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HAMPTON MANSION

Historic Structure Report, Part 1

Hampton National Historic Site

Towson, Maryland

June 2021

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National Park Service
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Front Cover Photograph: Hampton Mansion, North Elevation, 2018.

Title Page Photograph: Hampton Mansion, South Elevation, ca. 1900 (HAMP 19206).

Back Cover Photograph: Hampton Mansion (Cover photograph, NPS/DOI, Foundation Document, Hampton National Historic Site, Maryland, 2016).

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Stuart Hayden, SCA Intern, HSRD, HACE. Building documentation; HAMP archival research; author of Historical Background and Context, Architectural Context.

Olivia Holland, SCA Intern, HSRD, HACE. Building documentation; HAMP archival research; author of Historical Background and Context, General History.

Elizabeth King, SCA Intern, HSRD, HACE. Building documentation; HAMP archival research; author of Historical Background and Context, Social Partitioning of Space at Hampton.

Amanda Bouchard, SCA Intern, HSRD, HACE. Contributing author for Basement Interior Physical Descriptions.

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I. INTRODUCTION

Figure 1.1. Hampton Mansion, north facade, 2019.

EXECUTIVE SUMMARY

Purpose and Scope

The purpose of this project is to produce a Historic Structure Report (HSR), "Part 1, Developmental History" and "Part 2, Treatment and Use" for Hampton Mansion at Hampton National Historic Site. The HSR Part 1 and Part 2 will be prepared as separate volumes, as will the materials analysis. The report will include a Management Summary, Developmental History, a Conditions Assessment, and General Treatment Recommendations, as well as photographic documentation and CAD Drawings of Hampton Mansion. The goal of the HSR is to document the historic appearance and evolution of the structure; identify character-defining features; and provide an overview of the current conditions of the architectural elements with an emphasis on root causes and remedial treatments.

"Part 1. Developmental History," is a scholarly report (with footnotes) documenting the evolution of the historic structure. It includes a current physical description, character-defining features, and general recommendations for the preservation of the character-defining features. The documentary research consists of primary and secondary source documentation and conducted at national, regional, and park archives stored at Hampton National Historic Site (HAMP) and Fort McHenry National Monument and Historic Shrine, as well as online resources. Level of investigation for Part 1 this report is "thorough," as defined in *NPS Director's Order #28: Cultural Resource Management Guideline*.[1] Research covers readily accessible primary and secondary documentary resources. Primary sources to be consulted include textual records, historic manuscripts, maps, architectural drawings, and still photographs at multiple repositories. The research for the HSR reviewed previous reports relying on that scholarship to inform sections of the building chronology. Some of the previous findings were verified, and certain conclusions from earlier studies were revised in light of new research. Thus, the current HSR incorporates new research from primary sources not available for previous reports. The HSR records more recent treatments and alterations, and includes information from specialized reports. Based on the established scholarship and any new research findings, the HSR provides a comprehensive update of previous reports.

"Part 2. Treatment and Use" includes a Conditions Assessment that is an overview of conditions and trends with an emphasis on root causes and areas of particular concern. Part 2 also makes Treatment Recommendations focused on correcting conditions with particular

1 *Director's Order – 28, Cultural Resource Management Guidelines* 1997, Chapter 2, 18: Thorough Investigation: For historical studies this means research in selected published and documentary sources of known or presumed relevance that are readily accessible without extensive travel and that promise expeditious extraction of relevant data, interviewing all knowledgeable persons who are readily available, and presenting findings in no greater detail than required by the task directive.

attention to currently proposed projects in the park's PMIS. The analysis addresses appropriateness of solutions in terms of impact on historic materials, effect on historic character, compliance with National Park Service (NPS) policy and management objectives. Previous investigations and treatments of Hampton Mansion were important to the current analysis of the structure. In some cases the most recent investigations were relied on for informing the current assessments and recommendations. The report provides the necessary baseline documentation needed to inform the future treatment of Hampton Mansion.

The HSR provides limited materials analysis including exterior paint analysis and analysis of historic exterior masonry coatings. Exterior paint samples were taken from wooden elements with the most potential to yield information on the earlier finishes. Samples of the original stucco were taken for analysis and characterization of the historic stucco. Mortar samples were taken from exposed masonry walls in order to characterize the masonry materials, and assist the park in making informed decisions about future repointing-mortar mixes. The materials analysis will be prepared as appendices in a separate volume of the HSR.

The HSR does not include "Part 3. Record of Treatment," which should be completed after any future rehabilitation of Hampton Mansion or portions thereof. It should be noted that previous reports documenting the repair and maintenance of the structure were an important part of researching this HSR, and in determining factors related to its history and existing conditions.

The research and documentation as been synthesized into a written document with appropriate citations supplemented with available historic photographs, architectural plans and drawings, CAD drawings, and recent photographic documentation.

Abbreviated Physical Description

Hampton Mansion was constructed for Captain Charles Ridgely between 1783 and 1788. The mansion is an expansive five-art, Georgian structure composed of a three-story, seven-bay central block with a full-height basement, flanked by hyphens leading to the two-story east and west wings of the building (Figure 1.1). It is characterized by the symmetry of the design, classical details, and architectural elements that include two-story porticos on the north and south elevations, a prominent cupola, Palladian windows, eared-dormer windows, and finials. Alterations to Hampton Mansion by the Ridgely family, and later the National Park Service, have not significantly changed the historic appearance. The mansion still exhibits the characteristics that make it a prime example of Georgian architecture, and it continues to convey the grandeur of the Ridgely estate.

Statement of Significance

Hampton National Historic Site satisfies all the National Register Criteria for national significance, and Hampton Mansion qualifies specifically under criterion C, Architecture (see subsequent section, Administrative Data, National Register of Historic Places). Under that criterion, the mansion is considered a nationally significant example of Georgian-style architecture. The building's massing, design, and use of classical details reflects national and regional trends, and the emergence of the plantation model. The building materials are indicative of the available resources and construction technology during the period. Hampton Mansion demonstrates the Ridgely family's wealth and status during the eighteenth and nineteenth centuries, and survives as an example of grand Georgian-style architecture.

Research Conducted

This HSR documents the evolution of Hampton Mansion relying on documentary research using both primary and secondary sources, and physical investigation of extant materials. Repositories consulted and utilized for materials pertaining to the subject are as follows:

- Ancestry.com
- Hampton National Historic Site Archives, Towson, MD – Historic archival collections and NPS Resource Management Archives including existing documentation, reports, and facilities records; the collection includes numerous previous reports, documents, historic photographs, and plans.
- Hampton National Historic Site Building Files, Maintenance Division, Fort McHenry National Monument and Historic Shrine.
- Maryland Center for History and Culture(formerly Maryland Historical Society), Hoyt Collection of Ridgely Family Papers, and other collections of Ridgely Papers pertaining to the use, alteration and maintenance of the Mansion.
- Maryland State Archives (microfilm records housed in HAMP Archives).
- National Park Service, Denver Service Center, Technical Information Center, Lakewood, CO.
- National Park Service, Historic Architecture, Conservation, & Engineering Center Library, Lowell, MA.

Research Findings

Review of the reports, photographs, maps and drawings available in the HAMP Archives provided background for further research and physical investigation of Hampton Mansion.

Prior research undertaken for Historic Structure Reports, Cultural Landscape Reports, Historic Furnishings Reports, and Historic Resource Studies provided an invaluable amount of information on Hampton National Historic Site and Hampton Mansion (see subsequent section, "Related Studies," 11). Those publications were relied on as secondary source materials, and also proved useful in determining where to conduct further primary source research.

Records reviewed at HAMP included:

- Comprehensive Guide to Collections, Finding Aid.
- Hampton National Historic Site Resource Management Records, 1945-2012.
- Peterson, Charles E. Papers (1948–2000) (HAMP ACC. # 00367; MS 4002).
- Ridgely Family Papers (c. 1750–1980) (MS. 1001).
- Society for the Preservation of Maryland Antiquities (SPMA)/NPS Hampton Collection (1948–2000).
- Hampton National Historic Site Vertical Reference Files (with Finding Aid).

The Maryland Center for History and Culture (MCHC) holds an extensive collection of Ridgely Family Papers, some of which are available on microfilm at HAMP. With the exception of the Hoyt Collection of Ridgely Family Papers, 1716–1970, these collections were thoroughly researched for previous reports. Research at the MCHC focused on the Hoyt Collection of Ridgely Family Papers, 1716–1970, MS 2891 and additional collections identified in the MCHC finding aids. Selective review of previously researched collections was also performed in an effort to verify information and locate additional references.

The current research added to the existing knowledge, and bolstered some of the previous findings and conjectured changes to Hampton Mansion. In many cases holistic review of past reports, physical evidence, and current research helped determine the likely chronology of the structure. While still not definitive, the conjectured dates of the East Hyphen expansion and addition of the Kitchen Shed (formerly known as the Summer Kitchen) were narrowed down. In some cases the review of

archival documents confirmed and/or clarified speculative conclusions from previous reports.

Future Research

The Ridgely Family Papers, the Hoyt Collection of Ridgely Family Papers, 1716–1970, and the voluminous records compiled during the twentieth century were thoroughly researched for this report. However, some gaps remain in the chronology of development of Hampton Mansion, and some research was beyond the scope of the current effort.

The recently completed "Four Outbuildings at Hampton National Historic Site, Historic Structure Report" November 2020 (hereinafter "Outbuildings HSR") that included the Kitchen Shed and the Octagon Building also provides some information about the mansion in relation to those structures and their purposes. While tangential to the mansion, those two structures in particular did impact the main building and more knowledge of their functions also expands the understanding of the activities and room usage in Hampton Mansion.

Possible future research could perform an exhaustive comparison of the itemized materials in the bills for construction versus the extant architectural elements. That process would more definitively determine which rooms the Howell bills were referring to, and whether there have been any changes to the architectural elements since the original construction.

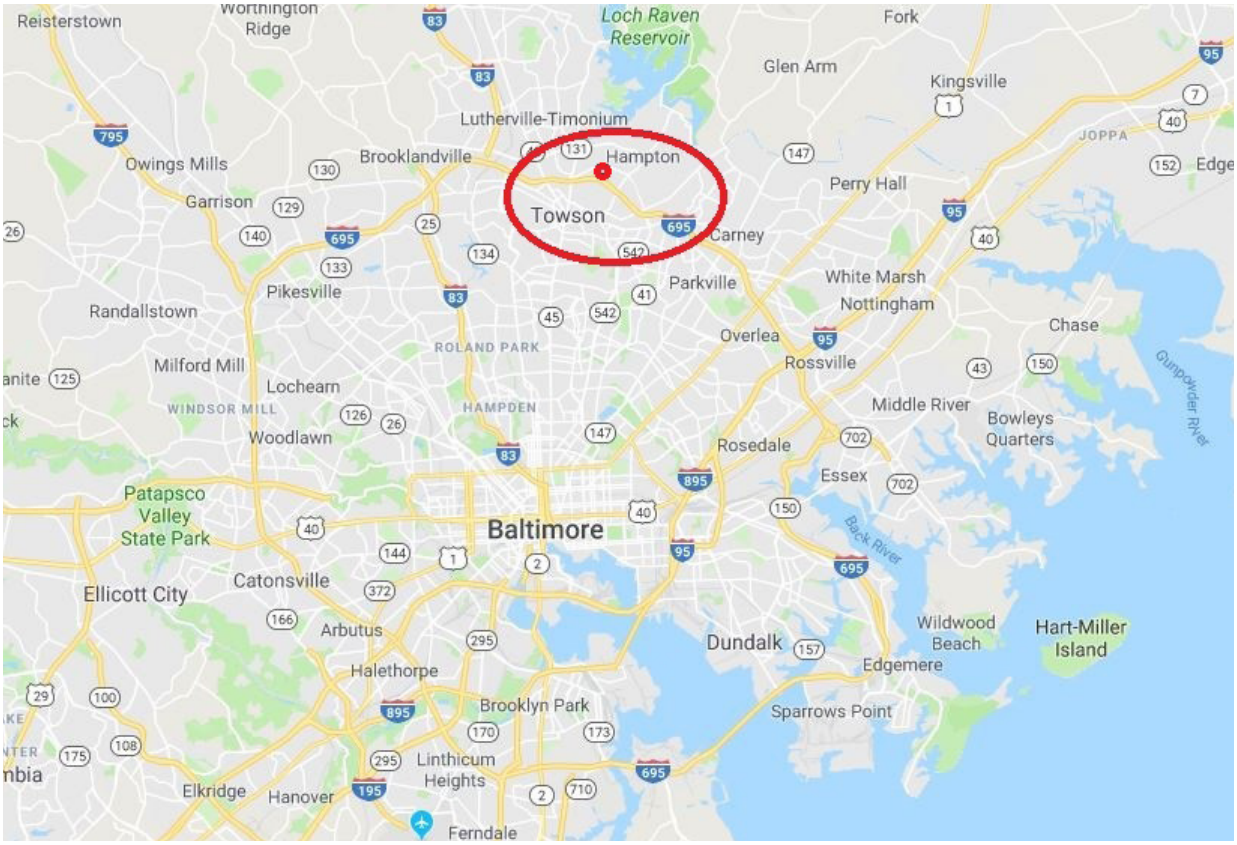

Figure 1.2. Location of Hampton National Historic Site in relation to Baltimore City.

Figure 1.3. Aerial of Hampton Mansion and formal gardens (Google Maps, accessed 10/10/2019; https://www.google.com/maps/place/Hampton+National+Historic+Site).

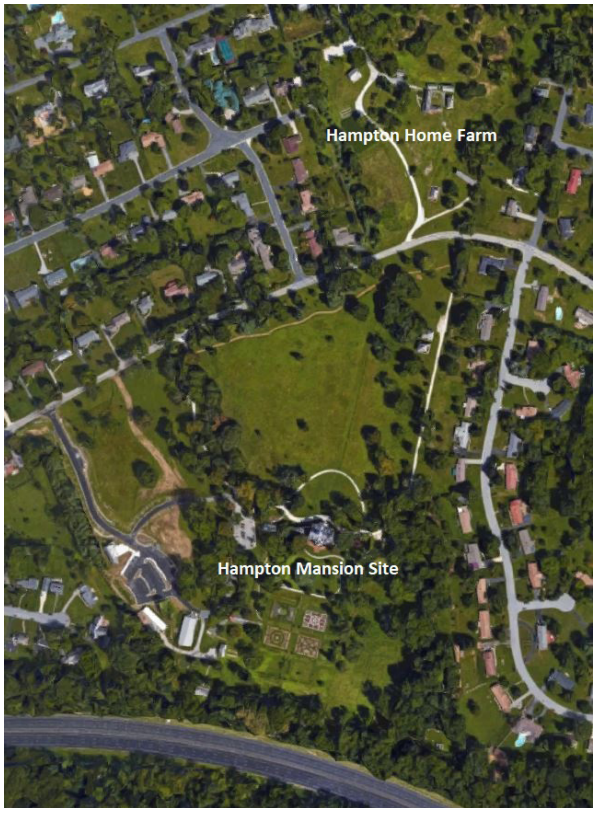

Figure 1.4. Aerial of Hampton Mansion site with Home Farm to the north (Google Maps, accessed 10/10/2019; https://www.google.com/maps/place/Hampton+National+Historic+Site).

ADMINISTRATIVE DATA

Location and Site

Hampton National Historic Site (HAMP) is located at 535 Hampton Lane, Towson, Baltimore County, Maryland (Figure 1.2). Located approximately ten miles north of downtown Baltimore, the site is situated in a residential neighborhood, just north of Interstate 695. At one time the Ridgely's vast estate encompassed over 24,000 acres of land. HAMP currently consists of 62.04 acres that is the core of the former estate, with Hampton Mansion perched on the top of a rise overlooking the farm to the north and the terrace and falling gardens to the south (Figure 1.3). The Mansion site includes Hampton Mansion and gardens, the cemetery and Ridgely Family Vault, the Orangery, Greenhouses, a Gardener's House, an Ice House, Stables and other outbuildings (Figure 1.4). To the north and across Hampton Lane, the Home Farm site includes the Farm (Lower) House, Slave Quarters, Dairy, Long House, Granary, Mule Barn, and Corn Crib (foundations) among other structures.

National Register of Historic Places

Hampton National Historic Site was first listed on the National Register of Historic Places on October 15, 1966, and its nomination with supporting documentation was accepted to the National Register on March 11, 2005. The National Register nomination determined that Hampton National Historic Site is nationally significant over the period 1745 to 1948 under Criterion A in the areas of conservation, ethnic heritage (black), and social history; Criterion B in the areas of agriculture, industry, and politics/government; Criterion C in the areas of landscape architecture and architecture (criteria considerations D and E); and Criterion D in the area of archeology (historic, non-aboriginal).

Cultural Resource Information System (CRIS-HS); selected data:

Preferred Structure Name:	Hampton Mansion
Structure Number:	01
Other Structure Names:	Hampton Hall
Park:	Hampton National Historic Site
LCS ID:	000533
National Register Status:	Entered – Documented
National Register Date:	03/11/2005
National Historic Landmark:	No
Significance Level:	Contributing
Short Significance Statement:	Contributing feature to Hampton NHS, which is nationally significant under NR Criteria A, B, C, and D. Areas of significance: Agriculture, Archaeology (Historic), Architecture, Conservation, Ethnic Heritage-Black, Industry, Landscape Architecture, Politics/Government, and Social History. Period of significance: 1745-1948.
Management Category:	Must Be Preserved and Maintained.

Proposed Use

Hampton Mansion has long been recognized as an example of Georgian architecture. The architectural character of the mansion has been preserved as one part of the ensemble of structures, landscape features, museum objects, archives, and archeological and ethnographic resources that tell the history of Hampton. While the interpretation of Hampton, the Ridgely family history, and that of the estate's enslaved and free

laborers has evolved over the years, Hampton Mansion remains as one of the primary cultural resources that helps relate that history. The exterior of the mansion retains the features that make it such a fine example of Georgian architecture. The interior of Hampton Mansion is replete with eighteenth and nineteenth century fine and decorative arts and furnishing. Hampton Mansion has served as a museum since it was first opened to the public in 1950, and will continue to be used in the same manner for the foreseeable future.

Related Studies

Chase, Dr. Robert T., and Elizabeth Comer. "HAMP Ethnographic Overview and Assessment, Tracing Lives in Slavery, Reclaiming Lives in Freedom." EAC/Archaeology, Inc., Baltimore, MD, 2020.

_____*Historic Resource Study. On The Border of Freedom and Slavery: the Hampton Plantation, the Northampton Ironworks, and the Transformation of Labor, 1740-1948*. EAC/Archaeology, Inc., Baltimore, MD, 2013.

Hardy Heck Moore, Inc. & VOH Architects, Inc. *Historic Furnishings Report: Five Rooms in Hampton Mansion*. Northeast Museum Services Center, National Park Service, 2017.

McKee, Ann Milkovich. *Images of America: Hampton national Historic Site*. Charleston, SC: Arcadia Publishing, 2007

_____National Register of Historic Places, Hampton National Historic Site, 535 Hampton Lane, Towson, Baltimore County, Maryland 21286; Goucher College, Baltimore, MD, October 2003.

U.S. Department of the Interior. *Cultural Landscape Report for Hampton National Historic Site, Vol. 1: Site History, Existing Condition, Analysis and Evaluation*. National Park Service. Northeast Regional Office and Hampton National Historic Site. Philadelphia, PA, May 2004.

_____*Cultural Landscape Report for Hampton National Historic Site, Vol. 1 & 2*, Towson, MD. Olmsted Center for Landscape Preservation National Park Service, Boston, Massachusetts, 2015.

_____*Hampton and Its Masters, 1745-1959*, by Lionel J. Bienvenu. Baltimore, MD, 1963.

_____*Historic Structure Report– Historical Data Section, Hampton Mansion and Garden, 1783– 1909*, by Charles W. Snell. Denver Service Center. Lakewood, CO, August 1980.

_____*Historic Structure Report– Architectural Data Section, Hampton Mansion*, by Jean Carlton Parker. Denver Service Center. Lakewood, CO, August 1980.

_____*Hampton National Historic Site: Final General Management Plan and Environmental Impact Statement*. Towson, MD: Hampton National Historic Site, National Park Service, 2011.

_____ ___*Long Range Interpretive Plan, Hampton National Historic Site*. Towson, MD: Hampton National Historic Site, National Park Service, December 2010.

_____*Master Plan for the Preservation and Use of Hampton National Historic Site, Mission 66 Edition*, by George C. Mackenzie. Hampton National Historic Site. Towson, Md., November 1960.

_____*Master Plan, Hampton National Historic Site*. Towson, Md., February 1970.

_____"Notes on Hampton Mansion (in the Hampton National Historic Site) Towson, Baltimore County, Maryland." by Charles E. Peterson, FAIA. National Park Service, Northeast Region, May 1, 1970.

Vaise, Vince, Gregory Weidman, et al. *Hampton National Historic Site Guidebook*. Towson, MD: Historic Hampton, Inc., 2010.

Wenger, Mark and Eric Gradoia. *Architectural Investigations of Hampton National Historic Site, Towson, Maryland*. Prepared for Mesick, Cohen, Wilson, Baker Architects, June 2007.

II. HISTORICAL BACKGROUND AND CONTEXT

INTRODUCTION

The history of Hampton National Historic Site and Hampton Mansion has been extensively researched and documented. Numerous reports have been published on the subjects, including Charles Peterson's *Notes on Hampton Mansion* (1970 and 2000 reprint) and Lynne Dakin Hasting's *A Guidebook to Hampton National Historic Site* (1986). Primary source documentation exists in the form of account books, probate records, household bills, family diaries, construction invoices, and historic photographs. In addition, some reports have focused on the lives of the enslaved people who serviced both the home and family. Such reports include the "Historic Resource Study: On the Border of Freedom and Slavery" (2013) by Dr. Robert T. Chase and Elizabeth Comer, and various articles by historian R. Kent Lancaster, including the article *Chattel Slavery at Hampton/Northampton, Baltimore County* (2000). The diversity of material written on Hampton and the Ridgely family is indicative of the complex history of the home and the various power dynamics that occurred between the family and its laborers. Because of the amount of existing information, this section of the HSR will examine the ways in which the architecture of Hampton Mansion reflects those power dynamics. The "General History" was written by Olivia Holland, the "Architectural Context" was written by Stuart Hayden, and the "Social Partitioning of Spaces at Hampton" was written by Elizabeth King.

GENERAL HISTORY

Early Settlement

Prior to European settlement, the land on which Hampton now sits was inhabited and used as a hunting ground by the indigenous populations of the Susquehannock and Shawnee tribes.[1] The area provided plentiful resources, allowing access to freshwater, forested land, and an ample supply of game.[2] Following the arrival of European settlers, the Susquehannocks traversed the Susquehanna River and engaged in trade with European colonists.[3] The English colonial government in Maryland expanded their territory further north in 1652 after signing a treaty with the Susquehannocks, which included the area of Baltimore County. [4]

It was during this period of colonialism that the Ridgely family began their residency in Maryland. Robert Ridgely emigrated from Lincolnshire, England in ca. 1634, and settled in St. Mary's County, Maryland until

1 Christopher M. Beagan, "Cultural Landscape Report for Hampton National Historic Site, Vol. 1 (CLR)". (Boston, MA:Olmstead Center for Landscape Preservation 2014), 5.

2 "Chesapeake Bay: History & Culture," National Park Service, accessed 09/05/2019, https://www.nps.gov/chba/learn/historyculture/index.htm.

3 J. E. Thomas et al., "Chesapeake and Ohio Canal National Historical Park Natural Resource Condition Assessment." (National Park Service, 2014), 19.

4 Beagan, CLR, 14.

his death in 1681.[5] He was a prosperous barrister and senior provincial official who possessed considerable assets by the time of his death. His son, Charles, was the first in the Ridgely line to accumulate land as a form of economic power, owning more than 1,100 acres by the time of his death in 1705.[6]

Northampton and the Construction of Hampton: 1783-1790

In 1745, Charles Ridgely's son, Colonel Charles Ridgely (c. 1700-1772), purchased a 1,500 acre tract of land known as Northampton in Baltimore County, on which he established an ironworks and various farming operations using enslaved and indentured labor.[7] In 1761 Colonel Ridgely and his two sons, John and Captain Charles Ridgely (1733-1790) founded the Northampton Furnace located about a mile north of the current site of Hampton Mansion. The furnace was in operation by 1762 and supplied weaponry, ammunition, and other iron goods to the Continental Army during the Revolutionary War. [8]

Captain Ridgely's profits from the iron works, expanded landholdings and business dealings during the Revolutionary War allowed him to finance the building of an ambitious new country estate known as Hampton.[9] Then referred to as "Hampton Hall," the mansion was constructed between 1783 and 1788 using paid craftsmen, as well as enslaved laborers and indentured servants (see subsequent section, "Chronology of Development and Use").[10] Captain Ridgely died in June of 1790, eighteen months after moving into Hampton with his wife Rebecca Dorsey Ridgely. He was interred in the family cemetery on the estate's grounds east of the mansion.[11]

Governor Charles Carnan Ridgely: 1790-1829

Captain Ridgely's will stipulated that his estate, which included Hampton and the ironworks, be passed to his nephew, Charles Ridgely Carnan, upon condition that he adopt the Ridgely surname.[12] Like his uncle, Charles was a prominent businessman, landowner, and politician in Maryland. He served as a Brigadier General in the state militia in 1794. After serving in both the Maryland House of Delegates (1790-95) and state Senate (1796-1800), General Ridgely was elected Governor

5 Lynne Dakin Hastings, *A Guidebook to Hampton National Historic Site*, ed. Margaret Worrall (Towson, MD: Historic Hampton, Inc.,1986), 3.

6 Robert. T Chase, and Elizabeth Comer, *On the Border of Freedom and Slavery: The Hampton Plantation, the Northampton Ironworks, and the Transformation of Labor, 1740-1948,* Historic Resource Study (Towson, MD:National Park Service, 2013), 15.

7 Chase and Comer, 17.

8 Chase and Comer, 35.

9 Hastings, 7

10 "Hampton National Historic Site: Final General Management Plan and Environmental Impact Statement" (hereinafter GMP) (Towson, MD: National Park Service, 2011), 4.

11 Hastings, 7.

12 Hastings, 8.

of Maryland for three consecutive terms from 1815 to 1817.[13] During his time at Hampton, Governor Ridgely acquired full control over operations at Northampton, and recovered the land that had been bequeathed to other family members by Captain Ridgely's will, and acquired other surrounding land.[14] At the time of his death in 1829, Governor Ridgely owned nearly 350 enslaved people.[15] His will ordered that some be granted either delayed or immediate manumission, and that those who did not meet the age/gender requirements for obtaining freedom be divided amongst his heirs, to remain enslaved.[16]

John C. Ridgely: 1829-1867

Following Governor Ridgely's death, Hampton was bequeathed to his eldest living son, John C. Ridgely. Per his father's will, John was given the mansion and approximately 4,000 acres of land out of his father's original 25,000 acre estate.[17] However, as stipulated in the will, the plantation was left with no farm equipment to work the land. Furthermore, Governor Ridgely manumitted some of his enslaved laborers and bequeathed others to all of his children but John, effectively leaving his son without any form of labor to service the house and the fields.[18] By 1829, the Northampton Ironworks had ceased operations.[19] John's marriage to the wealthy and accomplished Eliza Eichelberger Ridgely, however, significantly funded operations at Hampton, and allowed him to purchase enslaved laborers and farming equipment to continue operations on the plantation.[20]

By the outbreak of the Civil War, John Ridgely owned 61 enslaved workers, the second largest total in Baltimore County.[21] Although they outwardly professed their support of the Union during the War, some of the Ridgelys privately embraced the cause of the Confederacy. His grandson, Henry White, wrote that while John Ridgely "always professed to be a "Union Man," he expressed "marked satisfaction whenever the Southerners won a victory."[22]

Charles Ridgely: 1867-1872

Hampton and its surrounding acreage were bequeathed to John and Eliza's eldest son, Charles Ridgely, following their deaths in 1867.[23] In

13 Ann Milkovich McKee, *Images of America, Hampton National Historic Site* (Charleston, SC: Arcadia Publishing, 2007), 8. Chase and Comer, 103-104.

14 Hastings, 10.

15 Chase and Comer, 113.

16 Ibid., 145,166.

17 McKee, 8.

18 Chase and Comer, 182 and 183.

19 McKee, 9.

20 Chase and Comer, 188.

21 Ibid., 176.

22 "Memoir of Henry White," eTIC, HAMP_390_134047_[id42208], 23.

23 Chase and Comer, 236.

the Summer of 1870, Charles and his wife Margaretta Howard Ridgely left Hampton to educate their children and travel throughout Europe. In March 1872, Charles Ridgely succumbed to malarial fever while in Rome, after which his wife and their seven children returned home to Hampton.[24] The mansion and surrounding outbuildings underwent major improvements under Margaretta's role as mistress of Hampton. She continued to run the diminishing estate until her death in 1904, long after her son, John, inherited the house per his father's will in 1872.[25]

Captain John Ridgely: 1904-1938

Known as Captain Jack for his role as a commanding officer in the Towson Company of the First Maryland Infantry Regiment, Charles and Margaretta's eldest son assumed complete control over the 1,000 acre estate, which included the mansion and surrounding grounds and outbuildings. Captain Jack and his wife Helen West Stewart sold their townhouse and moved into Hampton year-round in 1905, making it their primary residence.[26]

Three Generations of Ridgelys at Hampton: 1904-1945

By the early 20th century, significant property losses and dwindling profits from farming operations left Hampton in a state of decline and no longer the grand estate of earlier times. Helen Ridgely died in 1929, and that same year, Captain Jack and his son, John Ridgely, Jr. established the Hampton Development Company, which sold plots of land on the Hampton estate to housing developers and private owners. The proceeds funded maintenance of the mansion, outbuildings, and extensive grounds.[27] The company was operated by the two Ridgely men until Captain Jack's death in 1938, after which his son and grandson, John Ridgely III were left to run the estate.

Preservation: 1945-Present Day

David E. Finley Jr., the Director of the National Gallery of Art in Washington D.C., visited Hampton in 1944 hoping to acquire Thomas Sully's 1818 painting, "Lady with a Harp: Eliza Ridgely."[28] Impressed by the home's architecture and John Ridgely's expressed concern for its future and preservation, Finley garnered the support of National Park Service (NPS) officials and non-profit leaders to secure Hampton for future preservation.[29] In 1948, the Avalon Foundation gifted $90,000 to the Department of the Interior to "acquire the mansion, some of its

24 Hastings, 17.

25 Charles E. Peterson, *Notes on Hampton Mansion* (College Park, MD: The University of Maryland, 2nd Edition, 2000), xvi.

26 Hastings, 18; GMP, 5.

27 GMP, 6.

28 Julia K. Lehnert, *Hampton National Historic Site Archival Collections, Ridgely Family Papers, ca. 1750-1980, MS001* (Towson, MD: National Park Service, 2003), 6.

29 Ibid.

furnishings, 43.29 acres of surrounding grounds and buildings, and to make some essential repairs to the mansion."[30] Hampton thus became a National Historic Site and unit of the National Park Service on the basis of its "outstanding merit as an architectural monument."[31] The property was subsequently operated by the Society for the Preservation of Maryland Antiquities (SPMA) until 1978.[32] In May 1950, Hampton Historic National Site was opened to the public. NPS became the sole administrator of the property in 1978 and acquired the Farm House and adjacent structures a year later. In 1980, NPS assumed day-to-day operations and management of Hampton National Historic Site.[33]

ARCHITECTURAL CONTEXT

Figure 2.1. Etched window pane in Hampton Mansion second story southwest bedchamber, 2019.

The people who designed, constructed, and occupied Hampton Mansion left a legacy etched on a window pane. Its glass reflects an anecdote of American domesticity. Its muntins frame broader cultural patterns. Handwritten, each inscription imbues the material with traces of humanity, a legible record of the economic, social, and aesthetic choices by which the structure came, and continues, to exist. (Figure 2.1).

America imported its first academic/architect-inspired styles from ancient Rome via the Italian Renaissance as translated by English architects.[34] In the 1700s, pattern books reinterpreted and augmented the classical design principles espoused and illustrated by Italian architect Andrea Palladio two centuries prior.[35] These folios and handbooks offered "assistance to such Gentlemen as might be concerned in building, especially in remote parts of the Country, where little assistance in design

30 Lehnert, 6.

31 GMP, 6.

32 *75 Years with Preservation Maryland* (Preservation Maryland, 2007), 10.

33 GMP, 6.

34 "Pennsylvania Architectural Field Guide," Pennsylvania Historical & Museum Commission, accessed 08/12/2019, http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial.html. Pennsylvania Historical & Museum Commission, 2019.

35 Mary Ellen Hayward and Frank R. Shivers, *The Architecture of Baltimore: An Illustrated History* (Baltimore, MD: John Hopkins Universtiry Press, 2004), 6.

is to be secured."[36] As such, each new English design trend eventually found its way to America.[37]

By the end of construction at Hampton Mansion in 1788, nineteen different booksellers and/or libraries within 100 miles advertised or owned at least one architectural treatise or handbook. Of the 73 unique titles listed therein, Francis Price's *The British Carpenter* (in 11 collections), William Hawney's *The Compleat Measurer* (10), and Abraham Swan's *A Collection of Designs in Architecture* (9) had the largest distributions. Seven booksellers and/or libraries carried *Palladio Londinensis* by William Salmon, *The Four Books of Andrea Palladio's Architecture* by Isaac Ware, and *The Builder's Jewel* by Batty Langley. Edward Hoppus' *The Gentleman's and Builder's Repository*, and two other Langley books, *The Workman's Golden Rule*, and *The City and Country Builder's and Workman's Treasury of Designs*, made it onto five such lists. Colen Campbell's *Vitruvius Britanicus* was also available at the time,[38] and may have also influenced the design of Hampton Mansion.

Although the private libraries of their contemporaries included these, and many other titles, the contents of collections kept by Captain Ridgely and Hampton Mansion builder, Jehu Howell, remain unknown.[39] The aforementioned titles, nevertheless, provide an ample sample of designs correlated to features of Hampton Mansion (Figure 2.2–2.5).

The popularity and propagation of pattern books tended to homogenize architectural ideals during the Georgian era (1700–1800).[40] Throughout the colonies, structures featured classical elements (e.g. columns, cornices, dentils, quoins, and architraves) a strict horizontal symmetry, and vertical alignment. Within these broad parameters, however, local circumstances gave rise to distinct regional variation.

Around the Chesapeake Bay, economic and social conditions developed a unique plantation architecture. Overlooking independent estates, these prominent structures commonly included an imposing one- or two-story stone or brick façade with water table/belt courses, and a projecting central front-gable portico or entry porch with pediment. On both sides of a paneled front door, one to three horizontally and vertically aligned windows contained 6-12 pane, double-hung sashes with thick wooden muntins.[41] Paired double (interior or exterior) end

36 Fisk Kimball, *Domestic Architecture of the American Colonies and of the Early Republic* (New York: Dover Publications, 1966), 56-60.

37 Ibid.

38 Janice G. Shimmelman, "Architectural Treatises and Building Handbooks Available in American Libraries and Bookstores through 1800." Proceedings of the American Antiquarian Society 95, no. 2, 1986, accessed 09/16/2019, https://www.americanantiquarian.org/proceedings/44539363.pdf.

39 Daniel D. Reiff, *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950: A History and Guide* (University Park, PA: Pennsylvania State University Press, 2000), 42-43.

40 Kimball, 61-64.

41 "Pennsylvania Architectural Field Guide," 2019.

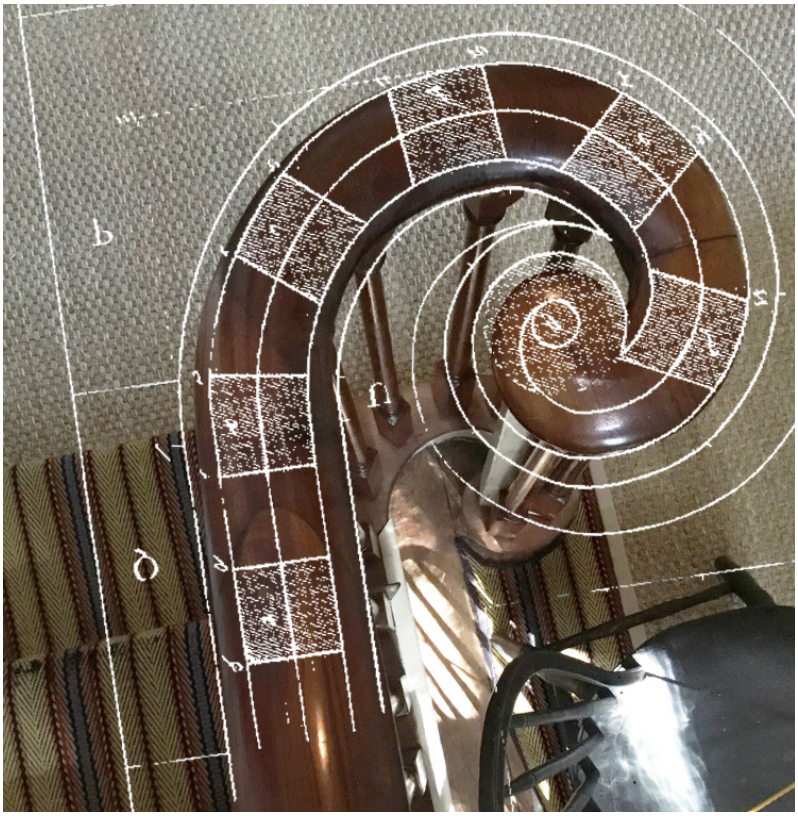

Figure 2.2. Overlay of Francis Price spiral over Hampton Mansion's handrail volute (Francis Price, *The British Carpenter*, Plate Y, 1733, accessed 09/07/2019, https://archive.org/details/britishcarpenter00pric/page/n8).

Figure 2.3. Overlay of Palladian Window and Ionic Modillions (Edward Hoppus, *The Gentleman's and Builder's Repository*, Plate 10 and 45, 1784, accessed 09/07/2019, https://babel.hathitrust.org/cgi/pt?id=gri.ark:/13960/t72v67k6n&view=1up&seq=11).

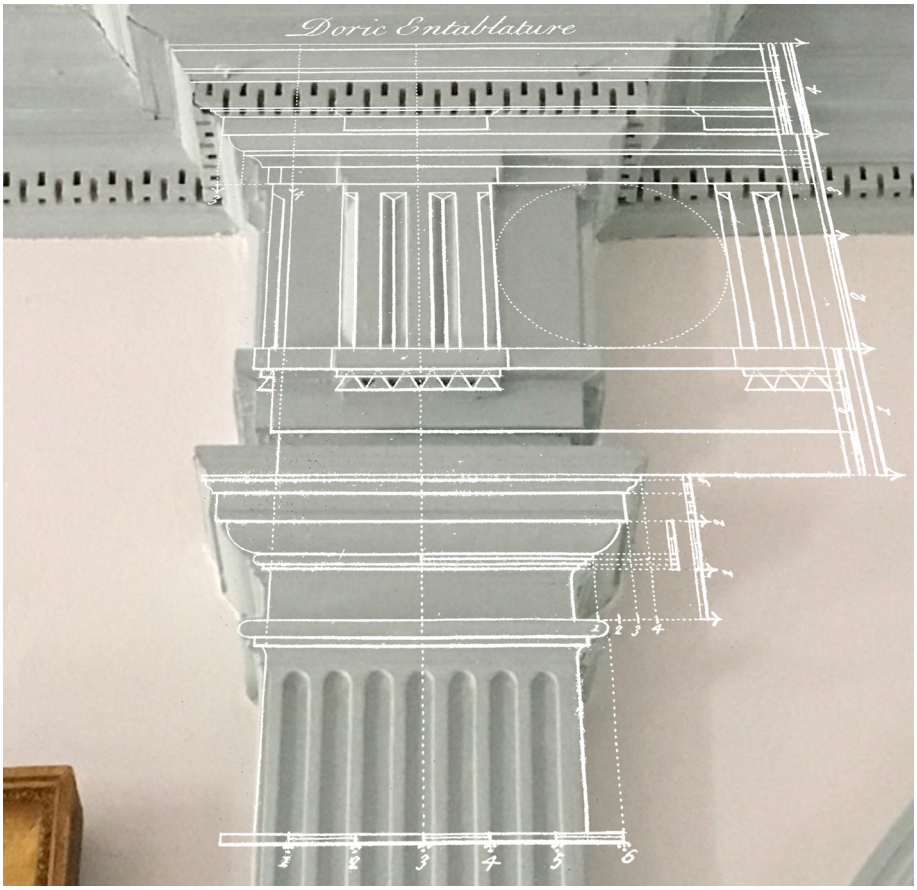

Figure 2.4. Overlay of Doric Entablature (Edward Hoppus, *The Gentleman's and Builder's Repository,* Plate 6, 1784, accessed 09/07/2019, https://babel.hathitrust.org/cgi/pt?id=gri.ark:/13960/t72v67k6n&view=1up&seq=11).

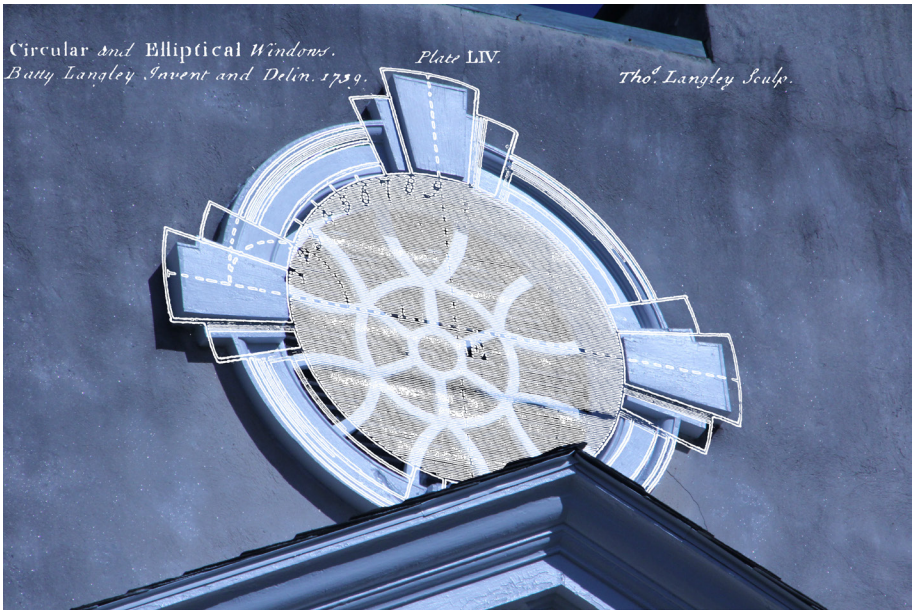

Figure 2.5. Overlay of Batty Langley's elliptical molded wooden frame over Hampton Mansion's ""trompel'oeil" ('fooling of the eye'') a false window with and painted glazing on the central block chimneys (Batty Langley, *The City and Country Builder and Workman Treasury of Designs,* 1745, accessed 11/07/2019, https://archive.org/details/gri_33125001119193/page/n51).

Figure 2.6. "William Paca House" – Front Elevation - 186 Prince George Street, Annapolis, Anne Arundel County, MD (Historic American Buildings Survey, HABS MD-253, 1936, accessed 12/12/2019, https://www.loc.gov/item/md0052/).

chimneys, prominent dormers, and end pediments accompanied full-story side-gable roofs.[42]

The distinctiveness of plantation architecture followed a preference for precedence. The gentry maintained order by emulating each other. A provincial building, or the domicile of a prominent planter could inspire a generation of structures. The Governor's Palace in Williamsburg, Virginia, for instance, set an early standard for many two-story, Georgian-style houses with symmetrical flanking dependencies throughout the colony.[43] The archetypal architecture of Annapolis, Maryland made similar impressions on would-be builders. As a legislator there throughout the 1770s and 1780s, Capt. Charles Ridgely had access to the 1765 William Paca House (Figure 2.6), the 1773 Brice House (Figure 2.7), and the 1774 Hammond-Harwood House (Figure 2.8), all within blocks of the Maryland State House. These large late-Georgian style five-part-plan status symbols embodied the respective political, military, and commercial success of each owner.

The gentry, nevertheless, most often emulated structures closer to home, those of their neighbors, kinsfolk, and business associates.[44] Capt. Charles Ridgely had access to many such examples. Perry Hall, the home of his wife's cousin, Harry Dorsey Gough, for one, provided a

42 Virginia and Lee McAlester, *A Field Guide to American Houses* (New York, NY: Knopf, 1984), 139.

43 Carl R. Lounsbury, "The Design Process" The Chesapeake House, (Chapel Hill: The University of North Carolina Press, 2013), 79-80.

44 Lounsbury, 68-70.

Figure 2.7. "James Brice House" – Main (South) Elevation – 42 East Street, Annapolis, Anne Arundel County, MD (Historic American Buildings Survey, HABS MD-247, accessed 12/12/2019, https://www.loc.gov/resource/hhh.md0016.photos/?sp=11).

proximate (seven miles away) and in-progress (1773-1784) example of a similarly formed and styled plantation house.[45] In fact, early observers of the two called Perry Hall the "sister home" of Hampton Mansion (Figure 2.9).[46]

Although not a perfect prototype, the structure most closely related to Hampton mansion shares its provenance. In fact Charles Ridgely's house on Patapsco Neck (1773-1776), constitutes the only other known work of Hampton Mansion builders Jehu Howell and William Richardson.[47] The only contemporaneous image of Ridgely's Patapsco Neck home depicts a three-bay single-block structure with third-story dormers on a hipped roof.[48] Described as a "very large brick one (house)"[49] its walls supported the house's most notable feature, a cupola befitting its maritime setting.[50] In the decade before the War, Capt. Ridgely retired

45 John W. McGrain, and Loise K. Lantz, "Perry Hall," National Register of Historic Places Inventory – Nomination Form, (Towson, MD: Landmarks Preservation Commission, Office of Planning & Zoning, 1980), accessed 12/18/2019, https://mht.maryland.gov/secure/medusa/PDF/NR_PDFs/NR-622.pdf.

46 Sean Kief, "History of the Perry Hall Mansion," (Baltimore, MD: Perry Hall Mansion, Inc., 2009), accessed12/08/2019, www.historicperryhallmansion.org/pages/themansion.html.

47 Snell, Hampton Mansion, Historic Structure Report (1980) p.28.

48 Lewis Brantz, *Survey of the River Patapsco and Part of Chesapeake Bay* (Baltimore, MD: F. Lucas Jr., 1819), accessed 10/03/2019, https://www.loc.gov/item/76697576/.

49 "Dreaded Alarm," Star-Spangled Banner National Historic Trail, National Park Service, Wayside Exhibit.

50 Liston, Kathy Lee Erlandson. "The House the Todds Built: Preliminary Investigations into Todd's Inheritance on the Patapsco Neck" Baltimore County History Trails (1997) VOL. 32, No. 1&2, Pg. 3.

Figure 2.8. "Hammond-Harwood House" – Main Elevation - 19 Maryland Avenue & King George Street, Annapolis, Anne Arundel County, MD (Historic American Buildings Survey, HABS MD-251, accessed 12/12/2019, https://www.loc.gov/resource/hhh.md0035.photos/?sp=2).

from seafaring, but remained heavily engaged in marine mercantilism. [51] A "steeple like lookout" give him, "a most perfect view" of his domain, the Chesapeake Bay (Figure 2.10) and (Figure 2.11).[52]

During the American Revolution, the Northampton Furnace furnished more than arms. Despite the termination of his transatlantic trading, Captain Charles Ridgely amassed wealth from the military-preindustrial complex. This domestic market afforded Charles Ridgely a new dominion over which to reign: the land called Hampton; a new mansion; and the people he enslaved. The Georgian-style architecture of Hampton Mansion derived from the architectural treatises of the time, reflected Captain Ridgely's status and control of his domain.

51 Hoyt, Jr. William D. "Captain Ridgely's London Commerce, 1757 to 1774." *Americana*, Vol. XXXVII (New York, NY: The American Historical Company, Inc., 1943) p.326, accessed 10/04/2019, https://archive.org/details/americana37amer/page/386.

52 "Dreaded Alarm," Star-Spangled Banner National Historic Trail, National Park Service, Wayside Exhibit.

Figure 2.9. "Perry Hall" – From the East - Home of Harry Dorsey Gough, who shared a grandfather with Captain Charles Ridgely's wife, Rebecca (Francis, Guy, Oil on Canvas, detail, ca. 1805. Baltimore, MD: Maryland Center for History and Culture, accessed 12/08/2019, https://www.mdhistory.org/digital-resource/4272/).

Figure 2.10. Charles Ridgely's house on Patapsco Neck, Baltimore, MD (Annie Leakin Sioussat, *Old Baltimore*, The Macmillan Co.: 1931; source: Star-Spangled Banner National Historic Trail, NPS, Wayside Exhibit).

Figure 2.11. Lewis Brantz, *Survey of the River Patapsco and Part of Chesapeake Bay* showing Charles Ridgely's house on Patapsco Neck – "Mark for the Swatch Channel for vessels drawing 10 Feet: a small building near Ridgely's house on the Bay side with a remarkable forked Tree in the woods behind." (Baltimore, MD: F. Lucas Jr., 1819, accessed 10/03/2019, https://www.loc.gov/item/76697576/).

SOCIAL PARTITIONING OF SPACE AT HAMPTON

While many architectural features of Hampton Mansion are typical of Georgian houses in the Chesapeake region, other factors informed the interior function and floor plan of the house. Several physical alterations have been made to Hampton over the years, and many of them directly impacted how Hampton's enslaved population worked in and moved between the domestic service areas and the more public-facing spaces. Although some background on slavery at Hampton will be provided, the purpose of this section is to analyze the institution in relation to the house and the physical mark it had on the floor plan. The design, construction, and function of Hampton were all influenced on some level by the separation of public and private space, and how enslaved laborers were allowed to circulate between the two.

Figure 2.12. Head waiter Tom Brown in Hampton's dining room, ca. 1895 (HAMP 20285).

Enslaved Labor at Hampton

The Ridgely family directly benefited from the institution of slavery from as early as 1745, when Colonel Ridgely directed enslaved and indentured laborers to clear the land at his newly acquired Northampton property.[53] From there, the Ridgelys' use of enslaved labor grew significantly. Colonel Ridgely owned 38 slaves at the time of his death in 1772; by 1783, 130 slaves were enumerated at the holdings of his son, Captain Ridgely.[54] In the 1820s, at the height of Hampton's prosperity, over 340 enslaved laborers lived and worked on the plantation.[55]

The household staff at Hampton averaged about twelve enslaved people that included cooks, waiters, coachmen, housekeepers, washerwomen, nurses, and nannies.[56] With family, friends, and other guests constantly staying at the house, many of the house "servants" (as the Ridgelys called them) were kept busy and were likely kept

53 Beagan, CLR, 17.

54 R. Kent Lancaster. "Almost Chattel: The Lives of Indentured Servants at Hampton-Northampton, Baltimore County." *Maryland Historical Magazine*, Vol. 95, 4, Fall 1999. Charles W. Snell, "Historic Structure Report – Historical Data Section: Hampton Mansion and Garden, 1783-1909" (Denver Service Center: NPS/USDOI, 1980). 22.

55 McKee, 7.

56 Cheryl LaRoche. "Forced Labor at Hampton", ArcGIS Story Maps. https://www.arcgis.com/apps/Cascade/index.html?appid=acba518f81254ed790a159e68323d3e0.

on call at all hours.[57] Waiters and head housekeepers held more visible positions within the house, which meant more interaction with the Ridgely family and so they received higher quality clothing (Figure 2.12). As head waiter in the 1830s through 1860s, Mark Posey was the most visible house servant and was often the recipient of John Ridgely's hand-me-downs. Senior coachmen and junior drivers, like Nathan Harris, were also considered house servants. Because of their highly visible position, they wore expensive, custom-made livery coats that displayed the Ridgelys' wealth and status wherever they were transported (Figure 2.13).[58]

Figure 2.13. Coachman Tilghman Davis's livery coat and Tom Brown's cape. The uniform is labeled with the date 1888. Davis had been formerly enslaved at Hampton. (Jonathan Michael Square, PhD. "Spectrum of Fashion," Exhibition. Maryland Center for History and Culture, Baltimore, MD).

There is little conclusive information regarding the living and sleeping quarters of Hampton's enslaved domestic workers. The only extant slave quarters at the site are two rubble stone masonry buildings on the Home Farm property (Figure 2.14). Constructed around 1854, these quarters were erected during a period

Figure 2.14. Northern of the two extant duplex slave quarters (constructed circa 1854) at Hampton's Home Farm property, 2019.

57 John Michael Vlach. *Back of the Big House: The Architecture of Plantation Slavery.* (Chapel Hill, NC: University of North Carolina Press, 1993), 19.

58 Jonathan Michael Square, PhD. "Spectrum of Fashion," Symposium. Maryland Center for History and Culture, Baltimore, MD.

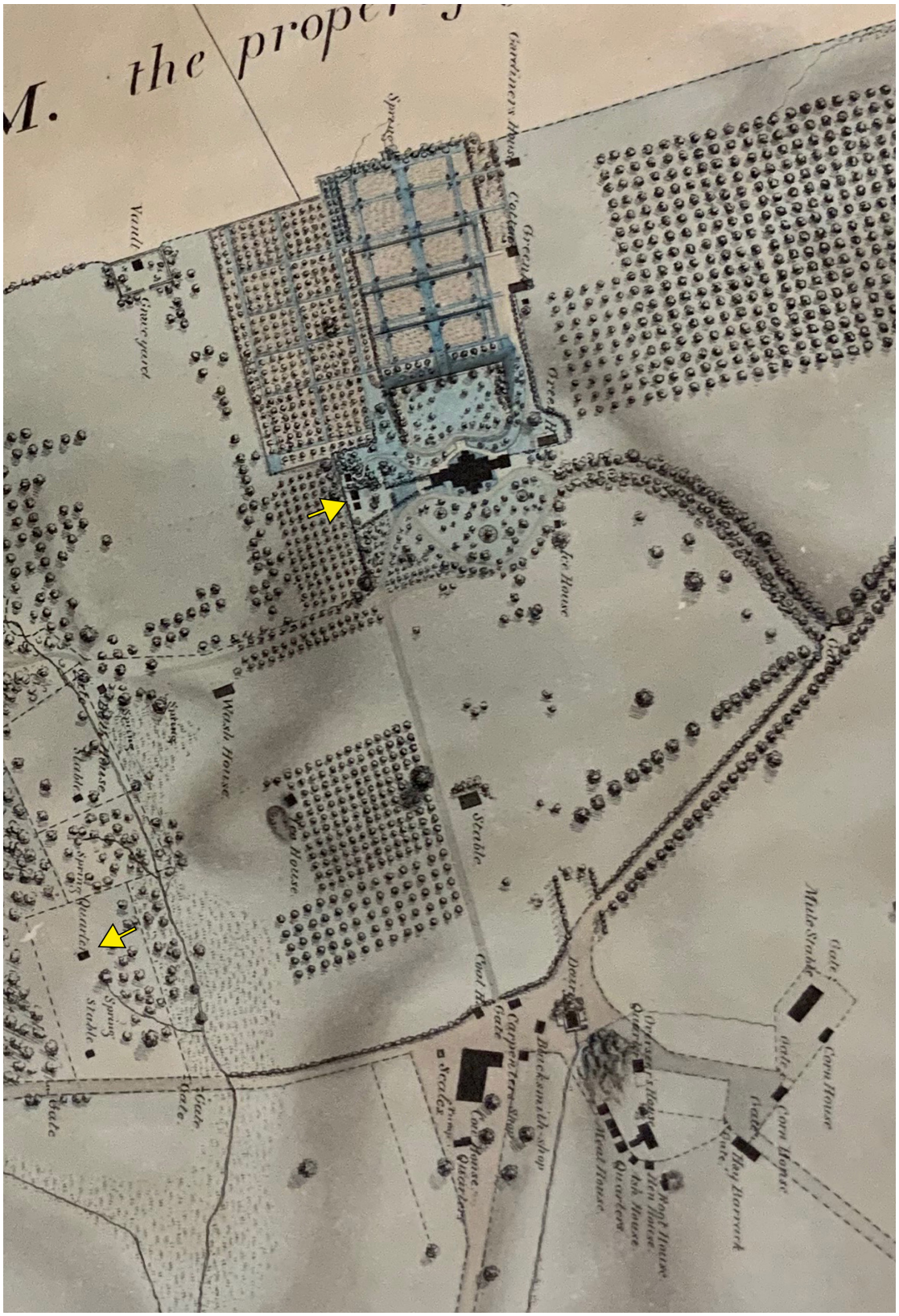

Figure 2.15. Three outbuildings immediately east of the mansion, as shown on the 1843 Joshua Barney map. A quarters building between the two stables further east is also present (HAMP 21905, detail).

Figure 2.16. (left) Nancy Davis with Eliza Ridgely III, the daughter of Charles and Margaretta Howard Ridgely, ca. 1863. Nancy was formerly enslaved on a neighboring plantation. After she became free, she served as a nursemaid for the Ridgelys for many years (HAMP 6301).
Figure 2.17. (right) The Octagon Building ca. 1895, the original gas house, which once stood east of the mansion was converted to housing for domestic workers when the new gas house was built in 1873 (HAMP 20272).

when slave owners were improving housing for enslaved laborers, in order to legitimize the continued practice of slavery. Such improvements also stemmed from a paternalistic idea that better care for laborers was morally right, while also leading to higher production and thus better profits.[59] At Hampton John Ridgely embraced the concept of *ferme ornée* in which the farm is designed for both utility and beauty. It was during that period that the stone quarters with decorative barge boards and scalloped fascia boards were built. At the same time other aesthetically pleasing farm buildings were constructed and existing buildings were improved at Hampton's lower farm.[60] The fact that the farm buildings were quite visible from the mansion was certainly one factor in the improvements to the farm buildings and quarters for enslaved workers. It is likely the stone quarters are not indicative of the quality of housing provided to Hampton's enslaved people in earlier decades. On Joshua Barney's 1843 map of Hampton, three unlabeled outbuildings are located east of the mansion. Although they match the location of three extant service outbuildings, it is possible that these structures once served a more domestic purpose. Another quarters is located further east near the stables, still some distance from the mansion (Figure 2.15).

A two-story octagonal structure, erected on the east side of the mansion in the mid-nineteenth century, once served as quarters for some domestic

59 Cary Carson and Carl L. Lounsbury, ed. *The Chesapeake House* (Chapel Hill, NC: The University of North Carolina Press, 2013), 173.

60 Beagan, CLR, 43-44.

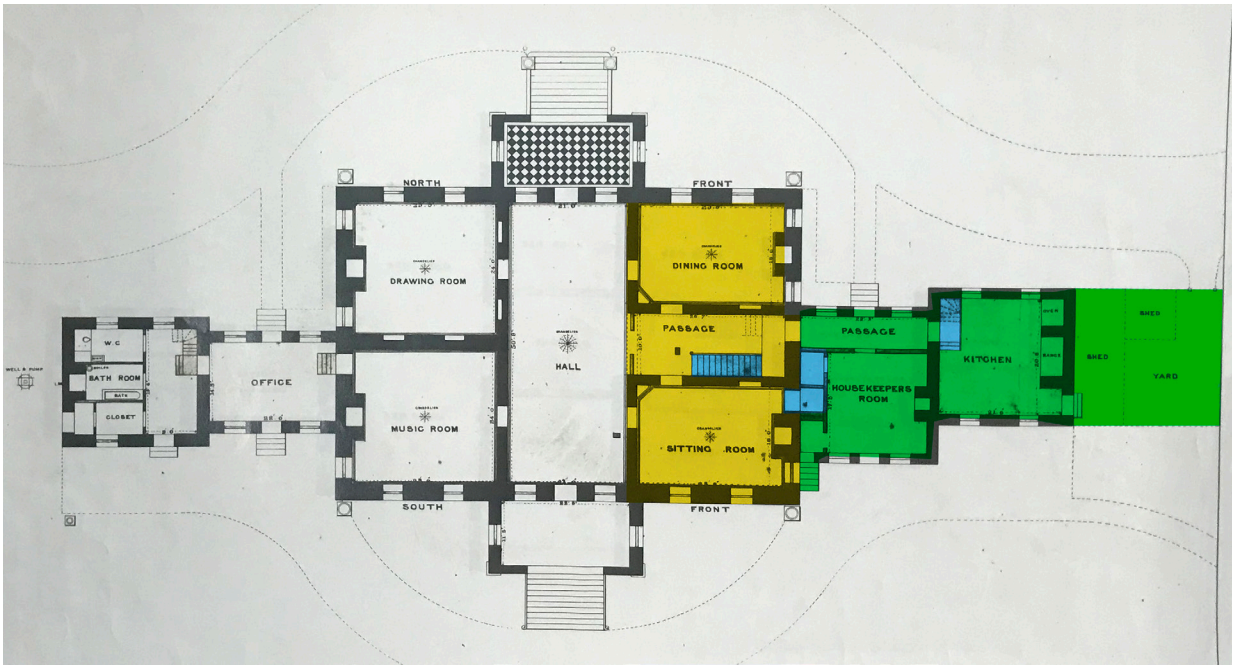

Figure 2.18. The East Wing and Hyphen of Hampton Mansion housed domestic services for the house (highlighted in green). Passages and stairs (blue) allowed laborers to move more discreetly between service areas and more public-facing rooms (yellow) (Laing, 1875, HAMP 28332b).

workers after the early 1870s.[61] Nancy Davis, the only formerly enslaved person buried in the Ridgely family cemetery, lived in the upper story of the Octagon Building (Figures 2.16 and 2.17). In 1908 when Nancy was dying, Helen West Stewart Ridgely (wife of Hampton's fifth master, John Ridgely) had her switch rooms with waiter Thomas Brown, who lived on the first floor.[62] Whether Davis was offered a room in the mansion so the family could look after her is not known. The fact that Davis wasn't moved to the mansion may indicate a larger pattern of how enslaved people and servants were regarded and housed at Hampton. It also reflects the typical pattern of the late nineteenth through mid-twentieth century for housing of domestic servants in the South.[63]

Circulation and Traffic Patterns

FIVE-PART PLANTATION HOUSE TYPOLOGY

Comprised of two wings connected to a Main Block by hyphens, the five-part layout of Hampton Mansion is not uncommon for late-eighteenth-century Chesapeake plantation houses. As was typical of many Chesapeake houses from this period, the Main Block's first story was reserved for public spaces—the central Great Hall, with adjoining Drawing Room, Parlor, Stair Hall, and Dining Room. Hosting and entertaining visitors and guests, and showing off status and wealth was a crucial part of society for the Chesapeake upper class during

61 Hastings, 65.

62 Helen Ridgely Diary, April 19, 1908 and April 20, 1908; transcription, HAMP Archives.

63 Interview with Gregory Weidman, August 21, 2019.

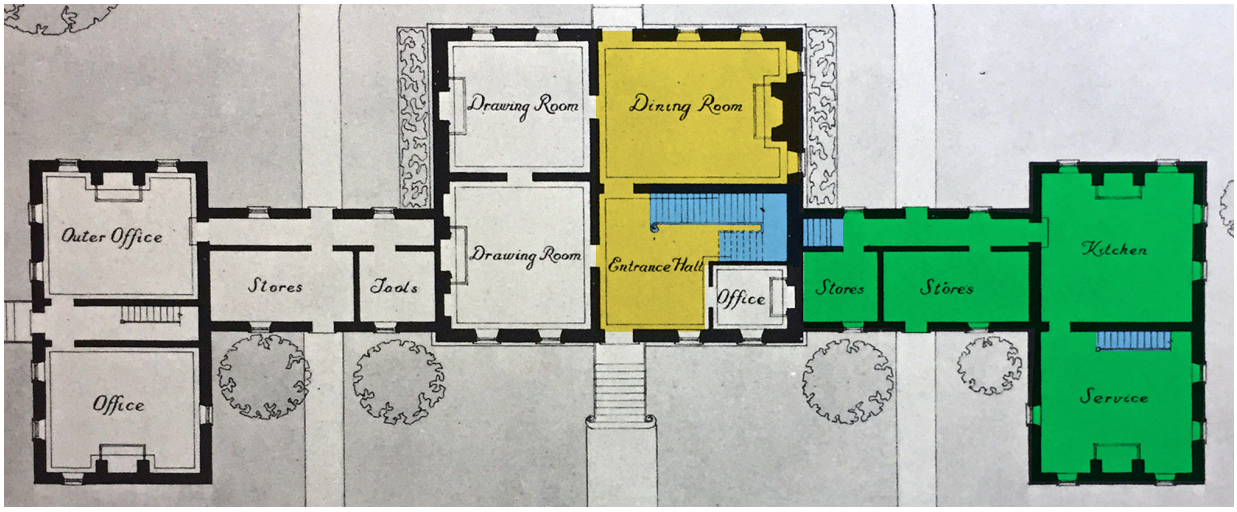

Figure 2.19. Circulation of Brice House, Annapolis, Maryland (*Great Georgian Houses of America*, Mineola, NY: Dover Publications, 1970).

the late 1700s. The parlor and dining room were often located on the same side of the hall in order to create a "coherent entity" of the most public rooms.[64]

The dining room required a kitchen and pantry to properly serve and entertain both family and guests. These service areas were often located in the wings, or other ancillary areas, with access to spaces like the dining room and bedchambers through discrete, secondary routes. These passages allowed domestic workers to move relatively unnoticed through the house by reducing travel through public rooms. Secondary entrances to the wings and hyphens further segregated domestic service areas from those spaces occupied by the family and their guests. This spatial relationship between public and service spaces developed out of an increased uneasiness in the Chesapeake region over seeing servants and enslaved people within the house; it was a way to continue utilizing forced labor while reducing the visibility of the people performing the work (Figure 2.18).[65]

Other houses with similar floor plans and circulation patterns as Hampton include:

- Brice House (ca. 1766-1773, Annapolis) (Figure 2.19)
- Mount Clare (ca. 1754-1760, Baltimore County) (Figure 2.20)
- Tulip Hill (1776, Galesville, Anne Arundel County) (Figure 2.21)

In addition to the five-part hyphenated form, these houses share the following characteristics: 1) the kitchen and other service areas isolated to the wings and hyphens; 2) service areas in close proximity to the dining

64 Carson and Lounsbury, 138.

65 Carson and Lounsbury, 96.

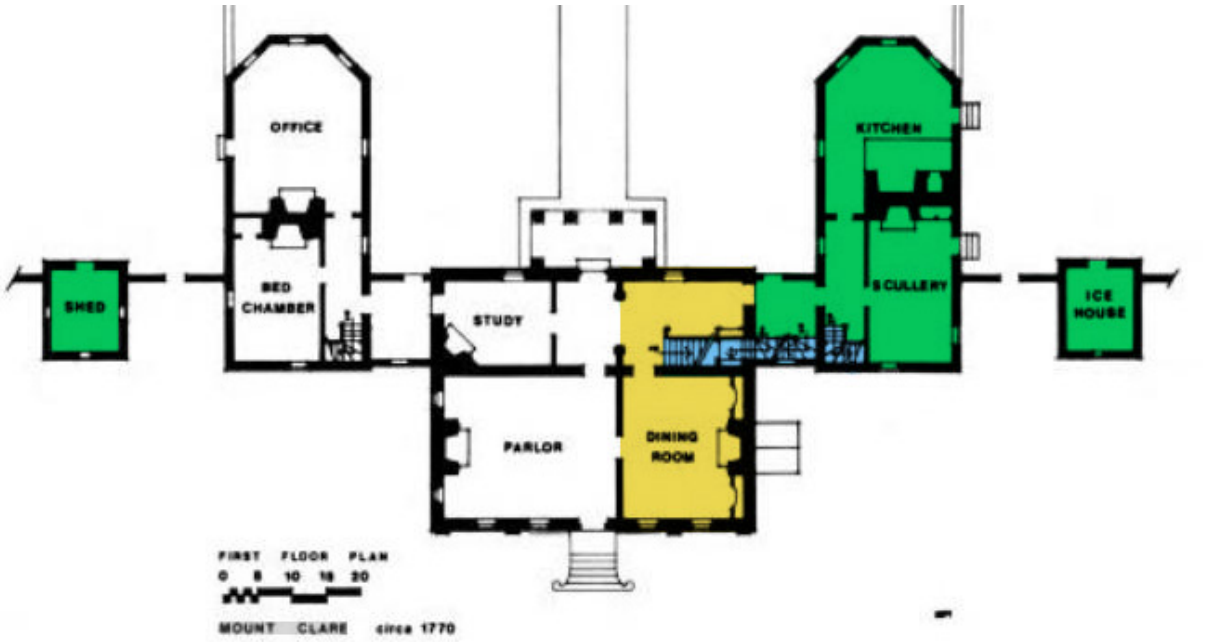

Figure 2.20. Circulation of Mount Clare, Baltimore County, Maryland. (Drawing by Michael F. Trostel, *Mount Clare: Being an Account of the Seat built by Charles Carroll, Barrister, upon his Lands at Patapsco.* Baltimore, MD: National Society of Colonial Dames of America in the State of Maryland, 1981).

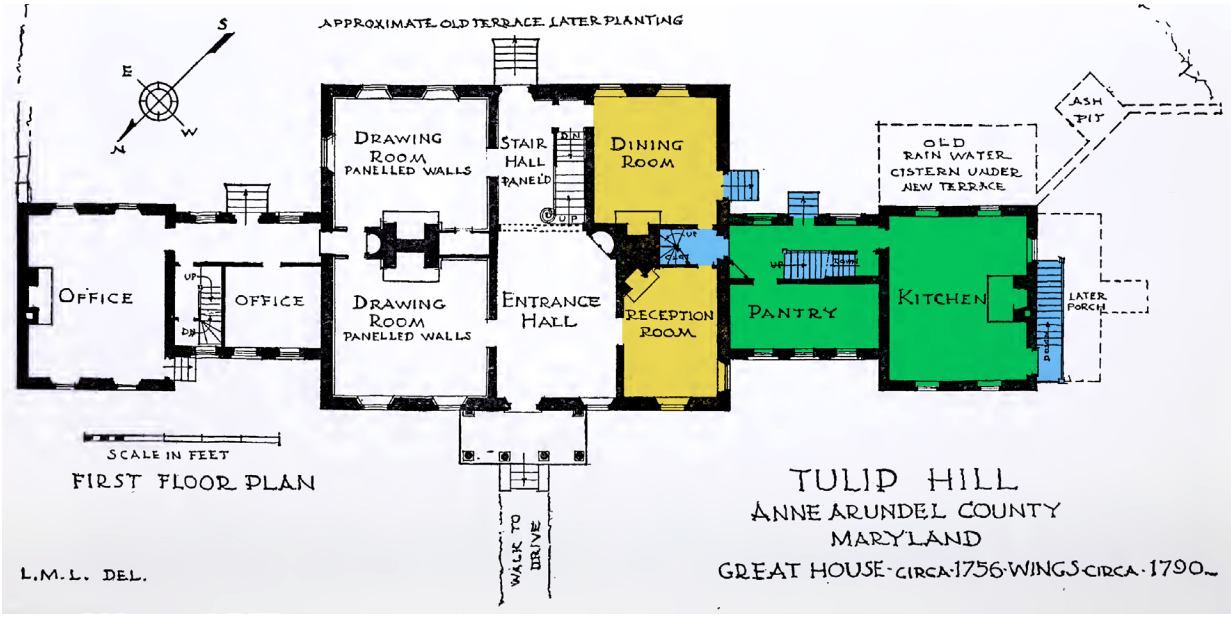

Figure 2.21. Circulation of Tulip Hill (Anne Arundel County, Maryland). ("Tulip Hill, Anne Arundel County", by L. Morris Leisenring, *Maryland Historical Magazine*, Vol. XLVII, No. 3. September 1952, 198.)

Figure 2.22. (left) The back stairs (ST103), located in Hampton's East Hyphen, 2019.
Figure 2.23. (right) Remnants of Hampton's bell system have been found on every floor of the mansion, 2019.

room; and 3) a secondary passage and/or stair to give domestic workers discrete access to other more private spaces of the house without being seen, such as the bedchambers. However, some enslaved servants were regularly and prominently visible, especially waiters and coachmen. Their clothing was a symbol of the owners wealth and status (Figure 2.13).

MAIN BLOCK

The first floor of Hampton's Main Block is comprised of four rooms and a side stair hall that flank a central hall. The East Wing and Hyphen are accessible through a Stair Hall (Room 102) tucked between the two eastern rooms. This Stair Hall was utilized by the family, as well as by guests who were invited to some of the public-receiving areas on the second story.[66] The Stair Hall's original open-arched entrance was enclosed shortly after the mansion's construction. While it may not have been the Ridgelys' only intention (cordoning off the Stair Hall could have lessened drafts and noise traveling between the floors) this alteration limited access to the more private rooms and service areas, namely the upper story bedchambers and the East Wing.[67]

EAST WING AND HYPHEN

The original construction of Hampton Mansion included two hyphenated wings at the east and west ends of the house. The first floor of the East Hyphen originally served as a pantry; the East Wing housed the Kitchen and a loft that may have served as the cook's quarters or food storage.[68]

66 National Register of Historic Places, Hampton National Historic Site, Towson, Baltimore County, Maryland, National Register #66000389 (hereinafter NR #66000389)

67 Carson and Lounsbury, 144.

68 NR #66000389.

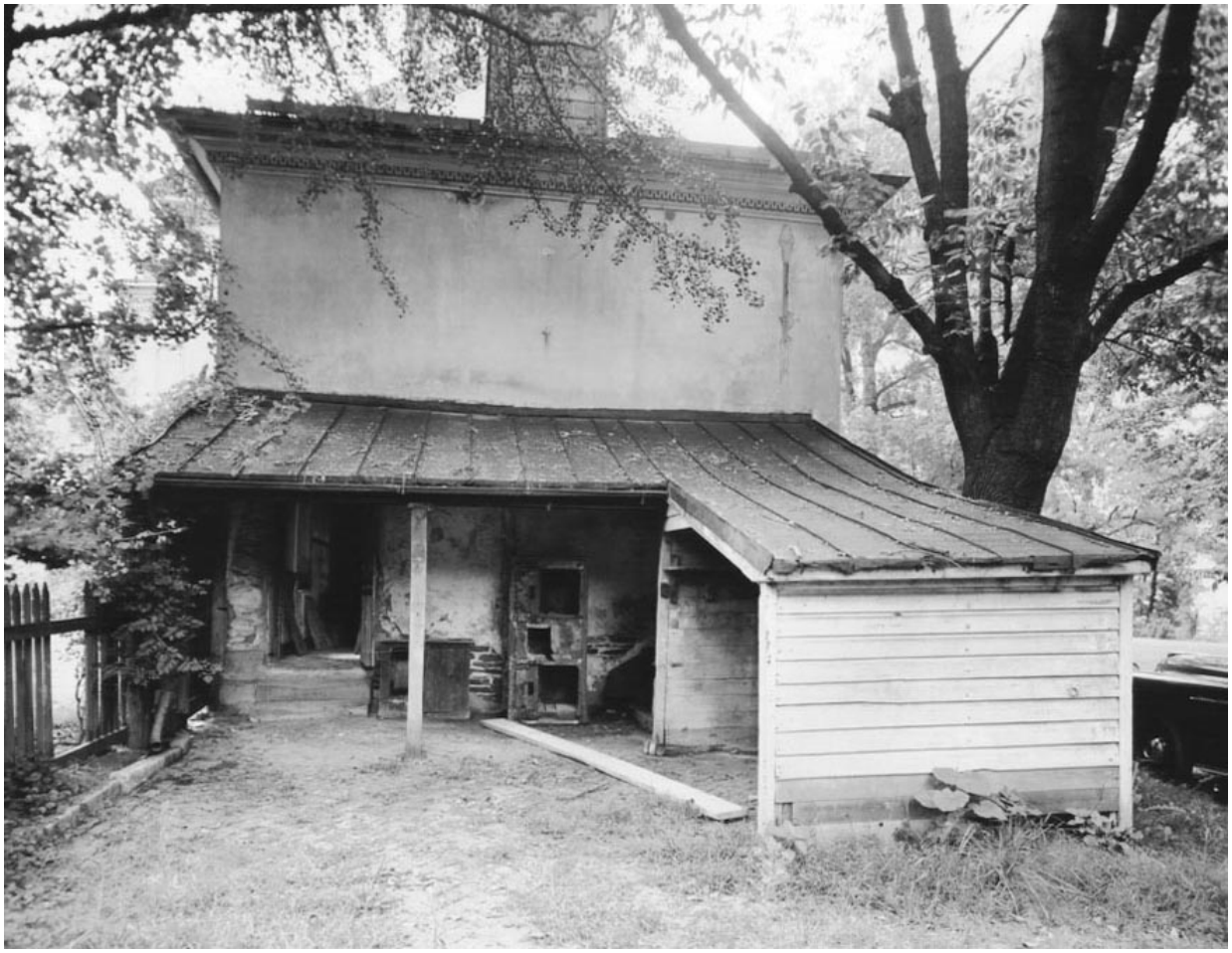

Figure 2.24. The Kitchen Shed extended from the east elevation of Hampton's East Wing. It was removed around 1950 (1949 photograph, HAMP 20455).

Although traditionally in the region the cook slept in the kitchen loft, there is no conclusive evidence whether this was practiced at Hampton. As noted in the 1875 Laing floor plan, the wing and hyphen were referred to as the Kitchen and Housekeeper's Room, respectively (Figure 2.18). At that time, the head housekeeper was a paid white German woman.[69] She apparently occupied the Housekeeper's Bedroom on the second story of the East Hyphen (Room 210). Since research indicates that the bedroom was not finished until ca. 1870, it is not likely that it was ever occupied by an enslaved housekeeper.

At around 1810-1815, Governor Ridgely altered the East Hyphen to further separate the house's domestic service areas from its public spaces. The hyphen was extended approximately 14 feet south to better accommodate the hallway (Room 111) and Butler's Pantry (Room 109).[70] A back stair on the west side of the hyphen (ST103/203) enabled direct access to the southeast rooms on the first and second stories of

69 Interview with Gregory Weidman, August 21, 2019. Source:"Traditions" manuscript by Helen W. S. Ridgely, c. 1910, Hampton Archives, J. Paul Hudson Papers, HAMP 22802.

70 McKee, 8.

the Main Block (Figure 2.22). In the Dining Room the conversion of an east window opening to a doorway and the addition of a small stair created a secondary entrance between the Butler's Pantry and the Dining Room.[71] These alterations focused the hub of domestic service activity in the East Wing and Hyphen, and created alternate circulation routes that avoided movement through the stair hall and the public rooms of Hampton's Main Block. Domestic workers used the servant stair and Dining Room egress to move discretely and efficiently, out of sight of the family and guests.

A call-bell system was installed during or shortly after the mansion's original construction. These systems became more common following the Revolutionary War as a means of further reducing the visibility of servants and enslaved people within the house.[72] The bells in Hampton's system are located in the East Hyphen over the north exterior entrance, outside the butler's pantry. Maintenance on the bell system was recorded from 1792 to at least 1865, indicating its continuous use through that period (Figure 2.23).[73]

Before the mid-1830s, the Kitchen Shed (formerly known as the Summer Kitchen) addition was constructed outside the Kitchen's east exterior door. At the time it was demolished in ca. 1949, the Kitchen Shed was an L-shaped structure that opened to the courtyard to the south (Figure 2.24). In the first half of the nineteenth century, it was typical for detached kitchen buildings to serve as the main cooking area for Chesapeake plantation houses. The creation of such spaces was a documented method implemented by plantation owners to further push service functions and enslaved laborers out of the house.[74] Summer kitchens also functioned to increase fire safety and reduce the heat from cooking in the main house by moving those functions to an outside structure.

WEST WING AND HYPHEN

The West Wing and Hyphen were constructed as two separate rooms, with an office housed in the hyphen and a possible laundry in the West Wing. Besides Arthur Norgard's speculative 1933 floor plan, there is little documentary evidence of a laundry inside the house (Figure 2.25). However, around 1798, wooden water pipes were laid, supposedly connecting the property's springs to the East and West Wings of the house.[75] The presence of a very large fireplace, as well as an underground cistern in close proximity, also argues for the West Wing's original function as a laundry. On the 1843 Joshua Barney map, a large wash house is extant some distance from the east side of the mansion, and bathing rooms were present in the West Wing by the 1850s. Any relation

71 NR #66000389.

72 Carson and Lounsbury, 154.

73 Snell, 125.

74 Carson and Lounsbury, 163-164.

75 Snell, 125.

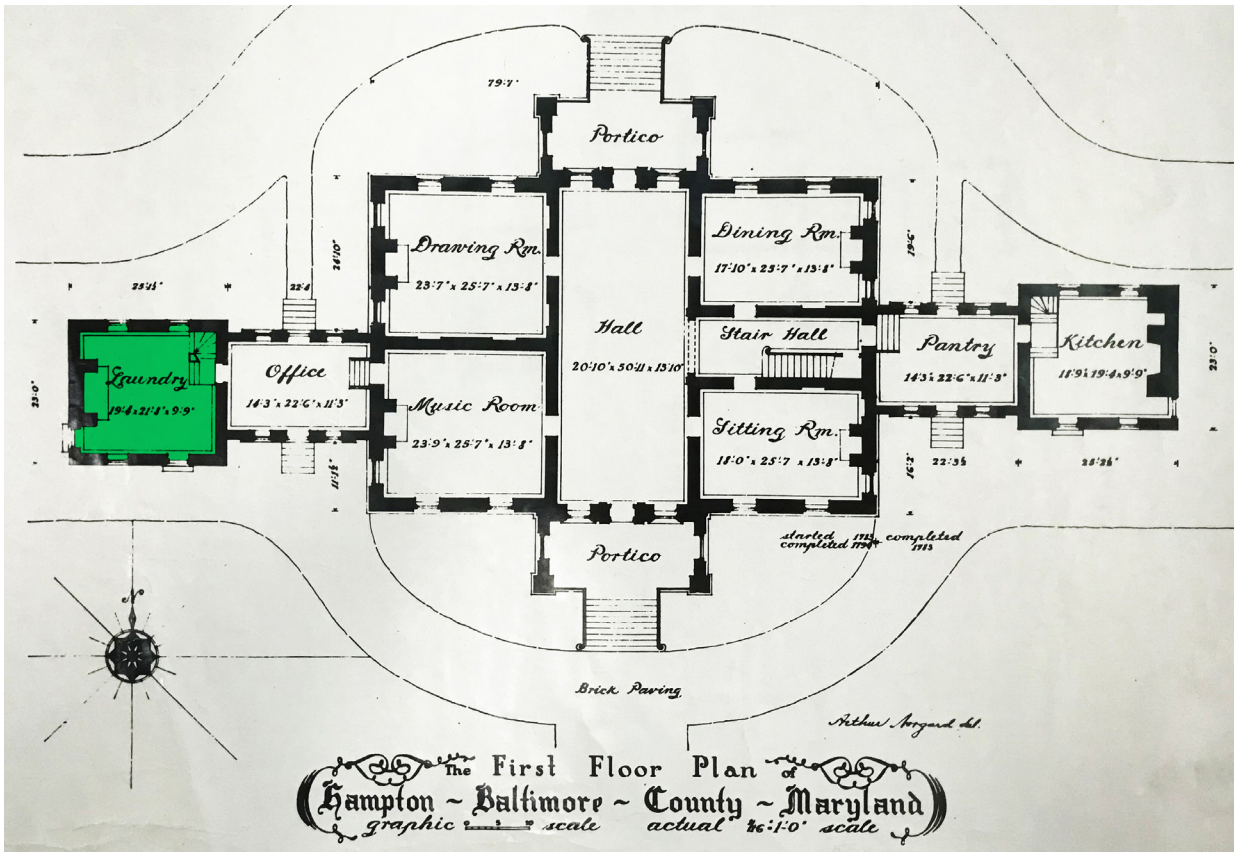

Figure 2.25. A floor plan drawn by Arthur Norgard suggests there was once a laundry room in the West Wing of Hampton Mansion. (*Great Georgian Houses of America* (New York, 1933-1937)).

it might have to the existence or change in function of a laundry in the West Wing is unknown.

SECOND AND THIRD FLOORS

Hampton's second story primarily housed the Ridgely family's bedchambers, while visiting relatives and guests slept on both the second and third stories.[76] Nurses and nannies tended to infants, children, and sick members of the Ridgely family. Some enslaved children—typically those of the enslaved house staff—also had responsibilities within the house, such as cleaning, accompanying the Ridgely children, and caring for them or their pets.[77] A wine room on the third floor was utilized for storage of Madeira and would have been accessed by the head waiter.[78]

The presence of brass locks on the third-story bedroom doors, as well as bell pulls in the chambers, calls into question the notion that enslaved people were quartered there.[79] It seems unlikely the Ridgelys would house enslaved people in spaces that—with locking doors and on-demand

76 NR #66000389.

77 LaRoche "Forced Labor at Hampton."

78 John Laing, Engineer & Architect, Hampton, Plan of Third Floor. 1875 (HAMP 28332d).

79 Mark Wenger and Eric Gradoia. "Architectural Investigation: Hampton National Historic Site" (Mesick Cohen Wilson Baker Architects, June 2007), 30.

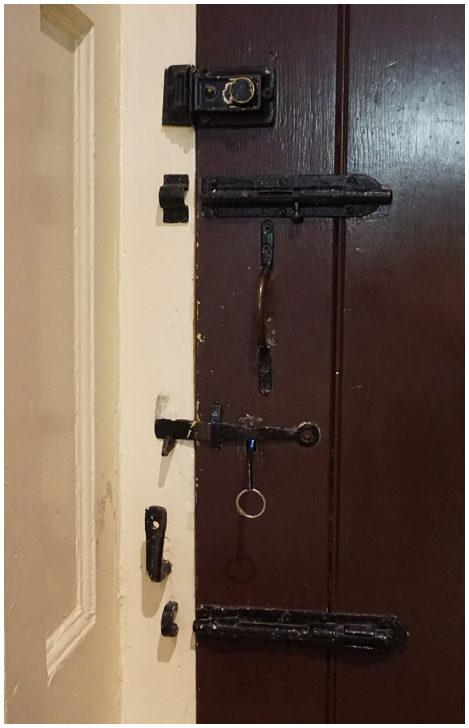

Figure 2.26. East Hyphen exterior door (D111b) features various types of locks, indicating the Ridgelys concerns with the security of the house.

access to the household staff—were clearly adapted for the use of family and guests. However, Eliza "Didy" Ridgely, daughter of John and Eliza, kept a diary in her youth; on October 20, 1841, she wrote:[80]

> During the night I was disturbed by little Julia Maria who is now cutting her teeth. She sleeps in the room with aunt Julianne and her nurse.

This indicates that the family's infants slept in a room with a dedicated nurse, most likely a servant or possibly an enslaved woman.[81] While Eliza wrote this entry at the Ridgelys' Baltimore home, the practice likely continued when the family stayed at Hampton.[82] It was fairly common in the Chesapeake region for some enslaved household staff to sleep on pallets in the family's bedchambers, in order to remain on call throughout the night.[83] However, there is no documentary evidence of or against this practice occurring at Hampton.

CELLAR

The domestic enslaved servants and later the free servants had regular access to the cellars' storage spaces. The head waiter was involved with the wine cellar, the kitchen staff the apple and lard cellars.[84] Domestic workers stored the winter carpets in the carpet cellar and had access to the general-purpose cellars.[85]

Security

The Ridgelys' obsession with security is evident by the mansion's many locks. A variety of types—rim, mortise, deadbolt, and latch locks—can be found on nearly every door and window in the house. Of particular note are the interior iron bars that can be secured across doors on the first floor; there are similar wooden bars that can be secured across the first- and second-story windows' interior shutters (Figure 2.26). Additional locks on the hyphen doors allowed the Ridgelys to prevent access to the Main Block of the house through these spaces.[86] In addition,

80 Didy's Diary, HAMP 3911, HAMP Resource Management Records, Series V, subseries A, Box 3, Folder 40.

81 Didy's later diary (1853) notes that the nurses for babies were mostly paid servants. Gregory Weidman, February 19, 2021.

82 Interview with Gregory Weidman, August 21, 2019.

83 Martha B. Katz-Hyman *"In the Middle of this Poverty Some Cups and a Teapot:" The Material Culture of Slavery in Eighteenth-Century Virginia and the Furnishing of Slave Quarters at Colonial Williamsburg* (Williamsburg, VA: Colonial Williamsburg Foundation, January 1993).

84 Interview with Gregory Weidman, August 21, 2019.

85 NR #66000389.

86 Wenger and Gradoia, 25.

all of the basement windows have narrowly spaced, vertical iron bars securing them from outside intruders. Although the level of security at Hampton may have been related to its use as a part-time or seasonal residence, it is also believed that the extensive number of locks on the doors and windows were not only to deter thieves or burglars in the vacant months. By the time of the Civil War, John and Eliza Ridgely feared the prospect of a slave uprising or revolt at Hampton; the usage of locks on the doors and windows may have been a manifestation of this anxiety.[87]

The design of Hampton's floor plan and its later alterations were informed by a slavery society that continued to find ways to push enslaved people out into auxiliary areas of the house, while still demanding their labor be available at any requested moment. Call bell systems gave the Ridgelys further control over the movement and visibility of domestic laborers, as did the locks found on the doors and windows throughout Hampton. As much as Hampton symbolized the wealth and status of the Ridgely family, its design accommodated the use of enslaved labor to continue supporting their Chesapeake elite lifestyle.

87 "Memoir of Henry White," eTIC, HAMP_390_134047_[id42208].

III. CHRONOLOGY OF DEVELOPMENT AND USE

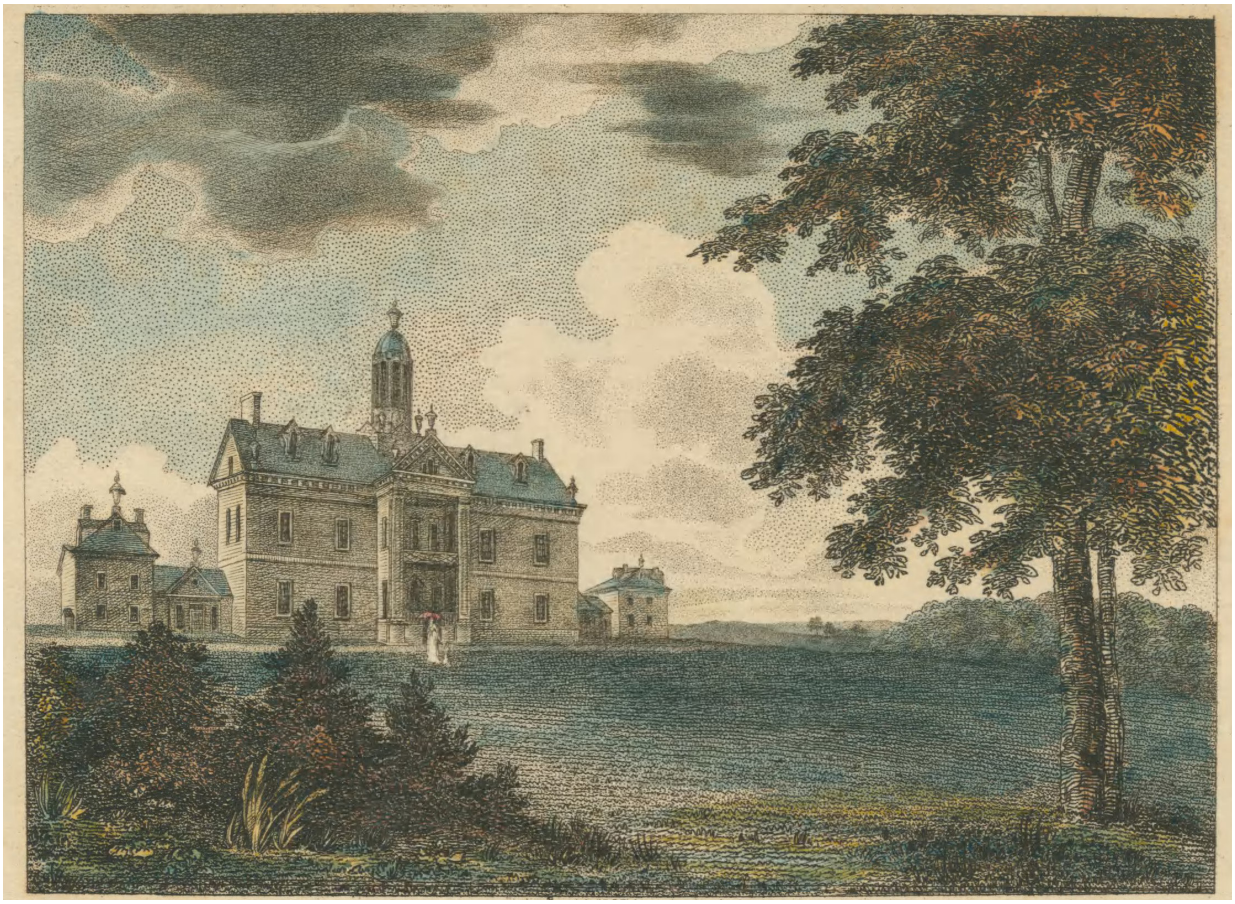

Figure 3.1. "Hampton the seat of Genl. Chas. Ridgely, Drawn engraved and published by W. Birch Springland near Bristol Pennsa." The earliest known illustration of Hampton Mansion engraved in 1808 by William Russell Birch who had visited Hampton in ca. 1801 (Courtesy of the Library Company of Philadelphia, Digital Collection, accession number P.9057.55.4a; accessed 05/20/2020, digital.librarycompany.org. Hampton Archives black and white copy, HAMP 4645).

INTRODUCTION

Documentation of the construction, development, alterations, and use of Hampton Mansion is an important part for understanding historical significance of Hampton National Historic Site as it relates to the mansion. Previous research determined that Captain Charles Ridgely contracted with Jehu Howell and William Richardson to construct the mansion in circa 1783.[1] Articles written by William Dana Hoyt and reports by Charles E. Peterson, Charles W. Snell, Jean C. Parker, and Penelope H. Batcheler among others, establish the period of construction, some of the alterations for the mansion, and the use of the building by seven generations of the Ridgely family. Additionally, furnishing studies and landscape reports provide further information on how the property and mansion evolved and was used by the Ridgelys. Current and previous research found numerous records indicating that the Ridgelys were consistently making improvements to their various properties. While some documents provide specifics of the structures being worked on, many do not. When possible the building projects have been identified. In some cases conjecture supported by supplementary research can help determine which structures were being worked on. The subsequent sections of this report will summarize information from previous reports relevant to the construction, and development and use of Hampton Mansion. It will also relate additional information about the building resulting from the current research in an effort to better understand the history and evolution of the mansion. While the overall development of the Hampton Estate will be discussed, the focus of this section of the report is Hampton Mansion.

Descriptions of Hampton Mansion in the subsequent sections will use historical references, and references to current room, window, and door numbers that are based on revised floor plans of the building (see Appendix A).

BUILDING HAMPTON MANSION

Design

Captain Charles Ridgely had established a contractual relationship with builders Jehu Howell and William Richardson for the construction at his house on North Point or Patapsco Neck in Baltimore, Maryland (see previous section, "Historical Background and Context"). Upon settling that contract, Ridgely entered into another agreement with Howell and Richardson for "work on my house now bilding in the forrest" referring to the property where Hampton Mansion was being constructed.[2] As previously discussed, it has been reasoned that Jehu Howell, in collaboration with Captain Ridgely, was the architect/

1 Charles E. Peterson, FAIA. "Notes on Hampton Mansion, Towson, Baltimore County Maryland" (US National Park Service, Northeast Region, May 1, 1970), 27 and 28.

2 Snell, 28.

builder responsible for the design of Hampton Mansion. Since in 1783 Ridgely described Hampton as the house he was currently building, then it would follow that Ridgely started with some concept of what he wanted for the design.

Jehu Howell had been working for Charles Ridgely prior to the bills submitted for the work at Patapsco Neck in July 1783. The work on that house, the kitchen, and wash house was done by Jehu Howell, Jacob Howell (Jehu's brother), and John McClure. Records also indicate that Howell did some work at the Northampton Furnace for Ridgely and Lux. Ridgely's daybooks indicated that Jehu Howell was working for him before the Revolutionary War,[3] and he would continue that relationship until Howell's tragic death in 1787. The established relationship between Captain Ridgely and Jehu Howell suggests that the two had collaborated on the design and construction of Hampton Mansion.

Howell's partner William Richardson appears to have had some role in the construction of Hampton Mansion. He had worked on Ridgely's house on the Neck, including the "Doom" (dome) or cupola in circa 1783.[4] Accounts for Hampton indicate that William Richardson built eight frames for arched dormer windows and installed half of 143 feet of cornice,[5] but otherwise he had limited involvement in the project. Perhaps his past experience with the dome on the house at the Neck meant that he had some expertise to lend to the design and construction of the dome at Ridgely's new house. However, Howell's bill itemized work on the dome, but did not indicate which carpenters performed the work. Of the partnership of Howell and Richardson, it is evident that Jehu Howell was more involved in the day-to-day operations at Hampton Mansion.

It has also been established that Captain Ridgely was living near the site, in what is now known as the Overseer's, Lower or Farm House, while Hampton Mansion was being constructed. The fact that Ridgely was probably on site often during the construction, further suggests that he was involved with the design of the mansion with Jehu Howell, as does his first hand familiarity with both Chesapeake Georgian houses and English manor houses.

Date of Construction

The documentary evidence has lead researchers, Peterson and Snell among them, to conclude that construction on Hampton Mansion began in early-to-mid 1783. That conclusion was based on Ridgely's reference cited above from August 1783, contracts for hauling stone to the site dated August 1783, and the discovery of the date "1783" set in lead numerals in the stucco of the east wing. While those lead numbers

3 Peterson (1970), 46.

4 Snell, 37.

5 Snell, 37 and 38.

may not be extant, Charles Peterson wrote that they had been discovered twenty years before his 1970 report. Charles Snell noted that a newspaper article referencing those same lead numerals was found in Helen W. S. Ridgely's scrapbook.[6] Helen Ridgely also mentioned the lead numbers in her manuscript "Citizen Lux" writing "When the war was over the Captain began the building of his house at Hampton. 1783 is the date in leaden letters imbedded in the plaster on one of the wings."[7] Thus the documentation does indicate that the previous conclusions that Hampton was begun in 1783 are correct. While the exact month is not known, Snell's suggestion that work on preparing the foundation was started in July 1783 seems reasonable.[8]

Records kept by Jehu Howell and Charles Ridgely indicate that the construction of Hampton Mansion spanned from 1783 to 1788. The mansion was still under construction when Charles Ridgely wrote his will in April 1787. In the will he bequeaths to his "beloved wife, Rebecca Ridgely, during her natural life, the Dwelling wherein I now reside [the Overseer's House] together with eight acres of Land thereto adjoining for a garden with as many outhouses as she may think necessary for her convenience or if she should prefer the new house I am now building, I leave it at her option to choose the same."[9] Ridgely's will and numerous bills for work at Hampton indicate that it was not complete until at least 1788 when Charles and Rebecca Ridgely moved into the building at the end of that year. On December 8, 1788, Rebecca noted in her diary that they did "Come to the large New Building."[10]

Charles Snell pointed out that the remaining work according to the 1787 bills from the Howell estate was only £24.7s.7d. He suggests that Howell's partner, William Richardson may have finished the portions of the project the partnership had estimated.[11] The other possible craftsman for completion of Howell's work at Hampton is John Dodson (Dotson, Dottson), which is suggested in the list of "Carpenters and Joyners work in Hampton Hall that is not finished." The list includes items associated with certain rooms identified in the Howell bills by the carpenters working on them, as well as a few general items. The final tally of remaining work with one adjustment was £24.7s.7d. The final item in the accounting is "to 1/6 of £30..5 for Board of Work done by Dodson" valued at £5.0.10, which brought the total to £29.8.5. That final entry suggests that John Dodson was scheduled to complete some, if not all, of the work itemized in that document. Again, it believed that

6 Snell, 28.

7 Helen West Stewart Ridgely, Manuscript "Citizen Lux," no date, Box 17, Folder 446, MS 2891, Hoyt Collection of Ridgely Papers, 1716—1790, H. Furlong Baldwin Library, Maryland Center for History and Culture (MCHC).

8 Snell, 29.

9 Snell, 23.

10 Snell, 58.

11 Snell, 56.

the work was done by December 1788 when the Ridgelys moved into the mansion.

Another document related to completing work on Hampton Mansion was the estimate by Henry Carlile for "Capt. Ridgely's Parlor." The estimate was dated November 7, 1787 and a note by Charles Ridgely on the back of the estimate was dated November 27, 1787. It should be noted that the work estimated by Carlile was in addition to the items included in the list of unfinished work at Hampton. Charles Snell suggested that Carlile never completed the parlor, because there was no record of the work being done. He also noted that the relative plainness of the first story rooms, in comparison with the second story rooms, suggested that Carlile did not complete the work itemized in his estimate. However, Dr. William Hoyt thought that Carlile's estimate was accepted and executed as the final part of the building's construction.[12] As Charles Peterson noted, there is no clear indication of which room Carlile was planning for.[13] However, review of the bills suggests that it was what is now known as the Drawing Room, Room 105 (see subsequent section). A review of the items on Carlile's estimate in comparison with the finished architectural elements in the room indicates that he might have done the work on a reduced budget. Estimated items such as the dentil cornice, the wainscot, the architraves, and the paneled soffits, shutters, doors, and door jambs appear to be similar to the extant architectural elements in the room.

Since Howell's unfinished work appears to have been associated with the work of certain carpenters, it may be that Dodson finished the work contracted by Jehu Howell, and Carlile worked on the northwest room, Room 105, which was most likely completed in 1788 prior to the occupation of the building by the Ridgelys. While the documentation is not definitive, the records and physical evidence appear to support that conclusion.

Construction

Reports by Charles Peterson and Charles Snell describe the construction of Hampton Mansion laying out the construction chronology based on historical records. The primary documentation is the five bills that cover the carpentry and estimates for the construction of Hampton Mansion.[14] The two most extensive bills were from the estate of Jehu Howell after his untimely demise. Other bills and records provide additional details on the construction of the mansion, as well as the people and expenses involved. One such ledger "Mr. Jehu Howell in Acct with Chas. Ridgely" consists of eleven pages of accounting spanning November 20, 1783 to

12 Hoyt, 353, 370, 371.

13 Peterson (1970), 44.

14 Snell Appendix A, 225-245; transcription of five bills from Box 13, Collection 692.1, Ridgely Family Documents, MCHC, Baltimore, MD.

November 20, 1787.[15] It was signed by Charles Ridgely and witnessed by Lyde Goodwin on October 15, 1788. The ledger included entries for sundries, food, wine, rum, shoes and shoe leather, cash payments to individuals, and rent, among other entries. Entries for food items often include the person it was procured for indicating that the ledger was partly accounting for the board of the carpenters working at Hampton Mansion. These records, in conjunction with the bills for construction previously described by Snell, might provide additional insight into the activity at Hampton during the construction of the mansion.

