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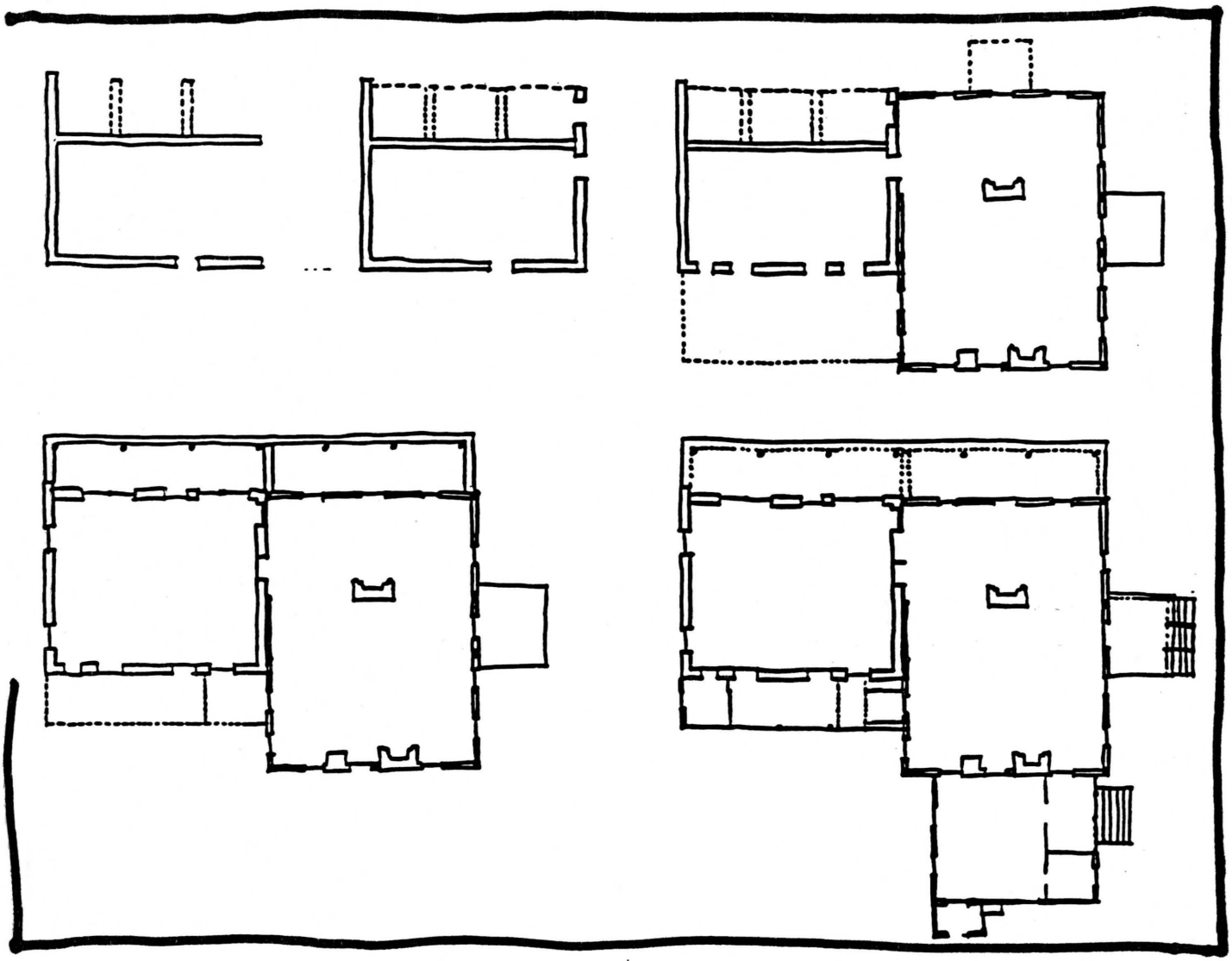
SAMUEL MUMMA HOUSE

ANTIETAM NATIONAL BATTLEFIELD

HISTORIC STRUCTURE REPORT



Historic Preservation Training Center
National Park Service
U.S. Department of the Interior

June 1999

Cover Drawing: Evolution of the Mumma House as reflected by the changes in the pattern of the ground floor layout.

Samuel Mumma House Historic Structure Report approved for distribution according to NPS-28, Appendix D by Antietam National Battlefield Superintendent on June 28, 1999.

HISTORIC STRUCTURE REPORT

Final Copy

SAMUEL MUMMA HOUSE

Park Building 45
IDLCS No. 08045

ANTIETAM NATIONAL BATTLEFIELD
Sharpsburg, Maryland

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National Park Service
U.S. Department of the Interior

June 1999

HISTORIC STRUCTURE REPORT

SAMUEL MUMMA HOUSE, Antietam National Battlefield

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Samuel Mumma Farm – House, Antietam National Battlefield Project
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D. Documentation of Interior Finish Survey and Inventory of Ceiling, Wall and Floor Covering Samples

Williamsport Preservation Training Center, 1992.

E. Documentation of Paint Sample Survey

Williamsport Preservation Training Center, 1990.

F. Representative Interior Chromochronologies

Williamsport Preservation Training Center, 1990.

G. Door Schedule, Documentation of Door Survey

Williamsport Preservation Training Center, 1992.

H. Door Hardware Schedule and Notes, Documentation of Hardware Inventory

Williamsport Preservation Training Center, 1992.

I. Window Schedule with Notes, Documentation of Window Survey

Williamsport Preservation Training Center, 1992.

J. Recommended Treatment Plan, Inventory and Condition Assessment Program

Williamsport Preservation Training Center, 1990.

K. General Information Report, Inventory Condition and Assessment Program

Williamsport Preservation Training Center, 1990.

L. National Register of Historic Places Inventory – Nomination Form

Applicable Pages Only
National Park Service, National Capital Region, 1981.

M. Maryland Historical Trust, Inventory Form for State Historic Sites Survey, 1978

N. Historic American Buildings Survey, Architectural Measured Drawings

Samuel Mumma Farm, Mumma House, Antietam National Battlefield Project;
Survey No. MD-950A (Maryland), 5 sheets, 1988.

O. Architectural Field Drawings

Williamsport Preservation Training Center, 1990 – 1996
Historic Preservation Training Center 1996 – 1999.

P. Documentation of Porch Ghost at NE Elevation Frame House

Williamsport Preservation Training Center, 1992.

Q. Archaeological Correspondence

Related to Emergency Stabilization Project.
National Park Service, National Capital Region, 1990 – 93.

R. Physical History and Analysis Report Field Investigation Notes

Williamsport Preservation Training Center
Prepared by Ken Sandri, September 4 – 12, 1990.

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Acknowledgements and Introduction to 1999 HSR

This project is a continuation of implementation efforts of the *General Management Plan* for Antietam National Battlefield, adopted in 1992. Under this program, historic structure reports and cultural landscape reports have been prepared for various sites and structures that make up the battlefield. This Historic Structure Report intends to highlight the historic character-defining features of the Mumma House and present treatment recommendations for their preservation and rehabilitation for continued use.

The current project to finalize the HSR was carried out under the auspices of a Project Agreement between Antietam National Battlefield and the Historic Preservation Training Center. Originally begun in 1990 with then Superintendent Richard Rambur, the HSR has a long history. This report represents the close out for the architectural fabric investigation, or the physical history and analysis project, for the Samuel Mumma House by the Historic Preservation Training Center.

Thanks go to John Howard, Superintendent of Antietam National Battlefield and Rebecca Stevens, Chief Historical Architect for the National Capital Region. The professional staff at the park, most especially Richard Brown, Chief of Cultural Resources Management, provided invaluable assistance and continuing encouragement.

Staff at the National Capital Region, including Stephen Potter, Regional Archaeologist, Gary Scott, Regional Historian, and Richard Quin, Historian, assisted in locating materials for and providing insights into the continuing research at the Mumma Farm.

After 3 phases of stabilization and ongoing fabric analysis the project has reached a conclusion. This is not to say that research at the Mumma House is over. As long as there is ongoing fabric intervention, whether it is preservation or rehabilitation, there is the opportunity to learn. And there is still much to learn through careful observation. It is the hope of the author that research and documentation will continue and that some day in the future the secrets of the Mumma House will be understood in the context of the family and times it represents.

Editor's Note

This report was first released in 1992 as the Preliminary Draft Copy of the Physical History and Analysis Section of a Historic Structure Report for the Mumma Farm House. It was originally written in the midst of a 3-year stabilization project by the National Park Service that extended from 1990 to 1993. Some of the work took place after the 1992 report was written. The current effort has been to finalize the Historic Structure Report by completing sections not included with the 1992 report. This new material is found in Part 2. Treatment and Use.

The bulk of the fabric investigation text from the 1992 report has been reviewed and reformatted to create Part 1. Developmental History. The Executive Summary, Administrative Data, and Appendices have all been written for this report. Every attempt has been made to update the text and have it reflect the current state of the fabric. For a complete understanding of more current conditions at the Mumma House, see the following reports:

> *"Samuel Mumma Farm, Emergency Stabilization, Phase 1, FY90, Historic Structures Project Record", WPTC, June 1992*
>
> *"Samuel Mumma Farm, Emergency Stabilization, Phase 2, FY91, Historic Structures Project Record', WPTC, December 1992*
>
> *"Mumma Farm House Stabilization Work, Phase III, FY92, September 1992 - December 1992, Historic Structures Project Record", May 1994*

Implementation of the 1992 General Management Plan has also undergone some modifications since the onset of this project. Current interpretation in regards to the Samuel Mumma House may be found in the following report.

> *"Design Development Report, Mumma Barn and House", Denver Service Center, March 1998, Amended December 1998*

Because this report was prepared over a period of time, some of its terminology reflects former NPS organizational formats. Prior to 1996, the Historic Preservation Training Center (HPTC) was known as the Williamsport Preservation Training Center (WPTC).

Thank you for bearing with the transition.

EXECUTIVE SUMMARY

DEVELOPMENT of the HISTORIC STRUCTURE REPORT

Like the Mumma House the development of this Historic Structure Report (HSR) has been through a few phases. This current document has been in production through the winter of 1998 and spring of 1999 although the idea for it has been around since 1992. It has been produced by the Historic Preservation Training Center (HPTC) of the National Park Service. The origins of this HSR are in the work conducted by the Williamsport Preservation Training Center, predecessor to HPTC, beginning in 1990. The current chapter in the long history of the Mumma House begins even earlier.

In 1989 the National Park Service started a project aimed at the long-term preservation of the Mumma House. During the General Management Plan updating process, begun in 1990, the Mumma Farm was targeted for the eventual adaptive use as park offices. The preliminary draft of the Historic Structure Report, also called the Physical History and Analysis Section (PHAS), was undertaken with the preservation and adaptive use goals in mind. Its purpose was to determine the historic elements and character defining features, and to assess the condition of the building.

The 1992 Physical History and Analysis Section

The Physical History and Analysis Section (PHAS) was transmitted for review in April 1992. Review comments were requested but none were received as efforts were focused on the stabilization of the structure. Once the 3-year stabilization of the house was completed attention turned elsewhere and the report remained a preliminary draft. Although not officially completed the PHAS has been useful to those associated with the Mumma House in the Intervening years.

The PHAS was seen as only part of the complete Historic Structures Report. Its Executive Summary stated, "The archeological and historical data sections are yet to be completed. These sections are needed to understand more precisely the historic evolution of the building and social history of the site. It is only through the synthesis of physical, historical, and archeological information that a balanced picture of the Mumma House will emerge. Therefore, the information presented here may need to be evaluated after the other research is complete."

"This report has a companion document the Inventory and Condition Assessment Program (ICAP) report that was produced in 1990. This document references ICAP for specific conditions of building features and for cost estimates to preserve and rehabilitate the house."

Research Conducted to Produce the 1992 Physical History and Analysis Section Report

The following text is taken from the Introduction of the 1992 report. It is included to provide an overview of the original architectural fieldwork conducted to produce the HSR.

> This is the Preliminary Draft of the Physical History and Analysis Section of the Historic Structure Report for the Mumma Farm House. Work commenced on this report following the approval of the initial task directive in February 1990. Physical investigation, fabric analysis and condition assessment were conducted through the spring of 1990 to satisfy the goals as outlined in the task directive. These were to produce a series of *Historic Structures Assessment Reports (HSAR)* as part of the Inventory and Condition Assessment Program, Version 1.0 (ICAP) and to produce *the Physical History and Analysis Section (PHAS)* as described in *Cultural Resources Management Guideline, NPS-28, Technical Supplement,* Release No. 3; August, 1985.
>
> *Historic Structures Assessment Reports* were completed for all of the associated farm structures. The Mumma House was considered the primary historic resource and received a comprehensive level ICAP survey. The remainder of the outbuildings were categorized according to age and cultural importance and were subject to the abbreviated level ICAP survey. Three groupings were established for the outbuildings and they were assigned to one of the following categories; Secondary Historic Structure, Post 1863 Historic Period Structure, or Post 1863 Non-Historic (modern) Structure. The Spring House was not included due to its documentation in other reports.
>
> The HSAR reports contained thorough documentation of the existing condition (Condition Assessment) of the Mumma Farm House and the associated outbuildings. More specifically for the Farm House the following information was provided: Inventory and Condition Assessment Reports, Recommended Treatments and Proposed Scopes of Work for both Stabilization and Adaptive Use treatments. Class "C" Cost Estimates were also included for both treatment levels at this time. These reports were prepared by the Williamsport Preservation Training Center and were submitted to Antietam National Battlefield and National Park Service National Capital Region in October 1990.
>
> The field work for the ICAP documentation, HSARs and the Physical History and Analysis Section was conducted prior to, and in conjunction with the first phase of the structural emergency stabilization work at the house during the spring and summer of 1990. This first phase of work included emergency bracing of the floor framing system,

disconnection of the electrical system, reconstruction of the Northwest frame house wall, and the beginning of the frame house sill plate replacement.

A one year monitoring project was set up to determine if the Northwest elevation of the brick house was experiencing structural movement. Details of this monitoring project are found in a separate report to the park, *Non-Destructive Monitoring Project at NE/NW Brick Walls at the Mumma Farm House, Antietam National Battlefield, Emergency Stabilization Project, Package 245, CRPP, FY90 - 91*; completed by Williamsport Preservation Training Center in March 1991. The monitoring program determined that the wall did not appear to move significantly throughout the year the test program was in effect.

Structural stabilization and exterior preservation work took place again during the summer of 1991. This second phase of work included completion of the sill plate replacement at the frame house, rehabilitation of the windows in the frame house, rehabilitation of the Southeast porch, partial rehabilitation of the Northeast porch, and roof and flashing repair work.

A third phase of work is scheduled for the summer of 1992. It will consist primarily of the following items: structural stabilization of the first floor framing systems; additional repair work and painting of the metal roofs; replacement of the existing southeast porch roof with a new flat seam metal roof; repair and replacement of exterior wood siding; prep, prime and painting of wood siding; repointing deteriorated mortar joints and painting of the exterior brick surfaces; stabilization of the northeast brick corner of the house; additional work on the window sash and window sills; and removal of the shutters for safekeeping until they are restored.

The third year of stabilization work was completed in 1992. Project Records of Treatment were completed for all three phases and provide thorough documentation of preservation work achieved during each of the three phases.

Research Conducted Since 1992

As the progress for the preservation and rehabilitation of the Mumma House proceeded to gain momentum the park management at Antietam National Battlefield initiated a request to the Historic Preservation Training Center to "finalize" the 1992 report. This was formalized in a Memorandum of Agreement between the two NPS units in June 1997. The project to finalize the preliminary draft copy would begin in FY98. A Project Agreement was issued and approved in September 1998, with actual production and editing occurring in 1999. This phase of the project was parallel to the production of the *Design Development*

Report, Mumma Barn and House, Package 315 prepared by the National Park Service, Denver Service Center in March 1998 and amended in December 1998. This report verifies the long-term goal to preserve the exterior and rehabilitate the interior of the Samuel Mumma House.

Two new initiatives have been pursued in recent years. With the desire to further understand the evolution of the Mumma House and Farm recent work has looked at the archaeological and cultural landscape resources as related to the historic structures.

Archaeological investigations have included the use of 3D computer modeling to look at archeological resources. Through the efforts of the National Capital Region Chief Archaeologist, Dr. Stephen Potter, a creative imaging research and development project was undertaken in 1996-97. The results of this project are reported in the document *Using Computer Visualization to Help Recreate Historical Features on the Contemporary Landscape.* This study looked at historical photographs and using computer modeling compared the existing site features to the historic features. Analysis of the comparison may provide further documentary evidence of the chronological sequence of change at the Mumma House.

The second initiative is to document and understand the cultural landscape of the Mumma Farm and its features. This project is ongoing through the office of the National Capital Region Chief Historical Architect Rebecca Stevens AIA, and Richard Quin the project historian. The *Cultural Landscape Inventory* will provide an up-to-date assessment of landscape resources on the historic farmstead. The Cultural Landscape Inventory includes the following components: an Introduction; Landscape History; Inventory of all extant landscape features and resources; and appendices on Mumma family genealogy and a title history. The report will also include recommendations for treatment of the resources. Ultimately a report will be entered into CLAIMS – the *Cultural Landscape Automated Inventory Management System* developed by Park Historic Structures and Cultural Landscapes Program at the Washington Office. At the time of this writing a draft *Cultural Landscape Inventory Report* for the Mumma Farm is being readied for comment.

