

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Knapp, Joseph, Hotel and Store

Other names/site number: N/A

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 15285 Route 28

City or town: Clover Township State: Pennsylvania County: Jefferson

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,


I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

	March 9, 2018
Signature of certifying official/Title:	Date
<u>PA Historical and Museum Commission</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Patrick Andrews
Signature of the Keeper

4/26/2018
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: STONE/Sandstone; WOOD/Weatherboard;
STONE/Slate

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Located approximately 5 miles southwest of the borough of Brookville in Jefferson County, Pennsylvania, the Joseph Knapp Hotel and Store lies in a rural area overlooking Redbank Creek. The area is characterized by rolling topography and features mostly forested land, although there is some scattered agricultural land nearby. In addition, there is some scattered residential development, dating mostly from the late 19th to early 20th century, along the main route in the area, PA State Route (SR) 28, which forms the southern property line of the Knapp property. The hotel and store itself is built into a bank that slopes from north to south, such that the main (south) façade of the hotel and store is 3 stories, while the rear (north) elevation is 2 stories. The property consists of 1 contributing building, the hotel and store, and 2 noncontributing structures, a square, wood frame shed-roofed privy (photo 1) that features horizontal composite siding and an off-center vertical board door on its east elevation and a modern gable-roofed metal shed (photo 2) with a double door entry on its west elevation. The privy and shed are located to the northwest of the hotel and store and are noncontributing because they postdate the period of significance. At one point, a gabled barn clad in vertical wood siding stood to the northeast of the store and hotel (Figure 1); however, it was demolished sometime in the early 20th century (perhaps ca. 1920) based on historic mapping. It is likely that after the logging industry

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declined, the barn was no longer needed to serve the hotel and store. The 3-story, roughly L-shaped, timber frame hotel and store building was constructed ca. 1870, based on historic deeds. Built in the Italianate style, the hotel and store rests on a sandstone foundation and is clad in weatherboard. Aside from the loss of the barn, the property has seen very few alterations and retains sufficient integrity to convey its significance as a lumbermen's hotel and store of the late 19th through early 20th century.

Narrative Description

Setting and Grounds

The Joseph Knapp Hotel and Store sits on a heavily forested lot at the corner of SR 28 (the Alexander H. Lindsay Memorial Highway) and SR 3035 (Mendenhall Road) just north of the Redbank Creek. The property has a minimal setback from SR 28 with a slightly more generous setback from Mendenhall Road. The area around the house is mostly cleared of vegetation (Photo 3) and a privy and modern metal shed are located just northwest of the hotel and store. Across SR 28 are several small residential lots that are cleared of vegetation and feature houses of the late 19th through early 20th century. The wider area is mostly forested, although there are several small agricultural properties nearby.

Exterior Description

Built into a bank north of the Redbank Creek, the Joseph Knapp Hotel and Store is 5 bays wide by 2 rooms deep and has a one-story kitchen wing at its rear, forming a rough L shape. The Italianate style timber frame hotel and store sits on a cut stone foundation laid in a random ashlar pattern (Photo 4). The side gable roof is covered in alternating bands of octagon-edge and square butt slate shingles (photo 5) and features two interior gable-end brick chimneys, both of which are in deteriorated condition, with the western chimney taken down to almost the roofline. The rear, frame, one-story kitchen wing is two bays wide by two rooms deep and features a gable roof covered with asphalt shingles (Photo 6). The hotel and store is clad in painted clapboard with corner boards that trim the edges. Elements of the Italianate style include its verticality, deep boxed cornice with crown molding, and rounded windows on the east and west elevations.

South Elevation

The ground floor of the south elevation (façade) of the hotel and store (Photo 7) features seven asymmetrical bays with windows at each end and an alternating arrangement of windows and doors. From west to east, the fenestration pattern is window, door, window, door, window, door, window. The four panel doors, with the panels arranged in a two-over-two pattern with long arched upper panels, are set in a plain wood surround and feature a transom above. The second-floor features five symmetrical bays with a center door set in a plain wood surround. The door is flanked by sidelights and topped by a 3-light transom. The door is an 18-light French door which was added sometime in the early 20th century (likely ca. 1920 when the barn was removed and after the lumber industry had declined); based on a historic sketch of the hotel and store (Figure 1), the door would have originally matched those on the ground floor. The historic sketch also shows an iron and wood balcony stretching from the door to the west end of the building; the balcony was removed likely in the early 20th century (perhaps ca. 1920) when SR 28 was widened. The third floor consists of 5 symmetrically placed window bays. All windows

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on the façade are set in plain wood surrounds and consist of original two-over-two light double-hung wood sash.

East Elevation

Due to its banked construction, the east elevation (photo 7) has no openings on the ground floor, but the second and third floors feature 2 symmetrically-placed windows that match those on the south elevation. In the gable are two symmetrically-placed round-headed one-over-one light double-hung wood sash windows. This elevation features a raked version of the cornice and incorporates gable returns.

West Elevation

The west elevation (Photo 8) matches the east elevation except that the west elevation of the one-story kitchen wing (Photo 9) is attached to it. This wing features a single window that is off center toward the south end of the kitchen wing. The window is a square double-hung one-over-one wood sash window in a plain wood surround. Based on a plywood patch around the window, it appears that the area may have held a door at one time, perhaps prior to ca. 1950, when the bathroom addition was installed. The frame bathroom addition is adjacent to the window and consists of one room that extends to the west of the kitchen wing. It is clad in tarpaper.

North Elevation

The east side of the north elevation (Photo 10) is covered by the one-story kitchen wing and features no windows. The west side of the north elevation features two symmetrically-placed windows with a door under the porch of the kitchen wing. The one-light door sits in a plain wood surround and is topped by a transom. It is a four-panel door with the upper panels longer than the lower panels; there are no arched panels on this door. A screen door covers this entrance. The second-floor features 3 symmetrically-placed windows above the second-floor openings. All windows match those on the other elevations.

Kitchen Wing East Elevation

The east elevation of the kitchen wing features a window and a door under a two-bay inset porch that is supported by a centered single wood post with chamfered edges. The small, square, one-over-one double-hung wood sash window, which is closest to the main block of the building, is set in a plain wood surround. To its north is a four-panel door that matches the door on the north elevation of the main block of the hotel and store, but without the transom. The door is covered by a metal storm door. Perpendicular to the back wall of the inset porch is another four-panel wood door (Photo 11) that matches the one on the north elevation of the main block, but without the transom. Next to the inset porch is a window in a plain wood surround. It matches the windows on the main block of the hotel and store.

Kitchen Wing North Elevation

The north elevation of the kitchen wing (Photo 12) features two symmetrically-placed windows on the first floor—these windows match the rest of the windows on the main block of the building—and a fixed window centered in the gable. The window in the gable features two

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vertical panes. Like the rest of the building, this gable end features a raked version of the cornice and incorporates gable returns.

Interior Description

Ground Floor

The ground floor features a central staircase that extends from a small landing up to the second floor (Photo 13). The stairway is enclosed between horizontal wood plank walls and features wood treads and risers. The floor of the landing consists of hardwood planks. To the east of the landing is a doorway with plain wood trim (Photo 14) that leads into a large open room. This room features horizontal wood plank walls, a wood plank ceiling, and hardwood plank flooring (Photo 15). This room likely served as the store. To the west of the landing is a doorway with plain wood trim. This doorway leads to 2 rooms, one to the north and one to the south. The north room (Photo 16) features stone walls on the north and west sides, and vertical wood plank walls that enclose the stairway on the east side. The floor is dirt. Currently, this room houses the furnace; it likely was used for storage historically. The south room (Photo 17) features horizontal wood plank walls, a wood plank ceiling, and hardwood plank flooring. The south end of the ceiling is covered with ceiling tiles (Photo 18). This room likely was used for storage or supported the store in some other manner. Doors on this floor have four panels with the upper panels longer than the lower panels; they also feature transoms above.