As previously discussed, the earliest documentation that Captain Charles Ridgely had started construction at Hampton was his reference to the house he was building in July 1783. At that time the preparation of the site and excavation of the cellars was probably underway.[16] The absence of records accounting for the excavation for the foundations at Hampton has led to the belief that Captain Ridgely had a force of enslaved laborers doing that work. The removal of the earth was probably performed by work horses and the cellar holes also finished by enslaved laborers.[17]

Once the preparation of the cellars was underway, the next task was to move the stone for constructing the building to the site. The Ridgely account books indicated that brothers David and George Scott hauled large quantities of stone to the site between August 1783 and August 1784. On August 1, 1783 "Scotts waggons begun this Day to hall Stone."[18] In April 1784 David Scott continued delivering stone employing four and five horse teams to deliver 367 loads and 196 perch and 6 feet of stone.[19] During that one year period the Scotts apparently hauled all of the stone required for Hampton Mansion. The records noted that the "Stone hauld [was] Measured by Moses Dillon & Jehu Howell."[20] Hampton Mansion was constructed with metamorphic rock (gneiss and schist),[21] which was abundant in the area, and most likely came from a nearby quarry. The 1843 Map of Hampton by Joshua Barney shows two quarries northeast of the mansion site, which may have been the source of the building materials (Figure 3.2; see Figure 3.17 for full map).

Figure 3.2. Detail from 1843 Map of Hampton by Joshua Barney (HAMP 21905 detail).

15 "Acct Mr. Jehu Howell deceased with Capt. Charles Ridgely," Box 1, Folder 21, MS 2891, Hoyt Collection of Ridgely Papers, 1716—1790, H. Furlong Baldwin Library, MCHC.

16 Peterson (1970), 29; Snell, 48.

17 Ibid.

18 Peterson (1970), 29.

19 Peterson (1970), 30.

20 Snell, Vol. 3, Appendix, Ridgely Family Papers, eTIC, HAMP_390_133930_[id97799].

21 The 1980 HSR suggests the stone used to build Hampton was "rough gneiss-schist." But those are two different types of metamorphic rock. Gneiss is stronger and can be used in construction. Schist is generally not suitable for construction. While both types might be found at Hampton, it's more likely that gneiss was used.

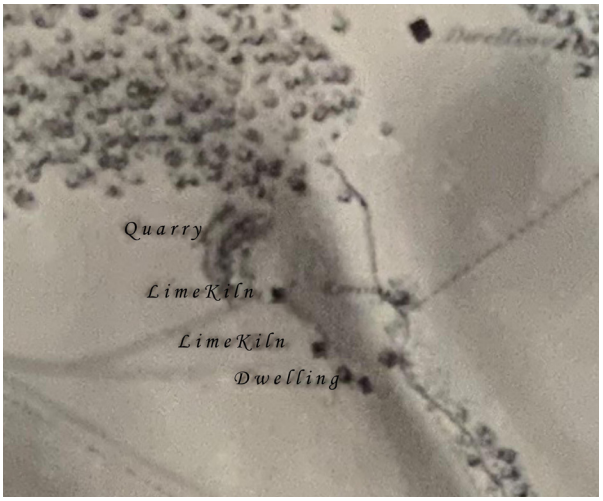

Figure 3.3. Detail from 1843 Map of Hampton by Joshua Barney with words delineated for illustration (HAMP 21905 detail).

The lime for the masonry of the mansion may have also come from a source on the property. In this case it could have been from Charles Ridgely's own lime quarries and kilns, which are referenced in the Ridgely family records over several generations, and were delineated in the 1843 map of the Ridgely property (Figure 3.3). Charles Ridgely's account books for Northampton Furnace included a reference to lime used there "Capt. Chas. Ridgely for 15 Bus Lime sent pr Myler to main Building @ 1/. . .15. . .0."[22] The lime produced at Ridgely's kiln may have been used for the mortar when constructing the exterior and interior walls at Hampton, as well as the exterior stucco. The stucco analysis conducted as part of this project suggests that the lime may have come from the Cockeysville marble, which is quarried northwest of Hampton on property that was historically owned by the Ridgelys' (see Appendix).[23]

The original stucco finish was characterized as having a light-pink hue which was attributed to the presence of iron in the local sand used in its production.[24] The 2019 stucco analysis supports the earlier conclusions. It describes the finish stucco layer as "orangish brown," which is lighter in color than the brown base coat of stucco. The lighter color is due to a higher ratio of sand to binder/lime, and the orange hue is "attributed to the limonite (iron ore) linings on the quartz sand grains."[25]

Previous research established that mason Moses Dillon had done work for Charles Ridgely as early as 1776, and the final accounting for some of his services was settled in 1786. During that time Dillon worked on several of Ridgely's buildings including Hampton Mansion. Specifically Moses Dillon's account for services totaling £846.4s.1/2d. between January 7, 1781 and February 14, 1786 apparently included work at the mansion. The records indicate that Dillon was overseeing the construction of the masonry walls at Hampton. Since there were no charges for boarding his workmen, it appears that the actual construction may have been performed by Charles Ridgely's enslaved laborers under the direction of Moses Dillon.[26]

The carpentry bills for the estate of Jehu Howell, in combination with other Ridgely family records, provide an impression of how the construction of the mansion the progressed. While the bills for carpentry

22 Peterson (1970), 31.

23 "Stucco Analysis Report, Hampton Mansion, Towson, MD," Highbridge Materials Consulting, Inc., Pleasantville, NY, 2019, 6 (hereinafter "2019 Stucco Analysis").

24 Peterson (1970), 35.

25 2019 Stucco Analysis, 3 and 5 (see Materials Analysis Volume).

26 Snell, 30.

included few dates, it's been established that the first bill for "work on Hampton Hall when [Howell] borded with said Ridgely," covered the period from August 1783 through November 1784. On November 4, 1784 Jehu Howell moved with his wife to a "House & Garden,"[27] and his bills after that date did not include board. It should be noted that on page 3 of the bill it states that "there aught to be allowance made Mr. Howell for abording himself and Strawbridge when doing part of the above work."[28] That entry suggests the accounting on the first bill went beyond the date when Howell moved his wife, but based on the second bill, probably not after the end of November 1784.

That first bill for "Carpenters and Joyners work on Hampton Hall" included several items that indicated that the masonry and rough carpentry of the Main Block of the house was completed: framing the roof of the main house; framing the portico roofs; shingling the main house and porticos; framing joists in the first and second stories; etc. Likewise, the bill referenced framing and roof work in the west wing and the east wing. Finally, the work on the "Mane House" included: cellar door frames; cellar window frames with iron bars; and door frames, window frames, and window sash in the upper stories.[29] Thus the first bill documents that the exteriors of the Main Block and the two wings were substantially completed by November 1784.

The second and most extensive bill from Jehu Howell's estate covered work done "on Hampton Hall when said Howell borded himself" from November 1784 through November 27, 1787 when Howell died. That bill details work done on the exterior of the mansion and many of the interior rooms. The exterior work included: scrolls on the dormer windows; round windows in the gable ends; a Venetian or Paladian window in one portico; rustication in the portico gables; cornice and trim work; and work on the "Doom" i.e. dome or cupola. The interior rooms received some framing, and a lot of trim and finish work. Those spaces included: the "garrot;" "Dotsons Room up stairs;" "Hall Rooms up stairs;" "the South Room up stairs;" "the North Room up stairs;" "belo stairs in Dotsons North Room;" "Dottson South Room beloe stairs;" and the "two pantrys."[30] The amount of the work done by Howell and company at Hampton Mansion was extensive, as demonstrated by the first and second bills. The two bills, less the unfinished work, were tallied on the third page of the first bill and came to a total of £2684.17s.0d. When Jehu Howell died the mansion was practically finished and the outstanding work was itemized in the final accounting.

The materials and components itemized in the Howell bills can be usually be associated with extant materials at the mansion. The work in the cellar included "making 2 arched pieces over out side seller doors," and

27 Snell, 36.

28 Snell, Appendix A, 228.

29 Snell, Appendix A, 226-228.

30 Snell, Appendix A, 229-238.

Figure 3.4. Detail from 1838 watercolor of Hampton by Robert Carey Long, Jr., showing bulkhead extending from west elevation of the main block (Private collection; photograph copy, HAMP 28025).

Figure 3.5. East wall in basement Room 007 where former opening was enclosed; note the change in stone infill and the wooden lintel.

another bill further describes "work dun on sellar bulk heads." The descriptions indicate that there were two exterior entrances to the cellar both with above ground bulkheads, but only one entrance is extant. The extant entrance near the southwest corner of the Main Block is currently the only cellar entrance (D001a). That entrance with the bulkhead intact appears to be shown in the 1838 watercolor of Hampton Mansion (Figure 3.4). However, the dimensions of the bulkhead cannot be determined from the depiction in the watercolor. Given the location of the south entrance to the West Hyphen, the bulkhead was probably smaller than it appears in the watercolor in order to permit access to the hyphen entrance steps. There is also evidence of an earlier entrance near the opposite corner of the Main Block. That entrance was covered when the East Hyphen was expanded south (Figure 3.5), and any physical evidence of either of the bulkheads has been removed.

The references to particular rooms in the second bill provide a better understanding of what was nearly complete in November 1787. The "garrot" refers to the attic or third story and work related to finishing those spaces. While not specific, "Dotsons Room up stairs" is probably Room 202, the northeast room, which is indicated by the trim details. The fact that Smithson and Fuller were assigned both "the South Room up stairs" and "the North Room up stairs" suggest they were working on Room 204 and 205, the northwest and southwest bedrooms. It would make sense that the rooms were adjacent and again the trim details appear to match the woodwork in those two rooms. The "Hall Rooms up stairs" apparently included the north and south portico rooms, Rooms 203 and 206, and the hallway, Room 201, which may have extended into the stair hall. Specifically the work on two outside doors, the partitions, and the clothes presses or closets described work done in those rooms. In addition the descriptions of some of the woodwork are consistent with the extant building materials in those rooms.

On the first story the designation of "below stairs" typically meant the rooms directly below and adjacent to the staircase. In the case of Hampton Mansion "belo stairs in Dotsons North Room" was Room 104 or the northeast room. As in other cases, the woodwork in Room 104 is similar to that described in the bill. Specific items that support that conclusion are the corner cupboard or closet, and the cupboard case with shelves in the wall. Likewise, the "work dun in Dottson South Room beloe stairs" lists both the corner cupboard and the cupboard

case in the wall, which along with other elements, fit the description of Room 103 or the southeast room.

It was during the phase of construction covered in the second bill that Jehu Howell and company got to the construction of the east and west hyphens or the "two pantrys" as they are referred to in the bill. Review of pages 8 through 10 of the bill shows that during that period the work on the hyphens started with the roof framing, roof shingling, exterior trim, and lead lined wooden gutters. It continued with "Inside work in the two pantrys," which included framing, door frames, window frames, flooring, baseboards, architraves, and window shutters among numerous items. The fact that all the work in the hyphens was accounted for in the second bill, indicates that the masonry walls of those areas were the last to be erected, as suggested by Charles Snell.[31] The masonry was likely completed in the summer of 1785,[32] and most of the carpentry was done by November 1787 with several items on the list of unfinished carpentry.[33]

In the Main Block of the mansion the bills from the Howell estate account for work in at least two of the first story rooms (Rooms 103 and 104) and six of the second story rooms (Rooms 201, 203, 204, 205, 206, and 202 or 207). If fulfilled, the estimate from Henry Carlile would have finished Room 105. Leaving the first story center hallway, Room 101, and Room 106 unaccounted for, and one of the second story rooms. The bills also covered work in the cellar and third story, as well as the wings and hyphens. Without preparing an extensive take-off sheet, it appears that those rooms were mostly finished under the contract with Howell and Richardson. Another bill (bill 4 in Snell's Appendix A) submitted to Charles Ridgely by Jehu Howell credited carpenter Michael Shannon with £286.15s.3d. worth of carpentry work on the mansion. Some of the items appear to be part of Shannon's work on the second story, but the extent of the work suggests that some may have been in the rooms unaccounted for on the first and second stories. In addition, Michael Shannon is credited with an additional £48.4s.7d. worth of work in the first Howell estate bill. Snell indicated that some of the additional work may have been done by both Michael Shannon and Ramsey McGee, because both were credited with extra work in the first bill.[34] Thus the bills for carpentry through November 1787 appear to cover most of the construction at Hampton Mansion, with the unfinished carpentry as indicated and the work by Carlile still outstanding. Captain Ridgely's ledger also included work by wood turner William Phillips. His final project was "turning 4 Nuel (newel) posts & five Drops" for Hampton Mansion at the end of 1788.[35] It seems likely that all of the work was

31 Snell, 48.

32 Ibid.

33 Snell, Appendix A, 240.

34 Snell, 54.

35 Snell, 44 and 59.

completed when Charles and Rebecca Ridgely moved in to Hampton Mansion in 1788.

Previous research did not uncover any bills related to interior plastering or exterior stucco application, which lead Charles Snell to speculate that the work had been done by Captain Ridgely's enslaved people.[36] As with the past efforts, the current research did not unearth any documentation that mentioned the plaster work being performed by any particular tradesmen. The stucco was applied in a manner that would suggest a tradesman with some experience was at least overseeing the work. As Charles Peterson noted, the exterior stucco is a significant feature of Hampton Mansion, especially given that its use was a relatively new trend in post-Revolutionary America.[37] Areas of original stucco still survive on the east wall of the Main Block where the East Hyphen was extended. The foundation stucco was rusticated with horizontal and vertical scoring delineating faux masonry blocks. The rustication above the water table was created with whitewash lines applied over the stucco.[38] The upper wall areas that are exposed have 5/16-inch wide lines and the blocks range from 27 to 30 inches long by 8 inches high. An area of rustication higher on the wall was documented in 2007, and even the lintel of an original window was rusticated in a keystone pattern (Figure 3.6). It could be argued that the level of detail and attention required to repeat that rustication over the entire exterior of the building would have taken skill and patience. In the absence of an accounting of that work it appears that one or two masons worked with and trained enslaved laborers to perform the stuccoing and rustication of the exterior of Hampton Mansion.

Figure 3.6. Original exterior stucco with scoring on the east elevation of the main block. The area is now covered by the back stairs and inaccessible (Wenger and Gradoia, 2007).

The final accounting for the construction of Hampton Mansion as calculated by Charles Snell was £2684.17s.0d.[39] An additional £862.4s.½d. was paid to Moses Dillon between 1781 and 1786, most of which was probably for work at Hampton. With the addition of £181.19s.1d. payments to David and George Scott for hauling stone, the total was over £3729. However, those calculations do not include the work credited to Michael Shannon in the fourth bill, which totaled £287.3s.3d. Apparently Mr. Snell thought that was included in the other two bills, except that the itemized work appears to be separate from the work credited to Shannon

36 Snell, 46.

37 Peterson (1970), 34.

38 2019 Stucco Analysis, 7.

39 Snell, 50-51.

Figure 3.7. Drawing showing how exterior stucco with ashlar rustication on the south elevation may have appeared including the keystone pattern above the windows (Drawing 390/25000, Sheet 12 of 12, September 30, 1980; HAMP Archives Map Case 3, Drawer 2).

in the second bill. In addition there was the previously mentioned ledger for supplies, sundries, and cash payments to workmen through November 20, 1787 that totaled £3027.17s.9½d., which Charles Ridgely accepted in 1788. That bill appears to be in addition to the carpentry bills, especially given that it accounts for food and drink items like flour, sugar, bacon, beef, pork, rum and wine, as well as shoes, shoe leather, and other supplies. Some of the cash payments to the carpenters may be part of what they were owed for work performed, but it does not add up to the same totals as in the carpentry bills. Therefore it seems that Captain Charles Ridgely paid more than £6000 (approximately $1,000,000 in 2021) for his "large New Building." That does not factor in the work done by Captain Ridgely's enslaved laborers or the work of enslaved laborers owned by Howell and Richardson.

POST-CONSTRUCTION ALTERATIONS AND MAINTENANCE

After completing Hampton Mansion it appears that Captain Ridgely made few changes to the building. A bill from William Woods for "Building & Materials of a Brick Citchen" was probably not related to work at Hampton.[40] The work was from November 1788 through July 1790 and mentioned "cleaning and caring (carrying) off the dirt of a little House" and shingling the roof of the structure. The bills for

40 Hampton NHS Archives, Vertical files, Hampton, Construction Bills, William Woods 1788-1790, folder 1360.004; copied from MCHC, MS 692.1. Snell 58.

Hampton already accounted for the shingling of the building, and the description of a little house suggests a separate structure. In addition the bill was dated March 10, 1792 and was presented to Charles Carnan Ridgely, Captain Ridgely's nephew and heir of Hampton Mansion and estate. None of the other documents or records reviewed indicate that Captain Charles Ridgely made any significant changes to Hampton before he died in June 1790. Toward the end of his life, Captain Ridgely's bedchamber was located in the northeast corner room on the first story of the Main Block. He died in that room on June 28, 1790.[41]

Charles Carnan Ridgely

Captain Ridgely's last will and testament gave his wife Rebecca the option of residing in the Overseer's House or Hampton Mansion. She ultimately chose neither. On January 17, 1791 Rebecca Ridgely entered into an agreement with Charles Carnan Ridgely by which she received 244 ½ acres of land, £1,000 a year for life, and several other concessions in exchange for Hampton Mansion and the residual estate.[42]

At the time of Captain Charles Ridgely's death, his nephew Charles Ridgely Carnan, soon-to-be Charles Carnan Ridgely, was living at Hampton Mansion with his wife Priscilla (Rebecca's youngest sister) and their newborn son John, and two older children.[43] Charles Carnan Ridgely's tenure as master of Hampton Mansion and Estate between 1790 and 1829 is marked by improvements to the mansion and periods of rapid development of the estate. Previous research and reports covered most of the changes to the mansion and grounds. Significant projects at the mansion began soon after Charles Carnan Ridgely, called General Ridgely during his lifetime, became head of the household. Projects included the painting of the mansion, the addition of a water system, and other alterations to the structure. Changes to the mansion that are of particular interest are the expansion of the East Hyphen and the addition of the Kitchen Shed. While the exact dates of those changes remain unknown, a review of Ridgely's ledgers and the accounts of his factor, Allen Dorsey, show a vast amount of building materials and an intense amount of construction between 1800 and 1820.

In 1798 the assessment of Charles Carnan Ridgely's property at Hampton documented the extent of the estate during that period. The property was assessed by John Orrick, Assistant Assessor, on October 1, 1798 and included the following structures:[44]

41 Gregory R. Weidman; James McHenry Howard. *Memoir of the Ridgelys of Hampton*, 1894 (HAMP 21686). Howard notes the Capt. died in the room then used as the sitting room, the southeast room. However, Howard was unaware that the Dining Room was originally in the southeast room and the parlor/sitting room was in the northeast room during the Captain and Governor's time.

42 Snell, 61.

43 Snell, 60.

44 Peterson (1970), 65-66.

1 stone dwelling house, 2 stories, 56 by 80
2 wings to Do. 23 by 25 feet each
1 frame dwelling house 1 story 20 by 30
1 Do. 16 . . . 20
1 Frame Kitchen 12 by 16
Negro house frame 22 by 32
1 Do. log 15 by 23
Ditto 16 by 16
Ditto 12 by 12
Ditto 16 . . . 18
Ditto 16 . . . 18
Ditto frame 16 by 18
Ditto Logs 10 . . . 12
Ditto 16 . . . 18
stone milk house 16 . . . 23
1 Log Hen house
2 frame Do.
Log wash house 16 by 50
2 meat houses frame

The buildings were initially valued at $20,000 by Orrick and the principal assessor reduced the total to $12,000. As Charles Peterson noted, many of those structures were temporary in nature and are not extant. The assessment did account for Hampton Mansion, the stone dwelling house with two wings. During his occupancy Charles Carnan Ridgely continued to make improvements to the mansion.

Figure 3.8. 1808 engraving of Hampton Mansion by William Russell Birch. The small gabled structure on the east elevation of the East Wing may have covered the back of a beehive oven in the kitchen (see Figure 3.1).

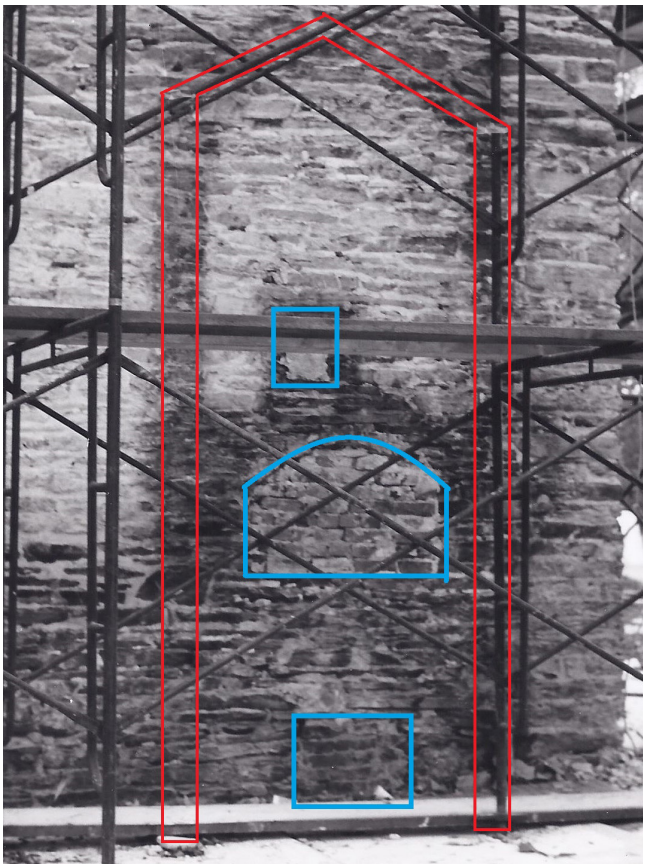

Figure 3.9. East elevation of the East Wing showing the ash pit, oven opening, and flue delineated in blue, and the outline of the enclosure delineated in red (Penelope Batcheler, 1981).

Figure 3.10. Wall House exterior portion of beehive oven. (HABS No. PA-6056-6; accessed 03/19/2020, https://www.loc.gov/pictures/item/pa3013.photos.358155p/resource/).

HAMPTON MANSION PROJECTS 1790–1829

In 1790 mason John Selby performed "by 10 days working at my house at 5s. and with 10s.... by building overn [oven] & laying hearth," among other projects.[45] Charles C. Ridgely paid Selby £2.15s on December 31, 1790 for that work. The bill suggests that Ridgely was improving the kitchen at Hampton by adding a bake oven in the kitchen. A small gabled shed attached to the east elevation of the kitchen wing was depicted in William Russell Birch's 1808 engraving of Hampton (Figure 3.8). Based on the 1981 discovery of the openings for a beehive oven, it seems most likely that the structure housed an early beehive oven for the kitchen. The photograph of the east wall of the East Wing shows the openings (from bottom to top) for the ash pit, oven and flue (Figure 3.9). The oven opening faced west and opened into the kitchen, with the bee hive part of the oven extending east beyond the exterior wall of the building. A similar beehive oven is extant at the Wall House, Elkins Park, PA (Figure 3.10). The oven was accessed from a hearth next to the large kitchen fireplace in the same location as the later Reip oven. The photograph also shows the outline of what appears to be an enclosure for the oven. The evidence suggests that the oven installed by Selby in 1790 may have been the beehive oven that was built into the wall of the East Wing and was depicted in Birch's engraving (see "Farm Outbuildings HSR").

Though Captain and Rebecca Ridgely had moved into Hampton Mansion in December 1788, apparently the building had not been painted. Charles Carnan Ridgely hired Richard Jones an "Oil and Colourman" to paint the "Great House" in 1791. Richard Jones and two assistants spent 108¾ days painting the mansion between April 4 and June 4, 1791.[46] While the bill does not specify the exterior or interior or rooms, the supplies suggest that both

45 Snell, 69.

46 Snell, 65, and Appendix B, 247.

interior and exterior painting was done. The painting bill itemized the pigments and other supplies including: 393½ lbs of white lead ground in oil; 12½ lb of fine yellow paint; ½ lb vermilion; 2 lb of "Litherage [litharge] of Gold ground fine;" Prussian blue; verdigris; stone ocher; and lamp black; as well as glass and putty.[47] The glass and putty suggest that some work was done on the windows that may have included the exterior paint. That, and the absence of other bills for painting before 1791, suggest that both the exterior and interior of Hampton Mansion were painted at that time.

Paint studies done on the exterior and some interior rooms of the mansion in 1975 and 1984 found some historic paint colors that are consistent with the colors included in the 1791 bill. The earliest layer on the exterior trim was determined to be a "yellowish gray" or buff. The paint color was the product of the white lead oil paint and one of the natural pigments of ocher or fine umber. The 1984 interior paint study by Frank Welsh found yellowish gray and yellowish white painted woodwork in several rooms, which correlates to the 1791 supply of yellow paint to which pigments could be added to slightly alter the tone. Welsh's report indicated that the woodwork in the Southwest Bedroom, i.e. the Master Bedroom (Room 205) was initially painted blue. The 1791 bill included both a small amount of Prussian blue pigment and a large quantity of blue paint. Both of those products may have been used in the Master Bedroom. A paint study by Peter Snell in 1975 also found blue-gray paint in the stair hall at Hampton. The paint research appears to confirm the use of some of the paint colors and pigments listed in the 1791 bill on the exterior and interior of Hampton Mansion.

During his tenure Charles C. Ridgely also hired James Carnaghan, Baltimore painter and glazer, for painting projects at Hampton. On February 12, 1810 Ridgely paid Carnaghan £347.19s.2d for what appears to be the second painting campaign at Hampton.[48] James Carnahan [sic] was paid $500.00 on account on October 24, 1815 suggesting that he was doing additional painting at Hampton.[49] The records did not specify where Carnaghan was working, but it seems likely the work included both interior and exterior finishes.

While no records were found for early wallpapering, examination of the paint evidence in the Parlour, Room 104, by Frank Welsh indicated that wallpaper was hung in that room from the 1790s until the woodwork was painted pink in circa 1830. The earliest known record of wallpapering was on June 30, 1810, when Thomas & Calclough [sic, Caldecough] were paid $199.62 for hanging wallpaper. On October 9, 1815 Charles C. Ridgely paid Andrew Clarke, Paperhanger, $90.00 for work at Hampton.[50]

47 Ibid.

48 Hastings, 20.

49 October 24, 1815, Ledger 1804-1818, Reel 27, M 4695, White Collection, Maryland State Archives; HAMP Archives microfilm copy (hereinafter, Ledger 1804-1818).

50 Hastings, 22.

Lynne Dakin Hastings conjectured that the extent of paperhanger's work at Hampton could represent wallpapering in four to six rooms in the mansion. The wallpapering in combination with painting done at the same time, suggests that Ridgely made significant improvements to Hampton Mansion between 1810 and 1815.

Bills from Charles Carnan Ridgely's records indicate that Thomas Fenton installed and maintained the earliest call bell system at Hampton. Beginning in 1792 Fenton apparently installed the call bell pulls in the Hall, and three second story rooms. On July 7 of that year he billed Ridgely £7 for "fixing 1 pull in the Hall to a bell, To fixing 3 pull up stairs."[51] In this case "fixing" suggests he was affixing, or installing the pulls. This is also suggested by the presence of painted wainscot behind the call bell wires in the Stair Hall, Room 102. If the system had been in place in 1791 when the interior was painted, it seems likely that the wainscot would have been left unpainted. Further more, boxing encloses the wires and covers the wainscot eliminating the need to paint the wainscot unless it was done prior to the installation of the call bell wires.

Thomas Fenton was back at Hampton "Hanging Bells" on February 17, 1795, which would have been additions to the existing system.[52] The ledgers kept by Charles C. Ridgely's factor, Allen Dorsey, suggest that additional work was done on the call bell system on June 24, 1815 when "Fenton Bellhanger" was paid $4.00 and on August 11, 1815 when William Baer was paid $12.62 for "hanging Bells in 2 houses & repairing store door fastening."[53]

Fenton also did some work in the kitchen that was related to the roasting spit in the large fireplace.[54] His 1792 bill included charges of 7s.6d. for "a new line to Jack," and 1s.6d. "to a wheel to a Spitt."[55] Those charges indicated that Ridgely had Fenton install or repair a spit in the kitchen fireplace. The spit would have held meat over the open fire and the jack would have turned the spit.[56] The estate account books also recorded that $7.00 cash was paid for "repairing smoke jack at Hampton" on August 23, 1817.[57] In addition the inventory of Governor Ridgely's estate included "1 Smoke Jack spit & chains & 2 dripping pans,"[58] all of which confirms that such an apparatus was installed in the Ridgely kitchen.

The bills for the construction of Hampton Mansion did not include plumbing for the building, and no bills for plumbing were found in Captain Ridgely's papers. The first bill from the Estate of Jehu Howell

51 Snell, 68.

52 HAMP Resource Management Records, Series V, subseries A, Box 1, Folder 24.

53 June 24, 1815 and August 11, 1815, Ledger 1804-1818.

54 Hardy Heck Moore, Inc. & VOH Architects, Inc. *Historic Furnishings Report: Five Rooms in Hampton Mansion* (HFR) (Northeast Museum Services Center, National Park Service, 2017), 70.

55 Snell, 68.

56 HFR, 69, 70.

57 August 23, 1817, Ledger 1804-1818.

58 Peterson (1970), Appendix D, 153.

did include "2 [windows] for well house Not pind (pinned) up" under work done in the East Wing,[59] which suggests that there was a well house with a water source either attached to the East Wing or nearby. In October 1798 Charles C. Ridgely paid Gamaliel Lumis £154.10s. for "making and laying down 206 perches [3,399 feet] of water pipe." In June 1799 Lumis was again "making and laying down 31 perches [511 1/2 feet] of water pipe." Charles Snell believed that the total installation of 3,910½ feet of water pipe probably conveyed water into the East Wing kitchen of the mansion and perhaps also the West Wing laundry. Snell also noted that in 1801 General Ridgely spent a total of £244.5s.8d. on water pipes to supply the garden and meadows.[60] He therefore concluded that the earlier water pipes were to supply the mansion. While it seems likely that some of the water pipes installed in 1798-99 supplied the house, the quantity of piping suggests that the gardens were also fed from the system. The water pipes probably conducted water from a nearby spring, east of the mansion, to the aforementioned well house or a cistern near the East Wing, and from there it could have supplied both the mansion and the gardens. A later reference to "a reservoir at the mansion" further supports the existence of water storage, either the well house or a cistern, on the east side of the building. The 1990 investigation of the subsurface drainage and cistern systems found that the east cistern had several outlets/inlets, which may have conformed with the early system.[61] The documentary evidence suggests that the water pipes installed in 1798-99 did supply the mansion, but the extent of the early plumbing was not documented (see subsequent section). An 1814 entry in the account books for an "18lb pipe with 2 elbows for Hampton"[62] further indicates that there was plumbing in the mansion by the early-nineteenth century.

Figure 3.11. West Wing, leader for earlier built-in gutter system.

In 1810 a bill for stone work was submitted by William Stewart to General C. Ridgely for work from 1805 through 1809. Items related to Hampton Mansion included "2 Spout Stones" in January 1805, and "2 Marble hearths" in July 1806.[63] The spout stones were possibly part of the drainage system for the mansion roofs. The bills from the Howell Estate had included lead lined wooden gutters, and there is extant evidence of original built-in downspout heads in the West Hyphen (Figure 3.11). The two spout stones may have replaced damaged stones at the base of the downspouts or were part of a new feature. The stonecutters work associated with the two marble hearths included "hollowing out the inside of" the hearths. Included in

59 Snell, Appendix A, 227.

60 Snell, 70.

61 Paul Y. Inashima, "Archeological Investigations of the Hampton Mansion Subsurface Drainage and Cistern System: 1979 and 1988 Seasons" (Applied Archeology Center, Denver Service Center, NPS, DOI, 1990), 9.

62 January 22, 1814, Ledger 1804-1818.

63 Snell, 69 and Appendix D, 262-63.

the same bill were 6 sets of Pennsylvania "Marble Jambs and Mantels," and 6 marble hearths for them, as well as a "Marble Mantel [for] Back Room" and 6 marble flag hearths.[64] The first two marble hearths were designated "for Hampton Court," but where they were installed is not known. Since there are no other buildings at Hampton with marble hearths, the other items were probably used in the mansion, but again there was no indication of their destination.

While there have been few changes to Hampton Mansion, some of the more significant alterations occurred during Charles Carnan Ridgely's ownership. When the building was originally constructed there was a large arched opening between the Great Hall (Room 101) and the Stair Hall (Room 102). The opening was constructed with fluted pilasters supporting a keyed arch. The archway was enclosed by Charles C. Ridgely perhaps in an effort to isolate the east servant's wing and/or cut down on drafts and reduce noise to the second story. The partition was constructed with a molded baseboard, raised-panel wainscoting, a molded chair rail, and plaster and lath walls above that. All of those materials were made to match the existing woodwork.[65] The infill wall had a single doorway with an eight-panel door and eared architrave, also matching other architectural elements in the mansion. The wall on the south side of the doorway in Room 102 was opened in 1984, revealing the front edge of the pilaster, and the plaster and lath used to construct the archway partition. The view port was left in place and covered with Plexiglas (Figure 3.12). The lath used was hand riven and was fastened with wrought nails. While riven lath was being used into the nineteenth century, wrought nails were being supplanted by machine cut nails as early as 1790.[66] That evidence suggests that the archway was altered in circa 1800. It is possible that the work was done by Thomas Ford who was

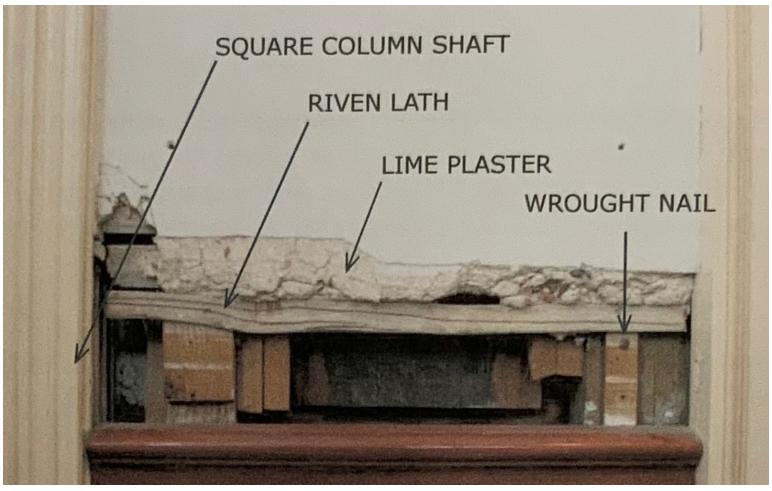

Figure 3.12. View port in Room 102 showing original column, and riven lath, lime plaster, and wrought nail used in ca. 1800 alteration of the arched opening (Wenger & Gradoia, 3).

64 Snell, 69 and Appendix D, 262-63.

65 Wenger & Gradoia, 2.

66 Tom Wells, "Nail Chronology; The Use of Technologically Derived Features," *Historical Archaeology,* 1998, 32(2): 78-99.

Figure 3.13. Back stairway with steps on the left leading to the Dining Room, Room 103. To the right of the landing the stairs continue to the second story (Wenger & Gradoia, 9).

paid £28.3s.6½ d. on June 8, 1800 for "Sundry work done at Risteaus Place & at Hampton."[67]

In order to have more efficient service from the Kitchen and Pantry, General Ridgely expanded the East Hyphen and constructed a back stairway with access to the Dining Room and the second story (Figure 3.13). The addition also created a larger pantry that could accommodate Ridgely's well known penchant for large scale entertaining. The expanded service wing and back stair also provided more direct, and discreet access to Room 103, which Charles and Priscilla Ridgely were using as their Dining Room by that time. The exact date of the hyphen expansion remains unknown, Charles Snell indicated that the enlargement of the East Hyphen occurred in circa 1820,[68] while Wenger and Gradoia stated that the physical evidence showed the extension dated from circa 1800.[69] Review of Allen Dorsey's accounts for the Ridgely estate suggest that the hyphen was extended in circa 1810. While those accounts document the large amount of building materials purchased between 1800 and 1818, some items bought in 1808 and 1809 may be related to the expansion of the East Hyphen.

The installation of the HVAC and other utilities in the second story of the hyphen has blocked access to some of the structure. Thus the current report must rely on observations made during previous investigations. One such finding was the presence of a mix of wrought and cut nails in the roof construction of the extended hyphen. Review of the Ridgely account books indicates that they were still purchasing wrought nails in 1808, and were purchasing cut nails in 1809. The amount of nails purchased suggests that they were stockpiled for various jobs. The records show that in March 1808 "60 lb Nails of sundry kinds,"[70] and "32 lbs 8d Nails, 5 lbs 20d hammerd do., 22 lbs 20d Brads, 30 lbs 10d hammerd do., 20 lbs 20d do."[71] were purchased for work at Hampton. In September 1809 "50 lbs cut nails"[72] were added to the ledger. These purchases demonstrate that the Ridgelys and/or their workers had a supply of both hammered (i.e. wrought) nails and cut nails in their stockpile in 1809. Other materials purchased during that period included plaster, lime, brick, stone, plank, lumber, and shingles. While all of those items could relate to the construction of different structures, the only recorded purchase of stone at that time was in August of 1809. Ridgely had purchased a large amount of stone in October 1807,[73] but the amount suggests it was purchased for the construction of one or

67 Snell, 75.

68 Snell, 125.

69 Wenger & Gradoia, 6.

70 March 9, 1808, Ledger 1804-1818.

71 March 23, 1808, Ledger 1804-1818.

72 September 20, 1809, Ledger 1804-1818.

73 Snell, 69.

more outbuildings. On August 20, 1809 he bought 15 perches of stone from John Stewart and James Mosier for $28.[74] That amount may have been used when constructing the East Hyphen extension. Though not conclusive, the documentary evidence along with previously cited physical evidence regarding the mix of wrought and cut nails, suggests the hyphen was extended in circa 1810. This also coincides with the alterations to the Dining Room, which Lynne Dakin Hastings dated to circa 1810. Those changes included the previously cited 1810 interior painting done by James Carnaghan, and the application of wallpaper also dated to circa 1810 in an earlier paint study,[75] as well as the purchase of new dining room furniture in 1810.[76]

Alterations to the mansion associated with the extension of the East Hyphen include: the first story partition in the hyphen that created the hallway (Room 111) and the pantry (Room 109); the addition of the back stairs (ST103-203) leading to the Dining Room (Room 103), and the second story hall (Room 209); the addition of the stairwell dormer on the East Hyphen roof; the alteration of the first and second story windows into doorways leading off the back stairs (D103c and D209b); the addition of the fireplace in the hyphen; the alteration of the original East Wing chimney, which was capped and the flue redirected to the new chimney in the East Hyphen; the addition of the two windows and two doorways in the south wall of the hyphen; and the addition of the second story room in the hyphen (Room 210). With the exception of the latter, all of those changes were contemporary with the construction of the East Hyphen extension in circa 1810. The 2007 architectural investigation discusses these alterations and the physical evidence that attributes them to the construction of the hyphen extension.

One alteration that relates to the construction of the new chimney stack in the East Hyphen was the alteration of the original East Wing chimney. As evident in the Birch illustration, originally the East Wing had chimneys rising from both the east and west blind dormers. The 2007 investigation found that the west chimney in the East Wing was dismantled below the roof line, but did not elaborate on that change. The physical evidence suggests that when the East Hyphen was extended in circa 1810, and a new fireplace and chimney constructed, the flue for the fireplace in Room 211 was redirected into the new chimney (Figure 3.14). Consequently the original chimney was dismantled below the roof line and capped (Figure 3.15). Apparently, it was easier to redirect the flue for the fireplace in Room 211 than to add a flue for the fireplace in Room 109 to the existing chimney stack. In doing this, the roof of the East Wing was extended from the blind dormer down to the new chimney (Figure 3.15).

74 August 20, 1809, Ledger 1804-1818.

75 Hastings, 20 and 21.

76 White Papers, Ledger L, Maryland State Archives, as cited in previous research by Gregory Weidman. Note: Ridgely purchased an expensive new set of dining tables from Jonathan B. Taylor in 1810.

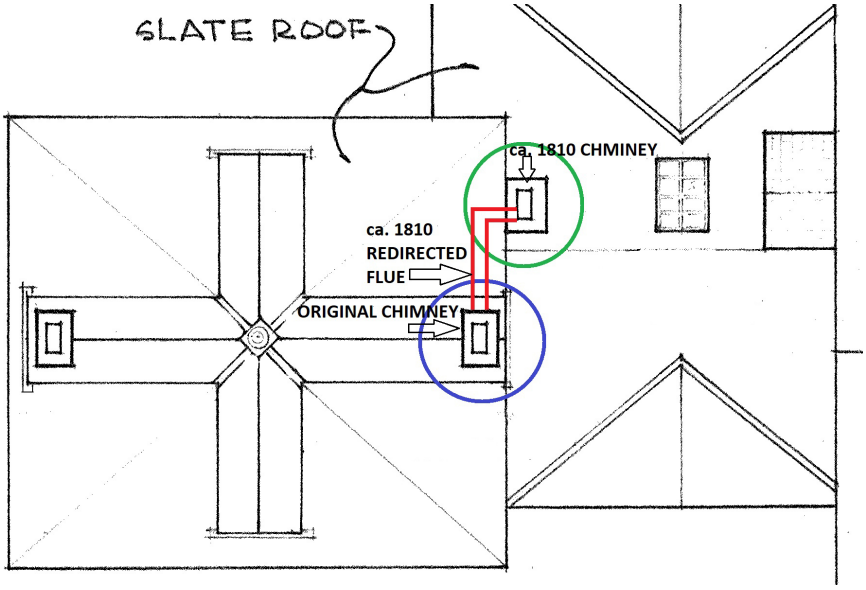

Figure 3.14. Drawing illustrating East Wing chimney alterations. At the time of the extension of the East Hyphen, the original chimney (blue circle) was capped below the roof line and the chimney flue was redirected (red lines) to the recently constructed ca. 1810 chimney (green circle).

Figure 3.15. East Wing, east blind dormer with shed roof line (red arrow) for redirected chimney flue extending toward ca. 1810 chimney (blue arrow).

When the East Hyphen was extended, the south elevation was constructed with two windows (W122 and W123) and two doorways. The west doorway (D109d) was the operable entry doorway, and the center doorway (D109b) was only delineated on the exterior. The building evidence suggests that D109b did not have an opening in Room 109. D109d had marble steps leading to the south terrace, but there is no evidence that there were steps constructed for D109b. It appears that D109b was retained from the original design of the hyphen in an effort to maintain the symmetry of the building.

One other significant change to the mansion that probably happened during Governor Ridgely's tenure was the addition of a Kitchen Shed. While this is the subject of a separate study, it is worth mentioning here, because it did impact the building. The 1838 watercolor of Hampton Mansion by Robert Carey Long depicts a shed roofed structure extending from the east elevation of the East Wing (Figure 3.16). Later photographs confirm that the structure was a wood framed Kitchen Shed, which was also delineated in John Laing's 1875 "Plan of Ground Floor" at Hampton (Figure 3.32). Since the Kitchen Shed was not shown in William Birch's 1808 engraving, and was shown in Long's watercolor, the date range of its construction is 1808-38.

The current research did not find any definitive information pertaining to the construction of the Kitchen Shed. An entry in Allen Dorsey's ledger for Ridgely made in 1815 may be related to a Kitchen Shed. The records note that on August 15, 1815 "425 brick for Pattent oven of Christopher Hughs [sic]" were purchased for Charles C. Ridgely.[77] The oven may have

77 August 15, 1815, Ledger 1804-1818.

been for the kitchen or possibly a Kitchen Shed. Christopher Hughes was a prominent Baltimore silversmith and land developer known to have also owned a brickyard. While Hughes supplied the brick for said oven, the type of oven is unknown. Another ledger entry dated January 27, 1816 that may relate to the kitchen or Kitchen Shed equipment was the payment of $45.87 to "Fredrick & Snyder Ironing 2 stoves brass nobs etc."[78] The 2017 Historic Furnishings Report goes into great detail about the kitchen equipment, and the only cooking equipment added in the kitchen during that period was a stew stove.[79] The ironing of two stoves might be related to the stew stove installation. However, the 1815 entry describes a brick oven, which suggests that it was not related to the stew stove and therefore may have been for a Kitchen Shed.

The documentation shows that Governor Ridgely made vast improvements to the Hampton Estate and pursued a vigorous building campaign. Buildings on the estate in 1829, the year that Governor Ridgely died, included the following: Mansion; Long House; Dairy; Quarter; Lower Meat House; Upper Meat House; Shoe-maker's Shop; Overseer's House; Fish House; Cider Cellar; Lower Corn House; Upper Corn House; Cutting Room; South Shop; Barn; Race House [horse] Stable; Wash House; Dwelling; and Coal House.[80] The inventory of structures included others on land owned by Ridgely and some at the Northampton Furnace. While the expansion of the estate was significant, the alterations to the mansion during Governor Ridgely's tenure were some of the more impactful with regard to the plan of the building and the function of the interior spaces.

John and Eliza Ridgely

Charles Carnan Ridgely's development of the estate continued under his second son and heir John Carnan Ridgely. John Ridgely's inheritance included Hampton Mansion and Farm, but none of his father's enslaved laborers, farming equipment, or animals.[81] He and his second wife, Eliza Eichelberger Ridgely, purchased enslaved laborers, farm equipment and livestock, and invested in improvements to the farm and it structures, as well as the development of the gardens and grounds between 1829 and 1867. Eliza was focused on the latter, while John was the gentleman farmer dedicated to maintaining the farming operation at Hampton.

The 1838 watercolor of Hampton Mansion shows the south side of the building as it appeared when John and Eliza Ridgely were in residence (Figure 3.16). While the painting may not be entirely accurate, it does appear to show details of the building with a certain degree of accuracy. A few items of note: most of the south elevation windows have exterior shutters; the East Hyphen had been extended, the stair dormer added and the East Wing chimney had been moved; the Kitchen Shed had

78 January 27, 1816, Ledger 1804-1818.

79 HFR, 71.

80 Snell, 77-78, and Appendix F, 268.

81 Beagan, CLR, 40.

Figure 3.16. Hampton Mansion, South elevation, 1838 watercolor by Robert Carey Long, Jr. The Kitchen Shed is depicted extending from the east elevation of the East Wing on the right side of the watercolor (Private collection; photograph copy, HAMP 28025).

been added; and the bulkhead structure is depicted on the southwest corner of the Main Block. Also the skylight for the East Hyphen second story room is not shown, suggesting it was not completed at that time.

The "Map of Hampton, The Property of John Ridgely 1843" by Joshua Barney accurately illustrates the central 2,293 fenced acres of the approximately 4,500 acres inherited by Ridgely. It depicts the estate meadow land, orchards, woods, and structures, as well as fences, roads, and rock walls (Figure 3.17). Many of the buildings were those constructed by John's father, Governor Ridgely. Soon after that map was made, John and Eliza Ridgely made numerous additions and alterations to the buildings and landscape. Between 1852 and 1859 more than $15,000 was spent on the maintenance and improvements to the mansion, construction of new out buildings, and improvements to the gardens.[82] To a large extent, the core of the Hampton Estate as developed by John and Eliza Ridgely is what is now preserved as Hampton National Historic Site.

John Ridgely's memorandum books documented some of the maintenance and changes to Hampton Mansion. Charles Peterson and Charles Snell highlighted some of the entries pertaining to the maintenance and improvements that were probably related to the mansion. John's son Charles Ridgely was also residing at Hampton in the 1850s and 1860s. During that time he helped manage the estate and kept a farm diary,

82 Snell, 81.

Figure 3.17. (above) detail of the core of the Hampton Estate, 1843 Map of Hampton by Joshua Barney; (right) 1843 Map of Hampton by Joshua Barney "This embraces only that part of Hampton which is enclosed by the fencing and contains 2293 acres." (HAMP 21905).

Part of POT SPRING. the property of A. TYSON.
Part of STONES ADVENTURE. the property of R.&M.Lansdale.
Old York Road, from Baltimore
References
Square Acres
Fences
Roads
Woods
Rocks
Hedges
Plat. Meadow land
Bushes
Wet. Meadow land
Orchards
This Survey endraces only that part of Hampton which is enclosed by the fencing, and contains 2295 acres.
Part of EPSOM. the property of H.B.Chew.
Mill Pond
GLEN ELLEN. the property of R. Gilmor.
Part of
Map
OF
HAMPTON
THE PROPERTY OF
John Ridgely.
1848
Scale of Feet.

which also recorded some of the ongoing work at the estate. Some of the entries reference Hampton and were most likely associated with work at the mansion. In other cases it may be inferred that the items relate to the mansion based on other documentary and physical evidence.

MAINTENANCE AND IMPROVEMENTS THROUGH 1859[83]

Exterior

There are few entries that specify exterior work. Certainly some of the painting that was being done in by the Ridgelys could have included exterior woodwork. On November 28, 1838 they hired "Eichel for painting at Hampton" at a cost of $34.37. Charles Snell noted that John Ridgely's records indicated that "some limited painting" was done at Hampton between 1838 and 1841. Another painter, William Sullivan, was paid $70.12 for an unspecified project on July 26, 1842. The records showed that on September 11, 1849 John Ridgely "pd. Alfred Tipton, painter, in full 298.66." The amount paid Tipton appears to represent a big painting project that may have included both exterior and interior painting (see subsequent section). In April 1851 Johnston was paid $75.00 for painting doors. Alfred Tipton returned to Hampton in 1855 and was paid $227.00 in February and $136.00 in July for painting projects at Hampton. Some of which was probably work on the exterior trim of the mansion. Another painter, G. R. Dodge was also working for the Ridgelys during that period. Some of the larger projects were included: 1853, $206.64; 1854, $173.82; 1855, $455.65.[84] The Ridgely account books also list expenses for painting supplies including white lead, putty, and paint. The 1975 paint study of the exterior finishes found four finish layers suggesting that the woodwork had been previously stripped. However, John and Eliza were consistently maintaining and improving the property and its buildings, and it seems likely that some of the paint projects related to the exterior trim of the mansion.

The maintenance and protection of the mansion roof was also attended to by the Ridgelys. The documentation suggests that the original wooden shingle roof was replaced with slate by the 1850s. While no specific documentation for that change has been found, John Ridgely paid William Borley, slater, $33.23 for repairing the slate roof on November 12, 1857, indicating that the slate roof was installed by that time. The Ridgely's had several carpentry projects, and other unspecified projects in the 1840s through early 1850s. Some of those expenses may have been related to the installation of the slate roof.

83 Note: The subsequent sections rely on research done by Charles Snell. Rather than cite every reference to Snell's report, the reader should refer to pages 82 to 92 of the 1981 HSR for citations for the research. The reader should also refer to Charles Peterson's 1970 report, pages 71 to 73.

84 John Ridgely's Memorandum Book, 691/33, as cited in previous research by Gregory Weidman.

In 1853 Ridgely paid "Conn & Grass (for) putting up lightning rods," and lightning rods were installed at the mansion and other buildings at Hampton at a cost of $347.70 in August 1857. The installation of the lightning protection in 1857 apparently coincided with the repairs to the slate roof at Hampton Mansion.

There were several additional exterior projects identified by Snell. The Ridgely's apparently replaced the ball on top of the cupola in 1841. On June 5th they paid $6.00 to "J. Thomas & Son for ball of dome," and on July 6th James Shanessy was paid $5.00 for gilding the ball. On April 8, 1842 John Bones was paid $1.00 for "repairing back spouts," which would have been related to the roof drainage of the mansion and possibly the stone spouts that had been installed by Governor Ridgely. On April 20, 1855 John Ridgely paid W. Atkinson $30.50 for an awning. The awning may have been similar to those seen in the earliest photographs of the mansion. Those images show that awnings were used on the south portico of the building. The Ridgely's were apparently screening some of the sunlight on the south side of the building, which was also evident from the shutters depicted in the 1838 watercolor of that elevation.

Interior

On June 9, 1830 John Ridgely paid R. Stansbury $10.00 for whitewashing. Entries for whitewashing were also recorded in May 1839, May 1845, and again in July 1850. In his farm diary Charles Ridgely noted that on Saturday May 2nd 1857 that they were "cleaning cellars at Hampton house," and "Whitewashing cellars."[85] The work continued on May 5th when Ridgely noted "2 hands whitewashing cellar."[86] In June 1864 and May 1866 more whitewashing was being done for the Ridgely's. While there was likely whitewashing at several buildings at Hampton, the 1857 diary entries appear to be related to the mansion cellar. The frequency of the whitewashing falls within a 5 to 7 year time frame, which seems to indicate that the Ridgelys were regularly maintaining the whitewashed walls in the mansion basement.

In their efforts to maintain the mansion, the John and Eliza Ridgely pursued several painting projects and engaged a handful of painters while at Hampton. The previously mentioned projects in 1838, 1849, 1851 and 1855 may have included some interior painting. On November 10, 1854 John Malbon was hired "for graining the Music Room," and paid $30.00 for the work. Malbon was hired again in the fall of 1856 and was paid a total of $160.00 for graining interior woodwork and doors. The Ridgely's final painting project at the mansion was from August 14 to October 23, 1858. He paid German & Michael Ruskell $124.00 for "painting and graining" rooms in the mansion. That work included the office, which at the time occupied the West Hyphen, Room 107. Michael Ruskell did more work at Hampton for which he was paid $43.00 on

85 Charles Ridgely Farm Diary, MS 2891, Box 5, Folder 130.

86 Ibid.

September 28, 1859. During previous architectural investigations graining was also found in the Drawing Room, Room 105, and the Master Bedroom, Room 205. The 1984 paint study by Frank S. Welsh for the Music Room, Drawing Room, and Master Bedroom found graining in all three rooms that, based on the number of paint layers, appeared to be applied during the same time period.[87] Since the Ridgely's records document that the Music Room was grained in 1854 and other rooms in 1856 – 1859, and it's likely that most of the early graining at Hampton was done in the 1850s.

In addition to the interior painting, some of the rooms were wallpapered by the Ridgelys. The records showed that walls were papered in January 1855, and on January 9, 1857 Howell & Brothers were paid $240.96 "for papering." Since the hanging of the wallpaper occurred soon after the Music Room was grained, it is possible that some of the 1857 papering was done in that room. The historical records and previous studies indicate that the Ridgely's were maintaining, and in some cases improving, the interior finishes at Hampton.

The Ridgely's efforts to improve the appearance of Hampton Mansion included the addition of stained glass windows in the Great Hall, Room 101, on both sides of the north and south entry doorways. John Ridgely's records show that on June 4, 1856 he paid "Messrs Gerbhandt [sic] $264.00" for four stained-glass windows (Figure 3.18). Herman and John Gernhardt were stained glass makers from Baltimore, and supplied the new stained-glass windows and installed them in place of the original twelve-over-twelve sashes. The windows had geometric patterns typical of the period.[88] Gernhardt was hired again on October 30, 1856 and paid $104.52 for his services. That service may have included the stained glass window at the main staircase landing, and possibly the fanlight stained glass windows above the north and south entry doorways in the Great Hall.[89] While the stained-glass windows in the Great Hall and the staircase were removed by the NPS, the fanlight windows with the Ridgely family crest remain in place.[90]

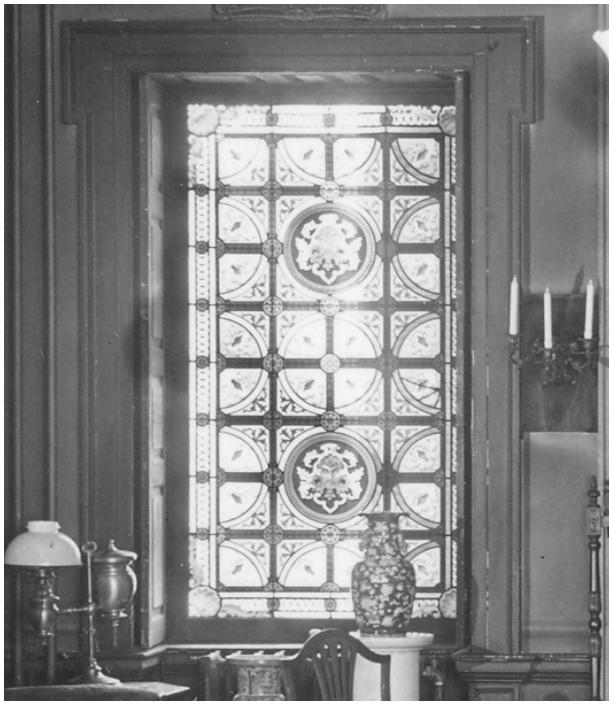

Figure 3.18. Stained-glass window in W128 at the south end of the Great Hall, ca. 1948 (HAMP 3454b, detail)

Systems and Equipment

The call bell system installed in 1792 was either added to or repaired by John and Eliza Ridgely. The records show that on June 28, 1843 the

87 Welsh.

88 HFR, 107

89 HFR, 108, 162-63.

90 The windows are in the Hampton NHS museum collection (HAMP 19994-19999).

Figure 3.19. Components for the call bell system include the bells mounted in the servant's hall, Room 111.

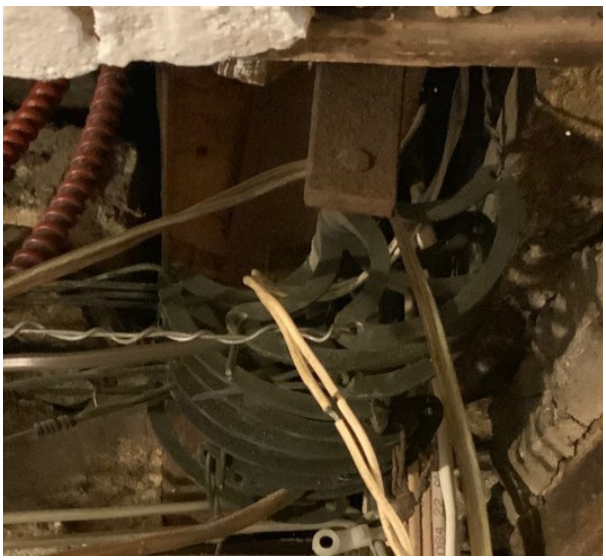

Figure 3.20. Components for the call bell system include the bell cranks connecting the wires from the pulls to the wires for the bells.

Ridgely's "Paid J. H. Hibner for hanging bells 10.00." On February 10, 1852 more work was done on the bell system when William F. Heihner was paid $21.50 for hanging bells. The call bell system consists of pulls, cranks, wires, and bells. Extant components of the system can be found throughout the mansion (Figures 3.19 and 3.20). It seems likely that the entire system was installed by the 1850s.

The Ridgely's were consistently improving and upgrading the kitchen equipment at Hampton, which is covered in detail in the 2017 Historic Furnishings Report, "Five Rooms in Hampton Mansion."[91] On June 24, 1831 the account book records that they "Pd. Abbet [sic] for an oven 30.80." The furnishings report goes into detail about the Abbett oven, and suggests that it may have been installed in the kitchen on July 21st when J. Hindes was paid "for walling in oven."[92] The account books also record that in 1839 they made the following purchases: "Stanley & Co. for 2 stoves and fireboards;" "Stanley & Co. 1 stove fireboard & pipe;" "Paid C. Dryan [or Bryan] for stoves;" and "Paid Abner Williams for stove, etc." Another related purchase in 1841 was a "ten plate stove W. O. Simmes." The number of stoves purchased suggests that they were for multiple rooms in the mansion, and possibly the Farm House. In the mansion there were cooking stoves in the Kitchen and possibly the Kitchen Shed. Stoves were also used for heating the upstairs rooms at Hampton. For instance the fireplace in the Northeast Bedchamber,

91 HFR, 69-75.

92 HFR, 72.

Room 202, has a "Saratoga County Airtight No. 1" coal burning stove patented in 1847. The decorative-iron fireplace insert may date from an earlier alteration of the wood-burning fireplace to a coal-burning stove.[93] Eliza Ridgely purchased additional kitchen equipment including a range for Hampton in 1852, and the extant Reip oven was added to the Kitchen in the mid-1850s.[94] During that period the Ridgely's purchased large amounts of coal for cooking and heating. Some of those purchases were designated as anthracite coal, which was a cleaner burning coal typically used for cooking.

There were several expenses related to plumbing in John Ridgely's records. Improvements to Hampton Mansion during the time he and Eliza were residing there included the addition of a heating system for the first story, bathrooms in the West Wing, and updating the existing pipes. The following expenses may have been related to those projects:[95]

Year	Date	Project	Cost
1846	January 5	pd. Pasterfield soldering bath tub	2.00
1851	January 1	J. N. Blake putting down pipe	26.30
1853	January 8	C. W. Bentley for pipes and boiler	45.45
	July 1	John Bechtel for plumbing work at Hampton	20.43
1855	January 12	Andrew J. Lyons, plumber	4.11
	February 1	John Buchel, plumber	7.63
	February 1	Collins & Co., plumbers, to date	230.80
	March 27	Ben L. Benson, on account for water pipes	500.00
1855	April 17	B. L. Benson on account for water pipes	500.00
	April 18	Paid John Wood in full for laying pipes	762.00
	May 23	B. L Benson on account of pipes	150.00
1857	January 9	Hubbal & Brothers for plumbing	175.92
	May 25	Seth Stone for building a water tank	37.50

The 1846 reference to "soldering (a) bath tub" suggests that there were some bathroom fixtures associated with the earlier plumbing installed by Governor Ridgely. The documentation indicates that the earliest plumbing was in the West Wing, and that the tub was in the first story bathroom. The boiler installed in 1853 may have been for heating the water to the bathtub. A sketch of the systems dated December 1884 does show a boiler next to the bathtub, and similar water heating apparatus were being used in the 1850s (Figure 3.21). The other 1851 and 1853 expenditures were probably for minor plumbing repairs at Hampton and other buildings. Charles Snell reached the conclusion that the January and February 1855 plumbing expenses were related to the installation of bathrooms and water closets in the first and second stories of the

93 HFR, 197.

94 HFR, 73-74.

95 Snell, 85-93.

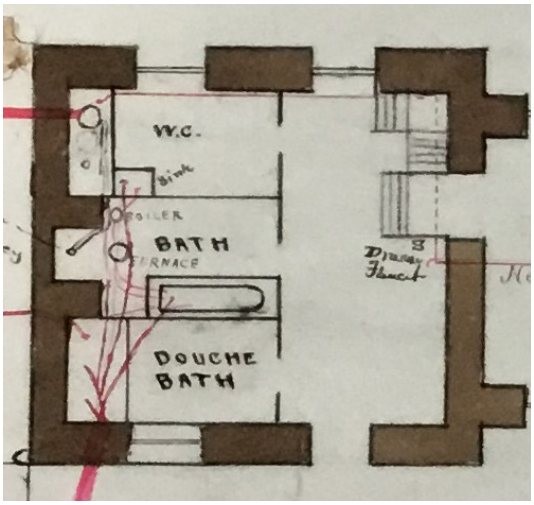

Figure 3.21. West Wing first story bathrooms including a boiler for the bath. Detail from 1884 plan of the water system by W. F. Massey (HAMP 6991 detail).

West Wing. The earliest plans of the mansion in 1875 by John Laing show the bathrooms and water closets that were installed by the Ridgelys (Figure 3.32 & 3.33). The extant bathroom on the second story of the West Wing (Rooms 212 and 213) retains the room plan and arrangement of fixtures as depicted by Laing. The bathtub type does appear to be similar to other examples of that period. It is interesting to note that even though the Ridgelys did have water closets, they continued to use commodes, chamber post and related furnishings.[96] On December 3, 1873 Mrs. Charles Ridgely bought from W. A. Bryant & Co. in Baltimore "1 Earth Commode, 'Pull up style' Walnut case," and ten days later she bought "1 Bag Dry Earth for Earth closet" and "1 Coarse sieve."[97] Numerous chamber pots and related furniture are part of the Hampton Museum Collection. Commodes were also included in later appraisals of the contents of Hampton Mansion. The antique commode included in the 1938 appraisal may have been the one purchased in 1873 by Mrs. Ridgely.[98]

The 1855 expenditures of $1,150.00 on pipes and $762.00 for installing same indicates a significant upgrade to the plumbing at Hampton. Whether this was all for the mansion is not known, but Snell concluded that the system for conveying water to the mansion at that time, as well as some of the lines to the garden. Indeed some of that new piping may have been related to improving the water supply to the West Wing bathrooms and water closets. Likewise, the subject of the 1857 plumbing work was unspecified and may have been related to the facilities in the West Wing. The historic water system at Hampton was gravity fed from water tanks, and the tank built by Seth Stone in May 1857 was most likely part of that supply. When the water supply and drainage systems were remodeled in 1884, the drawing of the system showed existing water pipes, as well as new additions (see subsequent section). That drawing indicates that there was earlier plumbing in place, which included a pipe "To Tanks." It seems likely that most of the earlier plumbing dated from the 1855 and 1857 projects.

Some of the plumbing expenses during the 1850s may have been related to the installation of a hot-air furnace in the basement of Hampton Mansion. On March 17, 1854 Hayward Bartlett & Co. billed John Ridgely $114.33 for a "furnace and copper pipe."[99] On that same date they were paid an additional $100 "for work to date," and again on April

96 HFR, 166 and 218.

97 MS 2891, Box 8, Folder 186.

98 HFR, 166.

99 John Ridgely's Bills, MCHC 692/13, M4440 as cited in previous research by Gregory Weidman.

Figure 3.22. Octagonal gas house, ca. 1930 (HAMP 3216).

30, 1855 they were paid $915.00.[100] The documentation suggests that Hayward Bartlett & Co. installed the earliest furnace in Hampton Mansion between 1854 and 1855. In 1857 expenses of $55.00 "for grates and altering same" were also likely related to the heating system. The 1875 Laing drawings depict the furnace in the main section of the basement (Room 003), and what appear to be floor grates in the first floor plan (Figure 3.32). There is also physical evidence in the basement of the mansion indicating where the duct work for the hot-air furnace was run and where some of the grates were located.

The introduction of gas lighting at Hampton Mansion was one of the more significant changes by John and Eliza Ridgely. The first gas light system at Hampton relied on a rosin oil gas machine that would manufacture the gas that was then stored in a holding tank. The gas machine and holding tank were in a separate building near the East Wing of the mansion, and the gas was piped to the mansion from there. The first step for introducing gas to the mansion was the construction of the gas house in September 1856 (see "Four Outbuildings" HSR). On Monday, September 15th Charles Ridgely made the following entries in the farm diary: "Sent wagon to town for gas pipes…Cart hauling away Earth from excavation made for gasholder."[101] As the project progressed, the Ridgelys erected a gas house where the gas was manufactured and stored within a metal tank. The gas house was situated about 75 feet east of the East Wing and was a two-story octagonal structure (Figure 3.22). Snell's review of the Ridgely account books indicated that a total of $619.55 was paid for the construction of the gas house, $190.00 was paid for gas fixtures, and $854.75 was paid to the Portable Gas Company for the gas manufacturing "apparatus." When all the work was completed in 1857, the total cost for the new gas lighting at Hampton was $1,664.30. The operation was apparently up and running when Charles Ridgely recorded on May 6th that they were "Making gas."[102] Once installed, the gas system was connected to the mansion lighting. The Ridgelys paid Charles Kaflinski of Dukehart & Kaflinski, gas-fitters $100 in March 1857 for gas fixtures.[103] The Cornelius and Co. chandelier that the Ridgelys had purchased for their Baltimore townhouse in 1844 may have also been moved to Hampton and fitted for gas. An 1872 stereo view of the Great Hall appears to show that chandelier, which was still in place in 1908 and 1948.[104] While the gas fixtures were either removed or altered for electricity, physical evidence of the gas lighting system can be seen throughout the building. In 2007

100 John Ridgely's Memorandum Book, MCHC MS 691/33, as cited in previous research by Gregory Weidman.

101 Charles Ridgely Farm Diary, MCHC MS 2891, Box 5, Folder 130.

102 Charles Ridgely Farm Diary, MCHC MS 2891, Box 5, Folder 130.

103 Four Outbuildings HSR, 120.

104 HFR, 127.

Wenger and Gradoia noted the evidence of the gas system, some of which was certainly part of the initial installation and some that might have been added later.[105]

The installation of the gas lighting and associated equipment marked the final phase of John and Eliza Ridgelys major improvements to Hampton Mansion. Charles Snell calculated that from 1854 to 1859 they had spent $6,122.24 to rehabilitate and modernize the mansion (about $200,000 in 2021 dollars).

MAINTENANCE AND IMPROVEMENTS THROUGH 1867[106]

John and Eliza Ridgely continued to maintain and improve Hampton Mansion and the estate during the latter part of their residency. The Ridgelys both died in 1867; John on July 17th, and Eliza five months later on December 20th. The maintenance items from 1860 to 1867 appeared to be primarily routine including painting, carpentry, plumbing, and slate repairs, as well as repairing the call bell system. Additional improvements to Hampton Mansion included graining and hanging wallpaper. The most significant change to the mansion in that period was the alteration of the porch and steps of the North Portico.

The planning for the new marble porch and steps probably started in early 1867, before John Ridgely died. The design for the porch alteration was apparently done by Baltimore architect Edmund G. Lind.[107] John Ridgely's account records show that on September 12, 1867 Alexander Packie was paid $2,400.00 "for stone porch & steps." A related expense may have been on June 17, 1867 for $14.00 paid to "Burns & Russell for 1,000 bricks." The 1979 restoration of the porch found that the footings and tread supports for the steps were constructed with brick. In 1867 the new porch had white marble steps with marble rails, urn-shaped marble balusters, and large marble posts topped with marble urns. The porch floor consisted of 12-inch square black and white marble tiles set in a checker-board pattern on the diagonal. The impressive marble porch was a primary architectural feature, centered on the primary façade of the mansion, and was depicted in John Laing's first floor plan of the building. The marble porch became a focal point for many of the Ridgely family photographs of Hampton Mansion (Figure 3.23).

105 Wenger and Gradoia, 19-21.

106 Note: The subsequent sections rely on research done by Charles Snell. Rather than cite every reference to Snell's report, the reader should refer to pages 94 to 97 of the 1980 HSR for citations for the research.

107 John H. Scarff, F. A. I. A., *Hampton, Baltimore County, Maryland* (Baltimore, MD: 1976; reprinted from Maryland Historical Society Magazine, June 1948) 10. Edmund G. Lind's journal at the MCHC includes a list of his projects. Presumably Scarff got his citation from that journal. That information was not verified for this report.

Figure 3.23. Ridgely family portrait posed on the North Portico, 1878 (HAMP 15474).

Charles Ridgely and Margaretta Howard Ridgely

John and Eliza Ridgely's son, Charles Ridgely, inherited Hampton Mansion and the estate when his parents died in 1867. As previously noted, he had been managing the estate since the early 1850s and may have assumed management of the estate before his parents died. John Ridgely's memorandum book itemized expenses from 1852–1870, and covered three years after his death suggesting that Charles was keeping those farm records. Charles Snell summarized the maintenance and construction expenses of John and Charles Ridgely from 1830 to 1870, breaking down the expenses by category and then the total per year.[108] The grand total spent on projects over that 40 year period was $41,303.41, averaging out to about $1025 per year. The equivalent in today's dollars is about $35,000 per year with a total of about $1, 400,000. Though not all of those expenses were for projects at the mansion, the total provides some insight into what the family was investing in maintaining and improving the mansion and related property.

When Charles Ridgely inherited Hampton in 1867, he continued the regular maintenance of the mansion, other buildings, and the estate grounds until he died on March 29, 1872. Charles Ridgely's will left his "estate, real, personal, and mixed" to his wife, Margaretta Howard Ridgely "during the term of her life, or widowhood."[109] His will further stipulated that upon Margaretta's remarrying or death, his eldest son, John Ridgely, aka. Captain John Ridgely, would inherit "my dwelling house and outbuildings at Hampton with seven hundred and fifty acres of land."[110] After Charles died Margaretta took over management of Hampton. The records indicate that both Margaretta and Captain

108 Snell, Table 5, 99-101.

109 Last Will and Testament of Charles Ridgely of Hampton, August 8, 1870; MCHC MS 2891, Box 6, Folder 145.

110 Ibid.

John Ridgely were receiving bills for work at the estate and managing various maintenance and improvement projects. When Margaretta died on March 31, 1904, John Ridgely took over complete management of the property.

MAINTENANCE AND IMPROVEMENTS 1870–1880

The records indicate that in the decade following Charles Ridgely's death the routine maintenance expenses continued to be painting, glazing, carpentry, slate roof repairs, and plumbing for the water and gas systems. While expenses for lumber and other supplies during the same time period may be related to work at Hampton Mansion, in some cases it is difficult to determine whether the work occurred at the mansion, the myriad of out buildings, or even the Ridgely's Baltimore properties. The extant materials and architectural elements at Hampton Mansion suggest that there was minimal carpentry in the mansion itself during the 1870s. While there were repairs and improvements to the systems, as well as some smaller carpentry projects, most of the improvements at that time were probably cosmetic. What is abundantly clear when reviewing the invoices, bills, receipts, and ledgers from the 1870s was that the Ridgelys continued to improve and maintain their property and Hampton Mansion, despite having lost considerable assets due to Emancipation and diminished acreage.

CARPENTRY AND RELATED EXPENSES

Many of the carpentry bills from the 1870s did not specify where the work was performed. The larger than typical expenses in 1870 suggest either a renovation project at Hampton or the construction of another building. The 1870 expenses included the following:[111]

Date	Project	Cost
February 19	Henry Bowen Painter	16.49
February 19 – April 15	Mason & Marshall [for painting]	575.50
February 26 – April 18	A. Shriver, carpenter, paid total of	247.67
March 26 – April 9	J. F. Harvey, plaster, paid total of	125.93
March 8	5 bushels of lime for plaster	2.50
March 21	22 bbls cement. H. Giese	6.00
March 25	Mr. Bright for graining 11 doors	20.00
April 16	Working & Bro., paints, etc, in full	383.23
April 25	Emmonton, for fixing lightning rods	12.00
May 13	John Emory, 1,000 laths	4.50
May 27	3 bbls of cement	7.50
July 29	A. Cate, lumber bill	210.00

111 Snell, 98.

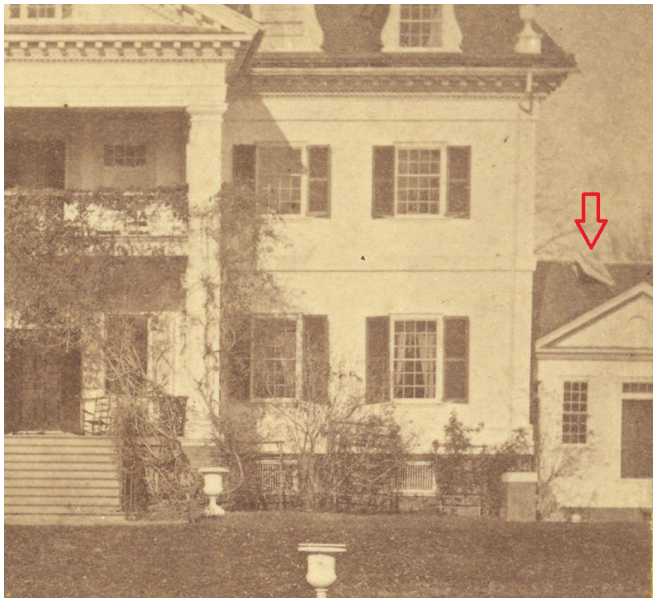

Figure 3.24. South Elevation of Hampton showing West Hyphen and open skylight, 1872 (HAMP 20236_03).

It is possible that the expenses between February and April were related to finishing the room above the East Hyphen, Room 210. The physical evidence including the use of cut nails and sawn lath indicated that the room was finished in the mid-nineteenth century.[112] The earliest photographic documentation indicating that Room 210 was finished was an 1872 stereo view of the south elevation of Hampton that shows the open skylight for that room (Figure 3.24).[113] Room 210 was shown as the Housekeepers Bed Room in the 1875 Laing plan (Figure 3.33). Both the physical and documentary evidence indicates that the room was finished by the early 1870s. Thus the work may have been done in 1870 when the records indicate one or more larger projects were completed.

Alfred Shriver had become the estate's regular carpenter and while his projects were rarely identified, he appeared regularly in the itemized expenses. He was first hired by John Ridgely and was paid $25.00 on November 2, 1863 for "carpenters work done at Hampton."[114] In 1867 Shriver was paid $94.00, and subsequently he appeared on the books on a regular basis through 1873. In 1872 beginning in August and extending through February 1873, there were several receipts for work at Hampton by Alfred Shriver. Some were made out to Mrs. Charles Ridgely, Margaretta, and some to her son John Ridgely. One bill for "carpenters work done at Hampton" from July 25th through August 31st 1872 included 77 hours of work by Shriver and two helpers, and totaled $183.17.[115] During the month of September, Alfred Shriver and his carpenters spent another 57 hours on work at Hampton.[116] The same workers spent 20.5 days work at Hampton in February 1873.[117] The amount of work suggests that Shriver and his carpenters were working on a large project for the estate in late 1872 and possibly into early 1873. Alfred Shriver's bill submitted on June 1, 1873 included a balance brought forward from March and itemized days of carpenters work in April and May, which totaled 29¼ days and $384.85. That bill included a notation, which indicated that Shriver and company were working on more than one project at the Hampton estate including the estates gas houses (see subsequent section, "Gas Lighting").

112 Wenger and Gradoia, 12.

113 Mrs. Charles Ridgely to Chase & Backrack, Oct. 15th, 1872; the receipt includes "16 sets of stereo views." MCHC MS2891, Box 7, Folder 176.

114 MCHC MS 2891, Box 8, Folder 182.

115 MCHC MS 2891, Box 8, Folder 182.

116 MCHC MS 2891, Box 8, Folder 182.

117 MCHC MS 2891, Box 8, Folder 182.

In the previously cited work in 1870, the A. Cate bill for lumber appeared to coincide with the carpentry and other work at Hampton. Likewise, the review of different expenses from the same time period may inform the research of the building chronology. A receipt from Alfred Shriver dated August 29, 1873 for $28.18 received from Mr. John Ridgely may be related to work in the mansion. The work corresponds with two purchases from John Duer & Sons in July 1873. The first bill on July 3, 1873 was made out to Shriver and included "5 Rim Lox #490 & In K 65; 1 pr Ex Huy 'I' Hinges 16; 1 Stock Locx 10 in # 45; 2 dz Screws; 2 pr Barn D. Rollers & 32 ft. Track." Duer's second bill on July 26 to Mr. J. Ridgely was for "3 of Rim Locx #465 & In K 490; 1 lb Scws." While it's difficult to decipher what some of the items were, a total of eight rim locks were purchased, and rollers and track for the barn door. There happen to be eight louvered doors in the third story of the mansion and all are equipped with rim locks and hung on lift-off butt hinges (Figure 3.25). The 2007 architectural investigation postulated that the louvered doors were installed during Captain John Ridgely's tenure at Hampton.[118] The coincidence of the type of hardware purchased from Duer & Sons (including that bought by Shriver), the carpentry bills from Alfred Shiver, and the extant hardware on the louvered doors suggests that those doors were installed in August 1873.

Figure 3.25. Louvered door to Room 305, D305a, and rim lock typical of the third story doorways.

Another alteration that probably dated to the 1870s was the installation of mortised lock sets with porcelain knobs and key holes with covers on the doors in the first and second stories (Figure 3.26). Historic photographs depict those lock sets, which replaced the

118 Wenger and Gradoia, 30.

Figure 3.26. Example of mortised lock set with a porcelain knob and key hole with cover (HAMP 20526_15 detail).

original rim locks . The mortised locks were later removed when the mansion was rehabilitated in 1949.

As with the bills from Alfred Shriver, most of the other carpentry bills from the 1870s did not specify where the work was performed. James H. Boyd did "19 days of Carpenters Work. . .InCluding Painting" for Mrs. Charles Ridgely in September 1872.[119] On September 30, 1872 Mrs. Ridgely paid William Bayne "for Blacksmithing and Carpenters work 42 days."[120] On December 31, 1872 John Bayne billed John Ridgely for "20 days Carpenters work,"[121] and on May 1, 1873 he billed Mrs. Ridgely for "Twenty five days Carpenters work."[122] The Ridgelys were certainly having a lot of carpentry work done at the estate, but it is difficult to determine whether the work occurred in Hampton Mansion. As previously noted, most of the improvements in the mansion were probably cosmetic during that period.

ROOFING AND RELATED PROJECTS

Part of the regular maintenance of Hampton Mansion was repairs to the roof and lightning protection. Ridgely family records document that supplies were purchased and roof repairs were made in August and September 1872. On August 26th Mrs. Charles Ridgely purchased from James McLain, Baltimore Lightning Rod Works, "980 Feet Munson's Copper Lightning Rod" and "15 Points" for a total of $388.00.[123] On September 2nd a check for $388.00 to James McLain was written by Captain John Ridgely and the check stub noted "Lightning rods at Hampton House."[124] At the same time Phillip Smick, Slater submitted a quote for roof repairs to Mrs. Ridgely. Smick's estimate dated August 31, 1872 was "to repair main roof and dormer Windows on main roof and also repair roof on two wings furnishing slate & putty for the sum of Eighty Six dolls."[125] Smick also priced out options for using zinc or copper in place of the putty, but noted that the putty would be just as good and the cheapest option. On September 25, 1872 Phillip Smick billed Mrs. Ridgely $86.00, less board $3.00, totaling $83.00.[126] The roof repairs and installation of new lightning rods in 1872 represent one of the larger roofing related expenditures.

Capt. John Ridgely also bought 20 slates from Gault & Son in the 1870s, which was probably for minor roof repairs at Hampton Mansion.[127] On

119 MCHC MS 2891, Box 8, Folder 182.

120 MCHC MS 2891, Box 8, Folder 182.

121 MCHC MS 2891, Box 8, Folder 182.

122 MCHC MS 2891, Box 8, Folder 182.

123 MCHC MS 2891, Box 7, Folder 178.

124 Captain John Ridgely, checkbook, MCHC MS 2891, Box 10, Folder 258.

125 MCHC MS 2891, Box 9, Folder 226.

126 MCHC MS 2891, Box 9, Folder 226.

127 MCHC MS 2891, Box 8, Folder 186; note: the date is written as "Dec 13, 18 7."

April 29, 1875 Margaretta Ridgely bought another 344 feet of copper lightning rod and 6 points from James McLain.[128] She also purchased 15 square of 1st quality roof slate from M. Gault & Son on June 4th & 8th 1875.[129] Since that was a large purchase and the mansion roof had been repaired in 1873, those supplies were most likely for another building at Hampton (see subsequent section, "1875 Building at Hampton"). Margaretta Ridgely did hire M. Gault & Son in 1877, and on December 8th they were paid $58.13 for "repairing flashing and reslating" the roof at Hampton.[130]

PAINTING

Painting the interior and exterior appears to have been part of the regular maintenance at Hampton. In some cases the work was specified and in others it was not. From October 9 through December 14, 1872 Bowen and Porter invoiced John Ridgely for 38.5 days painting and puttying at Hampton, which totaled $191.00 in time and materials, including an additional change for staining and varnishing the stable.[131] Since the stable work was called out as a separate item, the other work may have been on the main house or one of the many ancillary structures.

An undated receipt for Mrs. Ridgely in the 1870s indicated that historically the kitchen was finished with a "yellow wash," which extended into the stairwell. It noted "Mrs Ridgely will Please give to Beamer $1.50 for yellow washing kitchen and stairway."[132] Yellow wash in that period was made by adding yellow-ocher to a white/lime wash.

Margaretta Ridgely continued to manage the interior painting and graining at the mansion. On May 19, 1873 William Smyth submitted a bill for "Graining at Hampden [sic] House" between April 14th and May 19th for a total of $57.80.[133] In April Mrs. Ridgely had purchased painting supplies, some of which may have been used in the graining. The invoice included "300 lbs Lewis lead; 5 Galls Spts Turpentine; 4 lbs Bur(nt) Umber; 4 lbs Ver(million) Red; 25 lbs Putty; 2 tubes Perm Blue; 2 tubes Chinese Vermilion; 2 lbs Raw Umber; 4 lbs yellow pine; 4 Galls Linseed oil; 1 Gall Japan; 2 cans; 4 lbs Drop Black."[134] The invoice suggests that there was other painting going on at the mansion, but no corresponding bill was found.

William H. Anderson billed for additional "Painting Graining & Varnishing done in Interior of Dwelling at Hampton" on May 20, 1875.[135] The work included 72½ days of labor plus 8 days work for the grainer.

128 MCHC MS 2891, Box 7, Folder 178.
129 MCHC MS 2891, Box 8, Folder 186.
130 Snell, 111.
131 MCHC MS 2891, Box 8, Folder 182.
132 MCHC MS 2891, Box 8, Folder 182.
133 MCHC MS 2891, Box 8, Folder 182.
134 MCHC MS 2891, Box 7, Folder 178.
135 MCHC MS 2891, Box 8, Folder 182.

The project also involved "furnishing and gilding rods and hooks for pictures and putting up same at Dwelling at Hampton," as well as patching cracks in the plaster walls. The total bill including an additional $54.02 for a carpenter's bill, was $619.32. The project represented an investment in the aesthetic appearance of the interior of Hampton Mansion, and was most likely focused on the more public rooms, perhaps the Drawing Room, Room 105, and the Great Hall, Room 101.

The work by Anderson was the last significant interior painting project at the mansion between 1870 and 1880. Captain John Ridgely's checkbook records included a payment on November 22, 1879 of $58.90 to Sylvester Bowen for painting to date.[136]

SYSTEMS

Healy & Bro. Dr. of Baltimore listed their company as Gas Fitters and Plumbers. As such their work at Hampton included various aspects of the heating, plumbing and gas light systems. Healy & Bro's work in September through November 1873 related to various systems including heating and gas lighting (see subsequent section). A bill was submitted to Mrs. Charles Ridgely on November 20, 1873 for the following items: Cleaning out & Repairs to furnace; Set lining for grate; Repairing Grates, 1 Iron frame for Bricks; Repairing range, etc.; 1 Fancy Fender. . .[137] In a separate bill dated September 12, 1873, Healy & Bro. charged Mrs. Ridgely $70.20 for work done on June 11th that included "faceing fire place & Harth With Black Marble & Seting Grate; 1 Grate Bricks frame etc. Complete."[138] The work on the grates may refer to those set in the floors on the first story, but some are also related to the iron grates in the fireplaces. Several fireplaces in the mansion are faced with black marble, and some historically had iron grates.

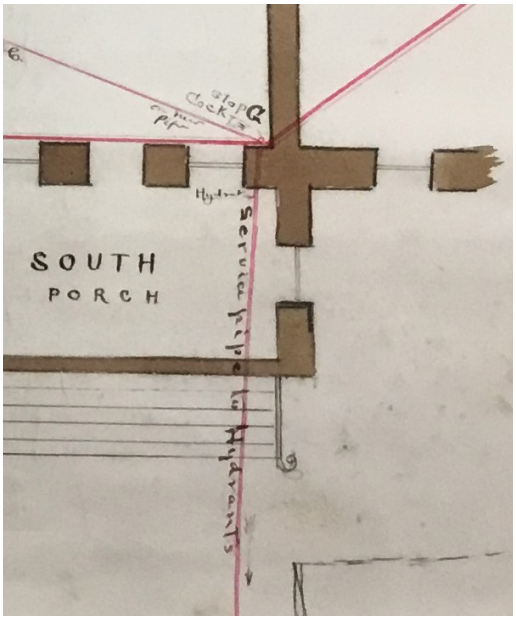

Figure 3.27. Detail from 1884 plan of the water system by W. F. Massey showing hydrant under the South Portico and pipes leading to hydrants in the gardens (HAMP 6991 detail).

Mrs. Ridgely hired John McCart for plumbing projects in the 1870s. McCart's bill dated June 30, 1873 appears to relate to the construction of the new gas house (see subsequent section). Two bills in 1875 were probably for repairs to the estate water system, but do not represent extensive changes to the system. One interesting item from June 29, 1875 was "1 Yellow Pine Hydrant."[139] The hydrant was most likely part of the watering system for

136 MCHC MS 2891, Box 10, Folder 259.

137 MCHC MS 2891, Box 8, Folder 182.

138 MCHC MS 2891, Box 8, Folder 182.

139 MCHC MS 2891, Box 8, Folder 182.

the gardens. However, the 1884 plan of the water system depicts one hydrant located in the crawlspace below the South Portico and pipes leading to other hydrants in the gardens (Figure 3.27).

Healy & Bro. performed additional work at Hampton in 1876 demonstrating that they continued to work on various systems at the mansion. Their bill describes where some of the gas lighting was installed in the Mansion at that time, and also shows that the Ridgelys were maintaining that system and their plumbing. Healy & Bro.'s bill dated April 1, 1876 itemized the following work from January through March 1876:[140]

Date	Project	Cost
January 4	Repairing Gas in Parlors & Kitchen	.75
January 15	Repairing Nursery Lamp & Easing Keys	1.00
January 22	Repairing Reservoir, Wash basin and lining fire place 15 lbs sheet Iron	1.50
	2 washers (.05) Plaster (.10) Nails (.04) time (1.25)	1.44
January 25	Repairing pipe to Basin, 1 lb Solder (.35), time (1.25)	1.60
February 1	Repairing pipe in Cellar, 1 lb Solder (.35), time (1.25)	1.60
February 7	Repairing Gas and Easing Gas Keys, etc.	1.00
February 8	3 Wraps on Hose	.50
March 17	Repairing pipe to Closet, 1 lb Solder (.35), time (1.25)	1.60
March 27	Repairing Supply pipe – 17½ lbs lead pipe @ .12	2.10
	2 lb Solder (.60), time ½ day (2.25)	2.85
	credit 11 lbs Old lead @.05	-0.55
March 28	Repairing Gas in Parlor and Chandelier on 2nd Hall	.75
April 8	Received Payment	16.19

GAS LIGHTING

As previously discussed, the first gas house at Hampton was an octagonal structure near the mansion. That building had been built in 1856, but was replaced by the Ridgelys in 1873. Most likely the building's close proximity to the house and the dangerous nature of the gas production and storage system prompted the move. When the new gas house was constructed, the old one was renovated to serve as quarters for some of the Ridgely's servants (see "Farm Outbuildings HSR").

140 MCHC MS 2891, Box 8, Folder 182.

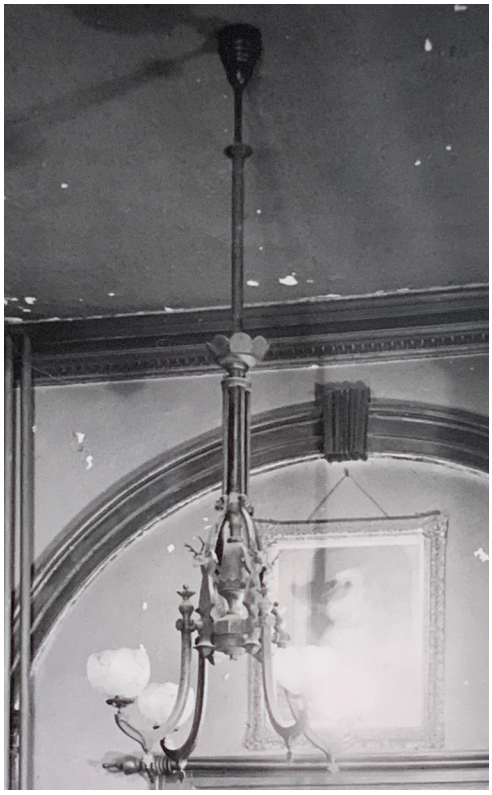

Figure 3.28. Detail of first-story stair hall gasolier, 1948 (detail HAMP 3458).

Alfred Shriver and his carpenters did some of the work on the old and new gas houses. His bill dated June 1, 1873 included the following notation:[141]

> work on the new & old
> gas house amounts to 93.87

The significance of that notation was that it provides a timeline for when the first gas house was replaced by a new gas house farther away from the house. Evidently, Alfred Shriver and his assistant carpenters were responsible for some of the carpentry at both gas houses in 1873. Related bills included: William Bowen that itemized building a tank for the gas house, foundation for the gas house, and fixing the old gas house; John McCart for $340.25 worth of plumbing related to the new gas house; Samuel Whittle for plastering the lower story of the old gas house; Samuel Whittle for plastering (new) gas house at Hampton; William Emory for gutters and spouts on the gas house.[142] The dates of invoices related to the construction of the new gas house and the renovation of the old gas house indicated that the work was completed by the end of July 1873.

While a separate report has been prepared for the two gas houses, the impact on the mansion is of interest for this report (see "Four Outbuildings" HSR). On June 25, 1873 L. Morrison billed Mrs. Charles Ridgely for "moving Gasometer and building two Retort generation, furnishing and running 1½" supply pipe to house and Gas fitting in House."[143] A subsequent bill from Morrison & Co. dated August 1, 1873 included "1 Hall Light; 5 light, Hall gas fixture put up; 1 Bbl 42 gallons of plain gasoil; 10 hours making gas; Horse & wagon," which totaled $103.22.[144] The "5 light, Hall gas fixture" may refer to the ceiling fixture that had hung in the first-story Stair Hall, Room 102. Photographs show a four-light fixture (Figure 3.28), but a similar fixture was available in a five-light design from Archer and Pancoast Company in ca. 1876 (Figure 3.29).[145] It is possible that the gas fixture in the hall was altered from a five light to a four light

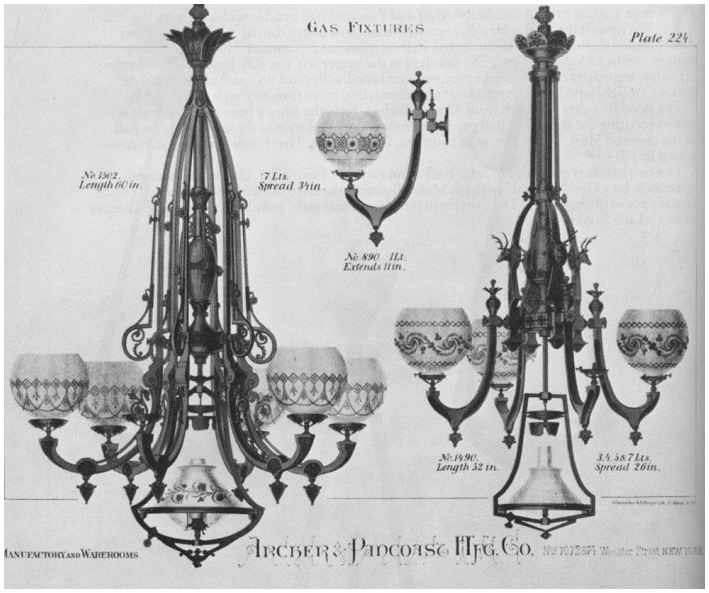

Figure 3.29. Archer & Pancoast Mfg. Co. catalog plate 224, ca. 1876 (Gaslighting in America, plate 83, accessed 10/30/2019, https:www.nps.gov/parkhistory/online_books).

141 MCHC MS 2891, Box 8, Folder 182.
142 MCHC MS 2891, Box 8, Folder 182.
143 MCHC MS 2891, Box 8, Folder 182.
144 MCHC MS 2891, Box 7, Folder 176.
145 HFR, 173, 181 and 182.

when it was wired for electricity. A November 20, 1873 bill from Healy & Bro. included "port gas fixtures with shades, Holders & Chimneys Complete."[146] While many of the bills from 1873 appear to relate to the construction of the new gas house and renovation of the old gas house, some of the work was clearly related to the mansion.

As previously cited, maintenance and repair of the gas lighting was done by Healy & Bro.'s in 1876. Their bill documents that the gas lighting was in Parlors, Kitchen, and Nursery. The 1875 Laing plan depicts chandeliers in all the first-story Main Block rooms (Rooms 101, 103, 104, 105, and 106), which suggests that gas lighting was installed in those rooms. In addition the 2007 architectural investigation found additional evidence of gas lighting in the Office (Room 107), Stair Hall (Room 102), Guest Bedroom (Room 204), and possibly the Master Bedroom (Room 205).[147] The gas lighting system at Hampton was used and maintained until 1929, when electricity was installed in the mansion.

1875 BUILDING AT HAMPTON

The documents, receipts, ledgers, and other records of the Ridgelys' indicated that a significant amount of construction was going on at Hampton in 1875. Some of those expenses have already been identified, and while there were projects at the mansion, the amount of work in 1875 suggests that some of the outbuildings and farm buildings were constructed at that time. In some cases the records mention the buildings being worked on, but most leave that to speculation.

Of particular interest are the bills for masonry, primarily because they represent a lot of work and identify some of the structures. The bills for masons were mostly from Jacob Vance to Mrs. Ridgely. Receipts for work done by Vance and his masons in 1875 were as follows:[148] June 1st, for 93 days masoning; July 31st, for 152 days masoning; September 1st, for 92¾ days masoning; October 1st, for 76 days masoning. The total number of days Vance and his masons spent at Hampton between June and October 1875 were 413¾ the total billed for that work was $1,033.67. The July bill did include 5 days "at wheal house on furnace farm in Dec 1874," and "65 days of the above time on Stone for gate."[149] Since the total days worked amounted to over one year, the masonry work was probably related to some of the stone farm buildings erected during that period, as well as the new stone gate at the entrance to the mansion carriage road (Figure 3.30). It is possible that the mason spent some time on Hampton Mansion either making repairs and/or re-stuccoing the exterior.

146 MCHC MS 2891, Box 8, Folder 182.

147 Wenger and Gradoia, 20.

148 MCHC MS 2891, Box 7, Folder 178; Box 8, Folder 182; Box 9, Folder 229.

149 MCHC MS 2891, Box 9, Folder 229.

In addition Mrs. Ridgely's had an account with S. M. Anderson that included the following:[150]

To Quarrying & Hauling 425 pr Stone @ $1.10	$467.00
To Digging Foundation 330 yd @ .20	66.00
To Hauling 2 loads Slate	40.00
5 loads Brick	15.00
To Cutting & Hauling Sleepers for Basement	5.00
Filling in Basement	3.00
Paid Mr. Johnson for Plastering Beam in seller	3.00
	$599.00

Anderson's account was settled on January 1, 1875. The work was more clearly attributable to one of the farm buildings, because it included preparing a new foundation. Since he did not mention construction of the structure above the foundation, it seems likely that some of the masonry work performed by Vance was related to the foundation built by Johnson.

In addition to the masonry, on July 2, 1875 Thomas Todd submitted a bill "for furnishing material & doing Carpenter work, etc" between April and June 9.[151] The total bill to Mrs. Charles Ridgely was $321.49. The work appears to have been related to the estate out buildings and not the mansion. While Hampton Mansion was not part of the work, the amount of masonry work in 1875 again demonstrates the investment the Ridgelys were making in the estate.

Figure 3.30. Masonry and iron gates designed by John Laing and erected by Jacob Vance and W. E. Davis leading from the road to the mansion carriage road, ca. 1895 (HAMP 18575).

150 MCHC MS 2891, Box 8, Folder 186.

151 MCHC MS 2891, Box 8, Folder 186.

JOHN LAING, CIVIL ENGINEER ARCHITECT

Architect John Laing drew the earliest surviving plans of Hampton Mansion. In 1875 Laing was commissioned by Margaretta Ridgely to draw plans of Hampton, and design the estates entrance gates. On June 25, 1875 he sent the following proposal to Mrs. Ridgely:[152]

> Mrs. Charles Ridgely,
> Respected Madam,
> I will undertake to make the
> working Drawings and superintend
> the Erection of the gates & Piers
> for the sum of Twenty Dollars
> after the gates are completed $20.__
> Also to make the plans of Hampton
> with two Elevations in the best
> style of Art. for the sum
> of Three Hundred Dollars.
> $300.00
> Very Respectfully,
> John Laing
> Civil Engineer & Architect

On June 25th John Laing received payment of twenty dollars from Mrs. Ridgely for the design of the gates at Hampton. W. E. Davis proposed to make, deliver, and set up the iron railing and gates per Laing's drawings for the sum of $638.00. The new gates designed by Architect John Laing were erected at Hampton by mid-November 1875. W. E. Davis's bill submitted on November 18, 1875 was for the agreed upon amount of $638.00 plus an extra 22 feet of railing at a cost of $154.00, totaling $792.00. As previously noted, Jacob Vance did the masonry work for the piers at the new entry gate. And on January 4, 1876, John Laing was paid an additional twenty dollars for superintending the installation of the new gates.[153]

Per his agreement with Mrs. Ridgely, John Laing completed the drawings of Hampton in July 1875 (Figures 3.31-3.34). According to a receipt dated July 5, 1875 Mrs. Charles Ridgely paid Laing fifty dollars for "making the Plans and Elevations of Hampton." On July 20th he was paid another one-hundred and fifty dollars for making the plans, and on August 31st he received payment of one-hundred and fifty dollars on the balance of the account. Laing wrote on the "Plan of Ground Floor" of Hampton "NOTE, These Plans are all made from actual Surveys and measurements taken from the Building, By John Laing, C. E. ARCHITECT. July 1875."[154] The Laing plans are considered accurate depictions of Hampton Mansion in 1875.

152 MCHC MS 2891, Box 9, Folder 228.

153 MCHC MS 2891, Box 9, Folder 228.

154 John Laing, July 1875, "Hampton, Plan of Ground Floor," HAMP 29332.

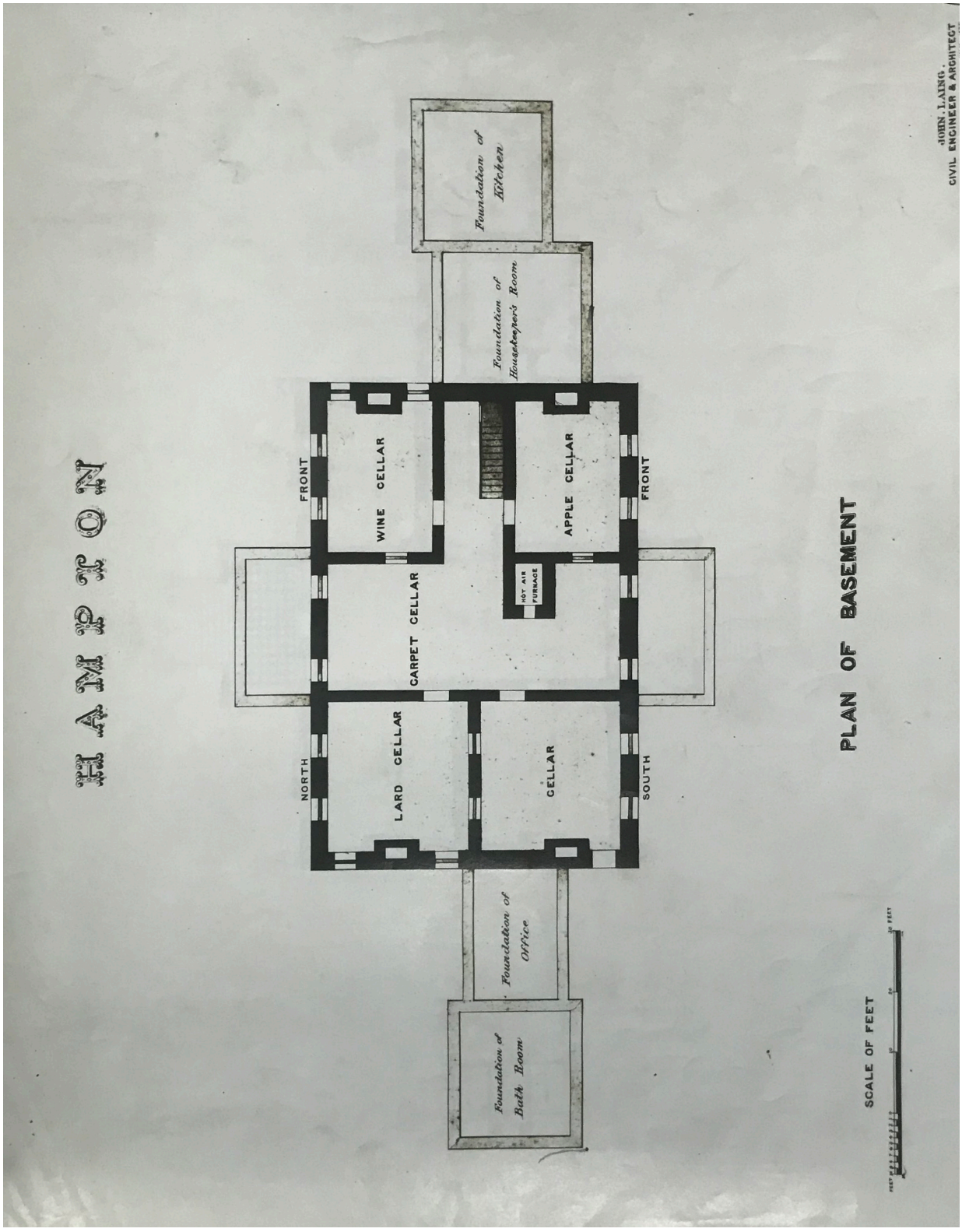

Figure 3.31. Hampton, Plan of Basement, John Laing, Civil Engineer & Architect, 1875.