Research Findings

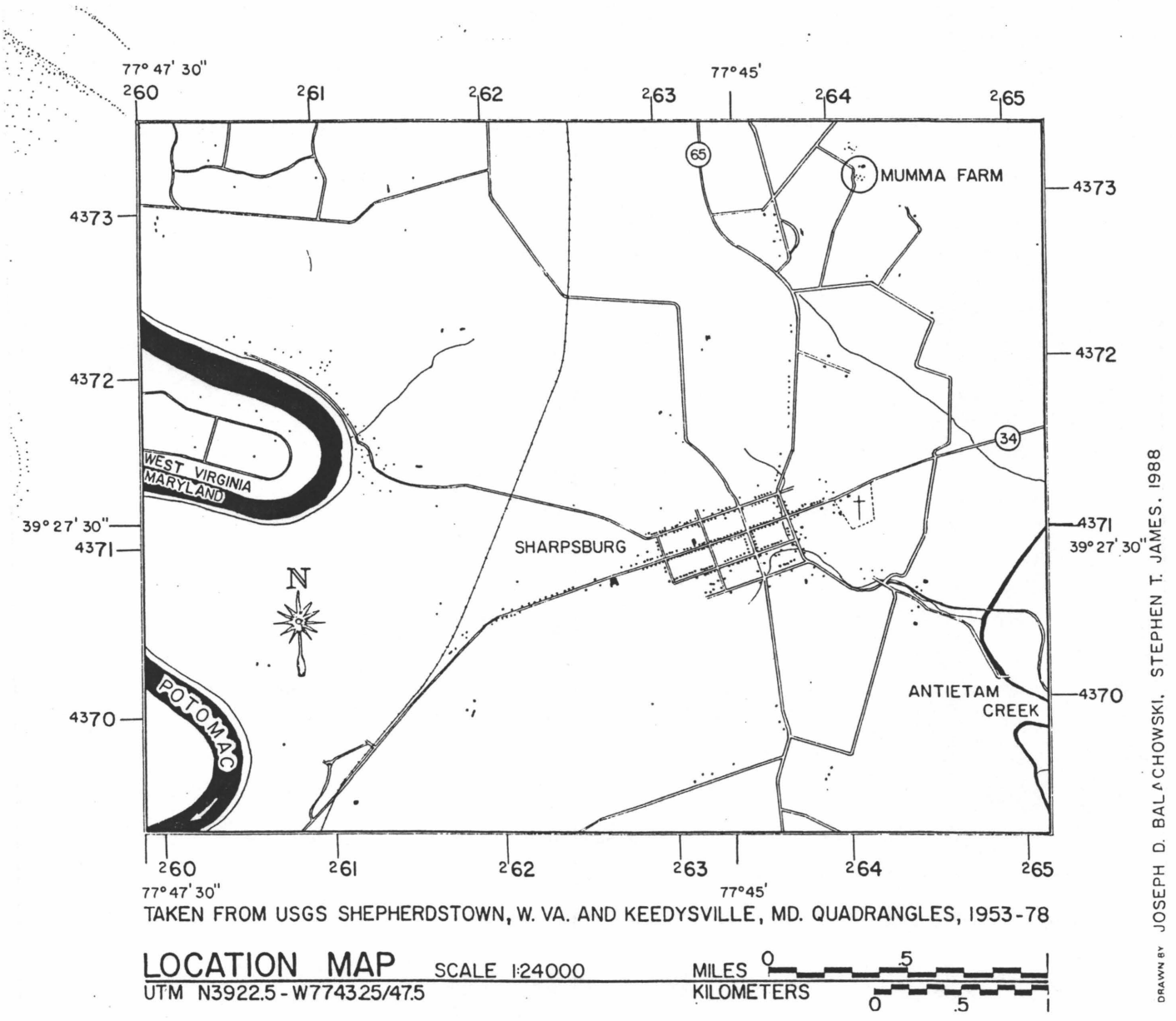
The Mumma House is a composition of elements assembled over the years since the Civil War. The existing building is the result of several periods of reconstruction. It encompasses the shell of the pre Civil War house that was burnt during the fighting at Antietam. The Mumma family quickly rebuilt their destroyed home incorporating the brick structural remains into their reconstruction. Many subsequent additions and remodelings have taken place in the 19th and 20th centuries.

Small vestiges of the pre Civil War architectural fabric remain as part of the house. These are the most historic elements to be preserved and are significant character-defining features.

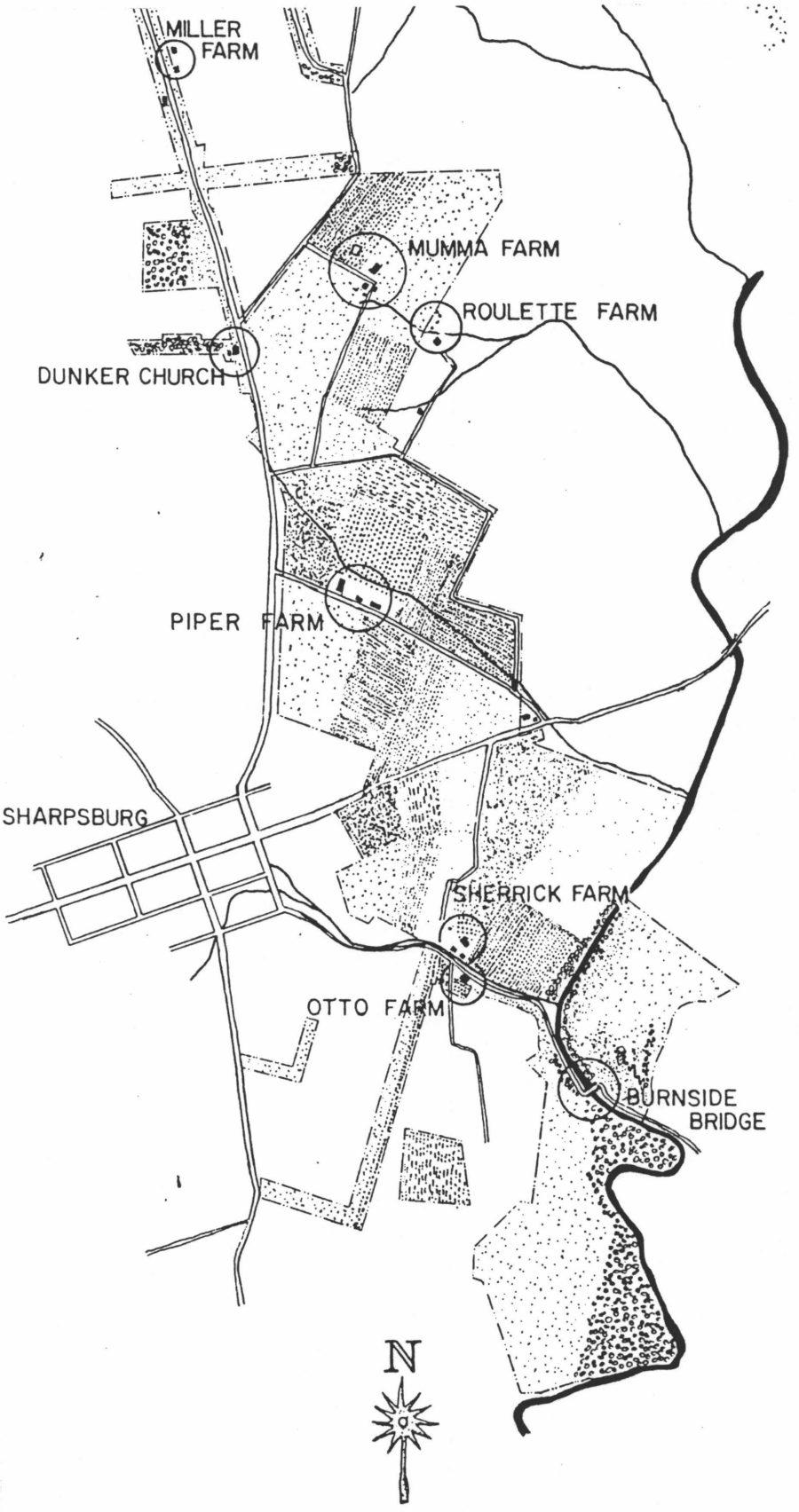
Because of the lack of post Civil War historical information, the exact dates of the enlargements and remodelings cannot be determined through physical analysis. An approximate chronological sequence of development has been established and is presented in the document.

Summary Recommendations for Treatment and Use

Preservation and repair, followed by continued preventative maintenance of the exterior form and materials, as it was acquired by the National Park Service in December 1961, is the recommended treatment for the exterior of the Mumma House. Rehabilitation and adaptive use of the interior will permit that changes may be made if the significant historic fabric, character defining features and spatial arrangements are preserved. These items are noted in the report.

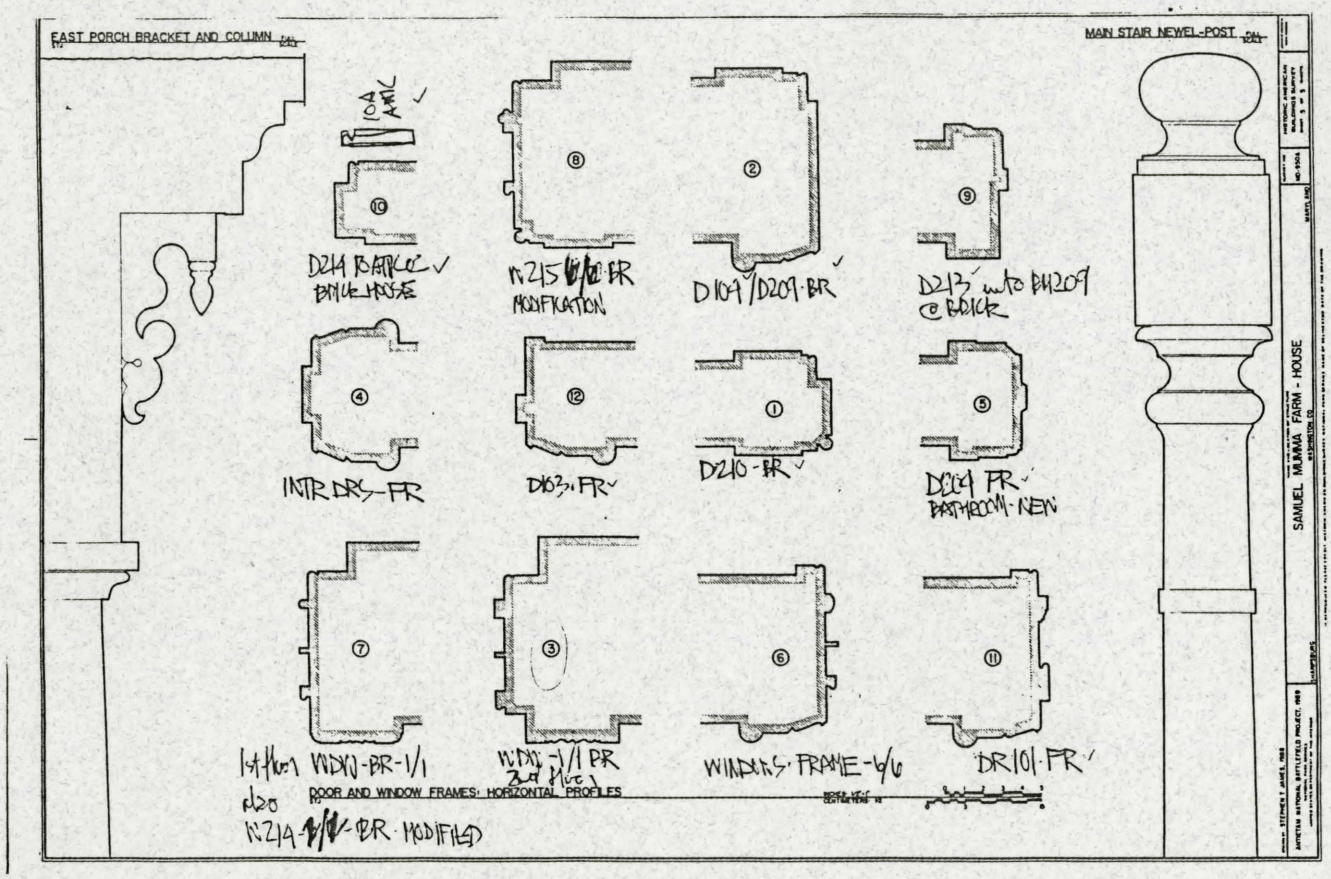


LOCATION MAP; Historic American Building Survey Site Plan, 1988. Delineated by James D. Balachowski.



NATIONAL PARK SITE - 1863; Historic American Building Survey Site Plan, 1988. Delineated by James D. Balachowski. Scale 1 inch = approximately 2009 feet

ADMINISTRATIVE DATA



ADMINISTRATIVE DATA

NAME and LOCATION of STRUCTURE

The Samuel Mumma House, and the barn, springhouse, smokehouse, hog pen, tool shed, chicken house, and several other outbuildings comprising the Mumma Farm, are located on 34.32 acres of land approximately one and one half miles northeast of the town of Sharpsburg, in Washington County, Maryland. It is reached from Maryland State Route 65 that leads to the turnoff for Smoketown Road within the boundaries of Antietam National Battlefield. Access to the house is from the historic Mumma Lane.

This property was acquired for the Antietam National Battlefield by the U.S. Department of the Interior, National Park Service on December 18, 1961. The cost for this acquisition was $50,000; it was purchased from Hugh C. Spielman and his wife, Hattie G. Spielman.[1] The current NPS name is derived from Samuel Mumma; owner at the time of its destruction by Confederate forces on September 17, 1862.

Order of Significance

The Battlefield is recognized within the thematic framework of the National Park System as follows: Theme Level VI, The Civil War, Sub-theme Level B., War in the East.[2] The Samuel Mumma House contributes to this classification.

NATIONAL REGISTER of HISTORIC PLACES

The entire farm complex is listed on the National Register of Historic Places as part of the Antietam National Battlefield historic district nomination. A notation on the Register Nomination Form indicates this listing was not an official nomination, but documentation of existing National Register property. This documentation was entered on August 20, 1981.[3] Antietam National Battlefield was formally included on the National Register as a historic district on February 10, 1982.

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[1] Deed; Hugh C. Spielman and Hattie G. Spielman, his wife, of Washington County, State of Maryland to the United States of America, December 18, 1961; Deed Book 375, Page 392; Washington County Court House, Hagerstown, Maryland. Also see Wilshin, Appendix F, Page 69.

[2] *History and Prehistory in the National Park System and the National Historic Landmarks Program.* History Division, National Park Service, Washington, D.C., 1987. Pg. II-5.

[3] Gary Scott. *National Register of Historic Places Inventory - Nomination Form for Federal Properties, Antietam National Battlefield, Sharpsburg, Washington County, Maryland.* National Capital Region, National Park Service, Washington, D.C. August 20, 1981.

LIST of CLASSIFIED STRUCTURES

The Samuel Mumma House is a contributing structure in the Antietam National Battlefield. As such it is considered a primary historic structure at the Mumma Farm and is listed individually on the List of Classified Structures (LCS). The LCS for Antietam National Battlefield is compiled by the Office of the Chief Historical Architect, Branch of Cultural Resource Preservation Services, Division of Lands, Resources & Planning, National Capital Region of the National Park Service.

The LCS number for the house is 08045. The Park Structure Number is 042. In recognition of the significance of its extant pre-Civil War structural remains the house is listed as a Management Category `A' property. This Category `A' designation indicates that the structure must be preserved and maintained. The Approved Ultimate Treatment has been designated as Preservation.

TREATMENT PHILOSOPHY, PROPOSED TREATMENT and USE

Treatment Philosophy

The treatment philosophy is derived from several National Park Service studies and the common sense approach of finding a compatible use for this underused historic structure. There are two treatment philosophies for the Mumma House, one for the exterior and another for the interior. This is not uncommon with historic structures in historic districts where the exterior is placed in a more controlled environment than the interior. However, since the interior will be used by the public (rather than being a private residence) it is important to preserve the feeling of the interior and the significant character defining features.

Preservation and repair is the philosophy for the exterior because it represents a significant element of the battlefield scene. Preservation calls for maximum retention of existing architectural material and character defining features. Included within this philosophy is the ability to selectively restore character defining features.

Rehabilitation is the selected philosophy for treatment of the interior. It is more suited to the proposed adaptive reuse to keep the structure occupied. This selected treatment philosophy makes possible the compatible use of a property through repair, alterations, and additions while preserving character defining features.

A more thorough discussion of the proposed treatment philosophy for the Mumma House is presented in Part 2, Section A of this report.

Proposed Treatment and Use

The Final Environmental Impact Statement and General Management Plan analyzes three alternatives for future management and use of Antietam National Battlefield. "Alternative B, the proposed action, is the National Park Service's preferred alternative and general management plan. It provides for restoration of the battlefield landscape to its approximate appearance on the eve of the battle of September 17, 1862."[4]

In terms of the Samuel Mumma House the plan states it, "... would be rehabilitated and adaptively used for staff offices and quarters...".[5] Actual fabric work would result in the preservation and partial restoration of the exterior and adaptive use of the interior as additional administrative office space for the park staff (now an educational center).

Through this use the structure will be preserved and maintained. It will continue to play an important scene setting role in the interpretation of both the visual and cultural landscape of the Battlefield. The house will also play an interpretive role in that visitors to the Battlefield can see the destruction caused by the Civil War and imagine its effect on the local inhabitants of the greater Antietam Valley. By comparing the ruins of the house shortly after the fire, illustrated by the Gardner photograph featured in the nearby Interpretive Wayside, with the existing structure, the complete and total devastation of the Mumma Farm is easily visualized.

A more thorough discussion of the proposed ultimate use of the Mumma House is presented in Part 2, Section A of this report.

RELATED DOCUMENTS

Important related documents would be located within the library and archives of Antietam National Battlefield and the library of the National Capital Region. They contain information bearing on the development of the treatment and use of the Mumma House as described in this Historic Structure Report.

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[4] *General Management Plan and Final Environmental Impact Statement (GMP/ FEIS), Antietam National Battlefield, Washington County, Maryland.* Washington, DC: National Park Service, 1992. Page iii.

[5] *GMP/ FEIS,* Pg. 12.

These and many other useful references are located in the *Review of Existing Documentation* section, *Part 1, A. 1.*, and the *Bibliography* section of this report.

CULTURAL RESOURCE DATA

See the National Register Nomination Form on file at park headquarters. The Samuel Mumma House carries National Register File No. 66000038.

RECOMMENDATIONS for FUTURE RESEARCH

Some of these recommendations were included in 1992 *Physical History and Analysis Report.* Progress has been made in the pursuit of archeological knowledge through the completion of detailed field work and analysis features. Additional historical research should be performed to attempt to accurately determine the construction chronology. Architectural research will be ongoing through the preservation and rehabilitation phases. Additional information should be added to the Historic Structure Report to keep it up-to-date for future park managers.

Archeological

Develop and implement comprehensive archeological program to prepare for proposed exterior preservation and interior rehabilitation phase of activity at and around the Mumma House.

Develop and implement comprehensive archeological program to aid in the historical interpretation of the Mumma House and immediately surrounding area. Archeology would be focused on adding to the information currently known about the house and site. Program to be developed to include the following recommendations made by Dr. Stephen R. Potter, Regional Archeologist, National Capital Region in an October 31, 1990 Memorandum to Historical Architect, Williamsport Preservation Training Center.

Three general areas of investigation might be needed:

First, all utility installations will require archeological fieldwork before construction. This includes any underground electric or telephone lines, sewer lines, and septic fields.

Second, archeological excavations will probably be necessary around the exterior east (Northeast) and west (Northwest) foundation walls, (or as otherwise identified), prior to any waterproofing (or addition of underground drainage lines). The extent of archeological excavations around the foundations will depend on

whether or not any builder's trenches remain and how deep the subsoil is below existing grade. Most likely, there will not be any builder's trench along the east (NE) wall. Because of the concrete pad construction on the north (NE) side of the house and disturbances along the south (SE) side, archeological excavations may not be necessary in these areas.

Third, any research questions concerning the property the park may want addressed should be done in conjunction with the above work. Qualified professional historical archeologists are trained in primary historical research, as well, and the documentary records should be examined before any archeological fieldwork associated with the development package is begun.

See the Appendices for copies of previous archeological correspondence.

Note: Certain archeological work has been completed in the intervening years since 1992. Documentation of this work will be found at park headquarters and the National Capital Region System Support Office Library.

Historical

Develop and implement program to review existing primary documentation for completeness and search for additional written, illustrative, and photographic documentation which may provide information concerning the development of the farm through the Civil War years and into the 20th century.

Conduct search among local primary resources for additional information concerning the Mumma family and their association with the property.

Conduct historical research to verify and supplement information relating to Mumma family association with the property.

Contact descendant family members of all previous property owners to supplement information concerning development and improvement of the property.