Second Floor

The second floor features a central hallway that leads from the main doorway (Photo 19). The hardwood plank flooring is covered by carpeting and the walls and ceiling are plaster. The baseboard consists of plain wood trim, as do the door surrounds. To the east of the hallway, at the south end of the building is a small square room (Photo 20) that likely historically served as a Sitting Room or Reception Room. The floors are hardwood plank and the walls and ceiling are plaster. Baseboard and door trim matches that in the hallway. To the north of this room is a larger room (Photo 21) that likely historically served as a dining room. Its flooring, walls, ceiling, and finishes match those of the Sitting Room/Reception Room. To the north of this room is the kitchen in the kitchen wing (Photo 22). This room features hardwood plank flooring, particle board walls, and modern ceiling tiles (Photo 23). With the exception of cove molding at the ceiling and thin strips of wood at the baseboard, there is no trim. The room also features a sink and other kitchen appliances. To the west of the kitchen is the bathroom addition (Photo 24). North of the kitchen are two storage rooms, one to the east and one to the west (Photo 25). The northwestern room features hardwood plank flooring covered with vinyl sheet flooring, vertical wood plank walls, and a wood ceiling. The walls and ceiling of the northeastern room match those of the northwestern room, but the floor is dirt. It is separated from the northwestern room by a vertical plank wood door. To the east of the hallway are two small rooms that likely served as hotel guest rooms (Photo 26). Their floors, walls, ceilings, and trim match that in the other rooms on this floor. The rest of the doors on the second floor of the hotel and store match those on the ground floor. The stairs to the third floor, which are located along the west wall of the hallway, feature stained wood treads and risers and a railing that consists of Victorian turned balusters that support the handrail (Photo 27).

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Third Floor

The third floor, like the second floor consists of a center hallway with two sets of stairs along the eastern wall. The stairs in the southern end of the building (Photo 27) lead to the second floor and the stairs in the northern end of the building lead to the attic. The floors, walls, ceilings, doors, and finishes match those on the second floor. The only difference in layout is that the third-floor hallway ends at a small room above the second-floor doorway (Photo 28). This room features plaster walls and ceilings and hardwood plank floors. As in the rest of the house, it features simple wood baseboards and trim. It is likely that this room historically functioned as a storage room. To the west of the hallway are two rooms that likely historically served as hotel guest rooms (Photos 30 and 31). These rooms feature hardwood plank floors, plaster walls, and plaster ceilings. The baseboards and window surrounds consist of plain wood trim, like the rest of the hotel and store. Doors match those throughout the rest of the building. To the east of the hallway are two additional hotel guest rooms that match those to the west of the hallway (Photo 29 and 32). The floors, walls, ceiling, and trim, match that in the other hotel rooms. A plain wood stairway leads to the attic (Photo 33). It is enclosed by wood plank walls (both vertical and horizontal).

Attic

The attic (Photo 34) consists of knee walls running the length of the walls between the gable ends and hardwood plank flooring. The walls consist of horizontal wood planks. The roof trusses form the ceiling of the space.

Assessment of Integrity

The Joseph Knapp Hotel and Store retains integrity of **Location** because it has never been moved. Integrity of **Design** is evident in the Italianate style features of the exterior, including the deep boxed cornice with crown molding, the building's verticality, and the round-headed windows on the east and west elevations, as well as the late Victorian doorway on the second floor of the façade. Integrity of design is also seen in the plain wood window surrounds. On the interior, integrity of design is seen in the plain wood trim, second floor stairway, and the layout of the interior into a ground floor store and attendant spaces; second floor kitchen, dining room, reception room, and hotel guest rooms; third floor hotel guest rooms and storage space; and attic above. Integrity of Design has been somewhat compromised by the loss of the barn and the wood and iron railing on the second floor of the main façade; however, these losses do not prevent the property from conveying its significance. Integrity of **Materials** can be seen in the exterior clapboard and plain wood window and door surrounds, and, in the interior plank and plaster walls, wood plank floors, and wood and plaster ceilings. While the kitchen addition features some modern materials, they do not greatly detract from the property. Integrity of **Workmanship** can be seen in the door and window surrounds on the exterior, as well as the plasterwork and woodwork in the interior. Although simple, the workmanship is evident. Integrity of **Setting** is evident in the surrounding forested and agricultural land, the location of the property in relation to the Redbank Creek, and in the light late 19th through 20th century residential development surrounding the property. The property retains integrity of **Association** because its historic use as a purpose-built rural hotel and store is still evident in the exterior appearance and the interior arrangement of space. The property also retains integrity of **Feeling**; it continues to feel like a rural hotel and store in Clover Township.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

COMMERCE

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Period of Significance

ca.1870-ca. 1915

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Joseph Knapp Hotel and Store meets National Register Criterion A for Commerce at the local level as a significant lumbermen's hotel and store in Clover Township. As a substantial purpose-built hotel and store, this property played a significant role in local commerce. It provided lodging and supplies for local lumbermen as they floated their rafts of lumber downstream to market. The period of significance begins ca. 1870 when the hotel and store was built and ends in ca. 1915 as the lumber industry declined in the township.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Summary History

Clover Township

Named for Levi Clover, prothonotary of Jefferson County at the time, Clover Township was created from Rose Township in 1841. By 1850, the township was home to 737 people, a number which grew to 1,054 by 1880. Aside from agricultural land, the fairly hilly township featured exploitable natural resources including coal, limestone, iron ore, salt, and, most importantly,

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lumber; the forests in Clover Township were predominantly home to white pine and white oak, but there were other types of lumber. Some of this wooded acreage was cleared by earlier settlers; however, much of it was cleared later as part of the lumber boom in the area. For the most part, harvested trees were processed into lumber at local sawmills and either floated down the river on rafts for sale at downstream markets or sold in the local area (Scott 580-584). One estimate states that from March through November of one year in the mid-1860s, two thousand rafts of lumber were floated down the Redbank Creek through Clover Township (Scott 584). Another source states that before 1885, “northwestern Pennsylvania turned out more lumber than any similar area in the United States (Knapp 1934: part 2, page 7).” Unfortunately, however, by ca. 1915, lumbering and milling had declined greatly in the area (Knapp 1934: part 5).

The area of Clover Township around the Joseph Knapp Hotel and Store lies within the unincorporated community of Baxter (previously known as New Prospect or Dowlingville). Although the exact date of the founding of the community is not known, it was likely founded in the late 1810s or 1820s after Summers Baldwin, Solomon Fuller, and John Welch purchased land in Clover Township, including the area that would become Baxter. Moses Knapp (Joseph’s father) settled in the area sometime between ca. 1819 and 1821 and erected a sawmill along Redbank Creek. First called New Prospect, the community was later named Dowlingville, after Dr. James Dowling who lived there from 1836 to 1846; both names continued to be used, however. Across the Redbank Creek from Dowlingville, were several short-lived unsuccessful saw and shingle mills; it wasn’t until 1855, however, that a successful shingle mill was built there, that of Richard J. Baxter. Baxter would give his name to the community. His mill continued to expand into the 1870s. While lumber was a big industry, the people in Baxter also practiced farming and trades. The 1878 directory details 32 farmers (including those who farmed and raised or sold stock and those who were farmers and lumbermen). Other occupations included carpenters and builders (4) laborers (3) and a watchman (Zinn).

After the lumber boom, farming continued, while industrial employment grew. Coal mines, pottery producers, and brick manufacturing were some of the industrial employers (Redbank Valley Trail Association). The township continues to be a lightly settled rural area although much of the farmland has reforested over the years.