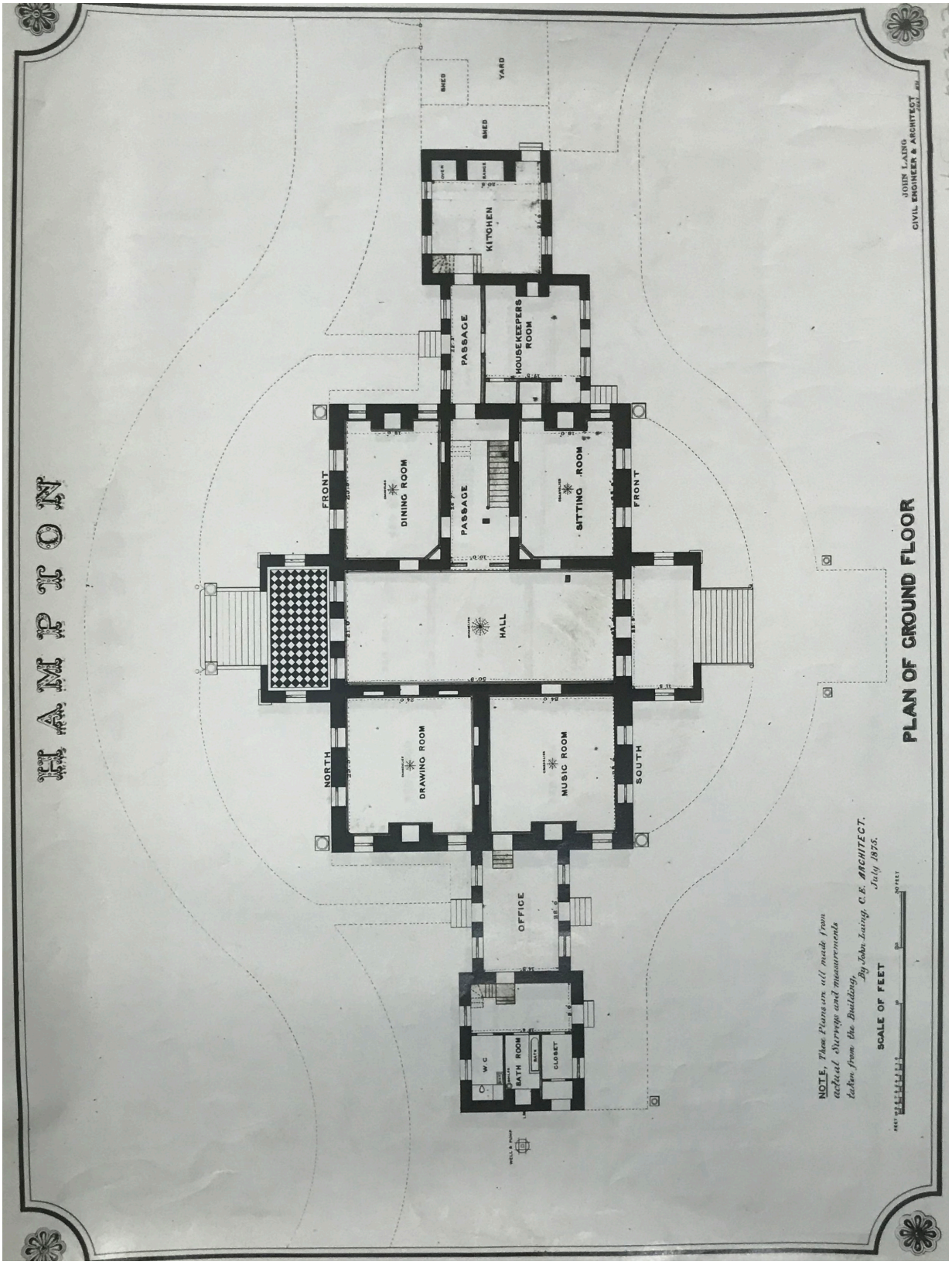

Figure 3.32. Hampton, Plan of Ground Floor, John Laing, Civil Engineer & Architect, 1875.

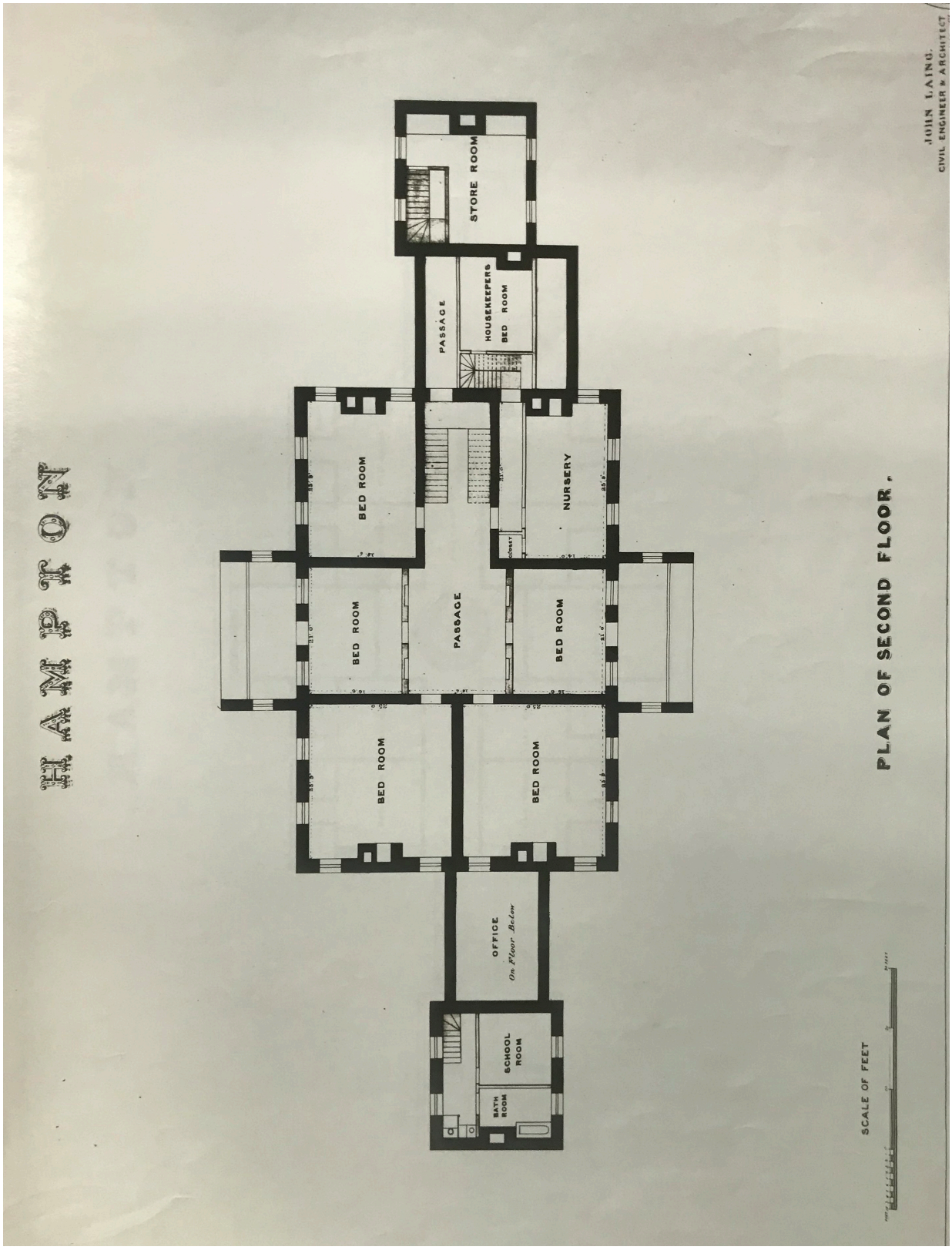

Figure 3.33. Hampton, Plan of Second Floor, John Laing, Civil Engineer & Architect, 1875.

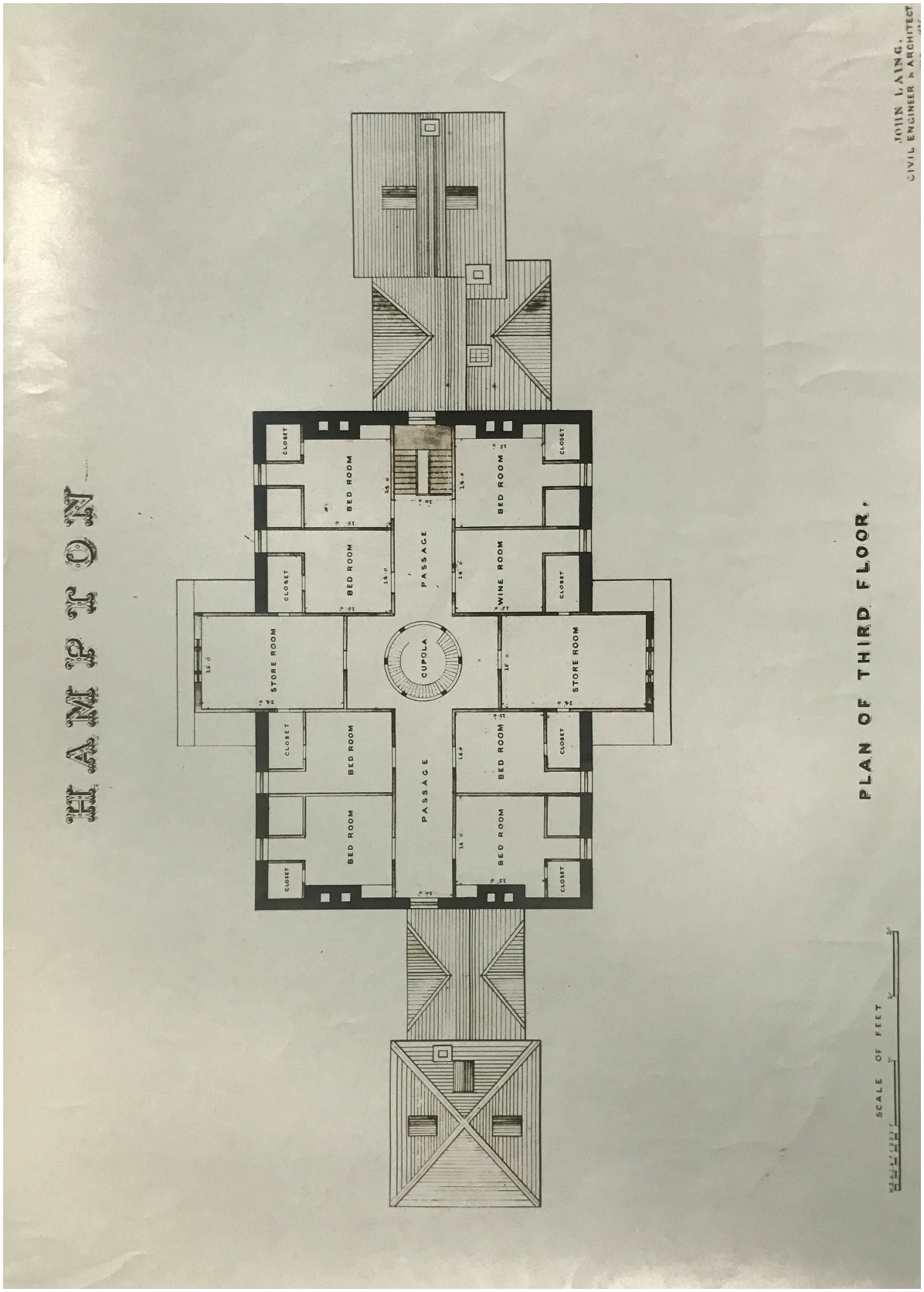

Figure 3.34. Hampton, Plan of Third Floor, John Laing, Civil Engineer & Architect, 1875.

HAMPTON MANSION IMPROVEMENTS AND REPAIRS 1880–1904

1880-82[155]

Margaretta Ridgely financed extensive rehabilitation of Hampton Mansion and the estates ancillary structures in 1880 and 1881. In those two years she spent a total of $4,159.19 including carpentry, tinning, plaster repairs, and painting. The work on the mansion during that period totaled $2,056.62, and the remainder of the work was done on the orangery, greenhouses, and other buildings, as well as painting the lawn and garden furniture. It appears that the work was done exclusively by Emmart & Quarterly, Fresco & House Painters, whose offices were at 32 Park Street, Baltimore, Maryland.

Emmart & Quarterly's bill submitted to Mrs. Charles Ridgely on April 19, 1881 itemized work that the firm had done from August 10, 1880 through April 9, 1881. The work on that bill appeared to be solely related to repairs and improvements to the mansion and included the following expenses:

Year	Date	Project	Cost
1880	Aug. 10	To repairing Plaster & wood work of exterior of Hampton House, Balto Co.	$76.00
	" "	Painting the entire walls, wood work &c [etc] of same	1400.00
	Oct. 16	To planning floors of Kitchen and back hall	18.50
	Oct. 21	To 6 glass & glazing 8 x 10 at 25	1.50
	" "	" 6 " " 10 x 12 " 30	1.80
	Nov. 3	" 8 " " 10 x 12 " "	2.40
	" "	" 12 " " 8 x 10 " 25	3.00
	Nov. 6	" 116 feet of down spouting on main house	28.75
	Nov. 30	" two Batten doors and one window sill_under porch	14.62
1881	Jan. 12	" two hand made doors at Kitchen & Hall	23.75
	" "	" Pointing plaster base of house to represent stone	40.00
	" "	" repairing wood work of room over porch- rear & moulding round base of same & porches	25.80
	" "	To repairing slating of entire roof	51.43
	" "	" Staining & waxing floors of two chambers- at 15.00	30.00

155 Note: The subsequent sections rely on research done by Charles Snell. Rather than cite every reference to Snell's report, the reader should refer to pages 113 to 118 and Appendix B of the 1981 HSR for citations and transcriptions of bills.

1881	Mch 12	" repairing plaster in room over rear porch	15.00
	" "	" decorating walls & ceiling & painting wood work in tints	90.00
	" "	To repairing plaster in Nursery	12.00
	" "	" tinting ceiling- painting walls with boarders- painting- graining & Varnishing wood work of same	134.08
	Mch 12	To amt forward	$1968.63
	" 22	To cutting out & repairing plaster in rear passage. House Keepers room; Pantry &c [etc]	9.80
	" 31	To 5 glass & glazing 12 x 12 in chamber over porch @ .30	1.50
	" "	" moulding round base board in nursery room	8.00
	April 9	" 1 glass & glazing 10 x 12	.30
		[total]	$1988.23
	Jan. 13	Cr by cash on/c [credit by cash on account] $400.00	
	April 16	" " " " $500.00	900.00
		Bal.	$1088.23
	May 18	Paid	500.00
		Bal.	$ 588.23
	June 22	Paid $500	500.00
	Aug. 6	Paid balance	$ 88.23
	" "	Paid new account this day	$ 411.77

While some of the earlier documentation was probably related to exterior maintenance of the mansion, the 1880 work was the first to specify repairs to the exterior plaster or stucco, woodwork and painting the entire exterior of the building. That work combined with the window repairs, new downspouts, new batten doors under the North and South Porticos, and pointing of the foundation stucco "to represent stone," would have completely renewed the exterior of the mansion. Indeed photographs from that period depict a well maintained building (Figure 3.35).

Figure 3.35. South Elevation of Hampton, ca. 1900 (HAMP 18591).

Some of the interior work by Emmart & Quarterly gives an indication of when decorative painting was done in particular rooms. The "room over the rear porch" refers to the South Portico Room, Room 206. The reference to decorating the walls and ceiling corresponds to the decorative painting in that room, which was exposed in 2006. The Nursery at that time was in what is now Rooms 207 and 208, as indicated on Laing's 1875 plan. While recent paint studies have not exposed decorative boarders or graining of woodwork in those rooms, the 1881 work indicates that the Nursery was treated with those decorative finishes.

The decorative ceiling in the Great Hall, Room 101, was probably done at the same time. Comparison of historic photographs show that the ceiling in that room was not decorated in 1872 (Figure 3.36), but was by the 1890s (Figure 3.37). Based on the documentary evidence, it appears that the decorative painting was done by Emmart & Quarterly in 1880 and 1881.

The decorative painting in the Great Hall was described in the recent historic furnishings report:[156]

> As seen in the photographs, the decoratively-painted ceiling is divided in to a large central panel with a smaller panel at each end; trailing floral patterns fill the panel borders and a large painted medallion featuring the Ridgely family crest and stag heads is centered above the Cornelius chandelier. A decorative line is also applied at the top of the chair rail on the walls; a stylized geometric knot design is spaced regularly along the line and at the corners of the room for additional detail. A similar line with alternating anthemion and knots with a corner motif outlines the inside edge of the ceiling panels.

156 HFR, 110.

Additional work on the mansion in 1881 included: April 26th, a new chimney cap; July 29th hanging sash, repairing same and patching floor in Main House per house keeper; August 13, painting four wire doors in the Kitchen.

Emmart & Quarterly continued to work at Hampton through November 1881. Most of that work was related to out buildings. Repairs to the "Shed adjoining the Kitchen" included: repairing the roof; painting the roof and woodwork; 8 feet of new gutter; new tin roof and flashing; and whitewashing the ceiling, all of which indicates that Margaretta Ridgely continued to maintain the Kitchen Shed.[157]

Figure 3.36. Hampton Great Hall, Room 101, 1872 stereoview (HAMP 20236_01).

Figure 3.37. Hampton Great Hall, Room 101, 1908 (HAMP 20526p14).

157 Snell, 116.

During the final phase of the extensive rehabilitation of Hampton Mansion and outbuildings, Emmart & Quarterly repaired and glazed two windows in the Kitchen, one window in the Sewing Room, and two windows in Mrs. Ridgely's Room (northeast bedroom, Room 202). Those repairs were made in October 1881, and the remainder of the work was related to refinishing and painting the garden furniture.[158] Maintenance done at Hampton Mansion in 1882 included repairs to the furnace chimneys, and the cook stove. That work was done by William H. Wills, plumber and gas fitter, in October and November 1882.[159] As Charles Snell tabulated, the final price for all of Emmart & Quarterly's work was $4.159.19,[160] which represented the most extensive maintenance and improvements effort at Hampton since the building was completed in 1788.

1884 Remodeling the Water Supply and Drainage

In December 1884 W. F. Massey, C. E. Sanitary Engineer, made a drawing of the west half of Hampton Mansion showing the water and drainage pipes. Massey was in charge of remodeling the mansion's water system and

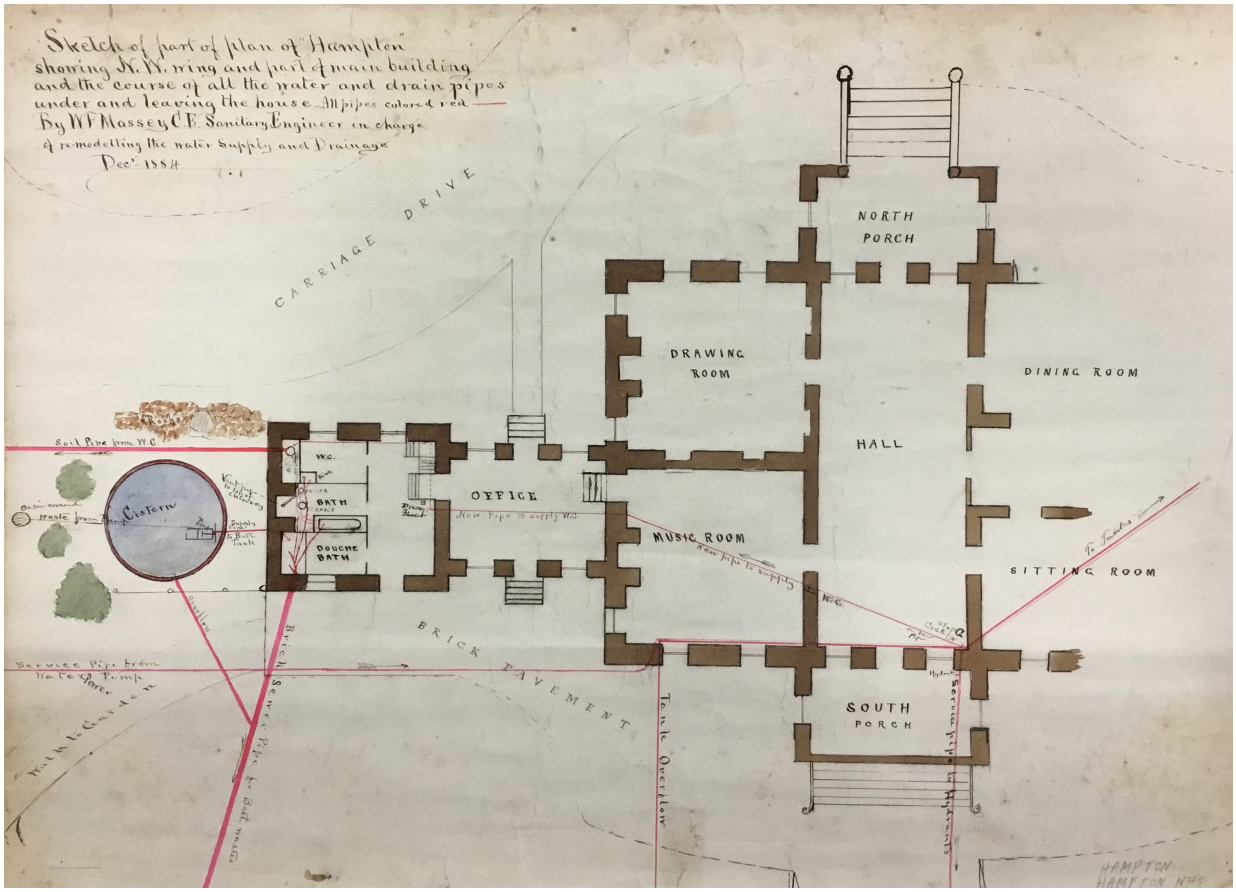

Figure 3.38. "Sketch of part of plan of Hampton showing N. W. wing and part of main building and the course of all the water and drain pipes under and leaving the house. All pipes colored in red. By W. F. Massey C. E. Sanitary Engineer in charge of remodeling the water supply and drainage. Dec. 1884" (HAMP 6991).

158 Snell, Appendix B, 249-256.

159 Snell, 117-118.

160 Snell, 113.

Figure 3.39. Wooden trough holding lead pipe from early plumbing, Room 007.

his sketch of that portion of the building provides some documentation of the system at that time (Figure 3.38). While, no corresponding bills were found, the drawing is quite detailed.

The water system was still a gravity fed system with tanks in the east part of the building and a cistern located west of the West Wing. The east wing tanks were not depicted, but were probably fed by a pump from the cistern and pump house on the east side of the mansion. What was shown in Massey's plan was a pipe leading from the east to a junction in the basement, the pipe is extant and because it is lead, it is supported in a wooden trough in Room 005 (Figure 3.39). From that junction in the southeast corner of Room 003 pipes led to hydrants under the South Portico and in the garden, and to overflow pipes. A new pipe was installed in 1884 to supply the water closet, marked "W. C." in the first story of the West Wing. The change in floor level between the Main Block and the West Wing made the gravity fed system possible. It may have also supplied the water closet directly above that in Room 212, but that would have required a pump.

From the west cistern water was pumped to the storage tank for the "Bath" and "Douche Bath" in the West Wing (Figure 3.40). The drawing indicates that pipes ran from the tank to the bathtub, a furnace and boiler for hot water, a sink in the water closet, and what was labeled the douche bath. Anecdotal evidence suggests that the pump also supplied the bathtub, sink, and on the second story of the west wing. John Ridgely III recalled pumping water from the west cistern to a holding tank until he was told it was full.[161] There is evidence of a plank-framed holding tank (the lead lining removed) in the attic of the West Wing. Thus, it appears that the storage tank in the wing attic provided gravity fed water to the facilities in that wing.

The sanitary drainage system was also depicted in Massey's sketch. It showed a "Soil Pipe" draining to the west from the W. C. There was

161 Interview with William Curtis, Park Ranger, 2019.

Figure 3.40. West Wing cistern and pump located west of the wing (HAMP 18544).

Figure 3.41. Rectangular masonry pit for earlier water system under South Portico.

also a "Brick Sewer Pipe for Bath waste" running south from the bath and douche bath.

Another pipe line shown is a "Service Pipe from (the) Water Power Pump." That line originated west of the building and apparently pumped water to the basement beneath the Music Room. The pipe continued to the junction in Room 003, but its purpose is unclear. It would not have supplied any of the water storage tanks, but could have been an auxiliary supply for the pipes leading to the W. C.

The 1884 drawing by W. F. Massey does resolve some questions about the early water system. Besides the lead pipe running through Room 005, one remnant of the earlier water system is a rectangular masonry pit under the South Portico and a wooden remnant anchored to the foundation wall nearby (Figure 3.41). The pit lines up with the junction pictured in Room 003 and the wooden remnant may have held the hydrant as labeled on the plan.

The improvements to the water system that Massey showed suggest that the Ridgely's continued to keep up with developments in personal hygiene, and the equipment to promote clean habits.

1890–1904

During the latter part of Margaretta Ridgely's tenure at Hampton, work at the mansion included repairs, maintenance, and some minor alterations. As in the past, it appears that the Hampton estate and mansion were jointly managed by Margaretta and her son Captain John Ridgely. However, Helen Ridgely's diaries suggest that in the years before Margaretta Ridgely died in 1904, John Ridgely assumed more responsibility for the estate. She noted in 1906 that her mother-in-law

had been an invalid during the last four years of her life and "was not allowed to visit her old home."[162]

Helen Ridgely noted on September 14, 1900 "Have been reviewing the wear & tear of the summer about the house – a great deal of repairing necessary."[163] Invoices and receipts for work in the coming years revealed that the repairs were focused on the roof, plumbing, painting, and chimneys, as well as interior improvements. A majority of the work was completed after the sale of part of the family's Madeira wine collection in 1902.

Maintenance of the roof and related elements was still a priority. In 1890 the downspouts and gutters were repaired in July and the slate roof was repaired in August.[164] On August 19, 1901 William A. Gault & Son submitted a proposal for work on the roofs of three structures at Hampton including the mansion. The estimate for work on the mansion was $175 to $190 for new snow irons and gutter hooks, some large slate, and supplies.[165] The work was not completed until the following year.

The Ridgelys had an enviable historic collection of Madeira by 1902, and as seen in the 1875 Laing plan, even had a dedicated third story room for storing it (Figure 3.34). On March 25, 1902 John Ridgely sold 225 bottles of Madeira to J. Pierpont Morgan for $4,690.00.[166] A hand written receipt dated two days earlier included the sale of an additional 40 bottles of Madeira for $770.00; 25 of those bottles went to J. P. Morgan.[167] Helen Ridgely's diary indicated that the Madeira was shipped on March 24th.[168] The infusion of additional funds allowed the Ridgelys to keep up with some of the maintenance and repairs at Hampton Mansion.

Prior to the Madeira sale John Ridgely had hired L. W. Smith to drill an artesian well at Hampton. Smith submitted six separate bills for his work beginning on January 18, 1902 for $67.50.[169] On January 23rd the "Diggers struck water about 1 gal."[170] The well drilling continued through February and into March, and the total cost of the artesian well at Hampton was $520.64.[171] The final bill for $207.14 was the largest and was dated March 29, 1902[172] four days after the sale of the Madeira to J. P. Morgan.

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162 Helen Ridgely Diary, January 6, 1906; transcription, HAMP Archives, HAMP 16571.

163 Helen Ridgely Diary, September 14, 1900; transcription, HAMP Archives, HAMP 15019.

164 Snell, 118.

165 William A. Gault & Son to Mrs. Ridgely, August 19, 1901; Hampton Archives, HAMP 6979.

166 J. Pierpont Morgan to John Ridgely, of "Hampton", March 25, 1902; Hampton Archives, HAMP 21067.

167 D. H. Thomas to John Ridgely, March 23, 1902; Hampton Archives, HAMP 21067a.

168 Helen Ridgely Diary, March 24, 1902; transcription, HAMP Archives, HAMP 16531.

169 L. W. Smith to John Ridgely, January 18, 1902; Hampton Archives, HAMP 21039.

170 Helen Ridgely Diary, January 23, 1902; transcription, HAMP Archives, HAMP 16531.

171 L. W. Smith to John Ridgely, January 18–March 29, 1902; Hampton Archives, HAMP 21038–21045.

172 L. W. Smith to John Ridgely, March 29, 1902; Hampton Archives, HAMP 21038.

Figure 3.42. Southeast second-story bathroom, Room 208, 1949 (HAMP 20135).

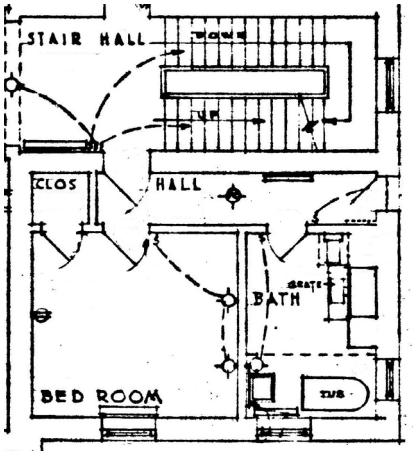


Figure 3.43. Southeast second-story rooms after partitioning of bathroom, Room 208 (1949 plan).

In 1902 the Ridgelys added a bathroom to the second story Main Block of Hampton Mansion. On August 6, 1902 Carpenter John Cowan billed John Ridgely $292.14 for "Building partition to form bath room, cutting doorway under stairs as per Est of April 14th 1902." Cowan's work also included "Lowering platform on back stair, Taking up floor and counter ceiling for tile work," "putting strip around slab in bathroom, and patched floor 3rd sty., Put floor joists in shower bath, Hung transom in room next to bathroom."[173] Based on related plumbing bills, the work was probably done in May and June of that year. The work that Cowan did was in the Main Block southeast second-story room; he partitioned off what had been labeled as the Nursery in 1875, and created a bathroom, Room 208, and a smaller bedroom, Room 207 (Figure 3.42 & 3.43). Since there was one less window in Room 207 after the room was partitioned, Cowan added a transom window over the doorway. The other work included additional carpentry in the bathroom, and the back stairs, ST103-203. The "doorway under stairs" probably refers to the small access doorway at the landing on ST103. That doorway provided access to the pipes being run to the new bathroom. Furthermore, the lowered "platform on back stair" may have been an alteration to the landing at that doorway.

H. C. Bowman did the plumbing associated with the new bathroom, and some other additions and repairs to the mansions systems. On June 30, 1902 Bowman billed John Ridgely $1,515.88 for various plumbing work at Hampton.[174] Most of that work was at the mansion, but some was related to other buildings on the property. The four page bill included the following items related to the mansion plumbing:[175]

> Furnishing & putting galv. slop sink on 3rd floor.
> Furnishing & putting galv. slop sink at hall steps.
> Furnishing & putting one 5 foot enameled Bathtub on 2nd floor.
> Furnishing & putting, water-closet complete & soil pipe, etc. 2nd floor.
> Furnishing & putting up shower bath on 1st floor.
> Furnishing & putting supply & waste pipe to Kitchen sink.
> Furnishing & running new supply pipes from attic tank.
> Furnishing & putting galv. Boiler & connecting same with water back of range.
>
> Furnishing & putting in marble washstand and supply & waste
> Tiling floor of bathroom with Hex tile.

173 John Cowan to John Ridgely, August 6, 1902; Hampton Archives, HAMP 6979.

174 H. C. Bowman to John Ridgely, June 30, 1902; Hampton Archives, HAMP 21048.

175 Ibid.

Furnishing & putting galv. sink & connections in pantry.
To lining new Kitchen sink with zinc.
Running gas pipes in bed & bathrooms & putting on Brackets.

The last two pages of the bill itemized the labor and some parts for the work described above. The descriptions of Bowman's work indicated that he was working on the newly added bathroom, Room 208, installing the bathtub, water closet, sink, and tiled floor. He also added gas pipes for the gas lighting system to the bathroom and bedroom, which were presumably the rooms (207 and 208) Bowman had altered. The galvanized slop sink at the hall steps may be referring to the extant sink at the top of ST203. In addition Bowman made repairs to the Kitchen sink and added a galvanized sink to the East Wing pantry, Room 109. On June 16, 1902 Helen Ridgely recorded "Ice cream & cake to entertain plumbers and white hands to celebrate the completion of waterworks."[176] The drilling of the artesian well and completion of plumbing projects that year brought running water to the mansion and were certainly a reason to celebrate.

The second story bathroom, Room 208, was finished by February 7, 1903 when Stetser & Phipps billed Captain John Ridgely for painting work in the bathroom and on the porches.[177] The alteration of the second story southeast room and the addition of the bathroom represented the last change to the room layout at Hampton Mansion by the Ridgely family.

Other maintenance and improvements in 1902 included repairing the slate roof by William A. Gault & Son per their previously submitted proposal. On August 8, 1902 Gault billed Mrs. Ridgely 205.92 for the roof work.[178] The invoice included slate, gutter hooks, snow irons, and other supplies. Again, the documentation indicates that Mrs. Ridgely was keeping up with roof repairs at Hampton.

Figure 3.44. Sitting Room (now Dining Room), Room 103, ca. 1945 (HAMP 3448).

On November 28, 1902 Geo. J. Roche & Son submitted a proposal to John Ridgely for refinishing the Sitting Room, which was Room 103 at the time (Figure 3.44). The proposed work was to "take off all old paint from all wood work in the above room, sandpaper and putty it thoroughly, then give it One coat Shellac, Three coats of paint and two coats best Enamel rubbed smooth between coats and after last coat rubbed to a smooth even surface for the sum of One hundred and twenty-five dollars."[179] The work estimated by Roche & Son was completed in 1903,

176 Helen Ridgely Diary, June 16, 1902; transcription, HAMP Archives, HAMP 16531.

177 Stetser & Phipps to Capt. John Ridgely, February 7, 1903; Hampton Archives, HAMP 21034.

178 William A. Gault & Son to Mrs. Ridgely, August 8, 1902; Hampton Archives, HAMP 6980.

179 Geo. J. Roche & Son to John Ridgely, November 28, 1902; Hampton Archives, HAMP 6973.

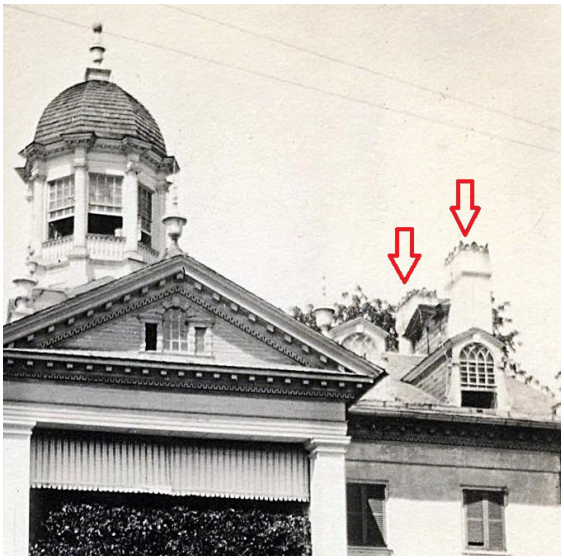


Figure 3.45. South elevation of Hampton showing crenelated chimney tops, ca. 1915 (HAMP 6353).

and the invoice for $125.00 was submitted to John Ridgely on August 1, 1903.[180]

H. C. Bowman was back at Hampton in December 1902.[181] Some of that work was related to repairs in the green house. They did install a fire hose and hose rack that may have been in the mansion, and repaired a bad pipe under the porch. On June 30, 1903 Bowman billed John Ridgely $67.60 for various plumbing repairs at Hampton done between February 6th and June 4th of that year.[182] Projects included cleaning the furnace and repairs to the gas machine indicating that the Ridgelys were maintaining those systems, and continued to rely on gas lighting at the mansion. Indeed, Helen Ridgely's diaries documented that gas was still being manufactured for the gas light system during that period.[183]

H. C. Bowman returned to Hampton in January 1904 to repair a "busted pipe in (the) house," and again in February to repair another broken water pipe.[184]

Additional work in 1903 included repairs to the mansion chimneys. On May 15, 1903 John Cowan billed Captain John Ridgely $125.00 for "Repairing chimney and plastering around base." A bill submitted that same day by M. F. Boring & Bro., for $100.00 was for "Replastering one Large chimney and four small ones." While previous work at Hampton Mansion included adding caps to the chimneys and probably minor repairs, the 1903 projects were the first since the buildings construction to indicate that the chimneys were extensively repaired and re-stuccoed. It seems possible that the crenelated chimney tops were added to the mansion chimneys at that time. The crenelated tops were not evident in the earliest photographs of the mansion, but were depicted in turn-of-the-century photographs (Figure 3.45). The crenelated tops had been removed by 1936.

A bill from William Hannemann dated May 19, 1903 involved some tin work also related to the chimney repairs and gutter work, which totaled $110.60. Hannemann's invoice to Mrs. Ridgely included "1 chimney cap; 10 sh(eets) galv. iron for chimneys; 112 ft galv. gutters; 28 ft down spouting; 7 elbows; 4 mitres; Paint & putty; 15 ft lightning rod."[185] The tin work was apparently the final phase of the 1902 roof and gutter repairs, and the 1903 chimney repairs.

180 Geo. J. Roche & Son to John Ridgely, August 1, 1903; Hampton Archives, HAMP 21036.

181 H. C. Bowman to John Ridgely, December 31, 1902; Hampton Archives, HAMP 21827.

182 H. C. Bowman to John Ridgely, June 30, 1903; MCHC MS2891, Box 10, Folder 261.

183 Helen Ridgely Diary, May 9 & 18, 1900, and June 30, 1902; transcriptions, HAMP Archives, HAMP 15019 and HAMP 16531.

184 H. C. Bowman to John Ridgely, May 4, 1904; MS2891, Box 8, Folder 186.

185 William Hannemann to Mrs. Charly Ridgely, May 19, 1903; Hampton Archives, HAMP 21839.

The maintenance and improvements at Hampton Mansion from 1890–1904 helped keep the building in relatively good repair. It was the showcase for Baltimore architect Lawrence Hall Fowler's article on the Ridgelys, their mansion and gardens printed in *Home and Garden* in 1903. In that publication the building and grounds appeared well maintained, as they did in other period photographs (Figure 3.47).

Captain John and Helen West Stewart Ridgely

1905–1929

As stipulated in Governor Charles Ridgely's will, upon the death of Margaretta Ridgely her son Captain John Ridgely inherited the Hampton estate. In 1905 John and his wife, Helen West Stewart Ridgely, began living in Hampton Mansion year round. In 1905 Helen noted in the *Guest Book* "Moved to Hampton, April 3rd – official move."[186] On January 6, 1906 Helen made the following entry in her diary regarding the property:[187]

> The death of my mother-in-law nearly two years ago left me heir to the responsibilities of a large house noted for its hospitality but it left my husband despoiled of a portion of his patrimony, his father had deemed necessary for him to have in order to keep it up. Her long years of invalidism, the last four of which she was not allowed to visit her old home, were the cause of its coming to us in a dilapidated condition. Paint is needed everywhere & the furniture mostly in rags. But the good lady left an abundant stock of linen, carpets & window hangings, though there is a shortage of lace curtains which I have had to supplement from my town house. We have given up that establishment & want to make our home out here for the future.

The diary entry mentions that John and Helen had given up their residence in Baltimore and were going to make Hampton their permanent home. However, despite the maintenance projects from 1902-04, she found the old home in dilapidated condition.

Figure 3.46. North Elevation of Hampton, 1908; detail showing areas of deterioration circled in red (HAMP 20526p03).

While Helen Ridgely's diaries give some insight into the maintenance of Hampton Mansion during this period, other records of work done in the early twentieth century are scarce. Photographs of the mansion taken in 1908 provide some information on the property at that time(Figure 3.46, 3.47, & 3.48).

Views of the exterior of the mansion show some signs of stucco deterioration but nothing excessive (Figure 3.48). That can be observed mostly along the base of the building, and in areas where water was probably seeping into the wall. The northwest corner of the Main

186 HFR, 211.

187 Helen Ridgely Diary, January 6, 1906; transcription, HAMP Archives, HAMP 16571.

Figure 3.47. North Elevation of Hampton, 1908 (HAMP 20526p02).

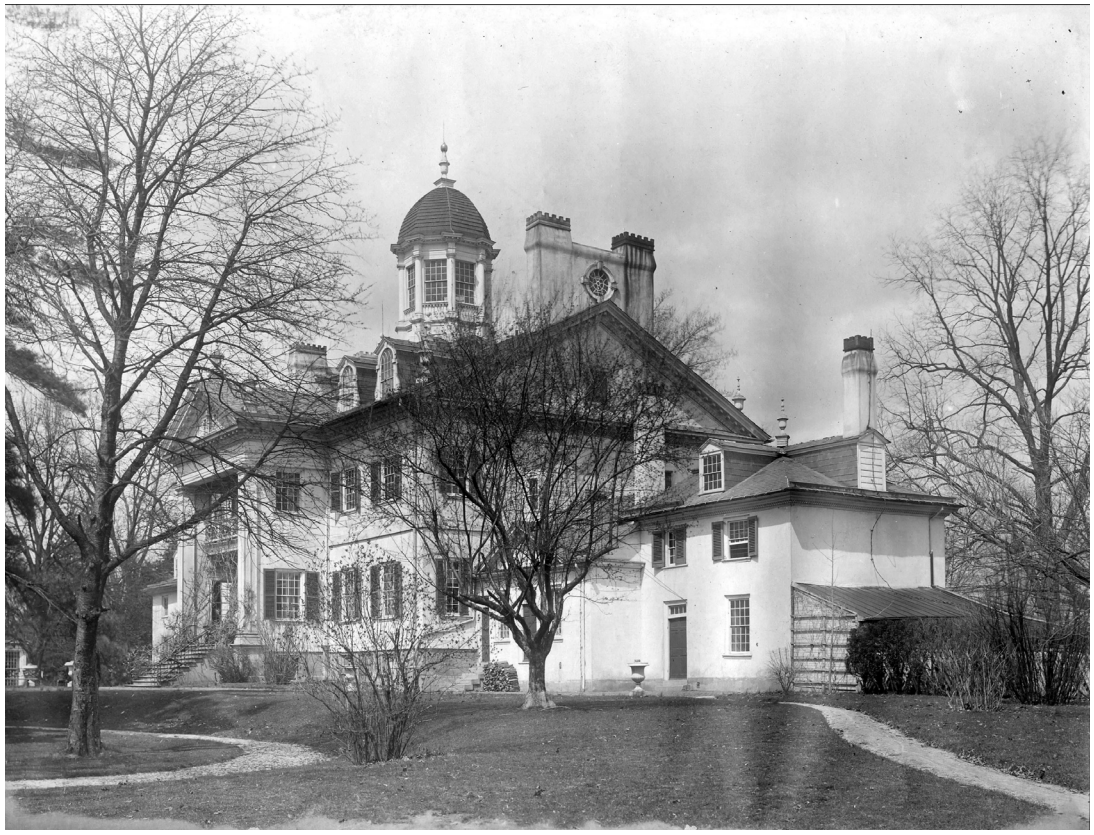


Figure 3.48. South Elevation of Hampton, 1908 (HAMP 20526p13).

Figure 3.49. Hampton Great Hall, Room 101, 1908 (HAMP 20526p14).

Block and the north wall of the West Wing appeared to be the worst areas (Figure 3.46). Though the photos are black and white, the exterior finish appears somewhat dingy. Some staining is also evident near the tops of the chimneys. In the 1908 photographs the crenelated chimney tops were clearly evident. On the north elevation the shutters for the entry doorway are evident. The marble railing of the portico steps appears to be covered, which was probably used to protect them during the winter. In one view of the south side of the building, the Kitchen Shed is shown extending from the east elevation of the East Wing. From what can be observed in the historic photographs, the exterior conditions were otherwise unremarkable.

The 1908 interior views show the Great Hall, Room 101 (Figure 3.49), and the Drawing Room, Room 105 (Figure 3.51). The photographs show how the Ridgelys were furnishing those rooms, and the family portraits lining the Great Hall. The photograph of the Great Hall depicts the Cornelius chandelier hanging in the center of the room, the stained glass windows flanking the entry doorway, and the decoratively painted ceiling. One photograph shows the hot-air heat

Figure 3.50. Hampton Great Hall, Room 101, 1908; detail of floor grate (HAMP 20526p18).

Figure 3.51. Hampton Drawing Room, Room 105, 1908 (HAMP 20526p16).

grate near the doorway to Room 103 (Figure 3.50). The photograph of the Drawing Room depicts the gas chandelier, the floral wallpaper and border, and the decorative window shades. The woodwork in that room was dark and appears to have been grained in 1908.

The records reviewed did not include information regarding significant changes during the early twentieth century. Helen Ridgely's diaries recorded some of the activity at Hampton, and the maintenance appeared to be fairly routine. It's apparent that John and Helen Ridgely made few improvements to Hampton Mansion at that time. Helen Ridgely noted that on May 14, 1909 "Jefferson did over the portico rooms. It looks better but cracks in plaster still show through. Still it is clean."[188] The entry appears to refer to repairs and painting in Rooms 203 and 206, the North and South Portico Rooms.

On May 18th Helen recorded "Man came from town to overhaul gas machine & show blacksmith how to make gas. Was up at six in the morning to attend to different things & watch process at Gas House off and on all day. . .. As we have had no gas since January when Woodward made it at night & left everything at sixes and sevens, it was some time before the actual gas making began."[189] Despite the apparent issues with the gas-light system and the labor involved in making the gas, Helen

188 Snell, 120.

189 Snell, 120.

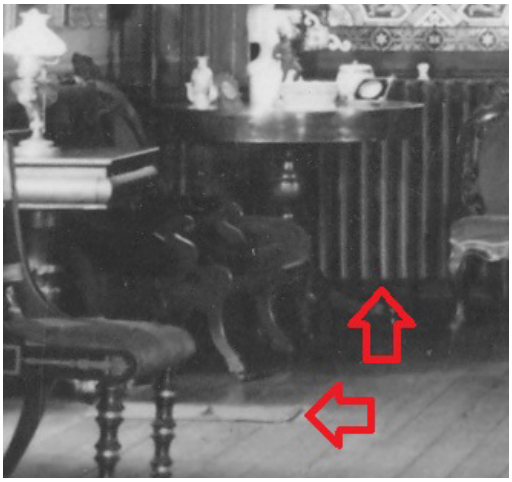


Figure 3.52. Great Hall, Room 101, showing covered grate and recently installed radiator, ca. 1920 (HAMP 21921).

Figure 3.53. Drawing Room, Room 105, showing recently installed radiator in window niche, ca. 1920 (HAMP 21922).

Ridgely preferred that to the introduction of electricity to which she was opposed.

John Ridgely did change the heating in Hampton Mansion from a hot-air furnace to a steam boiler and radiator system. A May 1909 entry in Helen's diary "Fire out in furnace & dampness over whole house. . .had it started again."[190] Her description suggests that the house was still heated by a hot-air furnace versus a steam boiler. Based on the historic photographs, the change in the heating system occurred in circa 1910. As previously described, the 1908 photographs depict a hot-air grate in the floor of the Great Room. In a later photograph dated circa 1920 a radiator can be seen in the window niche at the end of the hall, and the hot-air grate is covered by a metal plate (Figure 3.52). A photograph of the Drawing Room from that same period shows a radiator in the window niche south of the fireplace (W105), which was not evident in the 1908 photograph of the same window niche (Figure 3.53). The steam heat system was evidently installed between 1908 and circa 1920, which suggests a circa 1910 date of installation.

Based on the documentation from 1948, the steam boiler was in the basement under the Music Room, which is now partitioned off as Room 002. The documentation indicated that radiators were installed in all of the first and second story rooms in the Main Block of the mansion as part of the new heating system. The radiators were typically installed within the window niches, and the colder rooms on the north side of the mansion had additional radiators. The Northeast Bedchamber was apparently the coldest room in the house, even after two radiators were installed in the room. When the room was occupied by John Ridgely III and his wife Lillian in the 1930s, they were still using the iron stove to warm the room and supplement the steam heat.[191] Based on the documentation, there were no radiators in the East Wing, West Hyphen, or West Wing at that time.

The records reviewed indicated that the Ridgelys made few improvements in the 1920s and probably spent any available funds on basic maintenance. As previously described, the gas light system was maintained and gas continued to be made through 1929. After Helen W. S. Ridgely died in 1929, electricity was brought into Hampton Mansion. In June of that year Captain John Ridgely got three bids on installing electrical service in the mansion. All of the bids were for installing electrical receptacles, ceiling outlets, and the necessary switches throughout the building. Though

190 Snell, 121.

191 HFR, 197.

The Wilson Electric Co. quoted the highest price of $950.00, in a letter to Captain Ridgely they said "we will do this work on contract basis for $750.00 as per layout sent you several weeks ago."[192] Ridgely awarded the contract to Wilson, and the company remained the contractor for electrical work at Hampton in the coming years. The service came into the southwest corner of the basement and the plug-fuse distribution panel was mounted on the south wall of Room 001. With the exception of the West Hyphen and West Wing, ceiling fixtures were installed in all of the first story rooms, and all rooms had electric receptacles that were typically cut into the baseboards. Likewise, many of the second and third story rooms were equipped with ceiling outlets and all had receptacles. The project also included electrifying the "Chandelier in the Main Hall – Fixture in the Rear Hall 1st Floor – Fixture in Main Hall 2nd floor."[193] Upon completion the introduction of electrical lighting at Hampton Mansion would be the last major improvement to the building before the Ridgelys decided to sell the property.

In 1929 the Ridgelys established the Hampton Development Company, which started to divide and sell off most of Hampton's farm acreage. With the onset of the Great Depression, it also signaled the further decline in the Ridgely family fortune, and maintenance on the mansion after that was apparently minimal.

In 1933 Hampton was included in the first volume of *Great Georgian Houses of America*. The publication included conjectural drawings of the south elevation and first floor plan depicting the mansion after

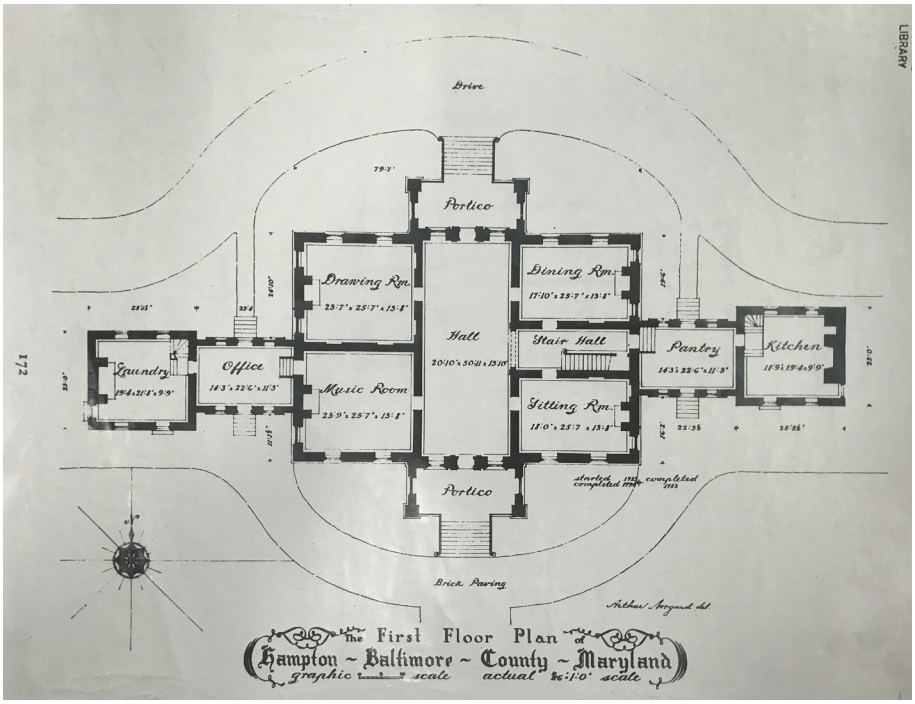


Figure 3.54. Hampton Mansion, First Floor Plan, *Great Georgian Homes*, 1933 (HAMP Archives).

192 William A. Wilson to Capt. John Ridgely, June 24, 1929; Hampton Archives, HAMP 21681a.

193 William A. Wilson to Capt. John Ridgely, June 1929 (undated estimate); Hampton Archives, HAMP 21681b/c.

construction in 1790 (Figure 3.54). It also included a plan of the garden and interior details of the Drawing Room (Room 105), the Northwest Bedroom (Room 204), and the second story hall (Room 201).[194] The drawing of the south façade by Arthur Norgard was signed by Captain John Ridgely as the current owner.

John Jr. and Jane Ridgely

John Ridgely Jr. and his family moved into Hampton Mansion in 1934 after the death of his first wife, Louise R. Humrichouse. This included in 1935 John Ridgely III and his bride Lillian Ketchum Ridgely, who had a particular interest in the gardens.

Upon Captain John Ridgely's death in 1938, John Ridgely Jr. inherited Hampton and was the final master of the estate. A year later, in 1939, John Jr. married Jane Hartman Rodney, and they resided at Hampton Mansion until 1948. By 1940, John III and Lillian had moved across Hampton Lane to the Lower House, which they referred to as "Sportsman's Hall.

There are few records of John Ridgely Jr.'s maintenance of Hampton Mansion. Indeed the condition of the exterior of the building as seen in circa 1940 historic photographs, indicates that the maintenance of the exterior of the building was not a priority, and was probably not financially feasible. The poor condition of the exterior is further documented when the property was transferred to the National Park Service in 1948.

There was some room redecoration during the spring of 1933, through Mettee & Company, a professional interior designer. A. Bosley did submit to Mr. John Ridgely Jr. an estimate for exterior painting at Hampton Mansion on April 18, 1936. The project was "For painting House at Hampton. Will give the exterior of the House two (2) coats of Lead & Oil, that is, Windows, doors, cornices, shutters, window screens, porches, etc for the sum of Three-hundred + eighty Dollars ($380). The house to be cleaned off before painting. All work to be done in workmanship manner."[195] Whether the painting project was ever done is not known, but historic photographs from the period suggest the mansion had not been recently painted.

In September 1936 and May 1937 Hampton Mansion was photographed by the Historic American Buildings Survey (HABS). There were nine exterior photographs and four of the interior. In the exterior photographs some of the stucco finishes appear to be damaged, and the building had vines growing on part of the north elevation and the wisteria had taken over the south portico (Figure 3.55 & 3.56). The painted surfaces

194 Published for the Architects' Emergency Committee *Great Georgian Houses of America, Volume 1* (New York: The Kalkhoff Press, Inc. 1933); republication (New York: Dover Publications, Inc. 1970).

195 A. Bosley to John Ridgely Jr., April 18, 1936; Hampton Archives, HAMP 14756a.

Figure 3.55. Hampton, North Elevation, 1937 (HABS).

Figure 3.56. Hampton, South Elevation, 1937 (HABS).

Figure 3.57. Hampton Sitting (now Dining) Room, Room 103, 1937 (HABS).

Figure 3.58. Hampton Drawing Room, Room 105, 1937 (HABS).

appear to be in good condition. It is difficult to determine if they had been recently recoated per the 1936 estimate, but it seems doubtful.

The interior HABS photographs are of the mantels in the first-story Main-Block rooms, Rooms 103, 104, 105, and 106 (Figure 3.57). At the time all of the rooms had fireplace insert with the exception of the Room 105 (Figure 3.58). The mantels in all of the rooms retain the historic woodwork that is still in place. In addition some of the room furnishings at the time are shown.

In the absence of written documentation, photographs from the 1940s provide some information about Hampton Mansion conditions and events. In October 1940 a large beech tree was damaged in a freak snow storm and it knocked down the west chimney on the West Wing of the mansion. Photographs dated October 19, 1940 documented the tree damage and the toppled chimney (Figure 3.59). It appears that the entire top section of the chimney, about four feet, was knocked off and landed on the roof south of the west dormer (Figure 3.60). The chimney would have also damaged the roof, and in other photos it appears that more of the roof and sections of the gutter were damaged. After the storm the chimney and roof would have been repaired, and the remains of tree were removed in December.

Figure 3.59. West Wing tree damage after freak snow storm, 1940 (HAMP 18146).

Figure 3.60. West Wing tree damage to chimney and roof after freak snow storm, 1940 (HAMP 18148).

Figure 3.61. Thomas Sully's "Eliza Ridgely: Lady with a Harp" hanging in Hampton's Great Hall (HAMP 18166).

In other photographs from the 1940s the exterior of Hampton Mansion appears to be in a state of decline. The vines on the north elevation of the building and the wisteria on the south portico were still widespread and would have exacerbated any moisture problems with the stucco and wooden trim (Figure 3.62). Overall views of the mansion indicated that the stucco was deteriorated in several areas, and the painted surfaces were not maintained.

In 1944 David Finley, Director of the National Gallery of Art visited Hampton Mansion to see and ultimately purchase Thomas Sully's "Eliza Ridgely: Lady with a Harp" (Figure 3.61). During Finley's visit John Ridgely Jr. discussed the future of Hampton, expressing his concern about the increase in regional development and encroachment on the Hampton property. Ridgely noted his desire to preserve and protect the family's ancestral home. Finley facilitated discussions with the Avalon Foundation and National Park Service representatives about the future of the mansion and immediate landscape.

The Avalon Foundation purchased Hampton Mansion, some of its furnishings, and 42 acres of land in 1947, and

Figure 3.62. Hampton Mansion, North Elevation, ca. 1940 (HAMP 18164).

subsequently transferred the property to the NPS. Ultimately, the NPS, the Avalon Foundation, and the Society for the Preservation of Maryland Antiquities (SPMA) entered into a cooperative agreement under which the SPMA would serve as the custodian of Hampton for the NPS.[196]

The Designation of Hampton National Historic Site

On October 20, 1947 the *Baltimore Sun* announced "Historic Hampton Mansion Due To Become Property Of The People."[197] The article noted that the National Park Service would be acquiring the property and that the Society for the Preservation of Maryland Antiquities would exhibit the mansion and gardens to the public. The newspaper also reported that the "Repair of Hampton is expected to begin as soon as legal arrangements are completed."[198] The agreement between the SPMA and the NPS was approved on December 19, 1947, and the title to that portion of Hampton was transferred to the United States in March 1948. Hampton was designated by Congress as a National Historic Site on June 22, 1948.[199]

196 Beagan, CLR, 8.

197 *Baltimore Sun*, October 20, 1947; SPMA Scrapbook, SPMA Records, HAMP Archives.

198 Ibid.

199 Beagan, CLR, 8.

On August 27, 1948 the initial budget for Hampton was submitted by Regional Director Thomas J. Allen Jr. That budget included the following items:[200]

Purchase of mansion and grounds (spent)	$45,515
Purchase of furnishings ($5,000 spent, $700 reserved for copy portraits)	$15,000
Repairs, physical improvements for operation and restoration, main building only ($1,683 already spent for leveling floors)	$25,485
Administration, protection and maintenance	$4,000
Total	$90,000

Figure 3.63. Hampton Mansion, second-story Hall, Room 201, April 1948 (HAMP 3461).

The Avalon Foundation had made a gift of $90,000 to the United States of America on April 25, 1947, a portion of which had been used for the purchase of Hampton. In December 1948 the Foundation gave an additional $40,000 to the U.S. for "various items of rehabilitation, repair, and renovation of the House and surrounding grounds which are necessary to place the premises in proper condition for exhibition…."[201] Having secured the additional funds, the NPS in coordination with the SPMA started the rehabilitation of Hampton.

Figure 3.64. Hampton Mansion, West elevation of Main Block and North Elevation of West Hyphen and Wing, April 1948 (HAMP 21115).

200 Peterson (1970), 94-95.

201 Donald Shepard, Avalon Foundation Co-trustee, to Julius A. Krug, Secretary of the Interior, December 29, 1948; NPS Correspondence, SPMA Records, HAMP Archives.

Figure 3.65. Hampton Mansion, North Facade, 1948 (HAMP 20470).

Hampton Mansion

Rehabilitation 1948–51

The initial rehabilitation of Hampton Mansion under the direction of the NPS had begun even before the planning for the site was solidified. Historic photographs of the exterior (Figure 3.64)and interior (Figure 3.63) of the mansion depicted some of the conditions, but not the extent of certain problems.

As indicated in the budget, some of the floors in the mansion were being leveled while the 1948 budget was being prepared. From the time the budget was prepared through the park opening in May 1950 and continuing into 1951, several rehabilitation projects were undertaken to get the building ready for the public.

The efforts by the NPS included extensive research and building investigation by NPS Regional Architect Charles E. Peterson. He first visited the site in 1948 and his work ran concurrently with the rehabilitation of Hampton Mansion. When Peterson fell ill, his work was picked up by NPS Chief Architect Dick Sutton and Clerk of the Works Walter T. Berrett, among others. Some of the significant discoveries in the building during the investigations by Peterson and his colleagues included: the circa 1810 addition to the East Hyphen; the original rusticated-stucco finish; identification of historic paint colors and intact early graining; and the historic flooring in the Kitchen (Room 110). Peterson's work was summarized in his report "Notes on Hampton Mansion" written in 1970 and reprinted in 2000.

Soon after Hampton was designated as a National Historic Site, C. Girard Davidson, Assistant Secretary of the Interior wrote to Mr. Donald D. Shepard, Co-trustee of The Avalon Foundation: "I assure you that the improvement of Hampton has high priority in the work of the National Park Service with the definite objective of accomplishing the proposed improvements at the earliest practicable moment so that Hampton itself can be opened for the great public enjoyment which I am sure it will offer to all who visit."[202] The projects in 1948-51, partially underwritten by the Avalon foundation, endeavored to accomplish that goal.

202 C. Girard Davidson, Assistant Secretary of the Interior to Mr. Donald D. Shepard, Co-trustee, The Avalon Foundation, December 31, 1948; SPMA Records; HAMP NPS Correspondence; HAMP Archives.

Figure 3.66. Hampton Mansion, East Wing Kitchen, Room 110, 1949 (HAMP 20147c).

Figure 3.67. Hampton Mansion, Sitting (now Dining) Room, Room 103, April 1949 (HAMP 20148).

Figure 3.68. Hampton Mansion, Northwest Bedroom, Room 204, 1949 (HAMP 28021).

Table 3.1. Hampton Mansion Rehabilitation 1948–51

Date	Feature	Event	Source
1948	Radiators and Electrical Systems	Four sheets of floor plans showing schematics for heating and electrical in the basement, and first, second, and third stories of the Mansion. Radiators were typically located under most windows in the Main Block. Predominantly U.S. Radiator Co. brand cast iron radiators, but three Eastwood Radiator Co. brand radiators on the first story. There were no existing radiators in the basement or third story. See subsequent entries regarding changes to the utilities in 1949 and later.	Department of the Interior, Division of Engineering – Region One. Job: Existing Conditions – Heat and Electric, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 5304, 4 sheets; July 21, 1948. Drawn by Shurupoff.
1948	First Story Framing	Drawing Specifications: jack up first-story floors under all rooms in main block except the Stair Hall/Room 102; remove existing temporary wood girders and posts; furnish and place bases, columns, girders, bolts, and necessary connections; paint all metal surfaces.	Department of the Interior, Division of Architecture. Job: Stabilization of First Floor Framing, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 2000; June 8, 1948; Drawn by Aschmann; Plans and Design, A. J. Higgins.
1948	Dining Room	The first stabilization measure (propping up the Dining Room floor) had taken place early that year by the Park Service Engineers.	Peterson (1970), 3.
1948	Mansion Water	For the Mansion water supply: install a pressure tank in the NE corner of the SE basement room/Room 005, and connect to existing distribution lines. Disconnect the pipe feeding the attic storage tanks and the tank distribution pipes, which would have included the extant lead pipe in Room 005.	Specifications for Revision of Water System, Hampton National Historical Site, HAMP RMR I-D-B1-F3
1949	Room 208	Drawing Specifications: Remove existing marble slab; replace toilet seat; install plywood base and linoleum over floor; remove tile floor and cement base; replace wood subfloor; install mirror and shelf (Figure 3.70).	Department of the Interior, Division of Architecture. Job: Second Floor Apartment, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 2002 B; June 29, 1948; Drawn by Aschmann; Plans and Design, V.R. Ludgate.
1949	Room 207	Replace threshold in D207a with yellow pine threshold.	Drawing No. NHS-HAM, 2002 B.

Table 3.2. Hampton Mansion Rehabilitation 1948–51, continued

Date	Feature	Event	Source
1949	Third Floor Apartment Rooms 304–307	Drawing Specifications; Gas & Electrical: Room 304: add new double electrical outlet on east and west walls; add new pull-chain light fixture; remove ceiling light fixture. Room 305: remove gas fixture; add new double electrical outlet on south and west walls; add new pull-chain light fixture; remove ceiling light fixture. Room 306: add new double electrical outlet on north wall; remove ceiling light fixture. Room 307: remove gas fixture; add pull-chain light fixture; add ceiling light fixture; remove ceiling light fixture.	Department of the Interior, Division of Architecture. Job: Third Floor Apartment, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 20038; June 29, 1948; Revised March 15, 1949. Drawn by Aschmann; Plans and Design, V.R. Ludgate.
1949	Third Floor Apartment Rooms 304–307	Drawing Specifications; Carpentry, Plaster, Painting: Rooms 304 and 305: patch wooden chair rail after gas pipe removal; replace cracked and broken window glass in all windows; install spring sash balances on lower sash, W305 & W306; patch plaster and paint plaster and woodwork. Room 306: at west end of hall add wood 2" x 4" framed partition wall; at west end of hall add double doors with hardware. Room 307 (Figure 3.71): patch wooden chair rail after gas pipe removal; W310, replace cracked and broken window glass, and install spring sash balances on lower sash; replace plumbing access door in north east corner with plywood panel in ¾-inch stock frame.	Drawing No. NHS-HAM, 20038.
1949	Second and Third Floor Apartments	Correspondence regarding contract no. I-31np-106 with J. Vinton Schafer & Sons, Contractors & Builders, Baltimore, MD: work in the second story apartment (Rooms 207-209) and third story apartment (Rooms 304-307) including flooring, plumbing, plastering, and electrical work described in drawing specifications.	J. Vinton Schafer to Mr. W. S. Bahlman, Chief Clerk, DOI, May 2, 1949; HAMP RMR, I-D-B1-F2
1949	Floor Reinforcing, Rooms 204 & 205	Floors in Rooms 204 and 205 were reinforced from below (required the removal of existing plaster and lath in Rooms 105 and 106): 15 wood joists in each room were reinforced with "C" shaped steel (Figure 3.69). 1 ½" rigid insulation between floor joists and above ceiling lath. Typical pipe chase constructed of 7/8" wood jambs and ceiling lath. Reinforce fireplace hearths in both rooms; relieving arches with 6" concrete slab. Joist adjacent to hearths replaced with 9" joists.	Department of the Interior, Division of Engineering – Region One. Job: Floor Reinforcing & Heating, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 5308, 1 & 2 of 6 sheets; February 24, 1949. Drawn by Aschmann; Plans and Design, A. J. Higgins.

Table 3.3. Hampton Mansion Rehabilitation 1948–51, continued

Date	Feature	Event	Source
1949	Mansion Floors, Structural Reinforcing	Correspondence regarding contract no. I-31np-106 with J. Vinton Schafer & Sons, Contractors & Builders, Baltimore, MD: plan to begin preparing for steel reinforcing of the floors on May 9, 1949 including removing cornice, plaster and lath, and cutting chases into masonry; ready for steel reinforcing by May 31.	J. Vinton Schafer to Mr. W. S. Bahlman, Chief Clerk, DOI, May 2, 1949; HAMP RMR, I-D-B1-F2
1949	Radiant Heat	Radiant heat installed in the ceiling of Rooms 105 and 106. Supply piping for radiant heat located behind crown molding and wall chases.	Drawing No. NHS-HAM, 5308, 1 of 6 sheets; February 24, 1949.
1949	Mansion Heating	Install new heating system pipes for heating improvements. Supply and return pipes for existing radiators installed under floor in Room 111 and stair in Room 110. Install new risers for third story radiators in Room 202. New supply and return pipes, and radiators in apartments, Room 208, Room 304, Room 305, and Room 307. Install new cabinet blower on north wall in Kitchen, Room 110. Install piping and wall mounted radiators in Rooms 008 and 009.	Drawing No. NHS-HAM, 5308, 6 of 6 sheets; February 24, 1949.
1949	Mansion Heating	Correspondence regarding contract no. I-31np-106 with J. Vinton Schafer & Sons, Contractors & Builders, Baltimore, MD: "on or about May 10th plumber will begin work on conversion of heating system… he will be ready to install the pipes in the chases and radiant heating in ceiling. Heating unit for kitchen has been ordered…"	J. Vinton Schafer to Mr. W. S. Bahlman, Chief Clerk, DOI, May 2, 1949; HAMP RMR, I-D-B1-F2
1949	Room 105 Drawing Room – Ceiling and Radiant Heat	1949 Photograph of the Drawing Room (Room 105). Floor of "Ghost Room" (Room 204) which had sagged nine inches (Figure 3.72). The joists were originally undersized for the large span and began to sag even before the ceiling was lathed and plastered. That may be the explanation for the wedges on the top of each (Figure 3.73). Note typical leveling of floor boards by shaving each one to fit each joist. The joists were subsequently jacked back into true level and reinforced with steel channels. A radiant heat ceiling was then installed to warm the room, doing away with the need for the conspicuous old radiators. It was one of the first installations of this type in an American house restoration.	Peterson (1970), Part VII, Illustrations, Illustration No. 12.

Table 3.4. Hampton Mansion Rehabilitation 1948–51, continued

Date	Feature	Event	Source
1949	Room 110 Public Tea Room	Drawing Specifications: Remove electrical conduit, fuse box, and switch on north wall. Install two new double electrical outlets on north wall. Install two new double electrical outlets on south wall. Installed one new double outlet on west wall. Install new light fixture on stair landing. Remove all exposed gas and drainpipes, and wire and cable. Install cabinet blower type unit heater on north wall. Replace stair platform (Southern Pine). Replace wood floor and sleepers on west side of room (Southern Pine or Douglas Fir). Repair W121 apron, bottom rail (lower), bottom stop, and sill (White Pine). Replace sash cord on W120 (braided cotton), install stop beads. Install stop beads on W119 and W120. Replace cracked/broken glass in all windows. Install sash fasteners on all exterior windows (H-111 type 1139 bronze). Remove and replace loose plaster. Remove sink on south wall. Remove range, hot water heater with concrete base, and hot water tank on east wall. Remove 12" brick on either side of fireplace and restore opening to original size, repoint brick. Repair defects in woodwork with water putty.	Department of the Interior, Division of Architecture. Job: Kitchen & Public Tea Room, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 2001 C; 2 Sheets; June 29, 1948. Drawn by Aschmann; Plans and Design, V.R. Ludgate.
1949	Room 111 East Hyphen Hall	Drawing Specifications: Brace and leveled floor. Replace cracked/broken glass in all windows. Install sash fasteners on all exterior windows (H-111 type 1139 bronze). Install base shoe molding. Patch casing on D109a (left side). Repair corner of D111c.	Drawing No. NHS-HAM, 2001 C; 2 Sheets; June 29, 1948.
1949	Room 109 East Hyphen Pantry	Drawing Specifications for kitchen installation in Room 109: Install new double electrical outlet on south wall. Install new pull chain light fixture in CL 109.1, and on west and south wall. Install two double electrical outlets on south wall, one on east wall, and one on north wall. Replace cracked/broken glass in all windows. Install sash fasteners on all exterior windows (H-111 type 1139 bronze). Install new felt base and linoleum (L-367, match existing linoleum) floor in rear stair hall and CL 109.1. Keep existing linoleum in Room 109.	Drawing No. NHS-HAM, 2001 C; 2 Sheets; June 29, 1948.
1949	Room 109 East Hyphen Pantry	Existing elements kept in Room 109: Floor access panel in CL 109.1. "Original Cupboard "A"" in northeast corner. "Original Cupboard "B"" in southeast corner. "Original Cupboard "C"" on west wall. Two radiators on south wall. Ceiling light. Brick hearth and "Old" mantel. Linoleum flooring. Existing sink and counter on west wall. Electric Range on south wall. Two radiators on south wall. "Preserve old mantel."	Drawing No. NHS-HAM, 2001 C; 2 Sheets; June 29, 1948.

Table 3.5. Hampton Mansion Rehabilitation 1948–51, continued

Date	Feature	Event	Source
1949	Rooms 007, 008, and 009, Men's & Women's Rest Room, Basement Comfort Stations	Installed in northeast corner of basement accessible from Room 006, stair hall; Men's, Room 009 and Women's, Room 008 restrooms and corridor, Room 007; separated by narrow space, CL007.1 for utilities. Rooms 007–009: CMU partitions, cement floor, plaster over stone walls, plaster ceiling, ceiling light fixtures. Room 008: Install two stall toilets, two sinks, recessed ceiling light fixture, floor drain, wall mounted radiator; closet with double batten doors located on west wall. Room 009: Install one stall toilet, one urinal, one sink, one service sink, recessed ceiling light fixture, floor drain, wall mounted radiator.	Department of the Interior, Division of Architecture. Job: Basement Comfort Station, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 2007 A; 1 Sheet; Jan. 24, 1949. Drawn by Aschmann; Checked by A. J. Higgins.
1949	Window Restoration	W110, W111, W128 & W129: remove existing stained-glass sashes and replace with wood (white pine), 12-over-12, double-hung sash. W215: remove existing stained-glass sashes and replace with wood (white pine), 12-over-12, double-hung sash. W307: remove existing stained-glass sashes and replace with wood (white pine), 8-over-8, double-hung sash.	Department of the Interior, Division of Architecture. Job: Restoration of Windows, Mansion, Hampton National Historic Site. Drawing No. NHS-HAM, 2007 A; 1 of 3 Sheets; March 31, 1949. Drawn by E. Aschmann.

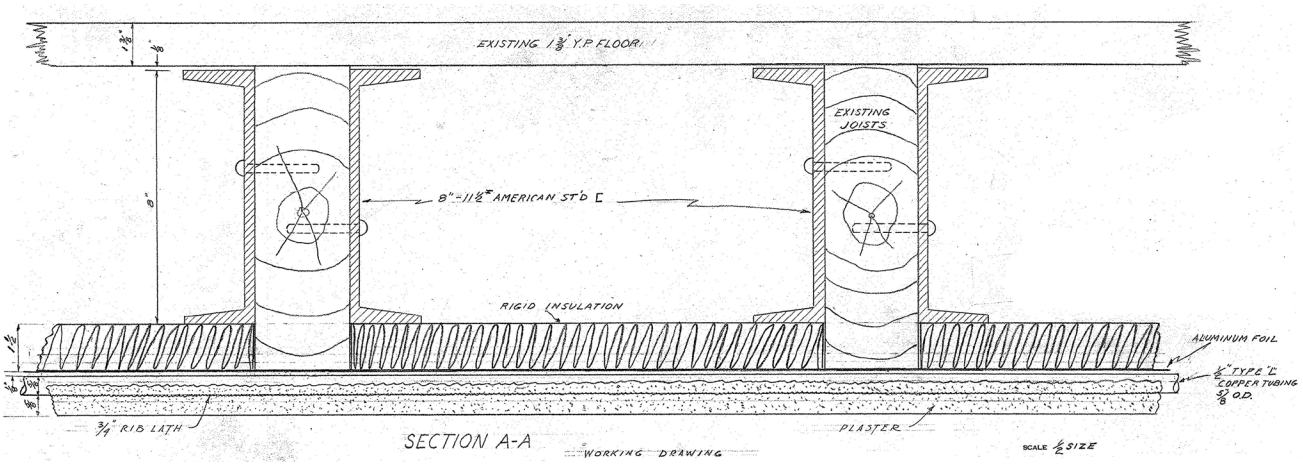


Figure 3.69. Drawing of reinforcing steel channel beams for floor joists of the Northwest Bedroom, Room 204, 1948; also showing copper tubing for radiant heat, insulation and rib lath and plaster (Detail of Sheet 2 of 6; Etic HAMP_390_5308_[id15513]).

Figure 3.70. Second story, Room 208, after renovations, 1949 (HAMP 20135).

Figure 3.71. Third story, Room 307, after renovations, 1949 (HAMP 20140).

Figure 3.72. Drawing Room, Room 105 with ceiling removed exposing floor joists of Room 204, 1949 (HAMP 20153).

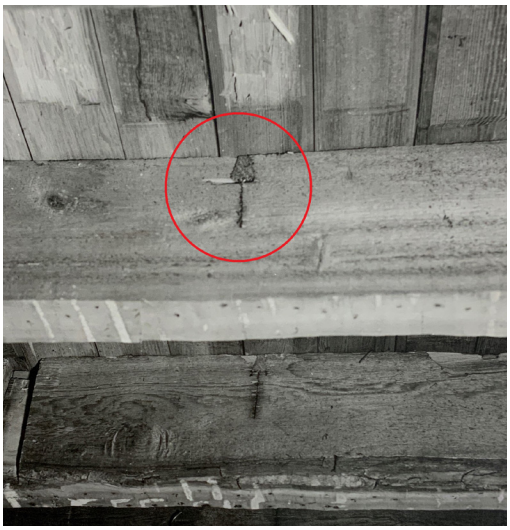


Figure 3.73. Floor joists for Room 204 showing wedges (circled in red) described by Architect Charles E. Peterson, 1949 (HAMP 20154).

Hampton Mansion Rehabilitation, 1949–51 continued

The initial rehabilitation projects extended beyond the opening of Hampton in 1950. Indeed, one of the early tours of the property included rare glimpse of the ongoing restoration work. Visitors saw "Many ceilings were removed, and workmen had paused in the process of removing recent coats of paint, and in placing steel braces on joists."[203] Documentation indicates that the work on the mansion continued even after Hampton National Historic Site was dedicated by the NPS on April 30, 1950.

NPS Architect Dick Sutton and Clerk of the Works Walter T. Berrett compiled a completion report for the restoration of Hampton that was submitted on February 7, 1951. The report gave brief descriptions of the various projects accomplished at Hampton Mansion, as well as the Gardner's House, and the grounds and gardens. Work on the mansion followed the specifications outlined in the preceding tables. The work was performed by contractors and NPS craftsmen and laborers, and included the following contracts and NPS projects (portions of the report are excerpted in the following):[204]

> Contract No. I-31np-106 was awarded to G. Vinton Schafer & Sons in the amount of $11,880 for reinforcing the first and second story floors of the main house, extending the heating system and remodeling the east wing for a tea room and kitchen.
>
> Under Contract No. I-31np-105, in the amount of $5,874.00, the William T. Lyons Co., installed the public comfort station in the basement and constructed the sewer system, complete with septic tank and disposal feed.
>
> One of the most pressing items to be completed was the re-shingling of the dome and replacing missing millwork on the cupola. The shingles on the cupola dome were found to be made of northern white cedar, 24 inches long with 5/8 inch butt and placed 7½ inches to the weather… Considerable effort was expended in an endeavor to secure the same type shingles, but when it was found to be impossible to duplicate them, red cedar shingles of stock size were substituted.
>
> Included in the project was the repair and, in some instances, replacement of dormers, windows, and cornices. Replacement of the large 7-foot finial on top of the cupola and the four smaller ones at the base created a difficult problem. Numerous inquiries were made, and a great deal of time consumed before a company possessing a large enough lathe to turn these finials could be found… The original finials were tulip poplar, in one piece. The replacements are of white pine, laminated, held together with waterproof glue and dowels.
>
> The stucco on the exterior of the Mansion also was in poor condition, having been replaced and patched many times during the decades since the house was constructed. A large area on the south side of the building

203 *Baltimore Evening Sun,* 1949; SPMA Scrapbook, SPMA Records, HAMP Archives.

204 Dick Sutton and Walter T. Berrett, "Outline Report of Restoration Work on Hampton National Historic Site," NPS Planning and Construction Division, February 7, 1951 (etic, HAMP_390_D27) 5–9.

became dislodged and fell, exposing the stone wall of the building. It was necessary to have this area and numerous loose patches and cracks re-stuccoed. This work was accomplished by issuing a work order to a local contractor for materials and labor. After repairs were completed, the entire structure was painted with a cement paint to correct the mottled and dingy appearance, and erase the marks of the patches.

A complete lightning-protection system was installed on the building by George C. Willard, Jr., of New York City, under an unnumbered contract, invitation to Bid. No. NPS-29. The cost was $765.

Contract No. I-100np-143 was negotiated with the Water Bureau of the City of Baltimore in the amount of $19, 963.16 to provide the installation of a water main from Dulaney Valley Road to Hampton Mansion.

Sutton and Bennett's report described numerous projects completed by NPS craftsmen and laborers on the exterior of the mansion. Among the those were: gutter and downspout repairs and realignment; general replacement of rotted millwork; preparation and painting of exterior wooden elements with the historic buff paint color; and replacement of 1,400 pieces of glass.[205]

The report also noted that "The interior of the Mansion required a tremendous amount of labor to restore it to its present appearance." The interior projects included: paint removal, and repainting matching the "original finish;" repairs to millwork matched to the existing profiles; and window replacement in the Great Hall (Room 101). Craftsmen also installed "twelve hand-made brass locks. . .on the doors of the principal rooms on the first and second floors," and "rabbitted mortice locks" in the entrance doors to the Great Hall.[206] While in keeping with the Georgian period, the extant brass locks on the first and second story date from the restoration work in 1949–50.

Figure 3.74. Music Room, Room 106 with ceiling partly removed exposing floor joists of Room 204, 1949 (HAMP 20139).

The initial rehabilitation of Hampton Mansion did experience some complications. The bracing of the buildings framing proved to be quite invasive and resulted in the removal of the historic ceilings in the Drawing Room/ Room 105 and Music Room/Room 106 (Figure 3.69). Additional structural reinforcing was completed in the late 1970s (see subsequent section). The installation of radiant heat in the ceilings of Rooms 105 and 106 was an early use of that system, and there were some problems with the metal lath specified for the restored ceiling. After inspection by the Regional Architect, A. J. Higgins, the

205 Sutton and Bennett, 6–7.

206 Sutton and Bennett, 8.

specification was changed from ribbed metal lath to channels and flat lath.[207]

On September 6, 1949 a small fire occurred in the cupola. The fire was quickly extinguished and only caused an estimated $100 worth of damage.[208] While the cause of the fire was not mentioned, it seems likely that it was related to the increased activity at the mansion and the numerous rehabilitation projects. As previously cited, the 1951 completion report included repairs to the copula roof, and it's plausible that the fire in the cupola occurred when those repairs were ongoing.

The SPMA's request to open a Tea Room in the East Hyphen and Wing of Hampton Mansion was also met with some apprehension (see subsequent paragraphs). Well known Architect and Architectural Historian, Fiske Kimball, a NPS advisor at the time, was not in favor of any extensive operation at Hampton. He wrote:[209]

> I hear there is the thought of serving "light refreshments" to the public for revenue – using the old kitchen as the refreshment room and the old pantry as a kitchenette. I am dubious of any substantial monetary return from this, and do fear the increased danger of fire, even with an electric stove, if anything like eggs or bacon is cooked (blazing fat). Sandwiches (with a sandwich toaster), ice cream, soft drinks, etc. would be innocuous.

In December 1949 the Hampton Committee Chairman Pro-tem responded to letter of concern from NPS Assistant Director, Conrad L. Wirth: "We think this whole question of food service is going to be difficult. . .."[210] The following year when the SPMA started renovating the East Wing second story room, Room 211, for additional Tea Room facilities, the NPS issued what amounted to a cease-and-desist letter. NPS Director Newton B. Drury wrote:[211]

> It is our belief that the historic aspect of the mansion should not be altered to provide for a commercial enterprise without review and approval be representatives of the Service. We therefore want to ask that no additional work be performed in connection with the additional tea room space until such time as your plans have been submitted to this Office for careful and comprehensive review.

Likewise, the installation of apartments on the second and third stories was the topic of some correspondence. While it was permissible to create the apartment for the curator/overseer on the second story, the use of the third story apartment by servants for the Tea Room was an issue. In particular there was objection to having the occupants cooking in

207 A. J. Higgins Field Inspection Memorandum to Superintendent, fort McHenry National Monument, June 28, 1949; HAMP RMR I-D-1-2, HAMP Archives.

208 *Baltimore Sun*, September 7, 1949; SPMA Scrapbook, SPMA Records, HAMP Archives.

209 Fiske Kimball to Thomas J. Allen, NPS, January 31, 1949; SPMA Hampton Committee Correspondence, 1949, SPMA Records, HAMP Archives.

210 Hampton Committee Chairman Pro-tem (unsigned) to Conrad L. Wirth, NPS Assistant Director, December 30, 1949; SPMA HAMP Committee Correspondence 1949, SPMA Records, HAMP Archive.

211 Newton B. Drury, Director NPS, to John H. Scarff, SPMA, October 6, 1950; SPMA Admin Records, 1950; SPMA Records; HAMP Archives.

Figure 3.75. Hampton Tea Room with outside service on the brick terrace south of the East Wing (*Baltimore Sun*, August 23, 1962, p. 15; accessed 03/16/2020, newspapers.com).

the third story.[212] The alternative of using the second story room in the East Hyphen (Room 210) as a kitchen was also refused.[213] Though there was no clear resolution to the issue, it was agreed that the curator could use the Tea Room kitchen and that the third story apartment would not have cooking facilities.[214] In the end, the improvements were made to accommodate the upstairs apartments and the Tea Room, including the use of Room 211 on the second story of the East Wing, and outside seating on the brick terrace south of the East Wing (Figure 3.75).

At the request of the SPMA the former pantry (Room 109) was converted into a kitchen with the requisite equipment, and the Ridgely Kitchen (Room 110) was setup as the Tea Room(Figure 3.76). Room 111, the connecting hallway had some improvements, because it would have increased foot traffic and serve as one of the entrances for the Tea Room. As indicated in preceding tables, the rehabilitation of East Wing and Hyphen was quite extensive.

The renovation of Room 110 required the replacement of the existing floor. During the project the Architect Charles E. Peterson recorded the construction

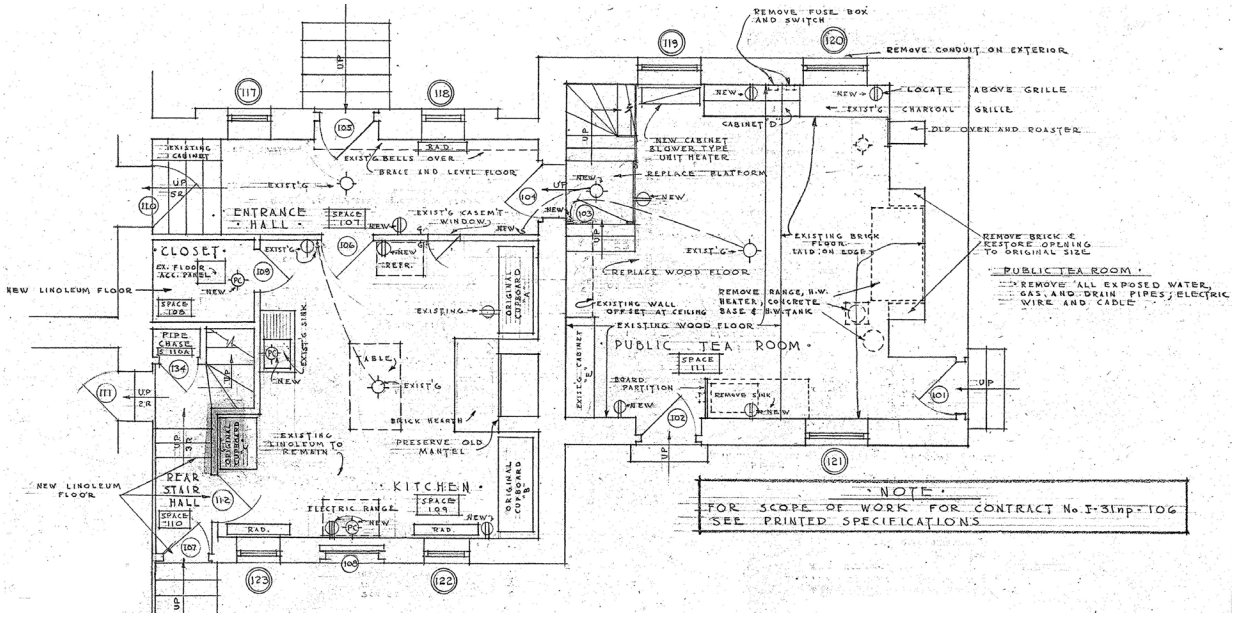


Figure 3.76. Plan of Tea Room (Room 110) and former Pantry turned Tea Room Kitchen (Room 109), 1948 (detail, Kitchen & Public Tea Room, Sheet 1 of 2, Etic, HAMP_309_2001C_[id175387]).

212 A. E. Demaray, Associate Director NPS, to John H. Scarff, SPMA, February 4, 1950; SPMA Admin Records, 1950; SPMA Records; HAMP Archives.

213 Demaray to Scarff, March 14, 1950; SPMA Admin Records, 1950; SPMA Records; HAMP Archives.

214 Demaray to Scarff, March 14, 1950.

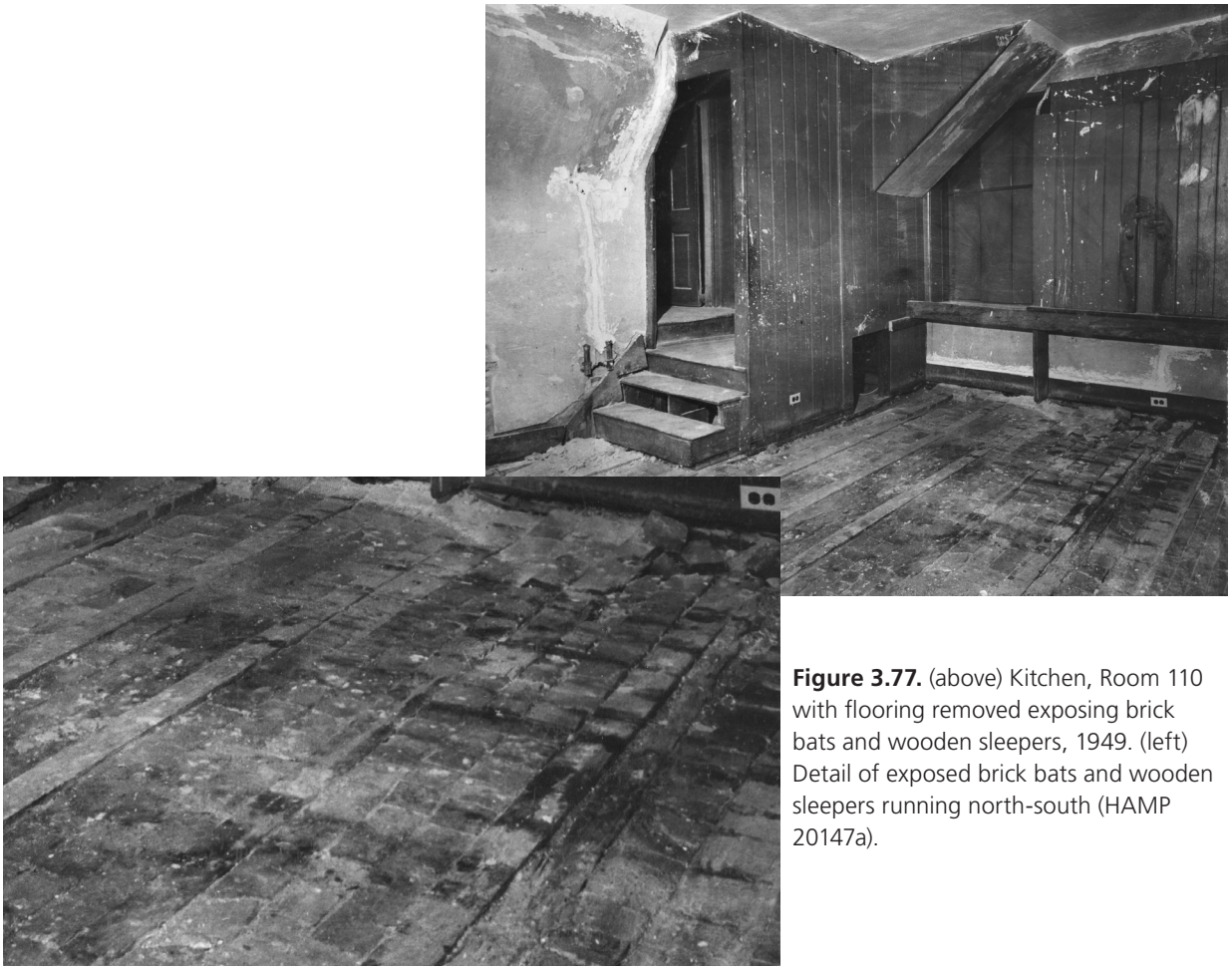


Figure 3.77. (above) Kitchen, Room 110 with flooring removed exposing brick bats and wooden sleepers, 1949. (left) Detail of exposed brick bats and wooden sleepers running north-south (HAMP 20147a).

method of the existing kitchen floor. He found that under the entire floor was a layer of whole brick, regularly laid flat-wise. On the east side of the room, in front of the hearth, that layer of brick was covered by a thin layer of lime mortar and a layer of red brick laid edgewise. Peterson suspected that the floor dated from the 1850s when the kitchen stoves and ovens were installed. He found on the west side of the room that the base layer of brick was covered with 3-inch thick, random width wooden sleepers laid north-south with brick bats between the sleepers (Figure 3.77).[215] According to the specifications for the rehabilitation, the wooden floor and sleepers were replaced with Southern Pine or Douglas Fir. While repairs to the brick floor on the east side of the room were not mentioned, it seems likely that the floor was re-laid with the existing brick.

The Tea Room was opened along with Hampton Mansion on May 1, 1950. An article written in October of that year presented an idyllic scene; "a fire on the broad kitchen hearth, a country-cured ham is sputtering in the oven, and over the boxwood garden wafts the tantalizing odor of homebaked bread." The writer noted that the Ridgely Kitchen (Room 110) had been restored and was set with "Federal period" chairs and

215 Charles E. Peterson memorandum for the Superintendent, Fort McHenry National Monument, March 16, 1949; SPMA Records; SPMA HAMP Committee Correspondence; HAMP Archives.

Figure 3.78. Hampton Tea Room set up in the former Kitchen, Room 110 of the East Wing (*Baltimore Sun, The Sunday Sun*, October 1, 1950; SPMA Scrapbook, 8; HAMP Archives).

custom-made tables. Meals were served in the Tea Room and tea was served on the terrace south of the East Wing.[216] While the rehabilitation of the mansion by the NPS made the Tea Room possible, as noted above, there were some concerns about having a service kitchen and restaurant in a historic structure. The Tea Room was in operation for 48 years, before the NPS decided not to renew the concessions agreement and lease (see subsequent section).

The initial rehabilitation of Hampton Mansion also included the removal of the Kitchen Shed, formerly known as the Kitchen Shed. While the exact reasons for removing that structure were not found in the documents reviewed for this report, it may have been related to the general disrepair of the shed and/or the efforts to create a pleasant aesthetic for the Tea Room. The completion report includes "Remove shed on east side of service wing" as number eleven in the list of priorities discussed for the rehabilitation of Hampton Mansion.[217] But there was no further mention of the actual removal of the shed, which based on historic photographs, was done in circa 1950.

HABS photographs taken in 1961 depict the interior of Hampton Mansion as it appeared after the initial rehabilitation (Figures 3.79–3.83). After that the operation and maintenance of the building became more routine. While some larger projects were accomplished during the oversight of the SPMA, the mansion was not significantly changed until after the NPS took over the entire operation in December 1978.

216 *Sunday Sun Magazine,* October 1, 1950; SPMA Scrapbook, SPMA Records, HAMP Archives.
217 Sutton and Berrett, 5.

Figure 3.79. Great Hall, Room 101 after 1949-51 rehabilitation (HABS No. MD-226-A, 1961; retrieved from the Library of Congress, https://www.loc.gov/item/md0464).

Figure 3.80. Drawing Room, Room 105 after 1949-51 rehabilitation (HABS No. MD-226-A, 1961; retrieved from the Library of Congress, https://www.loc.gov/item/md0464).

Figure 3.81. Music Room, Room 106 after 1949-51 rehabilitation (HABS No. MD-226-A, 1961; retrieved from the Library of Congress, https://www.loc.gov/item/md0464).

Figure 3.82. Second-story Hall, Room 201 after 1949-51 rehabilitation (HABS No. MD-226-A, 1961; retrieved from the Library of Congress, https://www.loc.gov/item/md0464).

Figure 3.83. Northwest Bedroom, Room 204 after 1949-51 rehabilitation (HABS No. MD-226-A, 1961; retrieved from the Library of Congress, https://www.loc.gov/item/md0464).

Alterations and Maintenance Under the NPS & SPMA Cooperative Agreement, 1951–1978

Per the Cooperative Agreement between the NPS and the SPMA, the NPS continued to be involved in building projects. Of the projects accomplished under the SPMA, the re-slating of the mansion roof was one of the largest undertakings.

Correspondence between E. E. Yaggy, Jr. and H. Alexander Smith, Jr. on January 25, 1951 included four estimates for replacing the slate roof on Hampton. Mr. Yaggy noted that the existing slate roof was "a mighty

peculiar one;" it had been installed on wood strips over the earlier wood-shingle roof, and the Ridgelys had made repairs to the roof in a piecemeal fashion "to get as much of a slate roof as they could for their funds in hand at the moment." Thus the roof had a mixture of slate from "three domestic quarries, Peach Bottom, Buckingham and Vermont, and one unknown English quarry." He enclosed estimates from: John Sands of William H. Sands, Inc. for $12,588.00; William Garthe, Jr. who's estimate was "in the neighborhood of $25,000.00 to 30,000.00;" William H. Henderson for $11,250.00, plus another $750.00; and Michael J. Bollinger who estimated the project should not exceed $12,000.00.[218]

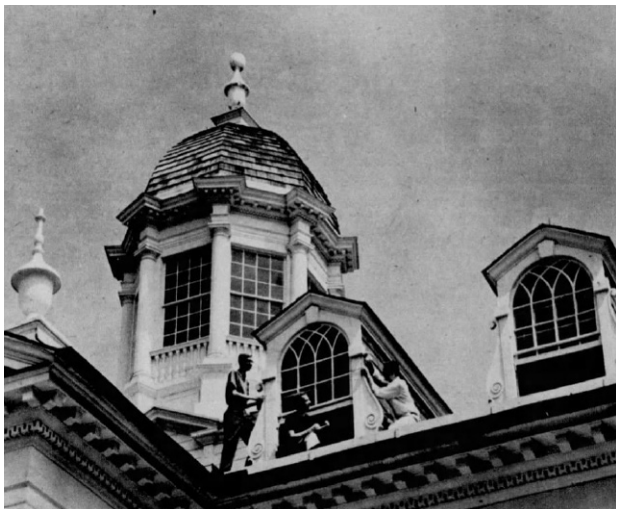


Figure 3.84. HABS team measuring dormer on Hampton Mansion roof ("Inchworms" *Baltimore Sun*, August 23, 1959, p. 179; accessed 03/16/2020, newpapers.com).

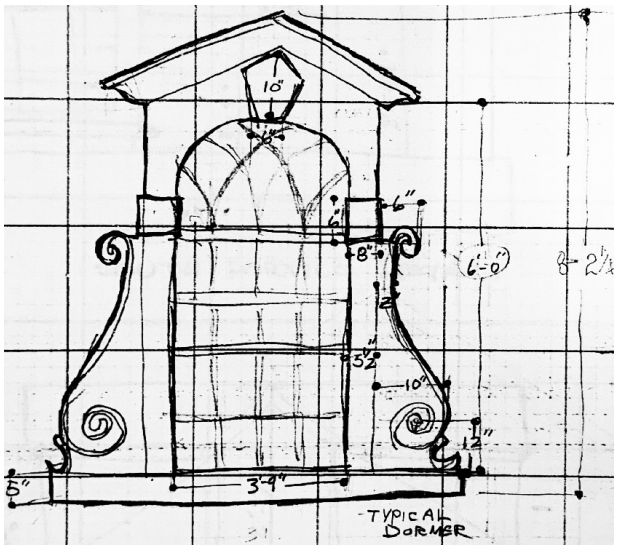


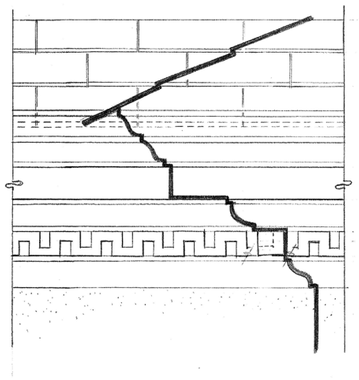
Figure 3.85. HABS sketch of dormer with measurements, 1959 (HAMP Archives, HABS Field Notebook, RMR I-D-10-40).

While the proposals for replacing the slate roof were ready in January 1951, the roof was still leaking in 1956 due to missing slates and the overall failure of the roof indicating that it was not replaced after the 1951 proposals. In May 1956 specifications were written for replacing the entire roof, which included removing the existing slate and wooden shingles, re-roofing the entire mansion with Buckingham-Virginia slate (approximately 98 squares), installing copper flashing and counter flashing, and copper valleys, as well as painting the trim, resetting gutters, and reinstalling the snow guards. The project was awarded on November 6, 1956 to Bollinger Brothers whose revised bid was $19,867. The contract, including four change orders that increased the cost to $23,190, was scheduled for completion on February 27, 1957.