Architectural

During the interior rehabilitation of the house it will be necessary to remove plaster from the walls and ceiling. Part of the continued learning about the building should be documentation of fabric as it is uncovered. Toward that end, conduct photographic documentation during removal of interior finishes phase. This would include photographing interior walls and ceilings after the plaster has been removed, but before the plaster lathe has been removed, and again after the plaster lathe has been removed to reveal structural members.

Prior to the start of a preservation/ rehabilitation project building interiors must be emptied of accumulated materials and architectural artifacts. Architectural artifacts, some of which date from earlier significant building periods, should be individually examined and a determination made as to their disposition. Building related artifacts might be reinstalled as part of the building rehabilitation project.

Architectural artifacts specifically collected such as samples (i.e., the WPTC Phase II and Phase III Artifact Collection Boxes), non building specific artifacts (such as material artifacts in the Mumma House attic), and samples of interior finishes and furnishings (carpets), should be assessed for inclusion in the park curatorial permanent collection. In this case the National Capital Region Museum Resources Center (MERC) [formally MARS] may be an option to be considered by park management. Any architectural artifacts to remain in the building for future reference should be tagged using archival methods and materials and an inventory of such artifacts maintained at the permanent park curatorial facility, or MERC.

A comparison of mortar samples from various locations within the masonry walls would contribute additional knowledge concerning construction sequencing and technology. Extant masonry walls date from at least 3 distinct periods and are constructed using mortars that are visually distinctive. Samples extracted from the Northwest gable wall, the Southwest (rear) wall, the Northeast (front) wall and the Southeast Wall (adjoining the frame house) will provide different results if subjected to comparative mortar analysis

Mapping and documentation of the structural systems would provide additional knowledge concerning the construction sequencing and technology of the house. Of particular interest would be a framing plan of the frame house showing all major components. Identification of wood species should be documented during the structural investigation phase and may assist in determination of dates of construction or construction sequencing. Species identification should be included with structural report.

Complete exterior paint study to include retrieval of paint samples from 22 preserved paint windows located on the exterior surfaces of the structure. A paint window is an area where all paint layers have been preserved. These samples should be analyzed by a qualified paint analysis professional to determine basic paint layer sequencing (chromochronology) and the identification of historic paint colors (color matching) to an approved color matching system. Alternatively, paint samples should be collected from all preserved paint window locations and held in the appropriate NPS collection until determination of historic paint colors is required.

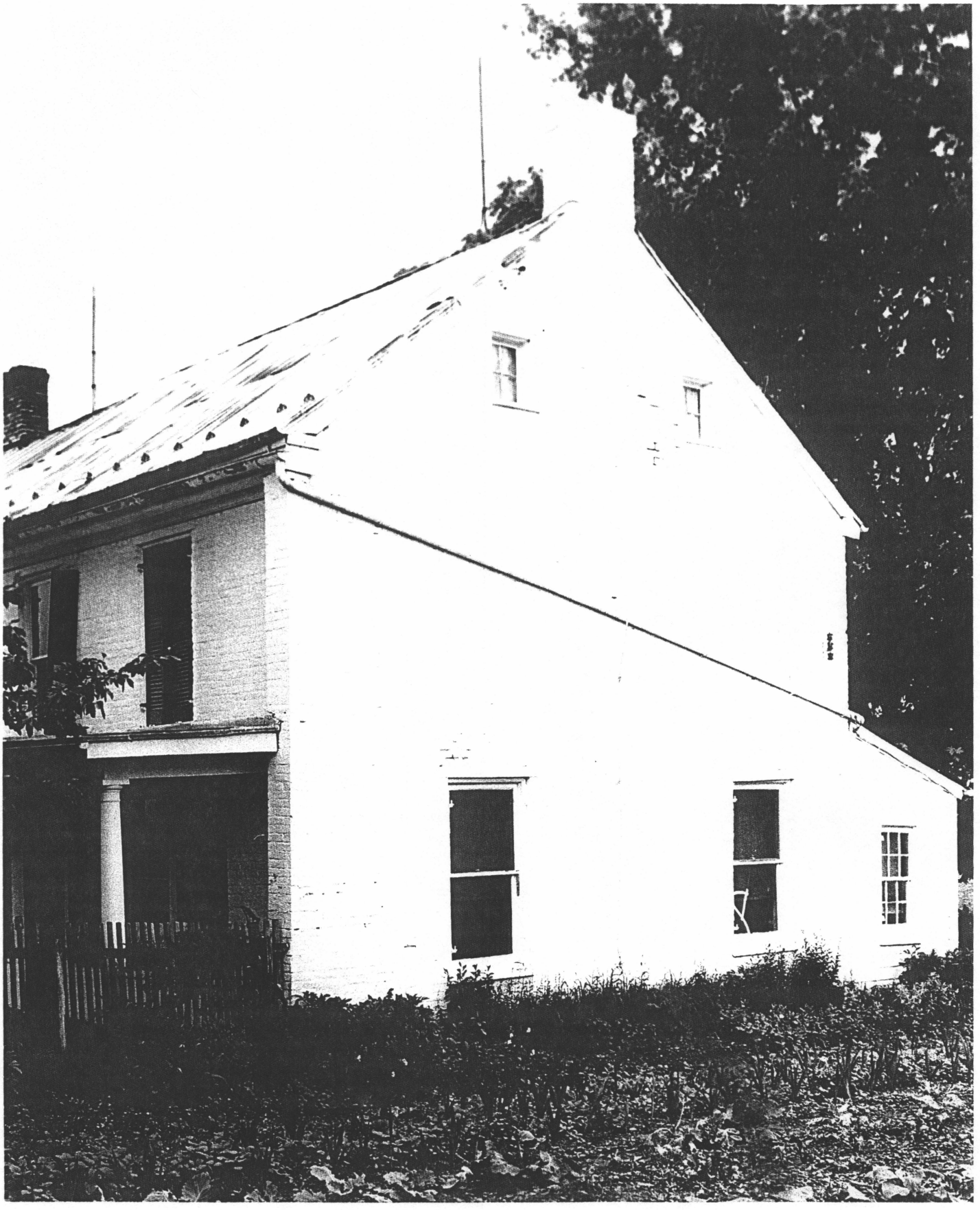
Additionally, paint samples should be collected from interior architectural woodwork for chromochronology, color matching, or preservation in a paint sample collection until determination of historic paint colors is required.

RECOMMENDATIONS for DOCUMENTATION, CATALOGUING, and STORAGE of MATERIALS GENERATED by the HSR

Documentary material (records, photographs, negatives, architectural field notes, tapes, removed historic fabric samples, material analysis of historic fabric, etc.) acquired during the execution of this project shall become park property and shall be accessioned into the park collection.

Photographic documentation of the building exterior and interior is to be made prior to any major destructive investigation or construction. Both the 8 x 10 black and white archival photographic prints and the negatives of this documentation shall be accessioned into the park collection. Documentation should include each exterior and interior elevation and detail photographs of significant architectural features or historic artifacts.

Upon completion of the construction (preservation) phase of operations, the Project Record of Treatment should be completed and distributed as per NPS-28. Copies should be distributed at least to the park and regional libraries with additional copies to the following National Park Service repositories; the Denver Service Center Technical Information Center and Library, the Harpers Ferry Center Library, and the Historic Preservation Training Center Library. The document contains the construction phase Completion Report, the as-built drawings, and the Maintenance Guideline Report. The Maintenance Guideline Report is prepared to assist in scheduling and funding for both housekeeping and routine and cyclical maintenance requirements.



Northwest Gable Wall of the Mumma Farm House. Antietam National Battlefield, Sharpsburg, MD; Park Negative No. ANTI(P)07A90(1958)

Mumma House from the Barnyard. Antietam National Battlefield, Sharpsburg, MD; Park Negative No. ANTI(P)07A91(1958).

Mumma Farm Buildings Looking Northeast from Auto Tour Road.
Antietam National Battlefield, Sharpsburg, MD; April, 1966.
Photo from park collection.

PART 1. DEVELOPMENTAL HISTORY

A. HISTORICAL BACKGROUND AND CONTEXT

PART 1. DEVELOPMENTAL HISTORY

A. HISTORICAL BACKGROUND AND CONTEXT

1. Review of Existing Documentation

Existing documentation of the history of the Mumma Farm is limited. The following is a cursory list and description of the known documentation consulted during the preparation of this paper. No historical or documentary research was conducted beyond the information available in the administrative files of Antietam National Battlefield.

Historic Period Illustrations

A number of illustrations were executed during the war period at Antietam. Most of them depict the house during the conflagration. They have been useful in determining the pre-war appearance of the farmhouse.

Frank H. Schell. The Battle of Sharpsburg from Mumma's Farm, Leslies # 99, released 1863.

> Obtained from the Prints Division of the New York Public Library, this illustration was used in the 1983 book by Stephen W. Sears, Landscape Turned Red.

Frank H. Schell. Scene at the Ruins of Mumma's House and Barns, September 17, 1862.

> Used in the Wilshin report, page 83, reference Library of Congress.

A.R. Waud. Burning of Mr. Mumma's Houses and Barns at the Fight of the 17 September, September 17, 1862.

> Used in the Wilshin report, page 81, reference Library of Congress.

A.R. Waud. Burning of the Mumma House, reported to be from a September 1862 issue of Harper's Magazine.

> Used in the Stinson report, his notation indicates that the picture was contributed by Mrs. Clyde Hildebrand, Hagerstown, Maryland.

Century Company Drawing. Ruins of the Mumma House and Barns.

> Used in the Stinson report, his notation states, "This picture is reproduced from New York at Antietam, Albany, 1923, p. 124. It is also in Volume II of Battles and Leaders of the Civil War.

Historic Period Photographs

To date only one photograph has been discovered. Taken by the studio of Alexander Gardner, it shows the ruins of the brick structure that was once part of the farmhouse. It can be determined by the photograph that it was taken shortly after the war passed by in September 1862.

> Ruins of Mumma's House on the Battlefield, negative number LC B815-574, original glass negative at the Library of Congress, Washington, D.C.

Historic Period Text

Numerous references are made to the Mumma house and farm in the various accounts of the military operation, which were prepared during and after the Civil War. Many of these are the Primary and Secondary references cited by Wilshin in his report. Significant primary sources include:

> The War of the Rebellion; A Compilation of the Official Records of the Union and the Confederate Armies; and
>
> The Carman (Ezra Ayres) Papers.

The following manuscript sources are also cited as primary sources: Court of Claims Records, Family Data, Court Records from Hagerstown and Annapolis, and maps from the Library of Congress and the National Archives in Washington, D.C.

The introduction and bibliography of Wilshin's report are included in the Appendices of this report for reference purposes.

Twentieth Century Photographs

Very few photographs have turned up which are of any significance. The time period of most interest is from the turn of the century to the 1940s. There is documentation dating from the October 6, 1961 appraisal, these are the only known photographs prior to the National Park Service acquisition. It is assumed

that more twentieth century photographs will be discovered during the writing of the history data section of the HSR.

Twentieth Century Text

A chronology of the war activity the day the house, barn and springhouse were burned as well as a general history of the Mumma Family and their experiences as a result of the Civil War are presented in the Historic Structures Report, History Data Section; Mumma Farm - "Spring House", Antietam National Battlefield Site, by Francis F. Wilshin.[1] Primary and secondary sources are cited by Wilshin in his footnotes and bibliography.

Another source of information concerning the recent history of the house is the Antietam National Battlefield's park records. Below is a listing of reports that contain useful information in terms of documentation of the structure and its condition in the years since NPS acquisition. Excerpts from these reports are found in this text.

> J. Clarke Siebert. Valuation Report, Farm Property, Hugh C. Spielman and Hattie G. Spielman, Bloody Lane and Hagerstown/ Sharpsburg Pike, Sharpsburg, Maryland, October 6, 1961.
>
> Richard Brown. Evaluation of the Barn, Dwelling, and Outbuilding Conditions at the Mumma Farm, US Department of the Interior, National Park Service, Antietam National Battlefield, Sharpsburg, Maryland, April 9, 1986.

Park files may be available in the Maintenance and Cultural Resources records and in the park library at the park offices. Other sources to consider are listed in the Cultural Resources Bibliography.

Historic American Buildings Survey

Measured drawings were completed for the house, barn, and springhouse by the Historic American Buildings Survey (HABS) during the summer of 1988. Five sheets with the Survey Number MD-950A, which document the farmhouse, are included in the Appendices of this report.

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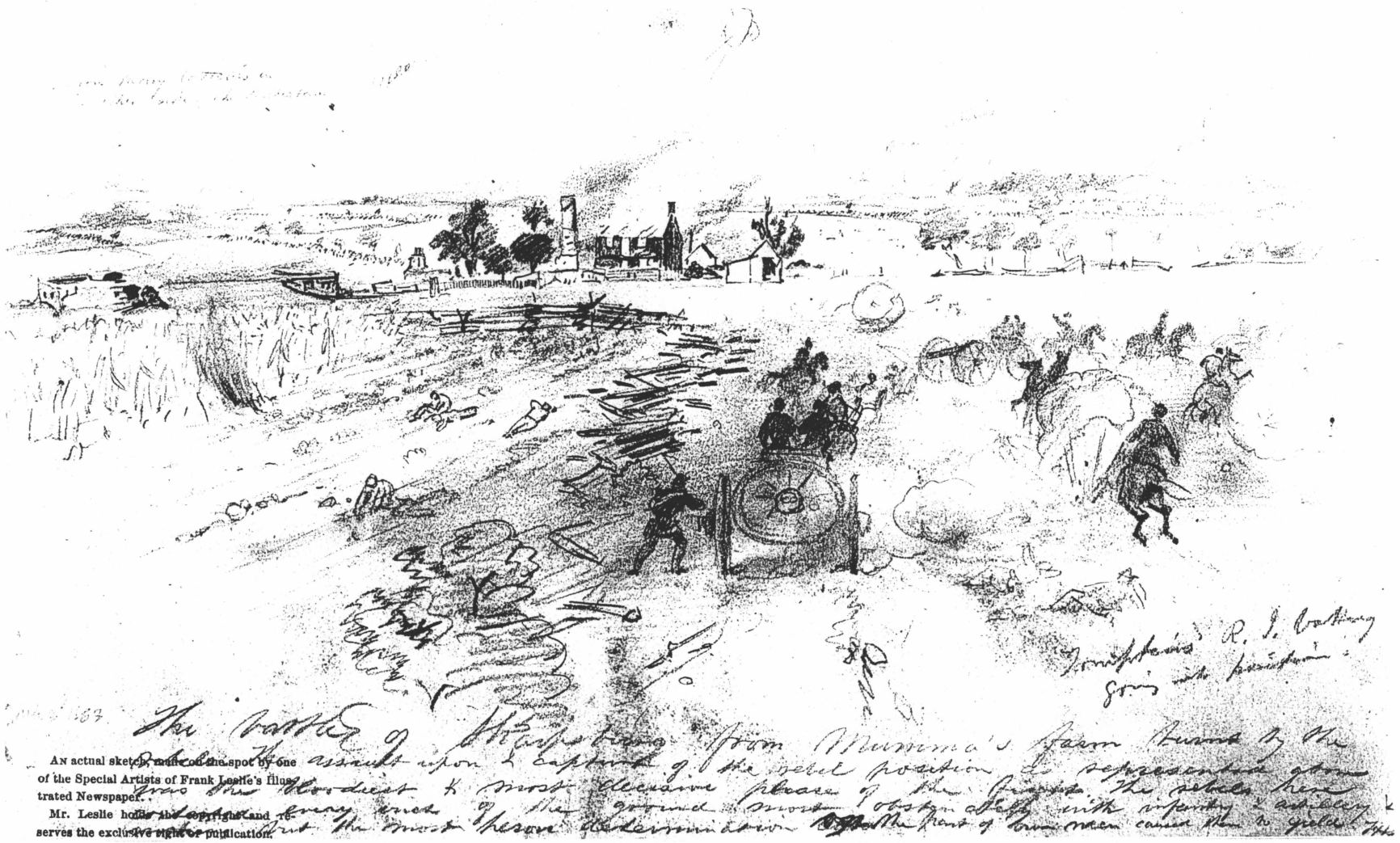
[1] Francis F. Wilshin. Mumma Farm - "Spring House", Historic Structures Report; History Data Section; Antietam National Battlefield Site, Maryland; Division of History, Office of Archeology and Historic Preservation, National Park Service, U.S. Department of the Interior; Washington, D.C.; August 28, 1969.

List of Classified Structures Update, 1990

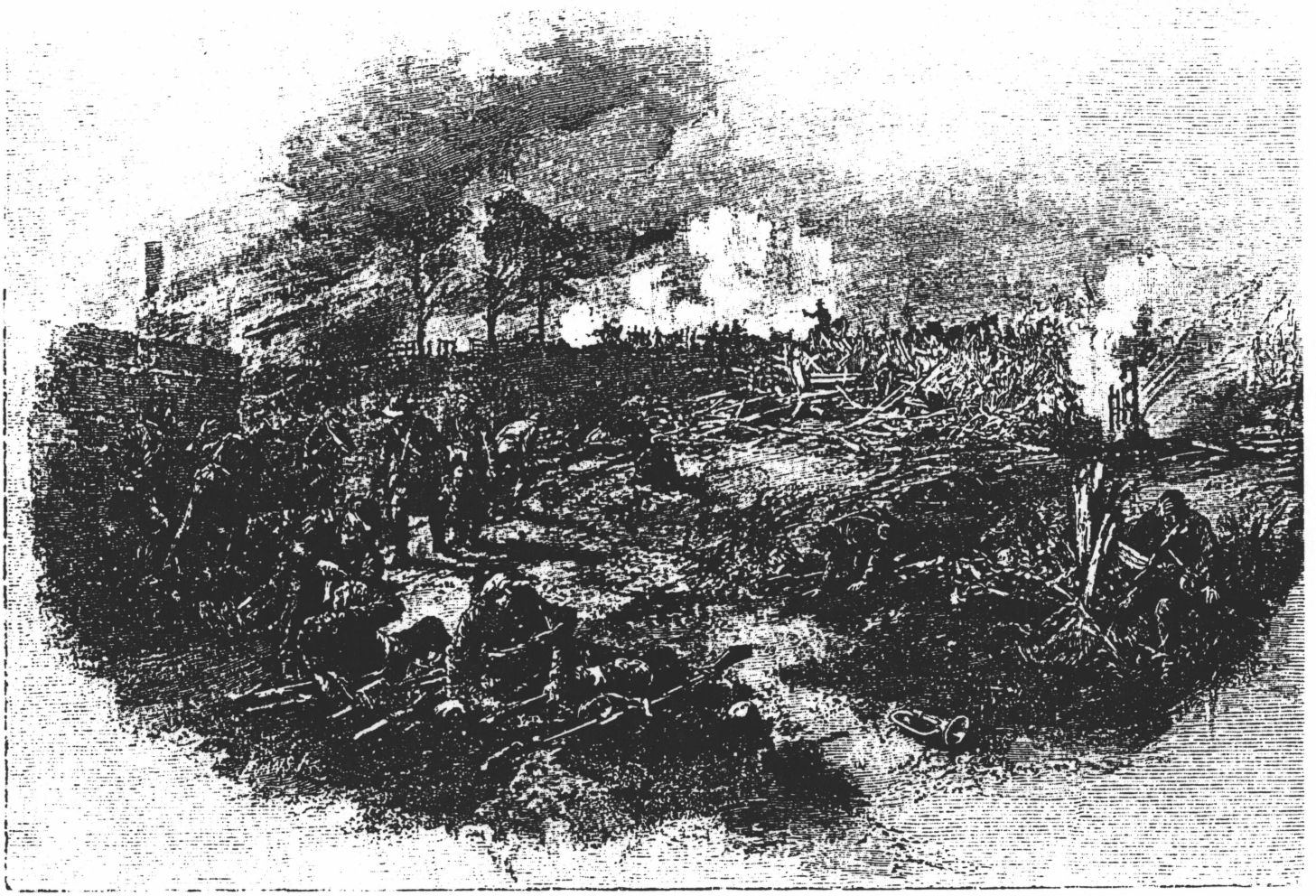
As part of a region wide program, the List of Classified Structures was updated during September 1991. A significant change that occurred as a result of this update was the change in the Management Category designation. The Mumma Farmhouse was upgraded from a Level C (may be preserved) to a Level A (must be preserved) structure. The updated forms are included in the Appendices of this report.

