PEASEWAY PREFABRICATED HOMES

PEASE WOODWORK COMPANY INCORPORATED

THIS IS A Peaseway homes SECTION

Just a Few of Many PEASE-FABRICATED HOMES

DINING AREA 7 x 8
KITCHEN 8 x 8
BATH 5 x 6
BED R/M 8 x 9

LIVING R/M 11 x 17
BED R/M 11 x 11
Who made my house?

Research started as a side project to learn the history of my “manufactured” house built in 1947.
The first clue that the house was prefabricated
Another example of the joist stencils
Other characteristics

- Walls *and* ceilings are made of plywood.
- “Stressed Skin” panels
  
  2”x4” framing faced on inside with 1/4” plywood and sheathed with 5/16” plywood.
It was easier to figure out who did not make the house.
“Prefabs on Parade”

• “Pictures, Plans, and Descriptions of Conventional and Modern Prefabricated Houses Offered by American Architects, Designers, Producers, Manufacturers and Builders.”

• Published by National Housing Institute in 1948.

• 57 different homes profiled with floor plans.
PEASEWAY HOMES, Blue Rock and Terrill Streets, Cincinnati, Ohio

In 1939 the long-established Pease Lumber Company no longer could resist the desire to add prefabricated houses to its line. The first ones it built were so satisfactory that a large plant was established in Hamilton, Ohio, in which eight houses can be produced per shift per working day. Models range from 4 rooms and bath to 7 rooms and 2 baths, all with full basement. Peaseway homes may be purchased through dealers within a 300-mile radius of Cincinnati. Peaseway homes are conventional in appearance, inside and out. They are accepted by F.H.A. for 90% loans.

Exterior Wall Panels are room length and ceiling height. Thus no surface joint is required. Framing of 2"x4" studs is faced on the inside with ½" plywood and sheathed with 5/16" plywood and bonded. Waterproof paper is held in place by furring strips, over which siding is applied on the job. Panels are framed to accommodate doors and windows which are not factory-installed.

Partition Panels, faced on both sides with ½" plywood, are also room length and ceiling height, bonded and given a priming coat at the factory. No joints are visible.

Floor Panels are 4 feet wide by room length. Subfloor is 5/16" plywood and finish floor, laid over waterproof paper, is prefinished strip oak. Kitchens and baths have only subflooring.

Ceilings consist of ½" plywood, with glued 1x3 rib strips, nailed to ceiling joists. Blanket insulation is applied on the job.

Raftering is precut; sheathing is ½" plywood, with shutters felt under 210-pound asphalt shingles.

Equipment: Pease furnishes full-length screens, kitchen cabinets, 66-inch double sink with combination faucet and spray, medicine cabinet with plate glass mirror, etc., etc.

Utilities: The dealer supplies plumbing, heating and electrical equipment.
It’s a Peaseway Home

(Each panel section contained this mark in the tar paper)
Pease Woodwork Company

• Established in Cincinnati in 1893.
• Distributor of building materials throughout the Midwest.
• Sold via “Pease Pricer” catalog.
• Tested prefabricated houses in 1939.
• Built a 185,000-square-foot Factory in 1940.
• Several models based on a 30’ by 24’ footprint.
Pease could produce 2,000-2,500 homes per year

(April 1946 Fortune Magazine article on prefabrication.)
Postwar production focused on the Cape Cod model
The basic Cape Cod floor plan

Plans could be offered as *left-hand* or *right-hand* models by reversing the living room.
Finished stairs led to the upper level which could be finished at the time of construction or later.
Pease Home Assembly

Fig. 6. Exterior panel assembly
PEASE-FABRICATED HOMES

While a complete and fully illustrated erection manual and 4 sets of blueprints and details are furnished with each order, the following brief summary will illustrate how quickly and easily these homes go together.

The construction of a Home with Basement or Crawl Space, follows conventional procedure with the basement or foundation walls are completed. These can be of concrete block, brick or poured concrete but should be waterproofed on the outside before they are back-filled. This should be done as soon as (but not before) the joints are set so that there will be level ground on which to work.