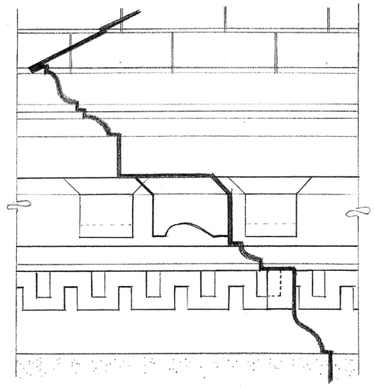
In 1959 Hampton Mansion was once again the subject of a HABS survey. That time the documentation included extensive efforts to measure and draw Hampton Mansion (Figure 3.84) & (Figure 3.85). The project resulted in seven measured drawings including floor plans, elevations, sections, and details of the doors, windows, moldings, and finials (Figure 3.86).

The Cooperative Agreement between the NPS and SPMA expired on December 17, 1978. The following tables outline several of the projects accomplished at Hampton Mansion during the NPS and SPMA partnership. As with the initial rehabilitation, the projects were developed by both NPS and SPMA, and overseen by NPS Architects and staff.

218 E. E. Yaggy, Jr. to H. Alexander Smith, Jr., January 25, 1951 with enclosures; HAMP RMR VII-B-B2-F31.



WING CORNICE
SCALE : 1 1/2" = 1'-0"



MAIN CORNICE
SCALE : 1 1/2" = 1'-0"

0" 6" 1'-0" 2'-0" 3'-0"

NORTH ELEVATION
SCALE : 3/32" = 1' = 0"

0' 5' 10' 15' 20' 30' 50'

NOTE
EAST HYPHEN STAIR ENCLOSURE ADDED BETWEEN 1829 AND 1867.
ORIGINAL SHINGLES WERE NORTHERN WHITE CEDAR. 24"LONG 5/8" BUTT, 7½" WEATHER, FLASHING OF SHEET LEAD, RED CEDAR SHINGLES OF STOCK SIZE SUBSTITUTED IN 1947.
THE RUBBLE STONE MASONRY IS STUCCOED.
ROUNDELS IN HYPEN PEDIMENTS ARE RECESSED.
THE TYMPANUM AND BELVEDERE BASE ARE RUSTICATED WOOD.

DEL. RICHARD C. MEHRING

HAMPTON PROJECT 1959 UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE HAMPTON MANSION HAMPTON NATIONAL HISTORIC SITE, TOWSON — BALTIMORE COUNTY — MARYLAND	SURVEY NO. MD. 226-A	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 5 OF 7 SHEETS	LIBRARY OF CONGRESS INDEX NUMBER MD. 3-TOW,V. 1A-

Figure 3.86. Hampton Mansion, North Elevation and detail drawings of the Main Cornice and the Wing Cornice, Sheet 5 of 7 (HABS No. MD-226-A, 1959; retrieved from the Library of Congress, https://www.loc.gov/item/md0464).

Table 3.6. Hampton Mansion Projects 1957–60

Date	Feature	Event	Source
1957	East Wing	April 11, 1957, NPS accepted the bid of William M. Ramsey "to cover interior painting at Hampton Mansion." The specifications included: "one coat of paint of the two rooms of the first floor of the mansion; one coat of paint to the interior of the stairway and upper room of the east wing; in the kitchen of the east wing remove old plaster and replaster approximately 15 square feet in the southeast corner of the ceiling and apply one coat of paint to entire ceiling; repair wall paper that is sagging in the southeast corner of the kitchen."	Robert H. Atkinson, Superintendent to William M. Ramsey, April 11, 1957; letter of acceptance with enclosed specifications; RMR I-D-B6-F16.
1958	Heating System	Furnace replaced: "Replacement of the furnace and repairs to the boiler room in 1958 at a cost of $4,700 under the regular maintenance program." (note: the concrete block (CMU) boiler room (Room 002) was built when the boiler was replaced in 1967).	Historic Structures Survey Report, Part I, Cupola and Stairway, Hampton National Historic Site, Towson, Maryland. March 1960.
1958	West Wing	Proposed heating for Rooms 107 and 108: Proposal to install American Standard Model "H" Heatrim Baseboard Upper Tube heat, including a thermostat and circulator for separate zoning in Rooms 107 and 108. "Connection would be made with the newly installed oil furnace. . ." "Flooring in both rooms will have to be taken up and then put back in place. Responsibility is to be assumed by the Society for the Preservation of Maryland Antiquities for the replacement of any flooring damaged in making this installation." "The area for which heat is desired is to be used as an antique shop."	Historic Structures Survey Report, Part 1, West Wing, Hampton Mansion, Hampton National Historic Site, Towson, Maryland. Fort McHenry National Monument & Historic Site. November 1958.
1960	Cupola Finials	Broken and delaminating finials removed from around the base of the cupola and stored onsite. Roof repair due to associated damage incurred during removal of finials.	Historic Structures Survey Report, Part I, Cupola and Stairway, Hampton National Historic Site, Towson, Maryland. March 1960.
1960	Basement Stairs	Redesigned and installed new stair. "It is proposed to reduce the riser height to maximum of 7 ½ inches and increase the tread width to 9 ½ inches."	Historic Structures Survey Report, Part I, Cupola and Stairway, Hampton National Historic Site, Towson, Maryland. March 1960.

Table 3.7. Hampton Mansion Projects 1960–70

Date	Feature	Event	Source
1960	Basement Stairway	Drawing Specifications: "Remove existing closet and other construction below soffit and relocate existing light." A new 4" header installed to support the first-story stairs above (ST101). Pour concrete pedestal under stair base below landing, and concrete footing under new post. Install 4" x 6" wood post to support new header and existing trimmer, 3" x 4" posts to support landing, and 2" x 4" bracing to support all stair posts. Replace upper and lower carriages, stringers, and treads. Installed landing baseboard. Reset handrails on upper stair run and install 3" x 4" handrails on lower stair run.	Reconstruction of Stairs to Basement, Hampton Mansion, Department of the Interior, Operations Division, Region Five. May 1960.
1964	Electrical & Plumbing	Bids received for electrical and plumbing work at Hampton; install a complete new electrical wiring and receptacle system and a new complete electric hot water tank installation with new hot water piping to existing basement toilets; minor modifications of existing heating system.	George C. Mackenzie, Superintendent, to Regional Director, Bids for Improvements, June 19, 1964, with 4 enclosures; HAMP RMR I-D-B9-F12.
1967	Exterior Stucco	Contract No. 14-10-7:991-121 for restuccoing Hampton Mansion awarded to Rockwell Newman Co., Orange, New Jersey, on July 7, 1967 for $65,250.00; that contract was canceled upon discovering the poor condition of the windows (see below).	James N. Haskett, Superintendent, to Regional Director, August 25, 1967, Subject: Restuccoing Contract; HAMP RMR I-D-B6-F24.
1967	Exterior Stucco & Windows	In July 1967 Robert Flickinger, Exhibit Specialist for the restuccoing contract "found wooden [window] frames so rotten and iron bars so corroded that he suggested that the NPS allot the $90,000 for the stucco job to repairs to windows throughout the mansion before the stuccoing job, which was approved." The job entailed the "removal of most [window] frames and sending same to Virginia (NPS workshop) to be rebuilt. The work revealed considerable rot damage to exterior pillars, cupola, and interior floors…plus enclosing the furnace in concrete block for fire protection, plus a great deal of painting after exterior trim was completely scraped." The contact was extended to September 28, 1968. Funding ran out on that date and the park was awaiting further funds from Congress to complete the projects.	Memorandum to file; September 28, 1968; HAMP RMR II-A-3-B1-F17.
1970	Cupola	January 16: "A rather substantial leak was discovered in the mansion roof area near the cupola. Water came through the cracked ceiling plaster on the third floor and settled on the floor. This was undoubtedly caused by the recent snow storm…"	Memorandum to Regional Director from Walter T. Bruce, Superintendent, January 17, 1970; HAMP RMR I-D-B9-F12.

Table 3.8. Hampton Mansion Projects 1970–75

Date	Feature	Event	Source
1970	Cupola	February 19: Exhibit Specialist, J. Askins "found exterior woodwork that forms the counter flashing around the base of the cupola has deteriorated causing water to enter behind the flashing."	Memorandum to Chief, Division of History & Historic Architecture, from J. Askins, February 19, 1970; HAMP RMR I-D-B9-F12.
1970	Exterior Stucco	"Original Exterior Wall Finish: Exposed April 7, 1970. Terra cotta color of stucco is due to red-brown iron sand mixed with white lime, … 'Mortar Joints' in imitation of stone ashlar made by smooth tool and the penciled with paint." Current stucco analysis determined that the materials were evidently from mineral sources that were on the Ridgely property in 1790. The ashlar delineation was a lime wash, also from the property. There appear to be two layers of lines in the ashlar.	Memorandum to file; April 11, 1970; Original Exterior Wall Finish; HAMP RMR I-D-B9-F12.
1973	Second Story Floors Structural	The second story floor sagging was first noted by Regional Architect Jack Lukens in 1966. No significant change was noted over the 7 years, but it was recommended that the deflection be systematically measured in the "curator's parlor, second story hall, and SPMA office," Rooms 201, 203 & 206. There was also related ceiling cracking in the Great Hall, Room 101 (see below).	Memorandum to FOMC Superintendent, from Associate Director, Operations; March 1, 1973; HAMP RMR II-A-3-B1-F20.
1974	South Portico	Lumber and supplies purchased, and labor supplied for the replacement of the South Portico floor.	SPMA to Harry O'Bryant, Superintendent, June 20, 1974; HAMP RMR II-A-3-B1-F18.
1974	Basement	The SPMA installed, painted, and carpeted offices in the basement of the mansion.	SPMA to Harry O'Bryant, Superintendent, June 20, 1974; HAMP RMR II-A-3-B1-F18.
1974 - 1975	Paint Analysis	In 1974 Peter Snell initiated the first paint study of the interior surfaces of the mansion for future rehabilitation. The paint study was completed and submitted to the Superintendent in September 1975.	Denver Service Center to Superintendent, September 29, 1975; HAMP RMR VII-B-B2-F13.
1975	Room 203	Ceiling, walls, and woodwork of North Portico Room, Room 203 using colors from Peter Snell's paint study including green woodwork, and white plaster walls and ceilings. Werner Hauger had bid on the work in 1974 and revised the bid in 1975 in accordance to NPS requirements.	John F. Miller to Werner Hauger, April 29, 1975, acceptance of bid letter; HAMP RMR II-A-3-B1-F20.

Table 3.9. Hampton Mansion Projects 1975–77

Date	Feature	Event	Source
1975 -1976	Exterior Stucco	October 1975 through March 1976, E. L. Stebbing & Co., Inc. work orders for patching stucco, and erecting scaffolding. Under the direction of Edmunds & Hyde, Architects, portions of the deteriorated stucco were repaired. The 1981 Historic Structure Report, Architectural Data Section, noted that "new stucco was applied over old using a bonding agent; unsound sections were removed and new stucco adhered using wire lath." The HSR found the stucco applied in 1975 a poor match to the historic materials (see below).	E. L. Stebbing & Co., Inc. Work Orders, to Hampton House (SPMA); HAMP RMR II-A-3-B1-F27. Jean Carlton Parker, Hampton Mansion, Historic Structure Report, Architectural Data Section, 1981, 162.
1976	Exterior Stucco	Frank S. Welsh investigated the historic exterior color and "had some doubt about the color which has been prepared for painting the stucco." Welsh also recommended against painting the ashlar scoring on the exterior stucco. He thought the effect would appear artificial and would require constant repainting.	Chester Brooks, Regional Director to Superintendent, FOMC, January 13, 1976; HAMP RMR II-A-3-B1-F27.
1976	Exterior Stucco	Once the stucco was repaired, it was painted using a color considered "a good match for the original stucco." This may have been based on Welsh's January report.	Henry J. Magaziner, AIA, to Regional Director, Trip Report, April 2, 1976; HAMP RMR II-A-3-B1-F27.
1976	Room 202	Peter Snell completed a special paint study of the Needles Room, Room 202 focusing on the stenciling above the chair rail.	Peter Snell to Associate Director, Mid-Atlantic Region, August 19, 1976; HAMP RMR VII-B-B3-F9.
1976	Second Story Floors Structural	Keast & Hood Co., Structural Engineers, preliminary inspection of second floor construction with recommendations to stiffen the floors including sketches of reinforcement studies. "Roof framing appeared generally O.K.; however, some remedial repairs will most likely have to be made to defective truss elements and cupola bracing." The preliminary investigation would lead to the implementation of an extensive structural support system in 1978-79 (see below).	Nicholas L. Gianopulos to Henry J. Magaziner, AIA, September 13, 1976; HAMP RMR I-D-B6-F8.
1977	Second Story and Cupola Structural	Further investigation by Keast & Hood Co. found that in addition to the previously noted deficiencies "localized deflection of the third floor cupola base framing was such to have induced pressure onto the centrally located storage walls below (Room 201), thereby additionally loading the undersized second floor joist below." They proposed an overhead supplementary steel support system to carry the load of the cupola, as well as other steel framing reinforcements.	Nicholas L. Gianopulos to Henry J. Magaziner, AIA, January 24, 1977; HAMP RMR I-D-B6-F7.

Table 3.10. Hampton Mansion Projects 1977–78

Date	Feature	Event	Source
1977	Second Story and Cupola Structural	A full set of annotated HABS drawings (11 sheets) was prepared by Joan Benjamin, March 1977 for Keast & Hood Co. under contract with the NPS Mid-Atlantic Region, Henry J. Magaziner F.A.I.A., Regional Architect.	Hampton Mansion, Hampton National Historic Site, HABS, Survey No. MD-226-A, February 2, 1978.
1978	Cupola Structural	The bid of A. Raymond Raff Co. for the rehabilitation of the cupola at Hampton Mansion was accepted. Contract Number CX4000-8-0005 in the amount of $44,240.00 was awarded to the contractor. Alternative 2, the second-story structural reinforcing, was subject to negotiation. A. Raymond Raff Co. acknowledged the letter of notification, and the contract was begun on April 1, 1978 to be complete by June 29, 1978.	Gloria Porter, Contracting Officer to A. Raymond Raff Co., March 17, and April 4, 1978; HAMP RMR I-D-B6-F29.
1978	Cupola Structural	A. Raymond Raff Co. Project Foreman Ron Cover supervised the installation of supplementary structural steel support framing for the cupola and trusses per the NPS drawings and specifications. The work was periodically inspected by Keast & Hood Co. Structural Engineer, Nicholas L. Gianopulos and NPS Historical Architect, Jean C. Parker.	Jean C. Parker to Assistant Manager, Mid-Atlantic/North Atlantic Team, DSC, Trip Report, May 17-19, 1978; HAMP RMR I-D-B9-F14.
1978	Security Systems	Fire and intrusion alarm systems were approved by the Maryland State Historic Preservation Officer (MD SHPO) and the NPS Mid-Atlantic Acting Regional Director.	Memorandum to Superintendent, FOMC, from Acting Regional Director, May 2, 1978; HAMP RMR I-D-B9-F14.
1978	North Portico Marble Steps	The emergency stabilization of the North Portico marble steps at Hampton Mansion was approved by the MD SHPO. The proposed project included "plans to install a steel beam on masonry piers beneath the porch, remove the steps, build a modern concrete underground foundation to support them, and restore the steps to their original historic configuration, including remounting the fallen balustrade." The marble steps collapsed and were dismantled before the contract for their restoration was awarded (see 1979).	Richard Stanton, Regional Director, to John Pierce, SHPO, June 23, 1978; Concurrence signed by Nancy Miller, Deputy SHPO, June 26, 1978; HAMP RMR I-D-B9-F14.
1978	Second Story Structural	The stabilization of the second story was delayed until 1979. SHPO concurrence for additional work related to the second-story stabilization, i.e. removal of plaster ceilings on the first story, was sought and given in July 1978.	Nathan B. Golub, Acting Regional Director, to John Pierce, SHPO, July 13, 1978; Concurrence signed by Nancy Miller, Deputy SHPO, July 18, 1978; HAMP RMR I-D-B9-F14.

Figure 3.87. Window and stucco damage, ca. 1970 (HAMP Facilities & Maintenance, Project files).

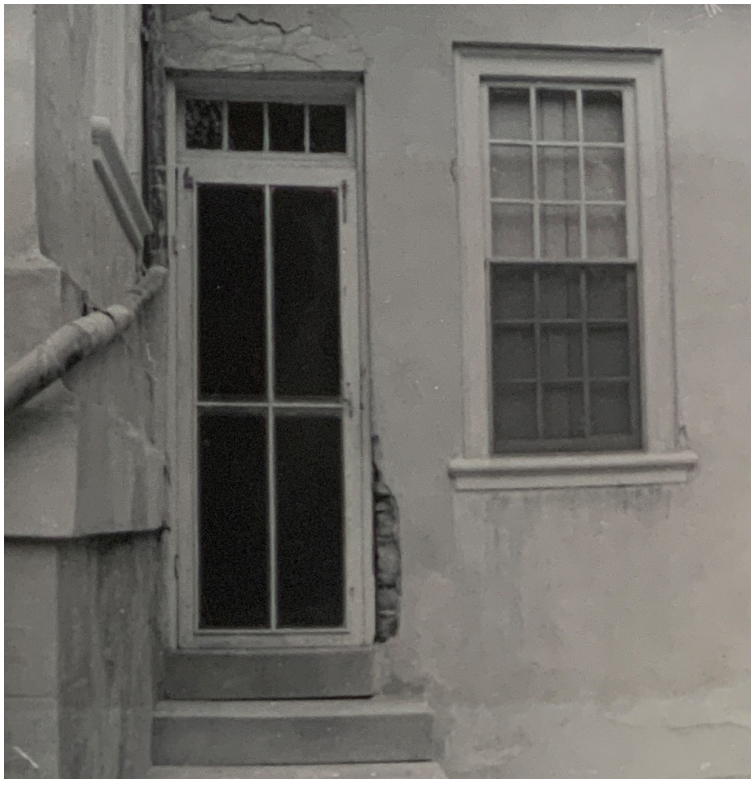


Figure 3.88. East Hyphen, south elevation stucco damage, ca. 1970 (HAMP Facilities & Maintenance, Project files).

Figure 3.89. Boiler in southwest basement room, 1949, prior to boiler replacement and construction of CMU boiler room, Room 002 (HAMP 20150).

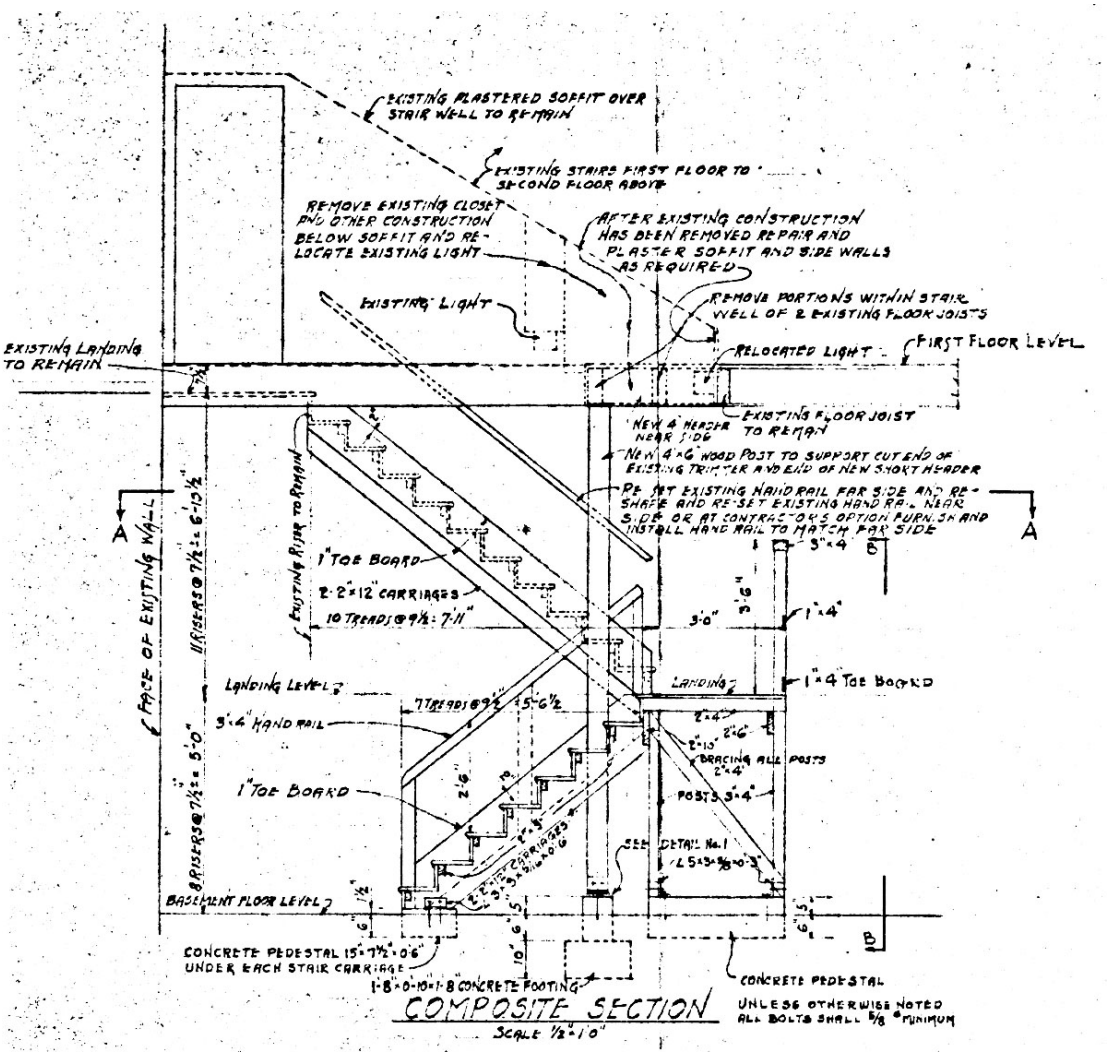


Figure 3.90. Drawing of basement stairs reconstruction (Reconstruction of Stairs to Basement, Hampton Mansion, Department of the Interior, Operations Division, Region Five. May 1960; Etic, HAMP_390_2040_[id93991]).

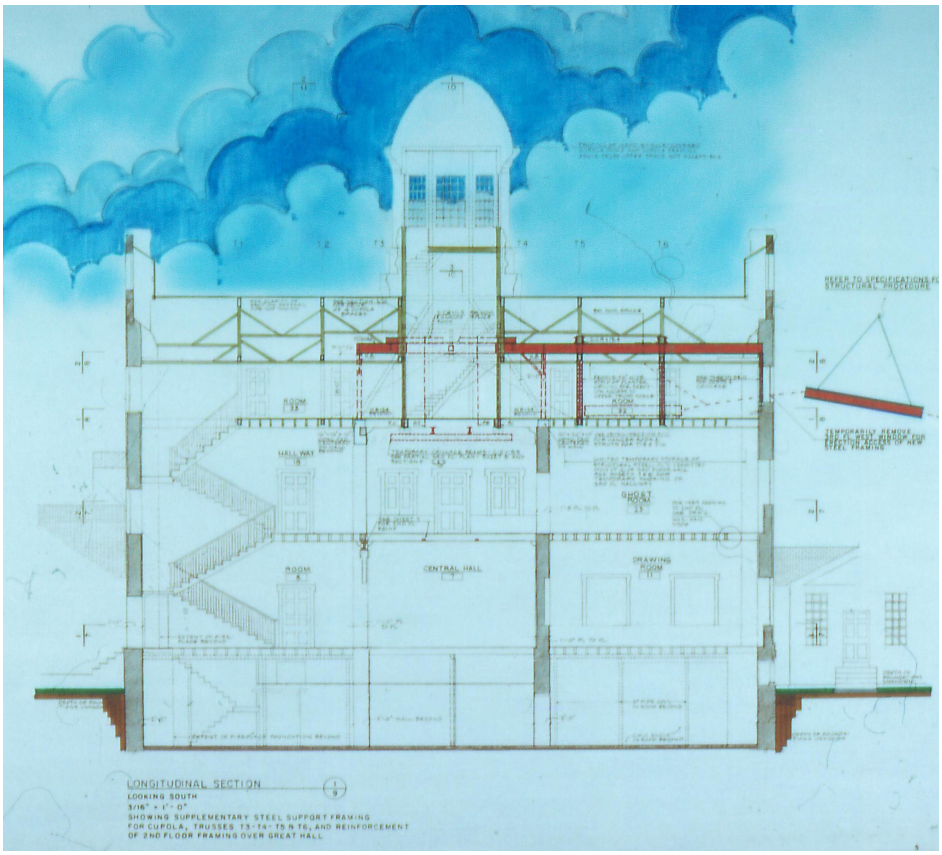


Figure 3.91. Rendered drawing of steel reinforcing for the cupola and roof structure (HABS Drawing rendered by Keast & Hood Co.; HAMP Facilities & Maintenance, Phil McCall project files).

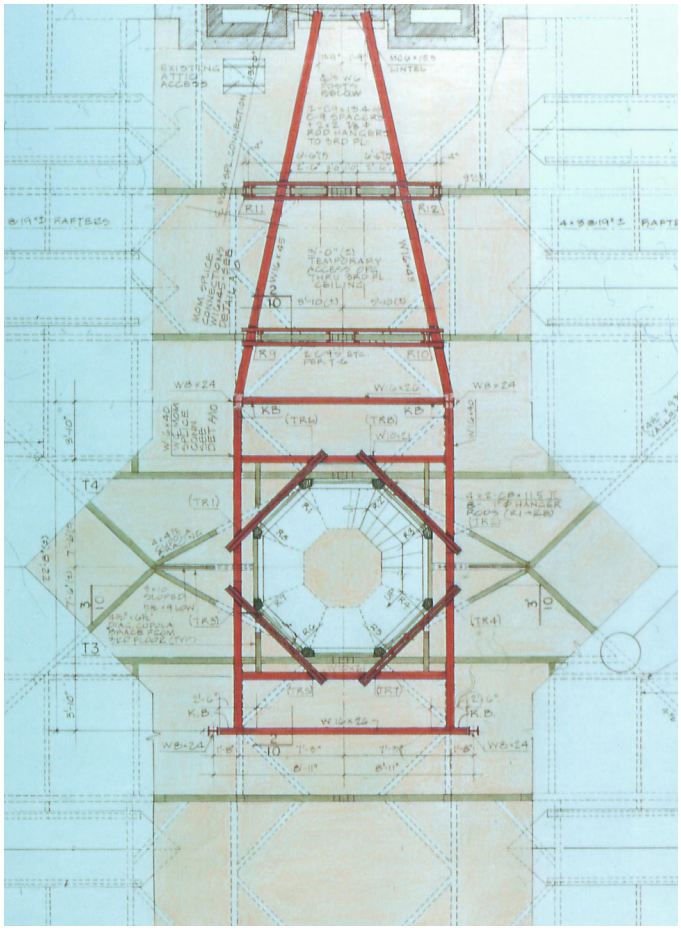


Figure 3.92. Rendered plan view of steel reinforcing for the cupola and roof structure (HABS Drawing rendered by Keast & Hood Co.; HAMP Facilities & Maintenance, Phil McCall project files).

Figure 3.93. Lifting steel I-beam through third-story window, 1978 (HAMP Facilities & Maintenance, Phil McCall project files).

Figure 3.94. Lifting steel beam from the third story to the attic of the mansion, 1978 (HAMP Facilities & Maintenance, Phil McCall project files).

Figure 3.95. Fitting steel I-beam in mansion attic for reinforcing the cupola and structure, 1978 (HAMP Facilities & Maintenance, Phil McCall project files).

Figure 3.96. Vertical steel I-beam in third-story room supporting reinforcing steel structure in the attic, 1978 (HAMP Facilities & Maintenance, Phil McCall project files).

Figure 3.97. Fitting steel I-beam in mansion attic for reinforcing the cupola and structure, 1978 (HAMP Facilities & Maintenance, Phil McCall project files).

Figure 3.98. Steel reinforcing beams on either side of king-post framing in the mansion attic, 1979 (HAMP Facilities & Maintenance, Phil McCall project files).

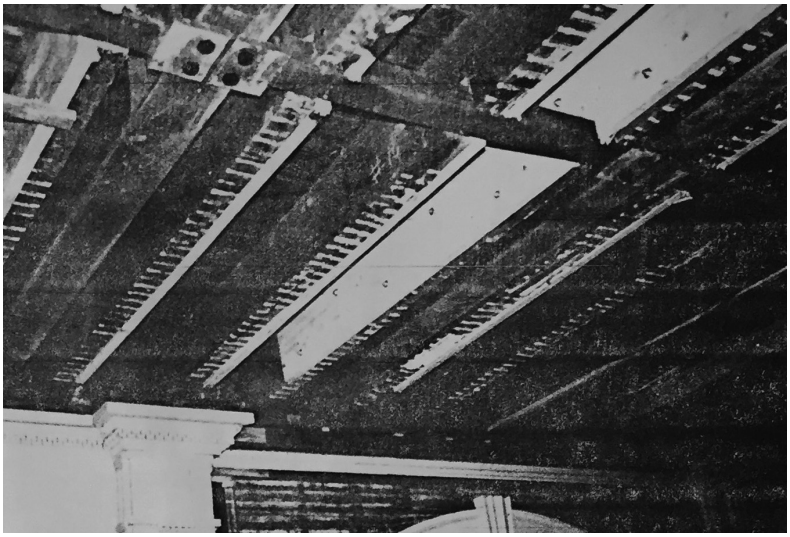


Figure 3.99. Steel reinforcing beams installed in the ceiling of the Great Hall, Room 101, 1979 (Completion Report).

National Park Service

ALTERATIONS AND MAINTENANCE 1979

Following the end of the SPMA and NPS agreement, the NPS assumed full stewardship of Hampton. That stewardship was supported by Historic Hampton, Inc. (HHI), which was formed by several members of the SPMA Hampton Committee. HHI has continued their partnership with the NPS in support of Hampton to this day.

The planning of rehabilitation projects managed by the NPS that had begun in 1978 came to fruition in 1979. The projects were part of a continuous restoration process that had started in 1978 with the structural reinforcing of the cupola. Now that the NPS had assumed full responsibility for the stewardship of Hampton, the priority for the mansion in 1979 was the continued stabilization of the structure.

In May 1978 *The Evening Sun*, Baltimore, Maryland had announced that Hampton Mansion would be closed during the structural repairs to the cupola.[219] Documents indicate that those repairs were completed by July 1978. The structural stabilization of the second-story floors was approved soon after the cupola project was completed, and funds were available to complete that work in 1979. In addition, the partial collapse of the North Portico marble steps in 1978 required the planning and implementation of that project in 1978–79. Those two significant projects represented the continued efforts of the NPS to stabilize Hampton Mansion in 1979.

On October 14, 1979 with the completion of the aforementioned projects Hampton Mansion was officially reopened after two years of renovations. The Baltimore Sun announced the reopening of the mansion, as well as the formation of Historic Hampton, Inc., which had signed a five-year agreement with the NPS to oversee tours and other educational programs at the site.[220]

219 *Baltimore Sun*, May 5, 1978; accessed 3/16/2020, Newspapers.com; undated copy in Hampton Related Articles 1970s & 1980s, SPMA Records, HAMP Archives.

220 *Baltimore Sun*, October 15, 1979; SPMA Scrapbook, HAMP Archives.

Table 3.11. Hampton Mansion Projects 1979

Date	Feature	Event	Source
1979	Second Story Structural	Structural Reinforcement, Phase 2 – Second Story Repairs: the work specified for the second story in the 1977 drawings (HABS, Survey No. MD-226-A) included installation of supplementary structural steel in the floor and replacement of plaster ceilings above the Great Hall (Room 101), Parlour (Room 104), and Dining Room (Room 103) on the first story. The work was executed under Contract No. CX4000-8-0043.	Completion Report, Stabilization of Parts of Second Floor in Hampton Mansion; HAMP RMR VII-B-B2-F15.
1979	Second Story Structural	"The plaster ceilings were removed in three first floor rooms (the Central Hall, Sitting Room, and Dining Room) to facilitate the placement of a supplementary structural steel system. This consists of steel girders placed parallel to and between the existing wood floor joists. The girders and the historic joists rest on masonry walls. …all steel girders were fabricated with camber to match the joists' deflection. … All steel had to be erected carefully so as not to damage the existing ornate wood cornice and wall mouldings." The original position of the first story cornice mouldings and ceilings was retained. "The structure was strengthened with no attempt made at leveling the floors or finishes."	Completion Report, Stabilization of Parts of Second Floor in Hampton Mansion; HAMP RMR VII-B-B2-F15.
1979	Second Story Structural	2-inch by 10-inch planks were scabbed on to the sides of ceiling joists in the Great Hall and were fastened together with carriage bolts and nuts. The beam above the archway between Room 101 and 102 was in place and the rough carpentry and some of the millwork around it had been restored.	Henry J. Magaziner, FAIA, Field Trip Report, Hampton, 2/26/1979; HAMP RMR VII-B-B2-F13.
1979	Plastering Rooms 101, 103 & 104	"Counter-lathing" in the Great Hall ceiling was done in certain places where "the deflection of the joist is such that scabs will have to be cut a little bit in order to make the plaster intersect the cornice where it did historically." The ceilings in the three first-story rooms had metal lath and plaster installed.	Henry J. Magaziner, FAIA, Field Trip Report, Hampton, 3/13/1979; HAMP RMR VII-B-B2-F13.
1979	Interior Painting Rooms 101, 103 & 104	Kuehnle-Wilson of Md., Inc., were awarded Contract No. CX4000-9-0022 in the amount of $3,984.00 for the interior painting of the Southeast and Northeast Rooms (Rooms 103 & 104) and the Great Hall (Room 101); the project was started on September 19th and completed by October 23rd.	Gloria Porter, Contracting Officer to Kuehnle-Wilson of Md., Inc., June 7, 1979; HAMP RMR VII-B-B2-F9.
1979	Insulation	8" rock wool insulation was blown into the attic spaces of the East and West Hyphens and Wings.	Henry J. Magaziner, FAIA, Field Trip Report, Hampton, 2/26/1979; HAMP RMR VII-B-B2-F13.

Table 3.12. Hampton Mansion Projects 1979, continued

Date	Feature	Event	Source
1979	North Portico Marble Steps	Notice to Proceed, Hilgartner Natural Stone Co., Contract No. CX4000-9-0027 for repairs to the marble steps at Hampton Mansion confirming verbal instructions to proceed on September 19, 1979; contract completion date set for October 12, 1979.	Gloria Porter, Contracting Officer to Hilgartner Natural Stone Co., October 1, 1979; HAMP RMR VII-B-B2-F15.
1979	North Portico Marble Steps	The historic steps were partially dismantled prior to the start of the project. The project included the complete dismantling of the steps, laying a new concrete foundation, installing steel supports, and restoring the steps, balusters, urns, pylon caps, railings, and portico floor. Specifications for damaged marble elements included epoxy repairs, dutchmen repairs with matching stone, and replacement pieces. The specification package included 2 sheets of working drawings.	Specifications for the Proposed Repairs to the Hampton Mansion Marble Stairs-North Portico, 1979 (eTic, HAMP_390_135127 [id233975])
1979	North Portico Marble Steps	Drawing Specifications: remove and replace cracked sill; repair chips and cracks in steps and pitch stairs down 1/8"; install non-slip grooves in stairs (7 grooves per inch); remove and replace cracked marble porch tiles in kind; replace missing marble porch tiles in kind; adjust pitch of granite pad to avoid water puddling; install supplementary steel posts and footings for base of flagstone and marble tiles; dry pack porch for stability and drainage; repair and replace in kind multiple damaged balusters and broken west railing; hard brass 3/8" dowels used for stone repair; repair broken east urn base; repair and repoint interior step wall (next to portico); install new brick tread supports; installed 4" marble facing on steps; set marble sheathing and attach to brick cheek walls on east and west sides, and caulk joints.	"Specifications for the Proposed Repairs to the Hampton Mansion Marble Stairs-North Portico," U. S. Department of the Interior, National Park Service, Mid-Atlantic Region, August 1979 (DSC, eTic, HAMP_390_135127 [id233975]).
1979	North Portico Marble Steps	Samples of replacement materials submitted: Beaver Dam Marble (Texas Quarry, MD) for tread, urn, pylon, balusters and railings; White Carrera and Belgian Black Marble, hone finish, for portico floor tiles.	Stanley Hornatko to Henry J. Magaziner, FAIA, September 21, 1979; HAMP RMR I-D-B6-F3.
1979	North Portico Marble Steps	Architect Henry J. Magaziner noted three changes to the historic construction: more durable (concrete) foundations; steel was inserted below the portico floor and under the steps; steps were altered with "anti-slip tooling" to make them safer, i.e. less slippery, when wet.	Henry J. Magaziner, FAIA to Regional Director, November 23, 1979; HAMP RMR I-D-B6-F3.

Table 3.13. Hampton Mansion Projects 1979, continued

Date	Feature	Event	Source
1979	North Portico Marble Steps	The project was completed according to the specifications and accepted on November 27, 1979.	Superintendent Dennis McGinnis to Regional Chief, Property Management and General Services, November 27, 1979; HAMP RMR I-D-B6-F3
1979	South Portico	A Lightolier fixture was installed in the ceiling of the South Portico. The fixture was a substitution for the specified Prescolite 90RM-71 recessed modern fixture. The portico currently has a recessed flood light, which may be the fixture installed at this time.	Henry J. Magaziner, FAIA, Field Trip Report, Hampton, 2/26/1979 and 3/13/1979; HAMP RMR VII-B-B2-F13.
1979	Third Story Dormer Windows	Specifications for the Proposed Repairs to the Hampton Mansion Marble Stairs-North Portico; Additive Bids, Wood Sash: "Restoration and replacement of wood sash, as indicated in drawings. Install repaired or new sash into historic openings. No work required on frames." The window repairs were added as an option (Additive Bid) for the project stair project and included current window numbers 301–307, and 310–316. However, the window restoration was performed under a different exterior restoration contract in 1981–82 (see subsequent Tables).	"Specifications for the Proposed Repairs to the Hampton Mansion Marble Stairs-North Portico," U. S. Department of the Interior, National Park Service, Mid-Atlantic Region, August 1979 (DSC, eTic, HAMP_390_135127 [id233975]).

Figure 3.100. North Portico marble steps, railing and west cheek wall damage, ca. 1970 (HAMP Facilities & Maintenance, project files).

Figure 3.101. North Portico marble steps, railing and east cheek wall damage, ca. 1970 (HAMP Facilities & Maintenance, project file).

Figure 3.102. North Portico marble steps and broken railing, ca. 1970 (HAMP Facilities & Maintenance, project files).

Figure 3.103. North Portico marble steps dismantled after partial collapse, 1978. The steps were reconstructed in 1979 (Photo from drawing).

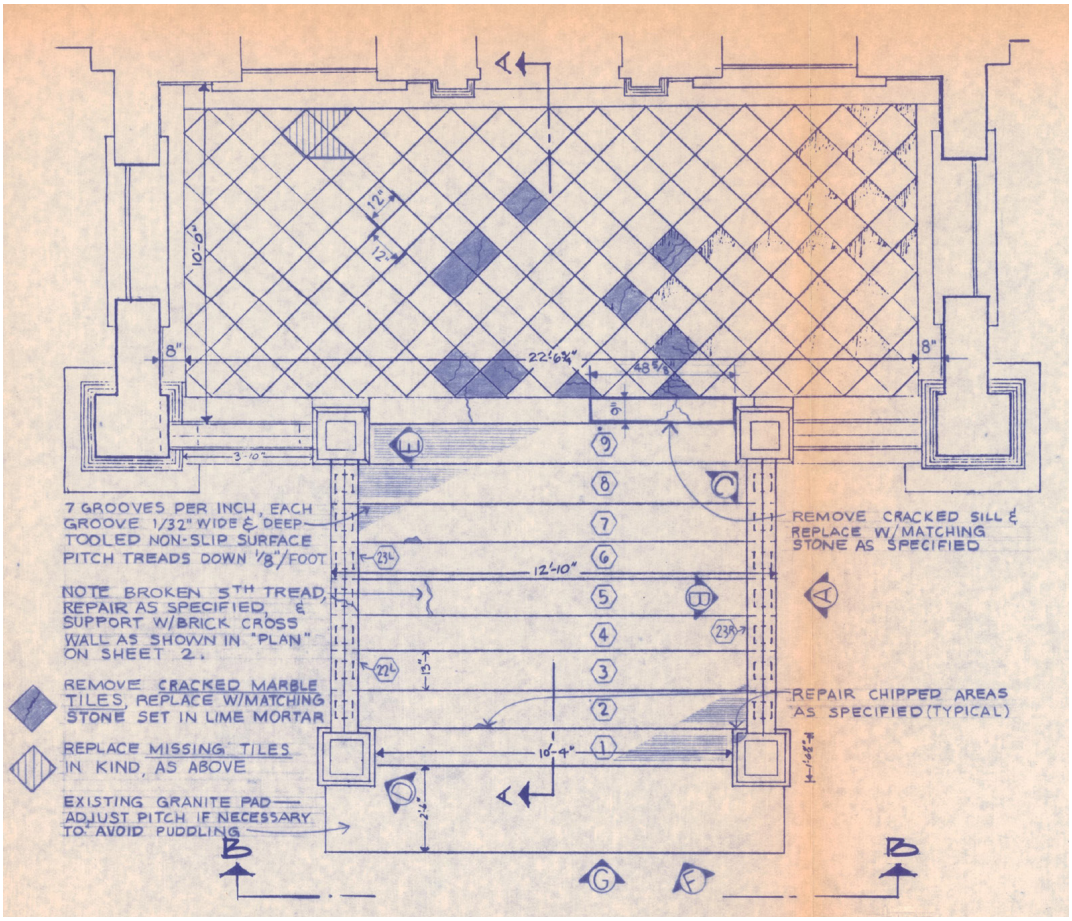


Figure 3.104. Plan of North Portico marble steps and proposed repairs, 1979 (Detail, Proposed Repairs to the Marble Stairs - North Portico, Working Drawing, No. 390/80,006, 1 of 2 Sheets, August 5, 1979; from Specifications; Etic HAMP_390_135127).

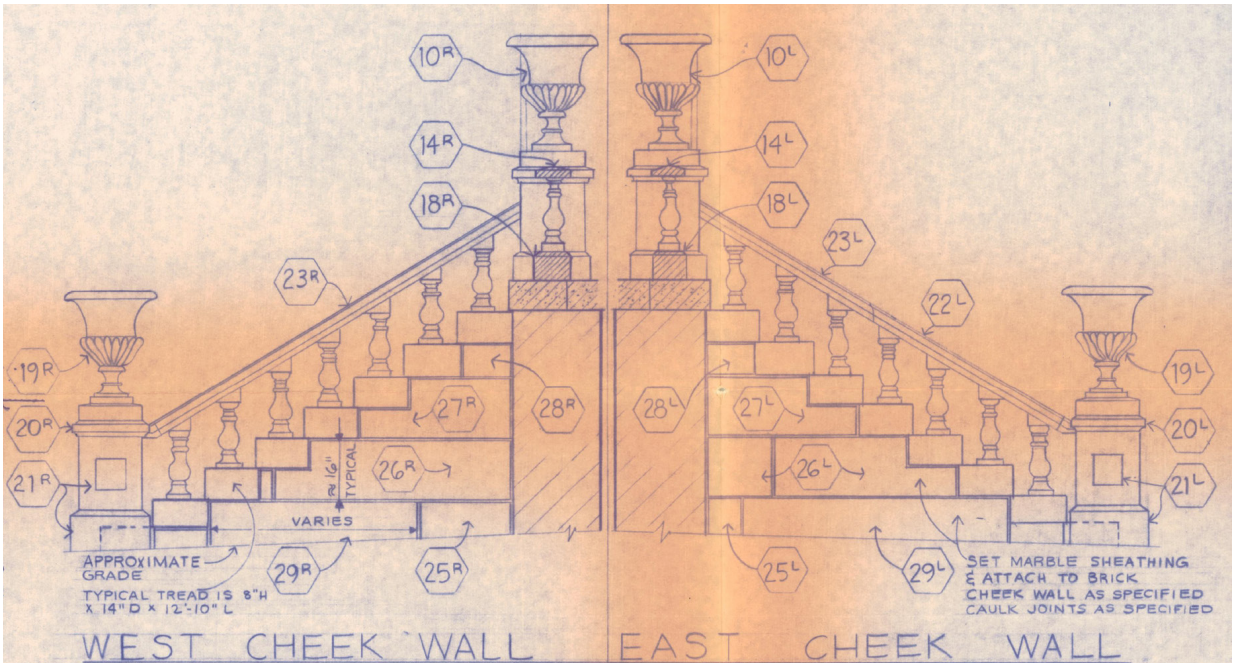


Figure 3.105. Cheek walls of North Portico marble steps and proposed repairs, 1979 (Detail, Proposed Repairs to the Marble Stairs - North Portico, Working Drawing, No. 390/80,006, 1 of 2 Sheets, August 5, 1979; from Specifications; Etic HAMP_390_135127).

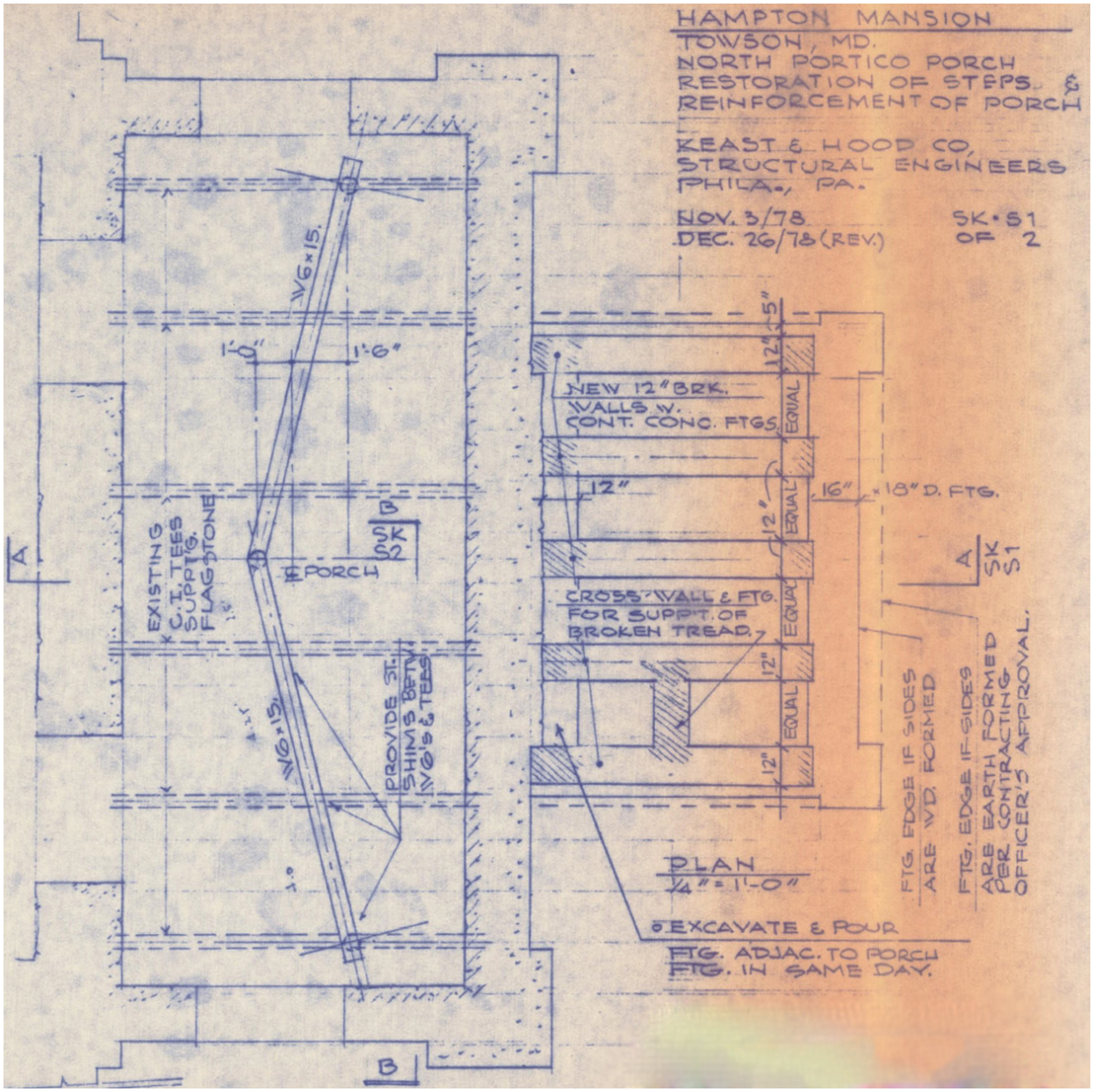


Figure 3.106. Plan of marble steps foundation and proposed structural reinforcing, 1979 (Detail, Proposed Repairs to the Marble Stairs - North Portico, Working Drawing, No. 390/80,006, 2 of 2 Sheets, August 5, 1979; from Specifications; Etic HAMP_390_135127).

HAMPTON MANSION EXTERIOR RESTORATION 1980–82

The NPS started a more thorough Historic Structure Report for Hampton Mansion in 1977. Historian Charles W. Snell began Historical Data Section in March of that year and Historical Architect Jean C. Parker started the Architectural Data Section in April. Building on the previous efforts of Architect Charles A. Peterson, Architect Norman M. Souder and others, the HSR involved extensive primary source research, comprehensive building investigation and documentation, and writing. The HSR Historical Data Section for Hampton Mansion and Garden was printed in August 1980. The report focused on the developmental history of the mansion from 1783–1909, as well as the development of the gardens and some of the outbuildings. The research into the Ridgely Family Papers shed new light on the chronology of the structure(s), and how Hampton was used over six generations of the Ridgely family. The HSR Architectural Data Section was completed in 1979 and printed in December 1981; it focused on the physical structure, existing conditions and recommendations for preservation of the mansion. Completion of both sections of the HSR informed and supported the next phase of rehabilitation at Hampton Mansion.

The preface for the HSR Architectural Data Section states that recommendations in that report were the basis for drawings and specifications prepared in 1980 and 1981. The drawings (No. 390/25000) prepared in September 1980 by Architects Richard S. Wherley and Anthony O. James, and reviewed by Historical Architect Penelope H. Batcheler, included 15 sheets with site plans, utility plans, floor plans, elevations, detailed plans, and work items. These in turn formed the basis for the voluminous "Hampton Mansion Exterior Restoration Project Manual" (RFP 4350-81A, Package No. 102) prepared by the Denver Service Center (DSC) in May 1981. The Project Manual covered site work, masonry, metals, wood and plastics, roof and storm drainage repairs, doors and windows, stucco, painting, mechanical, and electrical/lightning protection.[221] Furthermore, it was determined that the restoration of the exterior stucco would require the removal of all the existing stucco in order to make repairs to the masonry beneath it, and make sure the new material would properly adhere to the building. The funds for the exterior restoration work were included in the 1981 budget.

The planning of such an extensive project at a National Register listed historic site required the approval of both the Advisory Council on Historic Preservation (ACHP) and the MD SHPO, as required by Section 106 of the National Historic Preservation Act of 1966 as amended. Concurrence by the MD SHPO was granted on April 16, 1981 and by the ACHP in May.[222]

221 "Hampton Mansion Exterior Restoration Project Manual," RFP 4350-81A, Package No. 102; May 11, 1981; Denver Service Center, National Park Service. Copy HAMP RMR I-D-B6-F31.

222 Nancy Miller, Deputy SHPO to James W. Coleman, Jr. Regional Director, April 16, 1981; Don Castleberry to Superintendent Courtney Wilson, May 8, 1981; HAMP RMR VII-B-B2-F17.

The project was brought to the attention of Maryland Senator Charles Mathia, Jr. by his "contacts with Hampton and the Society (SPMA)." On March 11, 1981 he wrote NPS Director Russell E. Dickerson requesting that he review the project before any repairs were made to Hampton Mansion.[223] He felt that the stucco repairs made in 1975 should suffice, and that funds would be better spent on other improvements to Hampton and the grounds, in particular the recently acquired Ridgely Farm property. In response Acting Mid-Atlantic Regional Director Don H. Castleberry outlined the needs for repairing the exterior stucco beyond the cosmetic repairs of 1975, as well as other important needs for the preservation of the mansion.[224] Castleberry did write that some projects would also be undertaken at the Ridgely Farm, but the priority was clearly Hampton Mansion.

The pre-proposal site inspection for contractors was held at Hampton Mansion on June 4th. The meeting was attended by Hampton Site Manager Courtney Wilson, NPS Historical Architect John Marsh, NPS contracting personnel from the Denver Service Center, and four contractors. After the site inspection the NPS personnel discussed the project and prioritized the work in the following manner: cupola repairs and cupola roof; slate roof and storm drainage repairs; lightning protection; painting exterior woodwork; stucco restoration; and dormer repairs.[225] The project, Contract No. CX4000-1-9004 was awarded to James Cox & Son, Inc. in the amount of $456,084.00, and the notice to proceed was issued on September 14, 1981.[226]

The following tables describe the work that was done under Contract No. CX4000-1-9004, as well as other projects during that period. The primary work of the contract was completed by the end of September 1982.

223 Senator Charles Mc C. Mathia, Jr. to Russell E. Dickerson, March 11, 1981; HAMP RMR VII-B-B2-F17.

224 Regional Director Don H. Castleberry to Senator Charles Mc C. Mathia, Jr., April 10, 1981; HAMP RMR VII-B-B2-F17.

225 John Marsh, Historical Architect to Assistant Manager, Mid-Atlantic/North Atlantic Team, DSC, June 24, 1981; HAMP RMR VII-B-B2-F17.

226 Narrative Statment, Project Completion Report, by Alex Taylor, Project Supervisor, NPS, DSC, May 31, 1983; HAMP RMR I-D-B6-F34.

Table 3.14. Hampton Mansion Exterior Restoration 1980-1982

Date	Feature	Event	Source
1980	Exterior Restoration	Summary of recommendations for the exterior restoration of Hampton Mansion prepared by Parker in 1979 (printed in 1981): repair and repaint cornice, decorative woodwork, and window sash of cupola; inspect and repair all decorative roof elements of chimney houses; repair and realign gutters and metal flashing; inspect and repair lightning protection system; repair and repaint third-story window sash and dormer woodwork; repair and repaint all cornices; remove modern cementitious stucco and paint; reapply stucco of historic lime composition integrally colored with local sand and penciled to resemble stone; disassemble repair and reset steps at south portico and at south door of east hyphen; construct railings for hyphen steps; replace broken or cracked glazing and modernize weather stripping on all basement second and third floor windows repair damaged sills as noted; rehang early 19th century louvered shutters on south east and west facades of house on the north facade shutters should only be installed on windows of the portico.	Jean C. Parker, Hampton Mansion, HSR, Architectural Data Section 1979/1981, 22.
1980	Exterior Restoration	"Hampton Mansion Exterior Restoration" (RFP 4350-81A, Package No. 102) Drawing No. 390/25000, 15 Sheets: drawings illustrated the specifications for the exterior restoration including plans, elevations, and details; drawings were annotated with the specified work.	"Hampton Mansion Exterior Restoration" (RFP 4350-81A, Package No. 102) Drawing No. 390/25000, 15 Sheets; DSC, eTic HAMP_390_25000_ [id17944]; copies in HAMP Archives.
1981	Exterior Restoration	"Hampton Mansion Exterior Restoration Project Manual" (RFP 4350-81A, Package No. 102); specifications for the exterior restoration of the mansion based on the HSR and drawings No. 390/25000 (note that not all the work specified was carried out in the manner prescribed; see subsequent table entries).	"Hampton Mansion Exterior Restoration Project Manual," RFP 4350-81A, Package No. 102; May 11, 1981; Denver Service Center, National Park Service. Copy HAMP RMR I-D-B6-F31.

Table 3.15. Hampton Mansion Exterior Restoration 1980-1982, continued

Date	Feature	Event	Source
1981	Exterior Restoration	Weekly Field Reports (excerpted highlights): Stucco was completely removed from the building; mortar joints were raked with hammer and chisel, and masonry was sandblasted and cleaned; deteriorated building fabric and paint finishes on the cupola were removed; repairs made to cupola framing and millwork; South Portico steps were repaired and railing reinstalled; repairs to South Portico joists and flooring; repairs were made to east and west chimneys; dormer window sash and consoles were restored; all cornices were surveyed and repaired; January 29, 1982 was the last day on site until the beginning of March.	NPS, Contract No. CX4000-1-9004, Weekly Field Reports, 09/25/81–01/29/82, Francis Lucas, Project Inspector; Contractor James Cox & Son, Inc.; HAMP RMR VII-B-B2-F17.
1981	Exterior Restoration	Quotation for alternate replacement for dormer consoles using southern pine. The Project Manual and drawings had called for deteriorated dormer consoles to be replaced with molded fiberglass consoles, but that was changed during the project.	James Cox & Son, Inc., to Contracting Officer, NPS, DSC, 10/26/81; HAMP RMR VII-B-B2-F17.
1981	Exterior Restoration	Report and observations: stucco stripped and it was evident that the stone walls were pointed with troweled joints of white mortar suggesting stucco was installed only after all the masonry construction was completed; new stucco should not be applied until the Spring; NPS will test different stucco mixes; some windows did not have structural lintels, "apparently in the 1960s steel lintels were placed over many of the main house windows;" the north doorway, D101a (and presumably the south doorway, D101b) has a "flat stone arch" spanning the opening; evidence of a former beehive oven in the east wall of the East Wing.	Penelope H. Batcheler and Henry J. Magaziner, Observations and Suggestions Regarding the Stucco, November 5, 1981; HAMP RMR I-D-B6-F33.
1981	Exterior Restoration	Stucco restoration subcontractor: stucco mixes to be used for project: scratch coat, 1 part white cement, 2.5 parts finishing lime, 7.5 parts regular bank sand; brown coat, 1 part white cement, 2.5 parts finishing lime, 9 parts regular bank sand; finish coat, 1 part white cement, 3 parts finishing lime, 12 parts regular bank sand; no clay in mixes; scratch coat applied tight to stone; brown coat applied and brought out to receive finish coat will require two applications of brown coat; finish applied over brown coat, but color cannot be guaranteed.	C.L. Winfield & Son, Inc. to James Cox & Son, Inc., December 7, 1981; HAMP RMR I-D-B6-F33.

Table 3.16. Hampton Mansion Exterior Restoration 1980-1982, continued

Date	Feature	Event	Source
1981	Exterior Restoration	Exterior restoration has cost overruns and delays; fine dust on furniture and collections from sandblasting; gift shop burglary required employment of Pinkerton guards for 7 days; additional masonry work including repointing, installing additional steel lintels, repairing the chimneys; deteriorated woodwork more than originally estimated; irregular masonry walls require four coat stucco application vs. three as originally specified; with some cost savings, possible contract item deletions, and February shutdown the estimated additional cost was $29,074.00.	Eugene Oranchak, Project Supervisor to Ray Martinez, Chief, Branch of Construction, TNE, December 16, 1981; HAMP RMR I-D-B6-F33.
1982	Exterior Restoration	Hampton Mansion Exterior Restoration recommenced on March 13, 1982. Weekly Field Reports (excerpted highlights, some were continued from 1981/82 work): Steel angle lintels installed in masonry openings; tie rods installed on interior of dormers; cupola repairs included new siding, column bases, portions of the cornice and copper flashing; South Portico wood plank floor repaired; stucco scratch coats applied (week of 4/24/82), and brown coat applied (week of 5/15/82); cornice repairs.	NPS, Contract No. CX4000-1-9004, Weekly Field Reports, 03/20/82–05/15/82, Alex Taylor, Project Inspector; Contractor James Cox & Son, Inc.; HAMP RMR VII-B-B2-F17.
1982	Exterior Restoration	The final invoice for the exterior restoration project for work through September 30, 1982 was approved on October 29, 1982. The invoice indicated that the project was 100% complete. The final cost of the project was $536,911.51.	Invoice for Contract No. CX4000-1-9004, Contractor, James Cox & Son, Inc., Project Supervisor, Alex Taylor (signed), October 29, 1982; HAMP RMR I-D-B6-F34.

After the close of the project, Project Supervisor Alex Taylor compiled a completion report for Contract No. CX4000-1-9004, contractor James Cox & Son, Inc.. The report included a four-page narrative on the project from the erection of the scaffolding to the final painting.[227] The report also included photographs of the project, a list of all subcontractors, and the following one page summary "Limits of Project:"[228]

> stucco restoration – removed existing exterior stucco (20,000 sq. ft.) installed 80,000 sq. ft. (scratch coat, brown coat x2, finish coat).
>
> lightning protection system – removed existing equipment, installed new system 100%.
>
> cupola – red cedar shingle dome roof, 100%; repaired 6 rafters, 7 floor beams, 2 columns; oak plank sheathing 30% replaced; 75% balusters replaced; installed 6 new columns; reconstructed 100% cupola cornice; and standing seam lead coated copper roofing 100%.
> slate shingles – 3000 sq. ft., 30% of total roof area repaired and/or replaced.
>
> raingoods – replaced 300 lineal ft. downspout, 30 lineal ft. gutter and parts.
>
> snow boards – 367 lineal ft., 100% replaced.
>
> steel angle lintels – installed 30 total (6 ft. length each).
>
> masonry chimneys – repaired 6 chimneys; removed existing terracotta and damaged brick and reconstructed 1100 sq. ft.; installed 1 stainless steel flue and cap; 8 stone caps.
>
> masonry – repaired and repointed 2500 sq. ft. existing stone exterior wall; rebuilt brick foundation (south stone stairway) 150 sg. ft. [i.e. South Portico foundation]; wrought iron hand railing repaired 40 balusters [South Portico]; 12 sq. ft. stone treads repaired and installed, 100% resetting, grouting.
>
> metal flashing – 8 cupola windows sills; cupola roofs; 100% finial bases, 5 finials (cupola); dormer window sills; all finial flashing repaired and/or replaced; 3 final bases reconstructed.
>
> dormer consoles – installed 16 new wood consoles, removed 16 existing.
>
> dormer jambs – installed 11 new jambs, removed 11.
>
> window sills – installed 4 dormer window sills, removed 4; installed 1 basement window sill, repaired 1 sill (bsmt).
>
> landscaping – provided grass seed for 5000 sq. ft. for lawn repair, installed.
>
> exterior painting and finishing – 100% exterior woodwork and flashing.
> installed 1 portable wood stair (exterior).

The completion of the 1981–82 exterior restoration marked another significant restoration project by the NPS at Hampton Mansion. The restoration of the stucco was apparently one of the more challenging aspects of the project. Problems with the stucco were evident by December 1982 and reported to the DCS in January 1983 by Hampton Site Manager Adam G. Karalius. He noted that the top layer of stucco on the water table was separating from the brown coat, especially in areas near the

227 Narrative Statement, Hampton Mansion Exterior Restoration, May 31, 1983; HAMP RMR I-D-B6-F34.

228 Ibid.

downspouts and on the catch basins. Other problems were stucco cracking, "wet spots" where the stucco had never completely dried after application, and rust discoloration on the southwest chimney.[229] In a subsequent memorandum to the DSC, the Acting Regional Director Homer I. Rouse noted other deficiencies related to the 1981–82 exterior restoration contract. In addition to the stucco issues that the DSC was already investigating, he reported: separation of flashing around the cupola that was causing leaks; bases of cupola columns separating; peeling paint on the South Portico floor; and broken repairs on the South Portico steps. Rouse was also wondering if the contract had warranties.[230] The response from the DCS indicated that since the contract had been a cost plus fixed fee, there were no warranty clauses. The answer to the other issues was that the cupola problems were due to expected settling, and the floor paint peeling was due to old paint build up, which the contractor was not asked to remove. The conclusion being that the items were now maintenance issues that should be undertaken by the park.[231] Other problems with the 1982 restoration would be discovered during subsequent projects in 1997–98. However, the deterioration of the stucco had prompted investigation, which resulted in an evaluation study in September–November 1983. The study included petrographic analysis of the sound stucco and the problem areas. The report concluded that factors contributing to the problems included: the sand used was not as specified and was too fine; the mix had too high a sand content; and the lime mix specified for the project was not able to resist freeze-thaw conditions. Therefore, the stucco mix was subject to high moisture absorption, excessive shrinkage and poor resistance to freeze-thaw cycles.[232] That report was appended to a 1984 NPS report by Architect John B. Marsh, "Hampton Mansion Stucco and Drainage Study,"[233] which summarized the issues and the conclusions of the evaluation study. At the time the NPS started testing new stucco mixes that would be resistant to the climate, and compatible with the rubble-stone masonry construction. However, those tests required more time, and were not concluded in 1984. It was not practical to repair all of the stucco, and apparently portions of the stucco applied in 1981–82 remain on the building. The 1984 report does shed light on the deficiencies of the stucco applied in 1981–82, and guided future repairs. Patches in the existing stucco indicate that it has been repaired numerous times since the initial restoration (see subsequent sections and tables).

229 Hampton Site Manager Adam G. Karalius to Ray Martinez, DSC, January 14, 1983; HAMP RMR VII-B-B3-F9.

230 Homer l. Rouse, Acting Regional Director to Manger, DSC, June 6, 1983; HAMP RMR I-D-B6-F34.

231 Gerald D. Patten, DSC to Regional Director, June 22, 1983; HAMP RMR I-D-B6-F34.

232 Jacob W. Ribar, Evaluation of Stucco, Hampton Mansion, 1983; HAMP RMR VII-B-B3-F9.

233 John B. Marsh, "Hampton Mansion Stucco and Drainage Study," NPS, DOI, October 1984; DSC eTic, HAMP_390_D18_0001.

Figure 3.107. Cupola and cupola base conditions, ca. 1970 (HAMP Facilities & Maintenance, project files).

Figure 3.108. Cupola column base and plinth conditions, ca. 1970 (HAMP Facilities & Maintenance, project file).

Figure 3.109. Dormer conditions, ca. 1970 (HAMP Facilities & Maintenance, project files).

Figure 3.110. South Portico sandstone steps and railing conditions, ca. 1970 (HAMP Facilities & Maintenance, project files).

Figure 3.111. South Portico sandstone step removed and damage, ca. 1970 (HAMP Facilities & Maintenance, project files).

Figure 3.112. South Portico sandstone steps and railing damage, ca. 1970 (HAMP Facilities & Maintenance, project files).

ALTERATIONS AND MAINTENANCE 1982–89

While the NPS was focused on the Exterior Restoration of Hampton Mansion through 1982, some other projects were also addressed. The next significant project at the mansion was the replacement of the boiler and improvements to the heating system. Planning for that project started in 1982 and the work began in 1983. The other important systems upgrade at that time were the improvements to the electrical system in the mansion. During a site visit to Hampton the Regional Engineer, Wayne Veach reported: "The wiring in this building can only be described as incredible. It has been modified, added to, revised and accumulated over the years into a complicated conglomerate of old, armored cables, conduit, plastic cable, much of which is poorly and - I suspect - in some instances, improperly installed."[234] Once a clearer understanding of the existing system was achieved, specifications and drawings for "Electrical Improvements at Hampton Mansion" were completed, and the initial contract was awarded in September 1983.[235] The repair and improvement of those two mechanical systems at Hampton Mansion were crucial to the continued safe operation of the building.

Numerous other projects related to the preservation and maintenance of Hampton Mansion were accomplished during the decade. The following tables summarize those projects.

234 Trip Report; Wayne Veach, General Engineer to Regional Director, Mid-Atlantic Region, February 17, 1983; HAMP RMR I-D-B8-F46.

235 Standard Form 23, DOI to SBA, September 23, 1983 with enclosed specifications (received FOMC 10/4/83); HAMP RMR I-B-B4-F43.

Table 3.17. Hampton Mansion Alterations and Maintenance 1982-1989

Date	Feature	Event	Source
1982	Glass Partition	Estimate of $1,448.00 submitted for installing a glass partition in the first-story stair hall (Room 102). The tempered-glass door and two side lights were to be set in an anodized aluminum frame, and installed at the east end of the hall under the stairs just west of the basement door (D102d).	Art Plate Glass and Mirror Corporation to Hampton Mansion, Attn. Mr. Barone, March 22, 1982; HAMP RMR IV-B1-F1.
1982	Glass Partition	Section 106 compliance, May 9, 1982. The partition was installed, because of the Tea Room operation. It was to enhance security between the Tea Room and the Museum, and to prevent fumes from the kitchen infiltrating the exhibit rooms and museum collections. Concurrence to proceed with the project was received on June 17, 1982. The partition was installed in 1982 and later removed after the Tea Room ceased operation in 1998.	Acting Regional Director, Mid-Atlantic Region to Lynne Dakin Hastings, Curator, June 17, 1982, with enclosures (S106 Compliance, and approvals); HAMP RMR IV-B1-F1.
1982	Heating	Section 106 compliance for rehabilitating the mansion heating system; replacement of boiler and extension of the existing heating system to the third story; required cleaning, repairing and lining the flue, which meant removal of the fireplace mantel and architrave in the Music Room; once repaired that fireplace would be bricked up. Approval from the MD SHPO sought on April 23, 1982.	Don Castleberry to J. Rodney Little, MD SHPO April 23, 1982, with enclosure; HAMP RMR I-D-B5-F37 & F38.
1982	Heating	Drawing No. 390/25,002A showed the alterations to the chimney flues, the addition of risers to extend the system to the third story, and the locations of radiators throughout the mansion.	Boiler Replacement and Extension of Hampton Mansion Heating System, Drawing No. 390/25,002A, 18 Sheets, NPS, DSC, June 8, 1982; DSC eTic HAMP_390_25002A_ [37035].
1982	Cover Historic Stucco	S106 compliance to install a plexiglass barrier to cover the exposed historic exterior stucco in the East Hyphen back stairs (ST103); the hallway was used by the Tea Room concessioner and the exposed materials were a health code violation.	Lynne Dakin Hastings to Chief of Area Services, FOMC, October 21, 1982; HAMP RMR VII-B-B2-F9.

Table 3.18. Hampton Mansion Alterations and Maintenance 1982-1989, continued

Date	Feature	Event	Source
1983	Electrical	Replacement of the "Hazardous" electrical wiring at Hampton Mansion, approved January 4, 1983.	John W. Bond, Acting Regional Director to Superintendent FOMC, January 4, 1983; HAMP RMR IV-B1-F1.
1983	Electrical	Trip report regarding evaluation of Hampton electrical wiring; need to assess and understand the existing systems; potential problems with removing circuits; recommended protecting circuits with ground fault interrupters, etc.	Trip Report; Wayne Veach, General Engineer to Regional Director, February 17, 1983; HAMP RMR I-D-B8-F46.
1983	Heating	Notice to proceed with installation of new boiler and extension of the heating system; Contract No. CX4000-2-9002, contractor Gerald G. Scott and Sons, Inc.; the contract dates extended from April 18 to July 1.	Notice to Proceed to Gerald G. Scott and Sons, Inc., April 18, 1983; HAMP RMR I-D-B6-F36.
1983	Electrical	Contract No. CX4000-3-0069 for Electrical Improvements at Hampton Mansion for a cost of $68,000 was awarded to the Small Business Administration, Towson, MD on September 23rd; specifications for project included installing a new distribution system including a number of dispersed sub-panels for localized needs; install branch circuits to serve equipment (receptacles, switches, etc.).	Standard Form 23, DOI to SBA, September 23, 1983 with enclosed specifications (received FOMC 10/4/83); HAMP RMR I-B-B4-F43.
1984	Interior Paint Analysis	Frank S. Welsh, Historic Paint Color Consultant, submitted "Comparative Microscopic Paint & Color Analysis, of the Music Room, Drawing Room and Master Bedroom to determine the nature and color of the Original Architectural Surface Coatings." The findings of Welsh's report were used in the restoration of the historic painted surfaces in those three rooms. The report represented the most comprehensive study of the painted interior surfaces during the NPS ownership of Hampton Mansion. It also determined when wallpaper was installed in the rooms studied.	Frank S. Welsh to Henry Magaziner and Reed Engle, January 25, 1984, with enclosed paint study; HAMP RMR VII-B-B2-F9.

Table 3.19. Hampton Mansion Alterations and Maintenance 1982-1989, continued

Date	Feature	Event	Source
1984	Carpentry and Electrical	Carpenters Lawrence S. Jones and Clarke Schuyler were preparing for rewiring contract as it progressed and patching plaster at the end of the contract. Carpenters made preparations for electricians in the Great Hall, Dining Room, "Colonial Dames Room," and Music Room, which included: preparing receptacles; cutting "track channels" in plaster; moving rheostats for Dining Room and Dames room chandeliers from "jamb panels to switch boxes set in plaster" adjacent to the door jambs; and other preparations for the electricians. Electricians started on June 25th. Work was completed as specified (see above) and included: wiring receptacles; adding switches; power to chandeliers and switches; running power to main stairwell lights (ST101-301); new service box in Gift Shop (Room 108) closet; and other specified electrical work.	Lawerance S. Jones, Carpentry Shop, Daily Reports May 28 – August 16, 1984; HAMP RMR II-A-3-B1-F28.
1984	Carpentry and Plaster Repairs	Investigations: riven lath found in south partition in Room 111; investigation of the arch between Rooms 101 & 102; hole made in plaster showed riven lath, wrought nails, fluted column with at least one coat of yellow-ochre paint; investigation of theoretical pediment over W129 in the Great Hall (Room 101); evidence appears to match a pediment over the NW window (W208) in the N. Portico room (Room 203); conclusion that there was possibly a pediment at some time, but not conclusive; consultation with Morgan Philips at SPNEA about how to best patch the historic plaster; recommends using gypsum with perlite aggregate, and that patches might need support, beyond just black wire lath alone; use of polyvinyl acetate (PVA) bonding agent is okay.	Lawerance S. Jones, Carpentry Shop, Daily Reports August 1 – 16, 1984; HAMP RMR II-A-3-B1-F28.
1984	Basement	The installation of a concrete floor in a portion of the basement "office area," now Room 003 was approved. The non-historic brick floor was removed, and a new poured concrete floor was installed. Plans show that it was the last portion of basement floor that was not concrete.	Memorandum, Regional Director to Site Manager, HAMP, August 8, 1984, with enclosure; HAMP RMR VII-B-B2-F13.
1984	Roof	A roof repair bid package issued on August 9, 1984 included replacement of broken, cracked or missing slate on Hampton Mansion, chimney and valley flashing, and repairs to the Farm House roof. Contract No. CX4000-4-0080 for roof repairs began on September 28, 1984 and was scheduled for completion on December 27, 1984.	Notice of Beginning Date, Gloria Porter, Contracting Officer to Roof Engineering, October 2, 1984; HAMP RMR I-D-B6-F39.

Table 3.20. Hampton Mansion Alterations and Maintenance 1982-1989, continued

Date	Feature	Event	Source
1984	Dining Room (Room 103)	Bid package for restoration of Dining Room (Room 103) to its Federal Period appearance: surface preparation; some paint stripping; application of paint (and graining) to wood and plaster surfaces. The project was undertaken in late 1984–85.	Request for Quotations, RFQ-MARO-4-02, August 10, 1984; HAMP RMR VII-B-B2-F9.
1984	Stucco Restoration	Stucco and Drainage Study, Recommendations: perform stucco and sealant studies; repair drainage system - gutters, downspouts, catch basins, subterranean drains, cisterns, excavate and waterproof basement walls; reslope grade; seed, fertilize and mulch, top soil; interim repairs and sealing stucco (as last recourse).	John B. Marsh, "Hampton Mansion Stucco and Drainage Study," NPS, DOI, October 1984, 10; DSC eTic, HAMP_390_ D18_0001.
1984	Stucco Restoration	Stucco testing: 9/23–10/1 - prepared two three-coat stucco panel tests; cementitious materials added were "air-entrained Portland and Masonry Cement" and "hydraulic/ hydrated lime." 10/22–11/1 - three additional stucco test panels; different mixes than previous two tests, also used "Masonry Cement;" a total of five test panels to date. Stucco sealant was applied to deteriorating areas on the main block chimney and lower wall to be monitored.	Historical Architect John B. Marsh, Trip Reports, 10/19/1984 and 11/15/1984; HAMP RMR IV-B1-F1.
1985	Stucco Restoration	Two sets of "Preliminary Drawings" of proposed drainage system repairs and stucco restoration: 390/41,000 6 Sheets, March 1985, showing drainage and site repairs, and include abbreviated stucco repair specifications; 390/41,000A 7 Sheets, undated, annotated elevation drawings for exterior stucco restoration.	John Marsh, Architect, 390/41,000, March 1985, DSC eTic id77037; 390/41,000A, undated, DCS eTic id133576.
1985	Stucco Restoration	Project description and task derivative to accompany the drawings; Phase I, drainage repairs: waterproofing and installing foundation drains at basement walls; install new storm drains; clean and repair gutters, downspouts, catch basins, and cisterns; regrade around building. Ongoing stucco studies will end in November 1985, and stucco restoration will be in FY86. Phase II, stucco restoration: remove all existing stucco; restucco entire mansion with more durable stucco mix; color to match existing stucco. Compliance must be in place by May 31, 1985 to award Phase I in FY85. The task derivative was used when the project was finally awarded in 1990.	Project Description, S106 Compliance, Prepared by Reed L. Engle, June 30, 1985, with enclosures; HAMP RMR I-D-B9-F17.

Table 3.21. Hampton Mansion Alterations and Maintenance 1982-1989, continued

Date	Feature	Event	Source
1985	Dining Room (Room 103)	Memoranda regarding the Dining Room Restoration to the Federal Period (ca. 1815) per GMP: graining progressing; remove ca. 1850 gasolier (January 30); removed fireplace coal grate, slate surround and modern trim (June 10).	Memorandum, Lynne D. Hastings, Curator to HAMP Site Manager, January 30, 1985; HAMP RMR I-B-4-43. Memorandum Hastings to Site Manager, June 10, 1985; HAMP RMR VII-B-B2-F9.
1985	Music Room (Room 106)	Music Room Restoration S106 Compliance: restoration of top mantle board (shelf); the 1984 paint study found in both the Drawing Room (Room 105) and the Music Room that top boards were added to the mantles in the late 19th century and that those top shelves were removed in the 1950s; historic photographs show the historic mantle shelf and were used to restore the Music Room mantle (note: the Drawing Room mantle has not been changed since the 1950s alteration).	S106 Assessment of Actions, Lynne Dakin Hastings through Adam Karalius to John Bond, February 19, 1985; HAMP RMR VII-B-B2-F9.
1985	Great Hall (Room 101)	Mount wood and gilt pedimented cornices over the windows in the Great Hall to support drapery; cornices based on an original in the HAMP collection; cornices to be mounted on "false pediments," which were based on the earlier investigation of W129 (see previous table).	S106 Assessment of Actions, Lynne Dakin Hastings through Adam Karalius to John Bond, February 19, 1985; HAMP RMR VII-B-B2-F13.
1985	Electrical	Installation of New Primary Electrical Service, Package 172, is approved and can be implemented in accordance with S106 requirements.	Regional Director to Superintendent FOMC, June 19, 1985; HAMP RMR IV-B1-F1.
1985	North Portico	S106 compliance for repairing the plinth at the base of the North portico column had been approved by the ACHP and the MD SHPO in 1983; it had been one of the items noted in the June 1983 trip report; the repair was approved by the Regional Director in June 1985, and completed soon after that.	James W. Coleman, Jr. to Acting Superintendent, FOMC, July 18, 1985; HAMP RMR I-B-B5-F1.
1985	East Wing	Drawing prepared for repairs to the roof framing of the East Wing including joist, rafters, and trusses. Work included repairing, sistering, partial replacement and full replacement.	Drawing No. 390/41007, 1 Sheet; DSC eTic HAMP_390_41007_ [id50743].

Table 3.22. Hampton Mansion Alterations and Maintenance 1982-1989, continued

Date	Feature	Event	Source
1986	Stair Hall (Room 102) and Main Staircase	Assessment of Actions for S106 Compliance to install reproduction Venetian carpeting in the Stair Hall (Room 102) and the Main Staircase (ST101-301). Carpet will be held in place on the stairs by reproduction brass rods slid into historic brackets.	S106 Assessment of Actions, Prepared by Lynne Dakin Hastings, Curator to Regional Director, May 19, 1986; HAMP RMR VII-B-B2-F13.
1986	Main Staircase (ST 201)	Stabilization of staircase from the first landing to the second story. Keast & Hood Co. Engineer Nicholas Gianopulos investigated cause of plaster cracking on stair soffit and determined it was due to the limberness of the stair run from the landing to the second story. He recommended stabilization by installing load sharing clips on the stair stringers, and brackets at the bearing point of the stringers. Project required some plaster removal under the stair run. The work was completed by HAMP Exhibit Specialists and Carpenters in 1987.	Assessment of Actions, Prepared by Exhibit Specialist Tom Schiller, September 3, 1986; Nicholas Gianopulos to Henry Magaziner, September 29, 1986, with sketch; HAMP RMR VII-B-B2-F9.
1986	Call Bell System	Seven call bells in the East Hyphen (Room 111) were removed during painting project. The bells were inspected, and treatment was recommended. The treatment included: cleaning of iron and brass components; ferrous metals brushed with microcrystalline wax; brass lightly polished with Whiting; two coats of Incralac applied; and reassembly. Treatment completed March 1987.	Object Treatment Request & Report, Division of Conservation, Harpers Ferry Center, September 11, 1986 & March 1987; HAMP RMR V-A-B1-F24.

Table 3.23. Hampton Mansion Alterations and Maintenance 1982-1989, continued

Date	Feature	Event	Source
1987	Roof Leaks	Investigation of leaks reported by Tom Schiller; water stains observed on the main roof cornice and soffits; loose ceiling plaster on the third story; leaking extends along several structural members; water seeps in under the slate shingles in low spots caused by snow weight and weight of slate roof.	John Marsh, Trip Report, February 23-25, 1987; HAMP RMR I-B-B3-F37.
1987	Roof Leaks Structural	Further investigation of leaks by Nicholas Gianopulos, Keast & Hood Co. on May 2, 1987. Active leaks were due to flashing failure, and defective or broken slates; deflection of trusses flanking the cupola, valley beams sloping toward Portico wall corners, and secondary rafter system contribute to leaks; additional load of slate shingles versus original wooden shingles, and the added snow load amplified problems.	Nicholas Gianopulos to Henry Magaziner, Regional Historical Architect, July 10, 1987; HAMP RMR VII-B-B2-F33.
1987	Roof Structural	Nicholas Gianopulos, Keast & Hood Co. site visit on September 16, 1987 to examine the roof cornice and the wall plates that support the lower ends of the rafters and trusses; recommends removing plaster in the northeast room to expose the top wall construction and plate; destructive investigation required compliance sought in October 1987 (amended November 30, 1989).	Nicholas Gianopulos to Karen Wade, Superintendent, September 29, 1987; HAMP RMR VII-B-B2-F33.
1988	Roof Structural	Nicholas Gianopulos, Keast & Hood Co. follow up report with sketch of supplementary steel framing to support the deflections noted during site visits and detailed in previous reports; the framing was supported by bracing and posts down to the masonry bearing wall set on concrete footings.	Nicholas Gianopulos to John Tyler, Superintendent, September 19, 1988; HAMP RMR VII-B-B2-F33.
1988	Dining Room (Room 103)	Assessment of Action for S106 compliance; removing radiators from the Dining Room and cutting holes in the floor for heating vents; radiators mounted in basement below to provide heat through vents.	HAMP Site Manager to Regional Director through FOMC Superintendent, October 14, 1988; HAMP RMR VII-B-B2-F9.
1989	Roof Structural	Nicholas Gianopulos site visit on October 20, 1989 to further examine and assess the valley beams that had settled on the third story door frames to Rooms 303 and 309 over the Porticos; removal of additional plaster in the third story required (amended S106); temporary timber bracing recommended to relieve the load on the door frames.	Nicholas Gianopulos to Thomas H. McGrath, Regional Historical Architect, November 30, 1989; HAMP RMR VII-B-B2-F33.

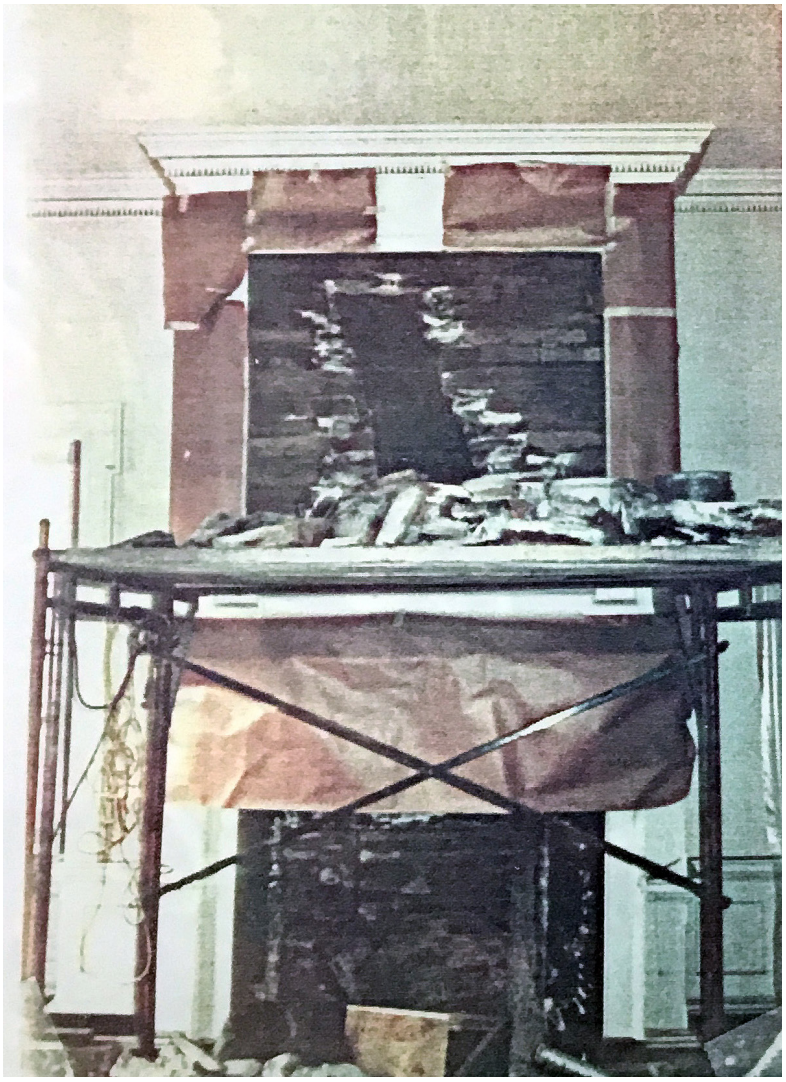


Figure 3.113. Music Room, Room 106, removal of overmantel and portions of the chimney during installation of the metal flue liner, 1984 (HAMP RMR I-D-B6-F36).

Figure 3.114. Work in chimney while installing metal flue liner in southwest chimney stack, 1984 (HAMP RMR I-D-B6-F36).

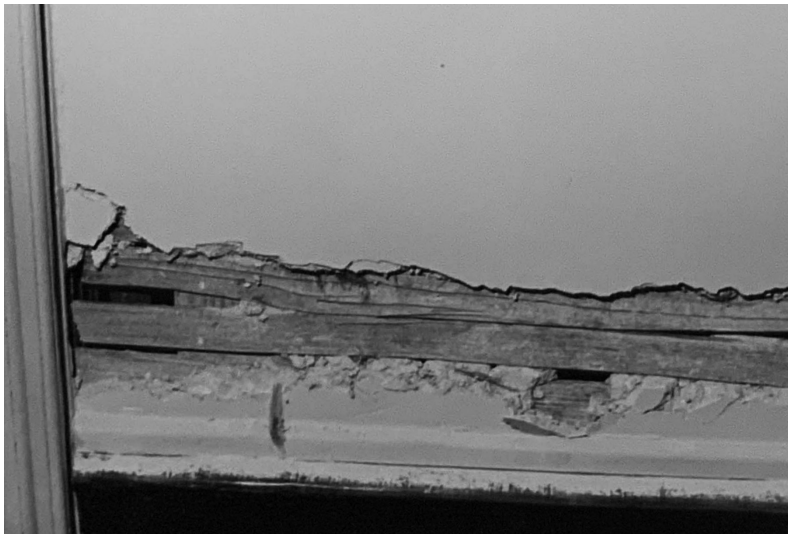


Figure 3.115. Stair Hall, Room 102, west wall arch showing riven lath discovered during investigations,1984 (HAMP RMR VII-B-B1-F20).

Figure 3.116. Stair Hall, Room 102, west wall arch showing riven lath and wrought nail discovered during investigations,1984 (HAMP RMR VII-B-B1-F20).

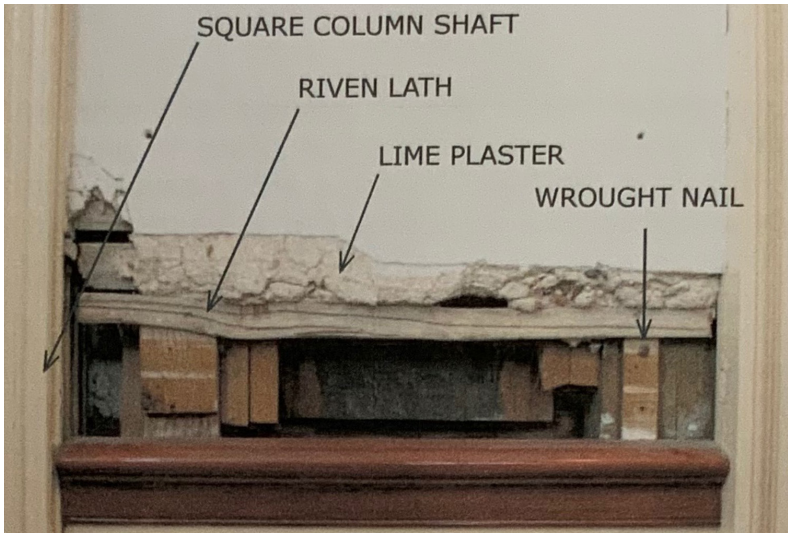


Figure 3.117. Stair Hall, Room 102, showing original column, riven lath, lime plaster, and wrought nail discovered during 1984 investigations (2007, Wenger & Gradoia, 3).

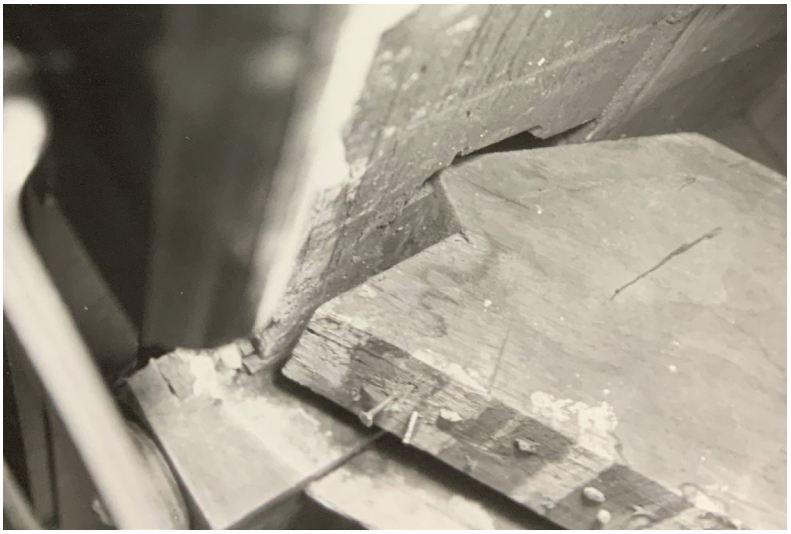


Figure 3.118. Stair Hall, ST201, upper stair run, connection of stair stringer to header,1986 (HAMP Facilities & Maintenance, project files).

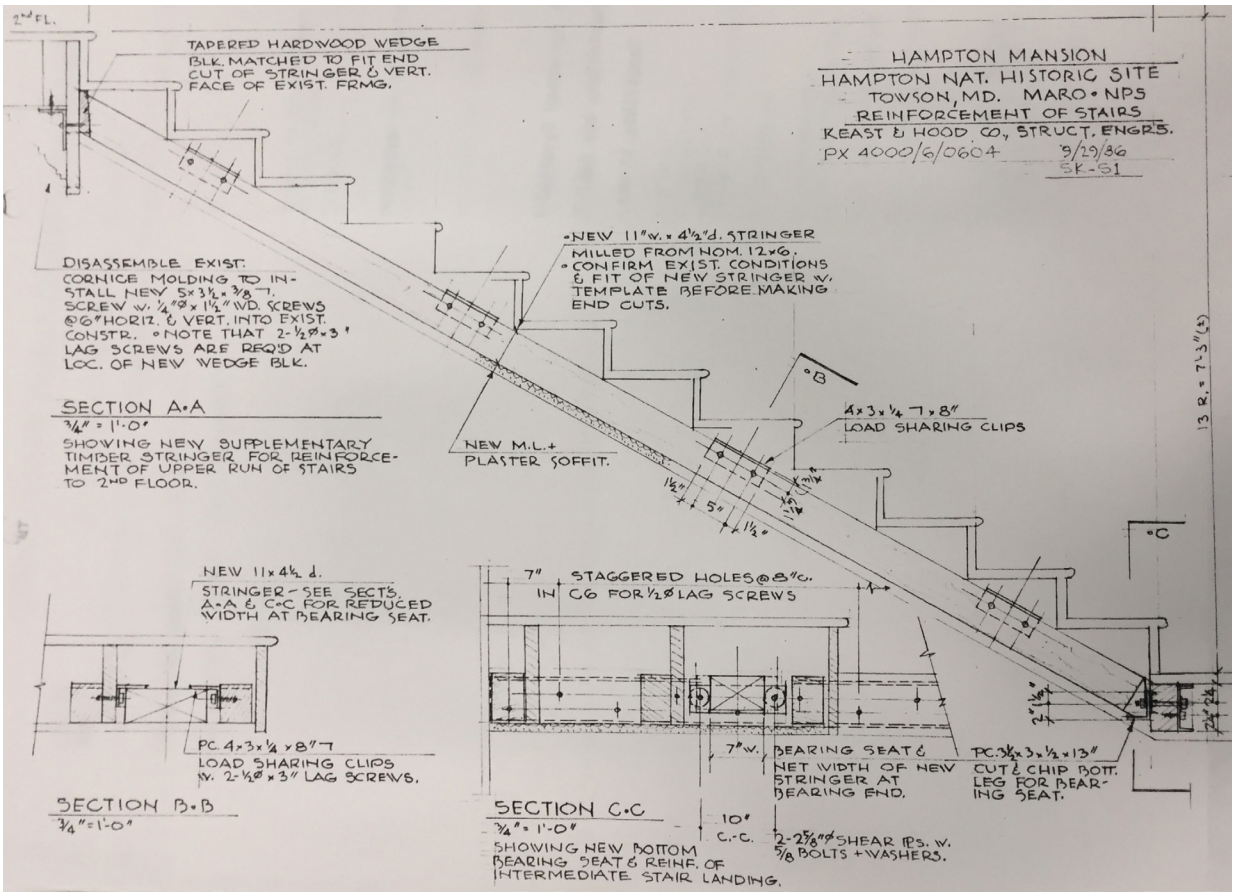


Figure 3.119. Stair Hall, ST201, upper stair run, drawing showing proposed reinforcing of the stairs and related work, 1986 (Assessment of Actions, Prepared by Exhibit Specialist Tom Schiller, September 3, 1986; Nicholas Gianopulos to Henry Magaziner, September 29, 1986, with sketch; HAMP RMR VII-B-B2-F9).

Figure 3.120. Stair Hall, ST201, upper stair run with added steel brackets at stair tread and stringer and landing framing,1987 (HAMP Facilities & Maintenance, project files).

Figure 3.121. Stair Hall, ST201, upper stair run with added steel brackets at stair treads and stringers,1987 (HAMP Facilities & Maintenance, project files).

Figure 3.122. Stair Hall, ST201, upper stair run with added wooden beam and steel channel beam at stair landing,1987 (HAMP Facilities & Maintenance, project files).

STUCCO REPAIRS, ALTERATIONS AND MAINTENANCE 1990–96

The work done during the 1980s to correct the problems of the 1982 stucco failure on Hampton Mansion came to fruition in 1990. Research and building investigation had determined the causes of the 1982 stucco deterioration and the correct methods and formulas for repairs. The problems with the stucco were also related to poor drainage around the mansion. Correcting the drainage became an integral part of repairing the stucco. The stucco and drainage repairs in 1990 were undertaken by the NPS Williamsport Preservation Training Center (WPTC). The following stucco mixes for the repairs were determined after several tests in 1984–85:[236]

SCRATCH COAT:	One White Portland Cement One Hydrated Lime (type S) Six C-144 Masonry Sand
BROWN COAT:	One White Portland Cement One Hydrated Lime (type S) Six C-144 Masonry Sand
FINISH COAT:	One White Portland Cement One Hydrated Lime (type S) Seven C-144 Masonry Sand

Those mixes were used by the WPTC crews in 1990 and again in 1992 when stucco repairs continued with work on the chimneys.

The roof of the mansion continued to present both structural and maintenance issues that were exacerbated by the load of the slate roof and problems with the cupola. For the second time, structural steel framing was installed in the third story and attic to stabilize the roof structure. This time it was to support the valley beams extending to the North and South Porticos. Problems with roof leaks persisted and were addressed in the next major project in 1997–98 (see subsequent section).

The projects at Hampton Mansion from 1990 and 1996 included systems repairs and upgrades, and the continued renovation of the interior museum rooms. In addition to the larger projects outlined in the following tables, the park maintenance staff continued to make routine repairs on the building that ranged from repairing hinges to smaller painting projects.

236 Stucco Repairs Hampton Mansion Chimneys, Historic Structures Project Record, William Love, Exhibits Specialist; DSC, eTic HAMP_390_D25.

Table 3.24. Hampton Mansion Stucco Repairs, Alterations and Maintenance 1990-1996

Date	Feature	Event	Source
1990	Exterior Stucco Restoration & Drainage	The project was completed by the Williamsport Preservation Training Center (WPTC) from July 30 to November 1, 1990. The summary of the work included: Installation of new subsurface drainage system, repair/reconstruction of catch basins, surface grading and reseeding, reinstatement of brick walkways, and asphalt patching. Realignment of the leader at the northeast corner of the Tea Room, installation of leaf strainers at leader inlets in the wings and hyphens, and incidental cleaning of gutters. Exterior stucco repairs to approximately 1190 SF of gray stucco and approximately 390 SF of peach colored stucco. Repairs to the cornice at the intersection of the north portico and central block. Plaster patching in the ceiling of the Great Hall, and repair of damaged crown moulding and plaster in the second floor bedroom.	Completion Report, Hampton Mansion Subsurface Drainage System & Stucco Repair, S. Elizabeth Sasser, Historical Architect, WPTC, 1991; DSC, eTic HAMP_390_D33.
1990	Stair Hall Room 102 and Main Staircase ST101-103	Reproduce a 19th century Venetian carpeting for the Stair Hall and Main Staircase. It was a heavy striped herringbone woolen carpet of cabled yarn to replicate a historic carpet and to suit the special width needed to match Hampton's original stair rods. The use of Venetian striped wool carpeting at Hampton Mansion during the late 18th century and early-to-mid 19th century is documented in inventory references and other records. The was Venetian carpeting manufactured by Roger Oates Inc., was installed in 1990. Park maintenance staff installed reproduction brass stair rods and brackets for the stair carpet. The historic stair rods were stored in the Hampton artifacts collection.	Replace Reproduction Carpet Runner on Mansion Staircase for Safety, 2019: PMIS 171882, PEPC 88330, May 17, 2019.
1990	Wheelchair Lift	Stratos Elevator Inc. was awarded the contract to install two Econol-Lift Model 200W lifts at Hampton Mansion. WPTC served as the Project Supervisor. Notice to proceed was issued on October 29, 1990.	Completion Report, Hampton Mansion Subsurface Drainage System & Stucco Repair.
1991	Sewer System	Proposed connection of Hampton Mansion to Baltimore County's sewer system. Project included replacement of terra cotta sewer lines in the basement with iron pipe; sewer lines exit the west elevation of the Main Block near the West Hyphen north doorway (D107a); installation of a manhole next to the north wall of the West Wing; extension of lines to the County sewer connection on Hampton Lane.	Drawing No. 390/80019, 3 Sheets, April 1991, approved by Regional Director 6/10/1991; DSC, eTic HAMP_390_80019 [id83108].
1991	Roof Structural	Keast & Hood Co. was hired for A/E services to design structural repairs to the roof of Hampton Mansion in 1990. WPTC served as the Project Supervisor. In August 1991 Keast & Hood Co. submitted "drawings (4 sheets) and technical specifications for stabilization of the portico roof at Hampton Mansion."	S. Elizabeth Sasser, Historical Architect to Bonnie Halda, Historical Architect, MARO, August 6, 1991; HAMP RMR VII-B-B2-F33.

Table 3.25. Hampton Mansion Stucco Repairs, Alterations and Maintenance 1990-1996, continued

Date	Feature	Event	Source
1992	Roof Structural	WPTC submitted the task derivative for "Supplemental Steel Framing to Stabilize North and South Portico Roofs, January 1992." WPTC provided project supervision and day labor; Keast & Hood Co. was the structural engineer, Waters Craftsman Inc. was the general contractor, and DK Erectors Inc. was the subcontractor for the steel erection. Supplementary steel framing was installed over the doorways to Rooms 303 and 309, and was carried by posts down to the masonry bearing wall set on concrete footings. Steel was installed in February, and Waters Craftsman Inc. restored the areas that were opened for the project.	Task Derivative – Addendum Supplemental Steel Framing to Stabilize North and South Portico Roofs, S. Elizabeth Sasser, Historical Architect January 1992; WPTC Project files, January 27 – March 30, 1992; HAMP RMR VII-B-B2-F33.
1992	Chimney Stucco	WPTC continued the 1990 stucco repair project with the repair and/or replacement of the stucco on six chimneys at Hampton Mansion. The project ran from May 14 – July 8. Loose brick repointed and six chimneys were totally re-coated with three coats of stucco using the 1990 stucco mixes; the Great Hall ceiling was repaired where damage from previous fiberoptic inspection; lower member on the east main chimney circular window was reconstructed; previous stucco failures on wall surfaces were repaired.	Stucco Repairs Hampton Mansion Chimneys, Historic Structures Project Record, William Love Exhibits Specialist; DSC, eTic HAMP_390_D25.
1992	Music Room (Room 106)	Painting and walnut graining of the Music Room to represent the late-19th century appearance based on the information in Frank Welsh's 1984 paint study. The project included painting wall surfaces; faux graining – 2 doors, 3 windows and folding shutters, fireplace and over mantel (surround black), 2 door architraves, cornice, wainscoting, chair rail, baseboard; minor plaster and wood repairs; expose historic graining on east door (D106a). The graining was done by Harry Lendrum, Decorative Painter.	Alan G. Whalon, Superintendent to Bonnie Halda, Historical Architect, MARO, May 21, 1992, with enclosures; HAMP RMR VII-B-B2-F9.
1992	Third Story Electrical	Improved electrical capacity required for circuit loads from collections dehumidifiers. Proposed new sub-panel on the third story fed from the basement using existing chases. Project was approved by the Regional Architect. Project completed in 1993.	S106 Compliance Memorandum, Chief, Park Historic Preservation Division to Superintendent, FOMC, December 28, 1992; HAMP RMR I-D-B11-F8.
1995	Basement Oil Tank	An underground fuel storage tank (UST) buried in Room 001 north of the boiler room (Room 002). The soil around the abandoned UST showed minor contamination and the tank was to be removed; the site assessed and the excavation backfilled. Due to the difficulty of removing the tank, it was pumped out and filled with concrete (per Phillip McCall, Exhibit Specialist).	Project files: Specifications (April 1995); requisition (June 20, 1995); and contractor invoice (September, 20, 1995); HAMP RMR IV-B1-F18.