Cultural Resources Bibliography

A significant bibliography exists for titles referencing Antietam National Battlefield. A complete listing of this Cultural Resources Bibliography (CRBIB) may be obtained through the Park Historic Architecture Division of the National Park Service, Washington, D.C. A selected bibliography is included in the Appendices of this report.

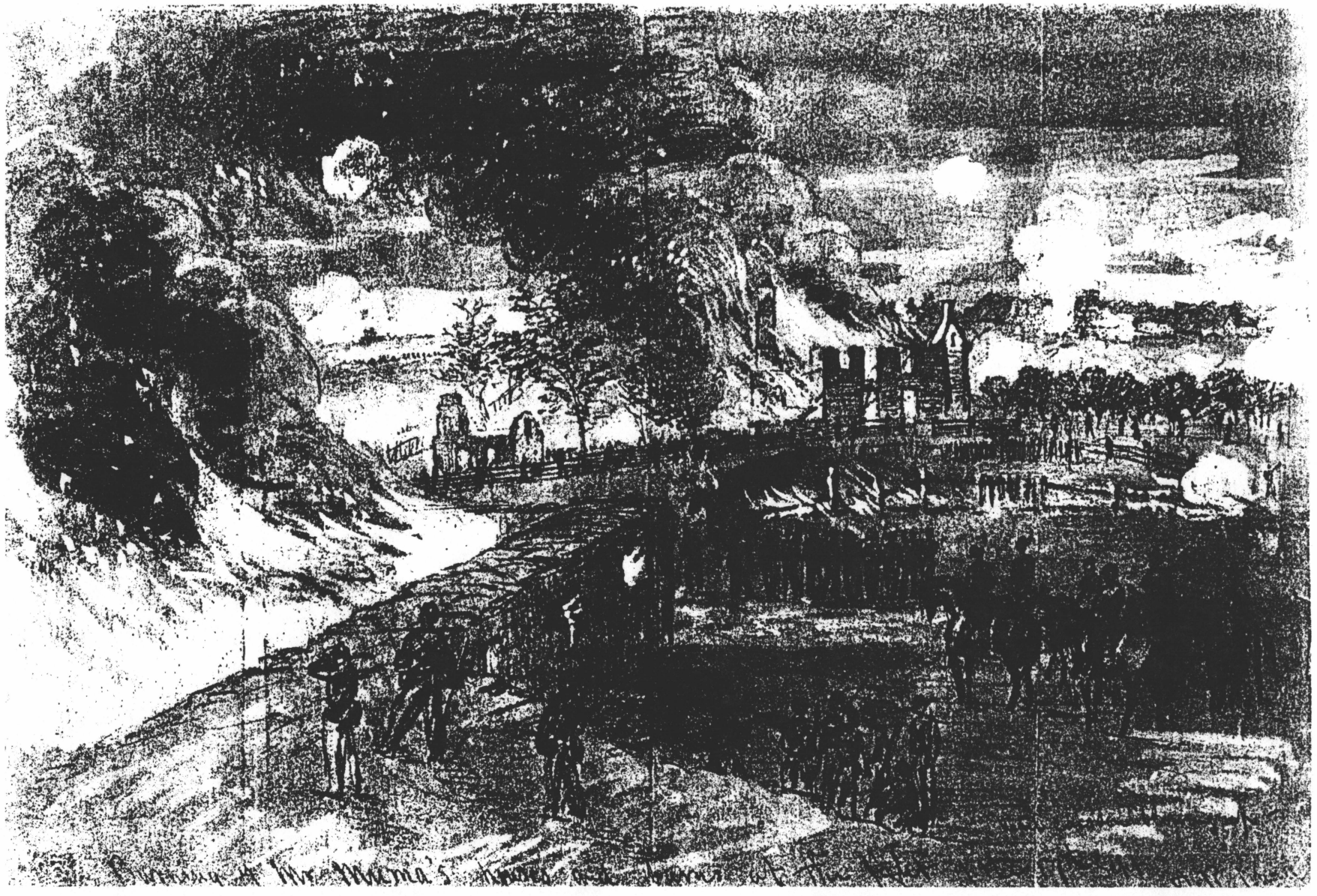


Frank H. Schell. The Battle of Sharpsburg from Mumma's Farm.
Leslies No. 99. Prints Division, New York Public Library.

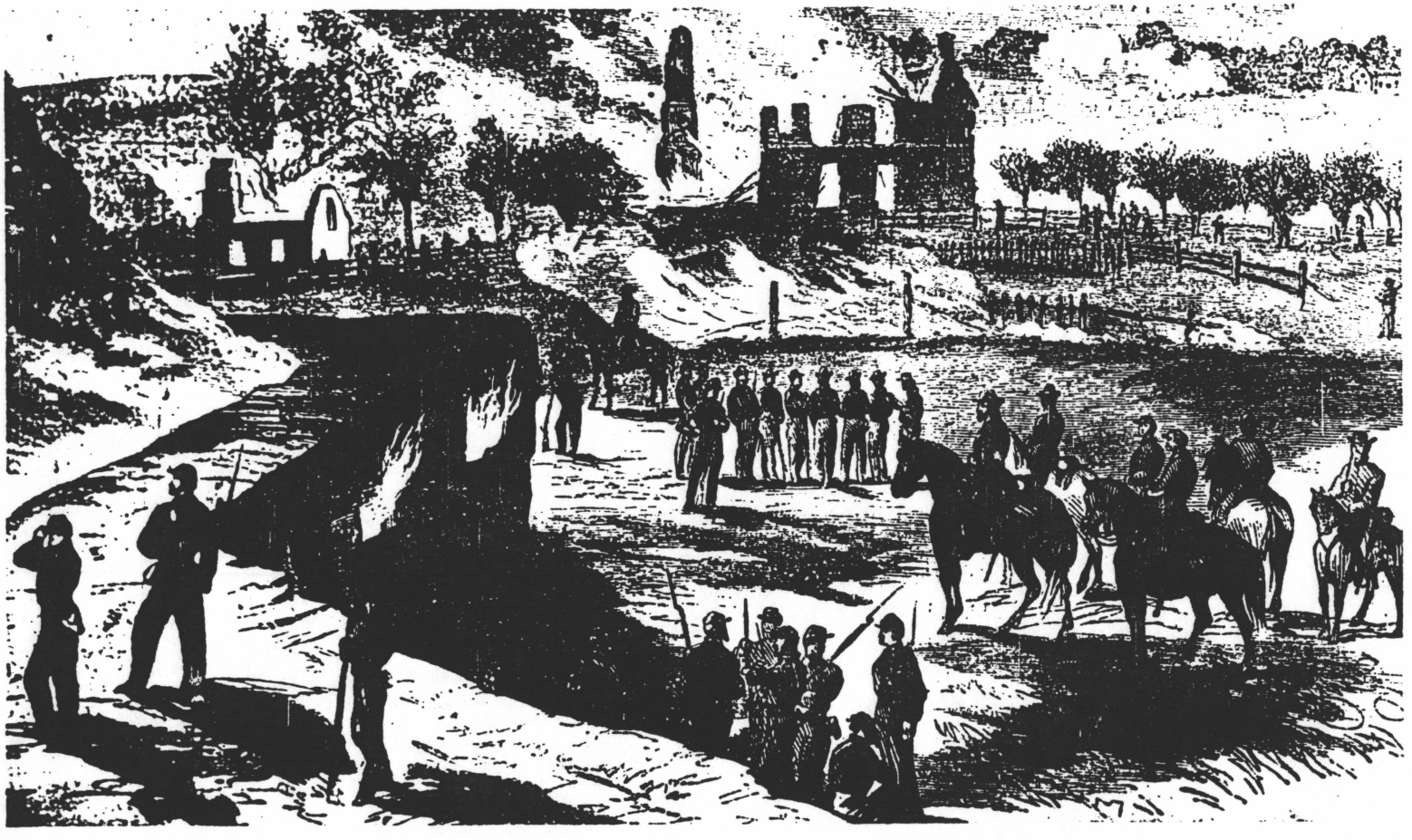


SCENE AT THE RUINS OF MUMMA'S HOUSE AND BARNS. (BY FRANK H. SCHELL, AFTER HIS SKETCH MADE AT THE TIME.)

Frank H. Schell. Scene at the Ruins of Mumma's House and Barns. September 17, 1862. Library of Congress.



A.R. Waud. Burning of Mr. Mumma's Houses and Barns at the Fight of the 17 September. September 17, 1862. Library of Congress.



A.R. Waud. Burning of Mumma House. Harpers Magazine of September 1862. From Stinson report, contributed by Mrs. Clyde (Virginia) Hildebrand of Hagerstown, Maryland.

Ruins of Mumma's House on the Battlefield. Studio of Alexander Gardner; Washington, D.C.; September, 1862. Library of Congress.

PART 1. DEVELOPMENTAL HISTORY

A. HISTORICAL BACKGROUND AND CONTEXT

2. Historical Data

At the time of the battle there was an existing house on the property. Jacob Mumma, Sr. had purchased this house with the farm property from Christopher Orndorff in May 1796.[1] It was this house that the Mumma's lived in and most likely added to and improved to accommodate their needs. According to family data, 15 people probably occupied the house. It was this house which was burned by the Confederate Army on September 17, 1862.

The farmhouse first passed to the Mumma's after it was purchased by Jacob Mumma, patriarch of the family. He later transferred title of the property to his youngest son Samuel, Sr. on January 8, 1831.[2] Jacob Mumma Sr. never lived to see the destruction of his property, as he died September 23, 1848. Samuel, Sr. was operating the farm during the time the military operation came to the Antietam Valley.[3]

The Mumma Farm was the site of intensive fighting the morning of September 17, 1862. As a result the farmhouse, springhouse, and barn were burned by Confederate forces under the command of Brig. Gen. Roswell S. Ripley (Maj. Gen D.H. Hill's Division). Ripley is quoted as reporting that "A set of farm buildings in our front were set on fire to prevent them being made use of by the enemy."[4]

Samuel, Sr. was responsible for the reconstruction of the house in the spring of 1863. A family letter states that they moved back into their house, "... a few weeks before the army went to Gettysburg."[5] Other documentation in Wilshin states that the family lived with neighbors for the winter. An entry in a

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[1] Wilshin. Page 11.

[2] Wilshin. Page 15.

[3] Photographs of Samuel Mumma, Sr. and his wife Elizabeth Miller, and their son Samuel Mumma, Jr., are included in the Wilshin report, pages 76 - 79.

[4] Wilshin. Pg 3.

[5] Letter by Samuel Mumma, Jr. to James F. Clark, New Bern, North Carolina; March 22, 1906; cited in Wilshin, page 6. For complete text of letter see Wilshin, Appendix A, pg. 27.

park file states, "The Mumma family went to the Sherrick Farm after the battle to live, Mr. Sherrick moving to Boonesboro, Maryland."[6]

This indicates that the reconstruction was completed within nine months of the fire. If the family began reconstruction in the spring of 1863 and was completed by July this allows four to five months construction time. It is feasible to have reconstructed the brick house and constructed one or the other of the frame additions within this time period.

The surviving walls of the brick portion of the family home were incorporated into the hastily reconstructed house. Most of the existing farmhouse was most likely constructed by the Mumma's during their occupancy in the years following the war.

The house remained in Samuel, Sr.'s possession until 1876 when he turned it over to his older sister Barbara Anne Mumma. Barbara and her husband Henry Clay held the house until March 1886 when it passed out of the Mumma family to Rozin [sic] D. Fisher.

The remainder of the Chain of Title is as follows. It is taken from the Chain of Title search conducted by Wilshin and reprinted in the Historic Structures Report, History Data Section.[7]

Rezin D. Fisher to Walter H. Snyder:
Deed Book 165, p. 610, June 14, 1923.

Walter H. Snyder to Hugh G. Spielman and wife:
Deed Book 169, p. 670, October 15, 1924.

Hugh G. Spielman & wife to United States of America;
Deed Book 375, p. 392, December 18, 1961.

Little is known of the exact changes that were made to the structure during the occupancy of the Fishers, Snyders, or Spielmans. This time period was not considered in the Wilshin report and little historical research has been completed since that date. This time period remains the largest area of unexplored material.

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[6] Oliver T. Reilly. (Stories of Antietam, Hagerstown, Maryland, 1906. ?) Reference found in field notes of Mr. Archie Franzen, former National Park Service Architect, at Antietam National Battlefield.

[7] Wilshin. Pages 16 & 17.

Building Significance

The significance of the Mumma Farm House is that it was the only civilian property to be willfully destroyed by either side in the fighting at Antietam. "No other farm on the field [of battle] experienced anywhere near such damaging impact." [8]

In terms of the National Register Nomination, the Mumma House and the other farm buildings are significant in that they were heavily involved in the battle of Antietam. "Around these buildings the storm of battle broke in almost unparalleled fury as the Federal Command attempted to crush ... the Confederate left, involving the Mumma Farm...". [9] Their value is an associative one in that something significant happened to them. They are also significant in setting the stage for the battle. Gary Scott talks about the importance of the vernacular landscape and its integrity; the Mumma Farm and the house are a significant part of that landscape. They contribute specifically to the, "... particular haunting charm of Antietam". [10]

Significant Stages in the History of the Building

Pre Mumma Period: This time period would go back to the origins of the property and its development by Christopher Orndorff.

Mumma Pre War Period: This time period begins with the purchase of the property by Jacob Mumma, Sr. from Christopher Orndorff in May 1796 and continues up until the destruction of the house by fire, September 17, 1862. During this time the house passed from Jacob, Sr. to Samuel, Sr.

Mumma Post War Period - Ruin: This time period begins on September 17, 1862 and continues through the winter of 1862-63. It concludes with the reconstruction of the house in the spring of 1863.

Mumma Post War Period - Reconstruction: This period covers the time that the brick portion of the house was reconstructed in the spring of 1863 until the Mumma Family moved back into the house. Samuel Mumma, Sr. is responsible for the reconstruction of the house.

Second Generation Mumma Period: This would include the time from the reoccupation of the house by the Mumma family in the spring of 1863 until Barbara Anne Mumma sold the house and property on March 26, 1885. During

[8] Wilshin. Page 5.

[9] Wilshin. Page i.

[10] Scott. Section 8, Page 2.

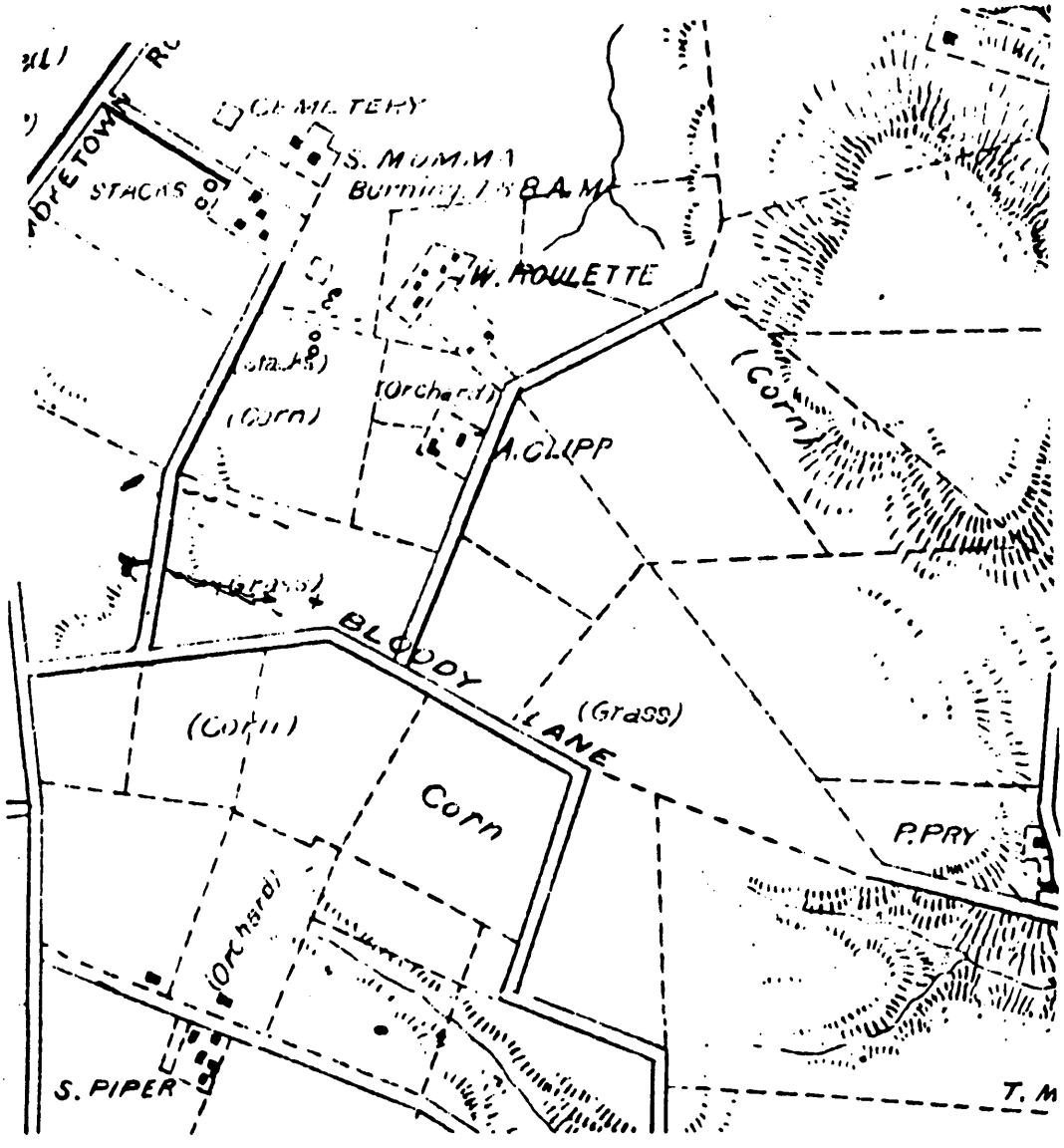
this time the estate was transferred from Samuel Mumma, Sr. to Barbara Mumma (April 1, 1876).

Post Mumma Period: This period includes the time from 1885 through the successive ownership's of the Fishers (1885 - 1923), the Snyders (1923 - 1924), and the Spielmans (1924 - 1961) ending in December 1961 with the sale of the property to the United States of America.

