

## MAJOR PRESERVATION ACCOMPLISHMENTS

The U.S. Army Corps of Engineers, Huntington District has completed the preservation actions required to help stabilize and preserve the Albert Gallatin Jenkins Home, in Cabell County, West Virginia. These actions were taken in accordance with authority granted the District in Section 301 (a) of the Water Resources Development Act (WRDA) of 1986, Section 30 of WRDA 1988, and Section 546 of WRDA 2001. The purpose of this work was to arrest ongoing or imminent degradation of the home while preserving the existing original fabric in accordance with the Secretary of Interior's Standards for Treatments of Historic Properties.



### SUMMARY ACCOMPLISHMENTS

In 2008, the Huntington District undertook an Environmental Analysis to evaluate potential preservation plans and flood risk reduction measures proposed at the Jenkins House. The selected alternative, Preserve in Place, has now been accomplished. To summarize, the District has: (1) removed exterior paint and re-pointed the brick and stone foundations to prevent moisture entrapment, stabilize the structure, and restore balanced air and moisture flow; (2) reconstructed chimney's from the shoulder's up and added corbelled caps to prevent their collapse and prevent moisture penetration; (3) removed the dormers as they were structurally unsound and a point of moisture infiltration; (4) replaced the roof with a long-life material which simulates period appropriate material, stems potential future water penetration and creates proper ventilation; (5) dismantled the garage addition to remove unsafe electrical wiring and to gain access to the exterior masonry in need of repair; (6) reattached the rafters to the joists where as much as 4.5 inches in horizontal displacement of the walls had occurred; (7) replaced all the exterior windows and doors with period appropriate types and materials to reduce moisture penetration; (8) replaced the heating and cooling elements; (9) upgraded the electrical system; (10) removed the bathroom and fixtures as they were not functioning properly and created a potential hazard to the home; (11) remediated deteriorating first floor joists with new timber shoring and joist installation (12) installed an updated alarm system; (13) removed progressing tree limbs from the





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house to reduce the potential for tree fall damage; and, (14) treated the house and surrounding yard for termites.

In re-pointing the masonry, we were able to identify a major structural deficiency in that the rafters had sheared away from the joists. This was causing the exterior walls to begin to fail. We were able to stabilize the structure from this potential failure by reattaching the structural members and reconstructing the upper portions of the masonry walls. Along the same lines, we completely reconstructed the chimneys from the shoulders up, as they were also in danger of failure. We also replaced all the window lintels as they were completely rotted.



We were able to synergize our preservation efforts to accomplish many restoration goals concurrently, which should save time and money down the road. For example, we replaced the leaking roof with a long-life material which simulates wood shakes instead of a modern material which would have had to be replaced during restoration activities. In addition, we replaced all the failing windows and doors with replica materials specifically fabricated to mimic the historic

design of the Jenkins house. Finally, in removing the exterior paint and modern addition from the home, we accomplished a significant preservation goal of reducing moisture entrapment while returning the home to a more period appropriate appearance. Without these and other accomplishments discussed herein, the home would have continued to degrade due to leaking and inadequate weather proofing.



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