Table 3.26. Hampton Mansion Stucco Repairs, Alterations and Maintenance 1990-1996, continued

Date	Feature	Event	Source
1995	Basement Radon Gas	Radon readings in the basement of Hampton Mansion in February 1995 were above the EPA's risk point. Park staff offices were located in the basement at the time. The NPS attempted to seal the floors and walls, and installed a ventilation system to mitigate the environmental hazard.	"Radon gas infiltrates mansion," by Mike Klingaman, May 14, 1995; HAMP Archives, SPMA Records, Articles, etc. 1990-96.
1996	Roof	Proposal for re-roofing Hampton Mansion and the Farm House initiated by the Park Superintendent. Justifications included: the age and life cycle of the slate roof on the mansion; deteriorated slates; and active roof leaks.	Development/Study Package Proposal, Hampton NHS, Reroof Mansion and Farm House, Concurrence, Hollis G. Provins, 6/3/96; HAMP RMR I-D-B5-F28.
1996	Roof	Park Ranger William Curtis found water leaking in the mansion through the east side of the Cupola roof; additional leaks were found in the northwest corner of the main roof, halfway between the Cupola and the west wall.	Chief Ranger to Superintendent, July 13, 1996; HAMP RMR I-D-B6-F2.

Figure 3.123. West Hyphen, northwest catch basin with marble basin and stuccoed base prior to restoration, 1990 (HAMP RMR I-D-9-18; see Completion Report, Hampton Mansion Subsurface Drainage System & Stucco Repair, S. Elizabeth Sasser, Historical Architect, WPTC, 1991; DSC, eTic HAMP_390_D33).

Figure 3.124. West Hyphen, northwest catch basin with marble basin and brick base reconstructed prior to stucco application, 1990 (HAMP RMR I-D-B9-F18).

Figure 3.125. West Hyphen, northwest catch basin with marble basin and base reconstructed with stucco brown coat applied, 1990 (HAMP RMR I-D-B9-F18).

Figure 3.126. Main Block, east elevation, northeast corner, areas of stucco removal and restoration, 1990 (HAMP RMR I-D-9-18; see Completion Report, Hampton Mansion Subsurface Drainage System & Stucco Repair, S. Elizabeth Sasser, Historical Architect, WPTC, 1991; DSC, eTic HAMP_390_D33).

Figure 3.127. Main Block, east elevation, showing darker areas where stucco was patched; also showing work on East Hyphen and Wing, 1990 (HAMP RMR I-D-B9-F18).

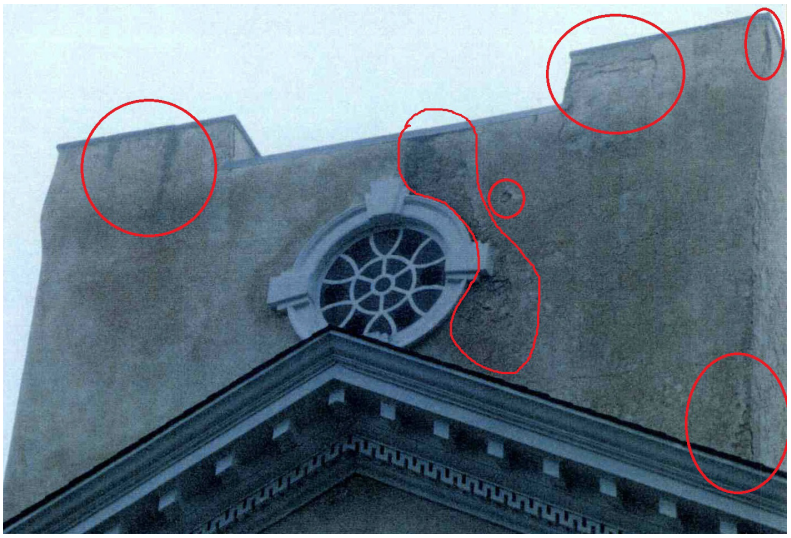


Figure 3.128. Main Block, east chimney, east elevation prior to stucco rehabilitation,1992; some damaged areas are indicated in red (Stucco Repairs Hampton Mansion Chimneys, Historic Structures Project Record, William Love, Exhibits Specialist; DSC, eTic HAMP_390_D25).

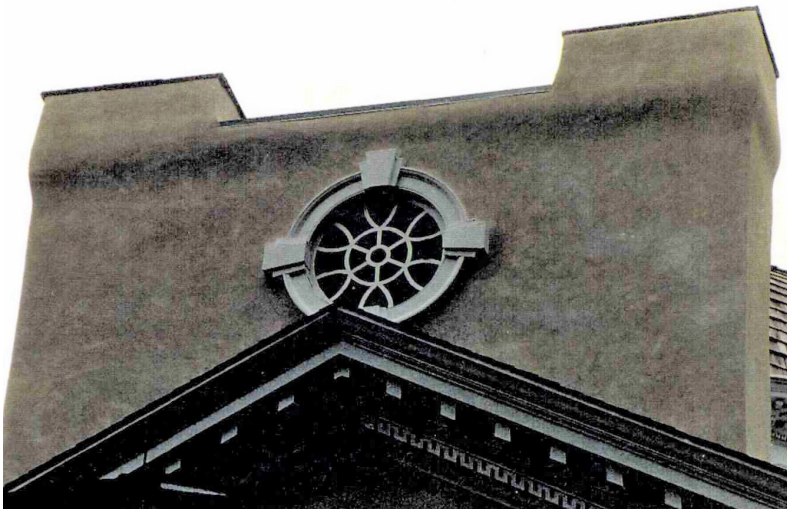


Figure 3.129. Main Block, east chimney, east elevation after stucco rehabilitation,1992 (Stucco Repairs Hampton Mansion Chimneys, Historic Structures Project Record, William Love, Exhibits Specialist; DSC, eTic HAMP_390_D25).

Figure 3.130. West Hyphen, north elevation entrance with wheelchair lift that was installed in 1990 (1997, HAMP Facilities & Maintenance, project files).

HAMPTON MANSION ROOF REPLACEMENT 1997–98

The next significant project at Hampton Mansion was the replacement of the slate roof. The extensive roof project was funded by a $750,000 grant from Baltimore County. The funds were released to Historic Hampton, Inc. (HHI) and through a Cooperative Agreement with the NPS, the grant money was made available to pay for the roof replacement and associated repairs.[237]

The mansion slate roof had been replaced in 1957. While forty years is considered a short time period for a slate roof, it appears that some of the structural issues and the complications of the Cupola may have shortened the life of the 1957 slate installation. In 1997–98 the slate was replaced with "Vermont Grey Black" "true 3/8" slate" supplied by the Natural Slate Co. a trading company of Hilltop Slate, Inc., Middle Granville, NY.[238] In addition to the new slate roof several repairs were made to elements that had been repaired during the 1982 restoration. Those included: replacement of the dormer consoles; repairs to the Cupola woodwork; and further stucco repairs. It was found that the consoles that had been replaced with yellow pine in 1982 were rotting and all were replaced. Other repairs are outlined in the following table.

In addition to the major roofing project, the Hampton staff had to deal with an emergency flood in the recently renovated Dining Room in December 1997. The room was temporarily closed, and the furniture was stored in other rooms while the water damage was being repaired in 1998. That flood event prompted the removal of all water service above the first story with the exception of fire suppression systems.

In 1998 it was determined that the Tea Room that had been in operation for 50 years would be closed and the lease was not renewed when it expired on December 31, 1998. That decision was made after an eighteen-month review process that included looking at other options for the concession on the property. The review committee concluded that the Tea Room should not be operated in historic Hampton Mansion and that there were no other viable alternatives on the site (neither existing structures nor new buildings).[239] The *Sun* reported "Hampton Mansion's tearoom to become another piece of history after Dec. 31."[240] While the closure of the Tea Room was lamented by members of the Hampton Women's Committee and numerous members of the community, the issues cited by the NPS included: fire hazard; swings in humidity and temperature from cooking/heat; cooking residue deposits; and attraction of insects

237 Agreement between Hampton National Historic Site (NPS) and Historic Hampton, Incorporated, Agreement No. 4350-7-0002, 1997; HAMP RMR I-B-B4-F14.

238 Greg McGuire to Lynne Hastings, Subject: Slate sample submittals, email dated 8/11/1997; Project Files, Mansion Roof Replacement, HAMP RMR II-A-3-B1-F23.

239 "Hampton Tea Room Decision, September 1998;" HAMP RMR I-B-B3-F40.

240 *Baltimore Sun*, Tuesday, September 15, 1998; Articles, etc. 1997-1999, SPMA Records, HAMP Archives.

and rodents.[241] Over its 50 years of operation the Tea Room had made an impact on the building. The opening of the Tea Room in the East Wing and Hyphen, expansion to the second story of the wing, and changes made to accommodate the operation as well as wear and tear all affected the building. Some of the alterations made for the Tea Room over the years included: conversion of the historic kitchen to a serving area; conversion of the East Hyphen Pantry to a kitchen; the addition of a third-story apartment for Tea Room staff; and the construction of a glass partition in the stair hall (Room 102). From the perspective of the preservation of the historic structure, it appears to have been an ill-advised venture from the start.

Figure 3.131. Tea Room kitchen in historic Pantry, Room 109, looking south showing commercial stove, commercial shelving, and refrigerator, 1998 (HAMP RMR I-B-B3-F40).

Figure 3.132. Tea Room kitchen in historic Pantry, Room 109, west wall showing commercial sink, 1998 (HAMP RMR I-B-B3-F40).

241 "Hampton Tea Room Decision, September 1998;"HAMP RMR I-B-B3-F40.

Figure 3.133. Tea Room kitchen in historic Pantry, Room 109, looking east showing commercial freezer, and pantry shelving, 1998 (HAMP RMR I-B-B3-F40).

Figure 3.134. Tea Room kitchen in historic Pantry, Room 109, looking southeast showing commercial stove with fan hood and sprinkler, refrigerator, and commercial freezer, 1998 (HAMP RMR I-B-B3-F40).

Table 3.27. Hampton Mansion Roof Replacement 1997-98

Date	Feature	Event	Source
1997	Roof	Due to the cost of re-roofing both Hampton Mansion and the Farm House, the project proposal for just the mansion roof was resubmitted on 4/17/97. The project was awarded to Oak Grove Restoration Co. and included: replace the slate roof, on Main block, hyphens, and wings; repair all flashing and gutters; repair dormers and cupola wood trim and sashes on the main block, hyphens and wings; replace lightning protection system; and other miscellaneous repairs.	Contract Agreement between Historic Hampton, Inc. and Oak Grove Restoration Co., October 28, 1997; HAMP RMR I-B-B4-F15.
1997 to 1998	Roof	Mansion Roof Replacement started the week of 8/4/97 and slate roof work started in January 1998. Cupola: column dutchman repairs; insect damaged roof sheathing treated with Bora_Care; new cedar shingle roof; re-gild ball finial; prepping and painting. Dormers: all consoles were deteriorated and were replaced; some dormer sashes repaired and two replaced. Roofs: roof sheathing replaced with plywood (skip sheathing remained in place); roof slate replaced with "Vermont Grey Black" slate; flashing reused and counter flashing installed; additional flashing at dormers and chimney pents. Other repairs: one "Paladio sash" replaced; chimney pent faux window repaired and pents prepped and painted; main block gutters replaced; wing and hyphen gutters adjusted; snow boards retained, prepped and painted; new lightning protection system installed on all roofs; stucco repairs on West Wing chimney; stucco repairs on Main Block South Elevation belt course and near the southwest catch basin.	Project Files, Weekly Field Reports, by Greg McGuire, 8/14/97–5/22/98 and Completion Report, 4/25/98; HAMP RMR II-A-3-B1-F23.
1997	Dining Room	On Monday December 29, 1997 staff discovered flooding in the mansion. A broken pipe in the curatorial lab (former Nursery, Rooms 207) broke and flooded the Dining Room below and the basement. The Dining Room had recently been refurbished and required extensive repair and refinishing, which was accomplished in 1998. Afterward, all water service, except fire suppression systems was removed from the second story to prevent a recurrence.	The Sun, Tuesday December 30, 1997, City/County Digest; Historic Towson, Inc., Pause for Preservation Newsletter, Winter, 1998; SPMA Records, Articles, etc. 1997-99, HAMP Archives.
1998	Walkways	As part of the Mansion Roof contract, a subcontractor Warwick "removed 1/2 of the sand bedded walks and removed and reconstructed Entrance Hyphen walk." The stone curbing of the Tea Room terrace was also relayed.	Project Files, Weekly Field Reports, by Greg McGuire, 9/19/98–9/30/98; HAMP RMR II-A-3-B1-F23.

Figure 3.135. Hampton Mansion during roof work with scaffolding on the cupola, 1998 (*Baltimore Sun, Real Estate Section*, 01/04/1998; SPMA Records, Articles, etc. 1997-1999, HAMP Archives).

Figure 3.136. Restoration of dormer window sash, 1997 (HAMP Facilities and Maintenance, Project files).

NEW SYSTEMS, ALTERATIONS AND MAINTENANCE 2000–2007

At the beginning of the twenty-first century projects at Hampton Mansion were focused on upgrades to the systems. What became a multi-year planning and development process started in 2000 with a report focused on alternative improvements to the fire suppression system. The following year a climate control system assessment was prepared to lay the groundwork for planning for improved environmental controls. Those reports provided important information that culminated in a larger planning, design and installation effort that began in 2002. It was ultimately determined to combine the installation of both the environmental controls (HVAC) and the fire suppression system (FSS) to minimize impacts on historic fabric and museum operations. An environmental assessment that described the project alternatives, the preferred alternative, and the potential impacts of the project was prepared in November 2004.[242] On January 8, 2005 the *Baltimore Sun* article "Hampton Mansion to get modern touch" described the upcoming systems improvements that would be retrofitted to the mansion.[243] The mansion was completely emptied of all exhibited and stored collections in 2005. Wall-sized wooden frames with heavy plastic covering were installed to protect the expensive wallpaper in the Dining Room. The project "Install Environmental Controls and Fire Suppression System," Contract No. 1443C4500060905 was awarded to Constellation Building Services, Baltimore, MD on May 25, 2006 for in the amount of $1,547,875.00. The installation started on June 21, 2006 and was completed on September 24, 2007. The final cost with contract modifications totaled $1,678,621.00.[244] On Friday November 30, 2007 The Baltimore Sun announced that "Hampton Mansion reopens today."[245] The article reported that upgrades were made to safeguard the structure and the historic furnishings and elaborated on some of the systems installed.

242 Mangi Environmental Group, "Install Fire Suppression System & Environmental Controls, Environmental Assessment/Assessment of Effect," Hampton National Historic Site, November 2004; DSC, eTic, HAMP_390_D47_[id135233].

243 *Baltimore Sun*, "Hampton Mansion to get modern touch," January 8, 2005, Pages B1 and B2; accessed 3/16/2020, newspapers.com.

244 Completion Report, "Install Environmental Controls and Fire Suppression System," Contract No. 1443C4500060905; DSC, eTic, HAMP_390_D59_[id189240].

245 *Baltimore Sun*, "Hampton Mansion reopens today," November 30, 2007, Page B4; accessed 3/16/2020, newspapers.com.

Table 3.28. Hampton Mansion New Systems, Alterations and Maintenance 2000-2007

Date	Feature	Event	Source
2000	Utilities	Replace existing cast iron water mains; existing pipes were choked with rust build up and could not supply adequate pressure for fire suppression; the water filters required frequent changing for potable water. The project cost $220,186.00 and was completed on December 31, 2000 (note: additional water line replacement was done in 2006–07 in conjunction with the HVAC and FSS installation).	PMIS 46330
2001	Systems	New security and fire detection equipment for Mansion kitchen, pantries, servant's hall, and housekeeper's room, now storing or exhibiting museum objects. The project cost $15,000.00 and was completed on December 31, 2001 (note: additional fire detection and security system components were installed in 2006–07).	PMIS 64921
2002–2003	Systems	A Scope of Services for the Install Environmental Controls and Fire Suppression System design development, construction documents, and supplementary services was initiated in June 2002 (revised in June 2003). Grieves Worrall Wright & O'Hatnick (GWWO) completed the pre-design and cost estimates for the project in 2002, and construction documents, value analysis, and approvals were done in 2003 and 2004. The project was run through the DSC and HAMP staff provided on site coordination and oversight.	D20 Planning and Design Project Files, Hampton Mansion, Install Environmental Controls and Fire Suppression System; HAMP RMR I-D-B5-F2.
2004	Structure	A framing assessment by Simpson Gumpertz & Heger Inc. (SGH), Consulting Engineers was conducted as part of the environmental controls design to determine whether the third-story rooms (Rooms 305 and 307) could carry the load of the mechanical equipment. The Drawing Room (Room 105) floor framing under the locations of three statues was also assessed. Engineers recommended additional blocking between joists in the third story, and between the joists under the statues in the Drawing Room.	Amy S. Graver, SGH to John Gregg, GWWO April 29, 2004; DSC, eTic HAMP_390_D61.
2004	Paint Study	Welsh Color and Conservation, Inc. was hired to complete an interior paint analysis for three rooms in the second story of Hampton Mansion (Rooms 202, 204, and 205). Frank Welsh prepared a paint study report the three room "Microscopical Paint and Color Analysis" dated July 26, 2004. The information on the finishes was later used in the period restorations of the rooms.	Project Files, Facility Maintenance Requisitions, Requisition Form DI-1, Contracting Officer Thomas Schiller, 04/21/2004.
2004	Stucco Repairs	Repairs were made to the exterior stucco. The process included a thorough inspection of all stucco surfaces, removal of failed areas to sound substrate, and the application of multiple, thin coats of stucco until correct surface was achieved. NPS Exhibit Specialists and craftsmen repaired stucco failure on the east elevation of the East Wing and the southeast corner of the South Portico in February – August 2004.	PMIS13400 and Maintenance Project Files and photographs, FOMC.

Table 3.29. Hampton Mansion New Systems, Alterations and Maintenance 2000-2007, continued

Date	Feature	Event	Source
2004	Systems	The proposed Fire Suppression System consisted of a combination dry pipe (third story) and wet pipe (basement, first and second stories) fire suppression with both concealed and exposed quick response sprinklers. The proposal included a zoned Very Early Smoke Detection (VESDA) air sampling fire detection system (first and second stories), along with addressable smoke detectors, to alert the suppression system and park staff of a fire.	Mangi Environmental Group, "Install Fire Suppression System & Environmental Controls, Environmental Assessment/ Assessment of Effect," Hampton National Historic Site, November 2004; DSC, eTic, HAMP_390_ D47_[id135233].
2004	Systems	The proposed Geothermal Environmental Control System provided air handling units, humidifiers, filters, ductwork, piping, insulation, controls, and electrical distribution for visitor facilities, museum storage areas, all exhibit spaces, period rooms, and the gift shop. Sensor-activated air handlers located throughout the mansion draw excess heat from the room, transfer it to a refrigerant fluid contained in a continuous loop of piping. Refrigerant contained in the pipes runs through the basement and along the north face of the mansion, and then underground to a chiller located in the garage (this was eliminated in the installation phase). It is then pumped through a series of horizontal underground pipes that connect to one of 21 vertical wells located approximately 20 feet apart. Each vertical well is 350-feet deep and contains a continuous length of pipe with a U-bend at the bottom. It returns to the surface as cooled liquid and is pumped back to the mansion where it cools the air. The cooled air is passed through the Mansion via ductwork and fans located in the air handlers.	Mangi Environmental Group, "Install Fire Suppression System & Environmental Controls, Environmental Assessment/ Assessment of Effect," Hampton National Historic Site, November 2004; DSC, eTic, HAMP_390_ D47_[id135233].
2006	Systems and Building Fabric	Modify building components to accommodate installation of HVAC and FSS in the Mansion in a manner sensitive to the resource. Pipe and sprinkler heads were installed by "trenching" the walls and ceilings to embed the pipes (3/4" to 1½" in diameter) and conceal them in public areas. In some places smaller holes were made in the plaster ceilings to accommodate the new systems (VESDA and FSS detectors and sprinklers; HVAC vents). In both the Drawing Room (Room 105) and the Music Room (Room 106) the ceilings and the 1950s radiant heat pipes were removed. The ceiling in the Stair Hall (Room 102) was also removed. Vent openings were cut in the first-story floor to accommodate floor vents.	PMIS 128312, Maintenance Project Files, FOMC and "Install Fire Suppression System & Environmental Controls, Environmental Assessment/ Assessment of Effect."

Table 3.30. Hampton Mansion New Systems, Alterations and Maintenance 2000-2007, continued

Date	Feature	Event	Source
2006	Stair Hall Room 102 and Main Staircase ST101-103	Venetian carpet was ordered for the Stair Hall and Main Staircase. David Luckham Consultants Ltd, Wigginton, Oxon, U.K. supplied 84 linear yards of 33" wide carpet woven with three-ply cabled yarn for enhanced durability by Solva Woolen Mill and dyed to the original colors previously supplied in 1989. The new carpet was installed in 2007.	David Luckham Consultants Ltd to Hampton NHS, invoice for Venetian Carpet, September 29, 2006, with description; HAMP RMR VII-A-1-6.
2006 to 2007	Systems	Contract No. 1443C4500060905 installation of HVAC and FSS starting June 21, 2006 and finishing September 24, 2007. The systems described above were installed in Hampton Mansion. The geothermal wells were drilled east of the mansion, but no chiller was installed. The fluid is circulated through the well field allowing for "thermal transfer with the surrounding earth providing an effective cooling source in the summer and a heating source in the winter."	Completion Report, "Install Environmental Controls and Fire Suppression System," Contract No. 1443C4500060905; DSC, eTic, HAMP_390_D59_ [id189240].
2007	Storm Doors	Upon completion of HVAC and FSS the storm doors were no longer needed and were removed. That included the doors, all associated trim, jambs, latches, and closer materials. The location were: South Portico, first and second-story doors; West Hyphen, south door; West Wing, south door; East Hyphen, north and south doors; East Wing, east and south doors.	Memo to Compliance File, Removal of Storm Doors, Greg McGuire, Facility Manger, August 17, 2007; HAMP RMR I-D-B5-F4.
2007	Systems and Building Fabric	Repair of building fabric including plaster ceilings was performed after the HVAC and FSS installation were completed. The repairs were performed by park maintenance staff.	Completion Report, "Install Environmental Controls and Fire Suppression System."
2007	Rooms 202 and 203	The 2004 paint study by Frank Welsh of the Northeast Bedchamber (Room 202) and North Portico Room (Room 203) included a ca. 1850 pale-mint green paint color for the rooms. The rooms were repainted in 2007 using the historic paint color on the woodwork. A reproduction wallpaper was installed in Room 202 in 2009 (see below).	PEPC 24464, March 2009.
2007	West Hyphen Interior	Rehabilitate main visitor use area in the historic mansion to include minor structural repairs, new wall and floor treatments to protect historic fabric, improved lighting and rehabilitated orientation and interpretive exhibits. Project included preparation and painting of the interior of the visitor (West) hyphen, new sub-floor and carpet was also installed. Project completion date in PMIS 09/04/2007.	PMIS 29652
2007	Main Stairs ST101-102	On the stair run from the first landing to the second story gaps between existing angle iron (installed in 1987) were filled with an epoxy filler to provide additional support. A layer of wood sheathing was attached to the underside of three stair stringers with glue and wood screws. A continuous 5" steel plate was lagged to the outermost carriage beam. Gypsum board was attached directly to wood sheathing and was painted as directed by Paint Study.	Project Information: PEPC 19079, Completed 9/1/2007.

Figure 3.137. East Wing, east elevation, stucco condition prior to repairs, 2004 (HAMP Facilities and Maintenance, Project files).

Figure 3.138. East Wing, east elevation, stucco repairs; removing failed stucco, 2004 (HAMP Facilities and Maintenance, Project files).

Figure 3.139. East Wing, east elevation, stucco repairs; application of stucco scratch coat by NPS craftsmen after removing failed stucco, 2004 (HAMP Facilities and Maintenance, Project files).

Figure 3.140. East Wing, east elevation, stucco repairs; 2004 (HAMP Facilities and Maintenance, Project files).

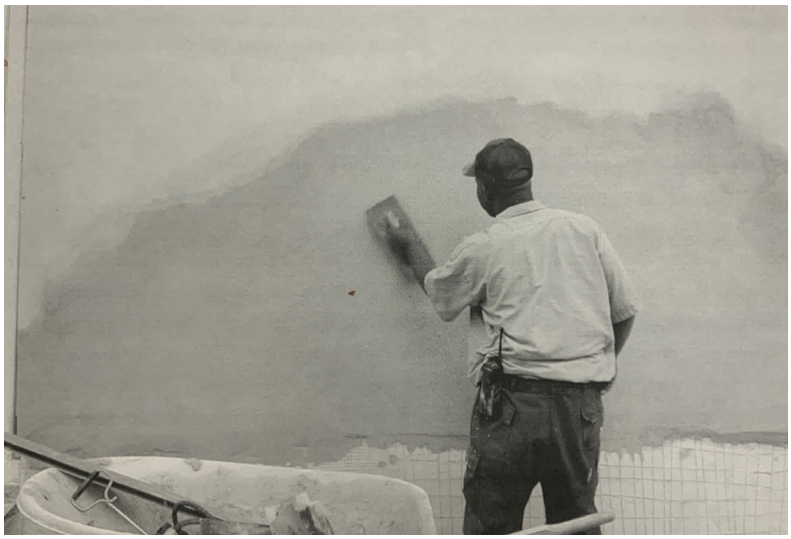


Figure 3.141. East Wing, east elevation, stucco repairs; application of finish layer of stucco by NPS craftsman, 2004 (HAMP Facilities and Maintenance, Project files).

Figure 3.142. South Portico, east column foundation, NPS Exhibit Specialist Marcus Mack removing failed stucco, 2004 (HAMP Facilities and Maintenance, Project files).

Figure 3.143. Primary fire pump and shut off valves for the fire suppression system located in Room 005, CL005.2, 2019.

Figure 3.144. Primary geothermal ground loop pumps located in the northeast corner of Room 003, 2019.

Figure 3.145. Split ground source heat pump condenser units for the second story-south, third story and East Wing, located along the southeast wall in Room 003, 2019.

Figure 3.146. HVAC system air handler in Room 305, 2019. A similar unit is installed in Room 307.

Figure 3.147. Great Hall, Room 101 ceiling showing trenching and areas of plaster cut out for installing FSS and HVAC, 2006 (HAMP Facilities and Maintenance, Project files).

Figure 3.148. Music Room, Room 106, ceiling partially removed during preparation for FSS and HVAC exposing radiant heating pipes, which were also removed, 2006 (HAMP Facilities and Maintenance, Project files).

Figure 3.149. Stair Hall, Room 102 ceiling removed during installation of FSS and HVAC, 2006 (HAMP Facilities and Maintenance, Project files).

ALTERATIONS AND MAINTENANCE 2008–2019

Projects at Hampton Mansion from 2008 through 2019 have focused on improving the visitor experience, and the continued preservation and maintenance of the structure. The installation of the ADA accessible ramp on the south side of the West Wing and Hyphen was one such project. The project had been in the planning stages since 2003 when problems with the exterior stair lifts prompted park staff to begin advocating for an accessible ramp at the mansion. The visitor experience was also enhanced by the installation of reproduction wallpaper in the Northeast Bedchamber (Room 202), and the complete restoration of the Parlour (Room 104) to the earliest period of the Ridgely family occupancy. As with previous period room restorations, the finishes and materials used in Rooms 104 and 202 were thoroughly researched, and the best quality materials were sourced and used in the restorations.

The exterior stucco of Hampton Mansion continues to require repair and patching. In addition, the exterior painted woodwork was repaired, prepared, primed, and painted in 2017–18. The most recent project is the repair and preservation of the building's cupola. The records for Hampton Mansion are rife with problems related to the cupola from concerns about the structural load to persistent leaks from the area at the base of the cupola and problems with deteriorated wooden elements. The structural issues were dealt with by the introduction of supplemental steel framing. Projects over the years have replaced the cupola roof, deteriorated woodwork, and failing flashing. The current project will provide a more comprehensive holistic approach to solving the leaks around the base of the cupola. The project will also replace and/or repair deteriorated wooden architectural elements and protect the materials with the specified paint application. The planning phase for that project was near completion at the end of 2019, and the project execution is scheduled for 2021.

Table 3.31. Hampton Mansion Alterations and Maintenance 2008-2019

Date	Feature	Event	Source
2008	West Wing and Hyphen Ramp	The park constructed a faux wood/Trex® handicap access ramp on the south side of the West Wing and Hyphen as the main entrance for all visitors who visit the Mansion. It is a winding ramp with a switch back and has access to the existing West Wing and Hyphen doors (D108b and 107b). Once inside the hyphen a new wheelchair lift was installed for access up the small set of stairs to the Music Room.	Project Information: PEPC 22303, Completed 11/7/2008.
2009	East Wing	A sprinkler system pipe burst in Room 211 and caused paint and plaster failure on the ceiling of the Kitchen (Room 110) below. Park maintenance staff removed approximately 410 square feet of plaster finishes and historic wood lathe ruined by a delayed response. Furring strips (3/4") were used to shim down the ceiling height to match the height of the existing ceiling line and ½" blueboard was attached to the furring. The finish plaster skim coat was applied to the blueboard to resemble the original plaster ceiling.	Project Information: PEPC 24718, Completed 10/27/2009.
2009	Northeast Bedroom Room 202	The 2004 paint study by Frank Welsh for the Northeast Bedchamber (Room 202) confirmed the use of wallpaper in ca. 1850. The room was repainted in 2007, but the walls were left white in anticipation of finding a correct period paper. The paper selected for Room 202 was "Uppark Yellow Bedroom", a precise reproduction of an English wallpaper of ca. 1850 produced by Hamilton-Weston, an English company. The paper was installed under contract by Robert Black.	Project Information: PMIS 137691 PEPC 24464 March 2009.
2009	East Wing Room 211	The park installed three hydronic electric baseboard heaters in Room 211 above the historic Kitchen. The heaters were connected to a 100-amp electrical sub panel and were secured to the wooden baseboards in Room 211. The intent of the of the heaters was to alleviate issues with frozen pipes during the winter (see above 2008 repair).	Project Information: PEPC 27862 Completed 8/30/2009.
2009	Parlour Room 104	It was decided to restore the Mansion Parlour to the earliest period of the Ridgely family occupancy (1790-1810). A 2006 Paint Analysis of the Parlour by Frank Welsh confirmed the use of wallpaper in the room in the earliest period. Based on extensive research, an American copy of a French neoclassical paper "Arabesque Pigeons" by Adelphi Paperhangings was selected. A narrow architectural border was used, as was standard in the period. Paper and border were installed by Robert Black. A carpet with a Wilton weave with custom-dyed yarns, often found in late-18th century Maryland inventories, was installed. A set of four reproduction window cornices of period design were painted to duplicate the originals in the museum collection. In addition, the window curtains were replaced, and the furniture re-upholstered to match the late-18th century aesthetic.	Project Information: PMIS 137691 PEPC 24468 Completed 10/13/2009.

Table 3.32. Hampton Mansion Alterations and Maintenance 2008-2019, continued

Date	Feature	Event	Source
2010–2012	Exterior Repairs	Repairs to the exterior envelope of Hampton Mansion included replacement of failing stucco surfaces, repainting and repair of deteriorated wood trim components. Stone repairs and re-pointing of the South Portico steps. Approximately 2000 sq. ft. of stucco was repaired on all exterior surfaces. Deteriorated copula woodwork was replaced, and the exterior of the cupola was repainted.	Project Information: PMIS 134044, PEPC 31028.
2011	West Hyphen Room 107	Keast & Hood, Structural Engineers designed improvements to reinforce the area below the inside wheelchair lift, which had problems from lack of structural support. Two steel "L" channels (3"x3"x1/2") were installed below the historic flooring to help distribute the surface area for the lift's base. 10" bolts secured the base plate above the floor to the channels below the floor.	Project Information: PEPC 33769, Completed 5/12/2011.
2011	Shutters	The project proposal was to fabricate and install doors and shutters with associated hardware at Hampton Mansion, incorporating new locking systems; four pairs (2 doors, 2 windows) to be installed on the North Portico, and four pairs (2 doors, 2 windows) to be installed on the South Portico. All the new doors and shutters were made and the Park's day labor were scheduled to install them after contractors finished repairing the stucco (jwh 12/07/2011). Paint analysis of the historic shutters was done by Frank Welsh. He found that the door shutters were historically painted green and the window shutters inside the porticos were painted white (see Appendix B, Paint Analysis). As of 2021, the shutters are installed on the North Portico second-story door D203.1a. The other pairs of shutters were made and await installation. The first floor doors were repaired and new lock systems were installed.	Project Information: PMIS 153368 PEPC 35839, Completed 12/07/2011. Frank Welsh to Philip McCall. Jan. 31, 2011, Re: Exterior Shutters, Hampton National Historic Site.
2011	Butler's Pantry Room 109	Inspection and repair of woodwork and floor in historic Hampton Mansion butler's pantry, used as concession kitchen for 50 years. The linoleum floor covering was removed, and the floor is currently covered with plywood.	Project Information: PMIS 167232
2015	Exterior Stucco	A crack had opened through the full depth of the exterior masonry wall above the south door in the Great Hall of the Mansion (D101b). Keast and Hood, Structural Engineers recommended removal of interior plaster and exterior stucco finishes in the location of the crack and injection of a low-viscosity, cementitious patching mortar, Jahn M30, in order to reestablish the continuity and load path through the cracked wall section. Once the crack injection is completed spot pointing will be done in the vicinity of the deterioration using a historically appropriate mortar mix. Then the interior and exterior finishes will be reinstalled. As of 2021, this project had not been started.	Project Information: PEPC 57202, Created 2/24/2015.

Table 3.33. Hampton Mansion Alterations and Maintenance 2008-2019, continued

Date	Feature	Event	Source
2015	Roof Drainage Systems	Work included gutter repairs and adjustments, replacement of gutter pans, installation of additional downspouts and gutter guards. Adjustments were to the gutters on the wings to reduce debris accumulation in the gutters and/or against the cornice and screen. The gutters were lowered approximately 1.5". Damaged copper screens were replaced, poorly installed downspout leaders were replaced or repaired as needed. The gutters on the hyphens were replaced. All joints were inspected and re-soldered. All hanger attachment points on the wings and hyphens were maintained. Rack extension bars were used where the pitch changes for water flow improvements.	Project Information: PMIS 171815, PEPC 37122, Completed 09/30/2015.
2017–2018	Exterior Painting	Hampton's exterior structure contains approximately 14,965 square feet of painted wood trim. Contract Line Item #1 included: preparation and painting of all previously painted exterior wood and metal elements, excluding stucco surfaces and window sash, with one coat of primer and two coats of finish paint matching the existing colors on the building's exterior elements. Areas to receive this treatment included (but are not limited to): all wood doors; all wood window and door trim and sills; all metal finials and their wood or metal bases; all columns and pilasters, bases and capitals; all cornices; cornice and pediment trim on east and west wings and hyphens; portico balustrades and floors; all elements on the cupola; chimney houses and roundels; and miscellaneous wood elements not enumerated but previously painted. Contract Line Item #2 included: preparation and painting of all window sash exteriors. The contract was exclusive of the Cupola, which is the subject of a design and restoration project scheduled for 2018–2021. The project planning was completed in May 2017. The contract began in April 2018 and was completed on 11/30/2018.	Project Information: PMIS 187787, PEPC 67811, Paint Exterior of Historic Mansion at Hampton National Historic Site, Project Manual, April 2017; HACE Project Files, Lowell, MA.
2019–2020	Main Staircase ST101-301	Fabricate and install in-kind reproduction Venetian carpeting used on three flights of stairs and two landings of the main staircase of Hampton Mansion. Railing system was repaired to prevent either damage to the unit or total system failure. The Venetian carpet was woven by Solva Woolen Mill based on the 2006 technical specifications developed by David Luckham Consultants. The carpet installer recommended and supplied appropriate padded backing for carpeting. The installer carefully removed brass stair rods before removing old carpet on stairs and replaced brass stair rods after installation of new carpet without adding new holes to stairs. The contract was awarded and the carpets were produced in 2019. Installation was completed in February 2020.	Project Information: PMIS 171882, PEPC 88330.

Table 3.34. Hampton Mansion Alterations and Maintenance 2008-2019, continued

Date	Feature	Event	Source
2019–2021	Cupola Repairs	The project, Design and Implement Cupola Carpentry Repairs, is being contracted through the NPS, DSC. The project was awarded and was underway in 2019. The project A&E is EYP Architecture & Engineering, and the subcontractor for the design phase is Simpson Gumpertz & Heger (SGH). The first phase identified the areas of the cupola to be repaired and produced project specifications, and drawings (Draft 100% Contract documents). The second phase will involve the repair of the cupola through contracting. The work will include the restoration of the cupola, including but not limited to: removal and replacement of the slate roof at the perimeter of the cupola; restoration of the rusticated wood base; restoration of the entablature and embedded columns; restoration of the wood windows; replacement of the cedar shingle roof; replacement of the metal roofs (flat-seam and standing seam); and restoration of the upper and lower finials.	Project Information: PMIS 194757, PEPC 76234, Design and Implement Cupola Carpentry Repairs; 100% Draft Project Specifications, SGH, 11/26/2019.

Figure 3.150. Copula, south elevation, showing conditions, 2016 (Naomi Kroll, Architectural Conservator).

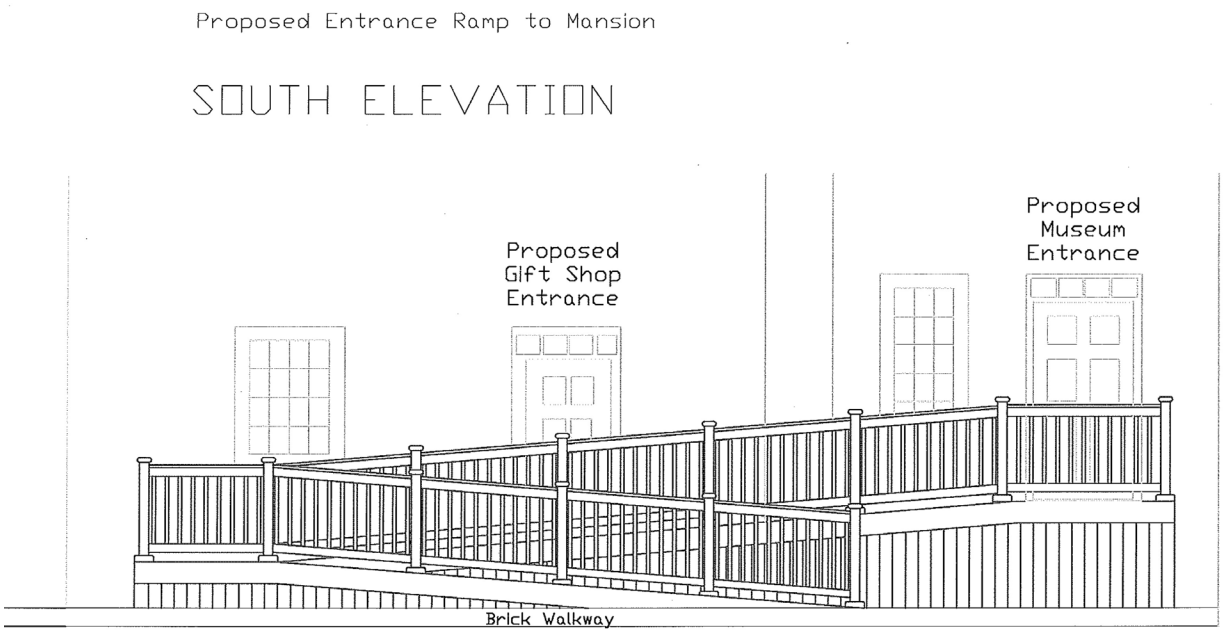


Figure 3.151. West Wing and Hyphen, south elevation showing proposed ramp, 2008 (John Holtzinger, Chief of Maintenance and Facilities; PEPC HAMP 22303, Project files).

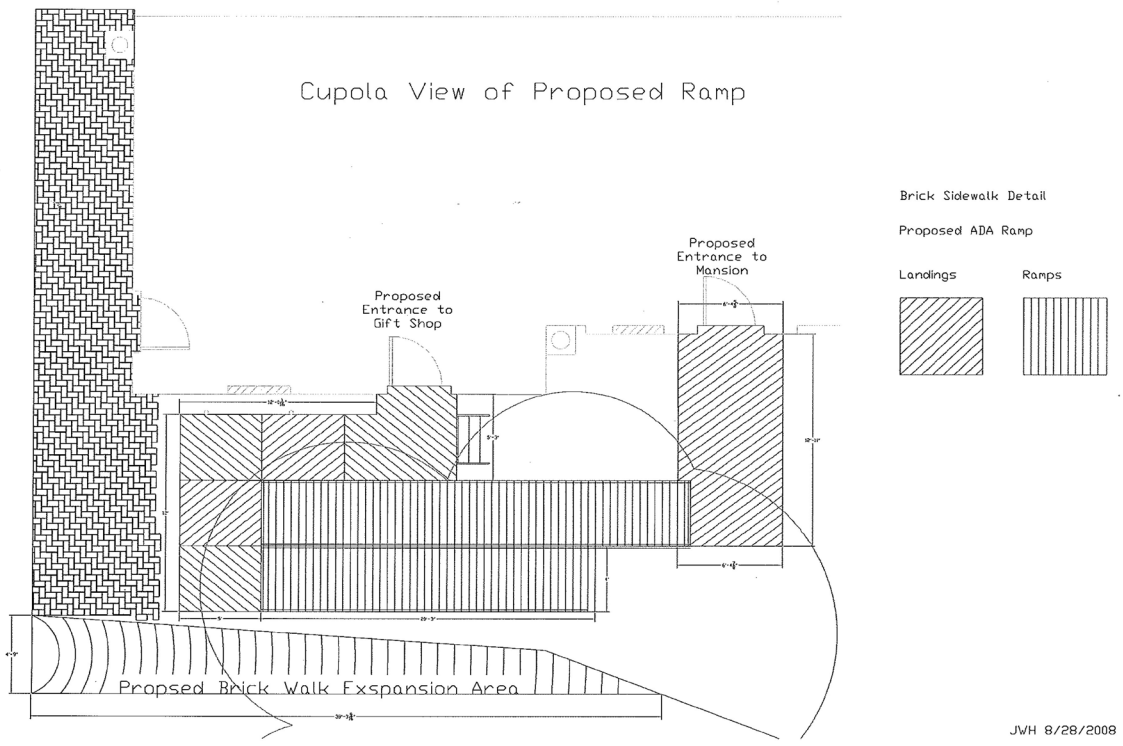


Figure 3.152. West Wing and Hyphen, plan view showing proposed ramp, 2008 (John Holtzinger, Chief of Maintenance and Facilities; PEPC HAMP 22303, Project files).

Figure 3.153. West Wing and Hyphen, south elevation prior to installation of accessible ramp, 2008 (John Holtzinger, Chief of Maintenance and Facilities; PEPC HAMP 22303, Project files).

Figure 3.154. West Wing and Hyphen, south elevation accessible ramp, 2019.

Figure 3.155. West Wing and Hyphen, south elevation accessible ramp, 2019.

Figure 3.156. Main Block cornice showing conditions prior to exterior paint contract, 2016 (Naomi Kroll, Architectural Conservator).

Figure 3.157. East Wing, north elevation, W118 showing conditions prior to exterior paint contract, 2016 (Naomi Kroll, Architectural Conservator).

Figure 3.158. Main Block dormer showing conditions prior to exterior paint contract, 2016 (Naomi Kroll, Architectural Conservator).

THE FUTURE PRESERVATION OF HAMPTON MANSION

Starting with the initial rehabilitation and restoration of Hampton Mansion in 1948-51 and continuing through the present, the National Park Service has striven to preserve and maintain the mansion, and the surrounding structures, landscapes and gardens. Throughout the NPS stewardship the preservation of Hampton Mansion, its architectural character and that of the entire site has been a primary focus. While the treatment of the mansion and the interpretation of the site has evolved, the NPS and partner organizations commitment to the preservation of Hampton National Historical Site has not wavered. Some of the more recent projects are ongoing and will be completed in the next few years. The NPS will continue to develop new projects that will further the Park's Purpose over the coming years.

IV. CURRENT PHYSICAL DESCRIPTION

Figure 4.1. Hampton Mansion, North Elevation view from North Lawn, 2019.

Figure 4.2. Hampton National Historic Site, plan of parcels, building clusters, and landscape features (CLR Vol. 2, 8, 2012 OCLP).

INTRODUCTION

The following descriptions of Hampton Mansion are based on information gathered by HACE documentation teams during several site visits from November 2018–March 2020. Where appropriate that information has been augmented by HABS documentation and previous building investigation including work by Naomi Kroll, Architectural Conservator, HACE in 2016-17. The descriptions are meant to capture the current appearance and architectural elements of the building. The descriptions of the exterior of the mansion were written by James Lee. The interior descriptions were written by LeeAnne Brooks with contributions from James Lee, Amanda Bouchard, and Meaghan Papeika.

SITE

Figure 4.3. Hampton gravel drive and concrete walkway, 2019.

Hampton Mansion is situated on 62 acres located at 535 Hampton Lane at Hampton National Historic Site (Figure 4.2). Located within Towson in Baltimore County Maryland, the Hampton National Historic Site contains numerous structures and landscape features: Hampton Mansion, Orangery, Octagonal Building ruin, Garage and several outbuildings located atop the hill; Gardener's Cottage and Shed, greenhouses, and gardens south and southwest of the mansion; two stables northeast of the mansion; the Ridgely cemetery southeast of the mansion; and the Farm House, Slave Quarters, Dairy, Granary and surrounding buildings situated on a smaller wedge of land north of the mansion and across Hampton Lane.

Figure 4.4. Hampton terraced and parterre gardens (CLR Vol. 1, 200, 2012 OCLP).

Hampton Mansion is sited at the top of a hill, and its primary façade overlooks the North Lawn, Dulaney Valley and the Hampton Farm to the north (Figure 4.1). Its location atop the hill emphasizes the building's expanse and its prominence in the landscape, as well as the socio-economic hierarchy of the site. The north façade of the mansion is approached via a circular gravel drive and concrete walkway from the visitors' parking lot that lead to the north façade of the building (Figure 4.3). It is surrounded by mature trees as well as some recently added plantings. Brick walkways and terraces encompass all but the north side of the mansion. To the south of the mansion is a large Brick Terrace and the Great Terrace with a manicured lawn and serpentine gravel pathways that lead to the terraced Falling Gardens that include the parterre gardens (Figure 4.4).

EXTERIOR

General Description

Hampton Mansion is a five-part symmetrically designed structure. The mansion is recognized by the National Register as an outstanding example of late-Georgian architecture and has been described as one of the largest and most ornate late-Georgian houses in America.[1]While Hampton Mansion's design follows period style and examples (see Historical Context, Architectural Context), Charles E. Peterson, FAIA pointed out it's "design presents some anomalies that grow more obvious as one analyzes its architectural character. John Scarff wrote 'its design is not altogether successful. . . there is. . . too great a discrepancy of scale. . .'. . . . Only the first elements to be completed – outside, the elaborate features from the cornice up; inside, some of the second-floor rooms; ever fulfilled the initial ambitions of grandeur and elaboration."[2]

The mansion consists of a three-story Main Block that is flanked on either side by connecting hyphens and two-story wings. The overall length extending east-west is 174 feet 11 inches. The principal facades face north(Figure 4.1) and south (Figure 4.5), and each has a two-story portico with a pedimented gable roof. Hampton Mansion is crowned with a "generously scaled cupola"[3] centered on the gable roof of the main block. The windows and doors of the mansion are symmetrically placed and there are dormers surmounting the Main Block and wings.

Figure 4.5. Hampton Mansion, South Elevation view from South Terrace, 2019.

1 Note: Hampton Mansion has also been described as having Mid-Georgian features and Baroque architectural elements.

2 Peterson (1970), 25.

3 Parker, 17.

Hampton Mansion is constructed with gneiss rubble stone most likely quarried on the Ridgely property. The stone is covered with tinted stucco that has an orangish-tan color. The roofs on each of the five sections are constructed with heavy timbers with added steel support beams in the Main Block framing. All roofs except the cupola are covered with slate shingles, which are also installed on the dormer cheek walls. The cupola is roofed with cedar shingles. There are two double-chimney stacks with chimney houses on the Main Block and two chimneys on each of the wings. The building is ornamented with modillioned cornices, dormer consoles, finials set on the roofs, and other decorative woodwork. All of the exterior woodwork at Hampton Mansion, with the exception of the North Portico second-story door shutters, is painted white.

Main Block

GENERAL DESCRIPTION

The Main Block of Hampton Mansion is a rectangular mass that measures 53 feet 1 inch north-south by 80 feet 2 inches east-west. It is 33 feet 10 inches in height from the top of the foundation base course to the roof line, 48 feet 7 inches to the peak of roof, and 74 feet 5½ inches to the top of the cupola (excluding the finial).[4] The Main Block is three-stories in height with a full-height basement and a third story under an expansive gable roof. The north and south elevations have two-story porticos accessed via wide stone steps. Both porticos have masonry side walls projecting from the primary façade, and both have pediments and gable roofs. The exterior doorways in the Main Block are reached from the porticos. The gable roof has eight third-story dormer windows; four on each of the north and south facades. The octagonal cupola rises from the center of the Main Block roof. It is supported by a wooden base and has windows on each of its eight facets and a dome-shaped roof topped with a finial that has a gilded ball. The Main Block has double chimney stacks on each of the east and west gable ends. Each double stack is connected by a wooden chimney house.

FOUNDATION

Like the rest of the building, the foundation is constructed with rubble stone that is typically 2 feet 2 inches thick and covered with stucco. The foundation of the Main Block has a gray base course with a 2-inch wide beveled top edge. The base course ranges from 16 to 24-inches high depending on the grade. The foundation above that is 3 feet 4½ inches high and is covered with light-gray stucco that is scored with 1/8-inch wide ashlar-block delineations painted white (Figure 4.6). The ashlar blocks are typically 13 inches high and the vertical scoring typically starts 10 inches from the foundation corners and/or 10 inches on either

4 HABS; note – The HABS measurements used the top of the foundation base as a benchmark or zero starting point. From the ground to the benchmark varies from 16 to 24 inches depending on the grade.

Figure 4.6. Hampton Mansion south wall showing foundation with ashlar delineations, double-course water table, belt course, and frieze, 2019.

side of the window openings and measure up to 53 inches wide (varies with window openings).

WALLS

The exterior walls of the Main Block are typically 1 foot 11 inches thick constructed with rubble stone covered with a multi-coat stucco tinted orangish-tan. The walls have a double-course water table, each being 11 inches high. A 1 foot 1½ inches high belt course separates the first and second stories and at the top of the second story wall is a 1 foot 6-inch-high frieze below the main cornice (Figure 4.6). The gable-end pediments above the cornice line are also finished with stucco.

The cornice of the Main Block is constructed with wood and features a compound classical molding with the following elements from the lowest part of the cornice to the roof line: cyma reversa; fret/Greek key; ovolo; frieze with modillions and cyma beds; soffit; fascia; and crown molding with a cavetto, fillet, and cyma recta profile (Figure 4.8). The horizontal cornice is continuous around the entire Main Block (Figure 4.7) and is repeated in the raking cornices on the east and west gable ends. On the gable ends the cornice is topped with a slate covered sloped cap and forms the lower horizontal part of the gable pediment.

Figure 4.7. Hampton Mansion main block cornice, 2016.

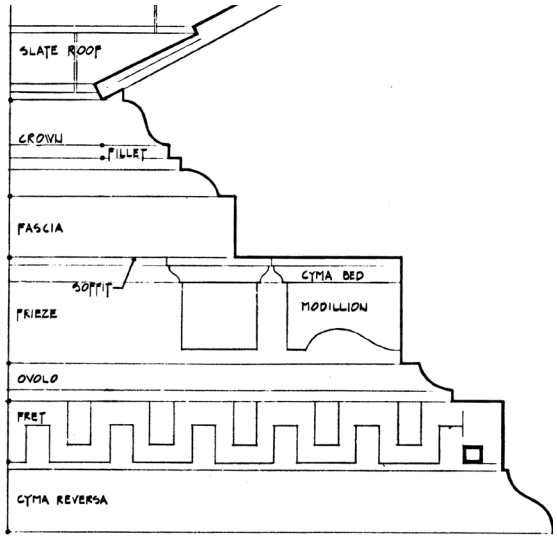


Figure 4.8. Hampton Mansion cornice with molding profiles identified (HABS, 1959 with added molding labels by NPS, 1982).

Figure 4.9. Hampton Mansion D001a, 2018.

Figure 4.10. Hampton Mansion D101a, 2019.

DOORWAYS

The exterior entrance to the basement, D001a is located on the south side of the West Elevation at the ground level (Figure 4.9). The doorway is 4 feet 8 inches wide by 5 feet 8 inches high. It has double doors constructed with tongue-and-groove boards. Each door leaf has two recessed panels with a wide rail separating the panels. The north (left) door leaf has a dead bolt lock on the south/inside stile. The doors are hinged on the interior jambs and open inward. The opening has a beaded-edge frame that is trimmed with a filleted ovolo around the outer edge where it meets the foundation wall. A marble threshold extends with width of the doorway. D001a leads to an entrance ramp in the basement of Hampton Mansion.

The North Elevation first-story entrance doorway, D101a is accessed via the North Portico (Figure 4.10). The doorway is 3 feet 8 inches wide with double doors that open into the first story Great Hall (Room 101). Each leaf on D101a measures 1 foot 11 inches wide by 8 feet 2¼ inches high by 1¾ inches thick and has four raised panels. The east/left door leaf has a modern mortised dead-bolt lock. D101a has a marble threshold that extends into the interior entry of the Great Hall. Above D101a is a half-round fanlight with stained and painted glass depicting the Ridgely family coat-of-arms. The fanlight has ovolo, fillet and frieze trim with a molded wooden keystone. The door surround has fluted Doric pilasters with triglyph entablature and a cornice molding with fret work, ovolo, and fillet profiles. The doorway has an open pediment with cyma recta and fillet rake molding, and fret work and ovolo molding on the inner rake.

D101b on the South Elevation is accessed via the South Portico. That doorway has the same architectural elements and details as D101a. The only difference being the west/right door leaf has a mortised latch and a brass doorknob on the outside of the door. D101b does not have a mechanical lock but is secured from the inside by three iron bars.

Figure 4.11. Hampton Mansion D203.1a, 2019.

Figure 4.12. Hampton Mansion D206.1a, 2019.

The Main Block of Hampton Mansion has second-story exterior doorways, D203.1a and D206.1a, that access the North and South Porticos respectively. Both doorways are trimmed with similar elements and have double doors that open into the interior rooms. On the North Elevation D203.1a has two four-panel door leaves with raised panels (Figure 4.11). The west/right leaf has a mortised knob and lock set with a white porcelain doorknob and a cover over the keyhole. D203.1a has full-height louvered shutters on each side. Each shutter has two drop hinges and the shutters can be secured closed with a slide bolt mounted on the center rail of each shutter. D206.1a has two glazed door leaves, each with eighteen lights (aka. French Doors) (Figure 4.12). The east/right door leaf has a mortised knob-and-lock set with a white porcelain doorknob and a cover over the keyhole. D203.1a and D206.1a have wooden thresholds that transition to marble in the interior of the building. Both door surrounds have fluted Doric pilasters and plain double friezes. D203.1a has a molded cornice with fret work that is repeated on the raking moldings of the pediment. D206.1a has a modillioned cornice below pediment that also has modillions along the inner rake moldings.

WINDOWS

The windows in the Main Block of Hampton Mansion are symmetrically placed and aligned within each of the vertical bays (Figure 4.6). All window openings in the basement, first story and second story are set within masonry openings. The exterior stucco finish wraps around the side and top edges of the masonry opening and abuts the window trim. The

Figure 4.13. Hampton Mansion basement window, 2018.

Figure 4.14. Hampton Mansion first-story window, 2019.

windows throughout the mansion are constructed with wooden elements including sashes, sills, surrounds and related trim. The windows in the basement, first and second stories all have similar trim that includes: wooden surrounds with beaded edges; ovolo moldings where the trim meets the masonry; and bullnose windowsills with plain aprons. This includes the elements on the outside of the North and South Portico side walls; the inside trim on the portico windows is more elaborate (see subsequent descriptions).

The basement windows have fixed sash with eight lights (two high, four wide) (Figure 4.13). The basement window openings are typically 3 feet 11 inches wide by 2 feet 10 inches high and the sashes are 3 feet wide by 2 feet high. The basement windows have 1-inch square iron bars installed vertically 1½ inches apart on center and turned 45 degrees so that one edge faces out. The exceptions are W005, W012, W013 and W014. W013 that has no sash or bars and is fitted with a metal panel with two exhaust vents. W005, W012, and W014 were also modified for utilities and have no sash. W014 has a panel behind the iron bars and a drain tube leading to the catch basin on the southwest corner of the Main Block (one bar was removed to accommodate the tube).

The first-story windows of the Main Block, with the exception of the east elevation, have twelve-over-twelve, single-hung sashes (Figure 4.14). The window openings are typically 4 feet 7½ inches wide by 7 feet ½ inch high (+/- 1 inch), and the sashes are 3 feet 8¼ inches wide by 6 feet 7½ inches high. The east elevations windows (W115, W116, and W124) are nine-over-nine, single-hung sashes and the sashes are 2 feet 10 inches wide by 6 feet 7½ inches high. Historically the bottom sashes of all the first-story windows were operated with sash cord and weights, but windows are currently painted shut and not operable, in part because of the requirements of the HVAC system. In the extant windows the top sashes are fixed, and the window stop prevents them from opening. Historic photographs suggest that this was always the configuration for the first story windows.

The second-story windows in the Main Block have eight-over-twelve, double-hung sashes (Figure 4.15). With the exception of the east elevation, the window openings are typically 4 feet 7½ inches wide by 5 feet 11

Figure 4.15. Hampton Mansion second-story window, 2018.

inches high (+/- 1 inch), and the sashes are 3 feet 8¼ inches wide by 5 feet 6½ inches high. In the east elevation windows (W213, W214, and W221) the sashes are 2 feet 10 inches wide by 5 feet 6½ inches high. W215 has twelve-over-twelve, single-hung sashes that are 3 feet 8¼ inches wide by 6 feet 7½ inches high. Historically all the sashes were operated with sash cord and weights, but windows are currently painted shut and not operable, in part because of the requirements of the HVAC system. In the extant windows the top sashes are fixed, and the window stop prevents them from opening. Historic photographs show that the second-story windows had operable top sashes, which were altered during NPS rehabilitation projects.

Figure 4.16. Hampton Mansion third-story dormer window, 2016.

The third-story dormers on the North and South Elevations of the Main Block have round-topped windows with single-hung sashes that are 3 feet 9 inches wide by 6 feet 4 inches high. The bottom sashes have eight lights, and the top sashes have eight lights below ten lights with curved muntins (Figure 4.16). The bottom sashes are operable, but do not have sash cords or weights. The dormer windowsills are bullnosed with cove molding below. The windowsills are covered with metal flashing that extends down to the slate roof. The dormer windows have plain-beaded surrounds and half-round lintels with a decorative keystone and blocking at the base of the half round. Scrolled consoles are attached to each side of the dormer window surrounds and extend from the windowsills to the blocks at the base of the half round approximately 4 feet.

Figure 4.17. Hampton Mansion third-story gable-end window, 2016.

The third-story windows on the east and west gable ends (W307 and W315) have eight-over-eight, single-hung sashes that measure 3 feet 8½ inches wide by 4 feet 5¾ inches high (Figure 4.17). Like the first and second story windows, W307 and W315 are set within masonry openings. Both windows have wooden surrounds with beaded edges; ovolo moldings where the trim meets the masonry; and bullnose windowsills with plain aprons.

ROOF AND RELATED ELEMENTS

The Main Block of Hampton Mansion has an expansive gable roof running east-west. The gable roof is intersected by the gable roofs of the North and South Porticos, and has eight dormers, four on the north side and four on the south side. The roof is covered with slate shingles and has lead-coated copper flashing in the valleys where the portico and dormer roofs meet the main roof. There are finals in each of the four corners of the main roof, on the portico gables of the roofs, and on the base of the cupola. On both the north and south sides of the roof there are snowboards mounted two slate courses from the bottom edge of the roof. The boards are attached to L-shaped metal brackets, which are fastened to the roof.

Dormers

As previously described, there are eight dormers on the main roof, four on each of the north and south sides (Figure 4.16). The dormers align with the vertical bays on the north and south elevations. The dormers are typically 6 feet 6 inches wide by 8 feet 2¼ inches high. The side walls of the dormers are covered with slate shingles. They have gables roofs that are also covered with slate shingles. In addition to the previously described window trim, the dormer roofs have cyma reversa-fillet crown moldings.

Figure 4.18. Hampton Mansion east double chimney with oculus window, 2016.

Figure 4.19. Hampton Mansion east chimney house, 2016.

Chimneys

The Main Block of Hampton Mansion has double-stack chimneys with chimney houses on the east and west gable ends (Figure 4.18). Each double stack is 19 feet 4 inches wide by 14 feet high (measured from where the chimney meets the roof) and is 3 feet 5½ inches deep. The chimneys are covered with stucco, which also covers the outward-facing side of the chimney houses. The inward-facing side of the chimney houses are wooden and have slate roofs with lead coated copper valleys and flashing. They have rusticated wooden walls and blocked pilasters that support an open pediment (Figure 4.19). The cornices of the chimney houses have fillet-cyma reversa-frieze-fillet-cyma reversa profiles. Both chimney houses have hatch doors with strap hinges on pintles. The outward-facing sides of both chimney houses have oculus windows and circular architraves with keystones at the compass points. The sashes have wheel-spoke

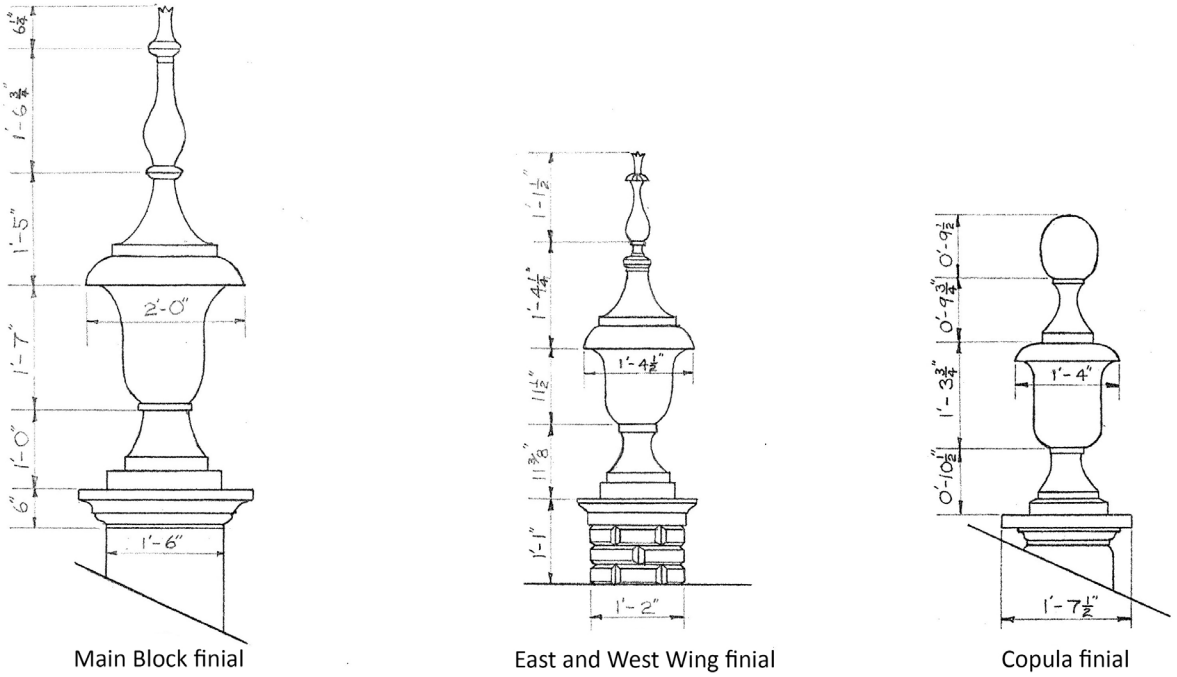


Figure 4.20. Hampton Mansion urn finials, HABS 1959 (HABS).

Figure 4.21. Hampton Mansion main roof urn finial, 2016.

and curved mullions and louvered vents behind the circular sashes that currently have no glass.

All four chimneys are capped with bluestone slabs that are vented. The furnace flue in the southwest chimney stack has a stainless-steel lining with a stainless-steel hood at the top.

Urn Finials

The roofs of Hampton Mansion are decorated with decorative urns with turned finials (Figure 4.20). The urn finials on the four corners of the main roof have rusticated wooden bases supporting metal urns with spindle-shaped finials (Figure 4.21). Three similar urn finials adorn the gables of each portico roof.

Figure 4.22. Hampton Mansion portico urn finial with cupola urn finial in the background, 2019.

Figure 4.23. Hampton Mansion marble catch basin with stucco covered brick base, 2018.

While the four corners of the cupola base have wooden urn finials topped with balls that have metal flashing. The urn finial on top of the cupola is similar but has a gilded ball finial. There are also urn finials on the East and West Wings (see subsequent descriptions).

Drainage

Hampton Mansion has 6-inch-wide copper gutters along all the roof eaves of the main block. The gutters are covered with copper screens and lead to 4-inch-diameter copper downspouts at each corner of the main block. The downspouts drain to marble catch basins. On the North Elevation the catch basins drain directly into the subsurface drainage system. On the South Elevation the catch basins sit atop stucco covered brick bases that connect to the underground drainage (Figure 4.23). There are also downspouts on the outside corners of the porticos with the exception of the northeast corner of the North Portico. Those downspouts connect directly to the subsurface drainage. The gutters are supported by copper gutter hangers that are fastened to the roof sheathing under the slate shingles, and the downspouts are secured to the exterior walls with copper straps.

Lightning Protection

The lightning protection system consists of lightning rods, conducting cables, and grounding rods. On the Main Block of the mansion lightning rods are installed on the peaks of the dormer roofs, the tops of the chimneys, and of course the highest point at the top of the cupola roof finial. The cables for the system run along the roof surfaces and are secured with copper straps. The cables run down the corners of the building behind the downspouts and are attached to the walls with copper clips. The cables are grounded at the base of the building near the catch basins.

PORTICOS

Hampton Mansion has two-story porticos centered on the north and south elevations (Figure 4.24) and (Figure 4.25). These lead to the entrances on the two facades. The porticos have the same design and many of the architectural elements are the same. The porticos have stucco-covered masonry side walls that extend from the main facades and have engaged, paneled antae (columns) that are two-stories high and support a wide entablature and pediments. There is a paneled soffit below the entablature. The entablature has a stepped architrave, a wide frieze, and repeats the classical cornice used on the main block.

Figure 4.24. Hampton Mansion North Portico, 2019.

Figure 4.25. Hampton Mansion South Portico, 2019.

Figure 4.26. Hampton Mansion North Portico urn finials, 2016.

Figure 4.27. Hampton Mansion North Portico Palladian window, 2016.

That classical cornice is also used on the raking cornice of the pediment. There are also engaged antae at the corners where the façade walls and the portico walls meet.

The pediments of both porticos have rusticated board siding. They each have a Palladian window centered in the pediment (W304 and W312) (Figure 4.27). Each window has a center round-topped fixed sash flanked by vertical casement sashes. The center sash has nine lights below the half-round top with curved muntins; the sash has a total of fifteen lights. Each of the casement sashes has three vertical lights. The window surrounds have blocking and molded lintels over the casement sashes and the trim around the top of the center sash has five keystone blocks all of which emphasizes the classical form evident throughout Hampton Mansion.

There are three urns with spindle-shaped finials on each of the portico roofs. Like the main roof urn finials, those on the portico roofs have rusticated wooden bases and the urn finials themselves appear to be metal painted white like those on the Main Block roof (Figure 4.26).

Figure 4.28. Hampton Mansion North Portico marble steps, 2019.

Figure 4.29. Hampton Mansion North Portico marble-tile floor, 2019.

Figure 4.31. Hampton Mansion North Portico crawlspace, Room 010, 2019.

Figure 4.32. Hampton Mansion North Portico scuttle doorway from inside the crawlspace, 2019.

Figure 4.30. Hampton Mansion North Portico marble balustrade and urns, 2019.

North Portico

The North Portico has marble steps with 8-inch risers and 13-inch treads. It has a marble balustrade with block marble posts, urn-shaped marble balusters, and a marble railing (Figure 4.28). The first-story floor is covered with black and white square marble tiles laid diagonally in a chess-board pattern (Figure 4.29). Marble urns are set on the posts of the balustrade (Figure 4.30).

The crawlspace beneath the portico (Room 010) is accessed through an opening in the east side of the foundation (D010a). The opening has a tongue-and-groove board, scuttle door with strap hinges on pintles mounted on the inside (Figure 4.32). Inside the crawlspace is a dirt floor and the exposed rubble stone walls of the building's and the portico's foundations (Figure 4.31). On the ceiling there are flagstone slabs that are the underlayment for the portico floor. Cast-iron T-supports running north-south that carry the flagstone. That is all supported by two steel I-beams installed in a wide-V formation, which are set on three steel lally columns with concrete footings all of which was added in 1979. There are two basement windows in Room 010. Both have plain wooden frames and vertical iron bars.

Figure 4.33. Hampton Mansion North Portico window, W109, 2019.

Figure 4.34. Hampton Mansion North Portico window, W110, 2019.

There are no window sashes and the openings are currently covered from the interior of the basement with metal panels. The east window has electrical conduit and a mechanical vent pipe coming through it. The vent pipe extends the length of the crawlspace and is vented through W005.

The doorways, doors and trim were previously described. The first and second story window sashes are as described for the rest of the main block. The windows on the side walls (W109, W112, W207, and W210) have deep sills and paneled side walls and heads (Figure 4.33). The interior window surrounds have beaded edges and fillet-ovolo molding around the outer edges. They have bullnose windowsills with plain aprons and two scroll brackets below the apron; one on either side of the window. These windows have plain friezes below molded pediments. The windows on the building's façade (W110, W111, W208, and W209) have similar surrounds but do not have deep window wells (Figure 4.34). Above the windows the friezes have coved sides below molded pediments.

Figure 4.35. Hampton Mansion North Portico second-story balustrade, 2019.

The first story of the North Portico has a 7½ inch marble base molding and a dentillated cornice molding with an ovolo-fillet-cyma recta profile. The North Portico has a board ceiling with a centrally mounted pendant light fixture. The second story of the North Portico has wooden board floor running north–south. It has a 6¾-inch high baseboard with base molding and an ovolo-cove cap. The second story cornice has an ovolo-

Figure 4.36. Hampton Mansion South Portico sandstone steps and iron balustrade, 2019.

Figure 4.37. Hampton Mansion South Portico crawlspace, Room 004, 2019.

stepped frieze-fret-cyma recta profile. The ceiling is finished with plaster painted white. The second story has a wooden balustrade that is 40-inches high (Figure 4.35). It is composed of four sections of Chinese Chippendale lattice and has a molded railing. The balustrade is supported by three iron braces, one at each of the vertical posts.

South Portico

The South Portico has sandstone steps with bullnose edges, 7-inch risers, and 13-inch deep treads (Figure 4.36). It has a wrought-iron balustrade with round iron balusters and posts, iron railings, and brass ball finials on the posts. The first and second story floors are wooden plank running north–south.

The South Portico has an opening on the east side of the foundation that leads to the crawlspace (Room 004) beneath the portico (Figure 4.37). The opening, D004a has a tongue-and-groove board hatch door with strap hinges on pintles. Like the North Portico, the crawlspace has a dirt floor, rubble stone walls, and the ceiling is open to the structure supporting the portico floor. There are joists running lengthwise (east-west) and widthwise (north-south). The lengthwise joists are installed directly under the portico floor boards and the widthwise floor joists are added support for other joists. Vertical saw marks are evident on most joists suggesting they were installed at the same time. Pressure treated 2-by-8s are scabbed on to the widthwise joists on the south side of the portico. The undersides of the wooden portico floorboards are exposed on the crawlspace ceiling and are chamfered where they cross over the lengthwise floor joists. There are two windows in Room 004. The east window has a wooden frame and is covered with plywood that has a sprinkler head protruding through the top left corner. The west window retains a plain wooden frame and some vertical iron bars. Some bars were removed for a rectangular mechanical vent that extends to W012. The west window has a metal panel installed from the interior of the basement and has no sash. There is also a sprinkler head in the top right corner of that panel. As previously discussed in the "Chronology of Development and Use," there is a rectangular masonry pit near the northeast corner of the crawlspace and a wooden remnant anchored to the foundation wall nearby that may have held a hydrant (Figure 3.41).

The doorways, doors and trim are previously described. The first and second story window sashes are as described for the rest of the main

Figure 4.38. Hampton Mansion South Portico second-story window, W225, 2019.

Figure 4.39. Hampton Mansion South Portico second-story window, W227, 2019.

block. All of the windows inside the porticos are trimmed in a similar manner. The window surrounds have beaded edges and fillet-ovolo molding around the outer edges (Figure 4.38). They have bullnose windowsills with plain aprons and two scroll brackets below the apron; one on either side of the window. The windows in the side walls have plain friezes below molded pediments with fret work (Figure 4.39), while the windows on the Main Block walls have friezes with coved sides below the pediments. The windows on the side walls (W127, W130, W224, and W227) have deep sills and paneled side walls and heads (Figure 4.39).

The first story of the South Portico has a 7¾ inch baseboard with a cyma reversa base molding and a cyma reversa, fillet cap. The first story has a dentillated cornice molding with a ovolo-fillet-cyma recta profile. The first story ceiling is gypsum board with a plaster skim coat painted white. It has a recessed light fixture that is centrally mounted right-left and close to the outside edge of the ceiling. The second story of the South Portico has a 6½-inch high baseboard with a quarter-round base molding and an ovolo-cove cap. The second story cornice has an ovolo-stepped frieze-fret-modillion-cyma recta profile. The ceiling is plaster and has two sprinkler heads.

Like the North Portico, the second story of the South Portico has a Chinese Chippendale lattice balustrade that is 40-inches high. It has

Figure 4.40. Hampton Mansion North Portico second-story balustrade with iron braces, 2016.

a molded railing and is supported by three iron braces, one at each of the vertical posts (Figure 4.40).

CUPOLA

The Cupola at the center of Hampton Mansion's main roof is one of the most prominent features of the building. At the level of the main roof the cupola sits on a square wooden base that supports the octagonal dome-roofed cupola structure (Figure 4.41). The top of cupola roof is approximately 26 feet from the peak of the main roof and the cupola finial rises about another 5 feet above that.

Figure 4.41. Hampton Mansion Cupola south elevation, 2019.

The base of the cupola is 17 feet 6 inches square. It is set on the slate roof of the mansion and is structurally tied into the framing of the mansion roof. Each side of the base has rusticated wooden siding and a three-bay classical temple form with an open pediment over the center bay. Pilasters with blocking separate the bays and support a molded cornice. The compound molding has an ovolo-frieze-cyma reversa profile. There are four finials on the base of the cupola, one in each corner. The urn finials sit on a base and are urn shaped with an oval finial (Figure 4.42). These urn finials appear to be wood with metal flashing over the top of the urn and the oval. Additional flashing is installed in areas susceptible to water.

The octagonal portion of the cupola has a paneled pedestal, engaged columns at each corner, windows on every side, and an entablature that wraps around the octagonal structure. Each facet of the cupola has a molded panel base, an engaged balustrade below a canted windowsill, and a window with twelve-over-twelve, single-hung sashes. The engaged columns at each of the eight corners sit on plain pedestals and plinths. They have torus-cove-torus-cove bases, smooth shafts, torus necking and cyma reversa-ovolo-fillet-cyma reversa capitals. The entablature has a stepped architrave with a cyma reversa cap, a plain frieze, and molded cornice. The cornice molding consists of a cyma reversa-fret-ovolo-medallioned soffit-plain facia-cyma crown profile. The entablature is capped with a canted eave below the domed roof of the cupola.

Figure 4.42. Hampton Mansion Cupola urn finial, 2016.

The domed roof has eight faces that slope up to the apex of the roof. The roof is covered with cedar shingles cut to fit the curve and contour of the eight-sided dome. At the top of the dome is a rusticated base and urn-shaped finial with a gilded-ball pinnacle.

SPECIAL FEATURES

Hampton Mansion has a relatively uncommon architectural feature on the east elevation of the main block. On the south side of that wall is a stair dormer that extends over the roof of the East Hyphen (Figure 4.43). The stair dormer was added when the East Hyphen was extended and the back stairs (ST103-203) were constructed. The stair dormer is 4 feet wide by 6 feet 6 inches long by 6 feet 4 inches high (approximate measurement from the ridge of the hyphen roof to ridge of dormer roof). It has a slate-shingled gable roof running east–west. The walls of the stair dormer are rusticated wooden boards and there is a simple molded cornice below the roof line. The stair dormer has a single window on each of the north and south sides. The south window (W220) has six-over-six, single-hung sashes, and the north window (W220a) has a nine-light casement sash. That window has an exterior tongue-and-groove board shutter with strap hinges on pintles fastened to the west side of the window (Figure 4.44). Both windows

Figure 4.43. Hampton Mansion south side of stair dormer and window, W220, 2018.

Figure 4.44. Hampton Mansion north side of stair dormer and window, W220a, 2018.

Figure 4.45. Hampton Mansion East Wing and Hyphen, 2019.

have bullnose windowsills and beaded surrounds with ovolo moldings on the outer edges. Though the stair dormer was a later addition, the rusticated siding matches other elements of the original construction.

Hyphens and Wings

Figure 4.46. Hampton Mansion, East Hyphen, north elevation, 2019.

As previously described, to the east and west of the Main Block are connecting hyphens and ancillary wings. While maintaining the classical design and features of the main block, these portions of Hampton Mansion are smaller in scale and less ornate. Historically the East Hyphen and Wing were used as service areas, and the West Hyphen and Wing were more utilitarian spaces serving as offices, laundry, bathrooms, etc.

EAST HYPHEN

The East Hyphen connects the Main Block with the East Wing (Figure 4.45). The hyphen is one-and-one-half stories high and measures 24 feet wide (east-west) by 26 feet 2 ¾ inches long (north-south). The north and south elevations, and a 6-foot section of the east elevation of the East Hyphen have exterior walls. The walls are covered with stucco; the foundation is gray, and the upper walls are orangish-tan to match the Main Block. Depending on the grade, the foundation

Figure 4.47. Hampton Mansion, East Hyphen, raking cornice of north pediment, 2019.

extends about 15 inches above grade and projects 2 inches from the plain of the wall. It is level with the foundation base of the Main Block.

The north elevation has a projecting bay that composes most of that side (Figure 4.46). The bay is topped with a pediment with a circular depression in the center. The wall has a projecting cornice with a cyma reversa-fret-ovolo-soffit-frieze-cyma reversa profile. The same molding is repeated in the raking cornice of the pediment with the addition of a cyma recta crown molding (Figure 4.47). A narrow, sloped roof covers the top of the projecting cornice along the base of the pediment tympanum. It is covered with slate shingles.

Figure 4.48. Hampton Mansion, East Hyphen, south elevation, 2019.

The north elevation has a centered doorway flanked by two windows. The doorway, D111b has a six-panel door with raised panels and a four-light transom window above. The door has a Suffolk thumb latch, a cylinder lock for a deadbolt, and a bronze door knocker. There are four marble steps with 8-inch risers and 12-inch treads leading to the door. The last riser is the marble doorsill. The cheek wall of the steps is covered with concrete.

The windows on the north elevation (W117 and W118) have nine-over-nine, single-hung sashes. Like the Main Block, the windows have beaded surrounds with ovolo molding around the edges, and bullnose windowsills with plain aprons.

The south elevation of the East Hyphen was originally symmetrical with the north. When the hyphen was extended the wall was constructed all on the same plain without a projecting bay (Figure 4.48). The foundation on the south elevation has vertical scoring about 6-8 feet apart. Similar scoring is found on the East Wing and Main Block, but was not evident on the north elevation of the East Hyphen. The center pediment was kept and the wooden moldings on the cornice and pediment match those on the north elevation.

The original window and doorway configurations were retained presumably to maintain the symmetry of the building. Another doorway was added at the west end of the south wall to accommodate the new hallway and stair hall. The center doorway, D109b has a six-panel door with raised panels and a four-light transom window above. The doorway has a bullnose wooden doorsill. The doorway has no steps and is walled off on the interior of Room 109. The second doorway, D109d is a narrow doorway that is 2 feet 10½ inches wide (Figure 4.49). It has

Figure 4.49. Hampton Mansion, East Hyphen, D109d, 2019.

Figure 4.50. Hampton Mansion, East Hyphen, northwest downspout and drainage pipe, 2019.

a six-panel door with a mortised knob-and-lock set and a cylinder lock for a deadbolt above that. The doorway has a four-light transom window and has a plain narrow surround. That doorway has five marble steps and a marble doorsill. The lowest step is set in the brick terrace and has a 1½ inch rise; the other steps have 8 and 7½ inch risers and 10-inch treads.

The two windows, W122 and W123 are similar to the two on the north elevation. They have nine-over-nine, single-hung sashes, beaded surrounds with ovolo molding around the edges, and bullnose windowsills with plain aprons.

The East Hyphen has a gable roof running east–west. It is intersected on both the north and south slopes by the gables of the north and south pediments. All roof surfaces are covered with slate shingles and the valleys are flashed with lead-coated copper. A 2-foot 10-inch by 4-foot metal skylight with six tempered-glass lights is cut into the south roof slope and can be opened from Room 210. The stair dormer, as previously described, is attached to the east wall of the Main Block and sits on the south slope of the East Hyphen roof. Its north wall aligns with the ridge of the roof and extends 4 feet to the east. The stair dormer extends 6 feet 6 inches to the south, which is about one-third of the way down the south slope of the hyphen roof.

Both the north and south elevations of the East Hyphen have short gutters at the roof drip edge on either side of the respective pediments. Those gutters drain into 3-inch diameter downspouts that connect to subsurface drainage (Figure 4.50). On the south elevation, the west downspout is attached to the east wall of the Main Block and drains into the southeast catch basin. There are short snow boards on the slope of the main gable roof.

A water spigot is installed a few inches above the foundation below the east corner of W122. It is mounted on a wooden board.

Figure 4.51. Hampton Mansion East Wing and Hyphen, 2019.

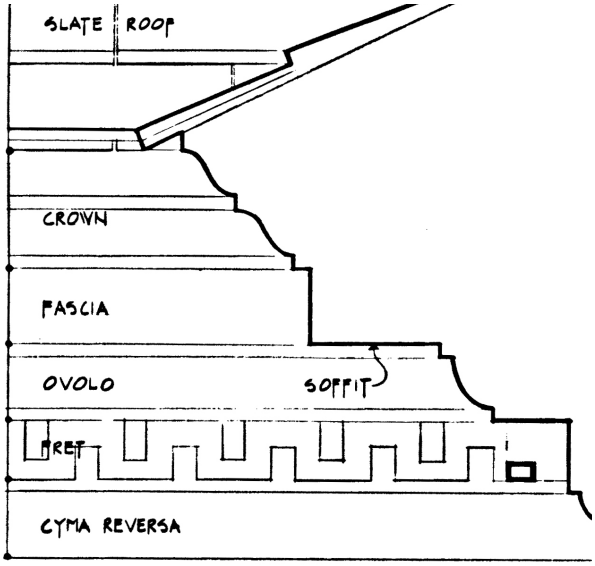


Figure 4.52. Hampton Mansion, East Wing cornice, HABS 1959 (detail HABS).

EAST WING

The East Wing is a two-story 23-foot square mass that historically served as the kitchen wing. Like the hyphen, the walls have gray stucco at the foundation and orangish-tan stucco on the rest of the wall (Figure 4.51). The foundation has white vertical scoring lines about every 4 feet. The height of the exterior walls from grade to the top of the foundation varies between 2 feet and 2 feet 6 inches; from the top of the foundation to the cornice is 16 feet.

A wooden cornice wraps around all four sides of the East Wing just below the roof line (Figure 4.52). It has the similar profile as the cornice on the hyphen consisting of cyma reversa-fret-ovolo-soffit-frieze with a cyma reversa-cyma recta crown molding.

The East Wing has two entry doorways accessing the kitchen, D110b on the east elevation and D110c on the south elevation. D110b has six raised panels with beading on the stiles and rails around each panel (Figure 4.53). On the south side of the door is a Suffolk thumb latch. The doorway has a beaded door surround with an applied modern weather stripping. The doorsill is wooden and has a noticeable worn area. D110b has two steps with bluestone treads. The risers and cheeks are finished

Figure 4.53. Hampton Mansion, East Wing, east elevation, 2019.

Figure 4.54. Hampton Mansion, East Wing, south elevation, 2019.

with stucco, which is presumably applied over brick. The doorway has a wrought iron handrail that was added after the NPS took over the site.

On the south elevation D110c has six raised panels with cyma reversa profile on the stiles and rails around each panel (Figure 4.54). The doorway has a four-light transom window above the door. On the east side of the door is a Suffolk thumb latch. The doorway has beaded a door surround and transom surround, and the door also has an applied modern weather stripping. There are scars from the former screen door hinges on west side of the doorway surround. Ovolo molding runs along the outer edges of the surround where it abuts the masonry opening. D110c has a marble doorsill and one granite step.

The windows in the first story and second story of the East Wing are set within masonry openings. The exterior stucco finish wraps around the side and top edges of the masonry opening and abuts the window trim. The windows are constructed with wooden elements including sashes, sills, surrounds and related trim.

On the north elevation there are two windows on each of the first and second stories. The first story windows, W119 and W120 have twelve-over-twelve, single-hung sashes. The top sashes are held in place by window stops and may have historically been operable double-hung sashes. The second-story windows, W216 and W217 have eight-over-eight, single-hung sashes.

There are no windows on the east elevation.

The south elevation has a single window on the first story and two windows on the second story. On the first story, W121 has twelve-over-twelve, single-hung sashes. The top sash is held in place by a window stop and may have been operable in the past. The second-story windows, W218 and W219 have eight-over-eight, single-hung sashes.

Figure 4.55. Hampton Mansion, East Wing dormer and window, W308, 2019.

Figure 4.56. Hampton Mansion, East Wing blind dormer on the west side of the roof, 2019.

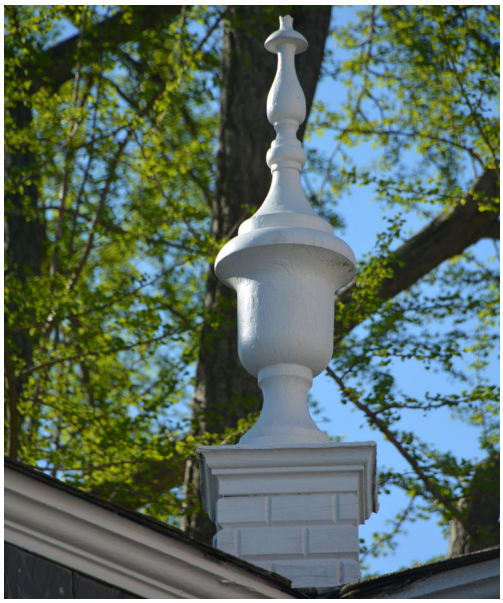


Figure 4.57. Hampton Mansion, East Wing urn finial, 2019.

All of the windows on the East Wing have bullnose windowsills, plain aprons, and beaded surrounds with ovolo edge moldings. The window trim matches the East Hyphen and the rest of the building maintaining a consistency in architectural elements.

The East Wing has a slate-shingled hipped roof with one dormer on each of the four roof slopes. Each dormer has a gable roof that extends to the center of the roof forming cross gables. The sidewalls of the dormers are covered with slate shingles as are the gable roofs. The dormers on the north and south elevations have windows (W308 and W309) with eight-over-eight, single-hung sashes (Figure 4.55). The bottom sash open but do not have sash cords or weights, and the top sash are fixed. The east and west dormers are blind dormers with rusticated boards (Figure 4.56). All of the dormers have beaded trim with ovolo molding along the outer edges. The tympanum in the gable pediment is plain, and a crown molding with a fillet-cyma recta profile extends along the roof line and the gable rake.

The west dormer and roof were altered when the west chimney was moved. The dormer has a shed roof extending from the south side and aligning with the East Wing roof. The addition of the shed roof also covered the hip on that portion of the wing roof.

At the center of the roof where the cross gables intersect is a wooden urn finial (Figure 4.57). It is set on a rusticated square base that is turned 45 degrees to the line of the cross gables. The top of the base has a frieze-cyma recta molding. The turned urn finial is set on the base. Like the Main Block urn finials, it has an urn shape with a turned finial, except it is smaller than those on the main block. The East Wing retains the wooden urn finial, while the Main Block finials were replaced with metal reproductions.

The East Wing roof has snow guards on each of the roof slopes, and gutters under the eaves on all elevations. The gutters are half-round copper gutters suspended from hangers fastened under the roof slates. The gutters lead to a 3-inch

Figure 4.58. Hampton Mansion, East Wing east blind dormer and stuccoed chimney, 2019.

diameter downspout in the northeast corner of the wing that drains to the subsurface drainage system. The west gutter has a short downspout in the northwest corner of the wing that drains to the hyphen gutter and then to a downspout and drainage system.

There are two stucco covered chimneys in the East Wing (Figure 4.58). The chimneys were originally symmetrically aligned, and each came up through the blind dormers; one on the east and one on the west, which is still the case on the West Wing. The west chimney was moved when the East Hyphen was extended. It now rises to the south of the dormer and pierces both the wing and hyphen roofs. The chimney is corbeled near the top and has a bluestone cap set on stuccoed single-brick piers. The east chimney rises through the gable roof of the blind dormer. It also has a corbel near the top and a bluestone cap on stucco covered brick piers. Lightning rods are attached to the tops of both chimneys and cables lead to the northeast corner and to the ground.

WEST HYPHEN

The West Hyphen connects the Main Block with the West Wing and retains it's historic appearance. Originally both hyphens matched in design and proportion, and presently they do retain many similar elements that reinforce the symmetry of Hampton Mansion.

The West Hyphen is one story high and measures 22 feet 4 inches wide (east-west) by 16 feet 7½ inches long (north-south). The north and south elevation exterior walls are covered with stucco; the foundation is gray and the upper walls are orangish-tan to match the Main block (Figure 4.59). Depending on the grade, the foundation extends about 15 inches above grade and projects 2 inches from the plain of the wall. It is level with the foundation base of the Main Block.

Both the north and south elevations of the West Hyphen have wide projecting bays with about a 2-foot recess on both sides of each bay. The bays have pediments with a circular depression in the center. The hyphen has a projecting cornice with a cyma reversa-fret-ovolo-soffit-frieze-cyma reversa profile. The same molding is repeated in the raking cornice of the pediments with the addition of a cyma recta crown molding. Narrow slate shingled roofs cover the tops of the projecting cornices along the base of the pediment tympanums.

The north elevation has a centered doorway flanked by two windows (Figure 4.59). The doorway, D107a has a six-panel door with raised

Figure 4.59. Hampton Mansion West Hyphen and Wing, 2019.

Figure 4.60. Hampton Mansion, West Hyphen, raking cornice of north pediment, 2019.

panels and a four-light transom window above. The door has a rim lock mounted on the interior with a brass doorknob and keyhole on the exterior, and a cylinder lock for a deadbolt above that. The doorway has a beaded surround with an ovolo molding around the outer edges. There are four marble steps with 8-inch risers and 12-inch treads leading to the door. The last riser is the marble doorsill. The cheek wall of the steps is covered with concrete.

The windows on the north elevation (W103 and W104) have nine-over-nine, single-hung sashes. Like the Main Block, the windows have beaded surrounds with ovolo molding around the edges, and bullnose windowsills with plain aprons.

The fenestration on the south elevation is the same as the north (Figure 4.60). The doorway, D107b has a six-panel door with raised panels and a four-light transom window above (Figure 4.61). The door has an iron handle on the exterior and is secured from the interior with two slide bolts and one metal bar. There are no keyed locks on D107b. D107b has a beaded surround with an ovolo molding around the outer edges. The doorway has a wooden doorsill that leads to the accessible ramp on that side of the building.

The two windows, W134 and W135 are similar to the two on the north elevation. They have nine-over-nine single-hung sashes, beaded

Figure 4.61. Hampton Mansion, West Hyphen D107b, 2019.

surrounds with ovolo molding around the edges, and bullnose windowsills with plain aprons.

The West Hyphen has a cross-gable roof formed by the east-west gable and the gables of the north and south pediments. At the center of the cross gables stands the base where a finial was originally mounted. All roof surfaces are covered with slate shingles and the valleys are flashed with lead-coated copper.

Both the north and south elevations have two scuppers at the cornice that appear to be remnants of an earlier internal roof drainage system (Figure 4.62). Currently the north and south elevations have short gutters at the roof drip edge on either side of the respective pediments. Those gutters drain into 3-inch diameter downspouts that connect to subsurface drainage. On the north elevation the west downspout drains into a marble catch basin (Figure 4.63). On the south elevation, the east downspout is attached to the west wall of the Main Block and drains into the southwest catch basin. There are short snow boards on the north and south slopes of the roof.

Figure 4.62. Hampton Mansion, West Hyphen scupper for early roof drainage system, 2019.

Figure 4.63. Hampton Mansion, West Hyphen northwest catch basin and stuccoed base, 2019.

Figure 4.64. Hampton Mansion, West Wing south and west elevations, 2019.

WEST WING

Figure 4.65. Hampton Mansion, West Wing north elevation, 2019.

The West Wing follows the same basic configuration as the East Wing, albeit mirrored. The two wings conform to the symmetry of the building and effectively balance the opposite ends of Hampton Mansion. The south elevation of the wing is dominated by the handicap accessible ramp that leads to the West Hyphen entrance, D107b (Figure 4.64).

The West Wing has two stories and a hipped roof with cross dormers. The first story was historically used for bathrooms and may have served as a laundry room before that. The second story had additional bathroom facilities and small classroom in the southeast room, Room 214. The West Wing measures 25 feet 1 ½ inches wide (east-west) by 23 feet long (north-south). The masonry walls are covered with stucco that is gray at the foundation and orangish-tan on the rest of the wall. The foundation has white vertical scoring lines about every 6-7 feet. The height of the exterior walls from grade to the top of the foundation varies between 2 feet and 2 feet 6 inches; from the top of the foundation to the cornice is 17 feet.

Figure 4.66. Hampton Mansion, West Wing D108b, 2019.

Figure 4.67. Hampton Mansion, West Hyphen D108c, 2019.

The wooden cornice on the West Wing matches the East Wing and hyphens. It wraps around all four sides of the wing just below the roof line and has a cyma reversa-fret-ovolo-soffit-frieze profile capped with a cyma reversa-cyma recta crown molding.

The West Wing has two doorways, D108b on the south elevation and D108c on the west elevation. D108b has six raised panels and a four light transom window above the door (Figure 4.66). It has an interior rim lock with an exterior brass doorknob and keyhole cover on the west stile. The door lacks the details of the historic doors and thus appears to be a replacement door. A wooden beveled door sweep is attached to the base of the door. The doorway has a beaded door surround with an ovolo molding around the edge. The doorsill is wooden and leads to a section of the accessible ramp.

On the west elevation D108c is an inoperable door that is blocked off on the interior of Room 108 (Figure 4.67). The doorway is recessed within the masonry opening, with the door inset 11½ inches. The door has six raised panels with cyma reversa profile on the stiles and rails around each panel. The has no hardware. The doorway has a narrow beaded a door surround. D108c has a granite doorsill that is 3 feet 8 inches wide by 6½ inches high. There is one unattached marble step set on bricks in front of the doorway. It is 4 feet 6 inches wide by 8 inches high by 13½ inches deep; the bricks raise the step up another 2½ inches.

The windows in the first story and second story of the West Wing are set within masonry openings. The exterior stucco finish wraps around the side and top edges of the masonry opening and abuts the window trim. The windows are constructed with wooden elements including sashes, sills, surrounds and related trim. The window trim on the West Wing matches the rest of the building with bullnose windowsills, plain aprons, and beaded surrounds with ovolo edge moldings.

The first story windows on the north elevation, W101 and W102 have twelve-over-twelve, single-hung sashes. Aligned with the first story windows,

Figure 4.68. Hampton Mansion, West Wing first-story window, W136, 2019.

the second-story windows, W201 and W202 have eight-over-eight, single-hung sashes (Figure 4.65).

There are no windows on the west elevation.

There is one window on the first story of the south elevation, W136. It has twelve-over-twelve, single-hung sashes (Figure 4.68). The second-story windows align with the first story openings, W136 and D108b. Those windows, W233 and W232 have eight-over-eight, single-hung sashes.

The West Wing has a slate-shingled hipped roof with one dormer on each of the four roof slopes. Each dormer has a gable roof that extends to the center of the roof forming cross gables (Figure 4.69). The sidewalls of the dormers are covered with slate shingles as are the gable roofs. The dormers on the north and south elevations have windows (W301 and W316) with eight-over-eight, single-hung sashes (Figure 4.71). The bottom sashes open but do not have sash cords or weights, and the top sash are fixed. The east and west dormers are blind dormers with rusticated boards (Figure 4.70). All of the dormers have beaded trim with ovolo molding along the outer edges. The tympanum in the gable pediment is plain, and a crown molding with a fillet-cyma recta profile extends along the roof line and the gable rake.

Figure 4.69. Hampton Mansion, West Wing roof with cross gables, 2019.

Figure 4.70. Hampton Mansion, West Wing blind dormer and urn finial, 2019.

Figure 4.71. Hampton Mansion, West Wing dormer and dormer window, W301, 2019.

At the center of the roof where the cross gables intersect is a wooden urn finial (Figure 4.70). It is set on a rusticated square base that is turned 45 degrees to the line of the cross gables. The top of the base has a stepped frieze-cyma recta molding. The turned urn finial is set on the base. Like East Wing urn finial, it has an urn shape with a turned finial, and is smaller than those on the main block.

The West Wing roof has snow guards on each of the roof slopes, and gutters under the eaves on all elevations. The gutters are half-round copper gutters suspended from hangers fastened under the roof slates. The gutters lead to a 3-inch diameter downspout in the northeast, north west and southeast corners of the wing. The northeast and southeast downspouts drain into the hyphen gutters and then to downspouts, catch basins and the subsurface drainage system. The northwest downspout drains to a marble catch basin and from there to the drainage system.

There are two stucco covered chimneys in the West Wing. The chimneys are symmetrically aligned, each coming up through the blind dormers on the east and west sides of the wing roof. The chimneys are corbeled near the top and have bluestone caps set on stuccoed single-brick piers. Lightning rods are attached to the tops of both chimneys and cables lead to the northeast and southwest corners and to the ground.

The handicap accessible ramp takes up most of the brick terrace south of the West Wing (Figure 4.64). The first ramp rises to the west to a landing. From that landing is a level spur that leads to D108b and from there to three steps down to the terrace. The second ramp also runs from that landing to the east and a second landing that is level with the entry doorway (D107b) doorsill. The ramp has a balustrade with one-inch square balusters and 4-by-4 posts with simple molded caps. The sides of the ramp are sheathed with 8-inch wide planks. All of the ramp material is plastic-composite timber decking.

INTERIOR

General Description and Room Configuration

The three-story Main Block of Hampton Mansion is the principal architectural structure with the two-story East and West Wings balancing out the symmetrical layout at either end and the hyphens connecting the Main Block and wings. The interior of the mansion maintains the architectural hierarchy evident on the exterior. As pointed out in previous reports, the architectural details in the second-story rooms are more elaborate and refined, whereas the first-story rooms have less detailed trim. That is not to say that the first-story rooms lack architectural detail, indeed the baseboards, wainscoting, chair rails, cornices, fluted pilasters, mantels and overmantels, and window and doorway architraves have compound moldings and some detail. However, the second story includes more detail with Doric friezes with triglyphs, dentillated cornices, and doorway and window architraves with broken pediments and fret-work moldings.

The first story of the Main Block includes what were historically the more public rooms used by the Ridgelys: Great Hall, Room 101; Stair Hall, Room 102; Dining Room, Room 103; Parlour, Room 104; Drawing Room, Room 105; and the Music Room, Room 106. All of those rooms radiate off the Great Hall. The more private and utilitarian rooms on the first story are: West Hyphen, Room 107; West Wing, Room 108; East Hyphen Pantry, Room 109; East Hyphen Hall, Room 111; East Wing Kitchen; Room 110. Similarly, on the second story the bedrooms (Rooms 202-209) in the Main Block radiate off the Hallway, Room 201. The ancillary rooms on the second story are again contained in the East Hyphen (Room 210), East Wing (Room 211), and West Wing (Rooms 212-214). The basement under the Main Block includes utility rooms, storage, and public restrooms (Rooms 001-011). The third story in the Main Block includes additional bedrooms and storage rooms, and historically a "Wine Room" where the Madeira wine collection was stored (Rooms 301-312). The Cupola is accessed from the center of the third story via a cantilevered winding staircase (ST302). The Cupola has a single octagonal room with windows on each facet providing a 360-degree view of Hampton. In addition to the finished rooms in Hampton Mansion, there are unfinished attic spaces above the two wings and the Main Block.

The architectural hierarchy of Hampton Mansion and room circulation dictate the current numbering system for the interior rooms (figures/plans). The Great Hall, Room 101 in the Main Block is the primary circulation area on the first story and was historically the main entrance to the mansion. The Stair Hall, Room 102 is the secondary circulation area leading to the upper stories. The numbering sequence continues with the remaining rooms in the Main Block and then the hyphens and wings. A similar room numbering system is used for the second story,

beginning with the Hallway, Room 201. The basement rooms are numbered sequentially from the southwest corner room, counterclockwise to the northwest corner room (Rooms 001-011) and includes the crawl spaces under the porticos (Room 004 and Room 010), which were included in the description of the exterior of the mansion. The third story of the Main Block is numbered sequentially starting in the northwest room (Rooms 301-312). The Cupola is designated as the only fourth story room (Room 401).