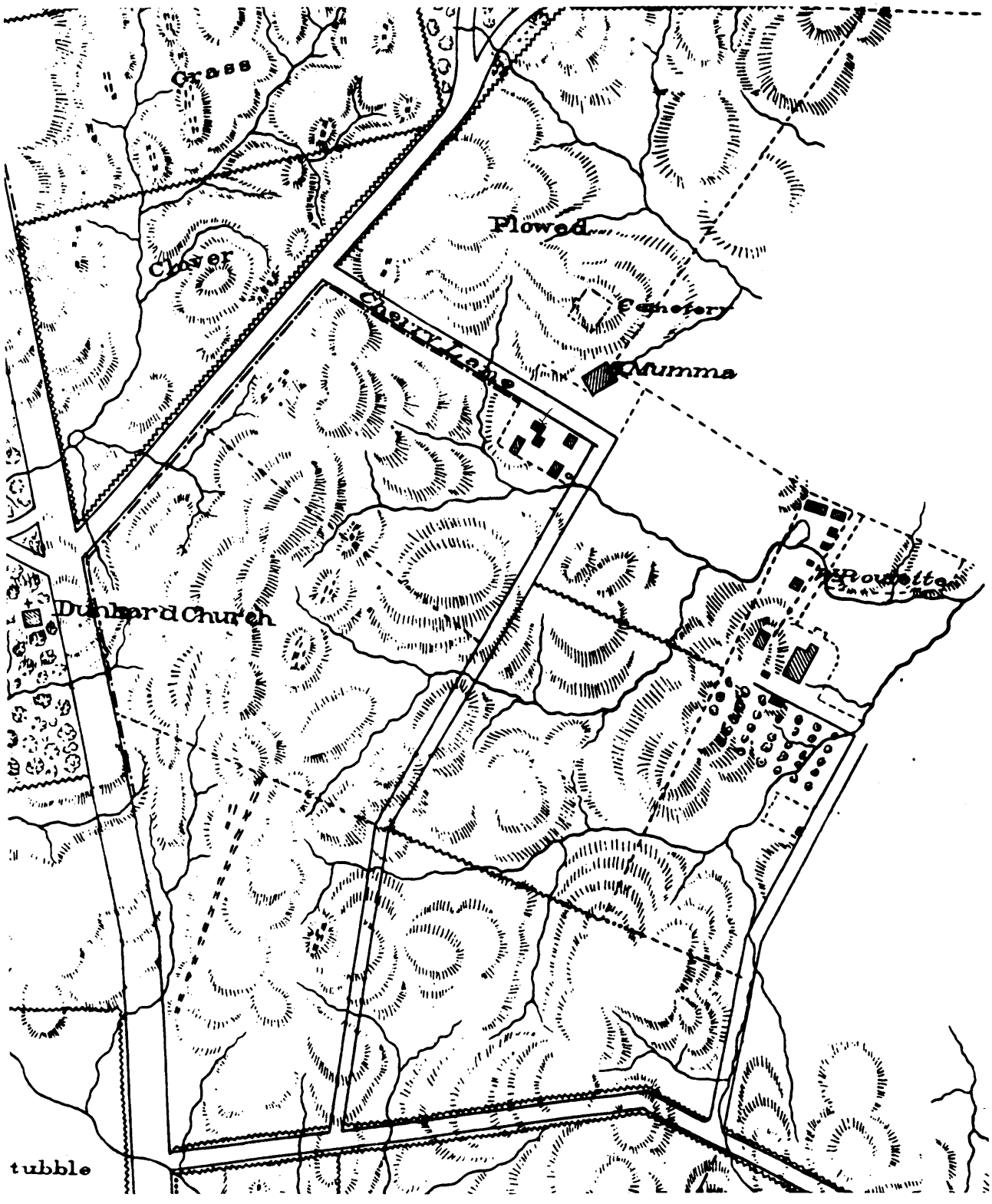
National Park Service Period: This period begins with the purchase of the property from the Spielmans in December 1961 and continues up through the present. Rehabilitation of the structure began in the summer of 1990 and has been funded in three phases through the summer of 1992.

PS-1999: A second phase of exterior preservation and interior adaptive reuse began in 1998 with the Design Development Plan by the Denver Service Center. Work is expected to commence in 1999 for the total rehabilitation of the Samuel Mumma House.

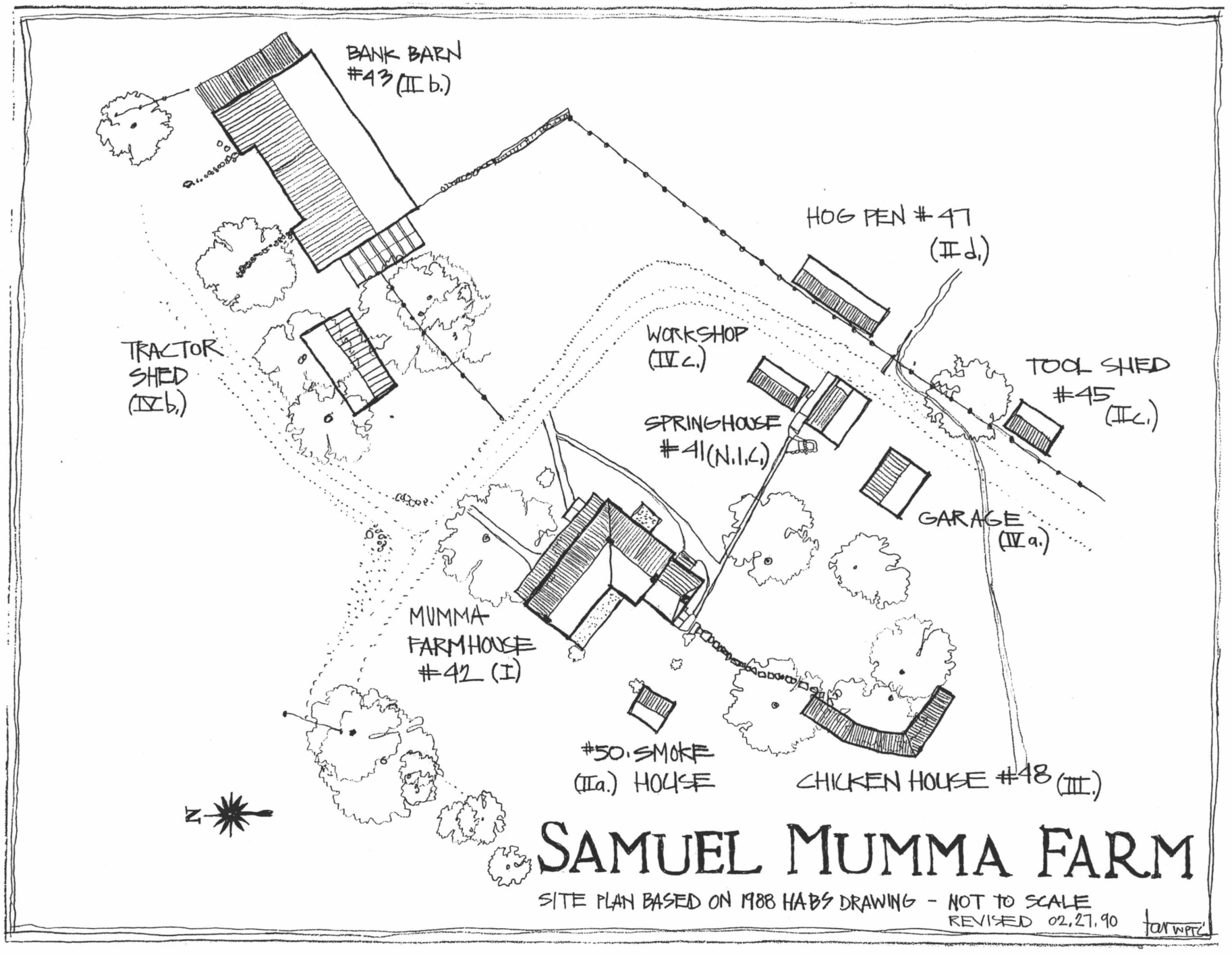
First Delaware Regiment.



Wilshin, Map No. 3. First Delaware Regiment.



Wilshin, Map No. 6. Sectional enlargement of Michler Map of Antietam Battlefield by Antietam Board showing Mumma house and buildings.


BANK BARN
#43 (II b.)
HOG PEN #47
(II d.)
TRACTOR
SHED
(IV b.)
WORKSHOP
(IV c.)
TOOL SHED
#45 (II c.)
SPRINGHOUSE
#41 (N.I.C.)
GARAGE
(IV a.)
MUMMA
FARMHOUSE
#42 (I)
#50. SMOKE
(IIa.) HOUSE
CHICKEN HOUSE #48 (III.)
N
SAMUEL MUMMA FARM
SITE PLAN BASED ON 1988 HABS DRAWING - NOT TO SCALE
REVISED 02.27.90

PART 1. DEVELOPMENTAL BACKGROUND

A.HISTORICAL BACKGROUND AND CONTECT

3.Archaeological Data

Archaeological information about the property has been compiled but has not reproduced in this report. Several reports are available for reference.

Research to-date has mainly been a response to the need to determine below grade conditions of the building. Test units have been excavated primarily on the interior of the brick house to investigate foundation conditions. This work was documented in the following report.

> *Archaeological Investigations at the Mumma Farm House, Antietam National Battlefield, Sharpsburg, Maryland*; submitted to Oehrlein + Associates Architects, Washington, D.C. by Mark Walker and John Bedell of Engineering-Science Chartered, Washington, D.C., January 1993

Some shovel testing also was carried out along the exterior northwest gable wall for the same reason. This work is documented in National Park Service correspondence, some of which is included as an Appendix to this report.

Research based projects have also been implemented under the auspices of the National Capital Region Chief Archaeologist Dr. Stephen Potter. These projects are well documented in the following reports.

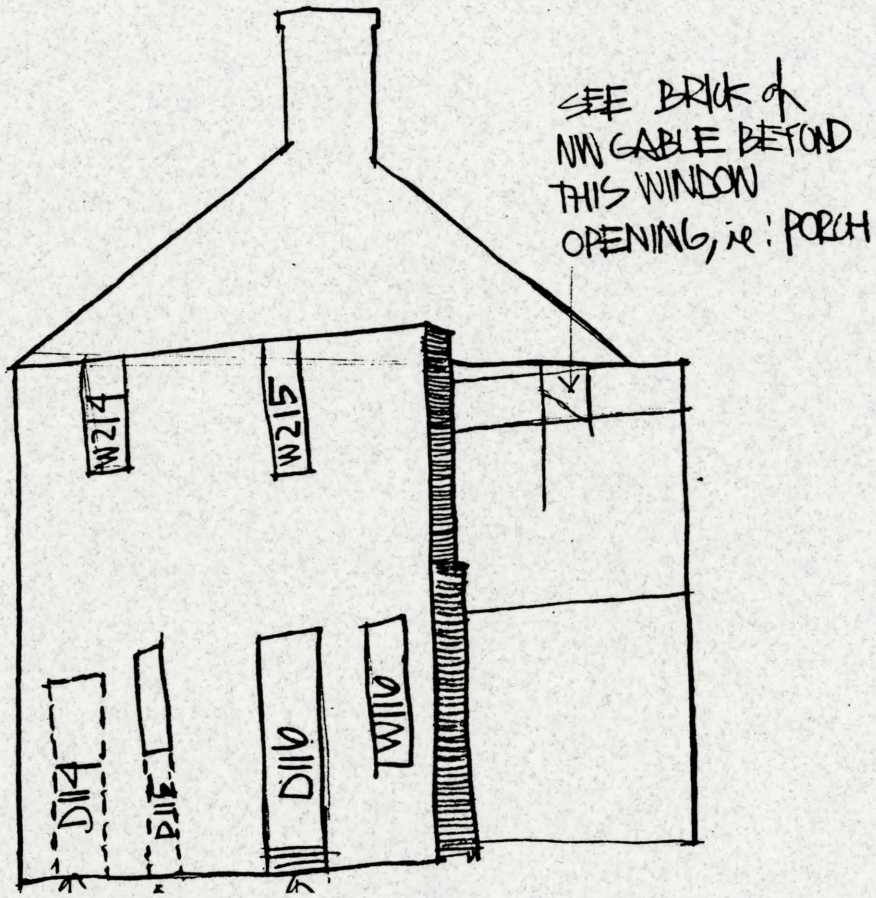
> *Using Computer Visualization to Help Recreate Historical Features on the Contemporary Landscape*; prepared by Jeff Coleman, Senior Animation Specialist URS Greiner, Inc., April 30, 1997

> *Analysis of 1936 Aerial Photography of the Sunken Road and Mumma Farmstead Areas of Antietam National Battlefield*, URS Greiner, Inc., May 7, 1997

For an overview and better understanding of the archaeological work to date, see the referenced reports.

PART 1. DEVELOPMENTAL HISTORY

B. CHRONOLOGY OF DEVELOPMENT AND USE



PART 1. DEVELOPMENTAL HISTORY

B. CHRONOLOGY OF DEVELOPMENT AND USE

1. Evolution of the Structure

Discussion: The existing Mumma Farm House has experienced a number of changes over its lifetime, the most dramatic of these being its destruction by fire on September 17, 1862. Before and after this cataclysmic event a house has existed on the land. The evolution of the house is mapped through the evidence of change as seen in the existing construction. Portions of the house may have come and gone and there is slight evidence of their brief existence. Other sections have withstood the test of time and war and are still on the land as part of the architectural fabric.

The total story may yet elude the intrepid investigator. The following section lays out what has been verified by those who have studied the building. The evolutionary history, or chronology of development, has been divided into the major phases of development as understood at the time of this writing, and based on the documentation and evidence of fabric of the house.

Origins - Pre Mumma Development

It is known that one of the three properties Jacob Mumma, Sr. purchased from Christopher Orndorff had already been developed by the time of its purchase in 1796. Mumma purchased three tracts of land from Orndorff on May 6, 1796 totalling 324 1/4 acres. Wilshin states that, "... the third tract of 11 acres was called "Land Called Part to Saneto".[1] It had been developed as part of the larger Orndorff farm holdings and contained, "...houses, barns, stables ... grice [grist] and saw mill."[2]

Wilshin supposes that, "It is quite possible he [Orndorff] was the builder of the Mumma Spring House and of the house, barn, and stables."[3] The above information is reported to give some background to discuss the later evolution of the structure.

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[1] Wilshin. Page 11.

[2] Wilshin. Page 11, refers to Appendix D, page 62, Deed Book I (eye) pg. 764.

[3] Wilshin. Page 11.

Mumma Pre War Configuration

It is possible to detect some evidence of the pre war configuration of the house from the historic period documentation. Two pieces are particularly helpful; a battlefield survey map, and a post war photograph.

The sectional enlargement of the *Michler Map*[4] shows us a possible relationship between two adjacent structures. Although the building footprints do not match the architectural evidence, what is important is that we see an adjacent relationship between two house blocks. This may be verified with the text which talks about the "burning houses" - note the plural - possible notation of the two adjoining structures, in personnel accounts of the day.

The photograph is from the studio of the Washington, D.C. based portrait photographer Alexander Gardner. His famous photograph *"Ruins of Mumma's House on the Battlefield"* documents the structure after its demise. The photograph is known to have been taken a few days after the fire and is dated September 1862. From careful study of the photograph it is possible to determine the defining characteristics of the pre war appearance of the brick structure. Detailed discussion of the contents of the photograph follows in the next section.

From these two references it can be ascertained that the brick house appears to be an addition built to the NW of an earlier structure on the site. This earlier structure was most likely a two story wood frame dwelling, perhaps the house(s) mentioned in the Orndorff - to - Mumma deed from 1796.

The wood frame dwelling was totally consumed in the fire and all that can be seen of it in the photo is the freestanding brick chimney and the rubble of the structure within what appears to be a stone foundation. From this visual evidence it can be determined that the footprint of the wood frame structure was approximately square. The first floor looks to have been raised slightly above grade as evidenced by the fieldstone foundation in the foreground of the photograph. The structure contained a large brick fireplace that appears to be more central to the house block than a perimeter wall chimney more typical of the area. The paint lines at the top of the chimney indicate the roof was either hipped or gabled with a ridgeline running in the NE-SW direction.

Evidence of the pre-battle appearance of the brick house can also be found in the Gardner photograph. What can be seen is a structure that is very similar to other vernacular farmhouses in existence at this time in the Antietam Valley. The following description of that brick structure is based on the structural evidence seen in the photo.

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[4] N. Michler, Major of Engineers. *"Map of the Battlefield of Antietam..."* 1867. Reproduced in Wilshin, pages 102 & 103.

In general, what we have is a two-story brick house, one room deep, with a two-story porch along the front (NE) facade. The porch is recessed behind the flanking end gable walls and is protected under the main gable roof structure. The porch is carved out from the main block of the house. It was accessible on the second story by a centrally located door that was flanked by a pair of windows. The openings on second level of the NE facade were probably vertically aligned over the openings of the first story. Openings on the SW wall are very similar to their current configuration.

Further analysis of the Gardner photograph will sustain the notion of this *"Two Adjacent House Blocks"* theory.

Gardner Photograph Analysis

The dramatic photograph, taken by Gardner a few days after the fighting, is centered on the ruined Mumma farmhouse. The photographer has positioned his camera to the south of the main house, slightly west of the Spring House which is also seen in this view. The standing remains of the brick house, centered in the photograph, including the extant NW gable and SW walls, are quite distinct.

The resolution of the image and the angle of the view reveal to the observer some of the characteristics of the brick portion of the house prior to the fire. These were described in the previous discussion. This photograph is also the documentation required to determine and locate those portions of the structure, which survive to this day. It can also help with the conjecture of what the Mumma's did with the structure immediately after the war had passed in the spring of 1863.

Primarily, the Gardner photo contains visual clues no longer accessible that support the theory that the brick house was not the original house structure on this site. It establishes that there were two parts to the Mumma farmhouse, one of which was consumed by the fire. The photo also provides the investigator with enough information to begin to assemble a more precise description of the configuration of the brick house before it was destroyed.

In the foreground of the photograph, to the southeast of the existing brick structure, is a large freestanding brick chimney. This chimney appears to be oriented in a NW-SE position and is no longer extant. The structure that surrounded this chimney has been reduced to rubble by the fire. Looking at this scene and adding it to what is known about the house it is possible to say this chimney was once part of an earlier house which was adjacent and connected to the brick house.

Perhaps the most significant thing about the photograph is that one can see into the interior of the brick structure. There is no SE gable end wall to the brick

house. This suggests the two structures were adjacent, the brick structure having been constructed against the existing NW wall of a wood frame structure.

The visual evidence to support this claim is seen at the freestanding end of the front and rear walls, which are perpendicular to the large NW gable wall. These would be the SW (front) and NE (rear) walls of the brick structure.

The SE end (the end closest to the viewer) of the two parallel walls is quite distinct. The white plaster interior walls of the ruin can be seen through the gaping hole of what should have been the SE gable wall. Careful examination points out that there is no evidence of a collapsed brick SE gable wall to parallel the extant NW gable wall.