Property History

The Joseph Knapp Hotel and Store appears to have been built at some point between 1862, when a deed describes a clearly different one-and-a-half-story building in that location, and 1878, when the current hotel appears as an illustration in an 1878 atlas (Figure 1). Originally, the property that contains the hotel was owned by the Holland Land Company, which sold it to James Dowling in 1844; later that year, Dowling sold it to John Tod and his wife, Rebecca. 15 years later, Tod and Rebecca sold it to Joseph Knapp (Zinn; JCDB 11:39). 3 years later, the property was seized by Jefferson County to satisfy some of Joseph Knapp’s debts. The property was then conveyed to Richard Arthurs that same year. This is the deed that describes the earlier building on the property, “one frame dwelling 18x24 feet, one and a half stories high with kitchen attached... (Zinn; JCDB 23:329).” In 1870, the property came back to Joseph Knapp when his wife, Eliza Fuller Knapp, purchased it from Richard Arthurs (Zinn; JCDB 23:330). The hotel and store was likely built soon after this transaction. After Joseph Knapp’s death in

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1891, his wife owned the property until 1914 when she conveyed it to Patience Knapp (Zinn; JCDB 140:313). When Patience died intestate in 1948, the property passed to her heir, Florence Knapp. 11 years later, Florence Knapp sold the property to Anthony and Edi Mainiero, the current owners (Zinn; JCDB 339:410). The Mainieros continue to own the property but use it as a vacation home.

Born on January 26, 1818, in Pine Creek Township in Jefferson County, Joseph B. Knapp married Barbara McCain in 1844. According to Census records, the two had two children together, Lawson and Mary, and had one adopted daughter, Barbara Robinson. Joseph worked as a lumber man (Zinn; USBC 1850). When Barbara died, Joseph married Eliza Fuller and the two had one additional son, Oscar. Joseph Knapp continued to work as a lumberman (Zinn; USBC 1860). By 1870, the two had two additional children, Sylvester and George Edgar, and Joseph worked as a framer and lumberman (Zinn; USBC 1870). By 1880, the two had one additional son, Joseph, and his father continued to work as a lumberman and farmer (Zinn; USBC 1880a). His 90-acre farm was home to one milk cow, 4 other cattle, and 4 pigs and produced 300 pounds of butter and diverse grains. The farm also had an apple orchard consisting of 100 trees (Zinn; USBC 1880b). When Joseph died on December 20, 1891, his obituary stated that “he was formerly one of our most enterprising lumbermen, and in after years took charge of Thos. K. Litch’s lumber, under contract to deliver it at Wheeling, West Va. (Jefferson County Historical Society n.d.)” In 1926, his wife Eliza died (Zinn).

Criterion A Significance for Commerce

The Joseph Knapp Hotel and Store meets National Register Criterion A for Commerce as a significant hotel and store in Clover Township during the late 19th through early 20th century. As a substantial, purpose-built hotel and store catering to the lumbermen rafting their products downstream on the Redbank Creek, the Joseph Knapp Hotel and store provided high-quality accommodations, as well as supplies for the trip to larger markets. According to historian Scott, the store sold groceries, cigars, and tobacco (Scott 595). While other buildings in the area offered accommodations, these were generally smaller boarding houses that were not built specifically to offer accommodations; they were dwellings with rooms to rent.

Context and Comparisons

While in many areas of Pennsylvania, particularly the central and southern portions of the state, the lumber industry consisted of harvesting and processing lumber for local sale, in northern and northwestern Pennsylvania, the lumber industry was focused on mass production for sale to distant markets (Heberling). The methods for harvesting and transporting the product to market differed through time as new technology made it easier to transport lumber. Historic contexts for the lumber industry identify several periods within the industry, characterized by the method of harvesting the lumber and the method of transporting the harvested lumber to market. For example, a draft context for the Allegheny National Forest (just north of Jefferson County in Forest, Elk, McKean, and Warren Counties) identifies three periods of lumbering: The Rafting Era (1805-1885); the Railroad Era (1885-1930); and the Trucking/National Forest Era (1930-1950) (Ross). The historic context for Pennsylvania’s Lumber Heritage Region (a 15-county region in northwest and northcentral Pennsylvania) identifies five periods: Pioneers of Logging (1784-1850); Spars and Sticks: Timber Rafting and Log Booms (1830-1921); Bark Peelers and

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Lumber Barons: Railroad Logging Arrives (1864-1941); Forest Conservation and the Recovery of a Resources (1895-1945); and A Second Forest and a Sustainable Approach: Modern Forest Management (1945-present) (Archaeological and Historical Consultants, Inc.). Based on this contextual information and the history of Clover Township, the Joseph Knapp Hotel and Store falls within the rafting era.

During this period in the lumber region of northern and northwestern Pennsylvania, lumbermen would fell trees along the edge of a plateau and drag them to nearby ravines using animal power (horses, mules, and oxen). Sometimes lumbermen would transport the logs to these ravines prior to the spring floods and, once the floods hit, the logs would be floated downstream to nearby sawmills. Other times, the lumbermen would construct dams upstream, assemble the logs, and then open the dams, producing a flood that would wash the felled trees to nearby sawmills. Once at the sawmills, the trees were worked into dimensional lumber and lashed together into rafts (or placed on rafts) that were floated downstream for sale at larger markets, usually Pittsburgh, but sometimes as far south as New Orleans. In many cases, the rafts would be disassembled once they reached market. The distance from Clover Township to Pittsburgh was approximately 80 miles—the distance the lumber had to travel would be longer, considering that it was coming from farther upstream—meaning that the trip would take several days on the river and that the crew would likely need to stop for rest and provisions along the way (Heberling; Archaeological and Historical Consultants, inc.; Ross). Describing the need for accommodations for these crews in 1880, a Jefferson County history states:

*The sights and scenes of old rafting times would be both instructive and amusing. Sometimes the creek was so full of rafts that some were crowded out of the channel. These sometimes formed a gorge, or jam. Then at the mouth of the creek there was sometimes the greatest of all jams and as there was sometimes a thousand men there **and accommodations for only half of them** the night was filled with drinking... [emphasis added] (Scott 585).*

It is clear based on that information that the Joseph Knapp Hotel and Store filled an important need for the lumber men on their way to market.

Clover Township and the borough of Summerville (surrounded by Clover Township and about 3 miles southwest of the Knapp Hotel and Store) had a total of 5 boarding houses, 3 in the more populated borough and 2 in Baxter, including the Joseph Knapp Hotel and Store (Scott 592). The three in Summerville were owned by B.F. Osborn, C.A. Jacox, and Ed Ditty; The Osborn boarding house is described as "...large, handsome and convenient and considerably patronized as a summer resort (Scott 592)." Based on the fact that Summerville was a more populated borough and that the Osborn boarding house acted as a "summer resort," it seems that those would not be appropriate comparisons to the Joseph Knapp Hotel and Store, a rural hotel and store that served primarily lumbermen.

The other boarding house in the township, the Eshleman House was located directly across today's SR 28 from the Joseph Knapp Hotel and Store (Figure 2). The Eshleman House replaced the former "New Prospect Inn" which stood in the same spot previously (Scott 592-593).

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According to the county history, "...travelers will tell you to go to Eshleman's and you will get a good square meal (Scott 593)." Based on a visit to the site, it appears that the Eshleman boarding house and its store are no longer extant. Historic mapping (figure 2) shows that the store and boarding house were separate, unlike the Joseph Knapp Hotel and Store. A historic photo (Figure 3) shows the Eshleman boardinghouse and the store across the street (to the south) from the Joseph Knapp Hotel and Store on the north bank of Redbank Creek. Comparing the historic photo to the map, the boardinghouse appears to be a 2-story side-gabled building, three bays wide and two rooms deep, much smaller than the Joseph Knapp Hotel and Store. With kitchen and dining room to serve food as mentioned above, this boardinghouse likely only had 3 to 4 rooms for lumbermen, depending on whether Eshleman lived there as well. The Knapp Hotel and Store, on the other hand, had 5 or 6 rooms (depending on whether Joseph Knapp actually used one of the rooms on the second or third floor). It is assumed that individual rooms would have housed multiple lumbermen. The gable-front Eshleman store is slightly larger than the boardinghouse at two stories tall, 4 bays wide, and 2 rooms deep; however, unlike the Knapp Hotel and Store, it is a separate building. Finally, in describing the Joseph Knapp Hotel and the Eshleman boardinghouse and Store, the county history states, "The Knapp House, erected especially for a hotel, is a fine, large building, well patronized by lumbermen, fishing parties, etc. (Scott 592)." Based on this information, it appears that the Eshleman House was likely a residence or other type of dwelling that also provided rooms to rent while the Joseph Knapp Hotel and Store was a hotel that also housed Joseph Knapp and his family.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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1878 *Caldwell's Illustrated, Historical, Combination Atlas of Jefferson County, Pennsylvania*, From actual surveys by Capt. C.T. Arms, C.E. J.A. Caldwell. Condit, Ohio. Electronic document, accessed January 2018.
<https://www.loc.gov/item/2005633550/>.