Putting On the Floor

First make sure that the foundation walls are level and square and that the steel basement windows are properly set, then bolt the box girders to them. The beam through the center should also be set and leveled. The names of all wood members are stamped on each piece for positive identification. A copy of the blueprints or manual. The box girders come grooved to receive the first floor joists which can then be set in the grooves. No measuring is required as the grooves are spaced 16" on center. The two rows of bridging should be installed and the end-matched Oak flooring (or sub-floor if it is used) should then be laid across the joists over the entire area. This method is much quicker than laying room by room after the partitions are up. If the Home is a Basement-less type on a concrete slab, the erection starts at this point and proceeds the same as that of a Home with basement or crawl space.

Start From Any Corner

First lay the 4'8" exterior wall panels around the outside of the building in the proper order. There are 27 of them in Plan 2. You can then start to erect them at ANY corner. The interior partitions are full room size, and should be installed just before the exterior panels, which they adjoin are set. The panels and sections are simply nailed together—no bolts or tricky fittings. The plywood sheathing overlaps the studs at each joint making the joints weather-tight.

Quickly Put Under Roof

PEASE-FABRICATED HOMES have trussed roofs to save field labor and to make sure that all roofs are properly braced for the snow load they may have to carry. The trusses come as complete units and are merely slipped up over the side walls one by one, and secured in place (24" on center and about 12" from each gable) with special anchors which we furnish. A piece of roof sheathing comes mixed with the proper truss spacing and this should then be nailed along the ridge from one gable end to the other. Make sure that the trusses are plumb and properly spaced and the roof sheathing can then be applied. This is composed of regular square edge (dressed) boards and every piece should be nailed twice to every truss, with the ends broken over the trusses. The sheathing should be covered immediately with a layer of 15 lb. felt and the asphalt shingles (all of which we furnish) can then be applied.

GO UP IN A HURRY!

As the studs are exposed on the inside of the exterior wall panels, the bottom plates can be spiked to the joists (or bolted to the complete slab) to anchor the walls to the floor (or foundation). After the wall panels are secured in place, a continuous 2 x 4 plate is nailed around the top of them to the joists (the long way of the house). The gable ends are placed on top of the other wall panels. The bottom plates of the gables and the continuous plates along the two other sides thus lap all the wall panels in alignment and bind them together around the top.

Setting the Windows

These come as complete units—144" wide and with the weatherstrip and balances installed. They are merely set in the openings and the frame members are then nailed to the studs or headers. The outside door frames also should be set in the usual way. The plywood wall sheathing should be covered as soon as possible after the walls are set with black sheathing paper. Then the asbestos shingle (or other), siding applied, starting 3/4" below the bottom of the sill plate.

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Assembly instructions showing panel sections being installed

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Pease used a network of distributors

Pease Homes Shipped within a 300-mile radius of Cincinnati.  
(1947 Ann Arbor City Directory advertisement.)
Pease dealers prepared the site, constructed the foundation, and arranged for heating, plumbing, wiring, and interior finishes.

Peaseway dealer Alvin Marsh, 1952 (Ivory Photo, Bentley Historical Library)
Pease supplied some interior elements

- Windows, doors, and screens.

- Kitchen:
  66-inch white enameled steel kitchen sink cabinet and faucet, utility unit, 3 wall cabinets and ventilating fan.

- Bathroom:
  White enameled medicine cabinet and glass mirror.
A Peaseway home under construction in 1952

The sign for Peaseway dealer Alvin Marsh is prominently displayed. (Ivory Photo, Bentley Historical Library.)
To avoid uniformity, Pease offered a number of exterior options

• Dormers
• Porches
• Vestibules
• Siding choices
  - Red cedar bevel siding
  - Red cedar shingles
  - Asbestos shingles
Examples of Pease Cape Cods

402 West Hoover in 1971 (with original siding)

Note: Pease Cape Cod angled the “narrow” way on the right side.
A distinctive detail on Pease Cape Cods
316 West Davis (Ann Arbor)
804 Princeton (Ann Arbor)
Just a Few of Many
PEASE-FABRICATED HOMES