Two things support this claim. First, if the SE wall had collapsed one would expect to find the two flanking walls partially damaged. There is no damage to the SW wall and the NE wall is obscured by foliage, but it does not appear damaged. Second, the profile of the wall has very clean edges. If a perpendicular wall had been constructed the bonding of the brick would exhibit a different pattern. There is no evidence of bonding or keying between two perpendicular walls, especially the SW wall. With the collapse of an integrally bonded gable wall this pattern would be clearly disrupted. Therefore, it appears that a SE gable wall was never constructed in conjunction with the erection of the other three brick walls.

This is the evidence that the brick house was built as an addition to an earlier structure and used the adjoining NW exterior wall of that prior existing structure as its closing "party" wall on the SE elevation. With this arrangement the need for constructing a brick gable wall at the SE end of the brick structure would be eliminated.

Battle: September 17, 1862

Current research has shown that contemporary civil war sketches record the structure during the conflagration. There are also numerous written descriptions of the "burning house(s)" or "burning buildings" in the military reports of the day.

The fire was of such intensity that it was reported as a landmark in several military reports recalling the activities of the fateful morning. Former Park Historian Dwight Stinson has calculated in his *Field Report of the Mumma Farmstead*[5] that the fire was set in the early morning, between 6 and 6:45 AM. He reports, "By 8 o'clock the fire was already raging as evidenced by the report of a Captain in

[5] Dwight E. Stinson, Jr. *Field Report, Mumma Farmstead, Antietam National Battlefield Site, Maryland*; National Park Service, Antietam National Battlefield Site, Sharpsburg, Maryland; January 26, 1962; page 10.

Garland's Brigade which was in the vicinity of the farmstead at that hour".[6] He also states that, "By noon the fire seems to have subsided to the point where it no longer constituted a conspicuous landmark".[7]

The point in mentioning the duration of the fire is in terms of what was actually burning. Even if the fire raged only from 7AM until 11:00 AM, it would take a considerable amount of material to fuel an intense fire, "...a fire which burned uncontrolled for several hours."[8] It seems that this is further proof of a substantial wood frame structure burning adjacent to the "brick house", the ruins of which were photographed.

Mumma Post War Configuration - Ruin

The famous Alexander Gardner photograph *"Ruins of Mumma's House on the Battlefield"* documents the structure after its demise. The post battle appearance of the Mumma house is quite evident from the photograph. What remain after the fire are the structural walls of the brick house. But there are also clues and fragments of the interior finishes that were used.

Three brick walls are visible in the photograph and they form the shell of the structure. These are the NW gable wall, and perpendicular to it, the parallel front (NE) and rear (SW) walls. The NW gable is seen looming with its two burned out attic windows and its centrally located chimney; the chimney and attic window locations appear as they do today in the gable wall. The NE and NW gable walls come together in a regular corner, flush with the end of the building. The plastered interior surface of the NE wall is seen recessed approximately four feet behind the leading edge of the NW gable wall. This allows room for the recessed porch structure.

The visual clues in the Gardner photograph are confirmed by physical evidence remaining in the house. Extant fabric clearly shows there was a two story recessed porch across the NE elevation of the brick house. In the photograph, one can look through a burned out window opening in the NE wall and see the delineated bricks of the NW wall through the opening, these bricks with their pencilled joints can be seen today in the house. Other views recorded in the various wartime sketches of the burning house show a door centered on the second floor of the NE elevation, it is confirmed in the photograph. This door provided access to the upper level of the two-story porch.

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[6] Stinson. Page 10.

[7] Stinson. Page 12.

[8] Stinson, ibid.

Remnants of the interior finishes can be seen in the photo. Sections of interior plaster survived and can be seen on the NE wall. The interior pargetting of the NW gable wall also can be seen in the photo. A dark horizontal line scored into the plaster indicates the position of a wood picture rail or hook rail. Also, evidence of the heating system can be seen; a stove thimble at the NW gable chimney is visible through one of the SW wall windows. It appears that none of the wood portions of the structure survived.

Mumma Post War Configuration - Reconstruction

Facing the prospect of having to rebuild their lives as well as their house, the Mumma's chose to rebuild using the remaining walls of the brick house as a beginning. As was reported earlier, the house was reconstructed within a nine-month period. The family was in residency by July 1863, prior to the battle at Gettysburg, Pennsylvania, as reported in a letter by Samuel Mumma, Jr.[9]

Physical evidence in the extant structure suggests they rebuilt using the three existing walls, and added a brick gable wall to close in the SE elevation. One change which occurred during this reconstruction was the lowering of the second floor level; the joist pockets of original floor are visible behind the second story baseboards on the SW wall.

The wood used to rebuild the interior structure of the brick house was vertically sawn commercially available lumber; 3x7s for the floor framing system and 3x5s for the roof framing system. The roof was reconstructed using 1x2 spaced sheathing and wood shingles as the exterior covering. Historic fabric exists from this reconstruction effort.

The evolution of the house becomes more difficult to document from this point on. The general sequence of construction can be suggested but specific dates cannot be assigned. It is not possible to specifically answer the question, `Was the Frame addition constructed at the same time the brick house was rebuilt, or was it built as a separate structure'? Most evidence points to a later construction date.

Another factor to consider is the impact of a two story wood wing attached to the southwest wall of the brick house. Something like this may have been built prior to, or contemporary with, the construction of the frame addition. Although architecturally undocumented, the oral history of a former occupant of the Mumma House claims such a wing existed on the site of the current southwest porch and pantry (108,116, 117).[10] Either structure would accommodate the spatial requirements of this large family.

[9] Wilshin. Page 6.

[10] See footnotes 32 and 33.

Second Generation Mumma Period Configuration

This period would include the time from the initial reconstruction of the house in the spring of 1863 until Barbara Anne Mumma sold the house on March 26, 1885. Either of the two large wood frame additions may have been constructed during this era. Stylistically and technologically the extant frame addition would be appropriate to this time period. Family data indicates that there were up to 15 people living in the house at the time it was destroyed.

Samuel, Sr. had three living children from his first marriage. There were also ten children living from his second marriage. The birth dates for these children places them born before 1863 and still living at this time.[11] Surely they would have required more space than was available within the confines of the walls of the reconstructed brick house.

Changes that would be associated with the addition of the frame structure(s) include alterations to openings in the SE gable wall and some alterations in the domestic use and interior partitions of the brick house. This period is significant due to its associative value with the Mumma family and their struggle to regain their prosperity in the war torn valley.

Post Mumma Ownership Period

This period includes the time from 1885 through the successive ownership of the Fishers, Snyders, and Spielmans, ending in December 1961 with the sale of the property to the Federal Government. Changes to the configuration of the house most likely occurring during this time period include: the remodeling and enlarging of the brick structure, changing the style of the windows, construction of the kitchen wing, overlaying the wood shingle roofs with the metal roofs - most likely in two stages, and the addition of the interior plumbing and electrical systems. A detailed listing of changes will be found in the Part 1. B.

Although sold to the Federal Government, the National Park Service allowed Mr. Paul Spielman, son of Hugh C. Spielman and Hattie G. Spielman to remain as the permittee farmer. Mr. Paul Spielman remained living in the house with his wife and son Hal (Howell?) until 1985. It is not clear if Hugh C. and Hattie G. Spielman remained in residence at this time. Mr. Paul Spielman died in 1989/90. His son Hal still lives on East Main Street in Sharpsburg, Maryland.[12]

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[11] Wilshin. Pages 15 & 16. Family data provided by Mrs. Virginia Hildebrand, Hagerstown, Maryland, as reported by Wilshin.

[12] Information gathered from employees of Antietam National Battlefield in 1991-2 by the author.

National Park Service Acquisition Period

Documentation as to the development or condition of the structure in the public realm is scarce. Prior to the sale of the property in 1961, the then current owners Hugh C. and Hattie G. Spielman had the property surveyed, perhaps as a prerequisite to government acquisition. J. Clarke Seibert, a prominent appraiser from Hagerstown, Washington County, Maryland, conducted the survey.[13]

His description of the structure indicates that there has been very little change in the intervening 30 years prior to the current on-going rehabilitation program. One exception is the number and location of exterior shutters. Seibert states that there are "shutters on all windows except four in the West (NW) end of brick portion of house".[14] Currently (1992) all exterior shutters have been removed with the exception of the double paired shutters at the Northeast elevation (W109/110 and W111/112). Photos taken which date to the appraisal show the shutters in place.

Seibert also provides us with the only description of the uses of the various rooms. This description is included in the section "Description of Room Interiors and Finishes" in Section VI of this report. This information dates to the appraisal made at the time of the Spielman occupation.

The condition of the house is noted as either being "good" or "very good" with the exception of one location. Seibert notes that, "In the brick part there are three rooms [on the second floor], walls are papered over plaster on brick. These walls are in need of repair".[15]

Other information concerns the utility systems. In the appraisal Seibert describes, "A 30 gallon electric water pressure system for cistern at corner of house also hooked to spring 150 feet East of house. A 55 gallon electric hot water system".[16]

In his Appraisal Analysis, Seibert concludes, "The structural condition of the buildings, the general upkeep of same and the beautiful scenic Easterly slope toward the mountain, certainly adds charm and desirability to this subject property.

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[13] J. Clarke Seibert. *Valuation Report, Farm Property, Hugh C. Spielman and Hattie G. Spielman, Bloody Lane and Hagerstown - Sharpsburg Pike, Sharpsburg, Maryland*; October 6, 1961. Appraisal is part of National Park Service documentation on file at Antietam National Battlefield.

[14] Seibert. Page 6.

[15] Seibert. Page 7.

[16] Seibert. Page 6.

The condition around the buildings as well as the interiors, denotes good housekeeping and livability".[17]

By 1986 however the upkeep of the farm in general had not kept up with its age and continued use as a permittee farm. In an evaluation of the conditions at the Mumma Farm, park Exhibit Specialist Richard Brown recorded the general deterioration that had occurred in the intervening years.

> "Due to lack of maintenance and upkeep, the overall exterior condition of this dwelling is in bad condition. Bricks are deteriorating - siding is loose, missing, and deteriorating -roof needs replacing - new gutter and down spouts are needed. The east side porch presents a safety hazard due to deterioration of steps, floor, and under carriage supports."[18]

Of historical interest, Mr. Brown also conducted "several interviews" with Paul Spielman. As a result of those interviews Mr. Brown recorded the following information concerning the evolution of the farmhouse. A date of 1898 is given to the construction of the frame addition and there is news of a two-story addition on the south (SW) side of the brick house. In addressing these two pieces of information the following thoughts occur. In 1898 the Fisher's owned the house. Stylistically, this seems too late a year for the construction of this addition. To date there has been little or no contact with the descendants of the Fisher family to determine if this is true. Given the size of the Mumma family after the Civil War (13 children living at home) it seems the construction of the frame addition (or some addition) would have occurred during their tenancy, certainly by 1885.

Concerning the two-story addition south of the brick structure Richard Brown recorded the following information from Paul Spielman.

> "Later, [after the reconstruction of the brick house] on the south side (SW), a frame two-story 24 foot by 12 foot addition was built and used as a summer kitchen and sleeping area. This addition was razed soon after 1925 and reduced to a small 7 foot by 7 foot pantry and porch".[19]

Chronologically, this razing of this structure occurs within the time period the house was owned by the Spielmans. There is no photographic, documentary, or physical evidence, however, which has been discovered which further supports this statement. In discussing this addition with Mr. Brown he recalls that Mr. Spielman indicated that access to the second floor of the frame addition was through the

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[17] Seibert. Page 17.

[18] Richard Brown. *Evaluation of Barn, Dwelling, and Outbuildings at the Mumma Farm*; US Department of the Interior, National Park Service, Antietam National Battlefield, Sharpsburg, Maryland; April 9, 1986. Page 5.

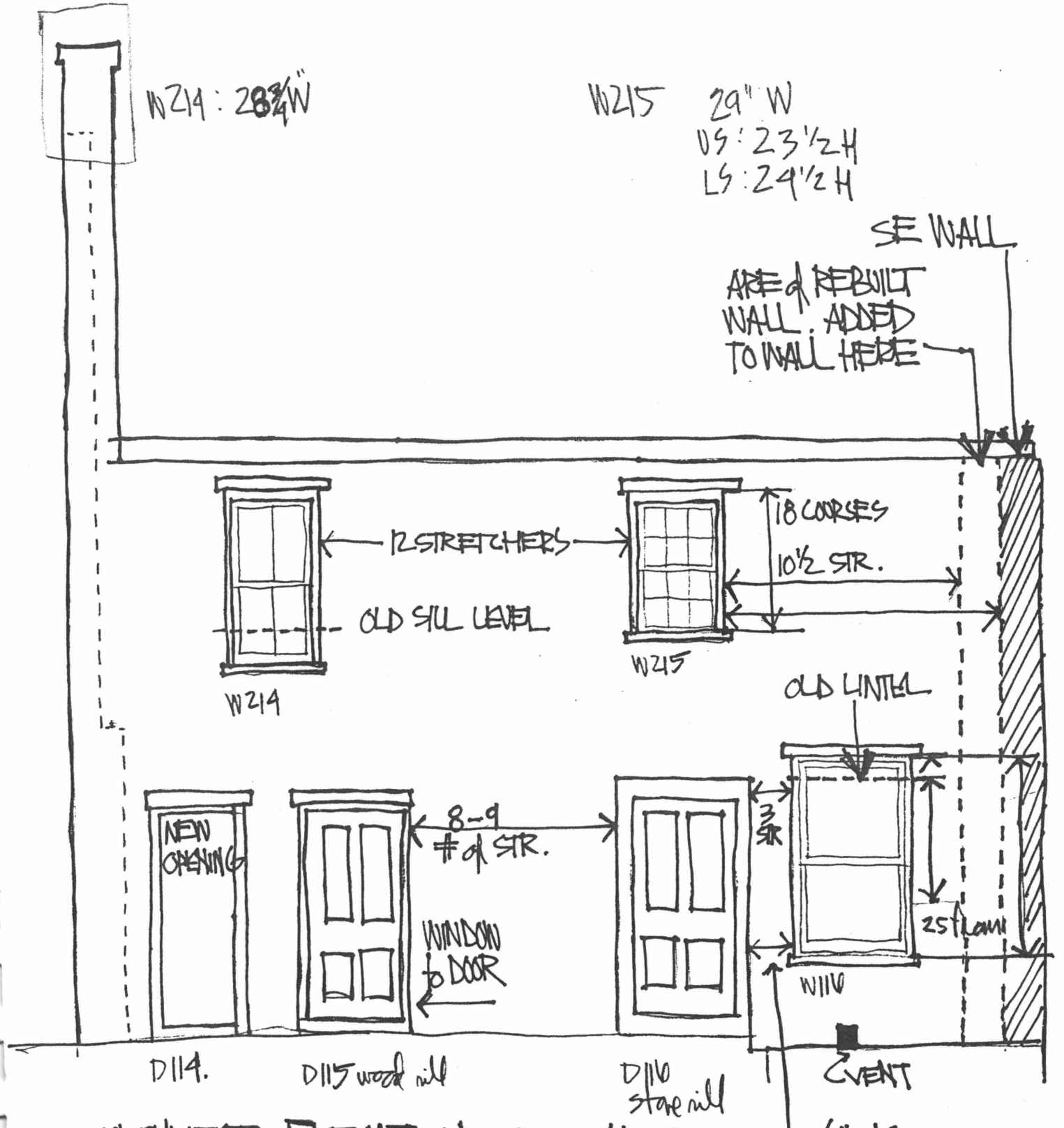
[19] Richard Brown. Page 4.

windows of the SW wall of the brick structure. This would have had to have been the case as there are not any doors on the SW elevation of the brick house at the second story and the window openings (W214, 215) do not appear to have been so radically modified. Given the reported size of this addition 24 feet by 12 feet it would have fit into the area now occupied by the pantry and the porch without covering over the opening for the outside basement entrance into the frame addition.

National Park Service Stabilization Period

Under the auspices of Superintendent Richard Rambur and Richard Brown a multi-phase stabilization of the house was begun in 1990. The project involved architectural inspection, condition assessment and fabric investigation, and prioritization of treatment recommendations. The goal was the immediate stabilization of the building. The first two phases were undertaken as emergency stabilization and involved large amounts of structural strengthening and repair to the exterior envelope of the house. The third phase focused on preservation of windows and other architectural features as well as completing the exterior preservation treatment.

During this phase of the project a Historic Structure Report was begun. Another aspect of the project was non-destructive monitoring of the northwest gable wall. An 18-month monitoring study determined the wall was not progressively moving during the course of the study. Research and field work for the HSR continued through 1992 when a preliminary draft was released. In 1998 the project was revived with this report being the result. It is still in development at this time.

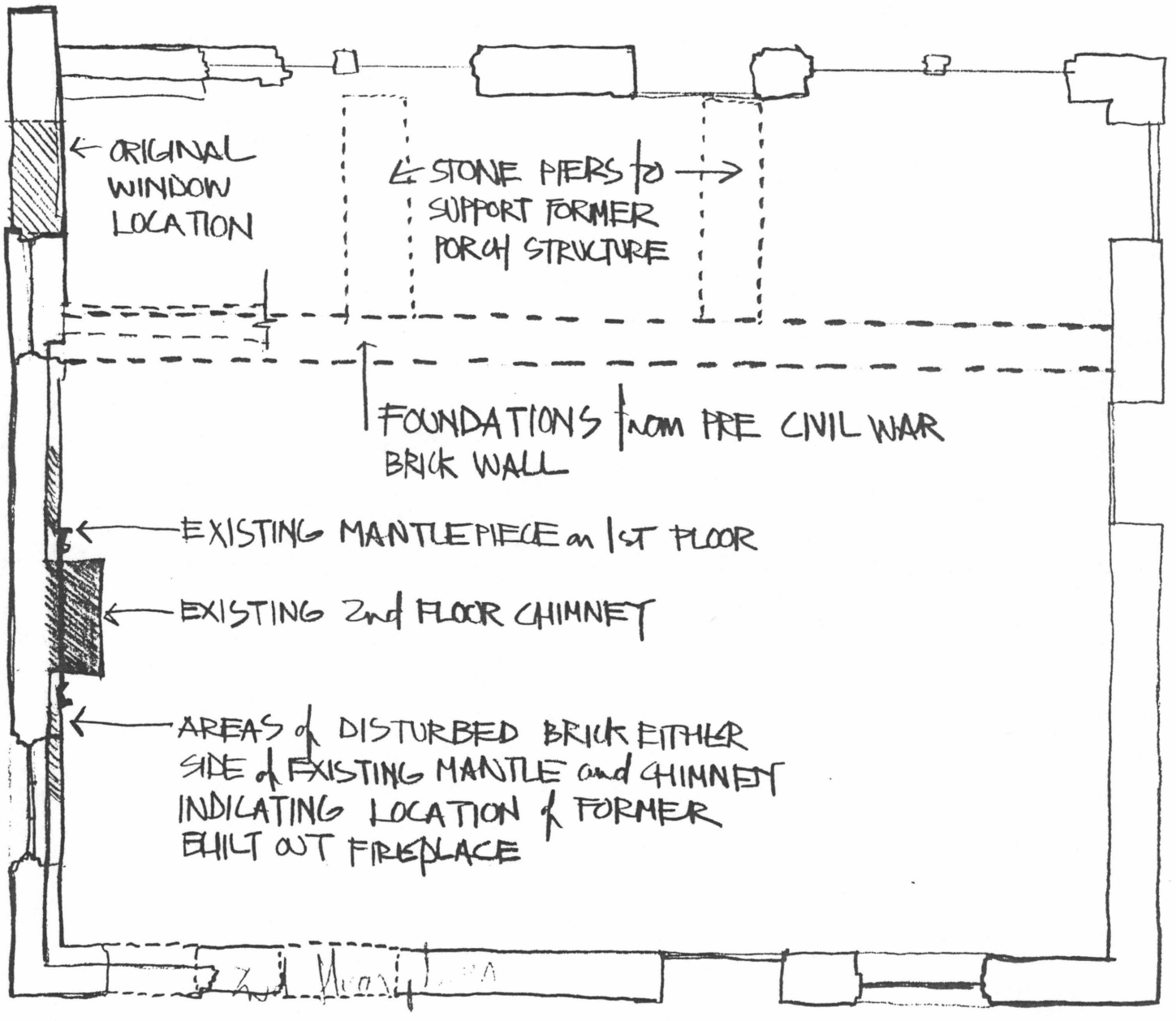


SOUTHWEST ELEVATION BRICK HOUSE

1/4" = 1'-0"

DOCUMENTATION of DIFFERENCES BTWN. 1862 PHOTO and EXISTING BUILDING.

