to the present. The Clubhouse was the center of Club life during its brief existence and contained the principal indoor public gathering spaces. According to a written account, the existing Clubhouse building and the original 2 1/2 story section to its south (subsequently torn down) collectively contained hotel check in, a large dining room for Club members and a Club room. The upper two floors contained 47 guest rooms. The recommended uses of ground floor dining room, conference room, exhibits, gift shop and offices are closely related to the original Clubhouse ground floor uses. On the upper two floors, the same hotel use would be retained, but with a net reduction in hotel rooms to accommodate necessary bathrooms and closets.

The recommended uses for Brown Cottage and Moorhead Cottage are also appropriate given their historical use precedents. Both cottages were large family dwellings for Club members and were later divided and used as apartments during the coal mining era. The structures have remained in residential use almost until the present day. Given that the Moorhead Cottage is more spacious and features more ornamentation, it is reasonable that it should also function as a house museum on the ground floor.

Opportunities for Interpretation of Site History

South Fork's Clubhouse was the center of social activity prior to the collapse of the dam in 1889. It is appropriate that information and orientation activities and historical exhibits be featured in and adjacent to the first floor Club room. This differs from the original treatment proposal which called for restaurant and hotel check-in functions. Given the important social functions fulfilled by the Clubhouse and the large size of the ground floor, this approach permits more intensive use with greater interpretive opportunities. It is recommended that the first floor of the Clubhouse be restored to adhere closely to the original floor plan and room finishes. On the second and third floors, the open hotel

stair, hallways, and bedrooms should be restored to their former appearance. In this way, the Clubhouse can become the starting point and focus of site interpretation by visitors.

After becoming familiar with the history of South Fork, visitors could be encouraged to walk along a boardwalk structure recalling the boardwalk which once lined the lakefront and served to connect the cottages to the Clubhouse. The boardwalk would terminate at the steps of the Moorhead Cottage. Enroute, visitors would pass three more modest period cottages and the Brown Cottage. A descriptive wayside could be developed with information about each of these cottages. It is recommended that the exterior of the Brown Cottage be restored to its original condition. The five remaining cottages on this path can offer visitors a partial framework for understanding the complex and provide insight into the prevalent architectural styles of the period. Further, views to the northeast along existing street corridors would allow visitors to view the opposite ridge which contained Lake Conemaugh. These view corridors could be marked by waysides. It is recommended that the ground floor of the Moorhead Cottage be restored as a house museum featuring furnishings and other artifacts from the period in which the Club was active. This cottage, which is the most richly appointed of all of the remaining cottage structures and contains many original features, is the most appropriate for this use. In contrast, the Brown Cottage contains little interior ornamentation and has been substantially altered during the mining era to create apartments.

Any interpretive efforts should be coordinated with the Johnstown Flood National Memorial. A properly planned and integrated program will assure a clear and logical visitor flow from one site to the other. The St. Michael Planning Team will serve a critical role in this joint effort.

Structural Capacity

The structural condition of each of the three structures was evaluated by the team. In the evaluation of the Clubhouse building, it was determined that restoration of this

structure for hotel and restaurant use was structurally feasible. However, any public use of the first floor would require reinforcement of beams supporting the floor. The second and third floor use as guest rooms required no structural modifications. In the Brown Cottage, the structure was found to be sufficient to meet standards for residential occupancy (as either a bed and breakfast establishment or as rental apartments) if the south bearing line supporting the first floor is reinforced and existing termite damage is mitigated.

In the Moorhead Cottage, it was determined that the framing for the cottage was typical for a residential use, although some deficiencies were noted. The timber beam members along bearing line #2 supporting the first floor must be reinforced for any reuse of the building. If this beam line is reinforced, the structure could support residential loads of 40 lbs per square foot. The structure would have to be substantially modified to support public uses such as a museum or a library. The only area in the house where the structure could be substantially reinforced without dramatically altering historically significant aspects of the building is the first floor, with reinforcement concealed in the basement. This factor effectively limits public gathering spaces and the Historical Preservation Society Library to the first floor. Residential is therefore the only acceptable use for the upper floors.

Project Financial Sustainability

One of the primary goals of the National Park Service as stated in its Cultural Resources Management Guideline (NPS-28), "is to locate, identify, evaluate, preserve, manage and interpret qualified cultural resources in such a way that they may be handed to future generations unimpaired." The Comprehensive Management Plan for the Southwestern Pennsylvania Historic Preservation Commission states that "an important part of the commission's mandate is to devise a creative way to protect, interpret and manage those resources through a cooperative partnership." The protection, interpretation and long term sustainability of the resources at South Fork is also a primary focus of the 1889 South Fork Fishing and Hunting Club Historical Preservation Society, the organization

that has taken on the responsibility of caring for these resources over the long term.

The initial treatment proposal called for the conversion of the Clubhouse to a hotel and restaurant and the conversion of the Brown Cottage to a bed and breakfast. The Moorhead cottage would be used for offices, a house museum and special events. Revenues from the treatments would be generated from the guest rooms and the restaurant, and possibly from catered events in the Moorhead Cottage. According to the Economic Assessment and Visitor Profile Study of AIHP sites, the peak tourism season at five AIHP sites extended from mid-May to mid-October with a substantial decrease from mid-October to mid-May. A short seasonal demand for visitor services such as hotel rooms and restaurant facilities creates serious cash flow difficulties during the off season. In addition, some concern arose about the ability of St. Michael to support both a hotel and a bed & breakfast even during the peak visitor season.

The recommended treatment for the structures attempts to strike a balance between the preservation and interpretation of these resources for visitors' while also providing a means of maintaining these resources through revenue generating uses. The four apartments proposed for the upper levels of the Moorhead Cottage and the Brown Cottage should provide a steady stream of revenue which will aid in the upkeep of these structures. In the Clubhouse, although all of the uses recommended with the exception of the first floor exhibit area and Historical Society offices are revenue generating, it is anticipated that the hotel, which occupies the upper two floors of the building, will only achieve high occupancy levels during the peak visitor months from May until October. and will generate little revenue during the late fall and winter months from late October through April. Thus, revenues earned from the restaurant and the rental of the reception hall will be important to the sustainability of the Clubhouse and its exhibits. The gift shop, recommended for the ground floor of the Clubhouse adjacent to the exhibit area and information desk, will also provide revenue for upkeep of the structures.

Project Functional Sustainability

The recommended uses for the South Fork Fishing and Hunting Club structures must also be functionally sustainable through the efforts of the Historical Preservation Society. Given the dependence on volunteers for much of its work, it is important to provide a package of visitor attractions and services that is manageable. Working under this premise, exhibits, the information desk, tour services, and Historical Society offices should be clustered in one area. In the recommended use distribution, a large exhibit area, information counter (from which tours may originate), gift shop, and Historical Society offices are all located adjacent to the Clubhouse's northeast entrance on the first floor, allowing for one or two persons to provide necessary services. The ground floor of the Moorhead House, which is the only other exhibit open to visitors and includes the Society's Library, could be opened for tour groups. It is anticipated that the recommended public functions will require between one and two full time personnel. The initial treatment proposal would have located Historical Society offices in Moorhead Cottage, remote from the Clubhouse (which is anticipated to be the arrival point for most visitors to the area), which could have resulted in additional staffing demands over and above the proposed treatment proposal.