Heberling, Scott.

2012 "Irwintown Site." National Register of Historic Places Registration Form. On file at the Pennsylvania State Historic Preservation Office. Harrisburg, PA.

Jefferson County Historical Society Archives. Brookville, PA.

Jefferson County Public Records

Tax Maps
Property Cards
Deed Books (JCDB)
Wills (JCWB)

Knapp, Joseph H.

1934 "Acres of Land: Baxter Man Writes History of Lumbering in this Section." *Jefferson-Democrat* (Brookville, PA). Published in 5 weekly installments, May 24, May 31, June 7, June 14, and June 21, 1934.

Redbank Valley Trails Association

2016 "History of the Rail Corridor." Electronic document, accessed January 2018.
<http://www.redbankvalleytrails.org/history-of-the-rail-corridor/>.

Ross, P.W.

n.d. *The Historic Lumber Industry in the Allegheny National Forest: Historic Contexts, Associated Property Types, and Criteria for Evaluation*. Manuscript on file at the Allegheny National Forest. Warren, PA.

Scott, Kate M.

1888 *History of Jefferson County, Pennsylvania, with Illustrations and Biographical Sketches of Some of Its Prominent Men and Pioneers*. D. Mason & Company. Syracuse, NY.

Knapp, Joseph, Hotel and Store

Jefferson County, PA

Name of Property

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US. Bureau of the Census (USBC)

1850 Federal Decennial Census, Population Schedule, Pine Creek Township, Jefferson County, Pennsylvania.

1860 Federal Decennial Census, Population Schedule, Clover Township, Jefferson County, Pennsylvania.

1870 Federal Decennial Census, Population Schedule, Clover Township, Jefferson County, Pennsylvania.

1880a Federal Decennial Census, Population Schedule, Clover Township, Jefferson County, Pennsylvania.

1880b Federal Decennial Census, Productions of Agriculture, Clover Township, Jefferson County, Pennsylvania, page 5, line 4.

Zinn, Timothy G.

2016 "Knapp, Joseph Residence and Hotel." Pennsylvania Historic Resource Survey Form. On file at Pennsylvania State Historic Preservation Office. Harrisburg, PA.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

Knapp, Joseph, Hotel and Store
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10. Geographical Data

Acreage of Property less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 41.134413 | Longitude: -79.150261 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Boundary is shown on the site plan, "Knapp, Joseph, Hotel and Store Site Plan," at a scale of 1"=75'.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was chosen to include the Joseph Knapp Hotel and Store and the cleared area around it forming the yard, which includes the noncontributing privy and modern metal shed. Because the associated barn has been removed from the property and because the property

Knapp, Joseph, Hotel and Store
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has reforested (see figures 4 and 5) over the years, the boundary only includes the area around the hotel and store.

11. Form Prepared By

name/title: Keith T. Heinrich, Historic Preservation Specialist
organization: PA State Historic Preservation Office
street & number: Commonwealth Keystone Building, 2nd Floor, 400 North Street
city or town: Harrisburg state: PA zip code: 17120
e-mail kheinrich@pa.gov
telephone: (717) 783-9919
date: January 23, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Knapp, Joseph, Hotel and Store
City or Vicinity: Clover Township
County: Jefferson State: Pennsylvania
Photographer: Keith T. Heinrich
Date Photographed: October 2017

Knapp, Joseph, Hotel and Store

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Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo Number	Photo Description	Direction
1	View of noncontributing privy	SW
2	View of front elevation of noncontributing modern metal shed	E
3	View of backyard area	N
4	View of foundation at northeast corner of the main block of the Joseph Knapp Hotel and Store	SW
5	View of rear of the Joseph Knapp Hotel and Store showing kitchen wing in the foreground	S
6	View of kitchen wing of the Joseph Knapp Hotel and Store	SW
7	View of main (south) façade of the Joseph Knapp Hotel and Store	NW
8	View of west elevation of the Joseph Knapp Hotel and Store	SE
9	View of west elevation of the kitchen wing of the Joseph Knapp Hotel and Store	E
10	View of rear (north) elevation of the Joseph Knapp Hotel and Store	W
11	View of door leading into one of the storage areas behind the kitchen at the Joseph Knapp Hotel and Store	N
12	View of east elevation of the kitchen wing of the Joseph Knapp Hotel and Store	SW
13	View up the stairs leading from the ground floor store area of the Joseph Knapp Hotel and Store	N
14	View of ground floor landing of the Joseph Knapp Hotel and Store	E
15	View of the northeast corner of the former store in the Joseph Knapp Hotel and Store	NE
16	View into the utility room of the Joseph Knapp Hotel and Store	N
17	View of the storage room of the Joseph Knapp Hotel and Store	SW
18	View of the storage room of the Joseph Knapp Hotel and Store. Note the modern ceiling tiles	NW
19	View down the hallway towards the second-floor entrance to the Joseph Knapp Hotel and Store	
20	View of the reception room on the second floor of the Joseph Knapp Hotel and Store	SW
21	View of the second-floor dining room and doorway to the kitchen in the Joseph Knapp Hotel and Store	N
22	View of the kitchen and doorway to the storage area of the Joseph Knapp Hotel and Store	N
23	View of the northwest corner of the kitchen	NW
24	View of the ca. 1950 bathroom from the kitchen wing of the Joseph Knapp Hotel and Store	W
25	View of one of the storage rooms from the kitchen of the Joseph Knapp Hotel and Store	N

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26	View of the northernmost guest room on the second floor of the Joseph Knapp Hotel and Store	SE
27	View down the stairs to the second floor from the third floor of the Joseph Knapp Hotel and Store	S
28	View of the storage room on the third floor of the Joseph Knapp Hotel and Store	S
29	View of the southeast guest room on the third floor of the Joseph Knapp Hotel and Store	SE
30	View of the northwest guest room on the third floor of the Joseph Knapp Hotel and Store	SW
31	View of the southwest guest room on the third floor of the Joseph Knapp Hotel and Store	SW
32	View of the northeast guest room on the third floor of the Joseph Knapp Hotel and Store	E
33	View up the stairs to the attic of the Joseph Knapp Hotel and Store	N
34	View of the east wall of the attic of the Joseph Knapp Hotel and Store	E

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Figure 1: Sketch of Joseph Knapp Hotel from *Caldwell's Atlas of Jefferson County Pennsylvania* (1878:68) showing south façade and east elevation. Note the original wood and iron balcony on the façade at the second floor.