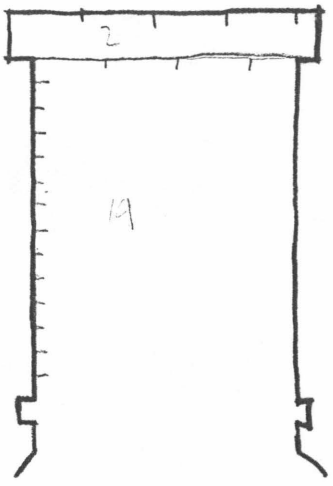
2-2½ CORRECTLY.

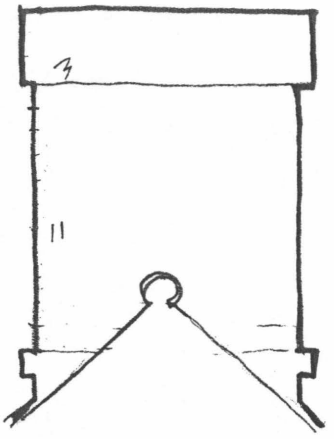


SECOND FLOOR PLAN OVERLAID FIRST FLOOR PLAN
BRICK HOUSE 1/4 INCH = 1 FOOT.

03,26,92, WPTC

Park	ANTI	NATIONAL PARK SERVICE		Sheet	1
Area	MUMMA HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of	1
Project	NW GABLE CHIMNEY	By	Checked	Pkg.	
Feature	COMPARISON	Date 02/92	Date	Account	





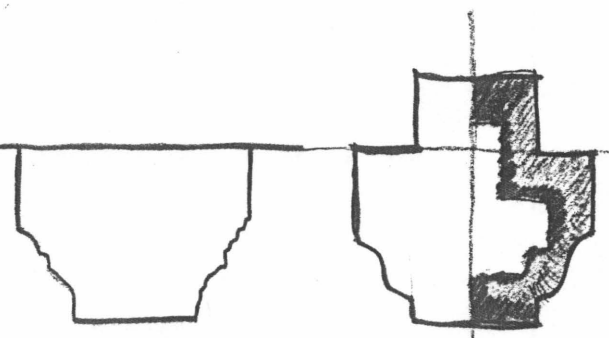
HISTORIC PHOTO
ca. 1862

EXISTING CONDITIONS
ca 1992

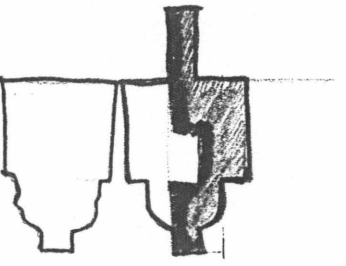
NW GABLE END, BRICK HOUSE, MUMMA FARMHOUSE

☆U.S. GPO: 1991—293-526

Park ANTIETAM	NATIONAL PARK SERVICE		Sheet
Area MUMMA HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of
Project BRICK HOUSE - PM209	By [illegible]	Checked	Pkg.
Feature MUNTIN COMPARISONS	Date 92	Date	Account



W214 (2/2)



W215 (6/6)

☆U.S. GPO: 1991—293-526

Summary of Building Evolution

In sequential order the following is an outline of the architectural and structural changes which are evident solely as a result of the analysis of the extant fabric of the existing structure. No archeological or historical research has yet been completed to either support or refute these statements.

May 1796: Jacob Mumma acquires land from Christopher Orndorff. One 11 acre tract recorded in the Deed as land called "Part to Saneto" has been developed, "... with houses barn stables ... grice and saw mill."

Jan. 8, 1831: Deed transfer Jacob Mumma, Sr. to Samuel Mumma, Sr.

September 17, 1862: Civil War Battle at Antietam; Mumma House, Barn and Spring House burned by Confederates; shell of brick house survives.

Spring of 1863: House rebuilt incorporating ruins of brick house, changes made in openings of SW wall. SE wall of brick house is closed in with new brick wall to replace missing wall of burned adjacent frame or log structure.

June/ July 1863: Family moves in, "... a few weeks before the army went to Gettysburg." July 1-3, 1863: Battle of Gettysburg, Pennsylvania.

(Two-story frame addition at rear of brick house is constructed?)

Existing wood frame house is added to brick house, possibly on foundation of earlier house. Changes occur in openings of common wall between the two structures. (6/6 windows used in frame house to match 6/6 windows in brick house?)

Original NE wall of brick house is demolished eliminating the partially enclosed two-story porch.

A new brick wall (extant) is constructed to replace the demolished wall and extending the interior space to the full width of the gables.

Numerous changes occur in conjunction with this remodeling including: relocation of interior stair in Rooms 105/ 209; interior floor plan rearranged, partitions are extended and partially reconstructed in Rooms 105, 106, 107, 207, 208, 209, 210. Windows in brick house changed from 6/6 to 1/1 reflecting stylistic changes in glass sizes.

Northeast porch is built across entire NE elevation replacing earlier porch at center bay of frame addition.

(Two-story frame addition at rear of brick house is demolished (Circa 1925?)

Kitchen wing, pantry and enclosed porch added; 4/4 windows used, some 6/6 windows in brick house replaced with 4/4 windows from kitchen construction. 6/6 windows removed from SW elevation of frame house reused in brick house (?).

Vestibule entrance added.

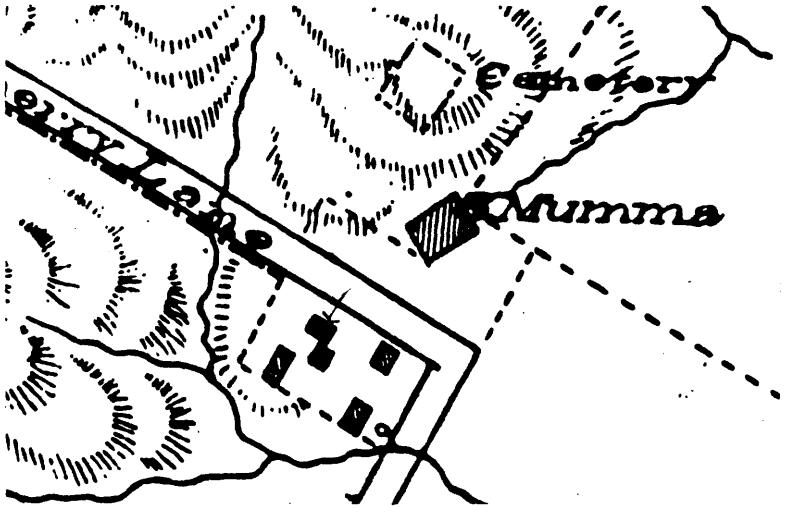
Shed roofed porch was constructed against the SW elevation of the brick house.

NOTE: Reference the following section, *Evolution of the Structure, Developmental Sketches* for further information.

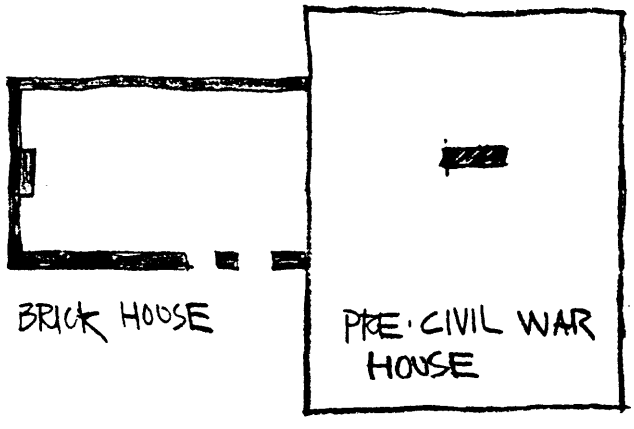
Evolution of the Structure

Developmental Sketches

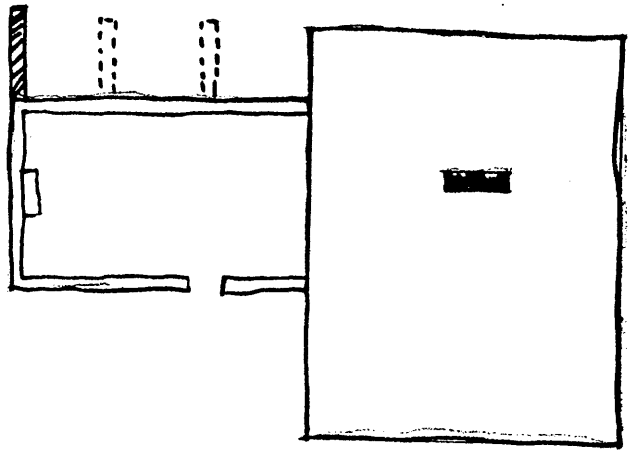
These sketches will attempt to show the development of the house through the various phases of change. Starting with the Mumma Pre War Period before the house was burned, to the 1988 documentation by the Historic American Building Survey (HABS).



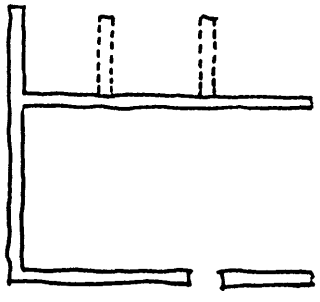
1867 Michler Map of Antietam Battlefield by the Antietam Board showing Mumma House and Buildings prior to burning. This arrangement of the buildings was done be war veterans some 5 years after the battle. While it may not be exact it represents the "two-block" arrangement of the house and the offset between them.



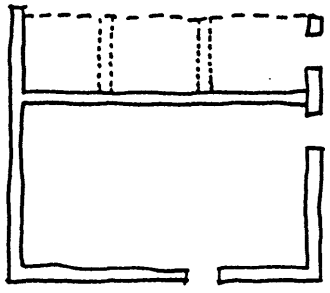
Architectural developmental sketch based on the visible remains in the Gardner photograph and the outline of the house on the 1867 Michler Map of Antietam Battlefield by the Antietam Board showing Mumma House and Buildings, taken from the Wilshin HSR, Map No, 6, 1969.



Sometime after the initial construction of the brick portion of the house, but prior to the Gardner September 17, 1862 photograph, it may already had some modifications. Based on close examination of the brickwork, it is possible the gable was extended to create the recessed porch. Close examination of the photograph shows the extended gable (and offset chimney) as part of the brick walls that survived the fire.



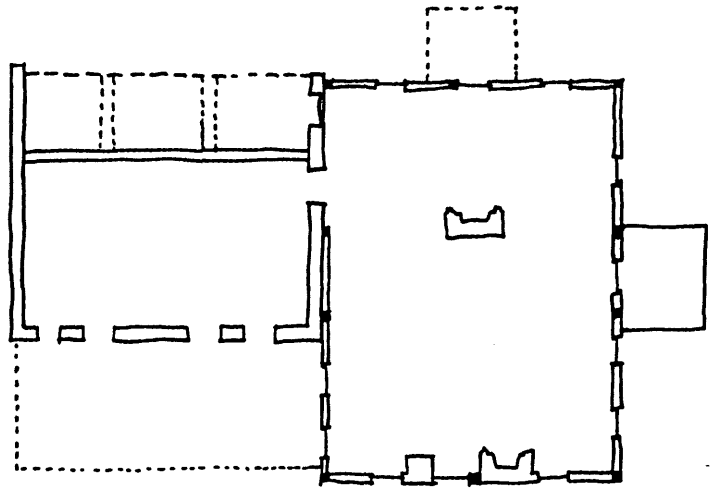
Post Fire Configuration. Architectural developmental sketch based on visible remains in the Gardner photograph and the 1988 HABS measured drawings. Sketch represents the brick walls still standing after the fire. Dotted lines represent foundation walls for porch floor structure, still evident in 1998.



Immediate Post-Fire Reconstruction. Architectural development sketch based on fabric investigation with new brick southeast gable wall in place and the 1988 HABS measured drawings. A letter from Samuel Mumma Jr., describes his family had returned to residency within 9 months, prior to July 1863 and the battle at Gettysburg, PA.

W125 (now a wall cabinet in R105) is indicated in the porch wing wall extension, as is D104 the connecting first floor door between the brick house and the later frame house addition. Further investigation of D104 (also D209 on the second floor) is warranted if it is to be known whether the opening was constructed contemporaneous with the construction of the SE wall, or if it was "punched through" at a later date to make the connection with the frame house when it was constructed.

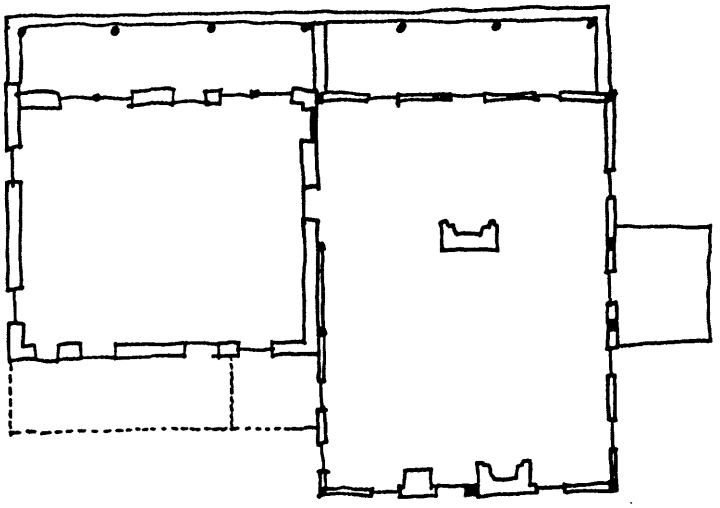
Removing the interior door trim will expose portions of the brickwork and may make a determination possible. This investigation would further aid in establishing the chronology of the house. Specifically does it appear as if the frame house addition was constructed at the same time as the SE wall - the brickwork should exhibit squared edges at the rough opening for the door? Or was it added later and the brickwork should exhibit broken or damaged edges at the rough opening for the door indicating the brickwork was modified afterwards?



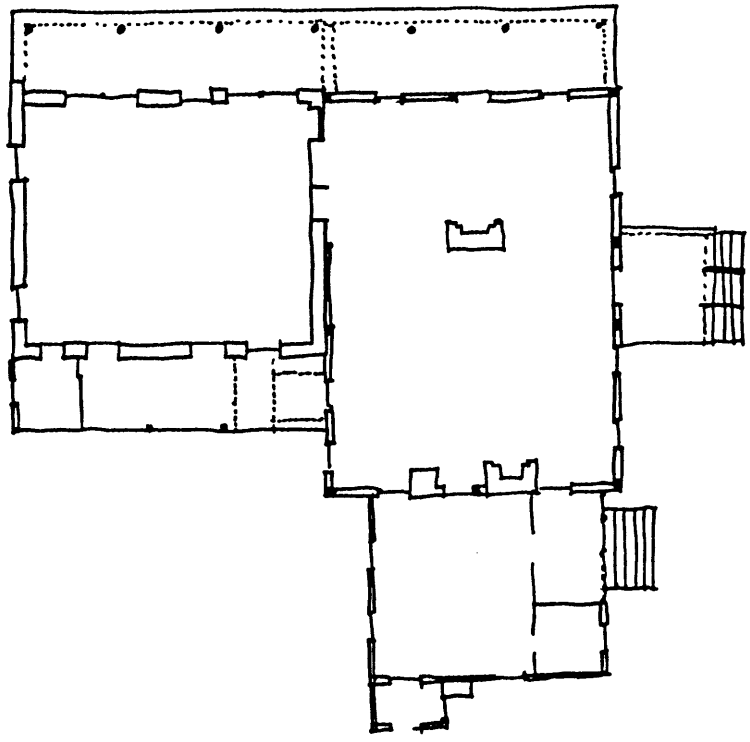
Second Generation Mumma Period Construction – Phase 1. Architectural developmental sketch based on architectural fabric investigation and 1988 HABS measured drawings. Sketch represents brick house with frame house addition. Frame house occupies approximate location of original house on the site (see Gardner photograph). As described in the text of the report, dotted lines represent the two additions that have been previously removed.

Of these two additions evidence has been verified for one of them. The location of the porch located at the central door opening (D103) on the southeast elevation of the frame house (discovered in the Phase 3 Stabilization project, 1992) was verified and documented by the WPTC preservation team. The addition indicated in the western inside corner (the inside ell) of the two structures has been orally documented, but no physical evidence has been uncovered.

Also indicated in the southwest wall of the brick house are the new openings that have been cut through the brick wall. Most likely these are window openings that were later changed to door openings to accommodate the new interior layout of the first floor of the brick house. This is coincident with the addition of the frame house, a period of major change at the Mumma House.



Second Generation Mumma Period Construction – Phase 2. Architectural developmental sketch based on architectural fabric investigation and 1988 HABS measured drawings. Sketch represents brick house with frame house addition after the original northeast front wall of the brick house had been removed and a new brick wall built flush with the northeast wall of the frame addition. During this period major interior alterations were made and many exterior window openings were modified. The most obvious change at this time is the loss of the two-story porch at the brick house and the enlargement of its outline (or footprint).



Post Mumma Ownership Period. Architectural developmental sketch based on architectural fabric investigation and 1988 HABS measured drawings. Sketch represents the current configuration of the Mumma House with all the existing additions. New to this sketch is the kitchen wing that was added to the southwest wall of the frame house in the early mid 20th century. Also the southwest porch on the brick house with the shed addition at the west end and the new exterior stairs into the basement of the frame house. The exact evolution of the kitchen wing has not been determined, but it is suspected that the southeast porch area and the entry vestibule at the west corner may be post construction modifications.

PART 1. DEVELOPMENTAL HISTORY

B. CHRONOLOGY OF DEVELOPMENT AND USE

2. Analysis of Existing Architectural Fabric and Physical Evidence of Building Evolution

Discussion of Field Methodology: The stabilization phases of preservation work at the Mumma House called for limited physical investigation beyond the scope of the repair project. This fabric investigation would provide information for the development of the fabric analysis section of the HSR. Due to the unique history of the structure, and in an effort to establish a more precise chronology of the construction and subsequent alterations, a more comprehensive physical investigation was conducted.