D. SITE TREATMENT RECOMMENDATIONS

Vehicular Access

Vehicular access to the site is provided by Route 869, the principal arterial in the town, and by Main Street. Signage is essential at both the fork of Route 869 and Main Street to the north and at Route 869 and Lincoln Street to the south. Signage is critical since the structures of the South Fork Fishing and Hunting Club are barely perceptible from Route 869 due to grade changes and roadside development. All visitors destined for the South Fork Fishing and Hunting Club should be directed to the Clubhouse.

Vehicular access to the two cottages via Main Street and its spur should be discouraged for several reasons. First, the spur of Main Street leading to the cottages is not conducive to increased vehicular traffic given its steep winding incline, relative narrowness and lack of parking. In addition, increased vehicular traffic on southern Main Street and the spur in front of the cottages will conflict with plans to provide an interpretive path for pedestrians and will prevent the development of pedestrian connections among the remaining historic structures of the South Fork Fishing and Hunting Club.

It is recommended that a service road be developed from Franklin Street behind the line of structures to the south and west of Main Street to the Brown and Moorhead Cottages, along the path of the historic carriageway. No roads were developed to the north and east of the cottages and Clubhouse until after the dam collapse of 1889. The development of the carriageway route and the de-emphasis of Main Street as a vehicular connector between the structures would greatly aid in improving the setting for historic interpretation of the Club site. The development of this carriageway may also permit the limited relocation of driveways and parking areas from the southwest curb of Main Street to locations behind the buildings lining this street.

Parking

Given the constraints of road access, visibility, and parcel size, it is recommended that all visitors to the South Fork Fishing and Hunting Club be directed to park in the designated lot behind the Clubhouse to the west. Only the Clubhouse has sufficient land area to accommodate more than a handful of visitors. The Clubhouse is also the most visible of the structures from Main Street and Route 869. This would be a logical location for all visitor parking given the location of the visitors orientation center, restaurant, conference space and hotel in this building. In addition, the parking on the site adjacent to the Clubhouse can be located so as to have a minimal visual impact on the principal building porch and entrance which were designed to face Lake Conemaugh. It is recommended that all parking be located in a continuous bay adjacent to the service alley

on the building's southwest side. Access to a kitchen/ storage platform can also be provided from this lot.

If substantial parking were provided adjacent to the entrances of the Moorhead or Brown Cottages as originally planned, the wooded ridge which was part of the 1889 setting for the cottages would be substantially altered. Such an action would undermine attempts to interpret the setting of these two cottages and therefore is not recommended.

The limited parking that is required for the residents of apartments in both the Brown and Moorhead Cottages should be provided on a cleared plateau to the rear of these structures, adjacent to the historic access road. It is recommended that four parking spaces be provided for the Brown Cottage and six for the Moorhead Cottage.

Pedestrian Access

The visitor experience should begin with the visitor orientation facilities provided at the Clubhouse. From this location, the visitor will be encouraged to walk to the other waysides and exhibits along Main Street using portions of the historic boardwalk which is recommended for reconstruction. This boardwalk will connect the Clubhouse and the Annex with the Brown Cottage, the Moorhead Cottage and three other more modest cottage structures along the route. The walkway would take the place of an existing gravel roadside parking area on the southwest side of Main Street and will terminate at the steps of the Moorhead Cottage. The reconstruction of the boardwalk is the clearest way to visually and physically link the cottages together.

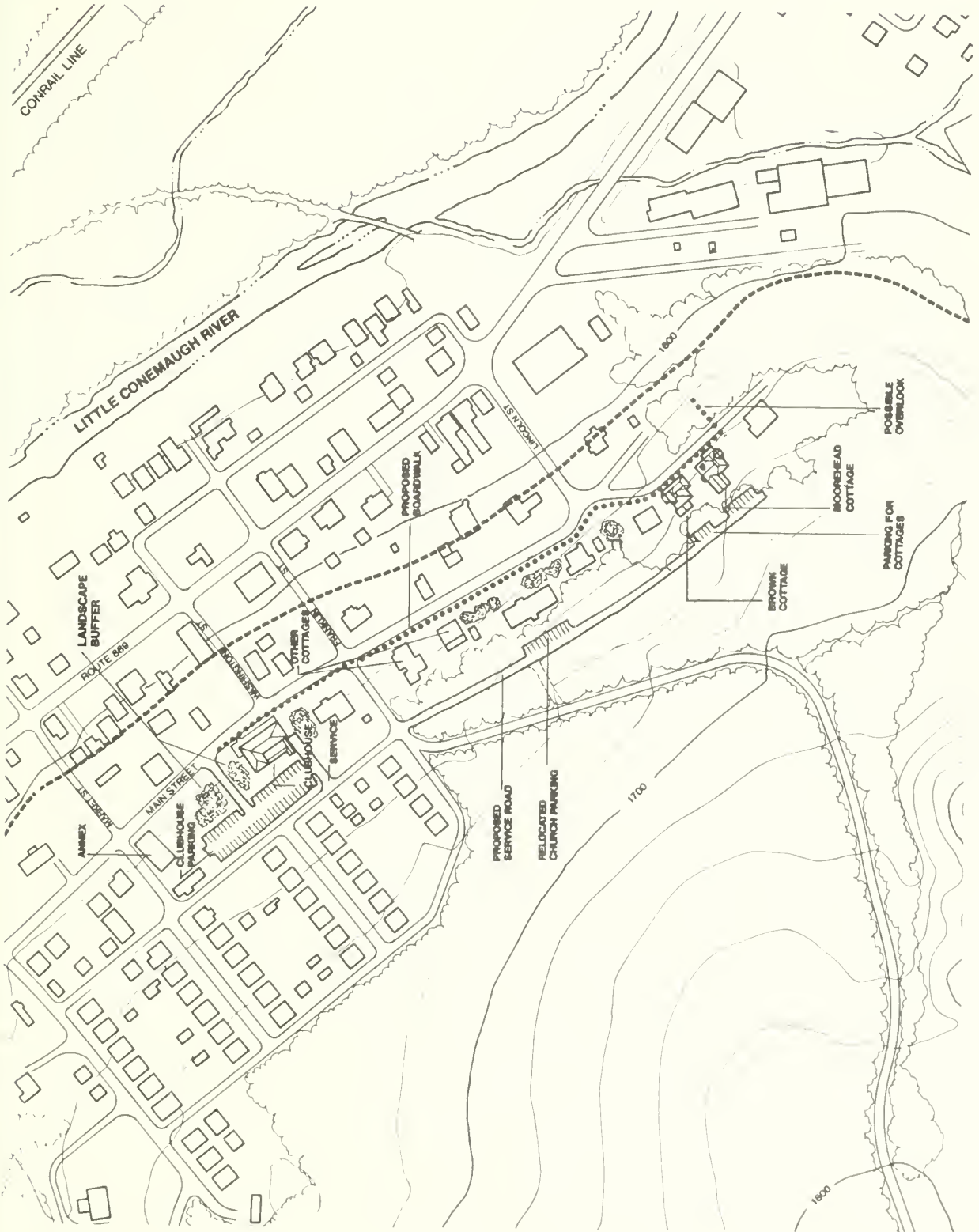
Landscape and View Corridor Improvements