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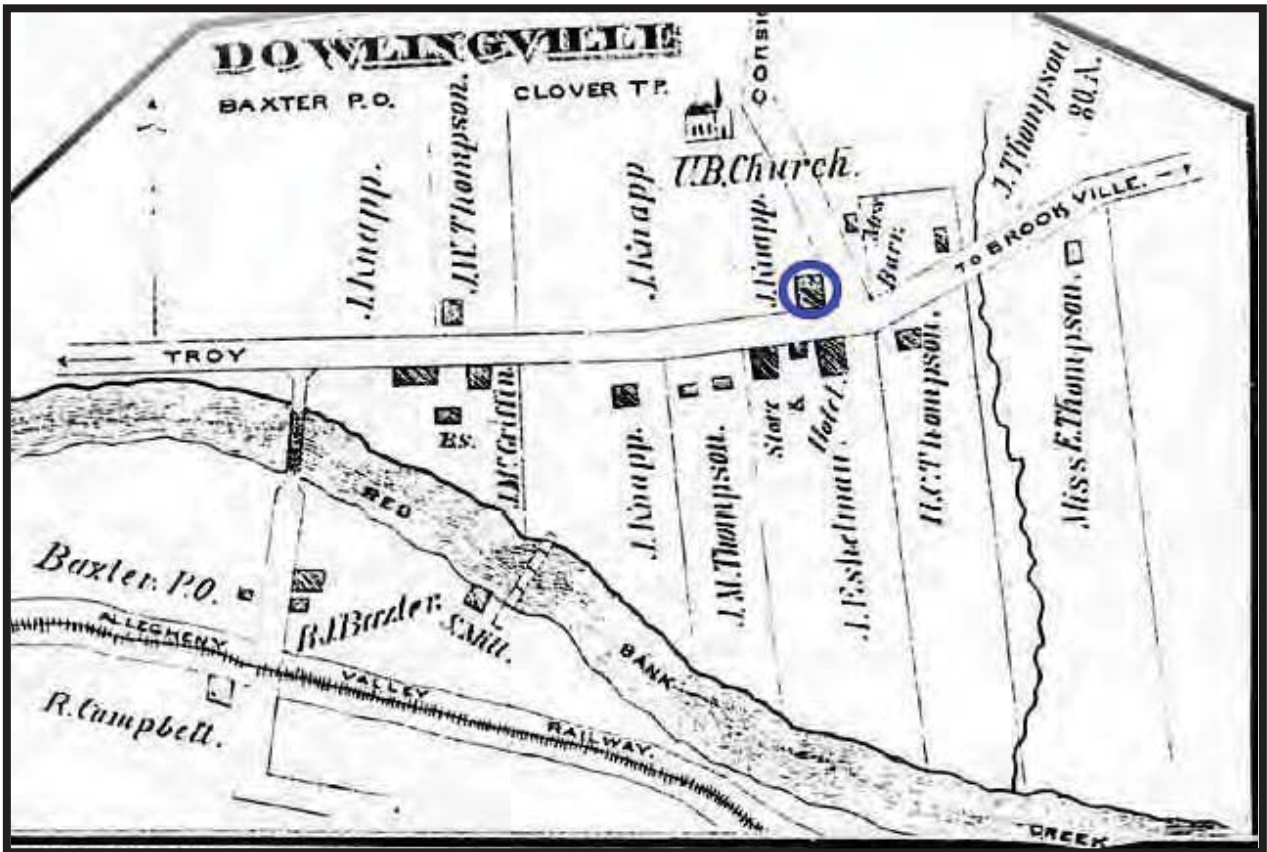


Figure 2: Portion of Caldwell Map of Clover Township (1878: 51), Jefferson County showing Dowlingville. The Joseph Knapp Hotel and Store is circled and is situated across the street from Eshleman's boardinghouse and store.

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Figure 3: Early 20th century view of Baxter facing northeast from the south bank of Redbank Creek (Jefferson County Historical Society Archives). The Joseph Knapp Hotel and Store is circled in red. The Eshleman Property is circled in blue and based on the historic map in Figure 2, it appears that the store is to the left in this picture and the boardinghouse is to the right.

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Figure 4: 1939 aerial (top) and 1959 aerial (bottom) showing the Joseph Knapp Hotel and Store property (circled in red) prior to reforestation.

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Name of Property

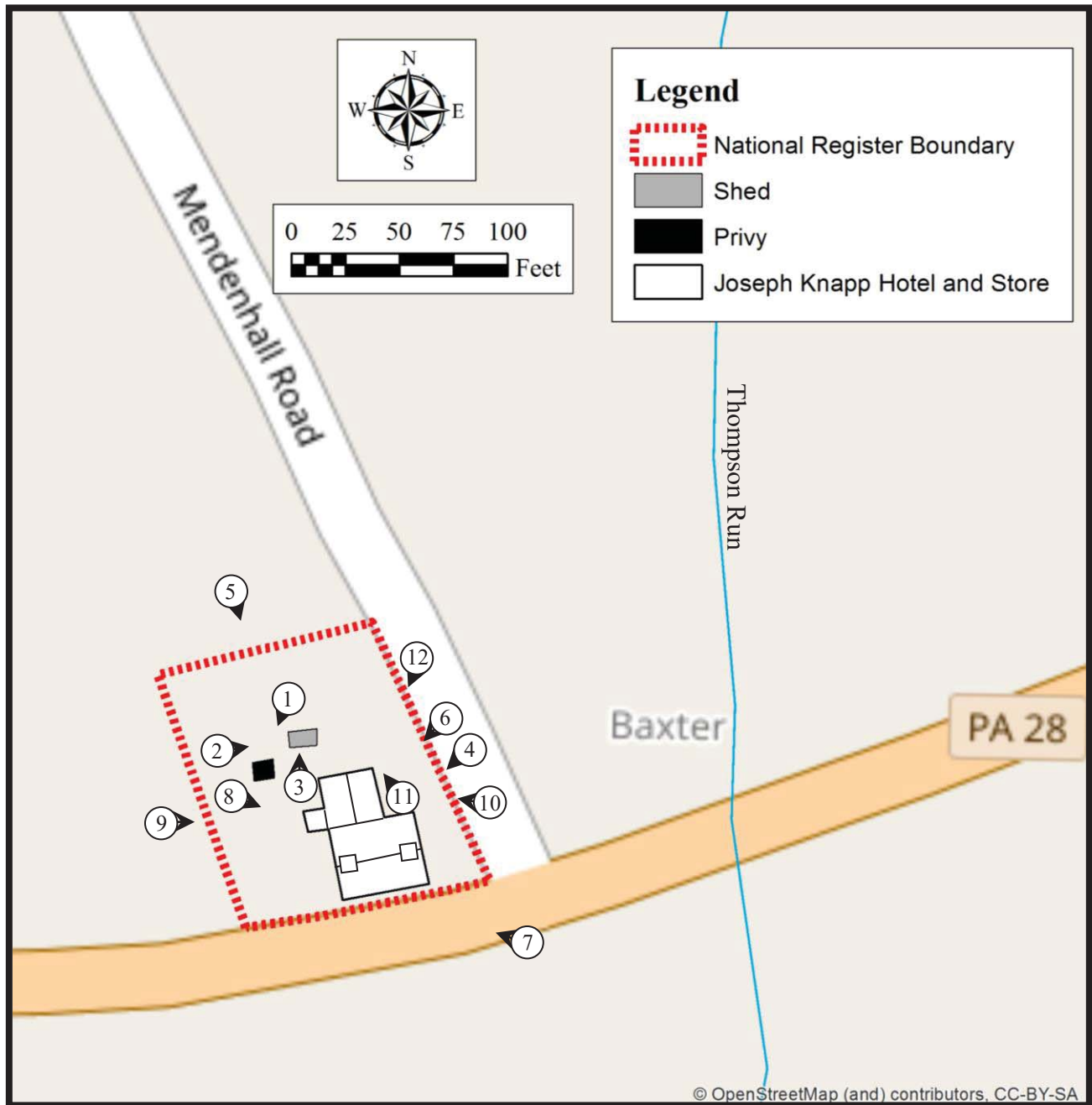
Jefferson County, PA
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Figure 4: Modern aerial showing the Joseph Knapp Hotel and Store property (circled in red) prior to reforestation.