Basement

ROOM 001

Room 001 (R001) is a basement room westerly located off of Room 003. The room can be accessed via one interior doorway, D001b. The room measures 25 feet 10 inches long by 23 feet 3 ¾ inches wide. The floor is made up of poured concrete. The height of the plastered ceiling measures 11 feet 1½ inches high and is painted white. A hole in the ceiling, located near the south wall, exposes the wood lath underneath the plaster. There is electrical wiring, vent ducts, hanging bay lights, and other various piping that run along the ceiling. Six fluorescent light fixtures hang from the ceiling.

All walls, that make up the foundation, are exposed course gneiss stone and mortar with degraded limewash.

There are three doors located in R001. The east wall has an opening, door 001b (D001b) which is used as the entry way to R001. D001b has a metal fire door with metal frame, both painted red. The door measures 4 feet 0½ inches by 6 feet 1 inches with a 2-foot wide wood header. The metal frame measures 5 feet 3 inches by 6 feet 4½ inches. The door has a keyed knob and it is hung on three butt hinges.

Door 001a (D001a) located on the west wall is the only exterior doorway in the basement of the Main Block. D001a has a double-leaf, tongue-and-groove door. Four vertical wood battens and two wide ledges make up the door. The door measures 1-foot 11½ inches by 5 feet 2 inches. Its opening measures 4 feet 8 inches wide by 5 feet 8 inches high by 20 inches deep as the door leads to the outside. The interior side of the door is painted white and contains a deadbolt with a security bar that runs across the door; the right door leaf, north side, has a metal pull handle above the deadbolt. The door hangs on two butt hinges found on both door leaves. An exit sign is posted on the south leaf and "EXIT" is painted on the north leaf.

Door 001c (D001c) is the entry way that leads to R002 within R001. It has a metal double leaf door with a surrounding metal frame labeled Boiler room door and painted red on the exterior. Each leaf measures 3 feet wide by 6 feet 7 inches high with 6-foot wide opening. The interior of the door is unpainted with rust present. It has a keyed lock in knob

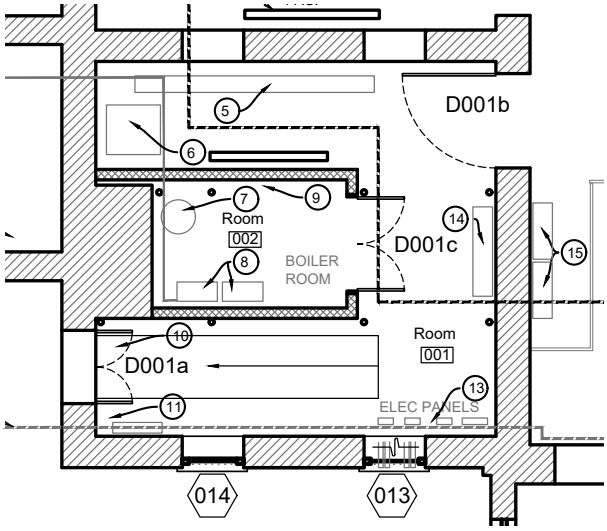


Figure 4.72. Basement, Room 001 plan.

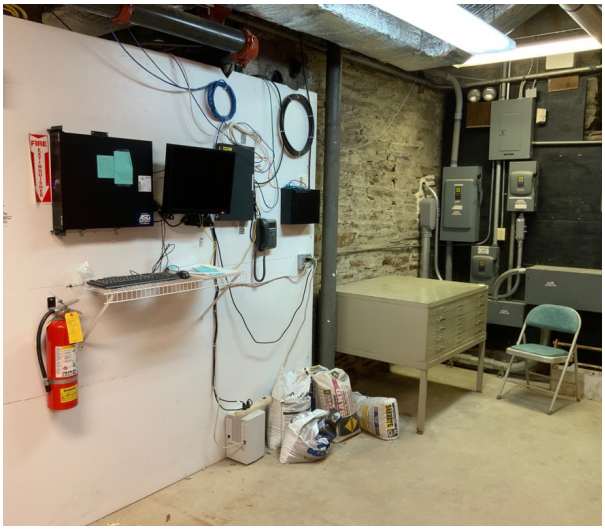


Figure 4.73. Basement, R001 east and south walls, 2019.

Figure 4.74. Basement, R001 north wall, 2019.

Figure 4.75. Basement, R001 CMU walls enclosing boiler room, R002, 2019.

Figure 4.76. Basement, R001, D001b, 2019.

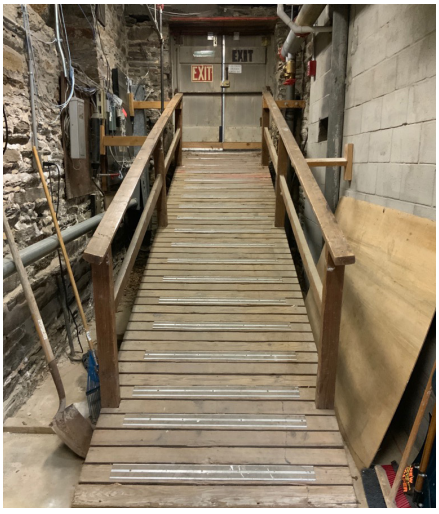


Figure 4.77. Basement, R001 ramp and D001a, 2019.

on the right leaf and a commercial automatic closer with an 8½-inch deep opening.

The south wall has two window openings (W013 and W014) and both are fixed. W013 has its sash removed and is fixed sheet metal used where pipes enter, iron bars, wooden casing, opening 4 feet 2 inches wide by 2 feet 11 inches high with a 1-foot 10-inch depth. W014 has had its sash replaced with fixed plexiglass, the wood casing and iron bars removed, and heavy wood header is present. Various sizes of exposed PVC piping, attached to the concert floor, run up along the wall. The piping connects to elements in W013 and into the ceiling. Most of these mechanical systems make up water and sprinkler pipes, boiler vent pipes, hot water expansion tank, and the heat pump.

A ramp measuring 18-feet 3-inches long with an approximate rise of 5 feet leads up to a platform and D001a on the west wall. The ramp is made of 2x4 wood slats, 2x4 wood hand railings with 3x4 posts, and traction strips with metal cleats.

Extensive utilities, electrical breakers, alarm panels, and other mechanical systems are present within R001. Extending across the north wall there are a series of white PVC and insulated water pipes connected to back-flow preventers for the water system. In the northwest corner of the room is the main water shutoff. Within the northwest corner of this room, on the west wall, is a split ground source heat pump condenser unit. It is elevated off the ground by a metal platform, labeled C.U. #1. Then on the northern wall of R002 are two water shut-off valves for the sprinkler system. Sprinkler system pipes from the valves lead up and attach to the ceiling.

Along the east wall to the right of D001b is a board panel that has a wall mounted fire alarm strobe, fire extinguisher, communications and security camera systems, four-socket electrical plug, and wiring. In the southeast corner of R001 attached to the south wall are wood boards, painted black with electrical sub panels and service disconnects for electrical zones throughout the building. Farther west on the south wall is some abandoned telephone equipment.

ROOM 002

Room 002 (R002) is situated centrally within Room 001. It is accessible through its only entryway D001c (described in R001). The room measures 8 feet 2¾ inches by 12 feet 6 inches. The floor is poured concrete. A concrete pad where two gas-fired boilers sit atop runs flush to the south wall in the south-west corner of the room. The pad measures 7 feet by 3 feet 6 inches and 3½ inches thick. The ceiling is made of concrete and measures 9 feet 2¼ inches in height. There is one overhead fluorescent light fixture.

The three exterior walls of R002 (N, E, S) are made of concrete blocks with no finish. The west wall is the original chimney foundation wall of R001. It is constructed with course gneiss stone and mortar with a brick chimney base in the middle. Some limewash is visible on both the stone and brick. Within the brick chimney base a chimney clean-out door is centrally located about midway up, situated below a chimney hole for the earlier boiler. On either side of the brick, in the stone, are visible/attached pieces of wood.

There are two louvered air vents on each of the N and S walls. They are set into the concrete blocks, with metal frames, with metal slats. The north wall's measures 2 feet by 8½ inches by 6 inches deep. The south's measures 2 feet by 8 inches wide.

In the north-west corner of R002 is a covered black tank containing pumps for the take-off water from the boilers. Small PVC piping runs

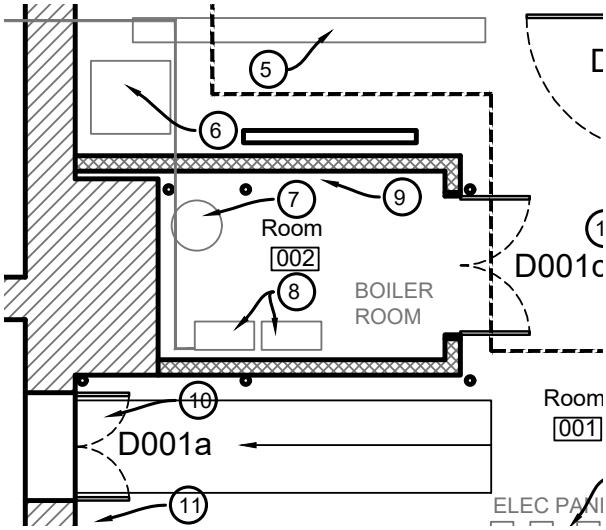


Figure 4.78. Basement, Room 002 plan.

Figure 4.79. Basement, R002 west chimney wall and utilities, 2019.

Figure 4.80. Basement, R002 north wall and east wall with D001c, 2019.

Figure 4.81. Basement, R002 side of D001c, 2019.

from the tub's top up to the ceiling and another pipe runs from the lid to the back wall towards one of the water boilers. In the south-west concern of the room, along the southern wall, on top of a concrete slab are two supplemental boilers with PVC piping that run up toward the ceiling and the piping system that runs along it. Towards the front of the room, closest to the door, are two metal cabinets, painted red. The cabinets are attached to a wood board that is anchored to the concrete block wall. On the north wall close to the entryway is a hot-water system chemical additive feeder with insulated pipes that run from the pump up to the ceiling.

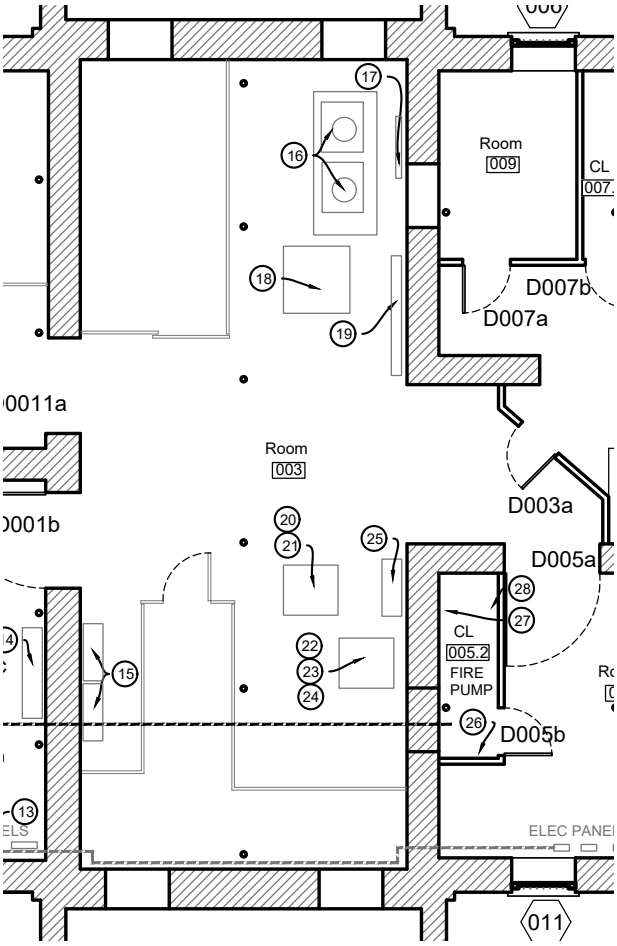


Figure 4.82. Basement, Room 003 plan.

ROOM 003

Room 003 (R003) is a basement level room, centrally located within that level. R003 is accessible through one doorway, D003a, and provides access to Rooms 001, 005, and 011. R003 measures 51 feet 1½ inches long by 33 feet 2¾ inches wide. The floor is poured concrete with visible seams and evidence of former partitions. The ceiling measures 11 feet 5¼ inches tall. The ceiling is plaster on wood lath. The ceiling features exposed electrical conduits and pipes. They are used for electrical, fire, heating, and water systems. An I-beam runs the north-to-south length of the ceiling and is supported by six 4-inch steel-pipe columns. Six fluorescent ceiling fixtures are hanging from the ceiling.

The stone walls in R003 are course gneiss stone with mortar and painted white with a limewash. Along the bottom portion of the walls look to have been repointed up to about a foot in various spots. A partition wall framed with wallboard; 8 feet high is located on the east wall. The wall makes up the entry way to R003 and D003a is located there. The partition wall has a light switch mounted, a mounted fire pull station, and towards the ceiling a fire alarm strobe. The partition wall has a vinyl base molding strip.

Two wire cages for storage are located within R003. The first cage is located in the north-west corner of R003. The cage measures 9 feet by 19 feet and 8 feet high. The entry to the cage is a 4 feet wide sliding door that runs on a metal track. The cage is anchored to the north and west walls along with anchoring into the concrete flooring.

The second cage is located on the south wall. The cage is situated in an upside-down T-shape with the long head portion running the width of

Figure 4.83. Basement, Room 003 looking east.

Figure 4.84. Basement, R003 looking west, 2019.

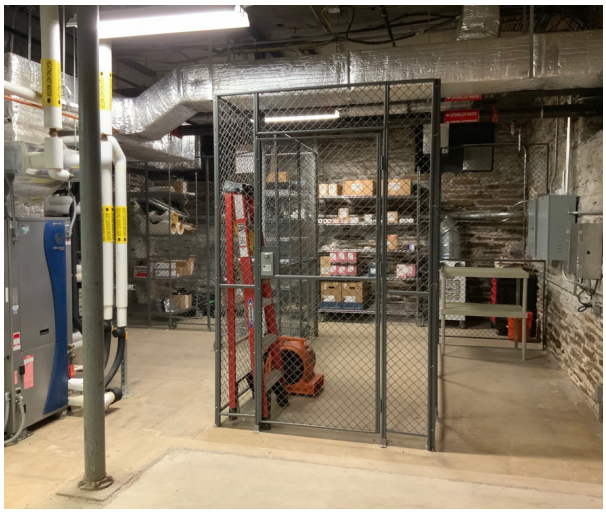


Figure 4.85. Basement, R003 looking south, 2019.

Figure 4.86. Basement, R003 looking north, 2019.

Figure 4.87. Basement, R003 geothermal loop pumps, 2019.

Figure 4.88. Basement, R003 furnace and utility pipes, 2019.

the wall, from east to west, set 6 feet from the south wall. The narrow arm portion measures 5 feet wide by 11 feet long and is situated, off-center, 4 feet from the west wall. The entry to the cage is a 3-foot wide, three-hinged chain-link door. There is a metal key-lock mechanism.

Door 003a (D003a) located on the eastern wall is a hollow core, imitation wood, single leaf door. The exterior of the door that faces into R006 has a sign that reads "NO ADMITTANCE." The interior face of the door has a sign that says "EXIT." The door measures 3 feet wide by 6 feet 8 inches high and 1¼ inches deep. It features a locking knob with keyhole, the top hinge has auto close, and has a plain 2½-inch casing.

R003 has two other entryways that lead to the other rooms located to the north side and east side. D001b is describe in R001 description and D011a is described in R011.

There are window openings on all four walls. All window sashes that existed in R003 have been removed. The openings on the north and south walls have been infilled with panels for utilities. Other openings on the east and west walls were left open, and some of the original vertical bars were removed. Exposed electrical conduits, pipes, and air ducts run the length and width of the ceiling and through window openings to connect to other rooms.

Mechanical systems exist throughout R003. Along the south portion of the east wall that separates Rooms 003 and 005, there are three stacked split ground source heat pump condenser units with pipes that run along the eastern wall. They sit on top of a metal base that keeps them elevated off the ground. Located between the storage cage and eastern wall in front of the stacked units there is a self-contained ground source heat pump with a blower and a steam humidifier. PVC piping and duct work extend up to the ceiling from the unit. On the east wall behind these systems are electrical service disconnects for each unit and a circuit breaker box for the first story.

The other end of R003, along the eastern wall, situated towards the northeast corner is a series of PVC piping and the primary geothermal ground loop pumps that sit on top of a concrete slab. The piping runs up towards the ceiling. Behind this system on the eastern wall are three electrical service disconnects for the pumps. To the right of those attached to the eastern wall are geothermal zoned ground source loop pumps and related piping. Along the eastern wall south of the pumps is another split ground source heat pump condenser unit and another self-contained ground source heat pump. Duct work extends upwards towards the ceiling.

The building automation controls are attached to the west wall south of D001b. In the southeast corner of R003 are earlier water pipes including an early lead pipe. The pipes run from R005 to an opening in the south wall of R003. That opening leads to a masonry lined pit in R004 under

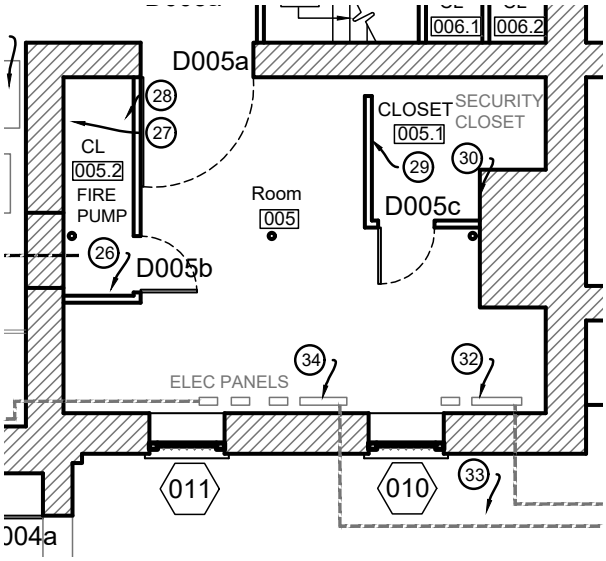


Figure 4.89. Basement, Room 005 plan.

the South Portico. As discussed in the Chronology of Development and Use, this was apparently part of some of the nineteenth-century water systems at Hampton Mansion.

ROOM 005

Room 005 (R005) is located off R003 in the south east corner of the basement. It can be accessed through door 005a (D005a) located on the north wall. The room measures 17 feet 9 inches by 25 feet 7 inches. The floors are poured concrete. The ceiling measures 11 feet 6 inches in height. It is plaster and painted white. Duct work, electrical wiring, and other piping run in various directions along the ceiling. A wooden trough enclosing a lead pipe is suspended from the ceiling by wooden hangers and runs diagonally from the top of the NE corner to SW corner, about mid-way, and then through an opening to R003. Three steel columns help support an I-beam that runs east to west. A fluorescent light fixture is hanging from the ceiling and within the closets.

The course gneiss stone and mortar walls in R005 are painted with a limewash. On the eastern wall at the south-east corner is an alcove that indicates foundation infill for an earlier opening. About mid-level (height) is a wood beam that runs across the alcove of the former header. Partition walls framed with wallboard make up closets 005.1 and 005.2. The commercial power and HVAC power panels are attached to the south wall. There is also a dedicated fire suppression power supply on that wall. These systems are anchored in place to the wall.

There are three doors located in R005. Door 005a (D005a) is the entry door for the room and made of wood. It has tongue-and-groove board door with six-vertical boards and three across the back. There is no framing, but a wood header spans the opening and a concrete threshold, painted white, leads into R005. The door measures 4 foot 5 inches wide by 5 feet 10¼ inches and 1 inch deep. There are two strap hinges on the left side and a rim lock mechanism with a keyhole, the door is painted white.

Door 005b (D005b) is the entryway to closest 005.2 on the west wall. The door is metal with metal framing. They are painted red. It measures 3 feet by 6 feet 7¼ inches. There is a leaver handle on the right side, and it has a keyhole. The door has three butt hinges and has an automatic closing mechanism on the upper left side.

Door 005c (D005c) is also an entryway to the closet 005.1 located on the north wall. The door surrounded by a plain wooden casing painted

Figure 4.90. Basement, Room 005 looking northwest, CL005.2, 2019.

Figure 4.91. Basement, R005 looking northeast, CL005.1, 2019.

Figure 4.92. Basement, R005 east wall, 2019.

Figure 4.93. Basement, R005, D005a, 2019.

Figure 4.94. Basement, R005, typical basement window W011, 2019.

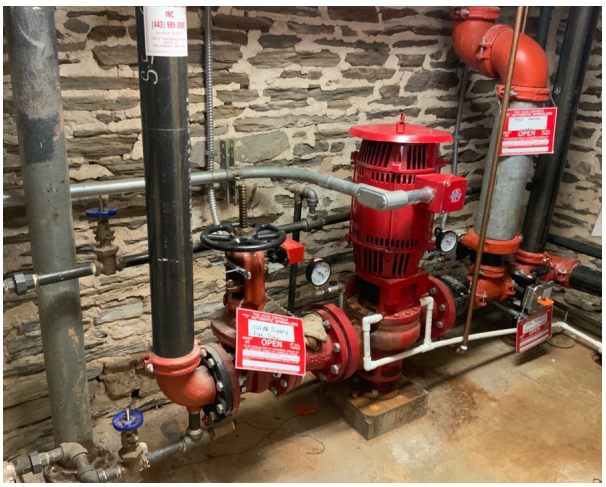


Figure 4.95. Basement, R005, CL005.2, fire suppression system pump and pipes, 2019.

white, is hollow core, imitation wood on three butt hinges. It measures 2 feet 4 inches wide by 6 feet 8 inches high.

Window 010 and Window 011 (W010 and W011) are both located on the south wall in R005. Both windows have eight lights (2x4) fixed sashes and are painted white. W010 and W011 are set in a splayed opening measuring 4 feet wide at sash to 4 feet 4 inches at inside wall. Their openings measure 4 feet 4 inches wide by 3 feet high by 1 foot 10½ inches deep. On the exterior of both they have vertical metal bars covering them for security purposes.

There is a closet (005.1) in the northeast corner of R005. The N, S, and W partition walls are wood framed and covered with wallboard. D005c measures 5 feet 5 inches wide by 8 feet. The closet is used for wall-mounted intrusion alarm system boxes and an electrical circuit breaker panel; all of which are mounted on the west wall. CL005.1 has a ceiling mounted fluorescent light fixture. Mounted on the exterior of the west wall of the closet is a fire alarm strobe.

Closet 005.2 is entered through D005b labeled "FIRE PUMP" situated on the west wall of R005. The walls are wood framed with wallboard and the room measures 5 feet 10 inches by 12 feet 7 inches. On the south wall are primary and jockey pump control panels and disconnects. On the west wall is the primary fire pump and a jockey pump with associated piping. To the right of that in the northeast corner of the closet are the pumps for the dry and wet fire suppression systems. Piping related to the FSS extends along the walls and up through the ceiling. A fluorescent light fixture hangs from the ceiling.

ROOM 006

Room 006 (R006) is a stair hall located in the basement, east of Room 003 and accessed through doorway D003a. R006 is also accessible from the first story via ST001, located on the south wall. The room measures 19 feet 4¼ inches by 9 feet 8¼ inches. The floor is poured concrete. A covered drain is present in the floor in addition to a floor mat at the base of the stairs.

The north and east walls are coursed gneiss stone with mortar and finished with a degraded limewash. The south and west walls are finished with wallboard painted white.

A flight of wood stairs, ST001, projects from the south wall. The stairs are 3 feet wide at the basement's southeast corner and rise in a westerly direction along the south wall to a landing. From the landing, the stairs turn to the east to rise to the first floor. The width of the stairs is 3 feet 5 inches from the mid to first floor landings. A rubber mat is located on the landing. The stairs are composed of 7 ½ inch risers and 9½ inch treads, with tread covers. There are bracketed handrails on both side of the stair between the first story landing and the lower landing. From

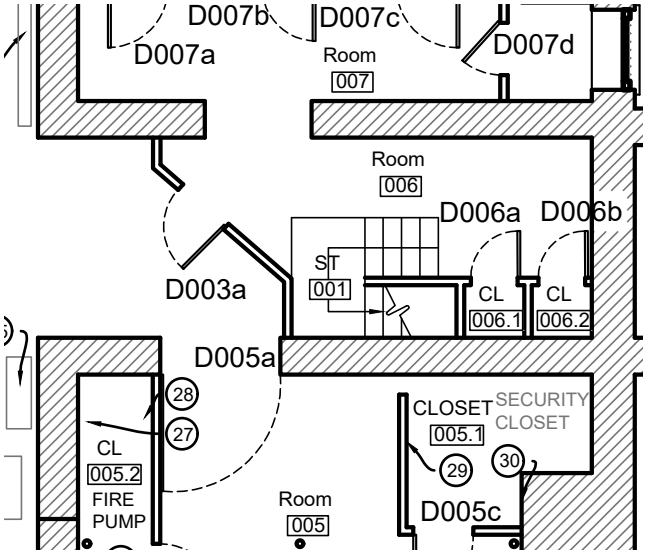


Figure 4.96. Basement, Room 006 plan.

Figure 4.97. Basement, R006 looking east, 2019.

Figure 4.98. Basement, R006 south wall closet doorways, 2019.

Figure 4.99. Basement, R006, ST001 upper run of stairs, 2019.

Figure 4.100. Basement, R006, ST001, lower run of stairs 2019.

Figure 4.101. Basement, CL006.1 south wall, evidence of earlier staircase, 2019.

that landing to the basement are 3-inch by 4-inch handrails supported on 3 by 4 posts. The space below ST001 is enclosed by framed partitions with wallboard.

The ceiling measures 11 feet 8 inches in height. There are exposed electrical conduits and pipes for plumbing running along the ceiling. A sprinkler head and bare light bulb hang from the ceiling. A fluorescent light fixture is mounted in the dropped portion of the ceiling. In addition to exposed wiring present in the upper northeast corner, there are also bell cranks that allow the wires for the call bell system to move from the basement to upper levels of the house. There is one section of dropped acoustic ceiling tiles, roughly triangularly shaped, located in northwest corner of the room.

Two closet doors, D006a and D006b, are located on the south wall and access the two closets under the upper flight of stairs. Both have hollow-core wooden doors with locking knobs and three butt hinges. On the north wall, offset from the west wall approximately 6 feet 5 inches, is a doorway measuring 5 feet 2½ inches wide, 6 feet and 7¼ inches tall, 1 foot 11¾ inches deep. The header is composed of two wooden boards and two metal sheets as support, measuring 6 feet 7 inches long, 3¾ inches tall, and 1 foot 11 inches deep. This doorway connects Rooms 006 and 007.

There is a window opening framed with wood above the north wall entrance measuring 4 feet wide and 3 feet tall. There are also five vertical bars lining the opening. This opening currently allows for plumbing and electrical conduits to pass through Rooms 006 and 007.

The closets located along the south wall and under the upper flight of ST001 are currently used for storage. Closet 006.1 (CL006.1) is accessed via D006a. The south wall is constructed of gneiss stone and mortar. The north wall is open wooden framing will wallboard on the R006 side of the wall, and the east wall between CL006.1 and CL006.2 is covered with wallboard. The west wall consists of the underside of the stairs. There is evidence of an earlier stairs along the top of the south wall where the former steps are outlined by the historic plaster. Closet 006.2 (CL006.2) is accessed via D006b. This closet had been used to house fire and intrusion alarm systems before they were moved to Room 005. The east and south walls are gneiss stone with mortar, while the north wall is open wooden framing with wallboard on the R006 side. The west wall consists of wooden framing that separates CL006.1 and CL006.2. There is evidence of an earlier set of stairs along the top of the south wall. The closet is lit by one light bulb surrounded by a wire cage, mounted on the west wall. A smoke detector is present on the ceiling.

There is an emergency strobe centrally located on the west wall. An emergency pull station and fire extinguisher are located on the south wall to the west of the stairs.

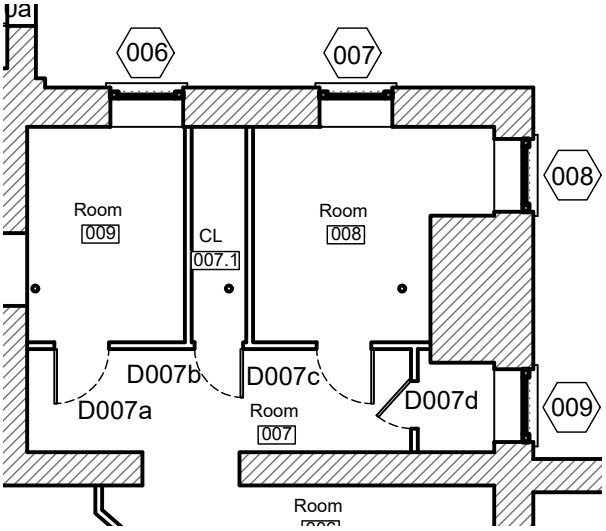


Figure 4.102. Basement, Rooms 007, 008, and 009 plans.

Figure 4.103. Basement, R007 looking northeast, 2019.

Figure 4.104. Basement, R007 looking east, 2019.

Figure 4.105. Basement, R007 south wall and opening to R006, 2019.

Figure 4.106. Basement, R007, looking west, 2019.

Figure 4.107. Basement, R007, CL007.1 with lally column and pipes, 2019.

ROOM 007

Room 007 (R007) is a basement hallway that provides access to two bathrooms, located north of R006 and accessed through a doorway opening between the two rooms. The room measures 19 feet 9 inches by 5 feet 1¾ inches. The floor is concrete and displays evidence of various paint finishes throughout.

The west and south walls are whitewashed gneiss stone and mortar while the north wall appears to be constructed with CMU block covered with wallboard. The base of the north wall under the CMU projects about 0¾ inch and is 6 inches high. A three-quarter height eastern interior closet wall is wood framed and finished with wallboard painted white. The exterior wall located behind it is constructed of gneiss stone and mortar.

The ceiling measures 11 feet 9½ inches in height and is comprised of plaster on lath finished with white paint. There are large holes cut into the ceiling to allow space for mechanical systems.

There are four doors located in R007. D007a is located on the north wall and provides access to the men's bathroom and measures 3 feet wide and 6 feet 7½ inches tall. There are six raised panels on both sides of the door. Hardware consists of a brass lever handle and three lift joint butt hinges on the left (west) side, and an exterior door stop. D007b, located to the east of D007a, provides access to a mechanical closet. It has a hollow-core door, with the bottom of the door resting 6 inches above the floor, level with the base of the north wall. D007b measures 2 feet 3½ inches wide and 6 feet 2½ inches tall and features brass knobs and a mortise lock. D007c, located to the east of D007b, provides access to the women's bathroom and measures 3 feet wide and 6 feet 7½ inches tall. Similar to D007a, D007c has six raised panels on both sides of the door and three lift joint butt hinges on the right (east) side, and an exterior finished door stop. D007d, located on the east wall, provides access to the laundry room and measures 3 feet wide and 6 feet 7½ inches tall. It's door also has six raised panels on both sides and three lift joint butt hinges on the left side (north) side, as well as an exterior door stop. All of the doors in D007 are finished with white paint.

R007 has one window (W009) which, though inaccessible, can be seen above the three-quarter height eastern wall. The window features a fixed sash with eight lights with a simple wooden casing, and iron bars fitted on the exterior.

The closet accessed by D007b measures 2 feet 8¼ inches in width, 12 feet 0½ inch in length, and 12 feet in height. The floor is dirt and the ceiling is constructed of lath and plaster. The east and west walls are constructed of CMU block while the north wall is gneiss stone. The south wall is constructed of CMU block, though mostly taken up by D007b. Inside the closet is an abundance of mechanical equipment including electrical conduits, circuit breaker, plumbing, emergency light, and

smoke detector. A steel support column near D107b supports an I-beam that spans the restroom area (R007, R008, and R009) east-to-west.

Emergency lights are located on the north wall while emergency strobes and sprinkler head are located on the south wall. A motion sensor is mounted in the upper northwest corner. One electrical outlet is located beneath a drinking fountain between D007a and D007b on the north wall. HVAC equipment covers the west side of the ceiling.

A hand-hewn wine cask holder made to store five barrels of wine is suspended from the north wall by four metal brackets. The cask holder measures 17 feet long, 1 foot 11 inches wide, and 11 inches tall.

ROOM 008

Room 008 (R008) is a women's bathroom that is accessed through D007c. The room measures 12 feet 0¼ inch by 10 feet 11¼ inches. The floor is composed of 8-inch square ceramic tile and has a floor drain extant in the southeast corner.

The ceiling consists of dropped acoustic tiles finished with white paint. The height of the ceiling from the floor is 7 feet 7½ inches. Located on the ceiling are a sprinkler head, smoke detector, centrally located exhaust vent, and four flush mounted fluorescent lights.

The west and south walls are constructed of CMU blocks covered with 6-inch square ceramic tile, while the north and east walls are furred out from end wall and covered with wallboard and ceramic tile. Located near the southeast corner of the room is a steel support column boxed in with a 15 inch-by-15-inch enclosure from the floor to the drop ceiling. The enclosure is covered with 6-inch square ceramic tiles. The steel column is one of three that spans the restroom area (R007, R008, and R009) east-to-west and supports the first-story framing.

A bi-fold closet door mounted on a track is located on the east wall. The closet measures 2 feet 4¾ inches deep, 2 feet wide, and 6 feet 10 inches tall. Inside are seven shelves, painted white.

There are two exterior windows; W007 on the north wall and W008 on the east wall. Both feature fixed sashes with eight lights (2x4), winged toggle fasteners, and extant privacy screen.

R008 has a modern sink located on the south side of the west wall and two toilets located in the northern half of the room, enclosed by teal colored powder coated steel bathroom stall partitions.

Emergency lights and strobes are located on the south wall. There is an electrical outlet on the east side of D007c on the south wall. A electric hand dryer is located on the south side of the west wall. A wall-mounted radiator is also present on the west wall.

Figure 4.108. Basement, Room 008 tile floor and walls, sink and mirror, 2019

Figure 4.109. Basement, R008 looking northeast with tile-enclosed lally column, 2019.

Figure 4.110. Basement, R008 north wall, W007, 2019.

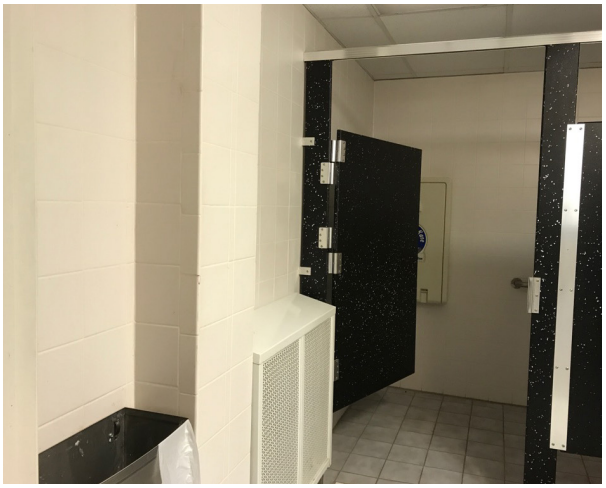


Figure 4.111. Basement, R009, looking north, 2019.

Figure 4.112. Basement, R009 stall partition, tile walls, and sink area, 2019.

Figure 4.113. Basement, R009, drop ceiling with light fixture, fire detector, sprinkler, and vent, 2019.

ROOM 009

Room 009 (R009) is a men's bathroom that is accessible through D007a. The room measures 7 feet 11 inches by 10 feet 11¼ inches. The floor is composed of 8-inch square ceramic tiles and has a floor drain extant in the center of the west side of the room.

The east and south walls are constructed of CMU blocks covered in ceramic tile. The north and west walls are furred out from end wall and covered in wallboard and ceramic tile. The wall tiles measure 6 inches by 6 inches.

A bump out for a steel support column is located on the south side of the west wall, measuring 7½ inches deep and 1 foot 2 inches wide, extending from the south wall 1 foot 7 ½ inches. The steel column is one of three that spans the restroom area (R007, R008, and R009) east-to-west and supports the first-story framing.

The ceiling consists of dropped acoustic tiles finished with white paint. The height of the ceiling from the floor is 7 feet 7¾ inches. Located on the ceiling are a sprinkler head, smoke detector, centrally located exhaust vent, and four flush mounted fluorescent lights.

R009 has a modern sink located on the south side of the east wall and two toilets located in the eastern half of the room, enclosed by teal colored powder coated steel bathroom stall partitions.

Emergency lights and strobes are located on the south wall. There is an electrical outlet and hand dryer located on the east side of the door on the south wall. A wall-mounted radiator is located on the west wall.

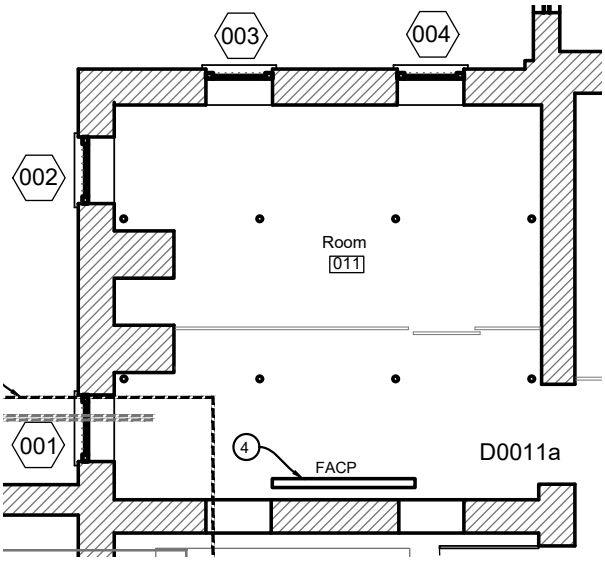


Figure 4.114. Basement, Room 011 plan.

ROOM 011

Room 011 (R011) is a storage room accessed through D011a. The room measures 23 feet 7 inches by 25 feet 10 inches. The floor is poured concrete that shows evidence of minor cracking.

The walls in R011 are gneiss stone and mortar with remnants of limewash visible. Two stone columns form the chimney foundation on the west wall. The upper third of the walls are finished with black paint.

The ceiling is painted plaster and measures 11 feet 3¼ inches from the floor. There are two fluorescent light fixtures suspended from the ceiling. Sprinkler system pipes hang from the ceiling and are equipped with sprinkler heads.

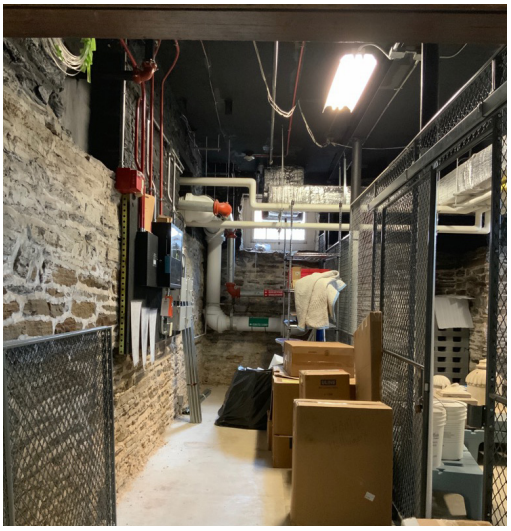


Figure 4.115. Basement, Room 011 looking west, 2019.

Figure 4.116. Basement, R011 with wire cage, looking northwest, 2019.

Figure 4.117. Basement, R011 with lally columns, looking southwest, 2019.

Figure 4.118. Basement, R011, D011a, 2019.

Figure 4.119. Basement, R011 stone columns of chimney foundation, looking west, 2019.

Figure 4.120. Basement, R011, arched vault between the chimney columns, 2019.

Access to R011 is provided through doorway D011a. The doorway measures 4 feet 5.5 inches by 5 feet 11 inches. The door is missing, though a lock keeper is present on the north side of the door frame. The framing for the doorway is wood and two pintles present on the south side of the frame provide evidence of two strap hinges.

R011 has four windows. They are each composed of a fixed sash with eight lights (in a pattern of four over four), wing lock, wooden casing, and iron bars fitted on the exterior. All of the window openings feature a double header; the inside header is a 4 by 9 timber spanning the opening and the inside header is a 4 by 6 timber. W001 is located on the southern half of the west wall. W002 is located on the northern half of the west wall. W003 is located on the western half of the north wall. W004 is located on the eastern half of the north wall. The window openings typically measure 4 feet 1 inch wide by 3 feet high by 1 foot 6 inches deep, plus or minus 1 inch.

There are also two interior window openings on the upper section of the south wall. The westernmost opening has a wooden frame and currently allows pipes to pass into the room. The east opening is covered with plywood with small opening cut into it to provide access for the sprinkler water line and an electrical conduit into the room.

A wire cage, located 6 feet 3 inches north of the south wall, runs from east to west throughout R011. The wire cage measures 8 feet in height. The storage area behind the cage is accessed via a 4-foot sliding opening. Two rows of four steel support columns, one on either side of the chimney foundation, are present to support I-beams under the Room 105 first-story framing.

A chimney foundation is located centrally on the west wall. Two pillars forming the chimney foundation, also made of gneiss stone, support the chimney structure above. In the alcove between the pillars is a arched vault supported by wooden slats.

The fire alarm system control panel and dialer are mounted on a board panel attached to the south wall. There are also emergency strobes, an electrical outlet, and a motion detector attached to the board. Additional electrical receptacles are located on the south wall and the north wall at the floor level. A smoke detector is located inside the chimney alcove. There are also exposed HVAC elements, including duct work, geothermal pipes, and other utility and FSS pipes.

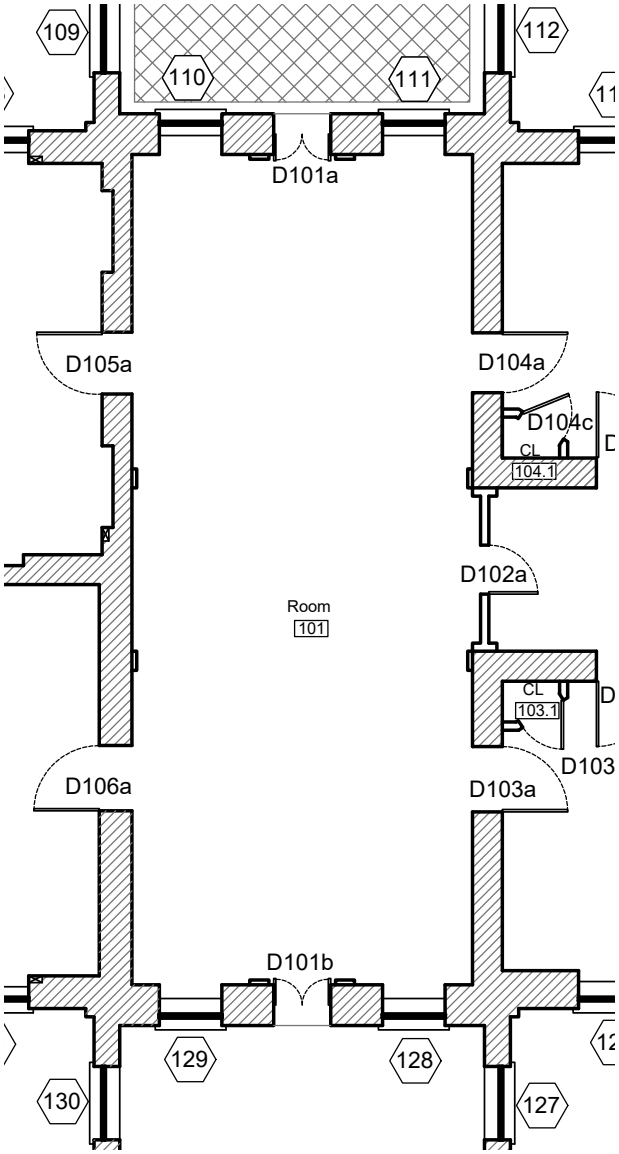


Figure 4.121. First Story, Great Hall, Room 101 plan.

First Story

ROOM 101

The Great Hall, Room 101 (R101) is a first story room, centrally located within the Main Block of Hampton Mansion. As the main hallway for the structure, it has five doorways leading to other rooms in the house and two exterior doorways. R101 measures 50 feet 11½ inches long by 20 feet 9 inches wide. The floor has 5-inch wood flooring of random length. The ceiling is 13 feet 9¾ inch high. The plaster ceiling is painted white with two antique cut glass chandeliers centered in the ceiling at either end of the hallway. Eight fire suppression sprinkler heads are located in the ceiling; a fire pull station and strobe alarm are located near the north doorway, D101a; and a fire extinguisher is located near D104a. There are two fire detection air sniffers installed in the ceiling; one at each end of the hallway.

The stone walls in R101 are covered with plaster and painted white. The room has baseboard measuring 5-inches tall with a faux marble finish. Raised panel wainscoting measuring 1-foot 11-inches high is topped by chair railing that is 4 ¼ inches wide. An elaborate, multi-piece crown molding encircles the room. All trim is painted a blue-green color. Heat registers are located in the floor under windows in the north and south walls. There are six electrical outlets located in the baseboards. A light switch is mounted on the south door surround.

The stepped casing around all of the interior doorways in R101 is identical and measures 6¾ -inches with architectural ears. Two exterior doorways are located on the north and south walls. D101a is located on the north wall, and D101b is located on the south wall. Both are topped with a half-round, fixed stained-glass and painted window; and are bounded by pilasters topped by an entablature and Doric frieze containing triglyphs. The openings measure 3 feet 8 inches by 8 feet 1 inch and are filled with two four-paneled wooden door leaves and a marble threshold. Each door leaf measures 1 foot 11 inches by 8 feet 2 inches. Each door leaf is hung with three butt hinges and contain two vertical, flush-mount brass-finished slide-locks. A modern brass turn lock is located on the west leaf of D101b, while the east leaf of D101a has a recessed modern brass turn lock. Three iron drop-bars are mounted on iron plates hooked to old iron catches on the opposite door frames.

Figure 4.122. First Story, Great Hall, Room 101 looking north, 2019.

Figure 4.123. Great Hall, Room 101 looking south, 2019.

Figure 4.124. Great Hall, Room 101 arched opening and D102a, 2019.

Figure 4.125. Great Hall, Room 101, D103a with typical doorway surround, 2019.

Figure 4.126. Great Hall, Room 101, D101b and trim, 2019.

Figure 4.127. Great Hall, Room 101 doorway trim, baseboard, wainscot and chair rail, 2019.

The vertical, wood-paneled surrounds have paneled door pockets with wooden turn locks to secure the doors in place inside the pockets. The exterior of the north door contains a modern, keyed, deadbolt. The exterior of the south door contains a round brass knob.

Doorway 102a (D102a) is located on the east wall. It is placed within a much larger arched opening that had been infilled at an earlier date. It measures 3 feet 6½ inches by 7 feet 4½ inches. Two, floor-to-ceiling height pilasters, topped by Doric friezes with triglyphs outline the opening. Smaller pilasters and a keystone arch define the original arched opening. The smaller pilasters are also topped with an entablature and Doric frieze containing triglyphs. The current doorway within the infilled arch has 7-inch wide wood surround with 2-inch wide architectural ears. The surround has 5-inch block bases that are marbleized to match the baseboard.

The doorways leading to other rooms off the Great Hall are all trimmed in the same manner. They all have 7-inch wide architraves with 2-inch ears, and marbleized block bases. All of these doorways have deep wood-paneled openings with four raised panels on both sides and two raised panels above. At the base of each side panel is a ¾-inch marbleized shoe molding. The paneled openings are painted light blue to match the trim in the hallway. The doorways and doors (D103a, D104a, D105a, and D106a) are described in more detail in the respective room descriptions.

Two windows are located on either side of both D101a (W110 and W111) and D101b (W128 and W129). Their openings measure 3 feet 11 inches by 7 feet 5 inches and they are trimmed with wooden, 7-inch casing. Each are located within raised wood-paneled openings and contain two, four raised-panel, wooden shutters hung with butt hinges. The openings are filled with twelve-over-twelve, single-hung sashes, which are presently inoperable. They are all fitted with a pin lock on the top rail of the bottom sash. W110 and W111 are located on either side of the north doorway, D101a. Although built with rope/weight construction, the ropes are missing and/or broken, and the weights are possibly missing. Likewise, W128 and W129 flanking D101b are rope/weight construction but most ropes are missing and possibly the weights are missing too.

ROOM 102

Room 102 (R102) is the first story Stair Hall that is located east of the central hallway (R101). It can be accessed via two interior doorways (D102a and D111a), as well as from the adjacent rooms (R103 and R104). The room measures 9 feet 11¾ inches by 26 feet 7¾ inches. The floor is covered with 5-inch yellow pine flooring running in an east/west direction and has both carpeting and a grass cloth runner. The height of the plastered ceiling measures 13 feet 12 inches and it is painted white. There is a glass bell lantern centrally located within the ceiling. A heat sensor and fire suppression sprinkler are also located in the ceiling.

The north, south, and east masonry walls are covered in plaster and painted white. The west wall is made of wood framing, lath, and plaster which is shown in a display opening located south of D102a. All walls in R102 have 6-inch brown-painted baseboard; 3¼-inch brown-painted chair rail; 1-foot 9½-inch yellowish gray-colored, raised paneled wainscoting; and yellowish gray colored, dentillated crown molding. There are two electrical outlets located on the baseboard; and three light switches, one located west of D103b. The north wall contains two security keypads and a fire alert strobe near D111a. A wood surround holds a call-bell chase situated in the northeast corner. The west wall contains one security motion detector.

Access to R102 is through either D102a, located on the west wall; or D111a located on the east wall. D102a has a raised panel, wood door that measures 3-feet 6¾-inches by 7-feet 4¼-inches with a 4-inch wide wood threshold. It has eight raised panels, each of which is painted black and faux wood graining and stylized clipped corners. The remainder of the door is varnished. The door is hung on three butt hinges. The interior of the door contains a brass rim lock with an oval brass knob; while the exterior contains an oval brass knob and brass keyhole. The pilaster with keystone arch motif found in R101 over D102a is duplicated in R102 over D102a.

D102b is located at the top of the basement stairs (ST001) and is surrounded by 6-inch wide wood trim. It has a wood door that measures 2 feet 10¾ inches by 6 feet 1½ inches and has six raised panels on the hall side and six flat panels on the stairs side. It is hung on two butt hinges. The hall side of the door is painted brown and contains a round porcelain knob with a small keyhole located nearby; and a larger keyhole with a metal escutcheon is located lower on the stile. The stairs side of the door contains an iron box-lock, hook-and-eye lock, and a large keyhole. On the stairs side there is a rotary closer attached near to the top hinge.

D103b and D104b have stepped, 7-inch wide casing with 2-inch architectural ears. D111a, D103b, D104b are located within wooden raised-panel openings (see R103, R104, R111 for door descriptions).

A stairwell occupies the width of R102 and is situated in the east half of the space. Staircase 101 (ST101) starts along the south wall of R102 just east of D103b. It ascends to an intermediate landing and then to the second story along the north wall. ST101/201 is described in more detail in a subsequent section.

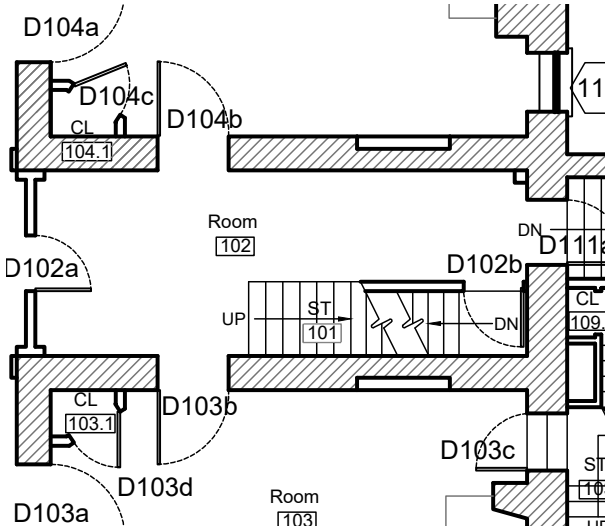


Figure 4.128. First Story, Stair Hall, Room 102 plan.

Figure 4.129. Stair Hall, Room 102 looking southwest toward D102a, 2019.

Figure 4.130. Stair Hall, Room 102 looking northeast toward R111, 2019.

Figure 4.131. Stair Hall, Room 102, ST101, 2019.

Figure 4.132. Stair Hall, Room 102, D102a, 2019.

Figure 4.133. Room 102 corner boards enclosing call bell system wires, 2019.

Figure 4.134. First Story, Dining Room, Room 103 looking northwest, 2019.

Figure 4.135. Dining Room, Room 103 looking southeast, 2019.

Figure 4.136. Dining Room, Room 103 looking east toward D103c, 2019.

Figure 4.137. Dining Room, Room 103, D103a, 2019.

Figure 4.138. Dining Room, Room 103 north wall cupboard, 2019.

Figure 4.139. Dining Room, Room 103 fireplace and surround, 2019.

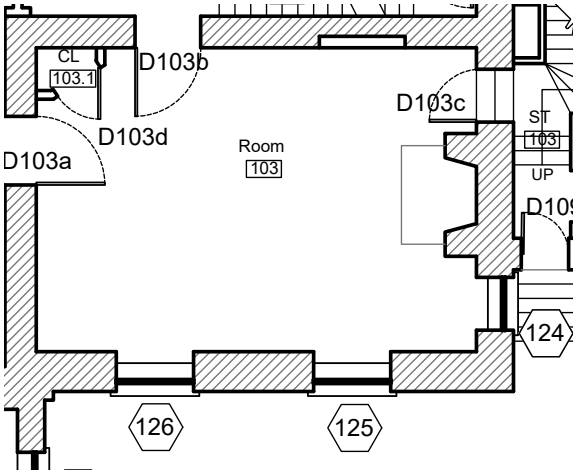


Figure 4.140. First Story, Dining Room, Room 103 plan.

ROOM 103

The Dining Room, Room 103 (R103) is located on the southeast corner of the central core of Hampton Mansion. It can be accessed through D103a located on the west wall, and D103b located on the north wall. The room measures 17 feet 11¾ inches by 25 feet 9½ inches. The floor is covered with 4¾-inch wide wood flooring covered by a reproduction carpet. The ceiling height is 13 feet 8¾ inches. It is painted white and contains a smoke detector, two fire suppression sprinkler heads, and a three-arm Argand chandelier. An iron call-box lever is located on the chair rail of the south chimney wall. A security motion sensor is located above D103d and an alarm keypad and circuit board are located in a closet (CL103.1) in the northwest corner. There is electrical conduit for exhibit lighting that is set up on the mantelshelf and the table. Fiber optic exhibit lighting is embedded in visitor barrier railing located in the northwest corner of the room and on top of the corner closet. Heating supply vents are located in front of W125 and W126 and returns are located in front of W124.

The masonry walls in R103 are covered in plaster and reproduction scenic wallpaper. The walls are trimmed with brown-painted, wooden baseboard measuring 7-inches; chair railing painted Prussian blue with a varnished top edge measuring 4½ inches; blue-painted, 1-foot 7-inch elaborately trimmed, raised-panel wainscoting; and dentillated crown molding painted Prussian blue and yellow ochre. There are three electrical outlets; one double-receptacle located on each of the north, south and west walls. There is an eight-shelf, built-in cupboard in the north wall situated above the chair railing. The cupboard measures 3 feet 10½ inches wide by 6 feet 8½ inches tall and is 5¾ inches deep. The opening has three door leaves; one two-leaf door on the west side and one single-leaf door on the east side. Each leaf has four raised panels and measures 1 foot 3½ inches by 6 foot 8½ inches. There is a slide lock located at the bottom of the middle door leaf; while a pull and lock are missing. The doors are hung on two hinges and the double leaf door has three hinges joining the leaves. A brass keyhole is located near the second rail of the single leaf door.

The closet (CL103.1) in the northwest corner has vertical-board walls with two rows of wooden pegs and small shelves set in the east corner. The lower set of pegs have garnet heads and are set into the board wall 4 feet 10 inches from the floor. The upper pegs are turned with oval heads and are set into a peg board that's fastened to the closet wall 6 feet 8½ inches from the floor. The lower set of pegs with the garnet heads appear to be older and may have been installed when the mansion was first built. There is wide wood flooring, and fire suppression and heated hot water pipes are located within this closet. The closet has a board

ceiling with one board removed to run utility pipes, which exposed the interior masonry wall.

The east wall of R103 contains a centrally located fireplace whose opening measures 3 feet 4 inches by 3 feet 6¾ inches. Its marble hearth measures 5 feet 6½ inches by 1 foot 8¾ inches. A 7-inch, wooden fireplace surround with architectural ears supports a dentillated mantle shelf measuring 5 inches high by 6 feet 8¾ inches wide by 4½ inches deep. An over mantel with architectural ears provides space for hanging art above the fireplace.

The west entrance door (D103a) measures 3 feet 6 inches by 7 feet 5 inches with a 4 -inch wide wood threshold. Located within a raised-paneled opening, it is trimmed with 7-inch stepped casing with 2-inch architectural ears and is topped with a dentillated broken-pediment arch painted Prussian blue and yellow ochre. The door has eight raised panels, each of which is painted black and faux wood graining and stylized clipped corners. The remainder of the door is varnished. The door is hung on two butt hinges. There is a brass rim lock with a round brass knob on the interior side and a brass knob and a brass keyhole escutcheon on the hall side.

Doorway 103b (D103b) is located on the north wall, measures 3 feet 6½ inches by 7 feet 4 inches and has a 4¾-inch wide wood threshold. Its trim, pediment, hardware, and finish style are identical to D103a. Doorway 103c (D103c) is located on the east wall, measures 2 feet 11½ inches by 6 feet 5 inches and has a 3-inch wood threshold. Its finish style is identical to D103a and D103b and is hung on two butt hinges. It does not have door handle hardware on either side. Doorway 103d (D103d) is located in the northwest corner and provides entry to CL103a. It measures 2 feet 5½ inches by 7 feet 5 inches and has a 4-inch wide wood threshold. It has eight raised panels on the room side and eight flat panels on the inside of the closet, all of which are painted Prussian blue. It is hung on two butt hinges and has a round brass knob with a brass lined keyhole on the room side. The closet side of the door has no doorknob, but the outline of a rim lock is evident.

R103 has three window openings(W124-W126) that have the same interior treatments. They all have Prussian blue and yellow ochre painted trim that includes dentillated crown moldings and broken pediments. W124 on the east wall is a narrower opening with nine-over-nine single hung wooden sashes and 6½-inch wide casings. On the south wall W125 and W126 both have twelve-over-twelve, single-hung wooden sashes and the trim is 7 inches wide. All sashes are made with the rope/weight construction and have pin locks on the top rail of the bottom sash. Tri-fold, four raised-panel, wooden shutters rest in shutter pockets of each window opening. They are all hung with butt hinges and the tri-fold leaves are joined with “H” hinges. The shutters are secured with wooden bars that drop into notches in the shutter

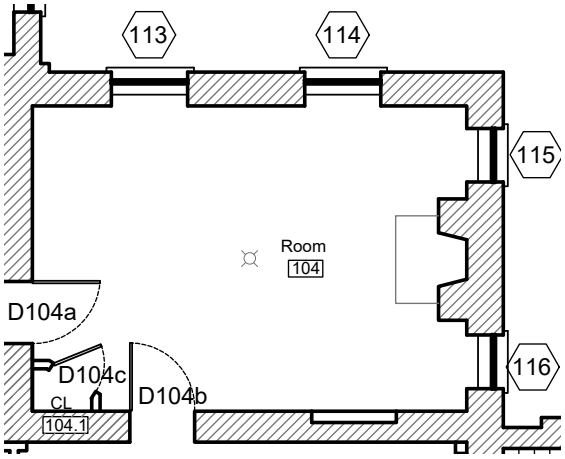


Figure 4.141. First Story, Parlour, Room 104 plan.

pockets, and the middle shutter leaf has a slide bolt at the bottom of the center stile. The slide bolts are currently inoperable.

ROOM 104

The Parlour, Room 104 is located on the first story, northeast corner of the central core of Hampton Mansion. It is currently furnished as the Ridgelys' Parlour, but was used as the Dining Room from about 1830–1948. The room can be accessed through two entrance doorways on the west and south walls (D104a and D104b). The room measures 18 feet 8 inches by 26 feet 6 inches. The tongue-and-groove wood flooring is covered with carpet. The plaster ceiling is painted white and is 13 feet 9 inches high. The ceiling has a smoke/heat detector, two fire suppression sprinklers, and a blank plate covers the end of a threaded gas pipe where a gas chandelier was hung. Another smoke detector is mounted on the ceiling in CL104.1.

The masonry walls are covered in plaster trimmed with 7-inch wooden baseboard. Paneled wainscoting measuring 1 foot 9½ inches is topped by a 3-inch chair rail with a varnished top edge. The walls above the chair rail are covered with reproduction wallpaper. An elaborate, multi-piece, dentillated crown molding encircles the room. All trim has been painted a yellowish gray color. Four electrical outlets are located in the baseboards in the south, north, and west walls. A security motion detector is located above D104c. A climate monitor is mounted east of a built-in cupboard in the south wall. A thermostat is located east of CL104.1. Fiber optic exhibit lighting is located within brass visitor railing that runs from D104a to D104b.

The east wall contains a fireplace whose brick opening measures 3 feet 2 inches wide by 2 feet 9¾ inches high by 1 foot 9 inches deep and is surrounded with black slate. Two 4 feet by 6¾ inch pilasters frame a surround with architectural ears while supporting a 3½ inch high by 7 feet 2½ inch long by 2½ inch deep, dentillated mantle shelf. Its black-painted brick hearth extends 1 foot 7 inches into the room to where it meets the floor carpet. A dentillated overmantel with architectural ears surmounted by a broken pediment currently provides space for hanging art above the fireplace. The sidewalls of the fireplace are paneled both above and below the chair rail.

A 3 feet 10¼ inches wide by 6 foot 9-inch-tall, built-in cupboard is located in the south wall. It is surrounded by a 7-inch wide casing. It is 6½ inches deep and has two recessed panel doors on the exterior with raised panels on the interior. The right door measures 1 foot 3¼ inches wide and has a brass knob and mortised brass keyhole on the interior. The left door measures 2 feet 6¾ inches and has two slide locks on its

Figure 4.142. First Story, Parlour, Room 104 looking southwest, 2019.

Figure 4.143. Parlour, Room 104 looking northeast, 2019.

Figure 4.144. Parlour, Room 104 looking east, 2019.

Figure 4.145. Parlour, Room 104, W114 with shutter, 2019.

Figure 4.146. Parlour, Room 104 south wall cupboard, 2019.

Figure 4.147. Parlour, Room 104 corner closet, 2019.

interior. Each door is hung on two butt hinges. Seven, painted wood shelves are spaced at regular intervals in the interior.

A closet (CL104.1) is located in the southwest corner. It contains a row of wooden pegs on its vertical, wooden board back walls. The carpet found in R104 has also been installed within CL104.1. Painted, wood shelving fills its irregular shape and two cabinets with two flat-panel doors are located under the two lower shelves. The closet ceiling is constructed with tongue-and-groove boards; some of which have been removed for pipe chases. Fire suppression and heated hot water pipes, as well as electrical conduit are located within the closet.

There are two door openings located in R104 (D104a and D104b). Both paneled openings are filled with a raised panel, wood door that measures 3 feet 6¼ inches wide by 7 feet 4¾ high. They both have a 7-inch surround with 1⅝-inch ears. The interiors of both doors have eight raised panels, each of which has mahogany graining with black borders and stylized clipped corners. The remaining surfaces of the doors are also grained. Both doors are hung on two butt hinges. The interior of the doors contains brass rim locks with oval brass knobs; while the exteriors contain an oval brass knobs and brass mortised keyholes. D104a is located on the west wall; has the remains of a deadbolt on the interior side and has a 3¾-inch wood threshold. D104b is located on the south wall. Doorway 104c (D104c) provides entry to CL104.1 and measures 2 foot 5 inches by 7 foot 4 inches tall. It has a 6½-inch surround with 1⅝-inch ears. It has eight recessed panels on the exterior and eight raised panels on the interior, all of which are painted a yellowish gray color. It is hung on two butt hinges and has a round brass knob with a brass lined keyhole on the exterior. The interior of the door has no doorknob, but the remains of the exterior hardware is visible.

There are four window openings in R104. All four windows have raised-panel window openings and two shutters, each with four raised-panels set in unadorned shutter pockets when not in use. In each of the windows, one of the shutters has a narrow-hinged extension panels to cover the entire window opening when closed. The extensions are attached with H hinges and have slide locks on the bottom. The shutters, when closed, are locked with a wooden cross bar and the slide locks on the extension panels. Window 113 (W113) is located on the north wall near the northwest corner of the room. It has twelve-over-twelve, single-hung wooden sashes. Although built with rope/weight construction, both ropes and possibly its weights are missing, and the window is inoperable. A pin lock is mounted to the top of the lower sash. Window 114 (W114) is located on the north wall near the northeast corner of the room. It also has wooden twelve-over-twelve, single-hung sashes. Its rope and possibly its weights are also missing, rendering the window inoperable. Window 115 (W115) is located on the east wall in the northeast corner. W115 has nine-over-nine, single hung wooden sashes. Its shutters are operable but are presently kept closed

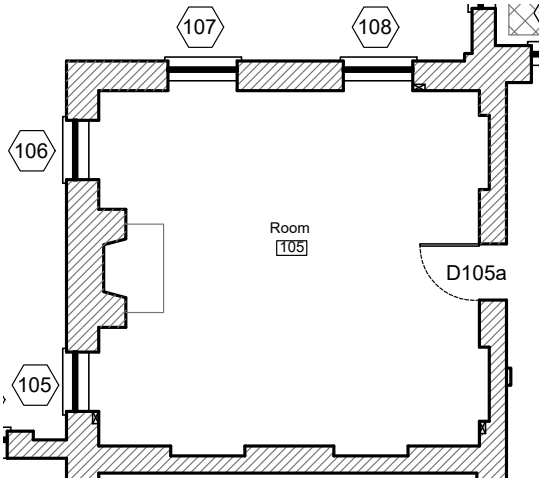


Figure 4.148. First Story, Drawing Room, Room 105 plan.

for light control. It is unknown whether the ropes and weights are present. Window 116 (W116) is located on the east wall in the southwest corner. W116 also has nine-over-nine, single hung wooden sashes. It too has shutters situated in the closed position; and its ropes and weights are inaccessible.

ROOM 105

Room 105 (R105) is located on the first story, northwest corner of the central core of Hampton Mansion. It is currently exhibited as the Ridgelys' Drawing Room. It can be accessed via one interior doorway (D105a). R105 measures 23 feet 8 inches by 25 feet 5 inches. The ceiling height measures 13 feet 8½ inches. During the HVAC installation the ceiling was replaced with modern materials and finished with a plaster skim coat that is painted white. The wood floor is covered in wall-to-wall reproduction carpet. A centrally located electrified gas glass and ormolu chandelier with candle holders and smoke detectors are located in the ceiling. A brass call-bell lever is located on the chair rail of the west wall, south of the fireplace.

The masonry walls in R105 are covered in plaster. The walls are trimmed with wooden baseboard measuring 7½ inches, wainscoting measuring 1 foot 3 inches, chair rail measuring 4 inches, and crown molding all of which are finished with satinwood graining. Above the chair railing on the south and east walls are evenly spaced pedimented recesses which currently hold mirrors. All wall surfaces above the chair rail, including the aforementioned pedimented openings, are covered in reproduction wallpaper. There are four electrical outlets located in baseboards and a motion detector mounted on the south wall chair rail. HVAC registers are located in the floor in front of the north and west window openings; supply registers on the north and returns on the west. The west wall contains a fireplace whose opening measures 3 feet 11½ inches wide by 3 feet 0½ inches high by 1 foot 5 inches deep. The exposed portion of the marble hearth measures 5 feet 5 inches by 1 foot 11½ inches. An 8-inch, grained, wood fireplace surround with architectural ears supports three small pilasters who then support a 4¾ inch, dentillated mantle shelf. The fireplace has a dentillated, grained, pedimented overmantel with architectural ears.

The entrance door to R105 (D105a) is located on the east wall. It is set in a wood-paneled opening and trimmed with 7-inch stepped casing with 2-inch architectural ears. The trim has satinwood graining to match other trim in the room. There is a 3½ inch wide wood threshold and wooden door eight, raised-panel door that is 3 feet 5½ inches wide by 7 feet 4½ inches high. The interior of the door is painted dark green and the exterior/hall side is painted green on all but one panel that has been stripped to reveal historic faux wood graining. The door is hung

Figure 4.149. First Story, Drawing Room, Room 105 looking northwest, 2019.

Figure 4.150. Drawing Room, Room 105 looking south, 2019.

Figure 4.151. Drawing Room, Room 105 looking southeast, 2019.

Figure 4.152. Drawing Room, Room 105, D105a with graining revealed, 2019.

Figure 4.153. Drawing Room, Room 105 doorway trim, baseboard, wainscot and chair rail, 2019.

Figure 4.154. Drawing Room, Room 105 fireplace surround and mantel, 2019.

with two butt hinges. The interior side of the door contains a brass rim lock, while the exterior of the door contains an oval brass knob with a brass plated mortise keyhole.

Four windows are symmetrically arranged on both the north and west walls. They are trimmed with wooden, 7-inch stepped casing with 2-inch architectural ears. Each are located within raised wood-paneled openings and contain three-leaf, wooden-paneled shutters hung with butt hinges within shutter pockets. In each window the third/middle leaf is attached to one of the side leaves with H hinges. The shutters, when closed, are secured with wooden cross bars and the slide locks on the middle leaf. W105 is located on the west wall near the southwest corner of the room. The opening contains wood, twelve-over-twelve, single-hung sashes. Although built with rope/weight construction, both ropes and possibly its weights are missing, and the window is inoperable. There is a pin lock located on top rail of the bottom sash. An inoperative slide lock is located on the sill and shutter. Curtain tie-back hardware has been affixed to a new wood block and window casing.

W106 is located on the west wall near the northwest corner of the room. The opening contains twelve-over-twelve, single-hung wooden sashes with rope/weight construction. There is a pin lock located on top rail of the bottom sash. An inoperative slide lock is located on the sill and shutter. W107 is located on the north wall near the northwest corner of the room. The opening contains wood, twelve-over-twelve, single-hung sashes with rope/weight construction. There is a pin lock located on top rail of the bottom sash. An inoperative slide lock is located on the sill and shutter. W108 is located on the north wall near the northeast corner. The opening contains twelve-over-twelve, single-hung sashes. Although built with rope/weight construction, both ropes and possibly its weights are missing, and the window is inoperable. There is a pin lock located on top rail of the bottom sash. An inoperative slide lock is located on the sill and shutter.

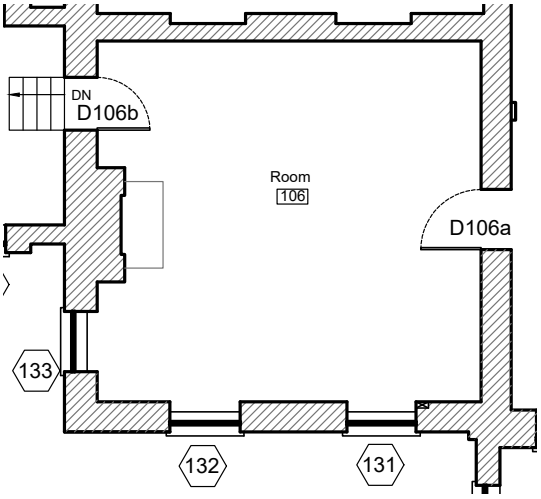


Figure 4.155. First Story, Music Room, Room 106 plan.

ROOM 106

Room 106 (R106) is the Music Room and is located on the first story, southwest corner of the central core of Hampton Mansion. There are two access doors into the room (D106a & D106b). R106 measures 23 feet 8½ inches by 25 feet 8½ inches. The floor is covered with a reproduction carpet and a grass-cloth runner that extends across the room from D106a to D106b. The runner is flanked by exhibit railing that has a black wooden base and brass posts and railings. Fiber optic exhibit lighting is located within brass railing. The ceiling height measures 13 feet 9 inches. During the HVAC installation the ceiling was replaced with modern materials and finished with a plaster

Figure 4.156. First Story, Music Room, Room 106 looking northwest, 2019.

Figure 4.157. Music Room, Room 106 looking southwest, 2019.

Figure 4.158. Music Room, Room 106 looking southeast, 2019.

Figure 4.159. Music Room, Room 106 baseboard, wainscot and chair rail, 2019.

Figure 4.160. Music Room, Room 106 cornice moldings, 2019.

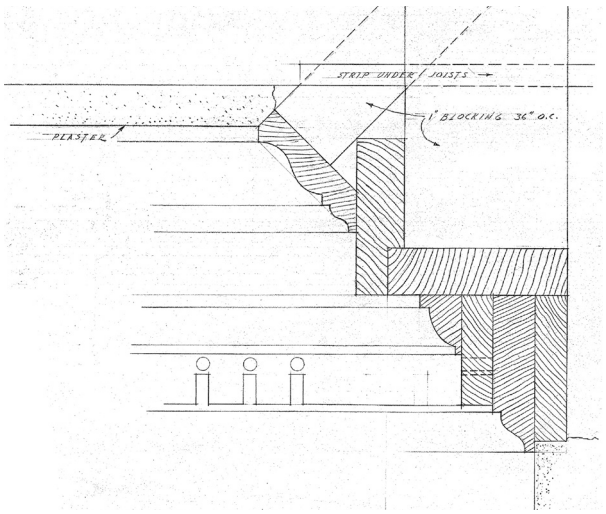


Figure 4.161. Music Room, Room 106 cornice moldings (detail, NPS drawing).

skim coat. The plaster ceiling is painted white with a centrally located electrified ormolu, cut glass and porcelain gasolier. The light switch is located next to the casing on the south side of D106a. A brass call-bell lever is located on the west-wall chair rail, north of the fireplace. Three fire suppression system (FSS) sprinkler heads and one VESDA smoke detector are located in the ceiling. Motion detectors are located over D106a and on the chair rail south of the fireplace.

R106 has masonry walls covered in plaster and reproduction wallpaper. The walls are trimmed with wooden baseboard with molded cap measuring 7 inches, recessed panel, wainscoting measuring 21 inches, chair rail measuring 4½ inches, and an elaborate, dentillated cornice all of which are finished with walnut graining. There are three electrical outlets located in the baseboards; one on each the north, south, and west walls. Forced air supply vents are located in front of the south wall windows; one at each window. The west wall contains a fireplace whose opening measures 5 feet 3 inches wide by 4 feet 3¼ inches high. Its marble hearth measures 22 inches wide by 5 feet 7 inch long. The fireplace has a 6¾ inch wide, grained, wooden surround with architectural ears. Above that two 6-inch wide brackets support a 9-inch deep, dentillated mantle shelf. A dentillated and grained overmantel with architectural ears provides space for hanging art above the fireplace.

There are two entrance doorways to R106. Doorway 106a (D106a) is located on the east wall and provides access to R101. It is trimmed with 7-inch casing with 2-inch architectural ears. The trim has walnut graining to match all other trim in the room. Its wood-paneled opening, 3 feet 7 inch by 7 feet 6 inch is filled with a 4-inch wood threshold and eight, raised-panel wood door. The door is hung with two butt hinges. Both sides of the door contain a white porcelain knob with a mortised lock and keyhole with a brass cover. Doorway 106b (D106) is located on the west wall and provides access to R107. It is trimmed with 7-inch casing with architectural ears. The opening has a 2-inch wide wood threshold and eight, raised-panel, wooden door. The door is hung with two butt hinges. Both sides of the door contain a white porcelain knob with a mortised lock and keyhole with a brass cover. On the interior of the door an iron slide-bolt has been affixed to the upper panel. Both sides have a modern brass turn bolt located below the doorknob.

Three windows are symmetrically located on both the south and west walls. They are trimmed with wooden, 7-inch wide casing. Each are located within wood-paneled openings and contain two, two-leaf, four-panel wooden shutters hung with butt hinges within shutter pockets. The two leaves of each paired shutter are attached with H hinges. The shutters, when closed, are secured with wooden cross bars and the slide locks on the inner leaves. Although built with rope/weight construction, all ropes and possibly its weights are missing, and the windows are inoperable. W131 is located on the south wall near the southeast corner of the room. The opening contains twelve-over-twelve, single-hung

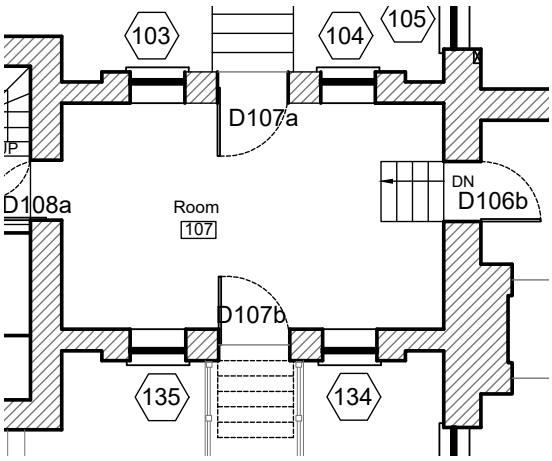


Figure 4.162. First Story, Room 107 plan.

wooden sashes. W132 is located on the south wall near the southwest corner of the room. The opening contains wood, twelve-over-twelve, single-hung sashes with one pane broken. There is a pin lock located on top rail of the bottom sash. The sill in W132 has peeling paint indicating possible water infiltration. W133 is located on the west wall near the southwest corner. It also has twelve-over-twelve, single-hung wooden sashes.

ROOM 107

Room 107 (R107) is located on the first story within the west hyphen that connects the West Wing to the Main Block of Hampton Mansion. There are two exterior access doorways into the room (D107a and D107b). R107 measures 14 feet 1 inch by 22 feet five inches. The floor is covered with 4½-inch wood flooring running in an east/west direction. A wooden crawl space access door installed by the NPS is located in the floor near the east wall. The barrel-vaulted ceiling measures 10 feet 0¾ inch at its highest point. It is plastered and painted white with a centrally located Argand fixture. A metal rod for hanging art runs along the arched ceiling line at the east and west ends of the room. There are fire suppression sprinklers located along the east and west ceiling line. A smoke detector is located in the west ceiling. A security motion detector is located over D108a. Next to D107a on the north wall there is a fire alarm strobe and horn, alarm pull station, and a fire extinguisher. The west wall has a box heater located south of D108a.

R107 has masonry walls covered in plaster and are trimmed with brown-painted wooden baseboard measuring 5½ inches, chair rail, and crown molding along the east and west ceiling lines. The chair rail measuring 6-inches wide with a 2¾-inch deep top cap, runs only between the windows and the doorways on both the north and south walls. Three electrical outlets are located on baseboards.

There is an open-stringer staircase on the east wall leading up to D106b and R106. Its four carpeted wood steps have 10¾-inch treads and 7¾-inch risers. Decorative iron hand railing lines the south side of the staircase. A "Vimec" wheelchair lift is installed on the north side of the staircase. The lift platform is folded up when not in operation, allowing access to the steps. There are two electrical boxes located on the east wall north of staircase, one is unmarked circuit breaker box and the other is a "Square D" brand shut off for the wheelchair lift.

There are two exterior doorways (D107a and D107b) and two interior doorways (D106a and 108a). D107a and D107b are centrally located on the north (D106a) and south (D106b) walls. They are trimmed with 5¾-inch wide wood trim painted dark red to match all of the wood trim in

Figure 4.163. First Story, Room 107 looking northwest, 2019.

Figure 4.164. Room 107 looking southeast, 2019.

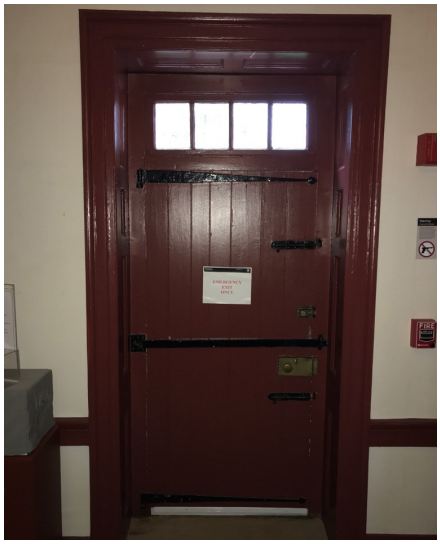


Figure 4.165. Room 107, D107a, 2019.

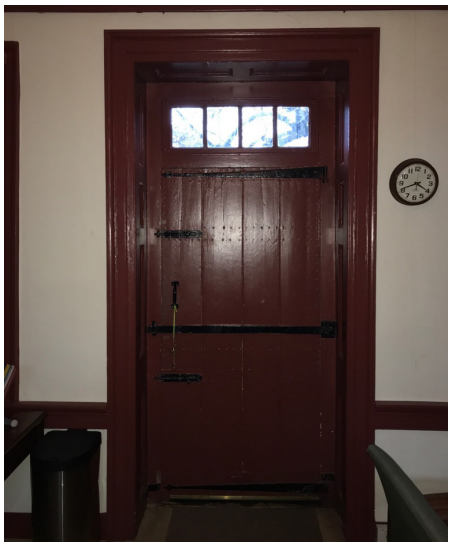


Figure 4.166. Room 107, D107b, 2019.

Figure 4.167. Room 107 Argand gas fixture converted for electric lighting, 2019.

Figure 4.168. Room 107 stair lift and stairs to D106b and R106, 2019.

the room. D107a on the north wall consists of a 3-foot 1-inch by 6-foot 6-inch opening filled with a 6½-inch wood threshold. The wooden door has seven vertical random-width (between 3 and 7 inches) beaded boards on the interior and a six-panel door design on the exterior. The interior of the door contains three, large, iron strap hinges with large iron pintles. There are two large slide bolts, one modern brass turn lock, and an old brass rim lock with a round knob. An aluminum door sweep is attached to the bottom of the door. The exterior of the door contains a round, brass doorknob with an upside-down keyhole, and a modern brass deadbolt lock. A wooden, beveled door sweep is attached to the bottom of the door. A four-light transom tops D107a. On the south wall D107b has a 3-foot 2-inch by 6-foot 6-inch opening filled with a 6-inch wood threshold. The wooden door has four vertical planks each about 9-inches wide on the interior and a six-panel design on the exterior. The interior planks are fastened using raised-head nails with a nailing pattern that follows the stiles and rails of the paneled door. The interior of the door contains three, large, iron strap hinges with large pintles. There are two large slide bolts. On both sides of the door there is an iron handle. A wooden, beveled door sweep is attached to the bottom of the door. A four-light transom is located above the doorway. The differences in the interior vertical boards fastened to D107a and D107b indicate that they were installed at different times. D107a appears to be from the period of construction, while D107b appears to be a later replacement.

The interior doorways, D106b in the east wall and D108a in the west wall, are described in more detail in their respective room descriptions. In the east wall of R107, D106b is trimmed with 2½ wide wooden casing. It has a paneled opening housing an eight raised-panel door. On the R107 side the door has a white porcelain knob, a brass keyhole and plate, and a brass knob, all of which are set low on the north stile of the door. D108a on the west wall of R107 has a 5½ inch wide casing with a 1⅞-inch molding on the outer edge. D108a has a six-panel door with two bolt locks that slide into the north jamb of the doorway. The R107 side of the door also has a surface mounted dead-bolt lock and a brown porcelain knob on the north door stile.

Four windows are symmetrically arranged on both the north and south walls. W103 is located on the north wall, south of D107a. W104 is located on the north wall, east of D107a. W134 is located on the south wall east of D107b. W135 is located on the south wall west of D107b. Each window is surrounded with 5⅛ inch wide trim and is located within raised wood-paneled openings containing nine-over-nine, single-hung sashes and two, four-panel wooden shutters hung with butt hinges within shutter pockets. Each pair of shutters has narrow center leaf attached to one of the side leaves with H hinges, and it has an inoperable sliding lock into the windowsill. The shutters have iron latches to hold them closed and a larger iron security bar that spans the entire window opening. A small button-shaped window lock and a modern lock are centrally

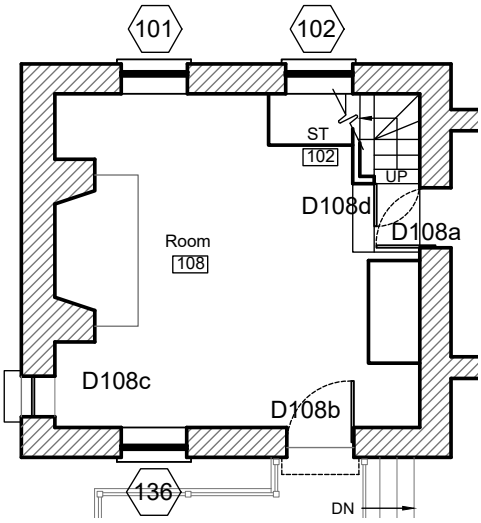


Figure 4.169. First Story, Room 108 plan.

located on the top rail of the bottom sash. Although all the windows are built with rope/weight construction, W103 has one rope is missing and one rope is broken rendering the window inoperable. W104 has one rope missing and its weight is possibly missing. W134 has both ropes and possibly its weights missing making the window inoperable; and W135 has one rope/weight broken.

ROOM 108

Room 108 (R108) is located on the first story of the West Wing of Hampton Mansion. There are two access doorways into R108 (D108a and D108b). The room measures 19 feet 7 inches by 10 feet 9 inches. The wood flooring size varies but is generally 2½ inches wide. It runs in a north/south direction. The white, plastered ceiling measures 9 feet 8 inches high and has a modern, brass chandelier, smoke and heat detectors, two fire suppression sprinklers, and a return air register.

R108 has masonry walls covered in plaster and is trimmed with yellowish gray-colored wooden baseboard measuring 6 inches wide with a 1-inch quarter-round base molding. Chair rail measuring 5¼ inches wide is located on portions of the west and south walls, and all of the north wall. The east wall contains electrical conduit leading to two electrical outlets. A telephone outlet and a silent panic alarm are located near to D108a. Enclosed ductwork with HVAC supply vents is located in the southeast corner of the room. Located nearby is a fire alarm pull station. A fireplace flue is located on the ceiling and east wall (for removed fireplace in R107). A staircase is located in the northeast corner that leads to R107. Three steps with grass-cloth covered treads and risers lead to a 2-foot 7-inch deep landing and another riser at D108a. The treads are 10¾ inches deep, the risers are 7 inches high, except for the first one, which is 6¼ inches high. The staircase has a wood post balustrade on its south side. An enclosure of ST102 is located in the northeast corner of the room. It is made of beaded tongue-in-groove wood planking. It has a raised panel access door on its west wall that leads to an area under the staircase and below to a crawl space. There, the wood flooring runs in an east/west direction and measures 5-6 inches wide. Fire suppression plumbing pipes and an electrical outlet are attached to the southwest corner of the enclosure.

The west wall contains a fireplace with a brick hearth. The chimney walls around the fireplace are finished with plaster. Two built-in bookcases are located on either side of the fireplace. The bookcase located in the southwest corner of the room is built into the alcove originally meant for D108c that has been closed-up. An electrical outlet is surface mounted on its south wall. The bookcase located in the northwest corner is partially backed with wood planking. An electrical outlet is surface mounted on its north wall.

Figure 4.170. First Story, Room 108 looking west,2019.

Figure 4.171. Room 108 looking northeast, 2019.

Figure 4.172. Room 108, W136 with shutters closed and barred, 2019.

Figure 4.173. Room 108, D108b, 2019.

Figure 4.174. Room 108, W136, 2019.

Figure 4.175. Room 108, D108b "No. 60 Improved Lock," 2019.

R108 has two interior doorways (D108a and D108d) and one working exterior doorway in R108 (D108b). The other exterior doorway, D108c is blocked on the interior and has an inoperable six-panel wood door on the exterior. Doorway 108b is located on the south wall set within a wood-paneled opening. It is trimmed with narrow quarter-round wooden molding painted a yellowish gray color. The door opening measures 3 feet 1 inch wide by 6 feet 8 inches tall. It is filled with a six-panel wood door, four-light transom, and a 2½-inch wide wooden threshold. The door is hung with two iron butt hinges. Two old iron pintles mark the location of where two iron straps were formerly located. There is an iron drop-bar mounted on an iron plate on the east door frame, and it is hooked to an old iron catch on the west door frame. Two iron slide-locks are located on either side of the drop-bar; and an iron box-lock is mounted directly below the drop-bar. The iron box-lock has an eagle motif, and a manufacturer's seal that reads "No. 60 Improved Lock." The exterior of the door contains a round, brass doorknob and oval-shaped keyhole with a brass keyhole cover.

Doorway 108a (D108a) is located on the east wall within a wood paneled opening with narrow wood trim. The door opening measures 3 feet wide by 6 feet 8 inches tall. It is filled with a door made of wood planking on the interior and is a six-panel door on the exterior. The interior of the door is hung with two large, iron, strap hinges set on iron pintles. It contains a modern brass slide-lock, iron box-lock with a brown porcelain knob, and the remains of an iron lock and keeper. The exterior of the door contains two iron slide-locks, a modern brass turn-bolt lock, and a matching, brown, porcelain doorknob.

Doorway 108d (D108d) is located in the northeast corner of the room and provides access to ST102. Its opening measures 1 foot 3 inches wide by 7 foot 2 inches tall. It is filled with a wood door hung on three butt hinges. The interior of the door is of board-and-batten construction and contains a modern turn bolt lock and wooden knob. The exterior of the door is made with double "Z" brace construction and contains a brushed nickel turn latch and a two modern coat hooks.

There are three window openings in R108. Window 101 (W101) is located in the northwest corner. W102 is located in the northeast corner, and W136 is located on the south wall. All of the window openings are surrounded with ¾-inch trim and contain wood, twelve-over-twelve, single-hung sashes, and three-leaf interior shutters that have a mixture of later hinge types. Each window has a large iron bar that secures the shutters when in the closed position. W101 has one modern lock attached to the top rail of its bottom sash and its shutters are missing a shutter latch. W102 has a small button-shaped window lock and a modern lock centrally located on the top rail of the bottom sash, while the remains of a lock is still in place on its shutters. W136 has a small button-shaped window lock attached to the top rail of its bottom sash, while the remains of a lock are present on its shutters. All of the windows have rope/weight

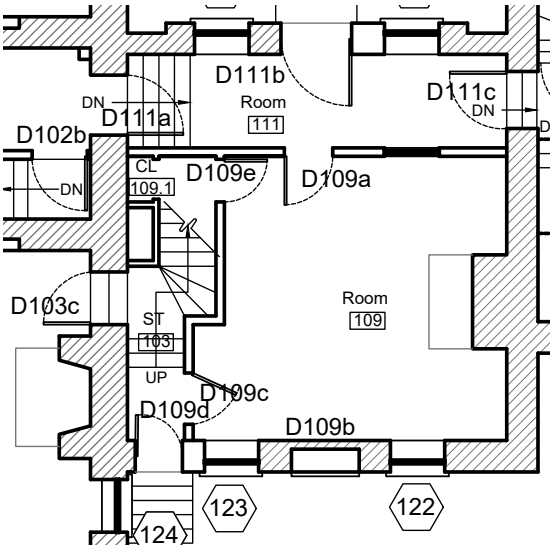


Figure 4.176. First Story, Room 109 plan.

construction, but only one of the windows (W102) has its rope and possibly its weights intact. The other windows are missing either one or both ropes which renders those windows inoperable.

ROOM 109

Room 109 is located on the first story within the hyphen leading to the East Wing. It was historically used as a butler's pantry and later the Hampton Tea Room kitchen. It is currently used as a storage room. There are two doorways into the room (D109a and D109c). The room measures 17 feet 2½ inches by 18 feet 4½ inches. The ceiling is 9 feet 9½ inches tall and is painted white. An electrical junction box is centrally located within the ceiling. Conduit runs from the junction box to three fluorescent lights suspended from the ceiling on metal hangers. A smoke detector and two fire suppression sprinklers are located nearby. An air vent is located in the northeast corner ceiling. The floor is covered with plywood laid over wood flooring.

The south and east walls in R109 has masonry walls covered in wallboard while the north and west walls are wood-framed covered with wall board. All are trimmed with brown-painted wooden baseboard measuring 4 inches. The south wall baseboard has additional trim and measures 6 inches. The remainder of trim is painted a yellowish gray color. West of D109a an electrical conduit runs from the floor to a surface- mounted electrical box containing two plug outlets and one light switch. There is also a two-outlet electrical receptacle in CL109.1, which is fed by electrical conduit.

A closet (CL109.1) is located on the west wall in the northwest corner of the room. It measures 4 feet 0¾ inches by 5 feet 7¼ inches. Its ceiling measures 6 feet 5¼ inches high. With the exception of the north wall, all closet walls are made of wall board over wood framing. The north wall is made of plaster over stone. All of the walls and ceiling are painted white. There are nine wood open shelves; four on the south wall and five on the north wall; and a small cupboard is attached to the west wall. It has two single panel wood doors with padlock hardware attached. The inside of the cupboard has three wood shelves. A single fluorescent light fixture is mounted under the top shelf on the south wall and is fed by electrical conduit. The floor is covered with plywood. The opening to the closet is surrounded with 6-inch wood trim. It is filled with a six raised-panel wood door that measures 2 feet 6 inches by 6 feet 6 inches and is hung on two butt hinges. The exterior of the door has a metal keyhole and is missing a doorknob. Two wooden brackets hold a wood dowel that acts as a hanging pole. There is padlock hardware attached to the door and trim.

Figure 4.177. First Story, Room 109 looking northeast,2019.

Figure 4.178. Room 109 looking east, 2019.

Figure 4.179. Room 109, W122, 2019.

Figure 4.180. Room 109, D109c, 2019.

Figure 4.181. Room 109, W123, 2019.

Figure 4.182. Room 109 back hall original exterior stucco with ashlar scoring, 2019.

There are two entrance doorways in R109 (D109a and D109d). They are trimmed with 6-inch wood casings painted a yellowish gray color. D109a is located on the north wall. It consists of a 3-foot 1-inch by 6-foot 6-inch opening filled with a wood, six raised-panel, swinging door with double-acting hinges. Both the exterior and interior of the door has a metal push plate. The exterior has padlock hardware attached to the east door trim and east door stile. D109c is located on the west wall. It has a 2-foot 9½-inch by 6-foot 6-inch opening filled with a six raised-panel wood door hung with two butt hinges. The interior of the door contains a metal rim lock and a deadbolt lock. The exterior of the door contains a round doorknob and a keyed deadbolt lock. A third door opening is located in the hallway located west of R109 (D109d). The opening measures 2 feet 10½ inches by 6 feet 6 inches, not including the four-light transom window located above the door. D109d is trimmed with 6-inch wood trim pained a yellowish gray color. It is filled with a six raised-panel wood door painted a yellowish gray color that is hung on two butt hinges. The interior of the door contains a rim lock with a white porcelain doorknob and a surface mounted deadbolt lock. The exterior of the door contains a round doorknob and a keyed deadbolt.

Two windows are symmetrically arranged on the south wall (W122, W123). Each are located within raised wood-paneled openings and contain nine-over-nine, single-hung sashes with two, three-leaf, four raised-panel, wooden shutters hung with "H" hinges within shutter pockets. Each window has latches to hold iron security bars. The openings are trimmed with wooden, 6-inch casing. Both windows sashes are built with rope/weight construction, but W123 is missing its ropes rendering the window inoperable.

A single window opening overlooking R111 is located within the north partition wall. It contains a six-light, wooden casement window. It is surrounded with 4¼-inch trim.

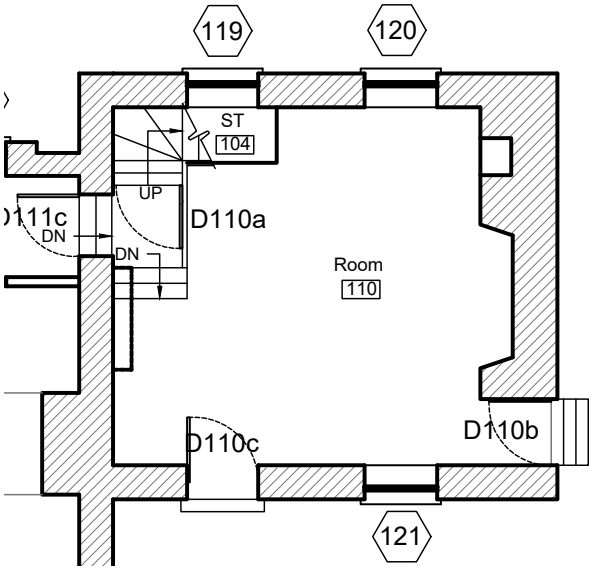


Figure 4.183. First Story, Room 110 plan.

ROOM 110

Room 110 (R110) is located on the first story of the East Wing. The room was historically used as the mansion kitchen and later the Hampton Tea Room. It is currently used as interpretive space for the mansion kitchen. There are three entrance doorways in R110 (D110a, D110b, D110c). The room measures 19 feet 5½ inches by 18 feet 9 inches. The ceiling is 9 feet 6 inches high, is covered with wallboard, and is painted white. A five-arm modern chandelier is centrally located in the ceiling. Nearby are a heat detector and a fire suppression sprinkler. Two air vents are located in the ceiling: one in the southeast corner, the other in the northeast corner. A second fire suppression

sprinkler and smoke detector are located in the ceiling near ST104. The eastern half of the floor is covered with brick (2¼-inches by 8¼-inches) that runs in a north/south direction and extends from the fireplace to 12 feet 4½ inches from the west wall. The western half of the floor is covered with 6-inch wood flooring that runs in an east/west direction.

The walls in R110 are made of stone covered with plaster and painted white. The north wall is lined with a 6-inch chair rail painted yellow ochre. A two-piece, 6½-inch wide, brown-painted baseboard is located on all but the east wall. A section of its base is missing on the southeast wall and in the northeast corner. Five electrical outlets are located in R110. An electrical box outlet has been surface mounted to the baseboard on the south wall. A conduit runs from it to another box electrical outlet that is surface mounted to the baseboard at the base of ST103. A third outlet is located within the baseboard on the north wall. A fourth outlet is located on the north wall east of W120. The last outlet is located on the vertical wood stair enclosure on the west wall. A blank electrical junction box is located on the ceiling where it slants to accommodate ST104. A light switch is situated on the west wall south of D111c. A fire strobe alarm has been attached to the west wall.

A large fireplace and its flue take up the majority of the east wall. Its original use was as a wood burning cook fireplace. It is currently used in museum interpretation. It has a 2¼-inch by 8¼-inch brick hearth. Its opening measures 7 feet 5¼ inches wide by 2 feet 10¾ inches deep by 4 feet 8 inches tall and its firebox is made of stone. North of the fireplace is an oval-shaped oven, firebox, and ash pit built-into the east fireplace wall. There is a brass label attached to the stove that reads “Premium Patent, Bake Oven & Roaster by Alfred H. Reip, No. 337 Balt. Street, Baltimore.” A two-hole stew stove is located on the north wall and butts up to the fireplace wall. It is constructed of brick with hinged iron doors below the holes for adding hot coals and removing ashes.

There is a staircase in the northwest corner of the room (ST104) that is partially enclosed by a vestibule with a landing. The vestibule is made of bead-board paneling and can be reached down one step at D111a, down two steps from D110a, or up two steps from R110. A recessed light fixture is located within the vestibule ceiling. A heat detector, fire suppression sprinkler, and an air vent are located in the ceiling nearby. Its outside east wall has an access panel that contains a device made by Raymond E Smith of Westinghouse that allows for varying the speed of induction motors.

Room 110 has three entrance door openings. D110a is located within the west vestibule and leads to ST104. The door measures 2 feet 7 inches by 6 feet 0¾ inches and is hung with spring hinges topped with a finial. The door is a wood, board-and-batten door with a metal rim lock marked “Russwin,” a white porcelain doorknob and keyhole. The exterior of the door has a white porcelain doorknob.

Figure 4.184. First Story, Room 110 looking south, 2019.

Figure 4.185. Room 110 looking east, 2019.

Figure 4.186. Room 110 looking southeast, 2019.

Figure 4.187. Room 110, D110a and ST104, 2019.

Figure 4.188. Room 110 looking north, 2019.

Figure 4.189. Room 110 stew stove and Reip wall oven, 2019.

A doorway opening is located on the east wall (D110b). The opening measures 3 feet by 6 feet 8 inches. It is filled with beaded wood boards held by two large strap hinges. A metal security bar is attached to its north frame and is secured by a latch on the south frame. On the interior there is a metal rim lock and an old slide lock. The remains of a thumb latch and wood keeper are visible. The exterior of the door is a six raised-panel door with a thumb latch and handle.

The south doorway is located in the southwest corner of R110 (D110c). The opening measures 3 feet 2½ inches by 6 feet 0¾ inches and is filled with a wood, six raised-panel door hung on two butt hinges and with a four-light transom above. There are two metal slide locks located on either side of a metal security bar that is attached to its west frame and is secured by a latch on the east frame. The exterior of the door is a six raised-panel door containing a thumb latch and handle.

There are three windows in R110 (W119, W120, W121). W119 is located on the north wall in the northwest corner. W120 is located on the north wall in the northeast corner. W121 is centrally located within the south wall. Each window is located within recessed wood openings and contain twelve-over-twelve, single-hung sashes with two, three-leaf, wooden shutters hung with small butterfly hinges. Each window has latches to hold attached iron security bars. The openings are trimmed with narrow quarter-round wooden casings. All of the window sashes are built with rope/weight construction. W119 has a lock attached to the top rail, while W121 has a pin-lock and the remains of another, more modern lock. W120 is inaccessible to close inspection due to bolted interior shutters.

ROOM 111

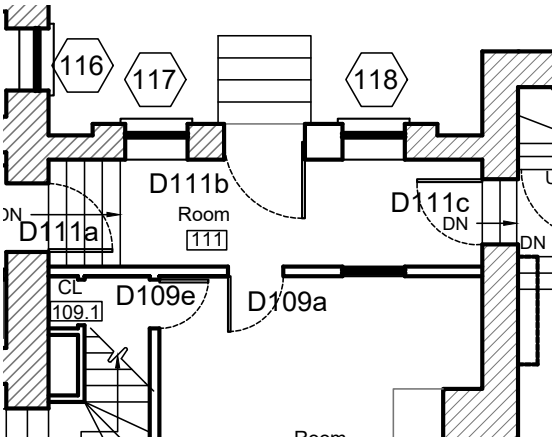


Figure 4.190. First Story, Room 111 plan.

Room 111 (R111), located in the East Hyphen, is the connecting hallway between the Main Block (R102) and the East Wing. There are four entrance doorways into R111 (D111a, D111b, D111c, D109a) including the exterior doorway in the north wall (D111b). The room measures 5 feet 5 inches by 22 feet 2½ inches. The white-painted ceiling is 10-feet high and is made of wood-framing covered with plaster. It contains two fire suppression sprinklers, a heat detector, and an air vent. Electrical conduit leads from the south wall to a bare bulb light fixture that is centrally located in the ceiling. The floor is covered with a grass cloth rug over wood flooring (wood is not visible).