The cottages of the South Fork Fishing and Hunting Club were nestled at the edge of a rich mixed deciduous forest with oaks, maples, hemlock, tulips and ash. Understory plant species included wild cherry, dogwoods, rhododendron and mountain laurel. The cottages faced out onto a continuous pedestrian boardwalk and a grassy shoreline which

changed with the level of Lake Conemaugh. Fragments of the deciduous forest can still be viewed on the rise behind the Brown and Moorhead cottages. As part of the development of an overall plan for the Club site, native deciduous tree species and appropriate understory planting should be developed along the southwestern edge of the pedestrian boardwalk. Areas in front of the cottages and Clubhouse should only feature lower plantings appropriate to the setting. A continuous planting scheme adjacent to the boardwalk would help to strengthen the connection between the cottages and would provide an effective transition between the cottages, Clubhouse, boardwalk and more contemporary structures along Main Street.

SOUTH FORK FISHING & HUNTING CLUB

St. Michael, Pennsylvania



RECOMMENDED SITE IMPROVEMENTS

WALLACE ROBERTS & TODD
0 200' N

LDA

LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

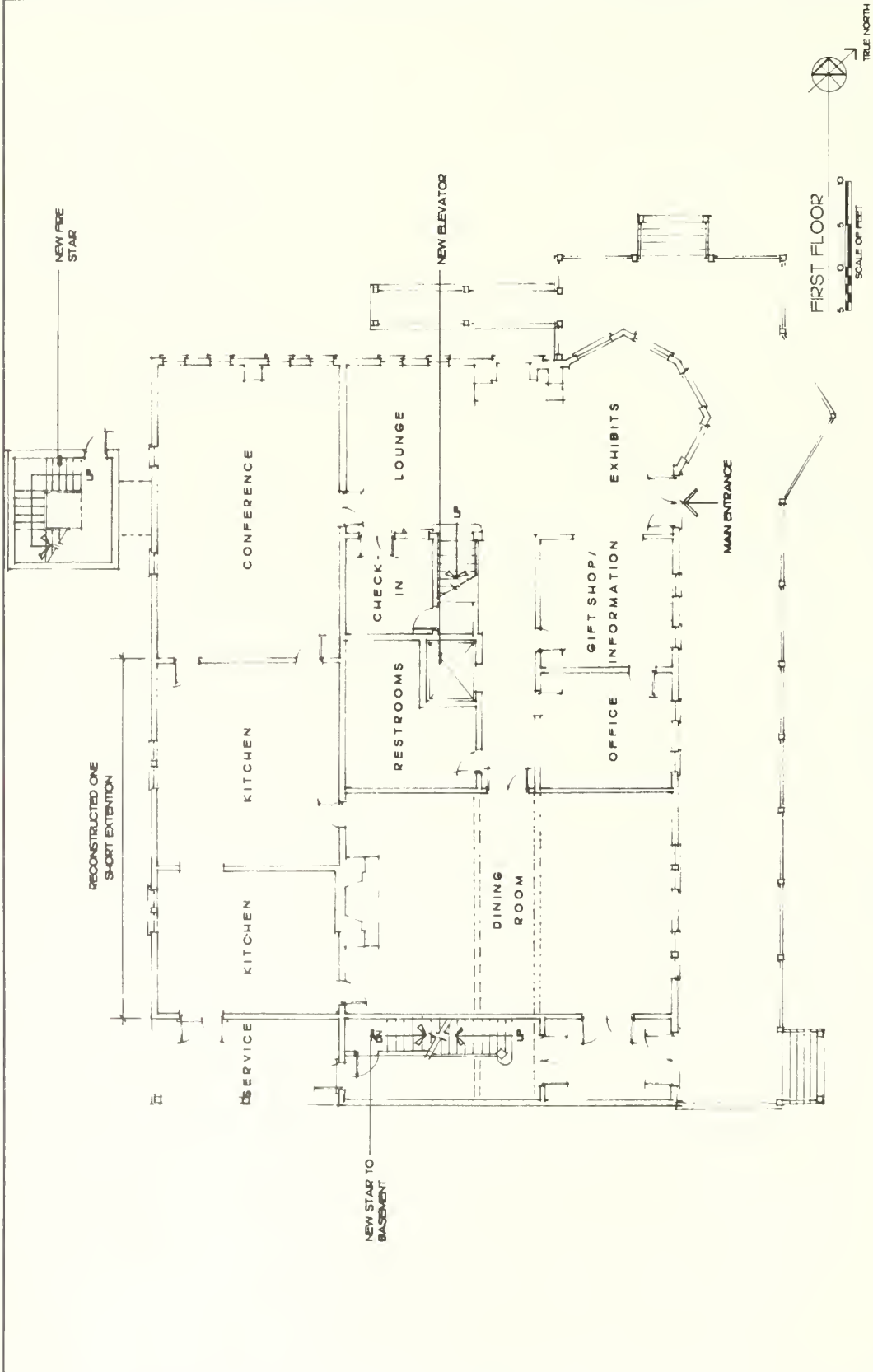
Suite 402
One Station Square
P.O. Box 1000
St. Michaels, Pennsylvania 17154
(717) 261-7640 FAX (717) 261-4188

PROPOSED REUSE SCHEME
FOR

THE CLUBHOUSE

SOUTH FLOOR, FISHING &
HUNTING CLUB
ST. MICHAELS,
PENNSYLVANIA

Date	1/30/97	Revised	
Sheet No.	2/0		
Scale	AS NOTED		
Drawing No.			