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Name of Property

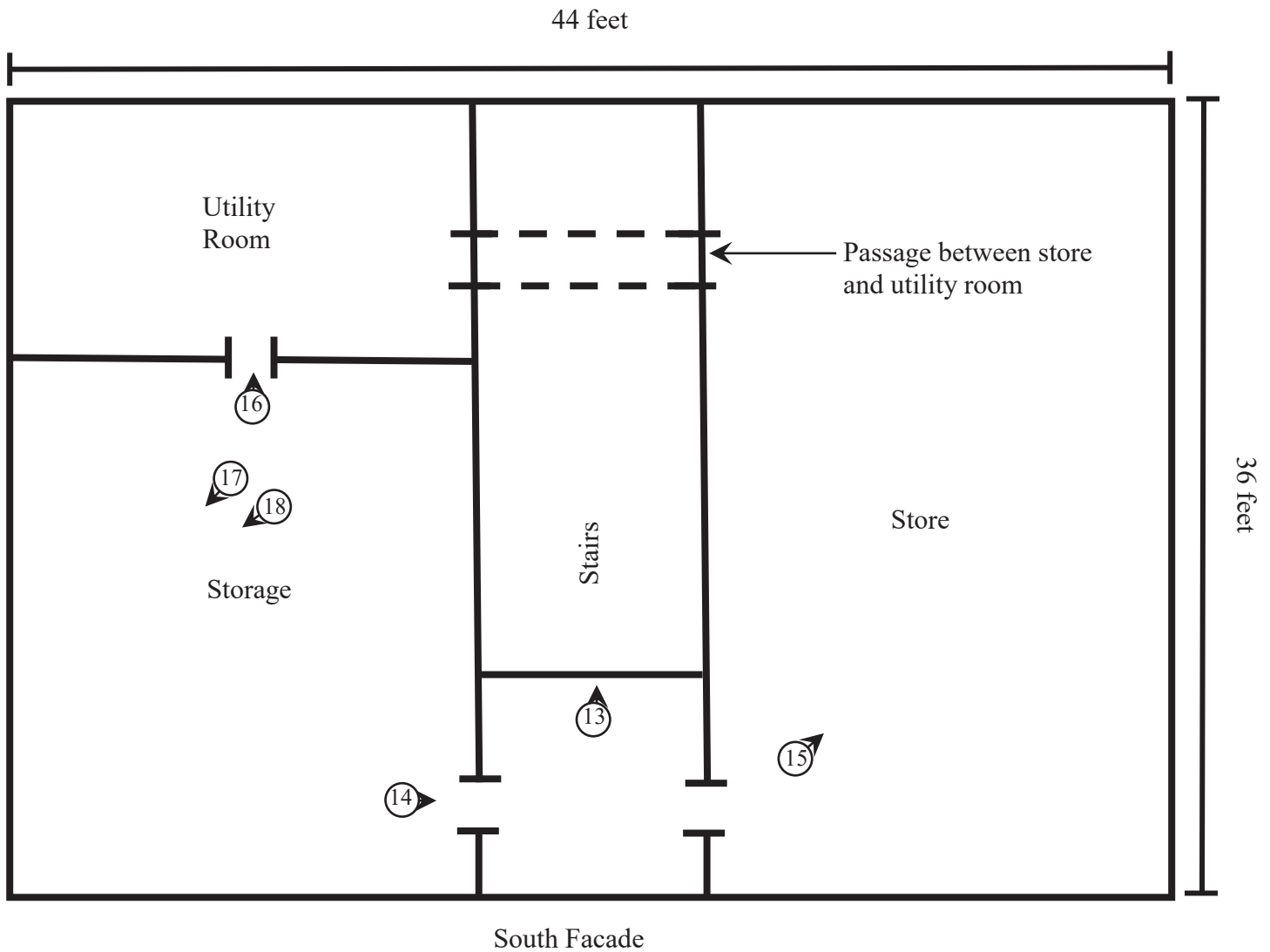
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Knapp, Joseph, Hotel and Store Site Plan

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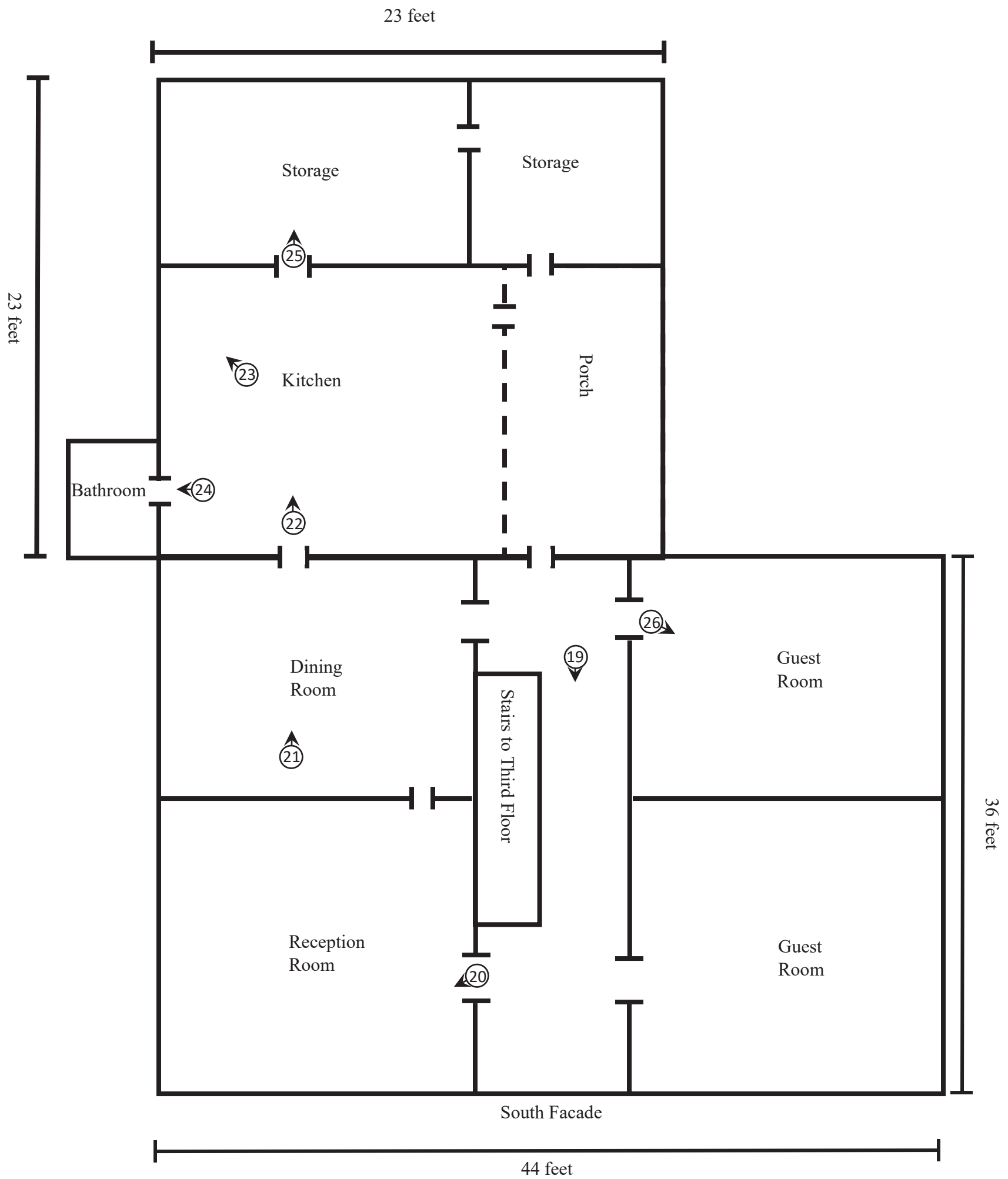
Jefferson County, PA
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Knapp, Joseph, Hotel and Store Ground Floor Floorplan