The masonry walls are covered with plaster and are painted white. The north wall is lined with 5½-inch baseboard and 5¾-inch chair rail. The south wall is a later partition and has a 5¼-inch baseboard and a 3½-inch chair rail. With the exception of the brown-

Figure 4.191. First Story, Room 111 looking east toward R110,2019.

Figure 4.192. Room 111 looking west toward R202, 2019.

Figure 4.193. Room 111, D111a and steps, 2019.

Figure 4.194. Room 111, D111b, 2019.

Figure 4.195. Room 111 interior south wall window, 2019.

Figure 4.196. Room 111 call bells, 2019.

painted baseboard, the doors, windows, and trim have been painted a yellow ochre color. The north wall baseboard has a simple beaded cap, while the south partition wall has a molded base cap, which is painted a yellow ochre color. The south wall contains a fire alarm pull station, fire strobe alarm, security lock box, and emergency lights. A conduit leads from the emergency lights to the ceiling light fixture. A single, four-light, interior window is located on the south wall, east of D109a. The north wall, near the ceiling line, contains an old call bell system. There are 11 bells, of differing size and style, suspended on metal rockers, one of which is still connected. A light switch is located to the west of D111b. The west wall has a security motion detector mounted near to D111a.

The west wall has a short staircase. It has four 11-inch wooden treads and five 8-inch wooden risers covered with a grass cloth runner. The north wall contains a wooden handrail.

There are four entry door openings in R111. D111a is located on the west wall within a paneled opening that leads to Room 102. There are five steps up from the floor level of the hyphen to the floor level of the Main Block and D111a. D111a measures 3 feet 6½ inches wide by 6 feet 5 inches tall. It has an eight-panel door with raised panels on the west, Room 102 side of the door and is trimmed with 6-inch casings. The door hardware includes two long butt hinges on the south edge of the door, and a mortised lock set with a white porcelain doorknob, metal keyhole and cover on both sides of the door. There are two sliding-bolt locks on the R111 side of the door and a deadbolt with a keyhole on the R102 side of the door. There is also a hook eye on the R111 side of the door so it can be held in open by a hook in the south wall chair rail. D111b is an exterior doorway located in the north wall. It measures 2 feet 9¼ inches by 6 feet 7 inches and has 6-inch wood trim. The door is set into a paneled opening and, on the interior side, is made of vertical beaded boards hung with two, large, metal, strap-hinges on metal pintles. There is an iron security bar attached to the east frame which is secured on a metal latch on the west frame. There are two metal slide locks and metal latch with metal keepers. There is also a deadbolt lock and a metal door handle. The exterior of D111b is a six raised-panel door with a four-light transom above. There is an iron door knocker, keyed deadbolt, and a metal thumb latch. D111c is located in the east wall. Its opening measures 2 feet 9¼ inches by 6 feet 7 inches and has 6-inch wood trim. On the interior the door is made of vertical beaded boards and hung with two, large, metal, strap-hinges on metal pintles. There is one metal slide-lock and a metal thumb latch. The exterior of the door (faces R110) has six, wood, raised-panels and contains a metal door handle. For information on D109a see R109.

There are two windows located on the north wall in R111 (W117, W118). Each are located within raised wood-paneled openings and contain nine-over-nine, single-hung sashes with two, three-leaf, raised-panel, wooden shutters within shutter pockets. Each window has a wood

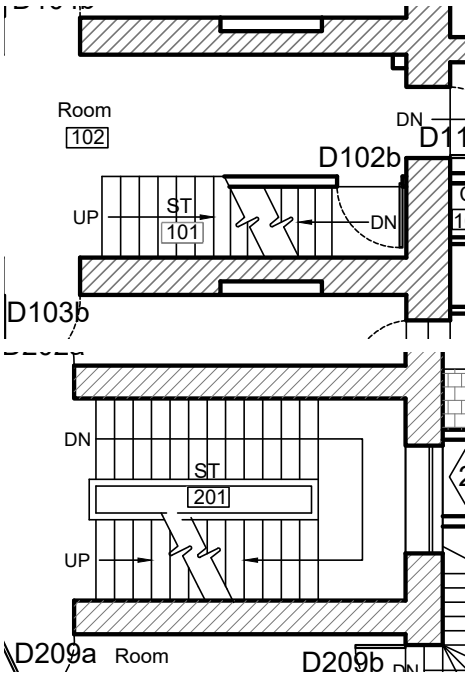


Figure 4.197. Staircase 101/201 plans.

security bar. A small button-shaped window lock is centrally located on the top rail of both bottom sashes. Both windows are made with weight/rope construction and are missing their ropes cause the windows to be inoperable. The openings are trimmed with 6-inch wooden casing.

First-Story Staircases

Hampton Mansion has numerous stairs. Some are shorter sets of steps on the first story that transition between the wings, hyphens, and the Main Block. Those steps were described with the rooms they are in. There are four separate staircases that lead from the first story to the second story: ST101 is the main stair from R102 to R201; ST102 in the West Wing; ST103 is the back stair from R109 to R209; and ST104 in the East Wing.

STAIRCASE 101/201

The south wall of R102 holds a formal staircase (ST101/201) that leads to the second floor. It measures 10 feet by 15 feet 9 inches, with a 14-foot 4-inch-high ceiling (measured from landing to second floor). The painted white walls are made of plastered masonry. The ceiling is plastered and painted white. Twenty-six stairs (13 risers to the landing, 13 risers to the second floor) contain wood treads measuring 1 foot 1 inch deep by 3 feet 11 inches wide and have 7-inch risers. The staircase is lined with a 2-foot 9-inch reproduction Venetian stair carpeting held in place with 1-inch brass bars. A stained wood handrail tops yellowish gray-colored, raised-panel wainscoting that measures 3-feet 7¾-inches tall. A 7½-inch, wood, brown-painted baseboard lines the wall. 3½-feet tall by 1-inch wide pilasters are placed at intervals along the staircase.

The stair stringer is decorated with stylized brackets above a paneled stair wall. A stained, wooden handrail terminates in R102 with a volute newel and cluster of balusters upon a curtail step. A 1¼-inch square replacement baluster has been added to the cluster for stability. Balusters with a 1½-inch by 7-inch square base rise to a tapered dowel and are topped with a 2¼-inch square top upon which the 3½-inch railing sits. The landing floor, located on the east wall, is made of blind nailed wood measuring 3-feet 7-inches wide and runs in an east/west direction. Carved wooden drop-pendants are located at the joint at which the staircase turns west for the second stair run, and where the staircase meets the second story.

There is one window (W215) located on the east wall landing. Its opening is surrounded with 7¼-inch wood trim and 2-inch architectural ears. Four raised-panel, wood, interior shutters rest in shutter pockets on either side of the window opening. They are hung with two butt hinges

Figure 4.198. Stair 101, 2019.

Figure 4.199. Stair 201 from landing to second story, 2019.

Figure 4.200. Stair 101/201 stringer, 2019.

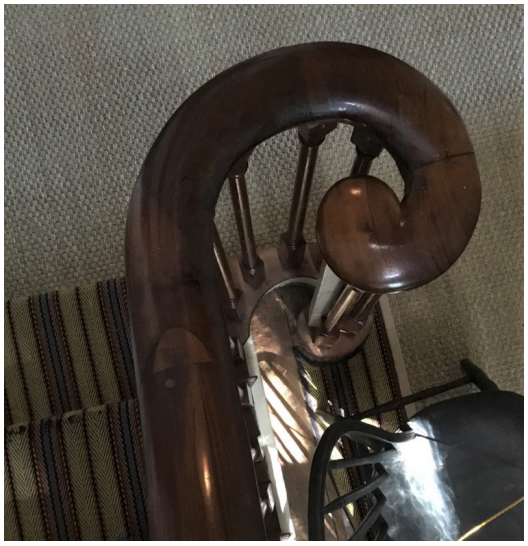


Figure 4.201. Stair 101 volute newel and curtail step, 2019.

Figure 4.202. Stair 102 winder treads, 2019.

Figure 4.203. Stair 102/202, 2019.

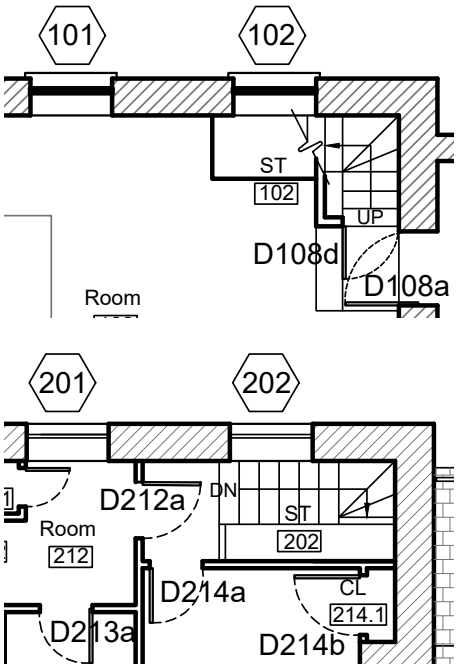


Figure 4.204. Staircase 102/202 plans.

each, and the north shutter, made of two leaves, is joined by "H" hinges. Twelve-over-twelve, single-hung sashes made with rope/weight construction fill the opening.

STAIRCASE 102/202

Staircase 102/202 (ST102/202) is located in the West Wing. It occupies the northeast corner of R108 and is accessed through D108d (previously described). ST102/202 is an enclosed staircase with plaster walls on the east and north walls, and a vertical board wall on the south. The stairs start on the east wall and lead from the landing at D108d up two steps to four winder steps and continues its ascent to the second story along the north wall of the wing. With the exception of the winder treads, the stair treads are typically 11-inches deep, and all the risers are typically 8-inches high. There are thirteen risers to the second story landing. The stairs have a rounded hand railing running along the east and north walls. It is attached to the walls with standard railing brackets.

There is one window (W202) on the north wall above the upper portion of the stair run. It is set in a wood-paneled opening trimmed with narrow quarter-round molding. The casing around the sides and top of the sashes is 3 inches wide with a beaded edge. W202 has eight-over-eight, single-hung sashes. There is evidence that the bottom sash had sash cords and weights at one time; the sash cords are missing, and presumably the weights remain within the window jamb, but they were not accessed during the inspection. A thumb latch is mounted off center on the top rail of the bottom sash, with the latch keeper mounted on the bottom rail of the top sash. The muntins on the bottom sash are slightly beveled with flat top edges, while the top sash has colonial-style muntins that are quarter-round with filleted top edges. The different muntin profiles indicate that one of the sashes was replaced. Based on observations of other sash muntins in the wing, it appears that the bottom sash is the anomaly and was replaced. A metal bracket of sorts that was probably part of an earlier drapery setup, is mounted on the east side of the paneled opening.

ST102/202 ascends to a landing and small hallway on the second story leading to Rooms 212 and 214. The landing has a board floor ranging in width from 5½-8 inches and running east-west. There is a floor-level ledge on the south side of the stairwell abutting the south partition wall. The floorboards extend onto the ledge. There is a short three-rail balustrade from the top of the stairs to the south wall. The north wall at the second story has a chair rail extending from W202 to the west wall where the chair rail extends to D212a and continues on the other side of the doorway to the south wall of the hall. The chair rail is an extension of the apron under W202 with the top of the chair rail contiguous with

Figure 4.205. Stair 202 railing and ledge, 2019.

Figure 4.206. Stair 202, W202, 2019.

Figure 4.207. Stair 103 steps from the R109 hall to the first landing, 2019.

Figure 4.208. Stair 103 closet at landing and winder steps to the right to the second story, 2019.

Figure 4.209. Stair 103/203 winder treads and steps into R210, 2019.

Figure 4.210. Stair 203, 2019.

the windowsill. A baseboard with a quirked bead on the top edge is installed on the north, west and south walls of the second-story hall.

At the bottom of the stairs is a circuit breaker box mounted on the west wall. Adjacent to that is a two-toggle light switch mounted on the west jamb of D108d. Electrical conduit runs from the circuit box and the space below the stairs up to the second story. There are also heating hot water pipes and sprinkler system pipes concealed behind the south board wall of the staircase. All of these utilities protrude through the boards on the second story ledge and then continue into Room 214 at the top of the south wall. On the second story there is one double-outlet electrical receptacle on the south wall. There is a fire alarm and strobe on the south wall next to D214a. Sprinkler system piping runs along the top of the west wall from above D214a to a junction into Room 212 and then to a sprinkler head over D212a. There are two smoke detectors and one heat detector mounted on the ceiling of the stairwell.

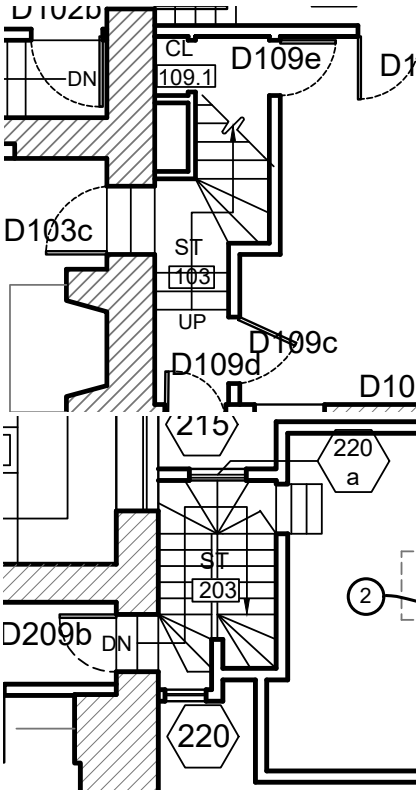
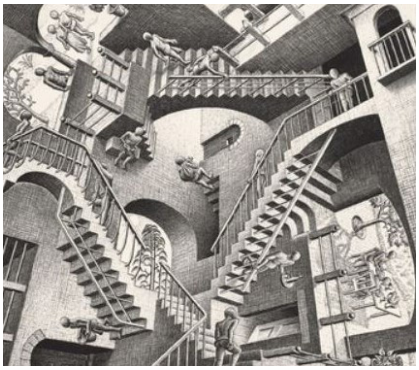


Figure 4.211. Staircase 103/203 plans and Escher stairs (below; https://en.wikipedia.org/wiki/Relativity_(M._C._Escher)).



STAIRCASE 103/203

Staircase 103/203 (ST103/203) is the back staircase situated on the east wall of the main block and providing access from the East Hyphen Butler's Pantry (Room 109) to the Dining Room (Room 103), winds its way up to Room 210, and then continues up to Room 209 on the second story of Hampton Mansion. The staircase was added when the East Hyphen was extended in ca. 1810 and includes the stair dormer at the second story.

ST103/203 is an Escher-like multilevel winding staircase. Starting in the back hall of the East Hyphen (adjacent to R109) three steps lead to a landing; two steps on the west side of the landing lead to D103c and the Dining Room; the stairs continue with three winder steps on the east side of the landing and from there the stairs ascend northward along the east wall of the stairwell to a V-shaped winder; to the east are four steps into Room 210 and to the west more winder treads turning the staircase to the south. The upper stair run continues southward on the west wall up to a last set of winders that turn to the west and lead to Room 209.

With the exception of the winder treads, the well-worn stair treads are typically 10 inches deep; the height of the risers varies slightly between 6 and 6½ inches. There is evidence of degraded brown paint on the treads and risers. Plain stringboards extend along both sides the stairwell walls and are also painted brown. The stairwell walls are finished with plaster and painted white, as are the ceilings. There is currently no railing on the lower run of stairs. The upper run of stairs has a rounded handrail on brackets along the west wall, and a wooden balustrade with three rails on the east side. There is also a vertical railing

Figure 4.212. Stair 203 railing and winder treads, 2019.

Figure 4.213. Stair 203, utility sink near W220, 2019.

mounted on the newel half-way up the stairs. A bracketed railing is on the south wall of the short run of steps leading into R209.

On the second story of the stairwell there are two windows in the stair dormer (W220 and W220a). The south window (W220) has six-over-six, single-hung sashes. There is no evidence of sash cord or weights and the bottom sash would have to be propped open. Since the window is offset, its plain-board, beaded-edge casings are different widths. The casing surrounds the entire window and there is no interior windowsill. The north window (W220a) has a nine-light casement sash that opens inward. The sash has a slide bolt on the west stile and a vertical slide bolt on the bottom rail. The exterior tongue-and-groove board shutter has a hasp and lock on the east side and exterior strap hinges on pintles fastened to the west side of the window. Like W220, W220a is trimmed all around with beaded-edge casings of different widths.

At the first-story landing there is a closet doorway on the north wall. It is a half-height doorway with a reused door that was cut down to fit the opening. The door has two raised panels and is 28⅜ inches wide by 45 inches tall. It has two small butt hinges on the west stile and a sliding bolt lock on the east stile. The doorway has a plain board header, plain trim on the east side, and there is no room for trim on the west side of the opening where it butts up to the trim for D103c. The doorway opens into an open chase where plumbing and wiring run up to the second story. Since the space is unfinished and open some evidence of the earlier construction for the mansion can be observed within the space. There is evidence of where the original interior plaster wall of the East Hyphen ended, pockets in the rubble stone wall for earlier framing, and farther up the wall is evidence of the historic exterior rusticated stucco.

In addition to the pipes within the chase, there are exposed heating and sprinkler system pipes, as well as electrical conduit along the inner stairwell wall, running along the ceiling into R210, and up the wall to the second story. The FSS pipes lead to a sprinkler head half-way up the

stairs and there's a nearby, adjacent to R210. Above the first three steps of ST103 in the hallway adjacent to R109 there is a fire alarm pull on the east wall. A fire alarm and strobe are mounted on the north wall at the first-story landing. There is also a motion detector on that wall and one at the top of the stair next to W220. There is a bare-bulb light fixture in the ceiling above the lower stair run and a light switch on the north wall at the first-story landing. An air vent in the east wall connects to the air handler in R210.

At the top of the stairs a small ledge was made in front of W220. A lead-lined metal utility sink is wedged in the southeast corner in front of W220. The sink is rounded and has a disconnected drain but no other associated plumbing, suggesting it was used as a slop sink.

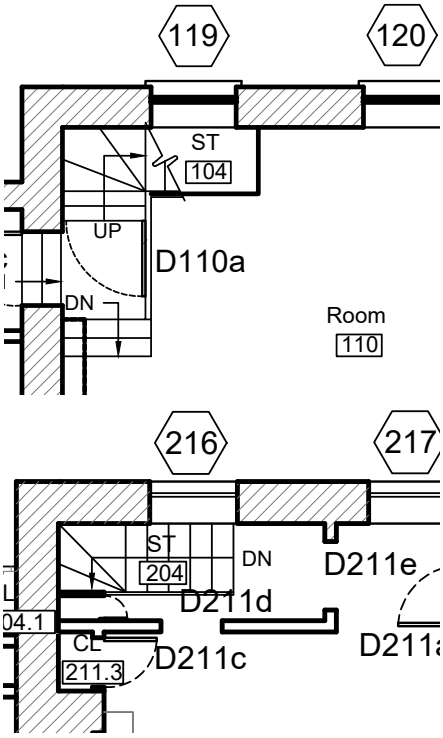


Figure 4.214. Staircase 104/204 plans.

STAIRCASE 104/204

Staircase 104/204 (ST104/204) is a winder staircase that ascends along the west and north walls of the East Wing, leading from Room 110 to Room 211. From R110 the are three steps up to a landing that has access to D111c one step up to the west. ST104/204 proceeds northward; there are two steps to D110a. The stairs continue with four winder steps turning to the east and from there the stairs climb along the north wall to the second story.

ST104/204 has thirteen risers from the landing at D111c to the second story. The stair treads are typically 11-inches deep and the risers are 8-inches high. There is a molded railing bracketed to the west and north walls of the stairwell. At the top of the stairs is a two-rail balustrade with a 3-inch by 4-inch newel post that has a beveled top. That balustrade extends along the south side of the stairwell protecting the narrow portion of the second story hallway.

On the second story is a small hallway (ST204) with two doorways to Room 211 (D211d and D211e) and a narrow passage to a closet on the west wall (CL ST204.1). The hallway floors have tongue-and-groove boards, typically 7-inches wide and running east-west. The hall is partitioned from R211 by framed walls with lath and plaster. The walls are trimmed with 6-inch chair rails and 5½-inch baseboards. The ceiling is also plaster and has a single, bare-bulb fixture. All plaster surfaces in the stairwell and second-story hall are painted white.

W216 is near the top of the stairs on the north wall. It is set in a wood-paneled opening trimmed with 1½-inch quarter-round molding and has eight-over-eight, single-hung sashes. The casing around the sides and top of the sashes is 3-inches wide with a beaded edge. The windowsill has a bullnose edge with an apron below that, all of which is continuous

with the chair rail. The window elements and all other wooden trim in the stairwell and second-story hall are painted dark red.

The two doorways are trimmed with 4¾-inch wide beaded-edge casings that have a filleted-quarter round molding on the outer edge. There are no thresholds in the doorways. While there is evidence of earlier door hinges and latches, neither doorway (D211d or D211e) currently has a door.

The floor-to-ceiling closet at the west end of the stair hall (CL ST204.1) is 1 foot 6 inches wide by 1 foot 10 inches deep. It has vertical board side walls and plaster on the back/west wall and the ceiling. The closet has a beaded-board door with two battens that measures 1-foot 2¾ inches wide by 6 feet 8½ inches tall. There is an unused rim lock on closet side and a wooden keeper on the hall side, as well as a more modern metal hasp. The door is hung with two small butt hinges on the south jamb and has narrow plain casings. The closet has four fixed wooden shelves.

Figure 4.215. Stair 104 landing and stairs at D110a and D111c, 2019.

Figure 4.216. Stair 204, 2019.

Figure 4.217. Stair 204 narrow stair hall, railing and D211d, 2019.

Figure 4.218. Stair 204, stair hall and D211e, 2019.

At the east end of the second story stair hall there are bracketed wooden shelves on both the north and south walls. The north shelf is 5 feet 5 inches off the floor, and the south shelf is notched and is 6 feet 1 inch off the floor.

There is an electric baseboard heater along the north wall. A sprinkler head is located above D211e. Light switches are located at the base of the stairs on the west wall next to D110a and on the second story on the south casing of D211e.

Second Story

ROOM 201

Though Room 201 (R201) is essentially one connected hall, for the purposes of this description the space has been broken into two sections. The area adjacent to the stairs has less elaborate trim elements and is part of the first-to-third-story stair circulation, while the second-story central hall has more ornate finishes and is central to the second story-room circulation. Therefore, Room 201 is more easily described as two areas, the Room 201 Stair Hall and the Room 201 Central Hall.

Room 201 Stair Hall

Room 201 Stair Hall is centrally located on the second story of the main core of Hampton Mansion. Access is gained to the room at the top of ST101/201. The room measures 11 feet 4 inches by 9 feet 11 inches. The plaster ceiling height is 13 feet 1 inch. It is painted white and contains one smoke detector, a VESDA, and a single fire suppression sprinkler. The floor is covered with 4½-inch wooden flooring that measures from 11 feet 4 inches to 9 feet 11 inches in length and runs in an east–west

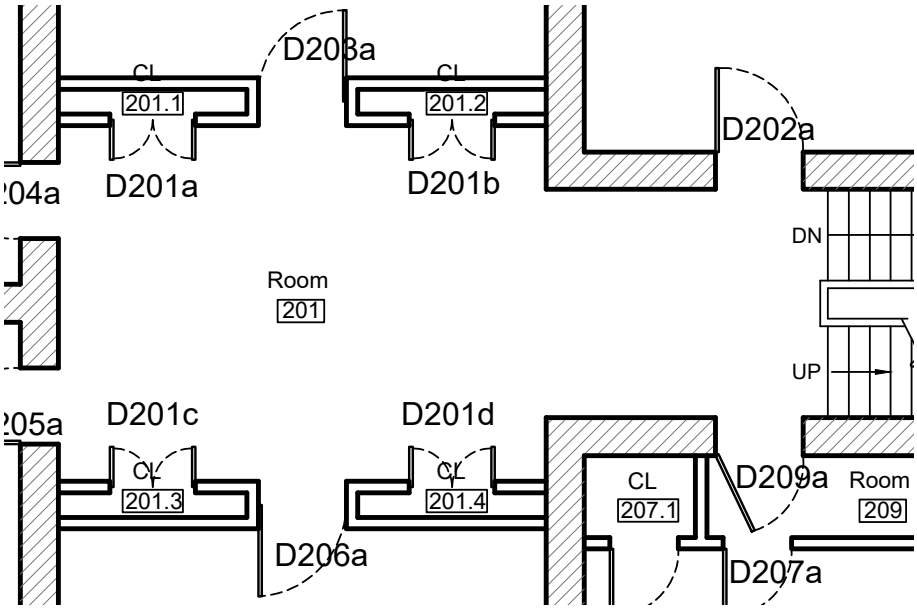


Figure 4.219. Second Story, Room 201 plan.

direction. It is covered with a grass-cloth rug. A fire pull station, strobe, and fire extinguisher are located on the south wall. A three-toggle light switch is also on the south wall west of D209a.

The north and south stone partition walls in R201 Stair Hall are covered in plaster and painted white. The room has baseboards measuring 5½-inches tall and are painted dark brown. 1-foot 7½-inches tall wainscoting is topped with 4-inch chair rail, all of which are painted a yellowish gray color. An elaborate, multi-piece, dentillated crown molding encircles the room. There are two door openings in R201 Stair Hall that lead into other rooms located off the hallway. They have 7-inch trim with 2-inch architectural ears. Each door opening has a molded broken-pedimented with fret work over their openings.

R201 Stair Hall connects to R201 Central Hall to the west through a wide opening with fluted pilasters and an elaborate entablature with triglyphs and dentil molding below the molded cornice.

Room 201 Central Hall

Room 201 (R201) Central Hall is the central second-story hall located within the main core of Hampton Mansion. It is accessed from R201 Stair Hall through the east opening and has four doorways leading to other second story rooms. R201 Central Hall measures 11 feet 4 inches by 9 feet 11 inches. The floor is covered with 4½-inch wood flooring of varying length and running north–south. The plaster ceiling is 13-feet 1-inch high and is painted white. There is an antique glass lantern ceiling fixture centrally located within the opening between the stair hall and the central hall. Two fire suppression sprinkler heads, smoke detector, security sensor, and HVAC register are also located in the ceiling.

The masonry and wood-framed walls in R201 are covered with plaster and painted white. The room has brown painted baseboards measuring 5½-inches tall and 1-foot 7½-inch wainscoting topped with a 4-inch chair rail. An elaborate multi-piece crown molding encircles the room and tops an entablature and Doric frieze with triglyphs. All other trim is painted a yellowish gray color paint. Electrical outlets are located within the baseboard on the north wall under CL201.1 and on the south wall under CL201.4.

The stepped casings around all of the doorways in R201 are identical and are 7-inches wide with 2-inch architectural ears. All doorways are topped with broken pediments with compound moldings that include ovolo, fret work, and cyma recta crown molding.

There are four cupboards (CL201.1– CL201.4) located in the hall; two on the north wall and two on the south wall. Their trim is identical, measuring 7¼-inches wide with 2-inch ears; each has a molded broken-pediment with fret work. Plain pilasters run from the floor to the chair rail on either side of the cupboard openings, giving the illusion that they are supporting the trim above the chair rail. Each cupboard has two,

Figure 4.220. Second Story, Room 201 Central Hallway looking southeast toward Stair Hall, 2019.

Figure 4.221. Room 201 Central Hallway north wall with closets, 2019.

Figure 4.222. Room 201 Central Hallway looking west, 2019.

Figure 4.223. Room 201, D202a with typical doorway surround, 2019.

Figure 4.224. Room 201 pendant light fixture in opening between the stair hall and central hallway, 2019.

Figure 4.225. Room 201 Stair Hall baseboard, wainscot and chair rail, 2019.

two raised-paneled doors, with flat panels on the interior of the doors. Each door leaf is hung on two drop hinges. The west door leaf of each cupboard has a wooden pull knob and a keyhole for a rim lock on the inside of the door leaf. A vertical slide lock is attached to the interior of the east door of each cupboard. The cupboards have tongue-and-groove, vertical, wood plank walls with a horizontal pegboard lining the top back walls of the cupboards. Each cupboard has a board shelf at the level of the chair rail and a board at the top of the cupboard. All of the cupboard elements are painted a yellowish gray color.

CL201.1 is located in the northwest corner and the inside of the cupboard measures 5 feet 4 inches high by 6 feet 11½ inches wide and is 1 foot 2¼ inches deep, which is typical for all four cupboards. The pegboard in CL201.1 has eleven wooden pegs. Inside the cupboard there is electrical conduit and a switch on the east side. A smoke detector is located on the west side.

CL201.2 is located in the northeast corner. It has two chases that reduce the size of the cupboard; a boxed-in chase measuring 8½ inches by 1-foot 2¾ inches is located in the east corner of the cupboard; and utility pipe chase at the top of the cupboard effectively lowers the top of the cupboard. CL201.2 has only 5 wooden pegs lining the top back wall. An electrical outlet is mounted on the east interior wall and there's a smoke detector on the west side.

CL201.3 is located in the southwest corner of the room. In addition to its eleven wooden pegs mounted to the back wall it has one additional wooden peg located on the east interior wall. Electrical conduit runs through the cupboard and is connected to a switch mounted to the cupboards west wall. A boxed-in chase measuring 7¾ inches deep by 6½ inches wide with attached smoke detector is also located on the west wall.

CL201.4 is located in the southeast corner of the room. This cupboard has only ten wooden pegs along the back wall with an addition wooden peg located on the west wall. Electrical conduit runs through the cupboard and is connected to a switch mounted to the cupboards west wall. A smoke detector is located on the east wall.

ROOM 202

Room 202 (R202) is located on the second story, northeast corner of the main core of Hampton Mansion and is currently interpreted as a children's bedroom. R202 has a single access doorway, D202a. The room measures 18 feet 1½ inches by 25 feet 9 inches and its ceiling is 13-feet 2-inches tall. The floor has 5 to 6-inch wide wood flooring that runs in an east–west direction and is mostly covered with a rug. The plaster ceiling is painted white with two fire suppression sprinkler heads, two smoke detectors, and three HVAC vents (two supply air and one return air). Two security motion detectors are located on the north wall.

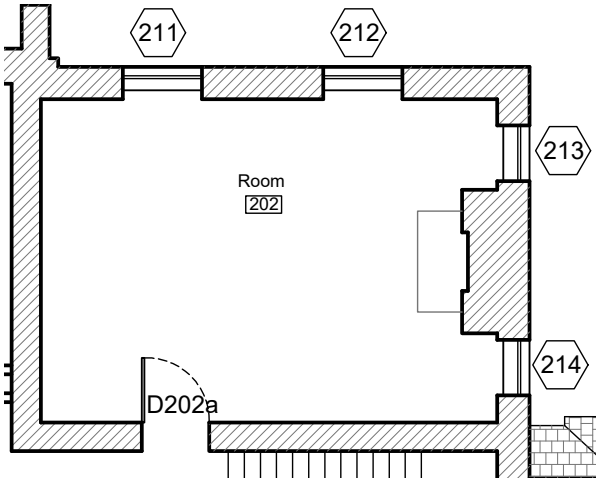


Figure 4.226. Second Story, Room 202 plan.

Water piping is located in the northwest corner and along the north wall at floor level. There are four electrical outlets located in the baseboards in R202; one on each of the north, south, east and west walls.

The stone walls in R202 are covered with plaster and are covered with reproduction wallpaper. A small area of decorative painting was revealed above the chair rail on the right side of the fireplace wall. The room has baseboards measuring 6½-inches tall. Small pilasters run from the floor to the multi-piece chair rail measuring 5¾-inches wide at each door and window opening. An elaborate, multi-piece, dentillated crown molding encircles the room. All trim is painted a pale green color.

The east wall contains a fireplace with a mid-nineteenth century cast iron stove placed in front of it and the stove pipe piercing the infilled firebox. The fireplace opening measures 3 feet 9 inches wide by 3 feet 6 inches tall. The opening is infilled and has carved relief classical figures. The painted brick hearth measures 3 feet 11 inches wide by 1 foot 8 inches deep. The wooden fireplace mantel is overall 7 feet 9 inches tall by 8 feet 7 inches wide. It includes a molded fireplace surround with architectural ears; a molded broken pediment supported by two pilasters with a stepped frieze, and paneled fascia extending over the surround. Unlike most of the fireplace mantel and overmantel elements in the mansion, the mantel in R202 only extends part way up the chimney wall. The upper portion of the chimney wall is plastered and covered with wallpaper.

Doorway 202a (D202a) is located on the south wall and has stepped trim measuring 7-inches. The door casing rests of wooden plinths set at an angle. The opening holds a wood, raised six-panel door hung with two butt hinges. The door panels are more elaborate on the exterior side. The door has one rim lock with matching keeper, and a white porcelain doorknob on the interior; and a white porcelain knob with a keyhole on the exterior.

There are four windows in R202. All are located within raised wood panel openings and have tri-fold wooden interior shutters that fold into shutter pockets when not in use. Two of the shutter leaves have four raised panels, and the narrow middle leaf is plain with a beaded edge. The shutters are hung with two butt hinges and two "H" hinges attach the middle narrow leaf to the adjacent shutter. All of the windows are made with rope/weight construction and have a large wooden bar that secures the shutters when in the closed position.

The north wall contains two window openings. W211 is located in the northwest corner. W212 is located in the northeast corner. Both openings

Figure 4.227. Second Story, Room 202 looking northeast, 2019.

Figure 4.228. Room 202 looking northwest, 2019.

Figure 4.229. Room 202 looking southwest, 2019.

Figure 4.230. Room 202, D202a, 2019.

Figure 4.231. Room 202, W214, 2019.

Figure 4.232. Room 202 fireplace and surround, 2019.

contain a single-hung twelve-pane lower sash, and a fixed, eight-pane upper sash. The sashes measure 3 feet 8½ inches wide by 5 feet 6½ inches tall. W212 rope is missing, which renders the sash inoperable.

The east wall contains two window openings on either side of the chimney. W213 is located in the northeast corner, and W214 is located in the southeast corner. W213 is filled with a single-hung nine-light sash with a six-light fixed sash located above. The sashes measure 2 feet 10 inches wide by 5 feet 6½ inches tall. Both W213 and W214 have wooden security bars securing the interior shutters (during the inspection the bar on W214 was stuck, causing the window to be inaccessible).

ROOM 203

Room 203 is a second story room located on the north end of the central core of Hampton Mansion. It was historically referred to as the North Portico Room. Although it is likely that the room was originally used as a bedroom or ladies' dressing room, it is currently used for rotating exhibitions. It is currently unused. It has a single interior access door (D203a) and an exterior door that leads to the second story portico. The room measures 20 feet 10 inches by 16 feet 3 inches and its ceiling is 13 feet 1 inch high. The floor has 4¾-inch wood flooring that runs in a north–south direction. It is almost completely covered with a grass cloth rug. The plaster ceiling is painted white and has two fire suppression sprinklers, two smoke detectors (one VESDA), a security motion detector, and two supply air vents and one return vent. There is also a hole near the center of the ceiling with the ends of electrical wires visible. Three electrical outlets are located on the south, east, and west wall baseboards. A light switch is located west of D203a.

The plastered stone walls are painted white. The room has brown painted, 7-inch baseboards with angled wood plinths at the doorways. The ceiling is encircled with elaborate dentillated crown molding. All window and door openings are topped with a frieze with cyma-reversa scroll cut sides, dentil molding cornices, and a molded pediment with dentil moldings. With the exception of the brown painted baseboard, all trim in R203 is painted a pale green color. All of the walls have 1 foot 7¼ inch tall raised-panel, wood wainscoting topped with 4-inch multi-piece chair rail. A section of paint located east of D203a has been removed to reveal older painted stenciling.

The single interior doorway is located on the south wall (D203a). It has 7-inch, stepped trim and architectural ears. This doorway, as well as all of the window and doorways in the room, have an entablature and pediment decorated with dentil molding. It is filled with a wood, six raised-panel door hung on two butt hinges. The door panels are more elaborate on the exterior side. The wooden threshold measures 4½ inches. The interior of the door has a brass rim lock with a brass knob, a non-functioning deadbolt lock, and is painted a light green color. The

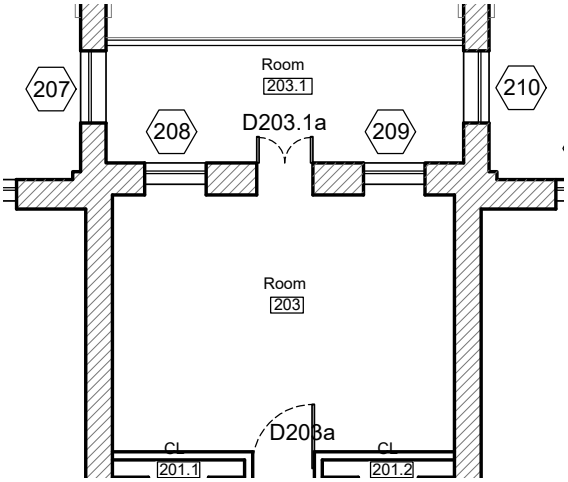


Figure 4.233. Second Story, Room 203 plan.

Figure 4.234. Second Story, Room 203 looking southwest, 2019.

Figure 4.235. Room 203 looking north, D203.1a, 2019.

Figure 4.236. Room 203, D203a, 2019.

Figure 4.237. Room 203 baseboard, wainscot, and chair rail, 2019.

Figure 4.238. Room 203 decorative painting revealed on the south wall, 2019.

exterior of the door is painted a yellowish gray color and has a round brass knob and brass keyhole.

The exterior doorway (D203.1a) is located on the north wall. It has 7-inch stepped trim and architectural ears surmounted by a carved frieze and a dentillated molded pediment. It has a combination wood (5¾ inches) and marble threshold measuring a total of 2 feet 1 inch. The doorway is placed within a raised-panel opening and contains a two-leaf door hung on four butt hinges. The interior of the west door has a white porcelain doorknob and covered keyhole with a white porcelain knob mounted halfway up the west door leaf. An iron slide lock is located at mid-point. A vertical sliding bolt with a white porcelain knob is located on the bottom edge of the east door leaf. A similar mechanism for a sliding bolt at the top of the door is located about two-thirds up the west stile of the east door leaf. The exterior of D203.1a was previously described (see Exterior, Doorways).

There are two windows located in R203 (W208, W209). They have 7¼-inch trim with 2-inch architectural ears. Above the window casing is a frieze with sculpted sides and a dentillated molded pediment. Both are located within raised wood panel openings and have four (two sets of two), four raised-panel, wooden interior shutters that fold into shutter pockets when not in use. All of the windows are made with rope/weight construction. Both window openings are filled with a twelve-light, single-hung sash with a fixed eight-light sash above. Modern drapery hardware is mounted to the top sides of their window trim. W208 is located in the northwest corner and W209 is located on the northeast corner.

ROOM 204

Room 204 (R204) is located on the northwest corner of the second story, main core of Hampton Mansion. It is currently interpreted as a guest bedroom. It has a single interior door (D204a) that provides access from R201. The room measures 23 feet 11 inches by 25 feet 11½ inches, and its ceiling is 13 feet 1½ inches high. The floor has 4¾-inch wide wood flooring that runs in an east–west direction that is currently covered with a rug. The plaster ceiling is painted white and has four fire suppression sprinkler heads, one fire strobe alarm, two smoke detectors, three air vents, and a security component. An electrified-candle cut glass chandelier is centrally located in the ceiling. There are four electrical outlets located in the baseboards; one on each of the north, south, east and west walls. There are security motion detectors located on the east wall chair rail and in the southeast corner. Fire suppression water piping is located in the northeast corner and along the north wall.

The plastered stone walls are painted white. The room has 4¾-inch baseboards topped with a 1-foot 9-inch raised-panel wainscoting. The wainscoting incorporates small pilasters and an elaborate multi-piece

chair rail measuring 4¾-inches wide. The ceiling is encircled with elaborate modillioned crown molding. All window and door openings are topped with a Doric frieze and a crown molding with dentils. All trim in R204 is painted an off-white color.

The west wall contains a fireplace whose opening measures 4 feet 2 inches wide by 4 feet 1 inch high. Its painted brick hearth measures 4 feet 6½ inch wide by 1 foot 6½ inches with wood trim that measures 2½ inches. Its stepped, wood surround measures 5 feet 8⅛ inches wide by 4 feet 8 inches high and has 2-inch architectural ears. A wooden mantel with dentil molding bisects the floor to ceiling surround. The fireplace opening is framed by two pilasters that run from the floor to the mantle shelf. Above the mantel on either side of the overmantel, two fluted pilasters run from the mantel to the modillioned crown molding. The overmantel has an applied molding with architectural ears at its base and top. A scroll cut frieze and a dentillated, broken pediment tops the overmantel. This fireplace surround is nearly identical to the fireplace located in room 205.

R204 retains the only extant call bell system in the second-story bedrooms. Located at about middle of the east wall a tasseled silk-rope pull hangs down to the headboard of the bed. The pull is attached to a rocker or bell crank near the top of the wall, which in turn connects to a wire running south just below the crown molding. That wire connects to another bell crank and a wire that is threaded through the wall plaster. Presumably from there a series of wires and bell cranks connect the pull in R204 to one of the bells in R111.

The one entry doorway (D204a) is located in the southeast corner of the room. It has 7-inch stepped trim with 2-inch architectural ears. There are six panels on both the interior and exterior and it is painted an off-white color. The door is hung on two butt hinges. The door panels are more elaborate and raised on the exterior/hall side and they are recessed with molding around the edges on the bedroom side. A brass rim lock with an oval-shaped brass knob is mounted to the interior with an oval brass knob and brass keyhole escutcheon on the exterior.

There are four window openings in R204. W203 is located in the southwest corner. W204 is located in the northwest corner. W205 is located on the north wall in the northwest corner. W206 is located in the northeast corner. They all have raised paneled openings, interior four-panel shutters that are secured with wooden bars when closed. The windows have single-hung, eight-over-twelve sashes that measure 3 feet 8½ inches wide by 5 feet 6½ inches tall. The eight-light top sash in each window is fixed. All of the windows were built with rope/weight construction. Window ropes are missing in W203, W205 and W206, and W204 has chains in place of sash cords.

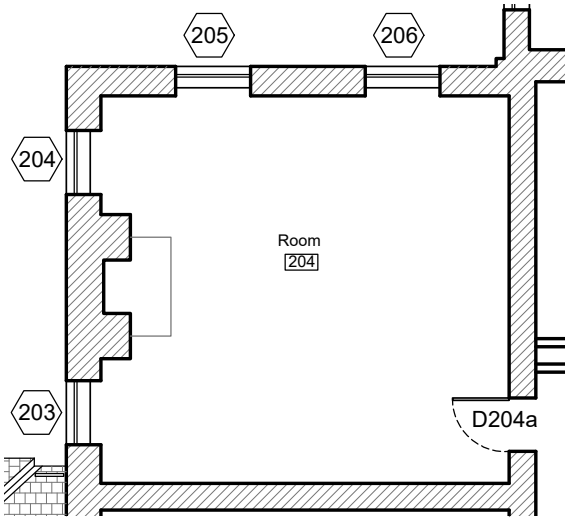


Figure 4.239. Second Story, Room 204 plan.

Figure 4.240. Second Story, Room 204 looking northeast, 2019.

Figure 4.241. Room 204 looking east, 2019.

Figure 4.242. Room 204 fireplace and surround, 2019.

Figure 4.243. Room 204, W204, 2019.

Figure 4.244. Room 204 baseboard, wainscot, and chair rail, 2019.

ROOM 205

Room 205 (R205) is a second story room located in the southwest corner of the main core of Hampton Mansion. It is currently interpreted as the Master Bedroom. It is accessed from R201 through an entry door (D205a). The room measures 24 feet 2 inches by 25 feet 11 inches. Its ceiling is 13 feet 2 inches high. The floor has 4¾-inch wood flooring running in an east/west direction and is covered with a rug. The plaster ceiling is painted white and has four fire suppression sprinklers, two smoke detectors, and a blank ceiling plate where a light fixture had been hung. There are three HVAC vents in the ceiling; two supply air and one return air. Motion detectors are located in the northeast corner and south wall near to W229. Electrical conduit leads to a surface-mounted electrical outlet on the south wall baseboard. Four other outlets are located in the baseboard; one on each of the north, south, east and west walls.

The plastered stone walls are covered with reproduction wallpaper. The room has 4½-inch baseboards topped with a 1-foot 9¾-inch raised-panel wainscoting. Small pilasters run from the floor to the elaborate multi-piece chair rail measuring 4½ inches wide. The ceiling is encircled with elaborate modillioned crown molding. All window and door openings are topped with a plain frieze and a dentillated crown molding. Most of the trim in R205 is painted Prussian blue; the baseboard is painted brown; the chair rail cap is a red-brown color and grained; the dentils on the doorway and window trim are picked out in a contrasting beige paint color. The fireplace surround and trim are decoratively painted (see below).

The west wall contains a fireplace and mantel piece that replicates that found in R204. The fireplace opening measures 4 feet 2 inches wide by 4 feet 1 inch high. Its painted brick hearth measures 4 feet 11 inches wide by 1 foot 6½ inches with 2½-inch wood trim. Its stepped, wood surround measures 5 feet 8⅛ inches wide by 4 feet 8 inches high and has architectural ears. A wooden mantel with dentil molding bisects the floor to ceiling surround. The fireplace opening is framed by two pilasters that run from the floor to the mantle. Above the mantel two fluted pilasters run from the mantel to the modillioned crown molding on either side of an overmantel with an applied molding that architectural ears at the bottom and top. A scroll cut frieze and dentillated broken pediment tops the overmantel. Elements of the fireplace trim are decoratively painted to resemble different types of marble. The fireplace marbleizing, which is best represented in photographs, includes: a gray marbleized surround with white marbleized trim; white marbleized lower pilasters; red marbleized upper fluted pilasters with white marbleized bases and trim; white marbleized overmantel trim with a gray marbleized frieze.

The entry doorway (D205a) is located in the east wall of the room. It has 7-inch stepped trim with architectural ears. D205a has a six-panel door

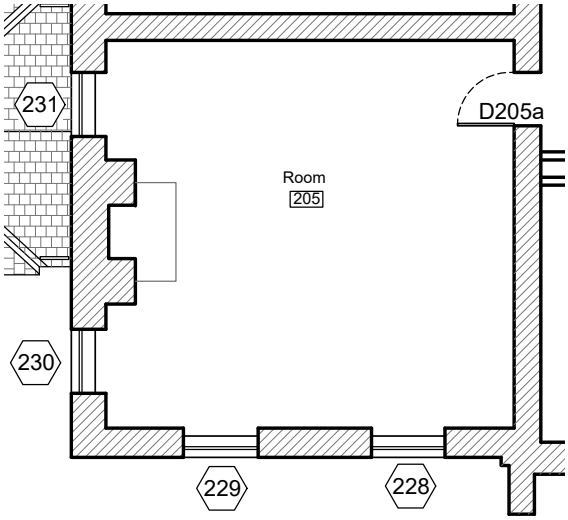


Figure 4.245. Second Story, Room 205 plan.

Figure 4.246. Second Story, Room 205 looking southwest, 2019.

Figure 4.247. Room 205 looking northeast, 2019.

Figure 4.248. Room 205 looking southeast, 2019.

Figure 4.249. Room 205 fireplace and surround, 2019.

Figure 4.250. Room 205, D205a, 2019.

with recessed panels on the interior and raised panels on the exterior. Both sides of the door have mahogany graining. The exterior/hall side graining is more elaborate with tromp l'oeil scalloped-corner panels painted on each of the raised panels. The door is hung on two butt hinges. A brass rim lock with an oval-shaped brass knob is mounted to the interior with an oval brass knob and brass keyhole escutcheon on the exterior.

There are four window openings in R205. W228 is located near the southeast corner. W229 is located near the southwest corner and its rope is missing. W230 is located on the west wall near the southwest corner and its chain is missing. W231 is located on the west wall near the northeast corner. They all have a raised paneled opening; four raised-panel, wood shutters with shutter pockets, and a single-hung, twelve-light sash with a fixed eight-light sash above. The sashes measure 3 feet 8½ inches wide by 5 feet 6½ inches tall. Locks are missing on all of the sashes. All of the windows were built with rope or chain and weight construction.

ROOM 206

Room 206 (R206) is located on the central south wall within the main core of Hampton Mansion. Historically referred to as the South Portico Room, it is currently being used as collection storage. It is accessed from R201 through an entry door on the north wall (D206a). The room measures 20 feet 10¼ inches by 16 feet 4¾ inches. Its ceiling is 13 feet 1 inch high. The floor has 4½-inch wood flooring covered with a grass cloth rug. The plaster ceiling is painted a tan color. There is peeling paint in multiple sites and other multiple sites are covered with primer paint. A section of ceiling paint located in the southeast ceiling has been removed to reveal older painted stenciling. Two fire suppression sprinkler heads are located in the center of the ceiling with one smoke detector, fire alarm and a security apparatus. There are three electrical outlets located within the baseboards on the north, west, and east wall. A light switch is located west of D206a. There are three air vents located in the southeast, southwest, and northeast corners of the ceiling.

The plastered stone and framed walls are finished with a deteriorated beige paint. The room has brown painted, 7-inch baseboards with angled wood plinths at the doorways. The ceiling is encircled with elaborate dentillated crown molding. All window and door openings are topped with a scroll cut frieze and a molded pediment with dentil molding. With the exception of the brown painted baseboard, all trim in R206 is painted a pale blue green color. All of the walls have 1 foot 7-inch-tall raised-panel, wood wainscoting topped with 4-inch multi-piece chair rail. There are chair rail height pilasters incorporated into the wainscot at the window openings. Most of the wall have cracks that have been skim coated in preparation of painting. Paint has been

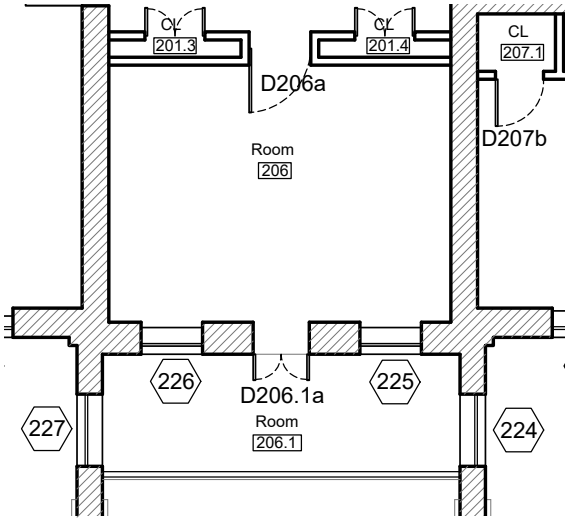


Figure 4.251. Second Story, Room 206 plan.

Figure 4.252. Second Story, Room 206 looking south, 2019.

Figure 4.253. Room 206 looking southeast, 2019.

Figure 4.254. Room 206 looking north, 2019.

Figure 4.255. Room 206, D206a, 2019.

Figure 4.256. Room 206 revealed decorative painting, 2019.

removed near the chair rail on the north, east, and west walls to reveal historic stenciling.

An entry doorway (D206a) is located in the north wall of the room. It has 7¼-inch stepped trim with architectural ears and a 4½-inch wood threshold. The door casing rests of wooden plinths set at an angle. There are six, raised panels on both the interior and exterior of the door. The interior is painted a pale blue green color, while the exterior is painted yellowish gray. The door is hung on two butt hinges. The door panels are more elaborate on the exterior side. A brass rim lock with an oval-shaped brass knob is mounted to the interior with an oval brass knob and brass keyhole escutcheon on the exterior.

The exterior doorway (D206.1a) is located on the south wall. It has 7¼-inch stepped trim and architectural ears. It has a combination wood (5-inches) and marble threshold measuring 2-feet 2-inches total. The doorway is placed within a raised-panel opening and contains a two-leaf door with eighteen panes of glass in each door leaf. Each leaf is hung on two butt hinges. The interior of the east door has a brass doorknob and covered keyhole. The interior of the west door leaf has vertical slide bolts at the top and bottom of the inside stile. Both bolts are operated by white porcelain knobs; one near the bottom of the door and one about two-thirds the way up the door. The exterior of D206.1a is painted white and has a white porcelain doorknob and covered keyhole.

There are two windows located in R206. W225 is located near the southeast corner and W226 is located near the southwest corner. They have 7¼-inch trim with architectural ears and are set within raised wood panel openings. Each window has four, four raised-panel, interior wood shutters that fold into shutter pockets when not in use and are secured with wood cross bars when closed. Both window openings are filled with a twelve-light, single-hung sash made with rope/weight construction and a fixed 8-light sash above. The sashes measure 3 feet 8½ inches wide by 5 feet 6½ inches tall.

ROOM 207

Room 207 (R207) is located on the second story near the southeast corner of the main core of Hampton Mansion. Originally part of the Nursery, it is currently being used as museum work space. It is accessed from R209 through an entry door on the north wall (D207a). The room measures 13 feet 11¼ inches by 15 feet 8½ inches. Its ceiling is 13 feet 3 inch high. The floor has 5½ to 6-inch wood flooring covered with a grass cloth rug. A fiber optic projector related to the function of the first story chandelier is located in the floor on the east side of the room. The plaster ceiling is painted white and contains two air vents and two fluorescent light fixtures. There are two electrical outlets located in the baseboard on the west wall and one on the east wall. A light switch is

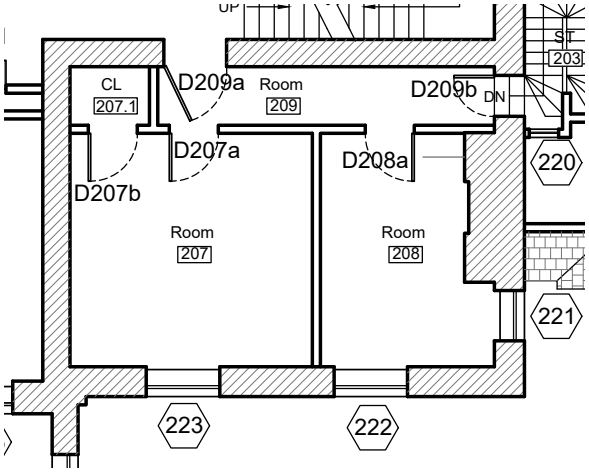


Figure 4.257. Second Story, Rooms 207, 208, and 209 plans.

Figure 4.258. Second Story, Room 207 looking south, 2019.

Figure 4.259. Room 207 D207a (right) and D207b (left), 2019.

Figure 4.260. Room 207 looking south at W223, 2019.

located east of D207a. Security motion detectors are located on D207a trim and near W223. A single pipe is located along the south wall.

The plastered stone and wood-framed walls are painted white. The trim in the room is painted a yellow ochre color. There are two generations of baseboard, one measuring 6½ inches, the other measures 7 inches. A section of 5½-inch chair rail runs along the north wall; and the west and south ceiling line has an elaborate modillioned crown molding.

There is one entry door in R207 (D207a). It is located on the north wall. Its stepped casing measures 6¾ inches and a 5¾-inch wood threshold. A four-light transom (3 feet 6 inches by 1 foot 4 inches) is located above. It is hung on two hinges located on the top edge of the transom. It has an opening lever located on its east side that is attached to the east door trim. The door opening contains a six, raised-panel, wood door hung on two butt hinges. There is an iron box-lock with a brown porcelain knob and makers seal. The exterior has a porcelain knob and keyhole

escutcheon, as well as a hasp. The door is painted yellow ochre on the interior to match the room's trim. The exterior is painted a yellowish gray color.

A closet is located in the northwest corner of the room (CL207.1). It contains five wood shelves, three drawers, and a small cupboard. A cluster of pipes enters from the west wall and exits either through the ceiling or floor. Electrical conduit leads to two electrical junction boxes. A clothing pole and metal coat hooks are mounted to the west and east walls. CL207.1 opening is filled with a six raised-panel, wood door (D207b). There is an early 20th century turn-lever and keyhole on the exterior of the door; while the interior of the door has an iron box-lock with a keyhole.

There is one window located in the south wall (W223). It is surrounded with 6¾-inch casing. It has two, two-leaf, four raised-panel, wood shutters that fold into shutter pockets. A twelve-light, single-hung, wood sash is topped with a fixed eight-light sash.

ROOM 208

Room 208 (R208) is located on the second story, southeast corner of the main core of Hampton Mansion. It is currently being used as a NPS office. It is accessed through an entry door on the north wall (D208a). The room measures 14 feet 1 inch by 8 feet 0¼inch. Its ceiling is 13 feet 3 inches high. The floor has been raised by a subfloor installed to accommodate plumbing when the room was used as a bathroom. It is covered with tan-colored linoleum with a small block pattern. The plaster ceiling is painted white and contains a single fluorescent light fixture and cast-iron pipes along the south and west ceiling lines. Two air vents are located in the ceiling near the south wall with a single fire suppression sprinkler. Electrical conduit runs from a light switch located west of D208a to the ceiling light fixture. One receptacle located to the right of the bathroom mirror. A mirrored bathroom medicine cabinet, with an electrical outlet, is mounted on the west wall near W222. A light fixture with an outlet on the side is located directly above the cabinet.

The plastered stone and framed walls are painted white. The trim in the room is painted a yellow ochre color. There are two generations of baseboard. The east and south walls baseboard measure 6½ inches, while the west and north walls baseboard measures 6 inches. A section of 5¾-inch chair rail runs along the east and north walls; and the east and south ceiling line has elaborate modillioned crown molding.

The east wall contains a fireplace whose opening measures 3 feet 7½ inches wide by 3 feet 5¾ inches high. The opening is infilled and an ornately decorated cast iron and brass coal insert. Its hearth, constructed with square bricks, measures 3 feet 11 inches wide by 1 foot 7 inches deep. A broken pediment rises above the wooden mantle shelf. Two pilasters rise from floor level to support a paneled frieze and the broken

Figure 4.261. Second Story, Room 208 looking south, 2019.

Figure 4.262. Room 208 fireplace and surround, 2019.

Figure 4.263. Room 208, D208a, 2019.

Figure 4.264. Room 208 trim, 2019.

pediment. This fireplace mantel piece is similar to the one in R202. The mantel piece covers the lower half of the chimney wall and the upper part of the chimney wall is plastered and painted white.

There is one entry door in R208 (D208a). It is located on the north wall. Its stepped casing measures 5¾ inches and a 2¼-inch wood threshold. A six-light transom (2 feet 4 inches by 2 foot 20 inches) is located above. It is hung on two hinges located along the east edge of the transom. The door opening contains a six, raised-panel, wood door hung on two butt hinges. The door has a mortise doorknob and key lock; both the interior and exterior of the door have a brass knob and keyhole escutcheon. The interior has a latch lock and the exterior has a hasp and pad lock. The door is painted yellow ochre on the interior to match the room's trim. The exterior is painted a yellowish gray color.

Figure 4.265. Second Story, Room 209 looking west, 2019.

Figure 4.266. Room 209 looking east, 2019.

Figure 4.267. Room 209 baseboard, chair rail and pilaster, 2019.

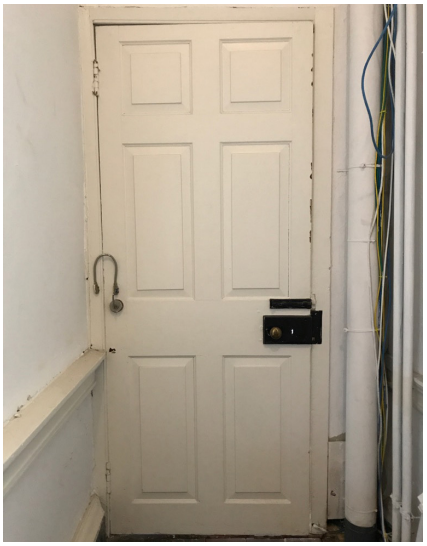


Figure 4.268. Room 209, D209b leading to ST203, 2019.

There are two windows located in R208 (W221, W222). W221 is located near the southeast corner and W222 is slightly wider and is located near the southwest corner. Both windows are located within raised wood panel openings and have four raised-panel wooden interior shutters that fold into shutter pockets. Both window openings have twelve-light, single-hung sashes with fixed eight-light sashes above. The sashes were constructed to operate with ropes and weights, but neither currently has a rope. The sashes in W221 measure 2 feet 10 inches wide by 5 feet 6½ inches tall and the sashes in W222 measure 3 feet 8½ inches wide by 5 feet 6½ inches tall. W221 has 6 ¼-inch trim while W222 has 7-inch trim.

ROOM 209

Room 209 (R209) is located on the second story near ST201. This hallway is accessed from R201-Plus through an entry door on the north wall, and from ST203 on the east wall. The room measures 3 feet 9¼ inches

by 20 feet 11½ inches. The floor has 5¼ to 6-inch wide wood flooring running in an east–west direction. A 5¼ inch by 2 feet 2¾-inch hole in the east floor is patched with noticeably different wood flooring. There is also wood patching filling five round holes located east end of the north wall where earlier plumbing pipes were removed. The plaster ceiling measures 13 feet 9¼ inches high and is painted white. It contains cast-iron piping along the north ceiling and across to, and down, the south and west walls; electric conduit running from a modern light fixture to a switch located to the east of D207a; two fire suppression sprinklers; and a smoke detector. Multiple exposed pipes (HVAC, fire suppression system, and abandoned cast iron plumbing pipes), electrical conduit and wires are located in the southeast corner of the west wall.

The north, east, and west walls in R209 are masonry covered with plaster and painted white. The wood framed south wall is also covered with plaster painted white. Electric conduit runs from the cluster of exposed wires in the southeast corner to two security control pads and security key-lock located to the west of D208a. A third security keypad is located east of D207a. An old two prong electric receptacle is located above the keypads and 5-feet 5 ½ inches from the floor. A fire alarm pull station is located east of D208a; and a fire strobe alarm is located within the cluster of pipes and wires in the southeast corner. A 6 ¾-inch marbleized wood baseboard lines the south and west walls, while a 7-inch, black, marbleized, wood baseboard lines the north wall. Yellowish gray-colored, multi-piece molding tops the baseboard. The north wall has two small pilasters running from the baseboard to the multi-piece chair rail. There is also a small pilaster on the south wall west of D208a. There are two generations of chair rail; the one on the north wall measures 2¾ inches, and the one on the south wall is 1¾ inches. An elaborate, multi-piece, modillioned crown molding lines the north and east walls.

There are two entrance doorways in R209. Both contain a wood, six-panel doors. Both are hung on two butt hinges and both are painted off-white on the hall side and D209a is painted yellowish gray on the R201 side to match the central hall. Doorway 209a is located on the north wall near the northeast corner. Both the interior and exterior have a brown porcelain doorknob; and on the exterior a covered, mortise keyhole. Doorway 209b is located on the east wall of R209. It has a 2¾-inch wood threshold and has a black, metal rim-lock, keeper, and brass doorknob. An iron slide-lock is mounted above the rim-lock. Components of the security system are attached to the north side interior of the door. The exterior of the door has brass knob and brass keyhole escutcheon.

ROOM 210

Room 210 (R210) is located on the second story of the East Hyphen. It is accessed via a short run of steps off of ST103/203 and is currently used as a mechanical room. As such there is a large amount of electrical, plumbing,

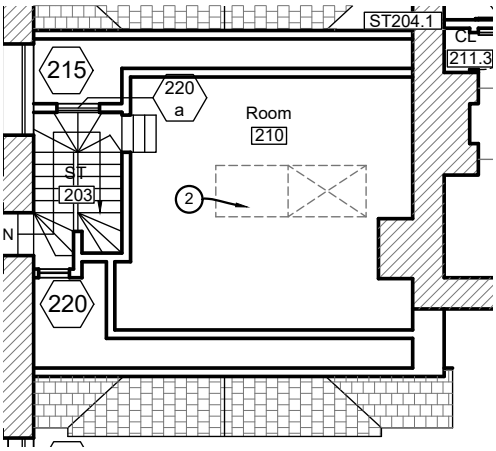


Figure 4.269. Second Story, Room 210 plan.

Figure 4.270. Second Story, Room 210 looking east, 2019.

Figure 4.271. Room 210 steps from ST203, 2019.

Figure 4.272. Room 210 and skylight looking south, 2019.

and alarm system piping throughout the room. An air handler raised up on steel legs occupies the center of the room. Ductwork wrapped in foil insulation runs from that along the north, south and west walls.

R210 measures 14 feet 9½ inches by 15 feet 11¾ inches and the ceiling is 6-feet high. There are some exposed floorboards running east– west on the north side of the room and the rest of the floor is covered with sheet vinyl flooring.

The wood-framed walls in R210 are covered with plaster that is painted white. The east wall is part of the historic stone structure and is also plastered and painted white. The east wall also has a bump out where the chimney rises through to the roof. There is a 4-inch plain baseboard extending along the walls. An access hatch was cut into the north wall in 2009 and a second hatch that is not accessible is cut into the west wall. A VESDA air sampling devise and three separate fire alarm indicators are mounted on the north wall. There are two electrical receptacles on the north wall.

Since R210 is located under the roof line of the East Hyphen, it has a coved ceiling on the north and south sides with a flat section at the center of the room. The ceiling is covered with plaster that is painted white. There is a tempered-glass six-pane skylight in the south slope of the ceiling. The skylight is hinged on the east side and can be propped open by an iron strap attached to the west side of the skylight. The skylight opening is trimmed with plain boards painted white. A fluorescent light fixture fed by surface-mounted electrical conduit is mounted on the ceiling near the west wall. In addition to the various utility pipes that are suspended from the ceiling, there are two sprinkler heads.

As previously described, a short run of three steps (four risers) lead from ST103/203 into R210. The room has a framed doorway at the top of the first step. While there are hinge scars on the north side of the doorway, the door has been removed. The doorway trim on the R210 side is 2 inches wide and is a compound molding including a bead-cove-astragal-fillet profile.

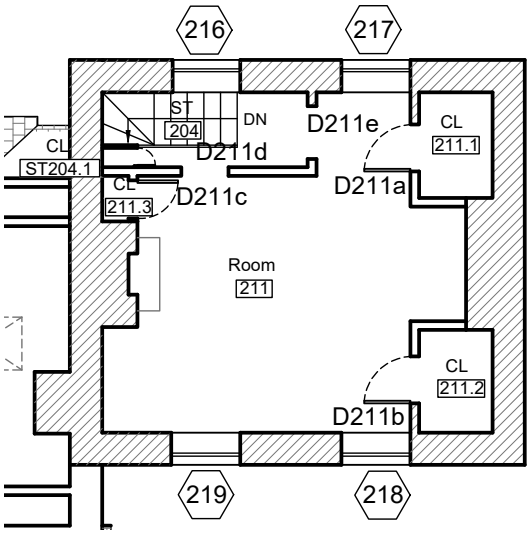


Figure 4.273. Second Story, Room 211 plan.

ROOM 211

Room 211 (R211) on the second story of the East Wing and is accessed from the second-story hall at the top of ST104/204. R211 historically served as a storage room and later part of the dining area for the Hampton Tea Room; it is currently used as an office for park personnel. The room is rectangular with a jog in the northeast corner of the room at D211e. There is a chimney on the east wall and a chimney and fireplace on the west wall. The room has three closets; one in each of the northeast, southeast, and northwest corners of the room. Overall R211 measures 14 feet 11½ inches by 19 feet 2¾ inches with a ceiling height of 7 feet 2 inches.

The floors in R211 are tongue-and-groove boards that are typically 7-inches wide but include random widths. The floorboards run east – west and are secured with T-headed nails. The floorboards are stained to a dark brown color including the floors in the closets except for CL211.1.

The exterior masonry walls and the interior wood-framed partitions are all covered with plaster and painted white. A 5½-inch baseboard with a beaded cap wraps around the entire room including the interiors of the three closets. Also extending along all walls is a 6-inch chair rail that includes a 3-inch beaded-cove with half-round cap. The corner of the stair hall partition wall has vertical corner boards with a three-quarter round corner molding. Similar corner boards are installed on the corners of the east wall chimney where it meets the closet walls. All the wooden elements in R211 are painted dark red except inside the closets (see below).

The ceiling in R211 is finished with plaster and painted white. The king post for the wing roof framing drops down in the center of the ceiling. It is a boxed with plain boards and a bull-nosed bottom board. There is a ceiling scuttle for the attic near the center of the east wall. It has a board-and-batten trap door and is trimmed with plain boards painted dark red. Electrical conduit and pipes for the fire suppression system with three sprinkler heads are suspended from the ceiling.

R211 has two entry doorways; one on the north wall, D211d and one on the west partition wall, D211e. Both doorways are presently open with no doors. Both D211d and D211e are 2 feet 8 inches wide by 6 feet 2 ½ inches tall. D211d hinge scars on the hall side of the west jamb and also evidence of earlier H-L hinges on the east casing. D211e also has evidence (nail holes) of H-L hinges on the south casing, as well as scars from later hinges and locks.

R211 has three windows; one on the north wall (W217) and two on the south wall (W218 and W219). The windows are set in plain wooden panel openings. All have single-hung, eight-over-eight sashes that measure 3 feet 1 inch wide by 3 feet 10 inches tall. All three windows were constructed with sash cords and weights, but the cords are missing and presumably the weights remain inside the window jambs. The windowsills have bull nosed edges and along with the aprons, they are continuous with the chair rail. Each window has a beaded casing around the sashes and a 1½-inch quarter-round with fillet casing on the interior edges of the opening. Like other woodwork in R211, the windows are painted dark red.

R211 has two closets on the east wall; CL211.1 in the northeast corner, and CL211.2 in the southeast corner. Both are constructed with vertical board walls that are boxed out into the rooms floor plan. CL211.1 has a paneled door (D211a) with a single lattice panel over two raised panels. It is hung on two H-L hinges on the south casing and has an older hook-eye latch and a modern hasp on the north stile. Inside CL211.1 are three shelves that wrap around all side of the closet. The baseboard and chair rail from the main room continue into the closet, but the baseboard is painted brown and the chair rail a dirty off-white. Like the rest of R211 the closet walls and ceiling are plastered. CL211.2 has a six, raised panel door (D211b) with H-L hinges on the north casing and a large box lock mounted on the south side but no corresponding lock keeper. There is also a modern hasp above the lock. Evidence of earlier locks (at least two) and H-L hinges on the inside of D211b suggests that it was reused from another location. CL211.2 has plaster walls and ceiling, and the baseboard and chair rail also continue into the closet. Those elements are finished like the ones in CL211.1.

R211 has a third closet in the northwest corner of the room (CL211.3). It is smaller than the other two closets. CL211.3 has a six, raised panel door (D211c) with H-L hinges on the north casing and a modern hasp

Figure 4.274. Second Story, Room 211 looking south, 2019.

Figure 4.275. Room 211 looking east at D211b and CL211.2, 2019.

Figure 4.276. Room 211 looking north, 2019.

Figure 4.277. Room 211 fireplace and surround, 2019.

Figure 4.278. Room 211, D211a to CL211.1, 2019.

Figure 4.279. Room 211 baseboard, chair rail and corner board, 2019.

on the south stile of the door where there is also evidence of an earlier lock. The closet walls and ceiling are finished with plaster, and the baseboard is continuous from the R211 but is painted a yellowish gray color. There are no other wooden elements in the closet, which is mostly taken up by the HVAC duct work.

Near the center of the west wall in R211 is a fireplace and chimney wall. The firebox has a granite surround and a cast iron insert. The fireplace has a brick hearth and is surrounded by a 6 ¾-inch beaded casing with a quarter-round and fillet on the outer edge. The surround is capped with a 3-inch deep mantel shelf with a cyma recta molded edge. There are two electric-candle sconces on the chimney wall above the mantel shelf. The chimney wall has floor-to-ceiling beaded corner boards on the north and south corners.

R211 two electric baseboard heaters; one on the north wall and one on the south. They are wired to a dedicated breaker panel mounted on the south side of the chimney wall. There is a VESDA air sampler, and three alarm indicators mounted on the south wall near the southwest corner of the room. There is a fire alarm and strobe on the north partition wall. In addition to the three sprinkler heads in the room, there is one in each of the three closets. The room has three electrical receptacles in the baseboards and one in the base on CL211.1. There is a light switch on the south casing of D211e. In addition to the duct work in CL211.3, there is duct work in both CL211.1 and CL211.2.

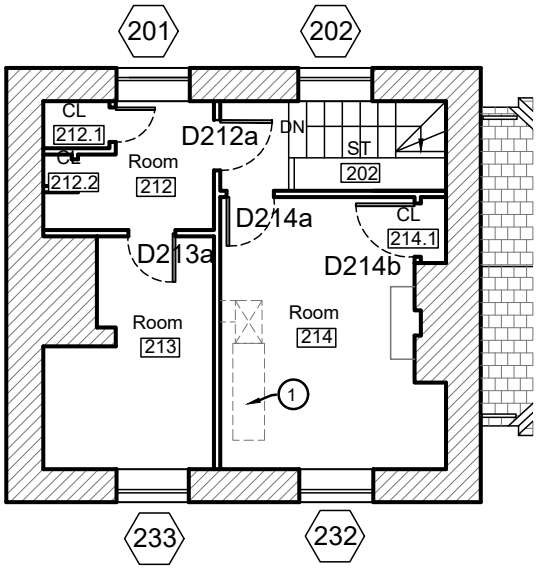


Figure 4.280. Second Story, Rooms 212, 213 and 214 plans.

ROOM 212

Room 212 (R212) is located on the second story of the west wing. It is currently vacant. It is accessed through D212a. The room measures 9 feet 10 inches by 7 feet 3 inches. The plaster ceiling is 7-feet tall and is painted white and contains an air vent and a heat detector. Heating and air conditioning ductwork run from the ceiling to the floor in the southeast corner. The floor is covered with wood flooring that varies in size from 5½ inches to 7½ inches. A cut line in the floor indicates that alterations have been made to the floor.

The east wall has plaster installed over wood framing, while the remaining walls have plaster over masonry. The majority of the south wall is comprised of a louvered panel that has a centrally located door opening (D213a). A motion detector is located over W201. A fire suppression sprinkler is located to the south of D212a. All of the walls are painted white with yellow-painted trim, and the louvered panels are stained brown. A 5-inch chair rail and 6½-inch, red-painted baseboard are located on all but the west wall. The west wall contains a

Figure 4.281. Second Story, Room 212, D212a, 2019.

Figure 4.282. Room 212, 2019.

Figure 4.283. Room 212, 2019.

Figure 4.284. Room 212 water closet (CL212.1) with louvered door, 2019.

single-door, wood cabinet topped with a marble countertop and backsplash, stainless steel sink, and hot water and cold-water faucets. A six-shelf, wooden linen closet (CL212.2) is located next to the sink. It has a two-panel wooden door hung on two butt hinges. The inside of the door has a rim lock with a keyhole on the R212 side of the door. Next to CL212.2, in the northwest corner of the room, is the former water closet (CL212.1). Constructed with tongue-and-groove boards lining the back walls, a section of the north wall is plaster with the baseboard and chair rail continuing from the room. CL212.1 has wooden louvers on the south wall and on the east wall above the water closet door, which

is also constructed with wooden louvers. It is hung on two butt hinges and has a rim lock with a brown porcelain knob and two keyholes. The keeper for the lock is surface mounted on the south door jamb. Inside the water closet an outline of a toilet is visible on a floor platform. CL212.1 has a boxed in pipe chase in the southwest corner.

R212 is accessed from the stair hall via doorway 212a (D212a). D212a is located on the east wall and is surrounded with 4¾-inch trim. The opening is filled with a six-panel door. The interior of the door has six recessed-panels and is hung on two butt hinges. There is a rim lock with a round metal knob. A metal lock keeper is attached to the door trim. A maker's mark that reads "No. 60 Improved Lock" is attached to the rim lock. The exterior of the door has six raised-panels and contains a brown porcelain doorknob and a keyhole escutcheon.

A window is located on the north wall (W201). It is a wood-paneled opening surrounded with 1½-inch quarter-round with fillet trim. The opening is filled with wood, eight-over-eight, single-hung sashes surrounded with beaded casings. The sashes measure 3 feet 1 inch wide by 3 feet 10 inches tall and are made with rope/weight construction, but both ropes are missing. A metal apparatus is attached to the east wall of the recessed opening, and a 20th-century thumb latch is attached to the top of the lower sash.

ROOM 213

Room 213 (R213) is located on the second story, southwest corner of the west wing. It is accessed from R212 through a doorway located on the north wall (D213a). A former bathroom, the room is currently unused. The room measures 12 feet 4 inches by 9 feet 6 inches. The white-painted plaster ceiling measures 7-feet high and contains an air vent, heat detector, and a large fluorescent light fixture. An attic access hole is located in the northwest corner ceiling. Heating and air conditioning ductwork runs from the ceiling to the floor in the southeast corner. The floor is covered with wood flooring that varies in size between 6½ inches and 8 inches. Sprinkler system piping runs along the floor from the southeast corner to a point under W231. A round hole has been cut into the floor near the west wall that leads to a shallow hole between two north–south floor joists. The hole allows for a view of the lathe and plaster ceiling in R107. The original purpose of the hole was not determined from the present evidence, but it might be related to an earlier boiler for the hot water. The hole is currently covered with a round wooden cover.

The south and west walls are made of plaster over masonry; and the east wall is wood framed and plastered. The north wall is made of wooden louvered panels painted light brown. The east wall contains an air vent, fire suppression sprinkler, and ten metal hooks evenly spaced on a wood backer board. There are three electrical outlets in R213. One is surface mounted to the baseboard in the southeast corner; another is

Figure 4.285. Second Story, Room 213 looking south, 2019.

Figure 4.286. Room 213 looking north to R212, 2019.

Figure 4.287. Room 213, W232, 2019.

Figure 4.288. Room 213 metal bathtub and enclosure, 2019.

located in the center of the east wall baseboard, and the last is attached to the north corner of the bath enclosure. A security motion detector is located above D213a. With the exception of the 6½-inch, red-painted baseboard, the remaining trim is painted yellow. There is 5-inch chair rail on the south, east and west walls.

A wooden enclosure with a metal bathtub located on the south and west wall in the southwest corner of the room. The enclosure is made of vertical tongue-and-groove boards painted light brown. The enclosure holds a wood-encased metal tub with a plywood cover. The remains of a metal shower fixture are attached to the ceiling of the enclosure. The outline of water faucets and a spigot are located on the south wall. The outside (east) side of the tub is enclosed in two-panel wood paneling.

A strip of duck-board flooring laid over a metal pan lines the east side of the tub.

There is a single entrance door opening on the north wall (D213a). The opening measures 2-feet 5½ inches by 6 feet 1½ inches. It is surrounded with 3-inch trim and is topped with two small recessed panels. There is a 4-inch wooden threshold. The outline of door hardware with hinge marks on the east jamb and lock marks on the west jamb, show where a door had once filled the opening.

A window is located on the south wall (W231). It is a wood-paneled opening surrounded with 1½-inch quarter-round with fillet trim. The opening is filled with wood, eight-over-eight, single-hung sashes surrounded with beaded casings. The sashes measure 3 feet 1 inch wide by 3 feet 10 inches tall and are made with rope/weight construction. A metal apparatus is attached to the west wall of the recessed opening.

ROOM 214

Room 214 (R214) is located on the second story of the west wing. Used as a classroom in the nineteenth century, it currently houses an air handler but is otherwise vacant. It is accessed from the stair hall through a doorway on the north wall (D214a). The room measures 14 feet 5 inches by 11 feet 11 inches. Its wood-framed plaster ceiling is 7-feet 1-inch tall and is painted white. The heating and fire suppression pipes are suspended from the ceiling. A king post that is part of the attic roof framing extends below ceiling level in R214. It is encased with wood and has a metal sheet attached to its bottom. A fluorescent light fixture with a pull switch is centrally located in the ceiling. The floor is covered with wood flooring that varies in size from 6½ to 8 inches.

The north and west walls are wood-framed and covered with plaster. The south and east walls are made of plaster over masonry. All of the walls are painted white and most of the woodwork in the room is painted off-white. The room is encircled with a 5-inch chair rail, and 6½-inch, red-painted baseboards. There are three electrical outlets in R214. An electrical conduit runs from the ceiling line to a surface-mounted electrical box on the south wall and two others are located on the west wall. A HVAC air handler system on a steel framed base is situated along the west wall. Heating and air conditioning ductwork runs along the south wall and extends into the west wall and through the southwest corner of the ceiling. The system includes a hot water heat exchanger in the southwest corner. A motion detector is mounted to the ceiling near the south wall, and a fire suppression sprinkler is attached to a pipe running at ceiling level on the west wall. An air vent is located in the ceiling.

The east wall contains a fireplace whose opening measures 3 feet 8 inches wide by 3 feet 5 inches high. The opening is filled with masonry and a cast-iron coal burning insert that is 3 feet wide by 2 feet 9¼ inches

Figure 4.289. Second Story, Room 214, 2019.

Figure 4.290. Room 214, 2019.

Figure 4.291. Room 214 air handler, 2019.

Figure 4.292. Room 214 fireplace and surround, 2019.

Figure 4.293. Room 214, D214b, 2019.

high. The fire box within the insert is made of stone and brick. The brick hearth measures 4 feet 5 ¼ inches wide by 1 foot 6 inches deep. It is trimmed with plain boards with mitered corners. The fireplace is surrounded by a 6 ¾-inch beaded casing with a quarter-round and fillet on the outer edge. The surround is capped with a narrow cyma recta molding but has no mantel shelf. The chimney wall has floor-to-ceiling beaded corner boards on the north and south corners.

A closet (CL214.1) is located in the northeast corner and abuts the chimney wall. Its opening is surrounded with a 6 ¾-inch beaded casing with a quarter-round and fillet on the outer edge. CL214.1 has a wood six raised-panel door (D214b) hung on two H-L hinges. The exterior of the door is painted off-white and has a keyhole and a wooden turn-button lock. The interior of the door has recessed panels and is grained. There are scars from an earlier rim lock on the south side of the door. The baseboard from R214 continues into

CL214.1. The interior of the closet is filled with five unpainted wooden shelves There is a beaded pegboard (pegs not extant) lining the closet near the top of the wall and another pegboard supporting the top shelf. A metal sprinkler pipes are concealed within CL214.1.

Room 214 has a doorway located on the north wall in the northwest corner (D214a). The opening measures 2 feet 6 inches by 6 feet 1 inch and is surrounded with trim measuring 4¾-inches wide. The opening is filled with a wood, six recessed-panel door (interior) and is hung with two butt hinges. There is an iron rim lock stamped with "No. 60 Improved Lock" and has an eagle logo. The exterior of the door has six raised panels with a brown porcelain doorknob and keyhole.

A window is located on the south wall (W230). It is a wood-paneled opening surrounded with 1½-inch quarter-round with fillet trim. The opening is filled with wood, eight-over-eight, single-hung sashes surrounded with beaded casings. The sashes measure 3 feet 1 inch wide by 3 feet 10 inches tall and are made with rope/weight construction. Both ropes are missing. A metal apparatus is attached to the west wall of the recessed opening, and a 20th century lock is attached to the top of the lower sash.

STAIRCASE 201/301

The formal staircase (ST301) that leads from the second to the third story is a continuation of ST101/201. The stairwell for ST301 measures 9 feet 11½ inch wide (north – south) by 11 feet 9 inches long (east to west). It is situated at the center of the east wall of the main block and extends down to the first story (ST101/201). On the third story ST310 provides access to the hallway, Room 306 and from there all of the third story rooms. At the third story the east wall is masonry and the north and south walls are wood framed; all are covered with plaster painted white. Its wood-framed, white-painted, plaster ceiling measures 12 feet 7½ inches high from the landing.

Rising from the second story, the staircase ascends to a 3 feet 9 inches wide by 9 feet 11½-inch long landing that is located between the second and third stories. The landing floor is covered with 4½-inch tongue-and-groove board flooring that runs in an east–west direction. Twenty-two stairs (13 risers to the landing and 9 risers to the third floor) contain wood treads measuring 1 foot 1 inch deep by 3 feet 11 inches wide and have 7-inch risers. The staircase is lined with a 2-feet 9-inches wide runner held in place with 1-inch brass bars. A stained wood handrail tops yellowish gray-colored, paneled wainscoting that measures 3-feet 7-inches tall (to top of handrail). A 6¼-inch, wood, brown-painted baseboards and stringer boards lines the wall. Four 3½-inch wide pilasters are incorporated into the wainscoting at the landing and are placed opposite the banister newel posts.

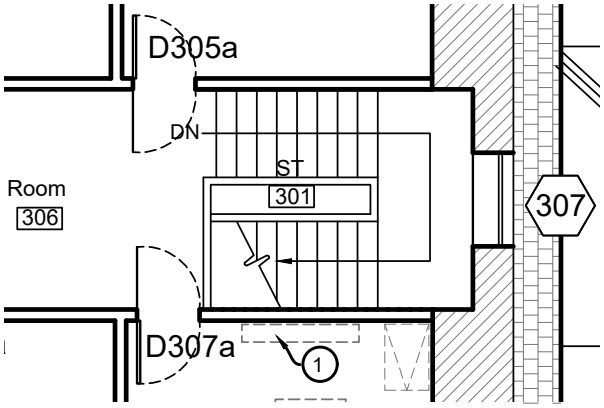


Figure 4.294. Stair 201/301 ascending to the third story, Room 306, 2019.

Figure 4.295. Stair 301 looking down toward the intermediate landing, 2019.

Figure 4.296. Stair 301, carved stringer and newel pendant, 2019.

Figure 4.297. Stair 301 third story balustrade from Room 306, 2019.

The stair stringer is decorated with stylized brackets. The banister has 1¼-inch square balusters topped with the 3½-inch handrail. On the third story the banister continues as a balustrade blocking the stairwell. ST201/301 has 3¼-inch square newel posts with 4½-inch square caps supporting the railing. At the landing the two inside newel posts extend below the landing and end with carved drop-pendants. Similarly, on the third story the newel posts at the top of the stairs and at the end of the balustrade also terminate with drop-pendants. There is also a gate at the top of the stairs. It measures 3 feet 8 inches wide by 2-feet 6-inches tall and is constructed with square ¾-inch wooden slats and angled braces within a wooden frame. The gate is hinged on the south newel post with two butt hinges and has a wooden turn-button latch on the north side.

There is one window (W307) located on the east wall landing. It is a wood-paneled opening surrounded with 1¾-inch quarter-round with fillet trim. The opening is filled with wood, eight-over-eight, single-hung sashes surrounded with beaded casings. The sashes measure 3 feet 8½ inches wide by 4 feet 5¾ inches tall and are made with rope/weight construction, but the sash cords are missing.

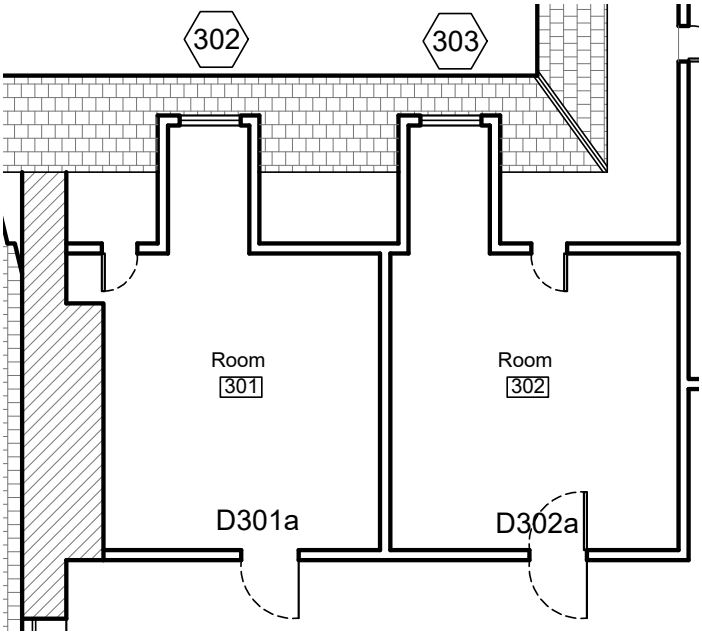


Figure 4.298. Third Story, Rooms 301 and 302 plans.

Third Story

ROOM 301

Room 301 (R301) is located on the third story, west side of the central core of Hampton Mansion. It is currently being used as museum collection storage. It is accessed through an entry door on the south wall (D301a). The room measures 14 feet by 15 feet 1¾ inches. Its plaster ceiling is 6 feet 9½ inches high and is painted white. There are small holes in the ceiling that mark the location of previous, non-extant utility fixtures. A bare bulb light fixture is centrally located in the ceiling, along with a smoke detector and an air vent. The unfinished wood flooring varies in size from 4½ inches to 9 inches and runs in an east–west direction.

The west masonry wall is coated with plaster, while the north, east and south walls are wood framed and also covered in plaster. All of the walls are painted white. 5½-inch chair rail lines the walls 1-foot 11 inches above the flooring and is painted a gray color. The brown-painted baseboard measures 5½-inches tall. A different style of brown-painted, 7½-inch baseboard is located on the west chimney wall. The chair rail and baseboard are interrupted at the point at which exposed 20th century brickwork reveals the site of a removed fireplace on the west wall. There are two fire suppression sprinklers. One is located on the east wall, the other is located within the north wall dormer (W302) where exposed fire suppression pipes are located. Electrical conduit runs from the ceiling to an electrical outlet located west of Doorway 301a (D301a). A section of ductwork runs between the west and east wall of the dormer located on the north wall. Exposed piping runs along the floor to the ceiling directly in front of D301a. The remains of a fireplace can be found on the west chimney wall (6-feet 6 ¾-inches offset from the south wall). Missing plaster reveals exposed 20th century brick; and a black-painted brick hearth is framed with floorboards with mitered corners. The fireplace's opening measures 1 foot 11 inches wide by 2 feet 4½ inches tall.

There is one entrance doorway (D301a) in R301. It is centrally located on the south wall and has 5½-inch, gray-colored trim. The door opening measures 2 feet 8 inches wide by 6 feet 1¾ inches tall. It is filled with a 1-inch wood threshold and a 2-foot 9½-inch wide by 5-feet 6¼-inch tall, four-panel, louvered door that is painted gray. The door, being slightly wider than the opening, is hinged on the door casing and not the jamb. Scars on the door jamb indicate that D301a also had another

Figure 4.299. Third Story, Room 301, 2019.

Figure 4.300. Third Story, Room 301, 2019.

Figure 4.301. Room 301, W302 typical arch-topped window and dormer alcove, 2019.

Figure 4.302. Room 301, 2019.

door that has been removed (most likely similar to other paneled doors on the third story). The interior of the door has a modern, round, brass knob, and a rough hole used as a keyhole. There are the remains of a lock keeper mounted to the door trim. The exterior of the door has a cast-iron rim lock with a modern brass knob, and modern hasp for a padlock above the rim lock.

An attic (eave) access door is located in the northwest corner (D301B). It has a wood, one raised-panel door hung with H hinges. It measures 1 foot 7½ inches by 2 feet 9 inches. It is painted gray on the exterior and an older, yellow-colored paint on the interior. The door leads to an unfinished space that contains exposed roof and wall framing. The rafters are sash sawn and have bird-mouth joints where the rafters rest on a false plate. One purlin is visible. The space has wood flooring and an interior barge board held in place with wooden pegs. An exposed west stone wall and HVAC ductwork are also visible.

There is one arched window opening in R301 (W302). It is centrally located on the north wall within a large dormer with a vaulted ceiling. W302 has 2½-inch wood trim painted gray; and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree. Different style muntins and levels of condition are found in each sash. A metal tension rod spans the opening to provide dormer wall stability.

Figure 4.303. Room 302, typical third story baseboard and chair rail, 2019.

Figure 4.304. Room 302, D302a typical paneled door with outer louvered door, 2019.

Figure 4.305. D302a typical outer louvered door from hallway, 2019.

ROOM 302

Room 302 (R302) is located on the third story, west side of the central core of Hampton Mansion. It is currently being used as museum collection storage. It is accessed through an entry door on the south wall (D302a). The room measures 14 feet 1 inch by 15 feet 2½ inches. Its plaster ceiling is 6-feet 9-inches high and is painted white. There are small holes in the ceiling that mark the location of previous, now removed utility fixtures. A bare bulb light fixture is centrally located in the ceiling, along with a smoke detector and an air vent. The unfinished wood flooring varies in size from 4½ inches to 9 inches and runs in an east–west direction. An 8-feet 11-inches long cut has been made to seven floorboards located 3-feet 2-inches offset from the north wall, and 5-feet 2-inches offset from the east wall.

The walls in R302 are wood framed and covered with plaster. All of the walls are painted white. 5¾-inch chair rail is located 1 foot 11 inches above the flooring and is painted a gray color. The brown-painted baseboard measures 5¾ inches tall. There are two fire suppression sprinklers located on the west and east walls. A Vesda air sampler and three alarm panels are mounted on the north wall. Located west of Doorway 302a (D302a) is electrical conduit running from the ceiling to two electrical outlets, one live and the other dead. An electrical junction box is attached to the baseboard to the west of D302a. Heating and air conditioning ductwork is located on the north wall running between the west and east walls of the dormer. Exposed piping runs along the floor and ceiling on every wall in the room. Steel structural framing and two steel posts are located in southeast corner. Three pipes running from floor to ceiling are clustered near D302a.

There is one entrance doorway in R302 (D302a). It is centrally located on the south wall and has 5-inch, gray-colored trim. The door opening measures 2 feet 7¾ inches wide by 6 feet 1¼ inches tall. It is filled with a six recessed-panel, wood door with a brass rim lock with an oval brass knob and two brass hooks on the interior. It is painted brown and is hung on H-L hinges. The exterior of the door is a six raised-panel door with an oval brass knob and brass keyhole. An outer 2-foot 9½-inch wide by 5-feet 6½-inch tall, four-panel, louvered door is attached to the door frame with two modern hinges on the exterior side. It is painted gray and its interior has a brown, round, porcelain knob, and a rough hole used as a keyhole and a cast iron keeper.

The exterior of the door has a cast-iron rim lock with a brown porcelain knob, and modern padlock hardware.

An attic (eave) access door is located in the northwest corner (D302B). It has a wood, one raised-panel door hung with H hinges. It measures 1 foot 7½ inches by 2 feet 9 inches and is painted gray. The door leads to an unfinished space that is currently inaccessible due to PVC piping blocking the door opening.

There is one window opening in R301 (W303). It is located near the west corner the north wall within a large dormer with a vaulted plaster ceiling. It has 2¾-inch wood trim painted gray; and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree. Different style muntins and levels of condition are found in each sash.

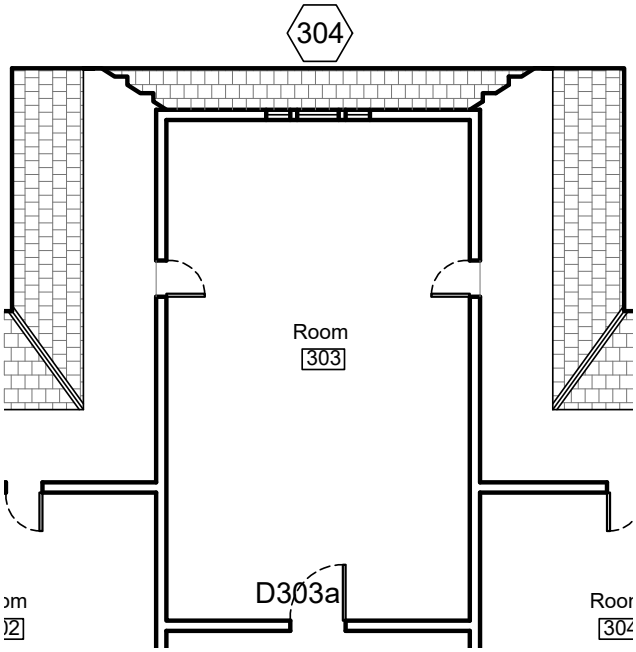


Figure 4.306. Third Story, Room 303 plan.

ROOM 303

Room 303 (R303) is centrally located on the third story, within the central core of Hampton Mansion and extending over the north portico. It is currently being used as museum collection storage. It is accessed through an entry door on the south wall (D303a). The room measures 14 feet 6½ inches by 24 feet 8½ inches. Its white-painted plaster ceiling is semi-arched and is 6 feet 8 inches at its highest point. Exposed pipes run from the floor on the east wall and up across the ceiling to the west wall flooring. Fire suppression sprinklers are located on piping that is centrally located within the ceiling and running from north to south. The floor is covered with wood flooring that runs from east to west and varies in width from 4½ inches to 7 inches.

The walls are wood framed and covered with lath and plaster. All walls are painted white and are lined with 5½-inch, gray-painted chair rail. The brown-painted baseboard measures 5½-inches tall. Electrical conduit and an electrical junction box are located on the south wall. HVAC ductwork is located on the north wall running between the west and east walls. Two sections of steel structural framing are located above D303a running to the east and west walls. An air vent is located on the south wall west of D303a. Wooden pegs mounted on backer board are located on either side of D303a.

An entry doorway is centrally located on the south wall (D303a). Its opening measures 2 feet 7½ inches wide by 6 feet tall and is framed with 5½-inch trim that is painted gray. The opening on the interior is filled with a six-panel, wooden door hung on H-L hinges. The door is painted

Figure 4.307. Room 303, D303b, typical access door to eaves, 2019.

brown. A metal rim lock covered with a wooden cover has a wood and metal keyhole. There is no doorknob, nor the remains of where one might have been. The exterior of the door has six-raised panels, a keyhole for the rim lock, and a modern hasp.

Two wooden access doors leading to the eaves are located on the west and east walls (D303b and D303c; D303c is currently inaccessible for inspection). D303b is located on the east wall and D303c is located on the west wall. Both doors measure 1 foot 7½ inches by 2 feet 9 inches. Both have one raised panel, painted gray and are hung with H hinges. The doors lead to unfinished spaces that contain wood flooring, and ductwork. The doors have 4½ inch casings on all four sides, the bottom casing serving as a narrow threshold.

Figure 4.308. Room 303, D303b, 2019.

A single, Palladian window with an arched center sash flanked by casement sashes is located on the north wall (W304). Its arched center sash is fixed and has nine-lights with filigree in the arched portion. It is framed by two, three-light casement sashes each containing slider locks on their inside stiles and hinged with two butt hinges on the outside jamb. The flanking sashes are separated from the center sash by 4-inch wide beaded mullions. The entire window has 3½ inch casings with filleted-quarter round molding above the casement sashes, and a wooden keystone in the arched casing over the center sash. W304 has a simple bullnose windowsill and a plain apron that extends to the floor. The lower portion of the apron is painted to match the baseboard but is stepped out past the plane of the baseboard.

Figure 4.309. Room 303, W304 Palladian window and side casement sash, 2019.

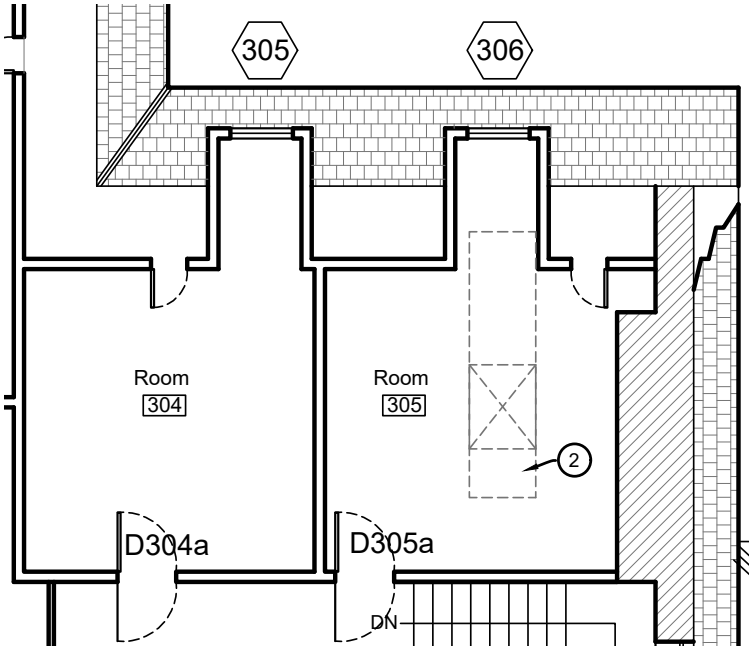


Figure 4.310. Third Story, Rooms 304 and 305 plans.

ROOM 304

Room 304 (R304) is located on the north side of the third story of Hampton Mansion. It is currently being used as a supply room. It is accessed through an entry door on the south wall (D304a). The room measures 14 feet 3 inches by 15 feet 5 inches. Its white-painted plaster ceiling slopes towards the north wall and is 6 feet 8¾ inches at its highest point. Exposed pipes run along the north wall and across the ceiling. Fire suppression sprinklers are located on piping on the east wall and inside the dormer. The floor covered with tongue-in-groove, pine flooring running from east to west. It is nailed with T-headed nails, and varies in width from 5 inches to 8½ inches. A large cut in the floor is located near the west wall to accommodate steel structural framing located in the southwest corner.

The walls are wood framed and have horizontal wooden lath covered with plaster. All walls are painted white and are lined with 5½ -inch, gray painted chair rail. A small section of chair railing, near D304a has been removed. The brown-painted, beaded baseboard measures 5½ -inches tall. Two large steel beams support steel structural framing in the southwest corner of the room. A VESDA air sampler and three alarm panels are located on the north wall. An electrical power outlet is located on the south wall.

Figure 4.311. Room 304, typical arched dormer alcove with wooden trim and sprinkler system, 2019.

Figure 4.312. Room 304, 2019.

Figure 4.313. Room 304, D304a typical rim lock and door knob for six-panel door (left) and rim lock and knob for louvered door (right), 2019.

There is one entrance doorway located on the south wall (D304a). Its opening measures 2 feet 8 inches wide by 6 feet 1 inch tall and is framed with 5½-inch trim that is painted gray. The opening is filled with a six-panel wooden door hung on H-L hinges. The exterior of the door has raised panels and the entire door is painted brown. The interior of the door has a keyed rim lock with a brown porcelain knob. The exterior of the door contains a brown, porcelain knob and keyhole. An outer door is attached to a 1½-inch beaded casing that is fastened to the original casing of D304a. The outer door measures 2 feet 9½ inches wide by 5 feet 6 inches tall and is a four-panel, louvered door. It has two drop hinges and has a brown ceramic knob with a metal-lined keyhole on the interior. The exterior has a metal rim lock and a modern hasp. With the exception of the six-panel door, all of the doorway's wooden elements are painted gray.

An eaves access door is located in the north wall (D304b). It has a wood, one raised-panel door hung with H hinges and a surface mount spring-latch. The door measures 1 foot 7¾ inches by 2 feet 8¾ inches and is painted gray. D304b has 4½ inch casings on all four sides, the bottom casing serving as a narrow threshold. The door leads to an unfinished space that is currently inaccessible due to PVC piping blocking the door opening.

A single window opening is located within an arched dormer on the north wall (W305). It has 2½-inch wood trim painted gray, and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree at the top. A metal tension rod spans the opening to provide dormer wall stability.

ROOM 305

Room 305 is located on the third story, northeast corner of the main core of Hampton Mansion. It is currently used as curatorial storage. It is accessed through a doorway on the south wall (D305a) and has a vaulted-ceiling dormer centered on the north wall. The room measures 14 feet 1½ inches by 15 feet. Its white-painted ceiling slopes down to the knee wall on the north wall, and measures 6 feet 9 inches at its

Figure 4.314. Room 305, air handler , 2019.