LDA
 LANDMARK DESIGN ASSOCIATES
 ARCHITECTS

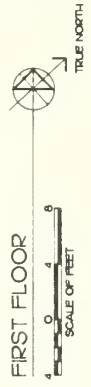
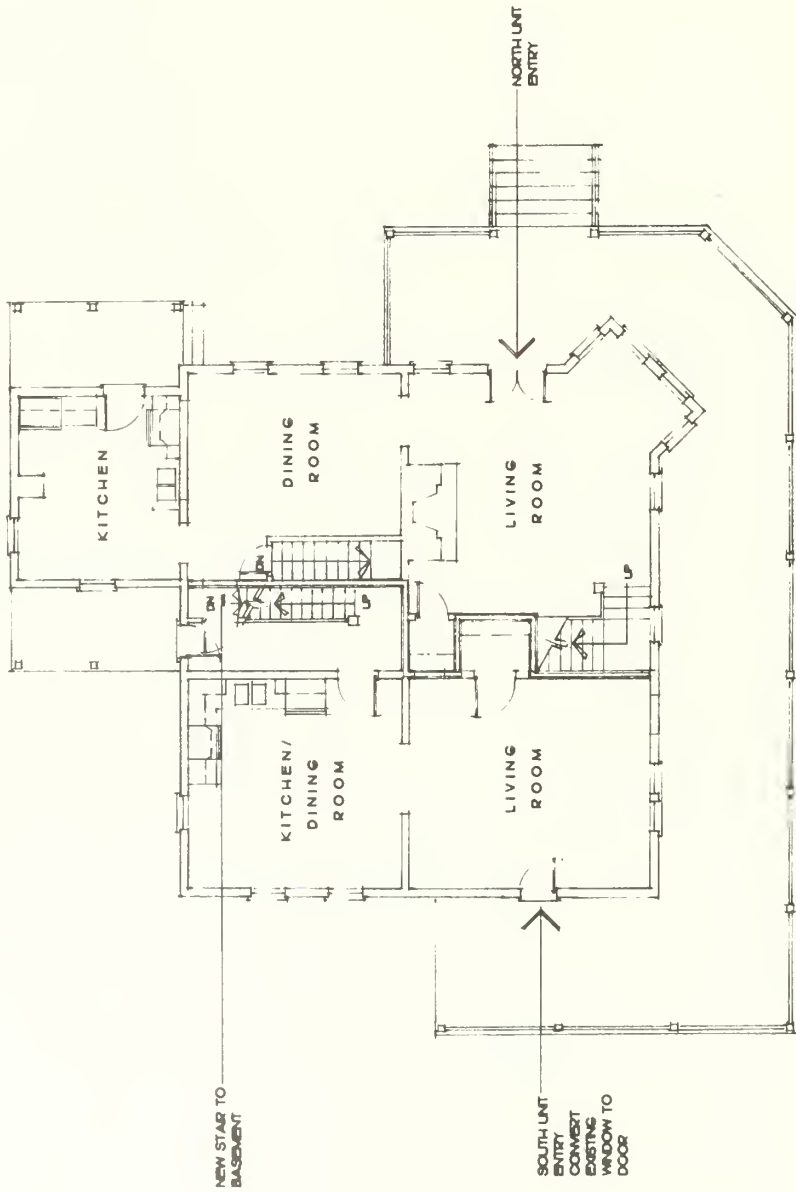
Circle 455
 One William Square
 Pittsburgh, Pennsylvania 15219
 (412) 521-7400 FAX (412) 521-4108

PROPOSED REUSE SCHEME
 FOR

**BROWN
 COTTAGE**

SOUTH POOK, FISHER &
 HUNTING CLUB
 ST. MICHAELS,
 CAMBERIA COUNTY,
 PENNSYLVANIA

Date: 1/10/07
 Project No: 210
 Scale: AS NOTED
 Drawing No.



LDA
LANDMARKS DESIGN ASSOCIATES
ARCHITECTS

Office: 400
One Markham Square
Fayetteville, Arkansas 72701
(501) 782-7940 FAX: (501) 782-1105

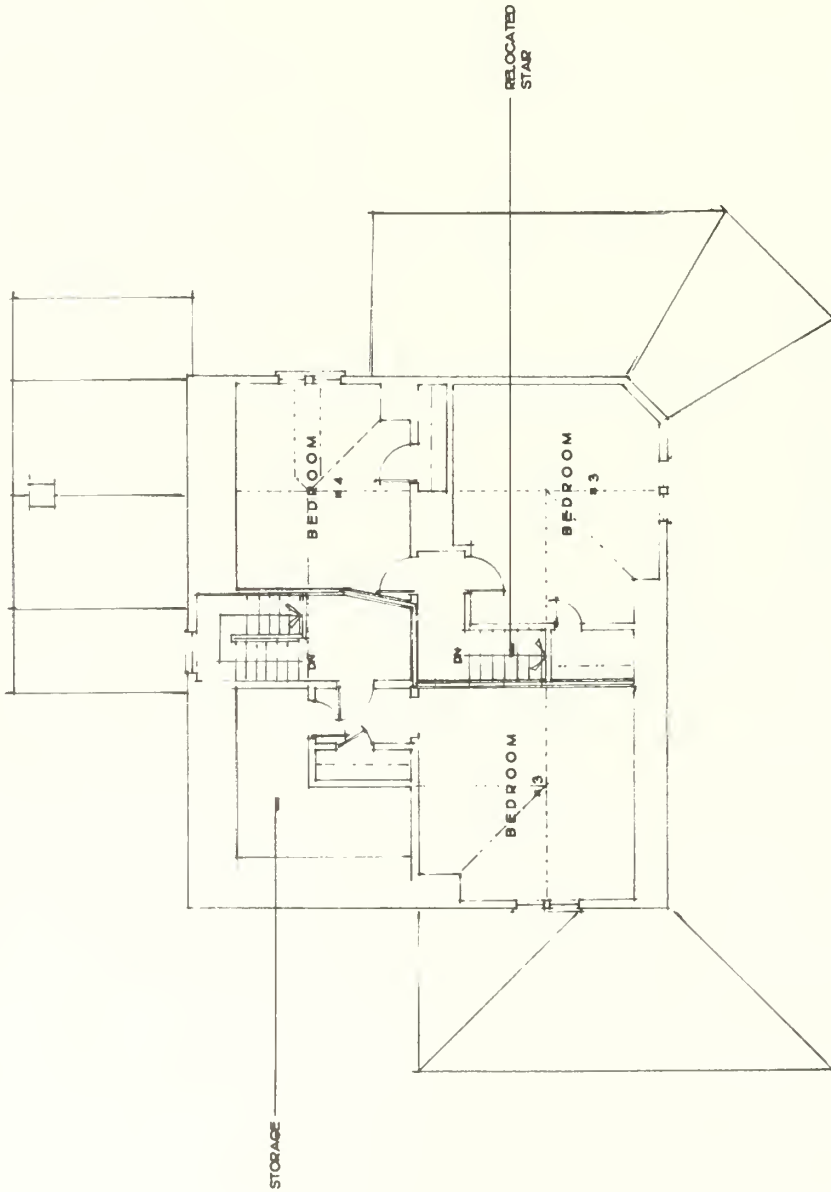
PROPOSED REUSE SCHEME
FOR

**BROWN
COTTAGE**

SOUTH POOK, FISHING &
HUNTING CLUB

ST. MICHAELS,
CAMBERA COUNTY,
PENNSILVANIA

Date:	1/10/97	Drawn by:	
Project No.:	20	Checked by:	
Scale:	AS NOTED	Reviewed by:	



THIRD FLOOR

SCALE OF FEET

TRUE NORTH

LDA
LANDMARK DESIGN ASSOCIATES
ARCHITECTS

Scale: 1/32" = 1'-0"
Date: 10/15/97
Project No.: 200
Book: AS NOTED
Drawing No.:

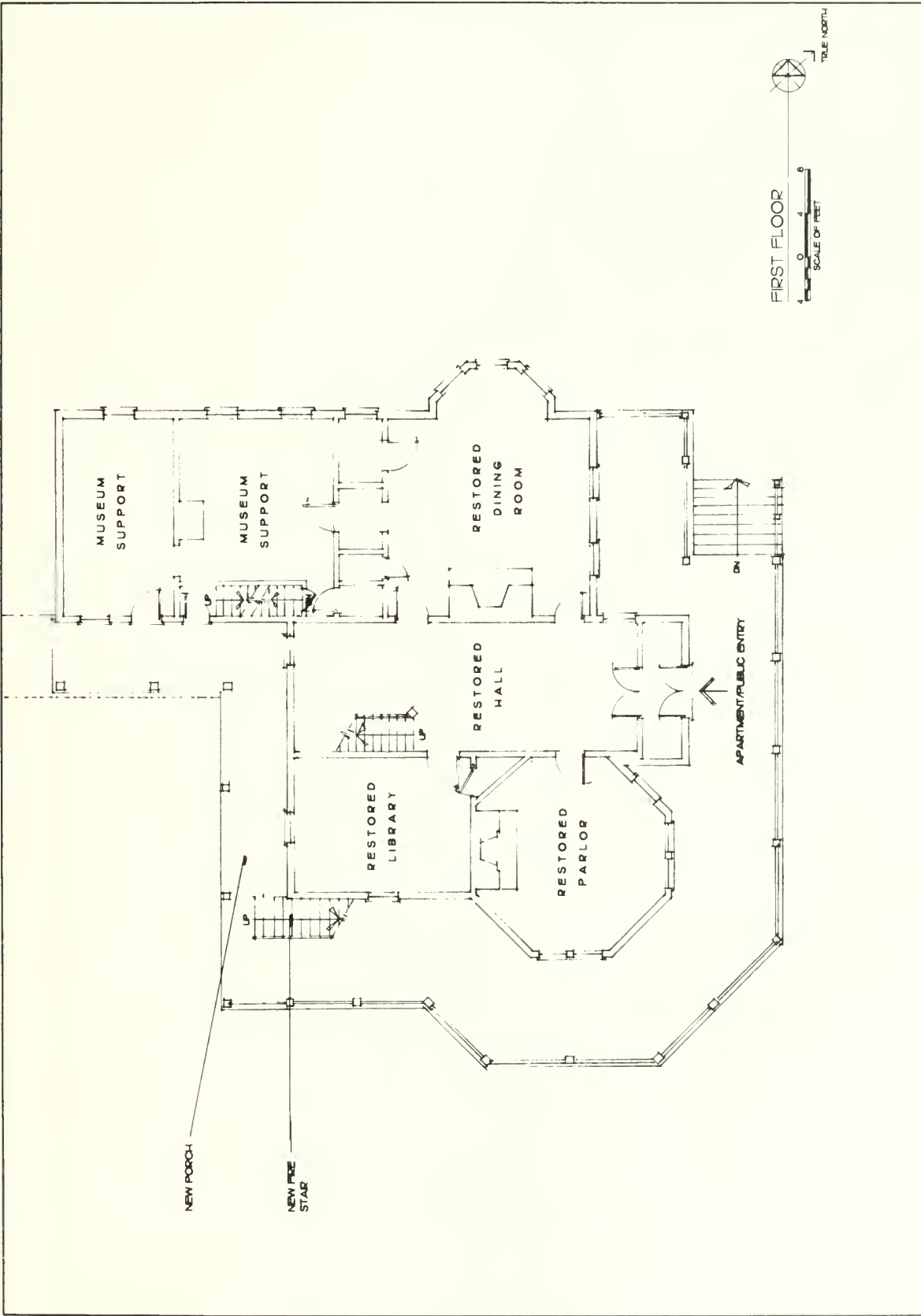
PROPOSED RENOVATION
SCHEME
FOR

**MOORHEAD
COTTAGE**

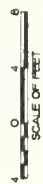
SOUTH POOK, PENNSYLVANIA
SOUTH POOK HUNTING CLUB

BY: MORGAN
SIMPSON
PENNSYLVANIA

Date: 1/30/97
Project No.: 200
Book: AS NOTED
Drawing No.:



FIRST FLOOR



TRUE NORTH

LDA
LANDMARK DESIGN ASSOCIATES
ARCHITECTS

Studio 400
1000 Locust Street
Philadelphia, Pennsylvania 19107
(412) 763-7940 FAX (412) 763-9189