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Name of Property

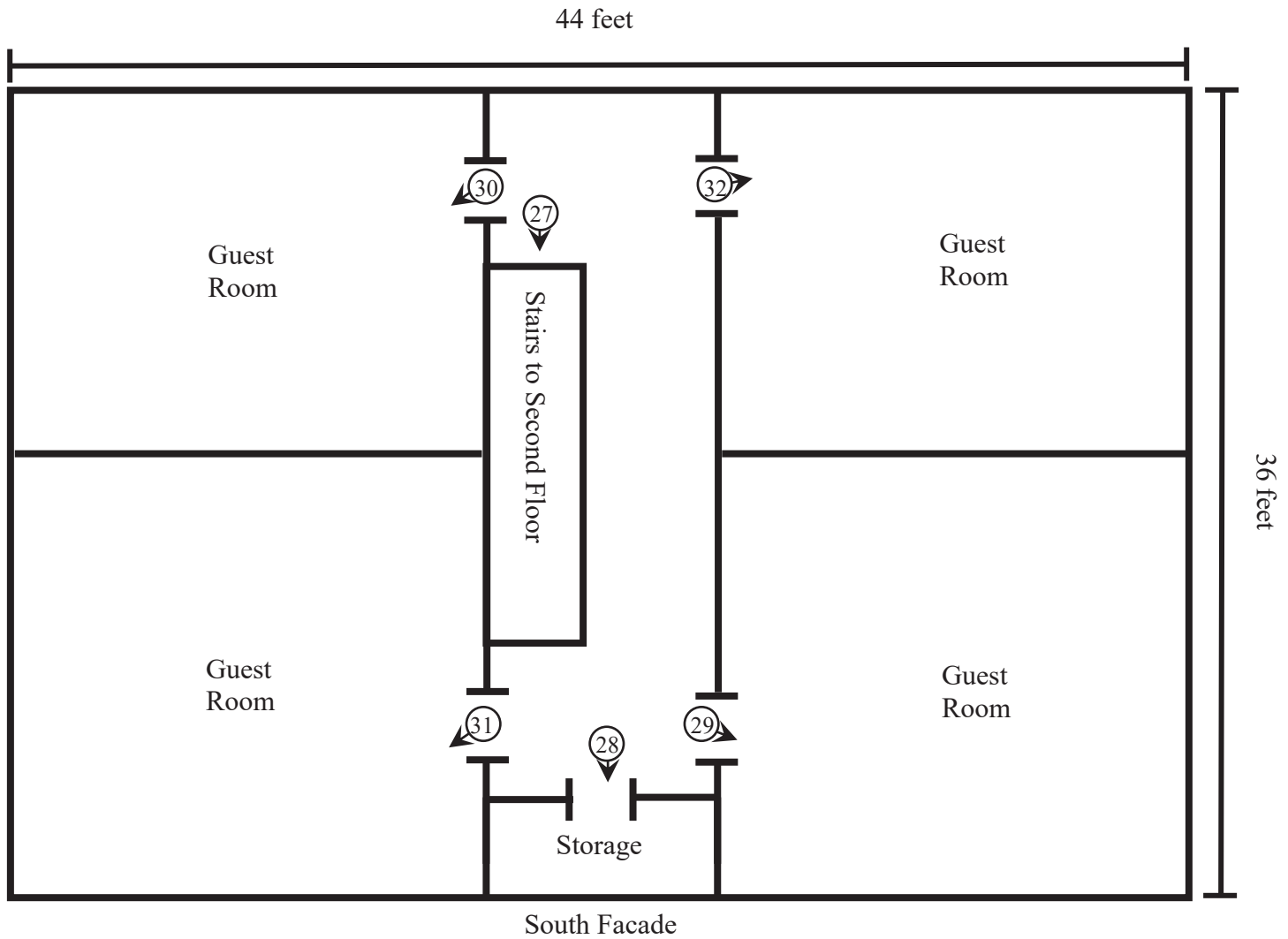
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Knapp, Joseph, Hotel and Store Second Floor Floorplan

Knapp, Joseph, Hotel and Store
Name of Property

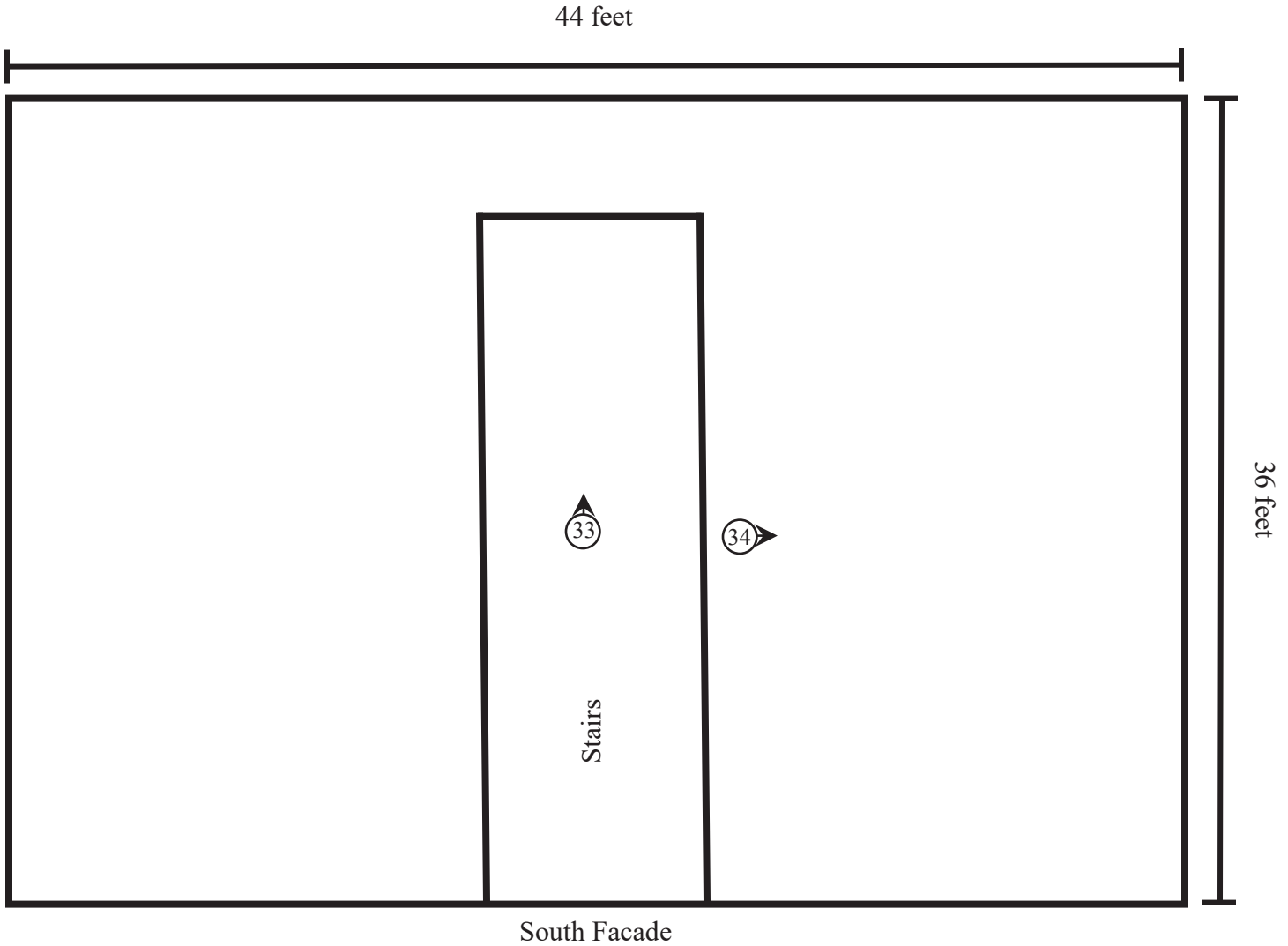
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Knapp, Joseph, Hotel and Store Third Floor Floorplan