Figure 4.315. Room 305, plaster walls and ceiling, and archival storage materials, 2019.

Figure 4.316. Room 305, D305a paneled and louvered doors from hallway, 2019.

tallest point. A Lenox® air handler system with associated ductwork and a dedicated electrical breaker, are situated in the center of the room and end at the north wall. A cluster of heating and air conditioning pipes are located on the west and north ceiling. Heating and air conditioning ductwork is located within the north dormer opening and runs behind the north knee wall. An air vent is located in the ceiling near the east wall.

A heat detector is located in the ceiling near the dormer located on the north wall. A fire suppression sprinkler is located on the east wall of the vaulted dormer, while another is located near the west wall. Two metal, electrical conduits run from the air handler to the ceiling where two electrical junction boxes are affixed near the south wall. Electrical conduit running from the ceiling joint to an electrical outlet mounted on the south wall near to D305a. A second electrical outlet is located higher up on the south wall. The floor is covered with tongue-and-groove wood flooring that varies in width from 5-inches to 8 ½ -inches wide, running from east to west, and attached with “T-head” nails.

The wood framed walls are covered with plaster and are painted white. The majority of the east wall contains a large, plastered chimney wall. The north knee wall measures 3-feet 3-inches high. The room is encircled with 5½-inch baseboard. 5½-inch wood chair rail is located 1-foot 11 inches from the floor on all but the chimney wall (east). With the exception of the brown-painted baseboard, all of the trim is painted gray. Wooden pegs (3) are mounted on backer board located on the west wall.

An attic access door opening is located on the north wall (D305b). It has 4 ½ -inch wood casing with 1¼-inch filleted quarter round trim. It is filled with a single, raised-panel wood door containing a brass spring latch and two H hinges. A wooden threshold leads to an attic area

filled with wood framing and heating and air conditioning ductwork. Within this space there is rough plank flooring varying in width from 5 to 13½ inches.

The door to R305 (D305a) is located on the south wall. It is filled with an interior and exterior door. The six-panel interior door measures 2 feet 8 inches by 6 feet 2 inches. The interior of the door has recessed panels and contains a brass rim lock with brass knob and lock. A brass keeper is located on the door jamb but is missing a screw causing the keeper to dangle by its bottom screw. The door is hung with H-L hinges. The exterior of the door has six raised panels and a brass knob and brass keyhole escutcheon. Both side of the doorway are trimmed with 5½-inch casings with filleted-quarter round molding on the outer edge. The casing on the hall side of the door has an additional applied 1½-inch beaded casing. It holds a four panel, wood, louvered door containing a metal box lock and porcelain knob hung with two drop hinges. A metal lock keeper is mounted to the exterior door trim. The interior of the louvered door is missing a knob but has a metal thumb lock, a slide lock, and a brass keyhole escutcheon.

A single window opening is located on the north wall (W306). It is located within a vaulted-arch dormer measuring 4 feet 2¼ inches wide by 8 feet 1 inch tall, and 10 feet 10¾ inches deep and has 5½-inch beaded trim. W306 has a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree above. They are surrounded by 2½-inch casing. A metal tension rod spans the opening to provide dormer wall stability.

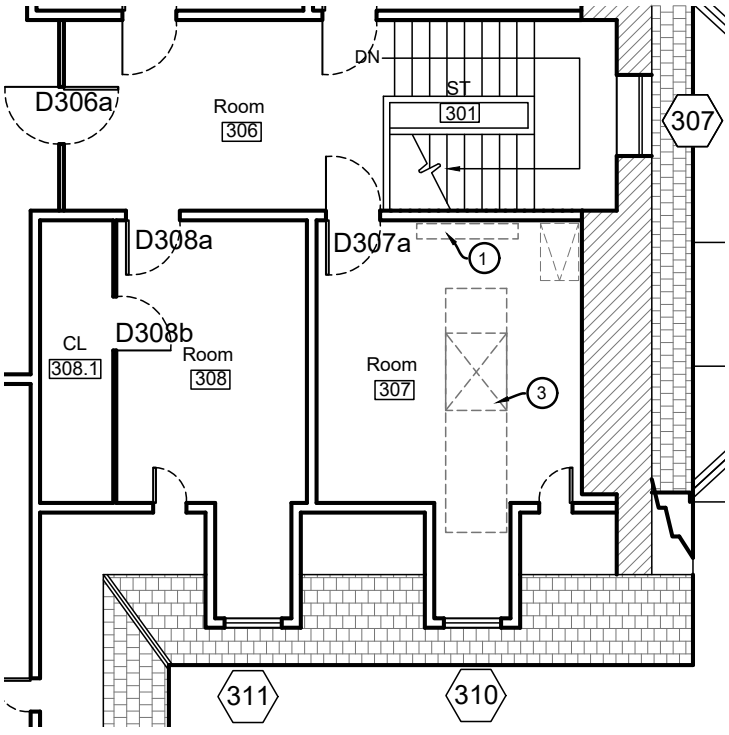


Figure 4.317. Third Story, Rooms 306, 307 and 308 plans.

ROOM 306

Room 306 (R306) is located within the third story, central core of Hampton Mansion. It is the east end of the central hallway with access to ST301 and four adjacent rooms. The lack of decorative chair rail on the west wall indicates that this space was possibly once part of the larger, central, east/west hallway (R312). The room measures 9 feet 11 inches by 17 feet 0½ inch. Its white-painted plaster ceiling measures 6 feet 8¼ inches tall and contains a heat and smoke detector. Centrally located within the ceiling there is fire suppression water pipes (originating on south floor and ending at north floor) with two fire suppression sprinklers attached. A conduit runs from the north wall fluorescent light fixture to the center of the ceiling where

Figure 4.318. Room 306, 2019.

Figure 4.319. Room 306, 2019.

Figure 4.320. Room 306, typical third-story trim, baseboard, chair rail and door surround, 2019.

there is a capped light outlet. An air vent is located in the northwest corner of the ceiling. A narrow piece of trim spans the width of the ceiling near the stairwell. The size of the pine, tongue-and-groove wood flooring varies with widths ranging from 4 to 8½ inches.

With the exception of the west wall, the wood-framed walls are covered with plaster. The west wall is wood-framed and covered with wallboard. All of the walls are painted white. The room is surrounded with 5½-inch brown-painted baseboard. There is 5½-inch chair rail that is similar in design to all other chair rail found on this level, on all but the west wall. It is situated 1-foot 11 inches from the floor. There is a fire strobe and pull station located on the north wall near D304. A light switch is located next to D305 that controls a florescent light fixture mounted on the north wall between D304 and D305. There is a brass pull for a call bell system located on the casing at D308a.

There are five doorways located within R306 (see description of doorways in R304, R305, R307, and R308). The doorway connecting to R312 (D306a) has a metal-cage security door and a hollow-core wood door. D306a is surrounded by modern 3-inch casing. The cage door has a metal frame. It is hung on three butt hinges and opens into R312. It is controlled by a cylinder lock mounted on a steel plate and has no doorknob. The hollow-core door is 2 feet 8 inches wide by 6 feet 2¼ inches tall. It is hung on two butt hinges and opens into R306. It has a brass-finish doorknob. D306a has no threshold.

ROOM 307

Room 307 is located on the third story, southeast corner of Hampton Mansion. It is primarily being used as a mechanical and storage room. It is accessed through an entry doorway on the north wall (D307a). The room measures 13 feet 11 inches by 15 feet 4 inches and the vaulted

dormer extends another 6 feet from the south wall to W310. The ceiling height is 6 feet 9½ inches; a portion of the ceiling is flat and then slopes down to the south knee wall. The floor is covered with wood flooring running in an east–west direction. Its width varies between 5 and 8½ inches. An air handler system with associated ductwork and a dedicated electrical breaker are situated in the center of the room and end at the south dormer. Metal conduit runs from the air handler up to the ceiling where there are two electrical junction boxes near the north wall. A cluster of heating and air conditioning pipes are located in the ceiling. An attic hatch is located in the northeast corner. The opening is trimmed with simple beaded trim and has a board-and-batten hatch door. It is accessed via a wooden ladder. An air vent is located in the ceiling near the east wall, and a heat detector is centrally located within the ceiling near the north wall. A water pipe located on the east wall of the dormer has a single fire suppression sprinkler.

The masonry walls are covered with white-painted plaster. There is 5½-inch, brown-painted baseboard on the south, west, and north walls. A 5¾-inch, brown-painted baseboard is located on part of the east wall. All other trim is painted gray. A 6-inch chair rail is located on all but the east chimney wall. The base radio system and a HVAC panel are mounted on the north wall. Nearby is a bare bulb light fixture. Electrical conduit leads from the north ceiling to two electrical outlet boxes that have been mounted on the north wall near D307a. A light switch is located on the north wall east of D307a. Heating and air conditioning ductwork is located on the south wall running between the west and east walls of the dormer. Metal hooks (7) are mounted on backer board located on the west wall.

Figure 4.321. Room 307, ladder to hatch door and east attic, 2019.

An attic access door opening is located on the south wall (D307b). It has a 1-foot-7½-inch by 2-foot-9-inch single-panel wood door containing a brass thumb lock and two H hinges. D307b has 4½ inch casings on all four sides, the

Figure 4.322. Room 307, 2019.

bottom casing serving as a narrow threshold leading to an attic area filled with wood framing and heating and air conditioning ductwork.

There is also an eaves access scuttle in the northeast corner of the room on the east wall. It has a removable hatch door (not hinged) that is 1 foot 2¾ inches wide by 1 foot 4¼ inches tall. The hatch door is secured in the opening by pins on the north jamb and a surface mounted spring latch on the south stile and casing. The scuttle has beaded casings on the top and sides and the baseboard extends below the opening.

The entry door to R307 (D307a) is located on the north wall. It is filled with an interior and exterior door. The wood six-panel interior door measures 2 feet 8 inches wide by 6 feet 1¼ inches tall and is hung on two H-L hinges. The interior side of the door has recessed panels and is missing a doorknob and lock. A sliding-bolt lock is attached to its right stile. The exterior of the door has raised panels and is also missing its doorknob and lock. Both side of the doorway are trimmed with 5½-inch casings with filleted-quarter round molding on the outer edge. The casing on the hall side of the door has an additional applied 1½-inch beaded casing. It holds the exterior door, which is a four panel, wood, louvered door measuring 2 feet 10 inches wide by 5 feet 6 inches tall. It has a metal box lock and porcelain knob hung with butt hinges. A modern hasp is attached to its left stile and door casing. The interior of the louvered door has a porcelain knob and a brass keyhole escutcheon.

A single window opening is located within an arched dormer on the north wall (W310). It has 2½-inch wood trim painted gray, and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree. A metal tension rod spans the opening to provide dormer wall stability.

ROOM 308

Figure 4.323. Room 308, 2019.

Room 308 (R308) is located on the third story on the south side of the main core of Hampton Mansion. It is used as storage and mechanical room and was historically used as the Ridgely's "Wine Room" for storing their Madeira. It is accessed through an entry on the north wall (D308a). The room measures 14 feet 1 inch wide (east–west) by 15 feet 3 inches long including the 4-foot wide closet along the west wall. Its white-painted plaster ceiling slopes down to the south knee wall and measures 6 feet 9½ inches at its highest point. The floor is covered with wood flooring running in an east–west direction. Its width varies between 5 and 8½ inches. A cluster of heating and air conditioning pipes are located in the ceiling. An air vent is centrally located in the ceiling with a heat detector located nearby. A water pipe located on the east wall of the dormer has a single fire suppression sprinkler. Another fire suppression sprinkler

Figure 4.324. Room 308, cedar-board wall partitioning CL308.1 and board-and-batten door, 2019.

Figure 4.325. Room 308, D308b with brass spring latch and two drop hinges, 2019.

is attached to a water pipe located near the ceiling on the east wall.

The wood-framed walls are covered with white-painted plaster. All walls have 5½-inch, brown-painted baseboards. All other trim in the room is painted gray. There is a 5½-inch chair rail on all walls including inside CL308.1. The window located on the south wall (W311) has plain beaded trim on all corners of its dormer structure. A VESDA air sampler is mounted to the east wall of the dormer. Electrical conduit leads from the air sampler to four alarm panels on the south wall to the west of the dormer. Heating and air conditioning ductwork is located on the south wall running between the west and east walls of the dormer. A motion detector is mounted to D308a wood trim. A multi-shelf wooden bookshelf is attached to the east wall, and a wooden cabinet is attached to the north wall.

An added (non-structural) tongue-and-groove, cedar-board wall runs from the north wall to the knee wall on the south side of the room. It has a centrally located single door opening filled with a board-and-batten wood door. A second opening near to the north wall has been created by removing a few of the wood panels. The wall encloses CL308.1. Electric conduit runs from the ceiling down to where an electrical box has been mounted to the paneled wall. The interior of CL308.1 has unpainted plaster walls and ceiling. Structural steel beams are located in two places on the west wall with a post running from floor to ceiling on its east wall. A large I-beam runs from the west wall to the steel post. Multiple water pipes are located on the south and west wall. An electrical junction box is located near the ceiling on the west wall. A ghost outline of chair railing can be found on its west wall.

An attic access door opening is located on the south wall (D308b). It has a 4½-inch wood casing. It is filled with a single, raised-panel wood door that measures 1 foot 7 inches by 2 feet 8½ -inch and contains a brass spring latch and two drop hinges (unfastened). A wooden threshold leads to an unfinished attic area.

The entrance door opening for R308 is located on the north wall (D308a). D308a is 2 feet 7¾ inches wide by 6 feet 1¼ inches tall. On its interior, it is filled with a six recessed-panel door with a rim lock and porcelain doorknob. A matching keeper is mounted on the door trim with a second, brass keeper mounted below. A ghost outline of another rim lock can be seen below the existing lock and knob. The door is hung on H-L hinges and is surrounded with 5-inch casings. The exterior of the door is comprised of six raised panels with a porcelain knob and

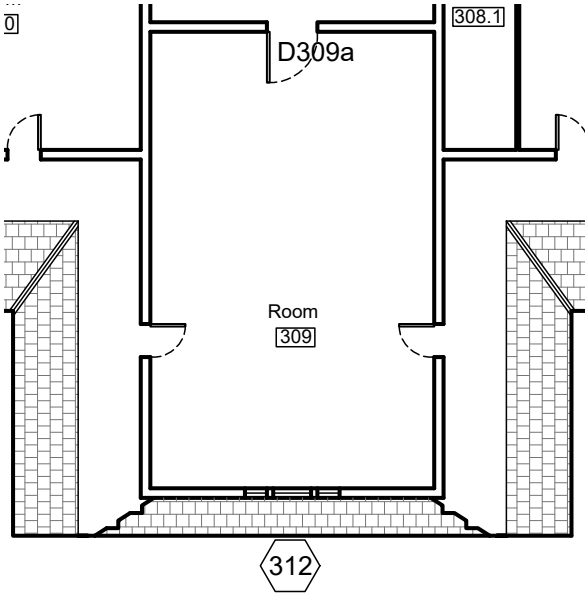


Figure 4.326. Third Story, Room 309 plan.

metal keyhole. A modern hasp is attached to the door and casing.

A window opening is located within a dormer on the south wall (W311). It has 2½-inch wood trim and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree. A metal tension rod spans the opening to help provide dormer wall stability.

ROOM 309

Room 309 (R309) is centrally located on the third story, within the central core of Hampton Mansion and extending over the south portico. It is currently being used as museum collection storage. It is accessed through an entry door on the north wall (D309a). The room measures 15 feet by 24 feet 2 inches. Its wood-framed, white-painted plaster ceiling is semi-arched and is 6 feet 9¾ inches at its highest point. Exposed pipes run from the floor on the east wall and up across the ceiling to the west wall flooring at both the north and south walls. Three fire suppression sprinklers are located on piping that is centrally located within the ceiling and runs from north to south. The floor is covered with wood flooring that runs from east to west and varies in width from 4¾ to 8 inches. A heat detector is located within the ceiling near D309a. Exposed pipes run along the floor on both the east and west walls. Two large, structural, wooden beams, run from the west and east walls and meet above D309a

The south, east, and west walls in R309 are wood-framed, while the north wall is of masonry construction. All walls are plastered and painted white. They are lined with 5¾-inch, gray-painted chair railing.

Figure 4.327. Room 309, 2019.

Figure 4.328. Room 309, shelf and peg board, 2019.

Figure 4.329. Room 309, Palladian window, 2019.

The brown-painted baseboard measures 5½-inches tall. An air vent is located on the north wall west of D309a. Two wooden, built-in shelves are located on either side of D309a. Backer boards with 10 wooden pegs are located above each shelf. Heating and air conditioning ductwork is located on the south wall running between the west and east walls.

Two attic (eaves) access doors are located on the west and east walls (D309b and D309c). D309b is located on the east wall and D309c is located on the west wall. Both D309b and D309c have been painted gray and have a wood, one raised-panel door and 4½ inch casings on all four sides, the bottom casing serving as a narrow threshold. The doors are hung with H hinges and both are missing a knob or latch. The doors lead to unfinished attic spaces with wood floors. D309b is inaccessible for interior inspection.

The entrance door opening for R309 is located on the north wall (D309a). It has a six-panel wooden door that measures 5 feet 11½ inches by 2 feet 7½ inches. On its interior, the door is filled with six recessed panels with a wood and metal box lock that is missing its knob. A metal keeper is mounted to the door's casing. The door is hung on H-L hinges and is surrounded with 4¼-inch casing. The exterior of the door is comprised of six raised panels with an oversized keyhole and a hasp attached to the door and casing.

A single, Palladian window is located on the south wall (W312). Its arched, fixed, center window is filled with a nine-light sash with filigree. It is framed by two, three-light casement windows each containing slider locks on their inside stiles. The flanking sashes are separated from the center sash by 4-inch wide beaded mullions. The entire window has 3½ inch casings with filleted-quarter round molding above the casement sashes, and a wooden keystone in the arched casing over the center sash. W304 has a simple bullnose windowsill and a plain apron that extends to the floor. The lower portion of the apron is painted to match the baseboard but is stepped out past the plane of the baseboard.

Figure 4.330. Room 310, 2019.

ROOM 310

Room 310 (R310) is located on the third story on the south side of the main core of Hampton Mansion. It is used as a museum collection storage. It is accessed through an entry on the north wall (D310a). The room measures 14 feet 1½ inches by 15 feet 0½ inch. Its white-painted plaster ceiling slopes down to the south knee wall and measures 6-feet 10-inches at its highest

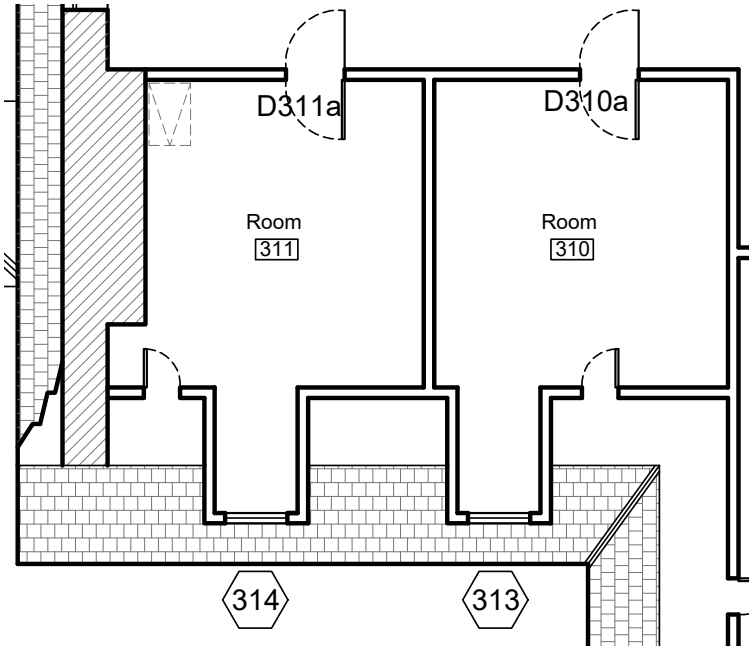


Figure 4.331. Third Story, Rooms 310 and 311 plans.

Figure 4.332. Room 310, 2019.

point. The floor is covered with wood flooring running in an east/west direction. Its width varies between 5 and 7½ inches. There is a large cut down of the wood flooring down the center of the room. An air vent is centrally located in the ceiling with two heat detectors located nearby. A water pipe located on the west wall of the dormer leads to a single fire suppression sprinkler.

The walls are covered with white-painted plaster. All walls have 5¾-inch, brown-painted baseboards. All other trim in the room is painted gray. There is a 5½-inch chair rail on all walls. The window located on the south wall (W313) has plain beaded trim on all corners of its dormer structure. A VESDA air sampler is mounted to the south wall. It has multiple attached pipes running along the floor and wall. On the south wall to the west of the dormer electrical conduit leads from the air sampler to three alarm panels and a single electrical junction box. Pipes run along the south wall floor, along the west wall ceiling, and up into the dormer. A single pipe runs vertically east of D310a and is vertically framed by two turn tension rods. Heating and air conditioning ductwork is located on the south wall running between the west and east walls of the dormer. Structural steel I-beams are located in the northwest corner for building stability.

An attic access door opening is located on the south wall (D308b). It has 4½ inch casings on all four sides, the bottom casing serving as a narrow threshold. It is filled with a single, raised-panel wood door that measures 1 foot 7½ inches by 2 feet 8 ¾ inches. It is hung on two H hinges, but its latch is missing. D308b leads to an unfinished attic area that has rough wood flooring and contains ductwork. The area's

Figure 4.333. Room 310, D310a paneled and louvered doors from hallway, and brass rim lock (below), 2019.

sloped ceiling is clad in wood-plank skip sheathing, and the wood rafters show sash saw markings.

The entry doorway to R310 (D310a) is located on the north wall. It is filled with an interior and exterior door. The wood interior door measures 2 feet 8 inches by 6 feet 1½ inches and is hung on two H-L hinges. The interior side of the door has six recessed panels with a brass rim lock and brass oval knob. This appears to be an early brass lock and was possibly used as an example for the reproduction brass locks on the first and second stories. The exterior of the door has six raised panels with an oval brass knob and keyhole. Both side of the doorway are trimmed with 5-inch casings with filleted-quarter round molding on the outer edge. The casing on the hall side of the door has an additional applied 1½-inch beaded casing that holds the exterior door. The exterior door is a four panel, wood, louvered door that measures 2 feet 9¾ inches wide by 5 feet 6¼ inches high. It contains a metal box lock and porcelain knob hung with butt hinges. A hasp is attached to its left stile and door casing. The interior of the louvered door has a porcelain knob and a painted brass keyhole escutcheon.

A window opening is located within a dormer on the south wall (W313). It has 2½-inch wood trim and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree above. A metal tension rod spans the opening to help provide dormer wall stability. The bottom sash shows evidence that there was once a lock on this sash.

ROOM 311

Room 311 is located on the third story in the northwest corner of the main core of Hampton Mansion. It is used as a museum collection storage. The room measures 13 feet 9¼ inches by 14 feet 10¼ inches. Its white-painted plaster slopes down to the south knee wall and measures 6 feet 10¼ inches at its highest point. The floor is covered with wood flooring running in and east–west direction. Its width varies between 5 and 9 inches. An air vent is centrally located in the ceiling with two heat detectors located nearby. A bare bulb fixture is located near the dormer. A water pipe located on the west wall of the dormer has a single fire suppression sprinkler. An attic hatch measuring 2 feet 2½ inches by 2 feet 10 inches is located in the northwest corner. The opening is simply trimmed and has a wooden tongue-and-groove hatch door. It is accessed via a wooden ladder.

The west wall in R311 is a masonry chimney wall, while the other walls are of wood-framed construction. All walls are plastered and painted white. With the exception of the west wall, they are lined with 5½-inch,

Figure 4.334. Room 311, 2019.

Figure 4.335. Room 311, 2019.

Figure 4.336. Room 311, ladder to attic hatch and west attic, 2019.

gray-painted chair railing. The brown-painted baseboard measures 5½-inches tall, which is also missing on the west chimney wall. A wooden, built-in shelf is located to the east of D311a. Conduit leading from the ceiling terminates at an electrical box that is surface mounted on the north wall east of D311a. Heating and air conditioning ductwork is located on the south wall running between the west and east dormer walls. Fire suppression sprinklers are located on the east wall and inside the dormer. Metal pipes run along the south wall; and a single pipe runs vertically east of D311a and is vertically framed by two turn tension rods.

A fireplace can be found on the west chimney wall. It has a 2-foot-wide by 2-foot 1-inch high brick-filled opening with a hole for a stove pipe. Its brick hearth measures 1-foot 6½ inches by 3 feet 6½ inches and beyond that is a sheet metal floor cover that measures 3 feet by 4 feet 6½ inches. There is an iron ash-clean out hatch above the fireplace.

An attic access door opening is located on the south wall (D311b). It has 4½-inch wood casing and is filled with a single, raised-panel wood door that measures 1 foot 7½ inches by 2 feet 9 inches. The door has a brass thumb lock and two H hinges. A wooden threshold leads to an unfinished attic area filled with wood framing and heating and air conditioning ductwork. Within this space there is random width wood flooring. The area's sloped ceiling is clad in wood planking.

The entry doorway to R311 (D311a) is located on the north wall. It is filled with an interior and exterior door. The wood interior six-panel door measures 2 feet 8 inches by 6 feet 1½ inches and is hung on two H-L hinges. Its wood threshold is 2½-inches wide. The interior side of the door has six recessed panels with a metal rim lock and porcelain knob. The exterior of the door has six raised-panels with an oval brass knob and keyhole escutcheon. Both sides of the doorway are trimmed with 5½-inch casings with filleted-quarter round molding on the outer edge.

The casing on the hall side of the door has an additional applied 1½-inch beaded casing. It holds the exterior door, which is a four panel, wood, louvered door that measures 5 feet 6¼ inches high. It contains a metal box lock and porcelain knob hung with butt hinges. A modern hasp is attached to its left stile and door casing. The interior of the louvered door has a porcelain knob and a painted brass keyhole.

A window opening is located within a dormer on the south wall (W314). It has 2½ -inch wood trim and contains a single-hung, wood, eight-light lower sash and a fixed arched upper sash with eight lights and filigree above. A metal tension rod spans the opening to help provide dormer wall stability.

ROOM 312

Room 312 (R312) is located on the third story of the main core of Hampton Mansion and is accessed from R306 to the east. It is the central hallway on the third story and provides access to the adjacent third story rooms and the stairs to the Cupola. R312 is also used as a collection storage room. The main hallway measures 9 feet 11¼ inches by 32 feet 0½ inch and has 15-foot wide alcoves with access to R303 on the north and R309 on the south. Its white-painted plaster ceiling is 6 feet 8½ inches tall. The floor is covered with wood flooring running in a east–west direction. The flooring is cut at several locations. Its size varies between 5 inches and 7½ inches wide. A security camera and motion sensor are located on the west side of the ceiling. One heat detector is located nearby and another is located in the south side hall portion of the ceiling. Electric conduit leads from the south wall light fixture to a small light fixture located in the center of the room. An electrical outlet is located nearby. There are three fire suppression water sprinklers. One is attached to a pipe running from the north wall to the south wall, another is located on the west wall in the north side hall, and lastly one is located above D312a. Additional piping is located in the north side hall. Heating and air conditioning ductwork is located within the ceiling and on either

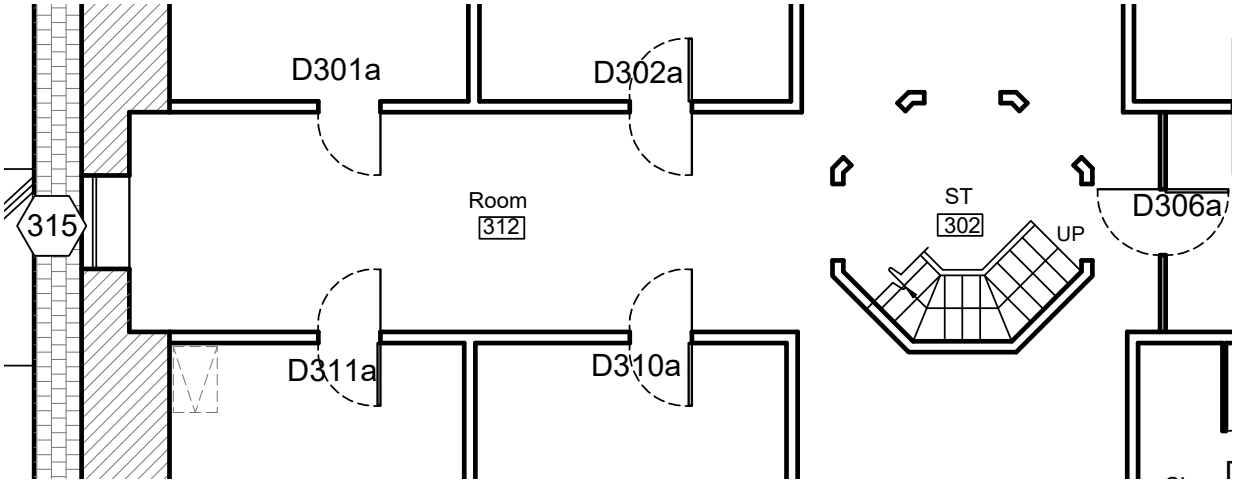


Figure 4.337. Third Story, Room 312 and ST302 plans.

Figure 4.338. Room 312 looking west toward W315, 2019.

Figure 4.339. Room 312, baseboard and chair rail, 2019.

Figure 4.340. Room 312, the alcove near R309, 2019.

Figure 4.341. Room 312, the alcove near R303, 2019.

Figure 4.342. Room 312, metal-cage door between R312 and R306, 2019.

side of W315 on the west wall. Additional ductwork is located on the south ceiling of the south side hall.

All but the west wall is comprised of wood framing with white-painted plaster. The west wall has white-painted plaster on top of masonry and is lined with 6-inch, gray-painted chair railing. The remaining walls have 5½-inch gray-painted chair railing. The brown-painted baseboard measures 5¼-inches tall. Conduit leading from the ceiling terminates at a boxed electrical outlet that is surface mounted on the south wall west of D310a. A large fluorescent light is mounted to the south wall. An identical fluorescent light is mounted on the east wall near D309a. An electrical breaker box is located nearby and conduit runs between it and the light fixture. A fire strobe alarm is located to the west of D301a. Columns and visible wood framing members are clad in beaded casings. Steel structural reinforcement beams are located throughout the hallway.

The doorway connecting R312 and R306 was previously described. The metal-cage security door opens into R312.

A single window opening, W315 measuring 3 feet by 4 feet 6 inches is located on the west wall of R312. It is filled with eight-over-eight, single-hung, wood sashes.

STAIRCASE 302

Staircase 302 (ST302) is centrally located on the third story of the main core of Hampton Mansion. The staircase leads to Hampton's Cupola. The stair hall is octagonal shaped and its span measures 10 feet 11¼ inches. The painted white ceiling is 20 feet 8¼ inches and is covered in plaster. The floor in the stair hall is covered with wood flooring that varies in size from 4½ to 8-inches wide.

The stair hall is comprised of eight walls. At the third-story level three walls are wood framed covered with plaster and painted white. Five walls are open (north, northeast, east, northwest and west) and framed with angled columns at each corner. Each opening has 4-inch wood trim with a 7-inch header all of which is painted gray. The plaster walls are lined with brown-painted, 5½-inch, wood baseboard and 5½-inch gray-painted chair rail. The bases of the corner columns are also painted brown to match the baseboards. As the octagonal shaft of the stairwell extends above the third story, all of the walls are wood framed and finished with plaster and white paint. There are two air vents located on the northeast wall. A fire strobe alarm is located above the north opening. A fire suppression sprinkler is located on the upper west wall. A metal pipe with attached bundled wires run from the ceiling down to where they enter the upper east wall.

There are thirty-six wedge-shaped, wood, bull-nosed stair treads that vary in size from 6 to 7-inches wide on their narrow, or inside, edge; and 1-foot 1-inch to 1-foot 1 ½ -inches wide on their wider, or outside edge. The staircase stringer (inside) is painted gray and measures 11-inches wide with beaded molding along the bottom edge and a molded cap on the top edge. The outside staircase stringer (along the plaster wall) is 11-inches tall and is topped with quarter-round molding. The stair

Figure 4.343. Stair 302 at the third story, 2019.

Figure 4.344. Stair 302 looking toward Room 312, 2019.

Figure 4.345. Stair 302, banister, posts and outside stringer, 2019.

Figure 4.346. Stair 302, octagonal winding stairs up to the Cupola, 2019.

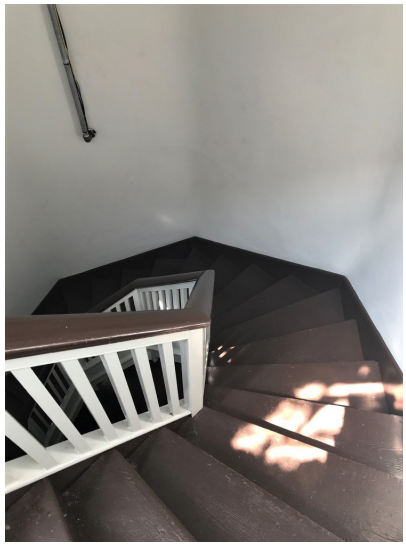


Figure 4.347. Stair 302, winding stair treads, 2019.

treads, risers, and inside stringer are painted brown. Seven 1-inch square balusters are located between ten angled (bird mouth) stair posts that are placed at each angle of the octagonal space within the staircase. The angled stair posts extend 6-inches below the outside edge of the stringer molding. The balusters and posts are also painted gray.

Cupola

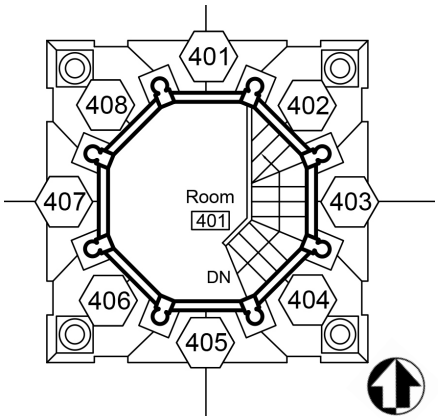


Figure 4.348. Cupola, Room 401 plan (directional arrow indicates "plan north").

ROOM 401

Room 401 (R401) is located within Hampton Mansion's Cupola, which Capt. Charles Ridgely called the "Doom" [sic dome]. The octagonal shape of the room mirrors the shape of ST302 and it has a span of 11 feet. The 11-foot 11-inch tall ceiling is wood-framed and covered in white-painted plaster. The floor is covered with wood flooring that measures 4½ inches wide and 7 feet 9 inches long and runs in an east–west direction.

The walls are wood-framed covered with plaster. They are lined with brown-painted, 6-inch baseboard on the walls that are not within the ST302 stairwell. The upper walls are filled with window openings divided by mullions, with framed plaster walls continuing above the windows up to the ceiling. There is electrical equipment at the baseboard level below W407 that includes a security camera receiver and electrical receptacles (one two plug and one four plug). Electrical conduit runs from a surface-mounted junction box to the ceiling on the north side of W407. The conduit feeds a string of LED lights the wrap around the Cupola walls above the window heads. An inactive fiber-optic laser beam unit that had provided internet service to the Farmhouse is located in front of W401. There is a fire suppression sprinkler and a smoke detector mounted on the upper wall on either side of the west

window (W407). The sprinkler pipe pierces the floor under W407 and runs up the south side of that window to the sprinkler head.

The opening for ST302 extends from the northeast facet (W402) to the southeast facet (W404) and the stairs enter the space at the corner of the southeast and south facets. A balustrade with a rounded cap rail guards the stairwell. It is 2 feet 3½ inches tall and contains 1-inch square balusters and one angled post like on the stair banister. The railing terminates at a 2¼ inch by 4½ inch trapezoidal newel post.

Figure 4.349. Room 401, looking south, 2019.

Eight window openings ring the room; one on each of the facets of the octagon. They are filled with twelve-over-twelve, single-hung, wood sashes that are separated from one another at each angle with 9⅝-inch mullions. All of sashes measure 3 feet 9 inches wide by 6 feet 6¾ inches tall. The windows have 6½-inch wooden headers with quarter-round molding that wrap around the entire room. Each window has a bullnose windowsill with a beaded apron below that together measure 4¾-inches wide. These trim elements are joined with those of the adjacent window forming a continuous molding around the room. All of the window elements are painted off-white.

Figure 4.350. Room 401, looking north, 2019.

Figure 4.351. Room 401, Stair 302 newel and balustrade, 2019.

Figure 4.352. Room 401, looking west, 2019.

Attics

EAST AND WEST WINGS ATTICS

The East and West Wings have unfinished attic spaces accessible through scuttles in the second story ceilings. The East Wing scuttle is in Room 211 adjacent to the east chimney wall. Accessed via a wooden ladder the scuttle door can be lifted up into the attic allowing access to the space. The attic is unfinished and open to the hipped roof framing of the wing. The wooden floor is completely covered with batts of fiberglass insulation. HVAC ductwork is suspended from the framing. FSS piping with sprinkler heads runs up from the second story and is also hanging from the framing.

The extant framing visible in the attic includes the center 8-inch by 8-inch king post with four 4-inch by 7-inch chords (primary rafters) extending to the four corners of the wing and forming the hipped roof. The chords are supported by 4-inch by 4-inch posts and the 3-inch by 3½-inch common rafters run from chords to the plates (not visible) at the tops of the walls. Some of the repairs made to the framing in 1985 are evident. The roof sheathing above the framing is also evident in the attic.

The two blind dormers (east and west) with masonry chimneys are evident on the east and west sides of the attic. Though the west chimney was capped near the peak of the dormer the lower portions of the brick and stone chimney are intact. To the north and south the windowed dormers allow natural light into the space. These dormers have eight-over-eight, single-hung sashes with an operable bottom sash. The window

Figure 4.353. Room 401, looking west, 2019.

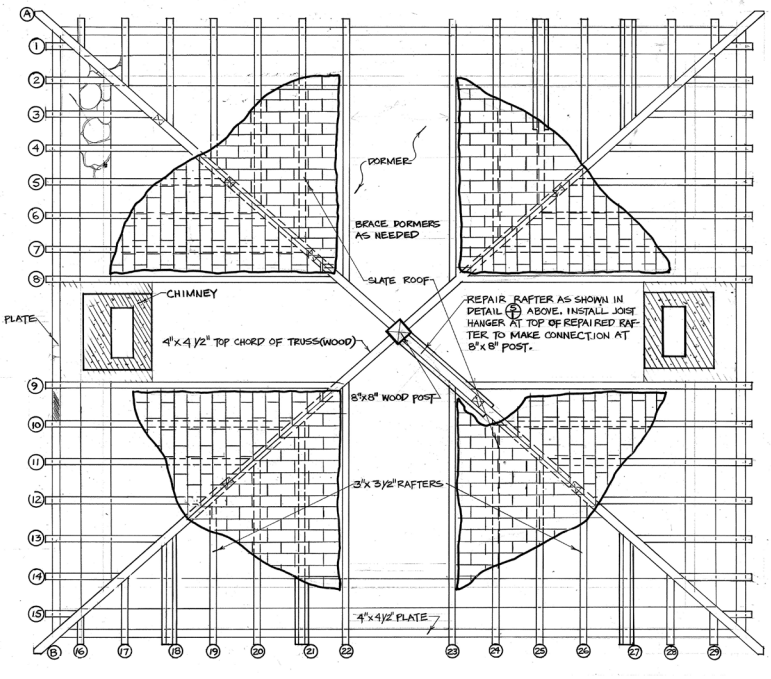


Figure 4.354. Plan of East Wing roof framing showing center king post,trusses, and hip-roof rafters (partial plan, 1985 Roof Repairs).

is constructed for the bottom sash to lift up but was not designed to have weights or sash cords. All four dormers have plank side walls and plank roof sheathing.

Like the East Wing, the West Wing attic is accessed through a scuttle in the second story ceiling, but there is no ladder. In the unfinished attic the wide floorboards are extant. Rock-wool insulation has been blown into the eaves but does not cover the floor. HVAC ductwork and FSS piping with sprinkler heads are suspended from the roof framing. The hipped roof framing is the same as in the East Wing with a king post, four chords to the corners, and rafters extending from the chords to the plates. The chimney masses are evident in the east and west blind dormers and the north and south dormers have windows with eight-over-eight, single-hung sashes. There is graffiti in the north and south dormers left by some of Hampton's painters including: "A. TiPTon PainTeR 1849;" "PAiNTED. BY. GERMAN. AND. OWENS MAY. 28. 1922.;" "TH Steiser (18)89;" and "REM 1976" (apparently not the band founded in 1980). The painters' names (some of whom are known through other documents) left on the walls of the attic dormers are part of the historical documentation of the history of Hampton.

Figure 4.355. Graffiti in the West Wing attic left by painters of Hampton Mansion, 2019.

MAIN BLOCK ATTIC

The attic above the Main Block of Hampton Mansion can be accessed through scuttles in Room 307 and Room 311. Though the attic is one vast space beneath the mansion's gable roof, it is divided into two spaces by the cupola structure. R307 provides access to the east half and R311 the west half.

Upon ascending the ladder and opening the scuttle door in R307, one finds an open attic space with exposed framing, roof sheathing, and various utilities. The attic floor is covered with blown in rock-wool insulation. A boardwalk runs along the south side of the space. HVAC ductwork is suspended from the framing along both the north and south sides of the attic. A HVAC air handler, also hanging from the framing, is located near the east wall of the cupola structure. Numerous wires and conduit for the HVAC, electrical system, and alarm systems are run along the exposed framing. Bare-bulb utility light fixtures are installed at intervals on the rafters. A cast iron water pipe that is no longer used runs across the east side of the attic. In addition, FSS piping runs near the roof ridge and the sides of the attic with sprinkler heads at regular intervals.

At both the east and west gable ends of the attic there is access to the scuttle of the respective chimney houses. At both ends the scuttle doorway is reached from a raised platform, which is between the two chimneys of the double-chimney structure. At the east end a wooden ladder leads up to the platform. Access to the board-and-batten scuttle door is presently blocked by a large fan in the east chimney oculus window. Evident at the scuttle doorway are the edges of original roof shingles under the doorsill. The west gable end of the attic has a raised platform but currently no ladder. The scuttle doorway is accessible on the west end. The board-and-batten door is secured with an iron hook and eye, and the door opens out onto the slate roof. Like the east side, the edges of the original roof shingles are extant under the doorsill.

The roof framing for the mansion is exposed in the attic above the main block. The heavy timber framing has been augmented by large steel I-beams that were previously described (see "Chronology of Development and Use"). The steel beams are primarily installed in the west half of the attic. The primary framing is a king-post system with three bents on either side of the cupola structure (a total of six bents). Each bent (vertical section of framing) consists of a timber joist with a centered king post that flares at the top and bottom (Figure 4.357). At the top of the post 10-inch by 5¾-inch chords (principal rafters) extend on the north and south sides down to the wall plates (not visible) (Figure 4.356). The chords are supported by 6-inch by 6-inch struts that span from the flared base of the king post to the chord. There are also shorter 6-inch by 6-inch struts about midway down the chords. The bents are tied together by horizontal framing that includes a 2-inch by

8-inch ridge pole and two 4¾-inch by 6¾-inch purlins. 3-inch by 7-inch knee braces from the chords to the purlins stabilize the framing. Also evident are the 4-inch by 6-inch common rafters between each bent. Roof sheathing is visible above the rafters. The framing members are secured with wooden pegs and iron straps are used to secure the king posts to the joists and chords (Figure 4.358 & Figure 4.359). The iron straps appear to be original and were probably from the Northampton Furnace and Forges.

Many of the extant materials at Hampton Mansion from the masonry and plaster walls, and original stucco exterior to the iron fasteners and elements remind us that this is the mansion Captain Charles Ridgely had built calling upon all of his available resources including enslaved labor.

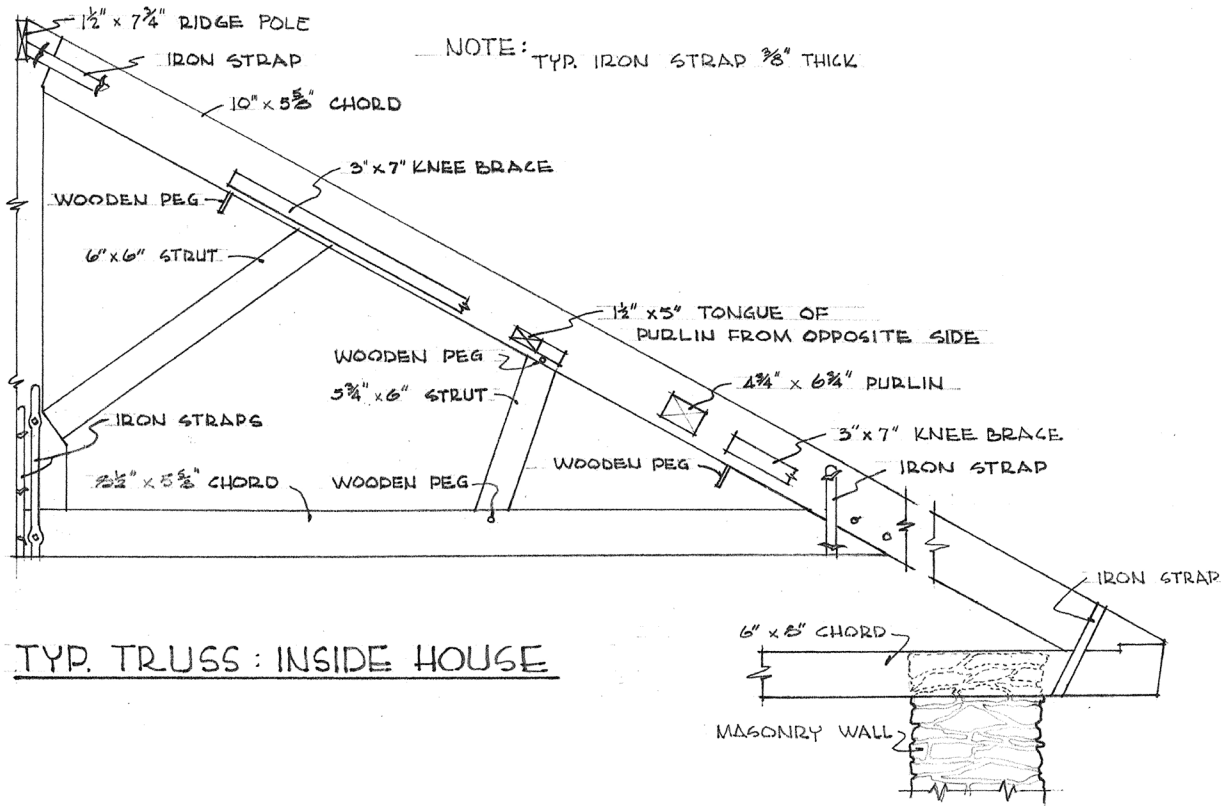


Figure 4.356. Half of a typical truss in main block attic (detail, HABS).

Figure 4.357. (above) Main Block, east attic showing king-post truss system, 2019.

Figure 4.358. (left) Base of king post with iron straps and support struts, 2019.

Figure 4.359. Top of king post with chords joined on the side fastened with iron straps, and ridge board, 2019.

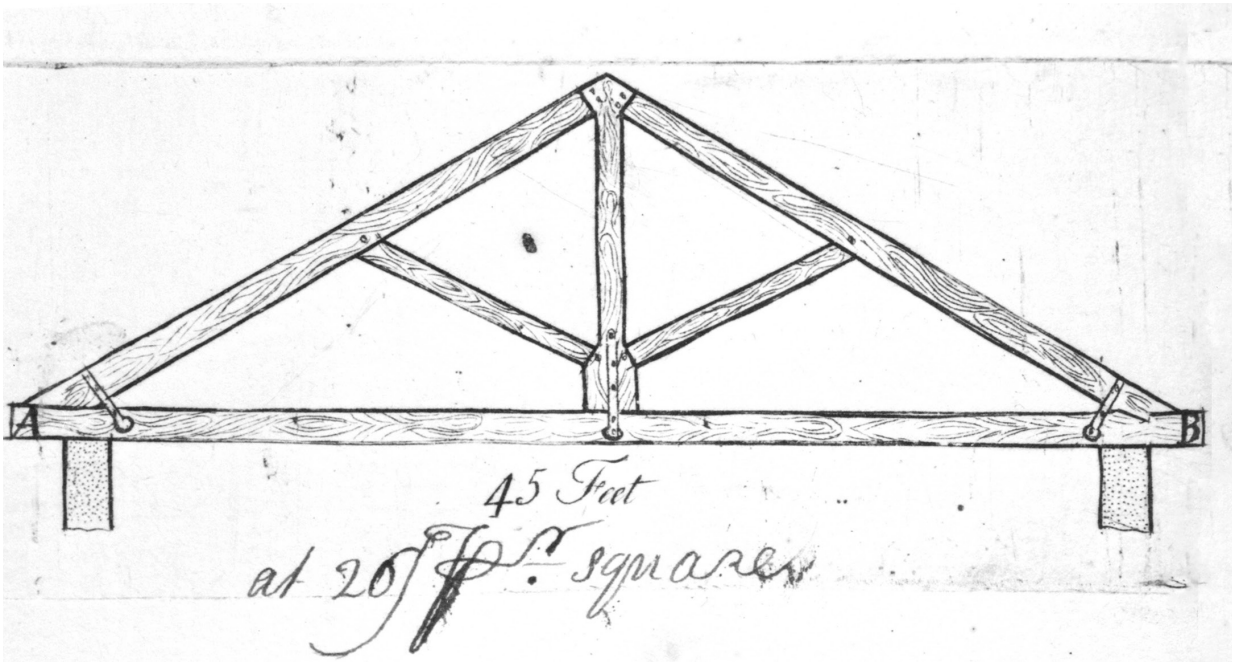


Figure 4.360. Drawing of 45 foot roof truss similar to that used at Hampton. Charles Ridgely and Jehu Howell may have used similar eighteenth century references when constructing Hampton Mansion. Note the iron straps that are also used at Hampton (not to scale, *Articles of the Carpenters Company of Philadelphia and Their Rules for Measuring and Valuing House-Carpenters Work*. 1786. Accessed 09/13/2019, www.loc.gov/item/pa1402/).

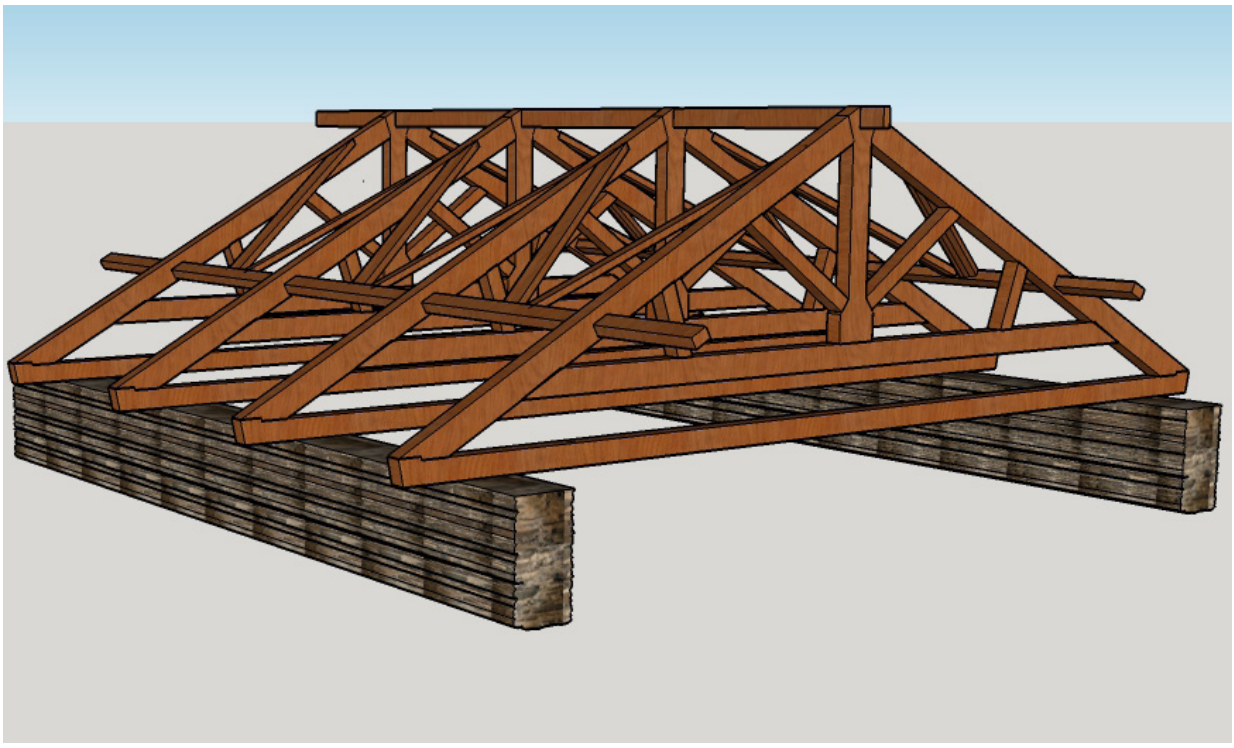


Figure 4.361. Model of typical truss, four bents with purlins, ridge board, and cross braces in main block attic (not to scale, SketchUp Model, James Lee, 2020).

V. CHARACTER-DEFINING FEATURES AND GENERAL RECOMMENDATIONS

INTRODUCTION

The purpose of this chapter of the report is to identify the character-defining features of Hampton Mansion. Hampton Mansion is considered an outstanding example of late-Georgian architecture and is one of the largest and most ornate late-Georgian houses in America. While it could be argued that all architectural elements at Hampton Mansion are character defining, it is important to identify the most important features that should be preserved. The identification of character-defining features outlined below are critical for the preservation of the mansion, so that the public may continue to experience the history of cultural and natural resources at Hampton National Historic Site.

A character-defining feature is,

"…an element or historical treatment that imparts a certain quality or distinction to the structure and without which the architectural or historical integrity of that structure would be diminished or lost."[1]

And,

"…visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment."[2]

The character-defining features have been identified carefully and methodically by the aid of textual and photographic historic documentation and on-site psychical examination of the site and structures. They are features that have been extant during the period of significance for Hampton Mansion, identified as 1745 – 1948, and should be of great value to guide the preservation of the structure as well as to protect the integrity of the resources.

It is important to identify that a character-defining feature of a structure can be a missing element ("Missing Historic Feature") that was extant during the period of significance of Hampton Mansion. Where known, these features will be identified the tables below. These missing historic features will be based on facts and observations from textual and photographic primary source documentation. The identification of these missing historic features will help guide future restoration to its appearance during its period of significance.

1 Carole Perrault, Sirna Studio, Cape Cod National Seashore, Wellfleet, MA, Character-defining Features, Exterior and Interior Photographic Survey (Lowell: U.S. Department of the Interior, Northeast Regional Office, HACE: 2013), 6.

2 Lee H. Nelson, Preservation Brief 17: Architectural Character (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 1988).

Hampton Mansion is part of a complex of structures and landscape features that collectively contribute to the significance of Hampton. The mansion's size, shape, siting, and orientation, as well as its relationship to other structures, the landscape and gardens should be considered when understanding the significance of the site and the historic resources.

Figure 5.1. Aerial view of Hampton Mansion with surrounding structures, landscape and gardens, ca. 1920 (HAMP 18662).

CHARACTER-DEFINING FEATURES

Hampton Mansion Exterior Elements	
Location and Siting	Sited on its original hilltop location overlooking Dulaney Valley and Hampton Farm to the north and the Hampton terraces and parterre gardens to the south.
	Located on a 62.04-acre estate approximately ten miles from downtown Baltimore.
	Sited in a prominent location in relation to outbuildings, gardens, slaves' and servants' quarters, farm and farm buildings, and remains of former support structures.
	Sited with the primary façade facing north and the secondary façade facing south.
Exterior Mass, Scale and Shape	Composed of five symmetrically designed sections: Main Block flanked on the east and west sides by connecting hyphens and two-story wings.
	Three-story Main Block; one-and-a-half story East Hyphen; two-story East Wing; one-story West Hyphen; two-story West Wing.
	Two-story North and South Porticos with wide masonry steps and pedimented gable roofs.
	Wall thickness of approximately 2 feet 2 inches at the foundation tapering to 2 feet at the upper stories.
	Third-story dormers on the Main Block; dormers and blind dormers on the East and West Wings.
	Main Block double-chimneys with chimney houses on the east and west gable ends.
	Octagonal Cupola with domed roof.
	Overall length extending east-west of 174 feet 11 inches, and width of 53 feet 1 inch north-south.
	Missing Historic Feature: historic kitchen shed attached to the east wall of the East Wing and removed in 1949-50.
	Missing Historic Feature: historic gable-roofed structure possibly for an early bake oven, appended to the east wall of the East Wing.
	Missing Historic Feature: original configuration of the East Hyphen, which was one-story high and approximately 15 feet wide (north-south).
Exterior Doorways	Primary entry doorway on the North Portico and the corresponding rear doorway on the South Portico.
	Second-story doorways accessing the second stories of the North and South Porticos.
	Wooden louvered shutters on the second story North Portico doorway.
	Symmetrically located exterior doorways on all elevations and sections of the mansion.
	Missing Historic Feature: Wooden louvered shutters on the second story South Portico doorway.
Exterior Windows	Windows symmetrically located on all elevations and sections of the mansion.
	Eight arched-dormer windows on the Main Block (four on the north side and four on the south).
	Palladian windows in the pediments of the North and South Porticos.
	Iron bars in the basement windows.
	Oculus windows in the two double chimneys of the Main Block.
	Missing Historic Feature: Wooden louvered shutters on the South Elevation windows (1838 Robert Long watercolor), the East and West Elevation windows, and the first story North Portico windows (ca. 1880).

Hampton Mansion Exterior Elements, continued	
Roof and Related Features	Vast gable roof of the Main Block with dormers; low-pitched hipped roofs of the hyphens; dormered hipped roofs of the wings.
	Gable-roofed stair dormer on the East Hyphen roof and attached to the east wall of the Main Block.
	Dormers on the Main Block, and East and West Wing roofs including the blind dormers on the roofs of the two wings.
	Pedimented gable roofs of the North and South Porticos.
	Slate shingles on all but the Cupola roof; wooden shingles on the Cupola roof.
	Urn finials on the main roof, portico roofs, and wing roofs.
	Missing Historic Feature: historic wooden shingles on all of the mansion roofs.
Projecting Features	Octagonal cupola with rusticated base, urn finials, domed roof, and urn finial with gilded ball.
	Stair dormer projecting from the east wall of the Main Block and piercing the East Hyphen south roof slope.
	Marble steps and related features accessing the North Portico, and sandstone steps and iron balustrade at the South Portico.
	Marble steps at the hyphen doorways (D107a, D107b, D111b, and D109d).
	Marble catch basins and masonry bases for the buildings drainage system.
	Double chimneys with chimney houses on the east and west gable ends of the Main Block.
	Two stucco-covered chimneys on each of the East and West Wings.
Exterior Materials and Craftsmanship	Stucco: orangish-tan stucco covering the masonry walls on all sections and elevations of the mansion; gray stucco the foundation with ashlar-block delineations.
	Cornice moldings on the Main Block, porticos, hyphens and wings.
	Rustication on the chimney houses, stair dormer, cupola base, blind dormers, and finial bases.
	Doorway and window surrounds, especially the detailed trim on the doorways and windows in the North and South Porticos.
	Scroll consoles attached to each side of the dormer window surrounds on the Main Block.
	Marble balustrade and urns used for the North Portico steps.
	Black and white marble tile floor in the North Portico.
	Second-story Chinese Chippendale lattice balustrade of the North and South Porticos.
	Missing Historic Feature: ashlar rustication on the original stucco surfaces.
Exterior Finishes	White painted woodwork on all sections and elevations of Hampton Mansion.
	Orangish-tan color of the exterior stucco that was historically a product of the iron content of the local sand used in mixing the mortar (the current color is achieved with added colorant).

Hampton Mansion Interior Elements	
Interior Mass, Scale and Shape	Extant floor plan and room configuration with rooms in the Main Block radiating off of the central hallway on each of the first, second, and third stories.
	The hierarchy of interior rooms and room use from the more public rooms in the Main Block to the utilitarian and service rooms in the hyphens and wings.
	Extant interior wall locations, floor levels, and ceiling heights.
	Configuration of all staircases including the main stairs (ST101-301), West Wings stairs (ST102-202), East Hyphen stairs (ST103-203), and East Wing stairs (ST104-204).
	Missing Historic Feature: The historic plan of the East Hyphen prior to its alteration.
Interior Doorways, Doors and Hardware	Extant doorway locations that are symmetrically placed in the Main Block including the entry doorways in the Great Hall (Room 101) that are directly aligned.
	Historic wooden doors that are predominantly six-panel doors; door hardware and iron security bars on certain entry doors.
	Extant historic doorway trim including paneled openings and eared architraves.
	Cupboard doors and related hardware in Rooms 103 and 104.
	The doors and related hardware on the four clothes closets/cupboards (CL201.1-CL201.4) in the second-story hall (Room 201).
	Doorways in the attic rooms that access the eaves including the single panel doors and related hardware.
Interior Windows	The general size, shape, and number of lights of all extant windows in Hampton Mansion.
	The half-round fanlight with stained and painted glass depicting the Ridgely family coat-of-arms surmounting D101a and D101b.
	Interior window alcoves and wooden paneled openings throughout the mansion.
	Extant window sashes and intact sash locks, sash weights, sash pullies, and sash pockets.
	Extant historic window trim including eared architraves and molded pediments.
	Interior shutters, shutter hardware, and security bars (iron and wooden) as well as the shutter pockets.
	Third story Palladian windows with arched center sashes flanked by casement sashes.
	Third story arched dormer windows with single-hung, eight-light lower sashes and arched upper sashes with eight lights and filigree at the top.
	Missing Historic Feature: Stained glass windows in Great Hall and Stair Hall.
	Missing Historic Feature: basement windows and sashes that have been altered for the installation of HVAC equipment.

Figure 5.2. Room 303 interior of Palladian window, 2019.

Hampton Mansion Interior Elements, continued	
Interior Materials and Craftsmanship	Plaster walls and ceilings throughout Hampton Mansion.
	Wooden floors throughout Hampton Mansion.
	Wooden trim throughout Hampton Mansion including baseboards, wainscoting, chair rails, pilasters, cornices and crown moldings.
	The level of detail and craftsmanship evident in the extant woodwork and the apparent hierarchy of woodwork between the first and second stories.
	Decorative wooden fireplace surrounds, mantels and overmantels in the first and second story rooms.
	Extant marble fireplace surrounds.
	Corner closets in Rooms 103 and 104 including the wooden plank inside walls, shelving, and peg boards, and cabinets within the closet in Room 104.
	Built-in cupboards in Rooms 103 and 104.
	Four clothes closets/cupboards (CL201.1-CL201.4) symmetrically constructed in Room 201 including the wooden plank inside walls and the peg boards, as well as the previously mentioned wooden trim and doors.
	The extant elements of the call bell system including pulls, bell cranks, wires and bells.
	Historic chandeliers and light fixtures that were owned by the Ridgelys some of which were converted from candles, oil, or gas to electricity.
Interior Finishes and Decorative Painting	The historic paint colors that were determined by paint analysis and used in several rooms to represent the historic appearance based on the period of interpretation for that room.
	Reproduction wallpaper matching the period of interpretation for specific rooms.
	Decorative graining and marbleizing applied various wooden trim to represent the historic appearance. Some graining is based on historic graining revealed on D105a.
	Extant areas of decorative painting revealed on the wall in Room 203 and the walls and ceiling in Room 206.
	Missing Historic Feature: decorative ceiling painting in the Great Hall, Room 101.
	Missing Historic Feature: original graining and marbleizing covered by later paint layers.

Figure 5.3. Dining Room, Room 103 showing interior CDFs including historic paint colors, reproduction wallpaper, original woodwork, and grained doors, 2019.

GENERAL RECOMMENDATIONS

Introduction

The following general recommendations are meant to guide the preservation and rehabilitation of Hampton Mansion. Part 2 of this HSR provides more detailed treatment recommendations based on current conditions and compliance with building codes. The 2011 General Management Plan (GMP) for Hampton National Historic Site notes that historic structures and landscapes will be managed and maintained through preservation and rehabilitation. Any rehabilitation of Hampton Mansion should be done in a manner that does not diminish the historic integrity of the structure and should be planned with minimal impact to the CDFs. The rehabilitation of the building should conform to the appropriate building codes including fire, safety, and accessibility codes for historic structures. Any substantial rehabilitation of the mansion should be reviewed for Section-106 (S-106) compliance.

The Secretary of the Interior further identifies Standards for Preservation as follows:

a) A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

b) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

c) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

f) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement

of a distinctive feature, the new material will match the old in composition, design, color, and texture.

g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

h) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Exterior Elements

LOCATION AND SITING

The current location of Hampton Mansion on its original hilltop location overlooking Dulaney Valley and Hampton Farm to the north and the Hampton terraces and parterre gardens to the south should not be altered. During any future rehabilitation the building should remain on the existing site to preserve these CDFs.

EXTERIOR MASS, SCALE AND SHAPE

The massing, symmetry and design of Hampton Mansion should not be altered during any rehabilitation of the building. The massing of the Main Block, hyphens and wings of Hampton Mansion is indicative of the period architecture, and the buildings historic appearance. The massing of the building is an important CDF that should not be altered during any future rehabilitation. The potential replacement of missing historic features, especially the Kitchen Shed, should be based on current research (see Outbuildings HSR). The proposed addition should be designed to reduce the impact on Hampton Mansion and should be consistent with the historic massing of the building.

The Georgian style of Hampton Mansion and the historic architectural elements that characterize that style should be preserved during the any subsequent rehabilitation of the building according to the general recommendations in the following sections.

EXTERIOR DOORWAYS

The locations of the exterior doorways of Hampton Mansion are considered character defining and should not be altered. The doorway locations are part of the symmetry of the exterior fenestration, which is an important characteristic of the building. Any future rehabilitation of the building should not close off existing doorways and should not create additional doorways. The current ADA accessible doorway on the south elevation of the West Hyphen is

an appropriate alteration to that entrance and the ADA entrance should remain in that location.

The extant doorways retain historic materials that should be preserved. Any subsequent rehabilitation of the building should retain the masonry and wooden elements of the doorways, as well as the half-round fanlights in D101a and D101b, and the transom windows above D107a, D107b, D108b, D109d, D110c, and D111b. Damaged or missing doorway elements should be repaired or replaced with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted.

EXTERIOR WINDOWS

The locations of the exterior windows of Hampton Mansion are part of the symmetry of the exterior fenestration, which is an important characteristic of the building. The exterior windows and related elements including wooden trim, and sashes of Hampton Mansion are in good condition. Efforts should be made to maintain the windows in their current condition. If necessary, future repairs should be made with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted. Window openings should not be covered, blocked, or altered, and new windows should not be added.

ROOF AND RELATED FEATURES

The hipped roofs on the Main Block, hyphens and wings of Hampton Mansion are characteristic of the Georgian style and should be maintained. While the building was originally constructed with wood-shingle roofs, the wood shingles were replaced by the Ridgelys during the period of significance. Therefore, the style of the roofs and the slate shingles are considered character defining. Previous rehabilitation of the slate roofs has been done with in-kind materials the preserve the historic appearance. Any future repairs and replacement of slates should be done with in-kind materials.

The dormers on the Main Block, East Wing and West Wings including the wooden casings, the slate shingle side walls, the wooden cornice, and the gable slate roofs are character defining and should be maintained. Likewise, the stair dormer on the East Hyphen roof is a unique feature and should be maintained. In the future any damaged or missing dormer elements should be repaired or replaced with in-kind materials. Replacement trim such as the scroll consoles and the molded cornices should have the same design and decorative profile as the historic elements. Deteriorated paint finishes should be prepared, primed, and painted.

The eight-sided domed Cupola roof with wood shingles is a prominent feature of Hampton Mansion and should be preserved

and maintained. The rehabilitation of the Cupola roof should be done with in-kind materials including wood shingles and wooden trim. Replacement wood shingles should match the existing in wood type, exposure and design.

The roofs of Hampton Mansion are adorned with finials, which are historic and character defining. The finials have rusticated bases, urn shaped bodies, and turned pinnacles. Some have been replaced and/or repaired over the years. The extant finials should be maintained and preserved. If necessary, future repairs should be made with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted.

PROJECTING FEATURES

In general, the projecting features identified as CDFs should be preserved and maintained. If necessary, future repairs should be made with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted.

The rehabilitation of the octagonal cupola should be performed using in-kind materials. Replacement materials should follow the design of the historic elements. Current specifications for repair include the addition of underlayment and other waterproofing systems. Those components should be installed beneath architectural elements that are being repaired or replaced in kind, as outlined in the specifications. Deteriorated paint finishes should be prepared, primed, and painted.

Marble steps and related features accessing the North and South Porticos and the hyphen doorways should be preserved and maintained. On the North Portico this includes the marble balustrade, urns, and black-and-white marble tile floor. Any replacement of the marble elements should be done with sourced marble matching the extant historic marble. Repairs to the marble should be performed with masonry epoxies approved by a qualified stone conservator at the time of the repair. “Dutchmen” repairs should be done with matching stone. Cleaning the marble surfaces should be done with potable water, mild detergent and natural fiber brushes; low pressure water jet cleaning can also be used (no acids, abrasives, sand blasting or wire brushes should be used).

The marble catch basins for the buildings drainage system should be treated in the same manner as described above for the marble steps. The masonry bases for the catch basins should be preserved and maintained. Stucco repairs and/or repairs to the brick bases beneath the stucco should be done with in-kind materials. During repairs efforts should be taken to match the color and texture of the existing stucco finish.

Double chimneys with chimney houses on the east and west gable ends of the Main Block are considered character defining and should be preserved and maintained. The chimney masonry materials should be repaired and/or replaced with in-kind materials. If brick replacement is necessary, chimney bricks should be replaced with similar products that are comparable in dimensions and compressive strength. All repointing of the brick should be done with compatible mortars determined at the time of repair by mortar analysis. Any stucco repairs should match the color and texture of the existing stucco finish. The woodwork on the chimney houses including the rusticated siding, molded trim and hatchway door elements should be repaired in kind. Extant historic door hardware should be retained. Deteriorated paint finishes should be prepared, primed, and painted.

Both the East and West Wings of Hampton Mansion have two stucco-covered brick chimneys that are considered character defining. Presently the chimneys appear to be in good condition and should be maintained. Any future rehabilitation of chimneys should be done with in-kind materials. If replacement bricks are needed, they should match the color, size, shape, and strength of the existing brick. New mortars used for both repointing and rebuilding the chimneys should match the historic mortars, and replicate the color, strength, and overall appearance of those mortars. Any stucco repairs should match the color and texture of the existing stucco finish.

EXTERIOR MATERIALS AND CRAFTSMANSHIP

In general, the features identified as CDFs in this category should be preserved and maintained. If necessary, future repairs should be made with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted. Any paint applications should use the historic paint colors identified in past paint studies.

The orangish-tan stucco covering the masonry walls on all sections and elevations of the mansion and the gray stucco the foundation with ashlar-block delineations should be preserved and maintained. During any repairs, efforts should be taken to replicate the color and texture of the historic stucco finish. Stucco formulations that have been successfully applied in the recent past should continue to be used in repairing and patching the stuccoed surfaces. While the ashlar rustication of the original stucco is evident, it was not present during most of the historic period. Also, as determined in the past, the maintenance of a rusticated stucco finish would be prohibitive.

The exterior architectural elements that are characteristic of Hampton Mansion and the Georgian architectural style should be maintained and preserved. Those elements include cornice moldings, rustication, doorway and window surrounds, scroll consoles on the dormer

window surrounds, and the Chinese Chippendale lattice balustrade of the North and South Porticos. Any future repairs or rehabilitation of these elements should be done with in-kind materials and should match the profiles and dimensions of the extant materials. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted to preserve the historic materials. The current white exterior paint color should be matched and only changed in response to findings from an exterior paint analysis.

Interior Elements

INTERIOR MASS, SCALE AND SHAPE

The original floor plan and room configuration with rooms in the Main Block radiating off of the central hallway on each of the first, second, and third stories is an important characteristic of Hampton Mansion. Likewise, the extant interior wall locations, floor levels, and ceiling heights are character defining. Any future rehabilitation of the building should not alter the floor plans, wall locations, floor levels, or ceiling heights. The partition walls in the building should not be significantly altered or removed during any future rehabilitation.

The current interpretation and presentation of the interior rooms demonstrates the hierarchy of interior rooms. The historic use of the rooms from the more public rooms in the Main Block to the utilitarian and service rooms in the hyphens and wings is characteristic of how the Ridgelys used the building. While interpretive exhibits and plans may change, the treatment of the room use should remain consistent with the historic uses.

The staircases, stairs, banisters and related trim at Hampton Mansion including the main stairs (ST101-301), West Wing stairs (ST102-202), and East Wing stairs (ST104-204) are part of the original building fabric of the mansion. The East Hyphen stairs (ST103-203) and the stair dormer enclosing them are representative of changes to the building by the Ridgelys. All of the staircases in their current configuration are characteristic of the historic appearance of the mansion. Maintenance, repairs, and/or rehabilitation of the staircases should not alter the current staircase configurations. Repairs should be made with in-kind materials with the possible exception of structural reinforcements that should be concealed in the same manner as previous reinforcing.

INTERIOR DOORWAYS, DOORS AND HARDWARE

The interior doorway locations, including the symmetrically placed doorways in the Main Block, are representative of the historic use and configuration of Hampton Mansion. The current doorway

locations should be preserved during any subsequent rehabilitation and reuse of the building.

The interior doorway casings, doors, and related elements that were identified as historic, including the entry doorways from the porticos and the arched doorway connecting the first story Great Hall and Stair Hall, should be preserved. The doorways are in good condition and should be preserved and maintained. Likewise, the cupboard doors in Rooms 103 and 104, and the doors in the second-story hall clothes closets/cupboards (CL201.1-CL201.4) should be preserved and maintained. In the future any damaged or missing wooden doorway elements should be repaired or replaced with in-kind materials. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted in an effort to preserve the historic materials. Any paint applications should use the historic paint colors identified in past paint studies.

INTERIOR WINDOWS

The historic interior window elements throughout the first, second and third stories of Hampton Mansion, including the casings, sashes, shutters and related trim should be maintained. The windows are generally in good condition. Any future repairs or rehabilitation of the historic window elements should be done with in-kind materials and should not alter the window sizes or the sash sizes. If the windows are made operable, sash cords, sash pulleys and related hardware should also be replaced in kind. Where the paint finishes are deteriorated, the woodwork should be prepared, primed, and painted in an effort to preserve the historic materials. Any paint applications should use the historic paint colors identified in past paint studies.

INTERIOR MATERIALS AND CRAFTSMANSHIP

The high level of craftsmanship and the materials are evident throughout Hampton Mansion. They include but are not limited to: plaster walls and ceilings; wooden floors; wooden baseboards, wainscoting, chair rails, pilasters, cornices and crown moldings; decorative wooden fireplace surrounds, mantels and overmantels; and marble fireplace surrounds.

In general, the features identified as CDFs in this category should be preserved and maintained. If necessary, future repairs should be made with in-kind materials. Deteriorated paint finishes should be prepared, primed, and painted. Any paint applications should use the historic paint colors identified in past paint studies.

Hampton Mansion retains the call bell system including brass pulls, one corded pull, bell cranks, wires and bells that is indicative of the

historic period and how the household functioned. They demonstrate the use of the historic call bell system and provide an opportunity to interpret the history of the Ridgely family, their enslaved servants and later their free servants. These elements should be preserved and maintained following the specifications for conservation of a qualified materials conservator.

The extant historic lighting at Hampton Mansion includes chandeliers and light fixtures that were owned by the Ridgelys. The fixtures are representative of the introduction of different forms of lighting including candles, oil burning, gas lighting and later electric lighting to the mansion. Additionally, some of the fixtures were converted from candles, oil, or gas to electricity and are indicative of the changes in technology. The light fixtures and associated elements should be preserved and maintained. The conservation and cleaning of the light fixtures should follow specifications of a trained materials conservator, and if feasible, be performed by a qualified conservator.

INTERIOR FINISHES AND DECORATIVE PAINTING

The paint finishes at Hampton Mansion have been the subject of several professional paint studies. Those studies and the analyses of the historic paint finishes have been used in several rooms to represent the historic appearance based on the period of interpretation for that room. Likewise, decorative graining and marbleizing found during investigations have been applied to various wooden trim to represent the historic appearance. The painted surfaces and historic paint colors should be retained and maintained. Any paint applications should use the historic paint colors identified in past paint studies.

Decorative painting was revealed on the wall in Room 202 and Room 203, and the walls and ceiling in Room 206, and historic graining was revealed on D105a. These decorative finishes should be preserved in situ. If possible, the finishes should not be tampered with. If necessary, future treatment should follow specification of a qualified architectural finishes conservator.

Reproduction wallpapers that were chosen to match the period of interpretation for the rooms in Hampton Mansion are character defining. Repairs or replacement should be done with matching wallpaper. If feasible, the wallpaper should be obtained from the original source of the extant reproduction wallpaper. Alternately, if research determines that a different period reproduction wallpaper should be installed, those recommendations should be followed.

CONCLUSION

Hampton Mansion retains a vast amount of historic architectural elements that are considered character defining. Past maintenance, rehabilitation and treatments have helped preserve and retain those historic features. The future treatment of Hampton Mansion should be performed in a manner that preserves the historic integrity of the mansion and its architectural elements.

Figure 5.4. Bedroom Room, Room 205 showing character-defining features including original fireplace surround, mantel and overmantel, 2019.

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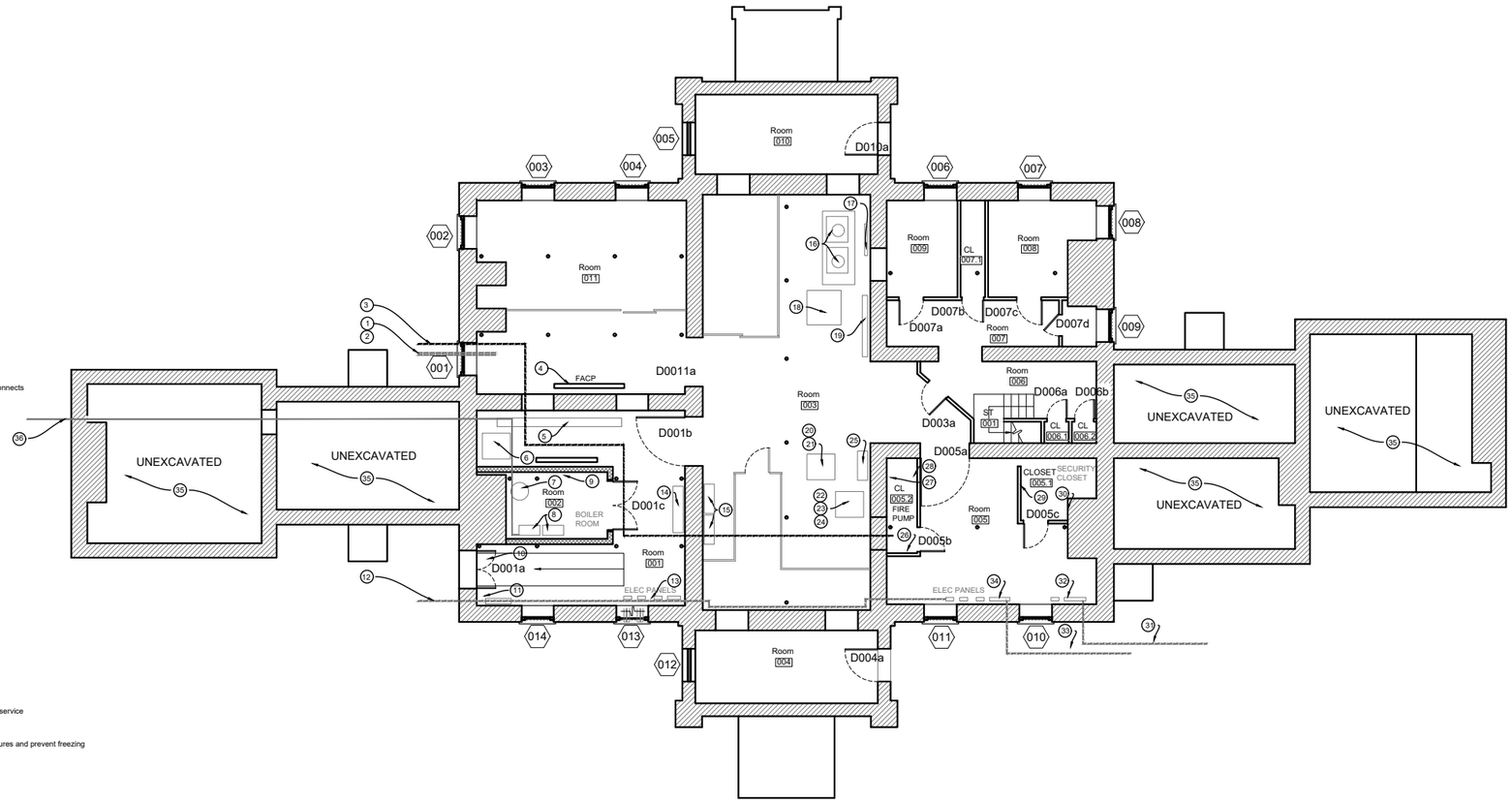
APPENDIX A: CURRENT FLOOR PLAN DRAWINGS

EQUIPMENT AND UTILITIES KEY

1. 3" water line installed 1991
2. 6" sewer line installed 1991
3. Fire protection supply
4. Fire Alarm Control Panel and Auto Dialer
5. Backflow Preventers
6. Split Ground Source Heat pump
7. Pump and sump discharge tank for boiler water and backflow preventers
8. Backup Boilers and Dehumidifiers
9. Corrosion inhibitor treatment
10. Fire pump flow test header
11. Sump pump and telephone equipment (abandoned)
12. 400 amp incoming service entrance (abandoned) disconnect
13. Residential (power, receptacles, lighting, etc.) electrical sub panels and disconnects
14. Security camera and communications
15. Building automation system controls
16. Primary and secondary geothermal pumps
17. Primary and secondary pump electrical feeds
18. Ground source heat pump - North - second floor
19. Geothermal zoned ground source loop pumps
20. Steam humidifier
21. Self contained ground source heat pump with blower - first floor
22. Condenser unit - East Wing
23. Condenser unit - South - second floor
24. Condenser unit - Third floor
25. Electrical service breaker first floor and disconnect
26. Jockey Pump and primary pump control panel and disconnect
27. Fire Pump
28. Jockey Pump
29. Intrusion Alarm panel
30. Subpanel - East Hyphen and East Wing
31. 400 amp 3/phase dedicated fire equipment electrical service
32. Fire Service electrical panel
33. 800 amp 3/phase commercial electrical service - HVAC and residential feed service
34. Electrical service panels
35. Thermostatically controlled hot water heaters to maintain minimum temperatures and prevent freezing
36. 2" Gas line



1 A.100 BASEMENT FLOOR PLAN
SCALE (A)

SCALE (A) 8 0 8 16 1/8" = 1'-0"
SCALE OF FEET

DRAFT
NOT FOR CONSTRUCTION

DESIGNED: XXXX CADD XXXX TECH. REVIEW: XXX DATE: XX/XX/XXXX	SUB SHEET NO. A.100	TITLE OF SHEET HAMPTON MANSION BASEMENT FLOOR PLAN HAMPTON NATIONAL HISTORIC SITE TOWSON, MARYLAND	DRAWING NO. — PMIS/PKG NO. ---- SHEET 3 OF 11

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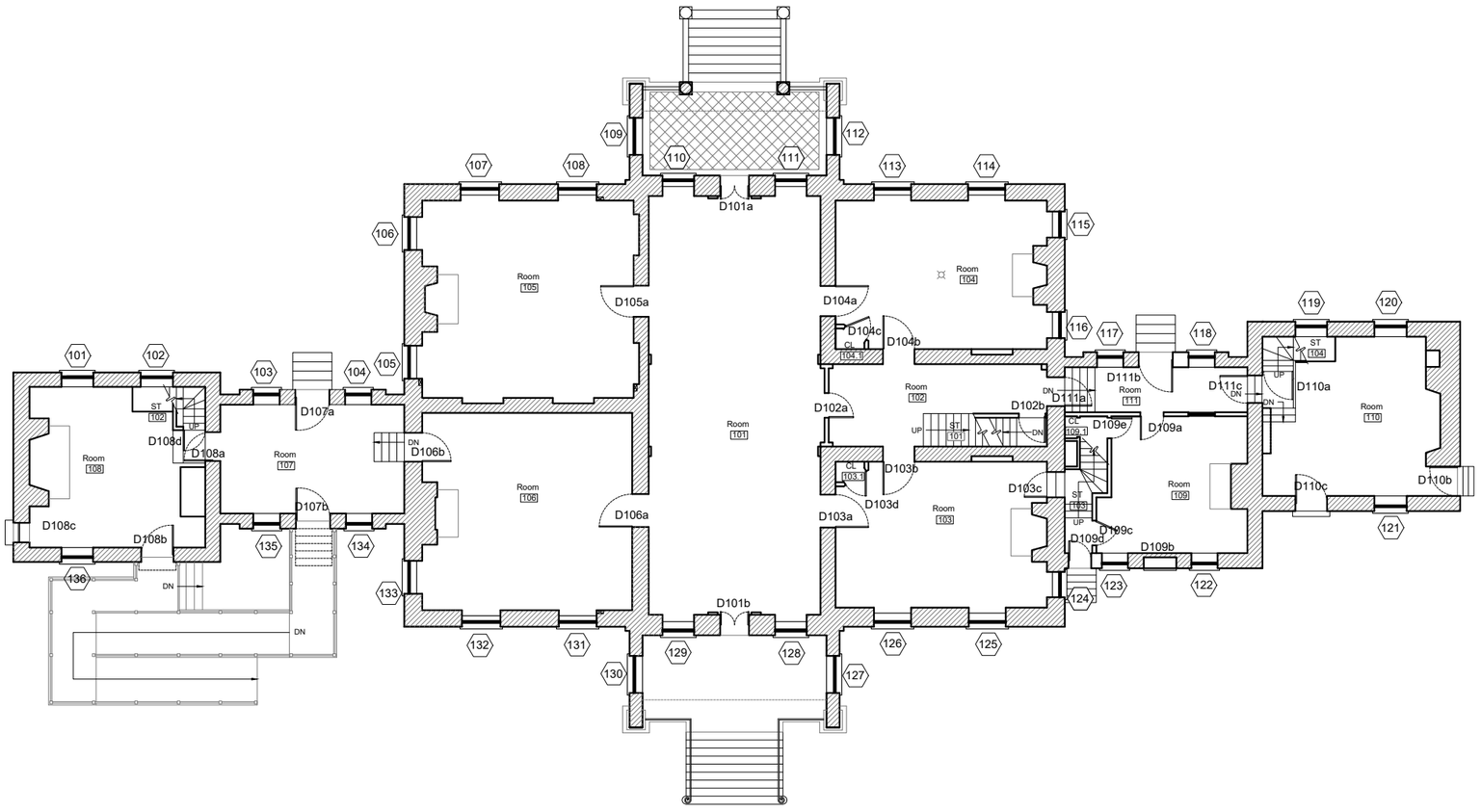

1 A.101 FIRST FLOOR PLAN
SCALE (A)

SCALE (A) 8 0 8 16 1/8" = 1'-0"
SCALE OF FEET

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NOT FOR CONSTRUCTION

DESIGNED: XXXX DRAWN: XXXX TECH. REVIEW: XXX DATE: XX/XX/XXXX	SUB SHEET NO. A.101	TITLE OF SHEET HAMPTON MANSION FIRST FLOOR PLAN HAMPTON NATIONAL HISTORIC SITE TOWSON, MARYLAND	DRAWING NO. — PMIS/PKG NO. ---- SHEET 3 OF 11

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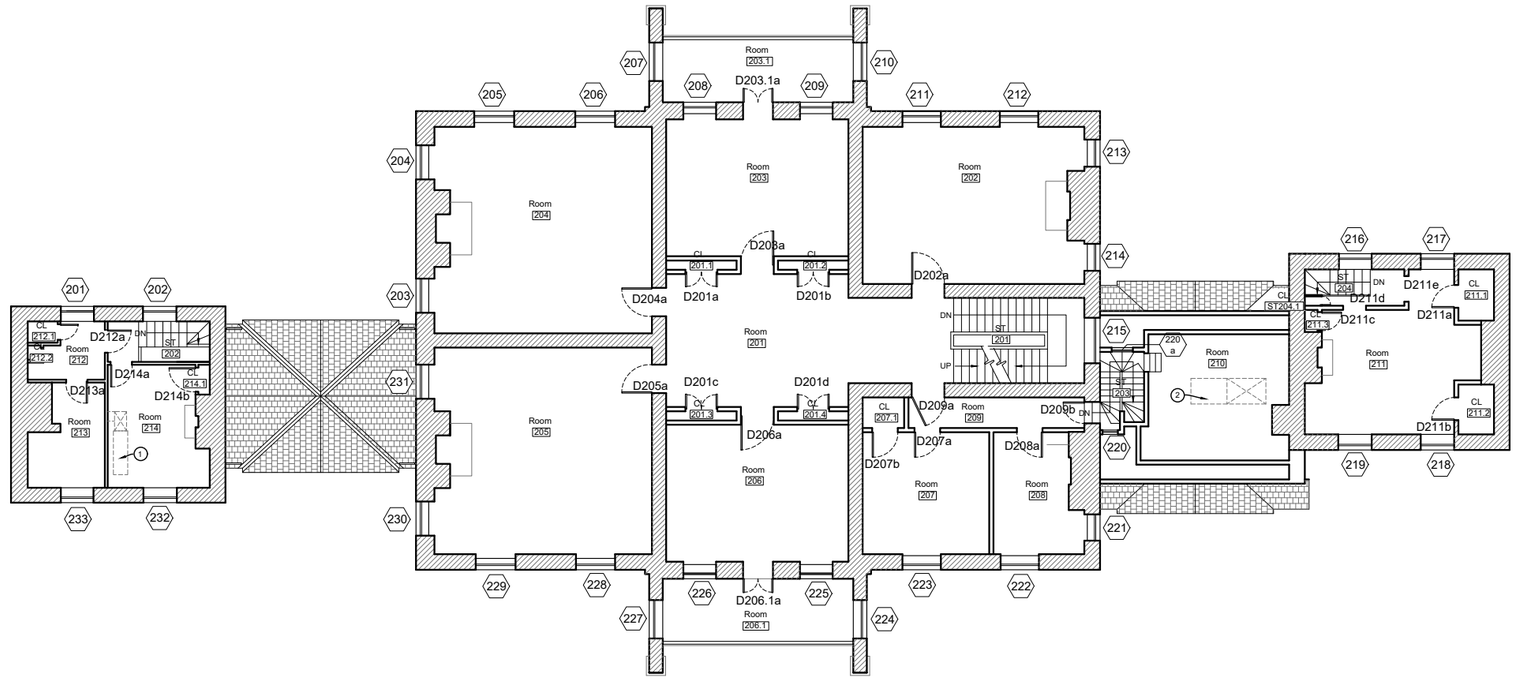
EQUIPMENT AND UTILITIES KEY

1. FCU-1 - West Wing air handler
2. FCU-2 - East Wing air handler



1 A.102 SECOND FLOOR PLAN
SCALE A

SCALE A 8 0 8 16 1/8" = 1'-0"
SCALE OF FEET

DRAFT
NOT FOR CONSTRUCTION

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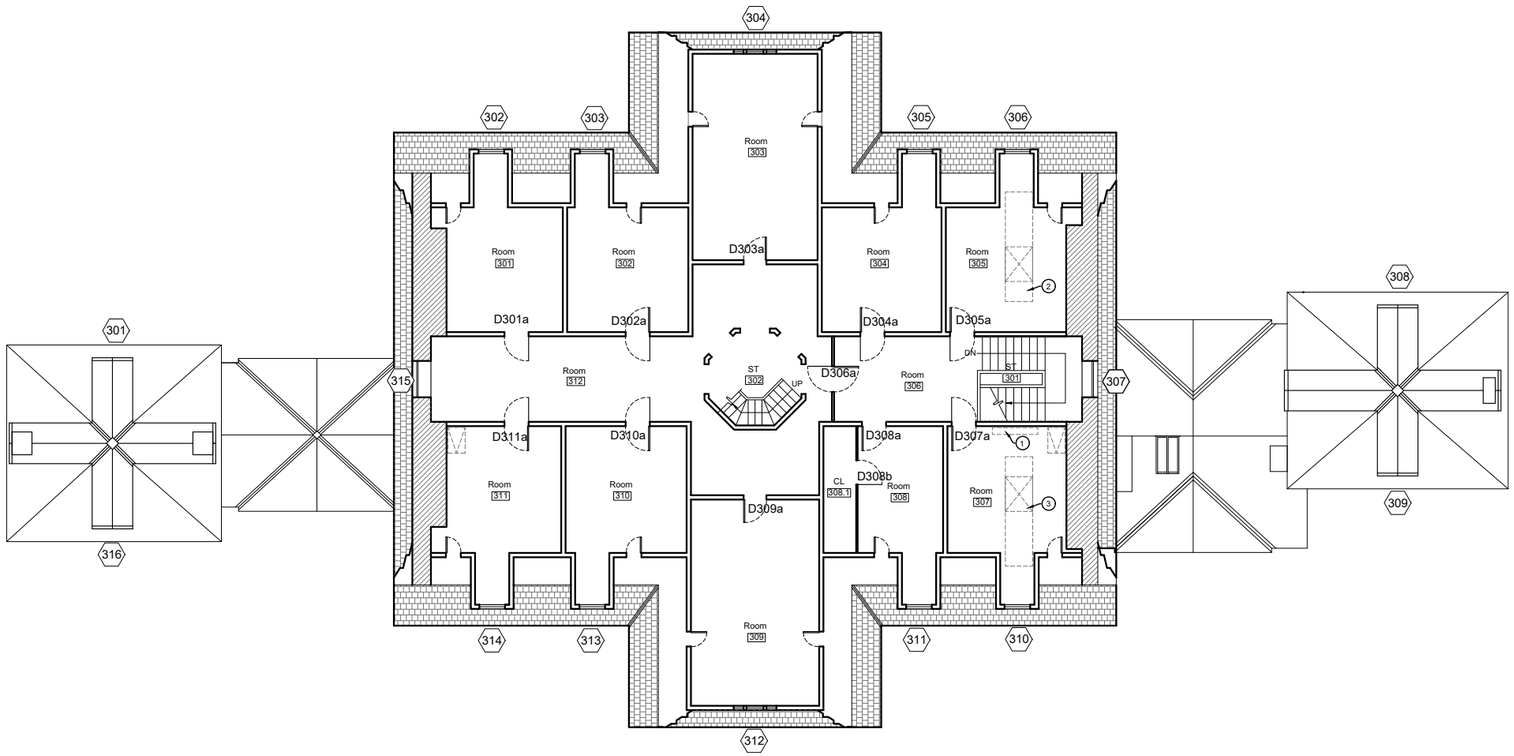
EQUIPMENT AND UTILITIES KEY

1. Base radio and HVAC panel
2. AHU-1
3. AHU-2



1 A.103 THIRD FLOOR PLAN
SCALE (A)

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SCALE OF FEET

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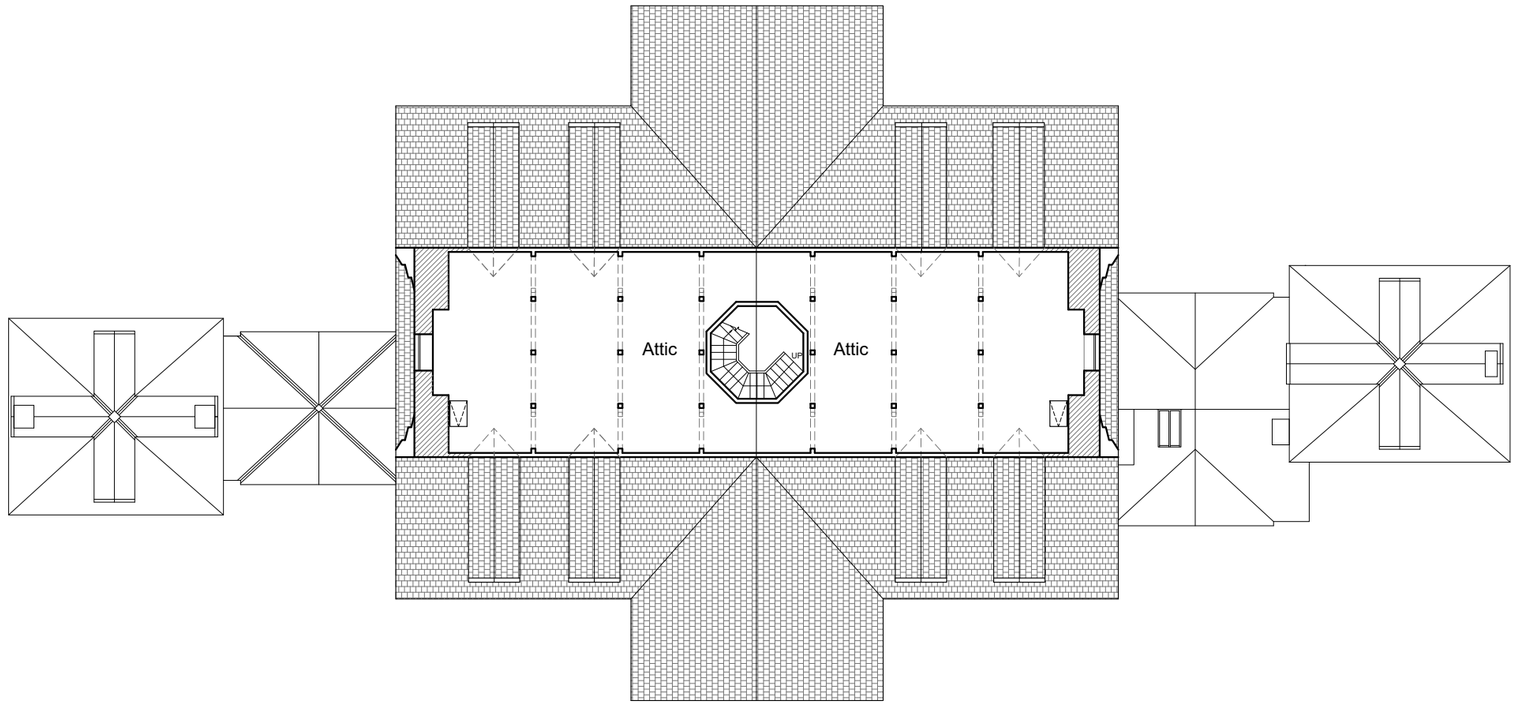

1 / A.104 ATTIC FLOOR PLAN
SCALE A

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SCALE OF FEET

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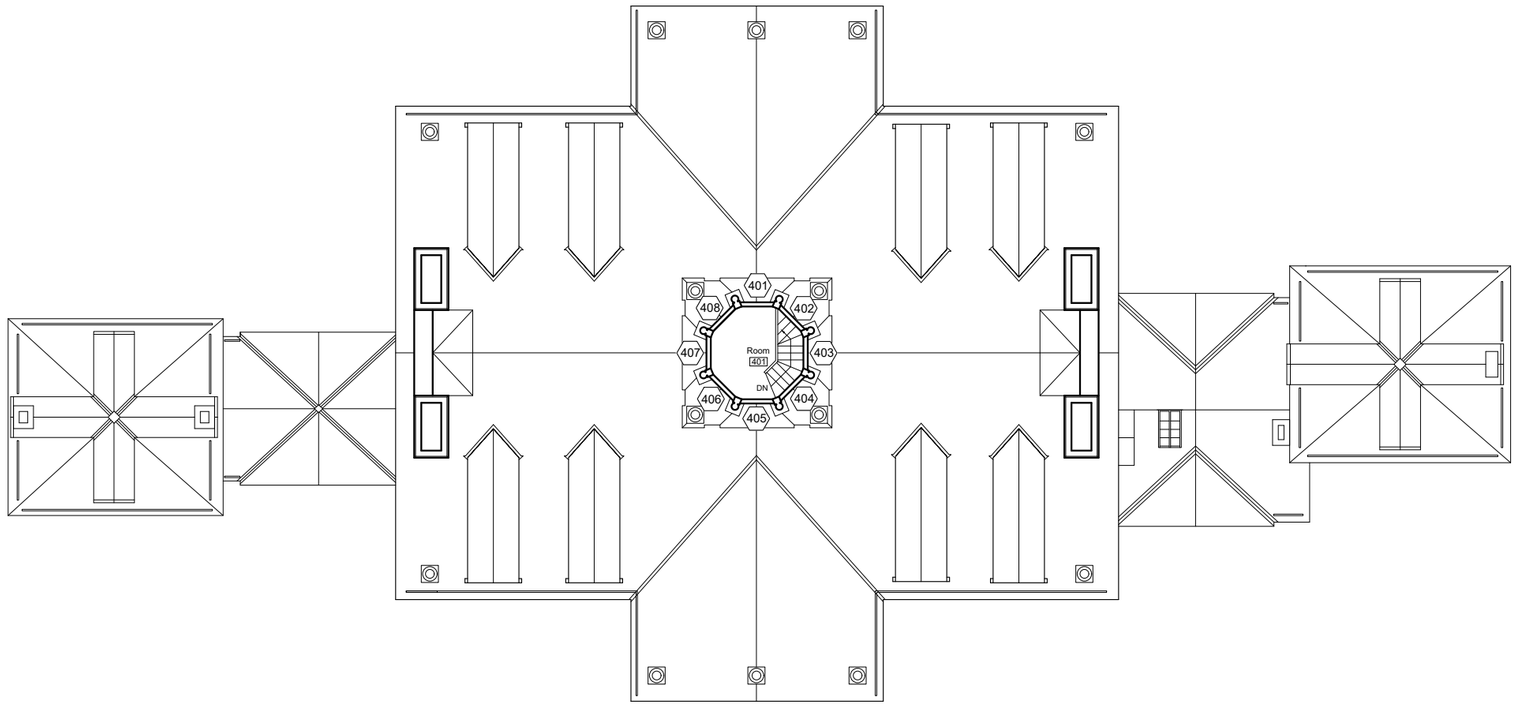

1 A.105 ROOF AND BELVEDERE PLAN
SCALE (A)

SCALE (A) 8 0 8 16 1/8" = 1'-0"
SCALE OF FEET

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CONSTRUCTION

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DATE: XX/XX/XXXX			

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U.S. Department of the Interior
National Park Service
Northeast Region
Historic Architecture, Conservation,
and Engineering Center

Back cover photograph: Hampton Mansion (Cover photograph, NPS/DOI, Foundation Document, Hampton National Historic Site, Maryland, 2016).