PROPOSED RELEASE SCHEME
FOR

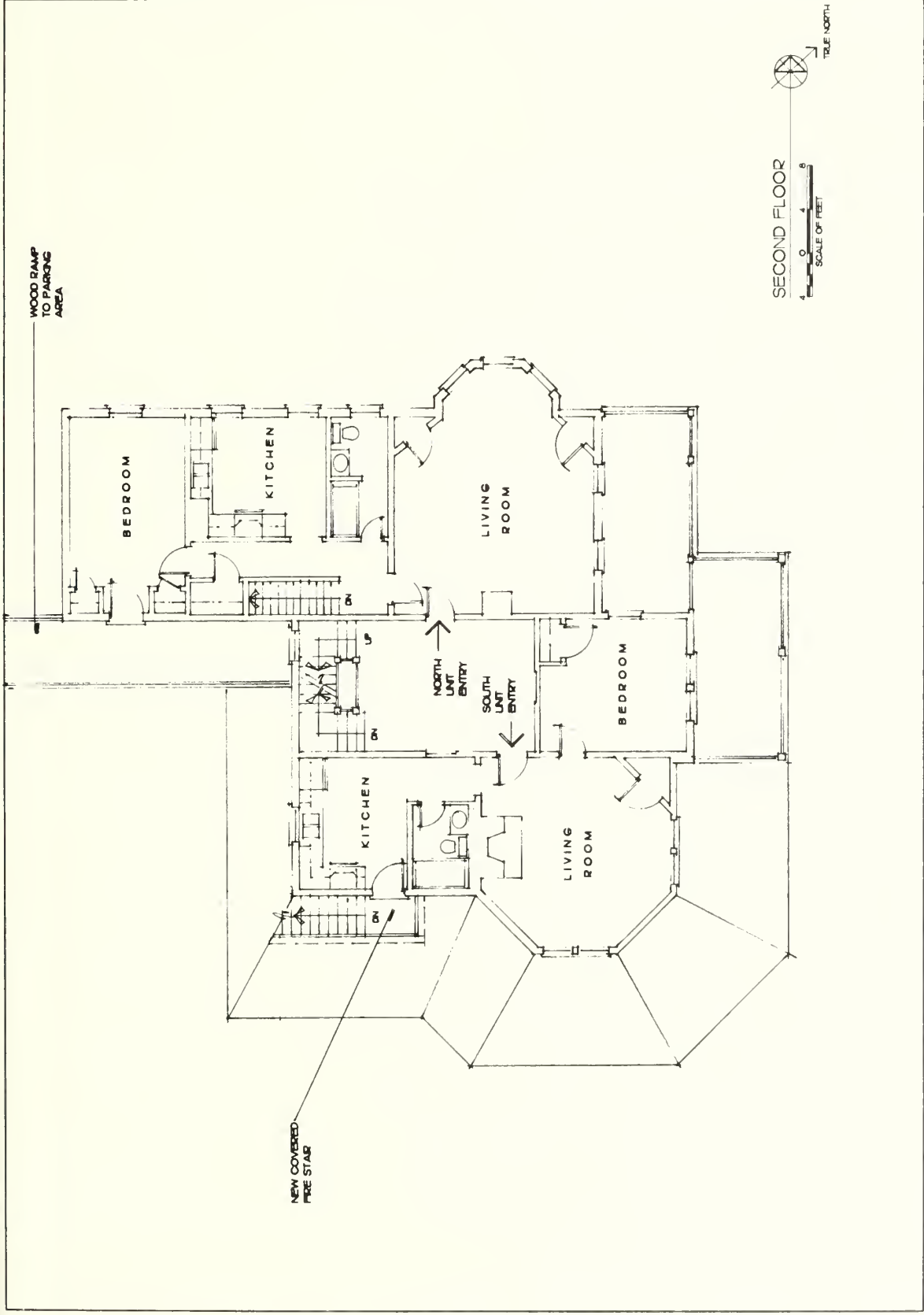
**MOORHEAD
COTTAGE**

SOUTH FORDS, PENNSA. E
HUNTING CLUB

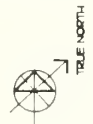
ST. MICHAEL'S
CAMBERA COLONY,
PENNSYLVANIA

Date	1/30/92	Revised	
Project No.	210	AS NOTED	
Scale			
Drawing No.			

WOOD RAMP
TO PARKING
AREA



SECOND FLOOR



VII. RECOMMENDATIONS FOR FURTHER STUDY

Avenues for further study fall into four general categories--the continuation of family research and context studies, further technical studies that should be undertaken before any rehabilitation commences, the supplemental physical investigation that can be made during the cleanout and demolition phases, and additional marketing analysis.

In the process of preparing this report, the project team identified and contacted over sixty descendants of the eighteen known or suspected cottage owners and other key families, such as the Ungers, who would be most likely to have photographs of scenes in and around the Club. This potentially rich source of historical information must continue to be developed. The 1889 South Fork Fishing and Hunting Club Historical Preservation Society should appoint one member or, if funds permit, retain a consultant to be the point of contact for receipt and follow up of this information.

In addition, before any interpretive material or exhibits are prepared, further research into other mountain club resorts of the era and of Pittsburgh clubs should be undertaken to better establish a context for understanding the social and recreational life of the South Fork Fishing and Hunting Club.

Further technical studies should include the following:

Archaeological

1. Tests for the location of the piers for the south porch at the Moorhead Cottage and for piers or posts along the suspected line of the rear entrance ramp.
2. Although of lesser importance, a test for the posts or piers of a possible rear entrance ramp at the Brown Cottage would add to the understanding of this house.

3. The area now suspected of having the legendary two story outhouse behind the Clubhouse Annex was covered with debris when the original archaeological study was done. The area is now clear and should be tested.

Paint

1. Before any of the four buildings in this study is rehabilitated, the exterior wood surfaces should be tested further to determine the original color schemes. Preliminary conclusions are offered in this report where possible, but should not be used as a final basis for a color scheme.
2. More tests of interior surfaces will be necessary at the Moorhead Cottage before any rooms are restored as exhibit rooms depicting life in the cottage in the 1883-1889 period.

Additional physical investigation of the buildings during the clean out and demolition phases should include the following.

Clubhouse

1. The floor in the large north first floor room should yield more clues as to whether a check in desk existed between Rooms 108 and 109.
2. The area above the ceiling of the existing kitchen will yield further information on original use and finishes of rooms in these areas.

Brown Cottage

1. Although not essential for the intended reuse of this cottage, careful cleanout and demolition work should expose enough of the structure of this building to better explain the relationship between the large entry room and the stair hall.

2. A close inspection of the rear porch framing and surrounding sheathing will confirm whether the rear porch originally had an upper deck.

Moorhead Cottage

1. The removal of the aluminum siding will expose the original facade and provide evidence for the outline and construction connections of the portion of the south porch that has been removed.
2. The removal of the aluminum siding as well as the removal of modern materials from the rear porch will provide further evidence of the size, detailing, and construction details of the rear second level deck which connected to the rear access ramp.

Clubhouse Annex

1. The removal of the existing cladding and porches will provide clues for the original extent and configuration of the front porch, for the connection, if any, of the second floor rear ramp to the suspected two-story outhouse, and for any changes in the front and rear second floor windows.

Marketing Analysis

1. A marketing analysis specific to St. Michael which would address the specific treatment recommendations in this document should be initiated. The new study should incorporate and take advantage of all previous studies referred to on page 264 of this HSR.

VIII. BIBLIOGRAPHY

Research Locations

Research was conducted in several major repositories:

Allegheny County Courthouse and County Office Building
Pittsburgh, PA

Cambria County Courthouse
Ebensburg, PA

Cambria County Library
Ebensburg, PA

Carnegie Library of Pittsburgh
Pittsburgh, PA

Johnstown Flood Museum
Johnstown, PA

Historical Society of Western Pennsylvania
Pittsburgh, PA

Pittsburgh History and Landmarks Foundation
Pittsburgh, PA

Private Collections

State Archives, Pennsylvania Historical and Museum Commission
Harrisburg, PA

In addition, extensive oral history interviews and personal correspondence were undertaken with member families, past occupants, local residents, and other historians and researchers.

Contemporaneous Flood Accounts

Beale, David J., *Through the Johnstown Flood: The Lists of the Dead/By a Survivor*.
Johnstown: 1890.

Connelly, Frank, and George C. Jenks, *Official History of the Johnstown Flood*.
Pittsburg: Journalist Publishing Co., 1889.

Dieck, Herman, *The Johnstown Flood*. Philadelphia: H. Dieck, 1889.

Johnson, Willis Fletcher, *History of the Johnstown Flood*. Philadelphia: Edgewood
Publishing Co., 1889. Also Philadelphia: J. W. Keeler & Co., 1889.

McLaurin, John James, *The Story of Johnstown*. Harrisburg: J. M. Place, 1890.

Ogilvie, John Stuart. *History of the Great Flood in Johnstown, Pa., May 31, 1889*.
New York: 1889.

Walker, James Herbert, *The Johnstown Horror!!! or, Valley of Death*. Philadelphia:
1889.

These accounts reflect the Victorian sensibility for melodrama in their reporting of the events surrounding the flood. More than a dozen books were published within a year of the Flood, many without the benefit of research and documentation. The veracity of their information, particularly that regarding the South Fork Fishing and Hunting Club, must therefore be suspect. For a good analysis of these accounts, see Mark Selvaggio, "Contemporary Books on the 1889 Johnstown Flood," *Cite AB*, 7 August 1989, 397-405.