Knapp, Joseph, Hotel and Store
Name of Property

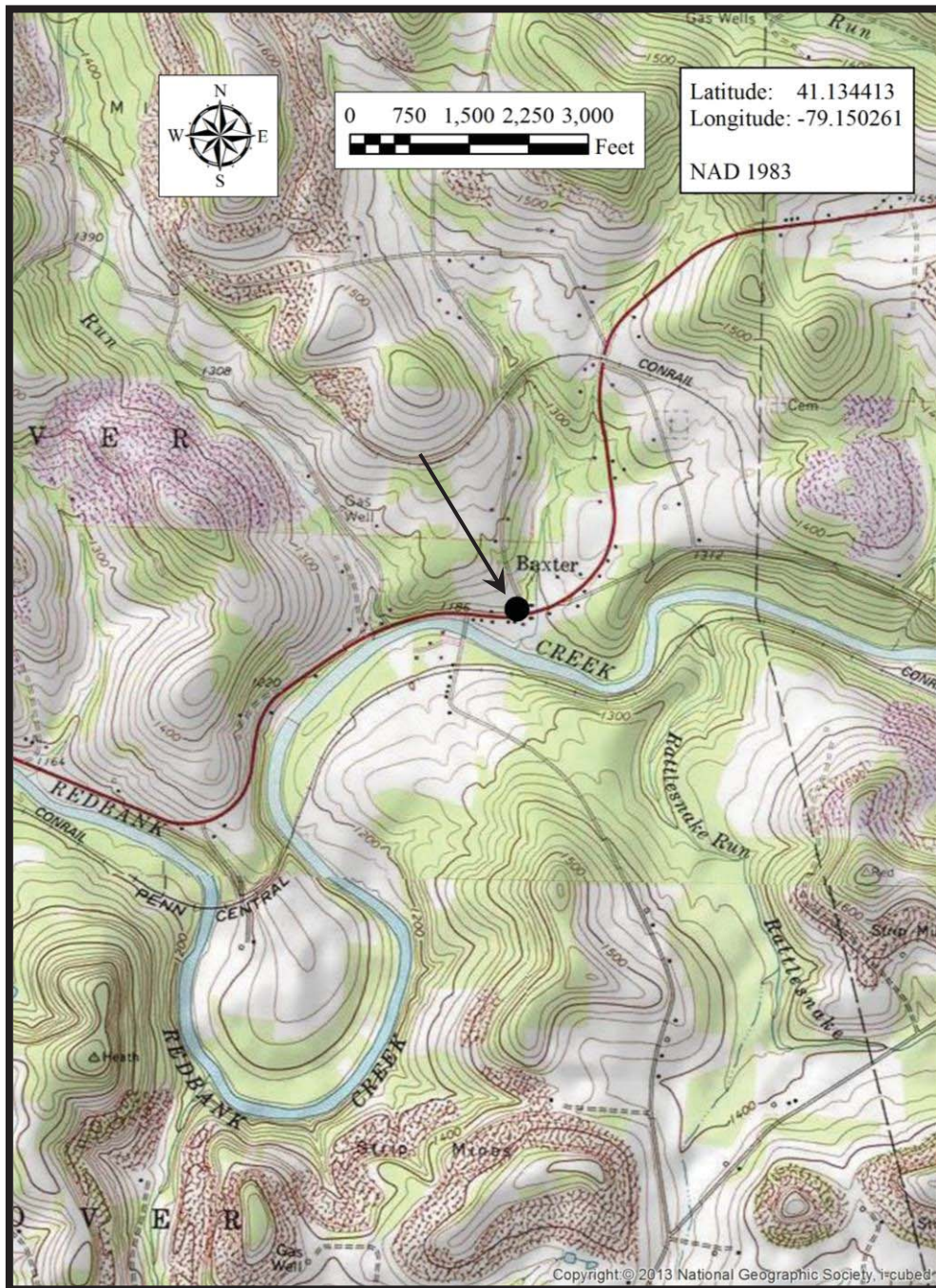
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Knapp, Joseph, Hotel and Store Attic Floorplan

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.





















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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Knapp, Joseph, Hotel and Store

Multiple Name: _____

State & County: PENNSYLVANIA, Jefferson

Date Received: 3/14/2018 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 4/30/2018 Date of Weekly List: _____

Reference number: SG100002371

Nominator: State

Reason For Review:

X Accept Return Reject 4/26/2018 Date

Abstract/Summary
Comments: _____

Recommendation/
Criteria Accept, National Register Criterion A.

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 4/26/2018

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Pennsylvania State Historic Preservation Office

PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION



March 9, 2018

J. Paul Loether, Keeper and Chief
National Register and National Historic Landmarks Programs
National Register of Historic Places
Mail Stop 7228
1849 C Street, NW
Washington D.C. 20240

Re: NR nomination discs

Dear Mr. Loether:

The following nomination form is being submitted electronically per the "Guidance on How to Submit a Nomination to the National Register of Historic Places on Disk Summary (5/06/2013)":

Knapp, Joseph, Hotel and Store, Jefferson County, PA

The enclosed discs contain the true and correct copy of the nomination for the Knapp, Joseph, Hotel and Store. The proposed action is listing in the National Register.

The following nomination form is being submitted for your review:

Chatham Center, Allegheny County

Our office does not believe that this property meets the National Register Criteria, but we processed the technically correct nomination and submitted it to the Pennsylvania Historic Preservation Board for their comment. The Board rejected the nomination.

At the request of the preparer we are forwarding the nomination for final action by your office; we are requesting a substantive review by your office. The minutes from the Pennsylvania Historic Preservation Board's meeting are enclosed with the nomination disc.

Our opinion is as follows: in the opinion of SHPO staff, Chatham Center is not eligible for the National Register of Historic Places. In terms of significance, SHPO staff does not feel that the hotel is significant for its association with Community Planning and Development. While it was associated with the Lower Hill urban renewal project, which was a significant event in Pittsburgh's postwar history, that project razed 95 acres, destroying 1,300 buildings; displacing 8,000 families; and destroying 413 businesses. Chatham Center consists of only 5.5 acres, 2 contributing buildings, a plaza, and an underground parking garage, which makes it difficult, in our opinion, for this single property to convey the significance of the demolition of the Lower Hill. In addition, the abject failure of this urban renewal project, which is discussed in detail on pages 14 and 21 of the nomination, is, in our opinion, not best represented by this property; together, the vacant land and two developments that remain tell the story of that failure, but they would likely not be listable as a district. It is our opinion that a development project that was part of a larger, unsuccessful planning effort is not National Register significant. In terms of integrity, SHPO staff sees several problems. First, the property has seen many changes that, in our opinion, prevent it from being able to convey any significance (even if the above issues could be

overcome). For example, based on the nomination (pages 15 and 17), the proximity of this property to the Civic Arena was an important consideration in the development of the property; however, the Civic Arena has been demolished. Second, as described on page 17 and in the physical description, the original finishes and décor (which were arguably part of the planning and development of the property) have been removed and the interiors of the contributing buildings have been renovated numerous times, including in the 1970s and 1980s, after the period of significance. The plaza, which was part of the planning and development of the property, was reconfigured in 2007 and no longer resembles its historic appearance; while it still serves as a plaza, it no longer appears as a historic plaza. Finally, the main issue, in our opinion, is the addition of the 16-story, 340,000 square foot office tower at the southeast corner of the property in the early 1980s. While this resource is on the edge of the property and of the Lower Hill redevelopment it is still located on the property and cannot be ignored. The SHPO does not support this nomination.

If you have any questions regarding the nomination please contact me at 717-783-9919 or kheinrich@pa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith T. Heinrich". The signature is fluid and cursive, with a long horizontal stroke at the end.

Keith T. Heinrich
National Register and Survey