Contemporaneous Newspaper Accounts

Johnstown Daily Tribune

Johnstown Weekly Tribune

New York Sun

Pittsburgh Commercial Gazette

Pittsburgh Leader

Pittsburgh Dispatch

These accounts vary in their accuracy, but they serve to at least document perceptions of the Club at various times.

Published Sources and Unpublished Reports

Caldwell, John Alexander, *Illustrated Historical Combination Atlas of Cambria County, Pennsylvania*. Philadelphia: 1890.

This is a standard reference work and the source for two early maps.

Degen, Paula and Carl, *The Johnstown Flood of 1889*. Philadelphia: Eastern Acorn Press, 1984.

This heavily illustrated account contains no footnotes and a limited bibliography, and its accuracy is in question.

Gaul, Harriet A. and Ruby Eiseman, "Gods of the Mountains," *John Alfred Brashear: Scientist and Humanitarian, 1840-1920*. Philadelphia: University of Pennsylvania Press, 1940.

This chapter of Brashear's biography discusses the activities of the Conservatory Club in and around South Fork, and mentions the participation of some Club members.

McCullough, David, *The Johnstown Flood*. New York: Simon and Schuster, 1968.

Considered to be one of the definitive works on the subject, McCullough's book is thoroughly researched and provides an excellent context for the South Fork story. Certain information in it has been found to be inaccurate through the research for this report, but it is generally quite

reliable. Mr. McCullough was contacted in an effort to discuss his work and possibly gain access to his research notes, but he did not respond.

Margaret M. Mulrooney, *A Legacy of Coal: The Coal Company Towns of Southwestern Pennsylvania*. HABS/HAER Draft, dated 1888. In Collection of Johnstown Flood Museum Archives.

It has been suggested by Carmen DeCiccio, Coal Industry Historian for the Pennsylvania Historical and Museum Commission, that the conclusions drawn in this study regarding mining housing practices are based on a small sample and should not be taken to be necessarily representative of the treatment of the Moorhead and Knox Cottages under mining company ownership.

O'Connor, Richard, *Johnstown The Day The Dam Broke*. Philadelphia: 1957.

O'Connor's treatment of the South Fork Club focuses on the negative attitudes and actions toward the Club after the flood. His report is undocumented, but nonetheless quite specific, in describing discussions between reporters and Club members immediately after the disaster.

The Pittsburgh and Allegheny Blue-Book. Pittsburgh: Various Dates.

This was useful in identifying and locating living descendants of Club members.

Rayburn, Ella, with Architectural Section by Sally Small, ed. Harlan Unrau, *Historic Structures Report, Elias J. Unger House*. Denver: National Park Service, 1984.

This report is thorough and well-documented, and contains quite a bit pertaining to the South Fork Club. Particularly useful are the professional profiles of Club members.

Shappee, Nathan, *A History of Johnstown and The Great Flood of 1889: A Study in Disaster and Rehabilitation*. Unpublished Ph.D. dissertation, University of Pittsburgh, 1940. Published 1975.

Shappee's study is thoroughly researched and his sources carefully documented. His bias against the Club and its members colors his interpretation of some of the facts, and some of his information has been found to be inaccurate through the research for this report.

Smith, Percy F., *Notable Men of Pittsburgh and Vicinity*. Pittsburgh: Press of Pittsburgh Publishing Co., 1901.

This was useful in preparation of the biographies and was the source for most of the member portraits.

The Social Register. New York: Social Register Association, various dates.

This was useful in identifying and locating living descendants of Club members.

Storey, Henry Wilson, *History of Cambria County, Pennsylvania*. 3 Vols. New York: 1907.

This is a standard reference work.

Unrau, Harlan, *Historic Structures Report, South Fork Dam*. Denver: National Park Service, 1979.

This is an excellent resource. Its use of *Tribune* articles is useful, though not always accurate.

Periodicals

Charles Guggenheim, "The Scene of the Crime," *American Heritage*, November 1992.

This article features a number of Louis Semple Clarke photographs. It received the approval of Virginia Anthony Cooper, Clarke's granddaughter, prior to publication, with the exception of the title, which was assigned after her review.

Inland Architect and News Record. Various dates.

Brickbuilder. Various dates.

The *Inland Architect* and *Brickbuilder* were used in researching the Club members' use of architects in Pittsburgh, in an effort to determine the possible involvement of any Pittsburgh architects at South Fork.

Archival Materials

Berwind-White Coal Mining Company Expenditure Approval Forms, dated 14 September 1915 and 29 November 1921. In private collection of Frank Kozar.

South Fork Fishing and Hunting Club Guest Register, featuring entries dated July 28, 1881 through June 12, 1886. In Johnstown Flood Museum Archives.

"South Fork Fishing and Hunting Club, Conemaugh Lake, Regatta and Feast of Lanterns," program dated 22 August 1885. In Johnstown Flood Museum Archives.

South Fork Fishing and Hunting Club Stock Certificate No. 95, in the name of James W. Brown, dated 26 October 1886. In private collection of Alice Reed Tucker of Pittsburgh.

Public Records

Allegheny County Records, Allegheny County Courthouse, Pittsburgh, PA

Charter Books

Will Books

Cambria County Court Records, Cambria County Courthouse, Ebensburg, PA

Charter Books

Cambria County Recorder of Deeds, Cambria County Courthouse, Ebensburg, PA.

Deed Books

Mortgage Books

The deed and mortgage records were used to trace ownership of the properties under study and to

determine which Club members had the closest involvement with the club facilities. These records also provided the Sechler and Wilmore Coal Company maps of the Club property. The Club charters are recorded in the Charter Books. The Will Books were consulted in an effort to trace disposition of the Club property and the members' interests in it.

Maps

- 1890 Map of Adams Township. In Caldwell, John Alexander, *Illustrated Historical Combination Atlas of Cambria County Pennsylvania*.
- 1890 Map of Croyle Township. In Caldwell, John Alexander, *Illustrated Historical Combination Atlas of Cambria County, Pennsylvania*.
- 1900 Fowler, T. M., Bird's Eye View of South Fork, Pennsylvania. Morrisville: T. M. Fowler & James B. Moyer, 1900.
- 1904 Johnstown Quadrangle, U.S. Geological Survey (1"=62,500').
- 1907 Map of Conemaugh Lake, Situate in Adams and Croyle Townships, surveyed for George M. Wertz. Fetterman & C. (1"=200').
- 1907 Plan of St. Michael, as Laid Out by John L. Sechler. Fetterman Eng. Co. (1"=100').
- c.1925 Maryland No. 1 Shaft, Berwind-White Coal Mining Co., St. Michael, PA.
- 1954 Map Showing Surface to be Conveyed by the Wilmore Coal Co. to the Berwind-White Coal Mining Co. B.-W. C. M. Co. (1"=100').
- 1955 Map Showing Old Lake Cottage Properties Situate St. Michael. B.-W. C. M. Co. (1"=50').

1964 Geistown Quadrangle, U. S. Geological Survey (1"=24,000'), Revised 1972.

An analysis of the maps is included in Section III.A., South Fork Fishing and Hunting Club Site and in Appendix B.5., Map Analysis. They have been useful in determining the numbers and locations of original Club buildings.

Photographs

1881- Lewis Semple Clarke Photographs, in Virginia Anthony Cooper Collection.

1888 These are by far the most useful source available on the South Fork Fishing and Hunting Club. They depict the setting, the buildings, the activities, and the people.

1887- Alice Reed Tucker Collection.

1889 These four images depict the Brown family, their cottage, and the site after the flood.

c.1889 Irving London Collection.

This collection of views of the dam, the lake, and the Club just after the flood is housed at the Archives of the Johnstown Flood Museum. Unfortunately, they have been dispersed throughout the archives, and were unavailable for study. Only photocopies of the images, included in the Historic Structures Report on the South Fork Dam, were accessible for this report.

c.1889 Histed, Pittsburgh, PA, Photographer,

No. 6, "Bed of Lake, looking from top of broken Dam."

No. 18, "Broken Dam from Roadway."

These two views are two of 49 that Histed listed for sale, and show the Clubhouse and cottages, but not visibly enough to discern details. They are located in the Pennsylvania State Archives, MG-286, Penn Central Railroad Collection, Subgroup Conrail Public Affairs Office, Series Photographs, Box 3.

c.1928 Slanoc Collection

-1960 This family collection contains several photographs which document conditions in the Brown Cottage during the mid-twentieth century. They are referenced in the Architectural Data Section.

1967 Aerial View. Kimball Eng., Ebensburg.

Patternbooks and Architectural Studies

Comstock, William T., *Country Houses and Seaside Cottages of the Victorian Era*.

New York: Dover Publications, Inc., 1989. Slightly revised republication of original Comstock publication, *American Cottages . . .*. New York: William T. Comstock, Architectural Publisher, 1883.

_____, *Victorian Domestic Architectural Plans and Details*.

New York: Dover Publications, Inc., 1987. Slightly revised republication of original Comstock Publication, *Modern Architectural Designs and Details . . .*. New York: William T. Comstock, Architectural Publisher, 1881.

Downing, Andrew Jackson, *Victorian Cottage Residences*. New York: Dover Publications, Inc., 1981. Reprint of the 1873 edition of *Cottage Residences . . .* one of many beginning in 1842.

Palliser's Model Homes. Bridgeport, CT: Palliser, Palliser & Co., 1878. Republished in Felton, CA: Glenwood Publishers, 1972.

Roberts, E. L., *Roberts' Illustrated Millwork Catalog*. New York: Dover Publications, Inc., 1988. Unabridged republication of the original work, Chicago: E. L. Roberts & Co., 1903.

Scully, Vincent (introduction), *The Architecture of the American Summer*. New York: Rizzoli International Publications, Inc., 1989.

Shoppell, R. W. et al, *Turn-of -the Century Houses, Cottages and Villas*. New York: Dover Publications, Inc., 1983. A compilation of designs from two Shoppell publications dating to 1890 and one dating to 1900.

Woodward, George E., *Woodward's Country Homes*. New York: George E. Woodward, 1865. Republished by the American Life Foundation.

Absent any documentation of the involvement of architects in the design of the buildings at South Fork, these sources were used to suggest precedents for both the cottages and the Clubhouse and to determine possible original plans and details where no other evidence survives.

Interviews

(Addresses and phone numbers available in Appendix A.4., Oral History Resources)

Brunberg, Evelyn Miller, interview with Eliza Brown, 20 October 1992.

Mrs. Brunberg moved into the north side of the Brown Cottage with her parents, the George Millers, in 1921. Her parents continued to live there until c.1948.

Cummings, Jennie, interview with Eliza Brown, Rita Edelman, Ellis Schmidlapp, and Anne-Marie Lubenau, 14 October 1992.

Mrs. Cummings currently lives in the Suydam Cottage.

Davis, Mrs., interview with Rita Edelman and Anne-Marie Lubenau, 13 October 1992.

Mrs. Davis lives across from the "Rose of Sharon House," where the supposed foundations of a boathouse still exist.

Hayman, Mrs. Ray, interview with Eliza Brown, 10 November 1992.

Mrs. Hayman lived in the north side of the Brown Cottage with her husband and children from 1950 until c.1957.

Hoffman, Mrs. Janet Cruikshank, interview with Eliza Brown, 15 November 1992.

Mrs. Hoffman's family owned the Clubhouse from 1921 to 1950.

Hubeny, Lisa, conversation with Eliza Brown, September 1992.

Ms. Hubeny is with the Frick Foundation and, absent a curator of the Frick Archives, is the current administrator of the collection.

Knudsen, Pat Patterson, interview with Eliza Brown, 19 October 1992.

Mrs. Knudsen's mother grew up in the north side of the Brown Cottage while her parents, the George Millers, were tenants there (c.1921-1948). At roughly the same time, her father, Harry Patterson, Jr. grew up in the north side of the Moorhead Cottage with his parents (c.1932-1965).

Oldham, Sewell, interview with Eliza Brown and Rita Edelman, 8 October 1992.

Mr. Oldham was a surveyor for Berwind-White Coal Mining Company from 1926 to about 1978.

Patterson, Mr. & Mrs. Harry, Jr., interview with Eliza Brown, 20 October 1992.

Mr. Patterson lived in the north side of the Moorhead Cottage with his parents (c.1932-1965).

Mrs. Patterson lived in the north side of the Brown Cottage with her parents, the George Millers (c.1921-1948).

Singer, Dwaine, interview with Eliza Brown, 10 November 1992.

Mr. Singer grew up in the Brown Cottage with his parents, the Clarence Singers, from birth (1932) until 1953. The family owned it until 1979.

Slanoc, Lynn Singer, interview with Eliza Brown, 27 October 1992.

Slanoc, Lynn Singer, interview with Eliza Brown and Rita Edelman, 5 November 1992.

Mrs. Slanoc grew up in the Brown Cottage with her parents, the Clarence Singers, from her birth in 1946 until adulthood. The family owned it until 1979.

Tucker, Alice Reed (Mrs. Richard B., Jr.), interview with Eliza Brown, 8 August 1992.

Mrs. Tucker is James Brown's granddaughter and has photographs and other Club-related memorabilia.

Wingard, Woodrow, interview with Eliza Brown and Rita Edelman, 5 November 1992.

Mr. Wingard lived in the north side of the Moorhead Cottage with his parents (1926-1931). His sister, Margaret Singer, lived in the north side of the Brown Cottage (1957-1979).



As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

The Southwestern Pennsylvania Heritage Preservation Commission is a federally appointed organization within the Department of the Interior. The commission is a catalyst for partnership efforts to conserve, interpret, and promote the sites, landscapes, and stories of America's industrial heritage in southwestern Pennsylvania. Through this conservation and commemoration effort, the commission will also stimulate economic development in the region. This product was prepared for the commission through a partnership effort with the National Park Service.

IPS D-88 Volume 1 of 2 December 1993