This information gathering phase of the project involved the removal and destruction of original and later fabric to uncover, and discover, evidence of the evolution of the structure. This undertaking was carried out only in key areas which were "laid open" to reveal evidence of earlier construction which had been covered over in later work. Much of this work was done in conjunction with stabilization work that was in progress during the summers of 1990 and 1991. This was followed with a more intensive phase of stabilization and fabric investigation between 1991 and 1993.

Brick House: The fabric investigation in the brick house centered on the following items:

- To define the extent of the pre Civil War fabric which might still exist;
- To search for, and document, physical evidence of the evolution of the structure based on architectural fabric; and
- To determine the construction of the existing structure.
- Verification of the pre Civil War fabric was done in a visually comparative manner, the Gardner photograph provided the basic proof.

In terms of the evolution of the structure certain specific architectural fabric would verify suspected alterations. The search was on for evidence to verify the existence of the following:

- a recessed two story porch on the NE elevation;
- to determine the extent of changes which had been made to the interior lay-out and exterior porches as a result of the expansion of the house through the pushing out of the NE elevation and adding on of the NE porch;

- and to determine the extent of changes which had occurred to the door and window openings as a result of these remodeling.

The construction of the existing structure was revealed as a part of this search.

Pre Civil War Fabric: What survives today from the pre Civil War house is not as much as survived the burning of the house. It is pointed out in the discussion of the Post War Configuration -Ruin that three brick walls survived the fire and constituted the shell of the structure. These were the NW gable wall, and perpendicular to it, the parallel front (NE) and rear (SW) walls. This is verified by the comparison to the Gardner photograph. During a later remodeling, which pushed the front wall out to the end of the gable, the pre Civil War front wall was demolished. The new front wall was constructed in its current location.

Historic fabric that still exists from the pre war period includes the NW gable wall, the SW wall, and foundations of the old NE wall and the original two-story porch. These stone foundations are concealed below the current floor in rooms 105 and 106. While it can be assumed that the foundation of the NE wall is pre war fabric, since it supported a wall that survived the fire, this can not be said for the porch foundation. It is possible that the porch foundation is from the later reconstruction period.

On the interior, fragments of burned joist ends still lie in their abandoned wall pockets on the second story level of the SW wall. During reconstruction the new second floor framing was lowered approximately 6 inches and made to bear on the wall ledger at the second story rather than reusing the joist pockets. Segments of the wall plaster on the NW and SW walls and the interior pargetting in the attic may date from the pre war period but this has not been verified.

Fabric Analysis: Evidence for the suspected alterations can be seen in the floor, wall and ceiling structures and finishes. The exact location of the original NE wall can be determined by looking at the interior surfaces in rooms 105/ 106 and 207/ 208, and under the floor boards in Rooms 105/106.

There is a clear differentiation between the floorboards to either side of the old wall location. This was the first clue as to the existence of an early two-story porch. The rooms in question were originally floored using random width hand planed boards varying in width from 3 1/2 to 5 inches. Where the old porch was located the floor has been replaced using narrower, more standard boards of 3 1/4-inch width. This is true on both the first and second story.

Following this demarcation up the walls and across the ceiling further evidence is revealed which verifies the existence of the wall and the porch. This evidence provides some information as to the construction of the brick house itself. It also exposes other clues as to the original reconstruction of the brick house in the spring of 1863.

Removing plaster from the inside face of the exterior brick walls at the location where the break in the floorboards occurs will reveal a scarred brick surface. This is where the old NE brick wall was keyed into both the NW and the SE walls.

In order to remove the bricks that were keyed into the wall bond the builders chiseled the protruding bricks back till they were flush with the rest of the wall coursing. Evidence of the demolished NE wall is evident on both the NW and SE gable walls. The wall surfaces to the interior of this scar line are plaster over brick.

The area to the exterior side of this scar line was also plastered, but careful removal of loose plaster on both the NW and SE walls revealed an exterior finish that dates to the post war reconstruction. This part of the wall, which would have been the end wall of the porch, had been painted bright red and the mortar joints had been highlighted with a white line called pencilling. The pencilling was used to pick out the mortar joints.

This treatment which exists on both the NW and SE walls indicates that the SE gable wall was constructed after the Civil War, that it was keyed into the ruins of the pre war house, and that the two story porch was contemporary with the post war reconstruction.

Keying of bricks is also discovered at the south corner of the brick house where the historic SW wall meets in a corner with the newer SE gable wall. At this corner the old SW wall was partially rebuilt. Most likely because of weakening from the fire the SE corner of the wall was dismantled and reconstructed integral with the new SE wall. During this rebuilding an additional two to three foot was added to its length. Bonding the new SE wall to the brickwork of the two still standing walls added lateral strength to the entire structure.

The new SE wall was constructed without a brick gable to close in the triangular area under the roof eaves. This area was constructed with an infill frame wall that is covered with horizontal weatherboards on the exterior.

Further evidence of the wall and porch construction can be found in the floor framing systems for the first and second floors. Doubled headers indicate the outer limit of the primary framing. Joist extensions sometimes called "sisters" were scabbed onto the primary joists to extend the new floors to the NE outside wall.

The roof framing system appears not to have been altered which indicates that the porch was recessed under the overhanging main roof of the house. Fabric remains reveal that the second story ceiling of the porch was plastered; the lath in this area is hand split and contains fragments of the plaster layers.

Plastering of the 2nd floor ceiling of the two-story porch was not unusual. Examples have been seen on other structures in this vicinity including the former Spong Farm House which was located within the boundaries of Antietam NB. It was a traditional

vernacular house dating from the same period as the reconstructed Mumma House. The Spong House included a two-story semi-enclosed porch featuring the plaster ceilings of the porch.[1]

Other physical evidence in the brick house points out that certain changes were made in the use of the house over time. With the expansion of the NE facade, and the addition of the frame house, circulation within the house was altered. Stairs in the brick house now located in rooms 105, 209, and 301 were changed. This stair starts at the first floor and is the only stair that rises to the attic. Access to the attic of the frame house is through a door in the wood frame gable end wall of the brick house.

Physical evidence in room 209 and in attic 301 indicates that the stair was reconstructed and rerouted at some point from the second floor to the attic. Patches in the floors on both levels and abandoned mortise pockets pinpoint where stair railings were anchored.

With the rerouting of the stair, and the expansion and additions to the house, the wall partitions in the brick house have also undergone several changes. It is possible to differentiate two episodes of wall building as identified by the type of plaster lathe that was used. Older hand split lathe may date from the reconstruction of the brick house in 1863; more modern sawn lathe, and there is both flat sawn and circular sawn lathe in place, indicates areas of later remodeling.

All the changes in partitions associated with the remodeling of the house after the expansion could be identified by the use of modern lathe and/or modern wire nails. In order to do this all historic plaster would have to be stripped from the walls and ceilings.

Areas of weakened plaster have been removed to aid in the investigation. Through this process there is evidence of hand split lathe being salvaged and reused to patch holes in walls or to construct new walls. This is evident from the use of modern wire nails used to fasten hand split lathe to the wall studs. Thus the changes in the wall arrangement cannot be totally resolved from the fieldwork completed to date.

Further plaster removal is required in order to learn more about the pattern of wall construction. At this point in time removal of more plaster cannot be justified; most of the interior plaster is in good shape and should not be disturbed. However, some plaster may have to be removed as a result of the proposed rehabilitation. Documentation of all wall surfaces should be completed at this time and added to the body of information.

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[1] [35] The Spong Farm was donated to the National Park Service in 1940 by the Washington County Historical Society. The Spong House and other buildings were removed by the NPS in 1946-47. The structures had been built in 1864, according to park records, and were determined post battle. Architectural and historical studies were prepared in the early 1940's and are available at park headquarters and the National Capital Region library in Washington, D.C.

Interior Room Arrangement: Changes in the room arrangements and wall locations that can be identified are based on physical evidence such as clear additions to walls, or where there is corroborating evidence. The results of the investigation to date include the following changes.

The wall between Rooms 105 and 106 is in question. At the intersection of the interior partition with the SW brick wall is a conflicting piece of evidence. At this location there is a piece of picture rail fastened to the SW brick wall between D115 and D116; it passes through behind the wall separating these two rooms. This indicates either the space was not divided by a wall at this location and the existing wall was built later, or this detail survives from the original reconstruction of the house. Areas where the plaster has been removed show both hand-split lathe and modern lathe on the Room 106 side of the wall.

The stair located in the South corner of Room 105 has also been reconstructed. Evidence here shows the mixed use of both hand split and modern lathe with a mixture of nail types. The lower part of the stair enclosure framed out into the room is split lathe; the ceiling in the room over the door is modern lathe. The interior of the stair enclosure, Room 107, is also a mixture. The interior SW wall is modern lathe, as is the interior of the NW partition. All wall framing above the stair level but below the second floor level is also new lathe; above the second floor level on the stair side of the wall it is mainly split lathe with modern lathe patches. This ties into the wall patterns on the second floor.

Wall patterns on the second floor have been greatly altered. The relocation of the stair and the rebuilding of the NE wall changed the interior circulation and the use of the spaces. What we can see indicates the Room 208 did exist in the early configurations of the house. The wall separating it from current Rooms 207 and 209 is mostly intact on the Room 208 side. Test locations indicate plaster over split lathe. The only change being the extension of the wall to the NE. Modern sawn lathe was used to extend the wall to meet the NE wall when it was constructed.

Room 209 also existed in the post war reconstruction configuration. Wall construction exhibits physical evidence from this and the second generation Mumma remodeling building campaigns. Currently in its third configuration it still retains fabric from the two earlier periods. Four other things that were examined to help determine the original footprint of the room are the baseboards, the picture rail, a fragment of an early doorframe, and the existing interior casings.

The wall between Room 209 and 207 is the latest wall to have been added on the second floor. It was built against an already existing interior partition, the wall separating it from Room 208. This wall was most likely constructed after the expansion of the NE facade. The NW wall contains further evidence as to the earlier configuration of rooms, as does the floor and the ceiling. The stair construction and the surrounding enclosure provide clues as to its history.

The NW wall has been extensively investigated and has revealed evidence as to the location of an earlier partition. It exhibits two different styles of baseboard and fragments of earlier wall construction. Room 209 was smaller in its earlier configuration. Now almost 12 feet in length evidence suggests it was once only 7 feet 6 inches. A length of mitered picture rail that is in-situ suggests this dimension. Adjacent to the open miter end of picture rail fabric remains of the perpendicular wall is intact. The picture rail is an indication of the extent of the room. It exists on the three walls that once set the boundaries of this room. Other evidence that supports this is the length of baseboard that corresponds to the picture rail. It too indicates the footprint of the room.

The baseboard and picture rails continue across the SW wall of the room and into the area that now contains the stair to the attic. They turn the corner and continue along the SE wall to the point where the fourth wall must have been located. The lower two-thirds of a doorframe terminates it.

In mapping out the footprint of the earlier room it points out that the current stair is not the original configuration. Possibly by further examining the patches in the floor and ceiling of Room 209, and examining the patches in the attic floor it would be possible to lay out the first configuration of the stair. Evidence uncovered to date has not led to a conclusive solution as to the interior arrangement of the stair and its relationship to wall and door positions. Perhaps during the interior rehabilitation of the space further evidence will be found which will solve this riddle.

Wall Openings: Door and window openings through the exterior walls have been subject to alteration with the changing needs of the occupants. Some openings have not changed since the day of the Gardner photograph. Attic windows W 303 and 304 in the NW gable end are as they appear in the photograph.

Openings on the SW wall can also be identified. Comparison between the existing openings and the openings seen in the photograph produces the following analysis; five openings visible in the photograph can be identified. Of these five, two appear to be unaltered; W215 and D116 appear to be the same size today as in September 1862. This is based on examination of the brick pattern and the numbers of rows and stretcher bricks it takes to form the rough opening.

There are three other openings on this wall that have been altered over the years. Lowering the sill has lengthened W214 by four courses; changes here date to the addition of the kitchen wing as this two-over-two window matches those used in the kitchen. It may also date somewhat later to the time that D122 was converted from a window to a door. Widening and lengthening has enlarged W116. D115 has been changed from a window to a door by removing the sill and lengthening the opening to the floor.

A fourth opening, D114, which is in the extreme west corner of the first floor, is a new opening. First constructed as a window it was later modified to the its current appearance.

- Other openings are not visible in the Gardner photograph; the following comments are based on fabric and space use analysis.

- In the NW gable end there are two windows on the first story (W113 & W114) and none on the second. Both openings on the first story make sense in terms of the plan as there flank the central chimney/ fireplace. In terms of the structure however it is also possible that the gable wall was considered primarily structural and no openings were put through. The attic is the exception; the gable wall was the only place to locate openings to let in light. If W114 is an original opening it has been enlarged by lengthening and widening. Most likely these changes date to the remodeling of the NE wall as all the windows and casings are of the same type.

- W113 falls right at the intersection of the old NE wall with the NW gable. It is unlikely that a window opening would be positioned at this location. It is possible this opening was punched through after the expansion of the NE wall, and an earlier opening was closed up, or an earlier opening was enlarged. It is also possible that the exterior wall configuration was different than thought and a one-room bay was extended out to the end of the gable wall. If this were the case then this window would be within the confines of a sensible room configuration.[2]

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It is not possible to precisely determine the arrangement here at this point in time. Fabric evidence on the interior of the gable wall confuses the analysis. The interior surfaces of the brick have been disturbed and it is difficult to determine what has occurred.

Areas of disturbed and broken off brick are observed on either side of the mantle located in this room. The corbelled construction of the chimney flue is unusual and suggests that there has been major intervention in this area. Disturbed areas of brick may indicate the location of the original firebox construction that was built into the room away from the wall. The location of W114 overlaps the area of the firebox position. This indicates W114 is probably a modern opening. Likewise W113 has either been substantially remodeled or was punched through at the time of the construction of the current NE wall. Areas of disturbed brick coincide with the bottom of the now corbelled chimney.

Chimney CH03, clearly visible in the Gardner photograph, has required maintenance over they years. Through the course of repointing and relaying the brick cap has been inadvertently changed. By comparing the existing chimney with the Gardner photograph the following changes can be identified. The chimney itself is two courses shorter toady than it was. When photographed in 1862 the chimney was 14

[2] 2 Such an arrangement can be seen at the Pry House, located elsewhere at the Antietam National Battlefield. This arrangement is also seen throughout Washington County, Maryland.

courses tall with a two course corbelled cap. The existing chimney is only 11 courses tall and has a 3 course corbelled cap. 2 courses in the height have been lost over time and the cap has grown by 1 course of brick.

In the SE gable wall the changes made to the openings date from the addition of the frame house and the expansion of the NE facade.

- W125 has been converted from a window to a wall cupboard by boxing in the opening and plastering over on the frame house side; by adding shelves and doors on the Room 105 side.

- D104 was probably always a door.

- D209 could go two ways; it was either a window which has been enlarged to a door, or it is an opening punched through at the completion of the frame addition to provide second story access between the two house blocks.

- Openings on the NE wall most likely date to the construction of that wall, and it is likely that they have not been altered since the wall was constructed.

- Windows 303 and 304, and 215 appear to date from the first reconstruction after the fire. Other window openings have been altered and sash frames have been changed. With the availability of larger sizes of glass, it was fashionable to use the largest panes of glass affordable. When the NE wall was constructed single one over one sash were used. Windows 113 and 114 were most likely added, and W116 most likely enlarged during this remodeling campaign.

NE Porch: The current porch that spans across the entire facade most likely replaced an earlier porch on the NE elevation of the frame addition. After the NE wall of the brick house was pushed out to meet the front wall of the frame addition it made sense to remodel the frame addition porch and construct this large porch. No physical evidence has been found to verify the existence of an earlier porch on the NE elevation of the frame addition at D 103.

Construction: The structural systems within the existing brick shell are simple span wood systems. Their function is to support the first and second story floors and the roof framing system.

The first and second story floor framing systems are similar. The masonry wall provides bearing along the SW wall, this is done with the traditional joist pocket. The joists are supported along the NE end by a doubled header. The doubled header spans from the NW to the SE wall and is located approximately seven feet in from the existing NE wall. When the NE wall was relocated, joist extensions were used to carry the loads from the double header to the NE exterior wall. On the second story the joist pockets were not reused at the SW wall, instead a wooden ledger was laid on top of the brick wall shelf created by the reduction in the width of the wall from three wythes to two wythes.

Construction is similar to that of the first story system.

The attic floor framing system is different. It extends to the outer limits of the building footprint. The joists rest on a wall plate that sits on top of the brick walls. A board floor is nailed over the attic joists.

The roof framing system consists of 3x5 rafters that form a simple gable structure.

The rafters are half lapped at the ridge and pegged. Collar ties are face nailed to the rafters and occur at every rafter pair approximately one fifth the length of the rafter down from the ridge. The rafters are bird mouthed and sit on the rafter ledger plate at the edge of the brick walls. Rafters are spiked into the top of the plate. 1x2 spaced sheathing spans across the rafters and supports portions of a wood shingle roof. This system was later covered with a corrugated sheet metal roof.

Frame Addition: The investigation in the frame addition centered on the following items:

To document any alterations which were detectable in the extant fabric.

To document any physical evidence which defines the relationship between the brick house and the frame addition.

A secondary motive was to try to determine if the existing stone foundation part of an earlier structure or if it is contemporary with the construction of the frame addition.

The precise date of the construction of the frame house has not been identified in any historical or architectural documentation. A former resident has passed on to park staff that it was constructed in 1898. While this is possible, it has been noted that the frame addition fits in stylistically anytime between 1840 and 1885. This type of Italianate or *American Bracketed* detailing may have been used as late as 1898, especially in a rural setting[3]. However, given the spatial needs of the Mumma family at this time it is likely that they were responsible for the construction of the frame addition and that it was constructed between 1850 and 1870.

In terms of the construction sequence, physical evidence indicates the frame addition was added after the completion of the brick house. This was also before the addition of the kitchen wing.

The frame addition seems to have survived virtually unchanged from its original construction. Alterations to the exterior of the house have been minimal. This is also true for the interior room arrangement. Several changes have been made to the openings as they relate to the use of a specific space. The later addition of the kitchen wing was also

[3] [36] A phenomenon referred to "retard-de-e'tare" [sic], or more commonly, "Johnny-come-lately". Rural areas adopted "modern" or revival period architecture more slowly than urban areas.

the cause to change some openings.

Physical evidence that points to the sequencing of the construction is found in the method used to connect the two structures. They are not actually connected, rather the frame addition was built up against the SE gable wall of the brick house. The frame addition is wider than the brick house; this creates an inside ell configuration at the West corner of the frame house as it overhangs the brick house by some ten feet.

This arrangement requires that the frame addition be structurally independent of the brick house. Its frame does not bear upon the brick house in any manner. It does however share a foundation wall with the brick house. The new sill plate for the NW wall of the frame addition bears on the same stone foundation wall that also supports the SE gable wall of the brick house.

This may indicate that the stone foundation walls predate the construction of the SE wall of the brick house. If this is so than the stone foundations may date from the first house on the site, the structure which burned completely to the ground during the war and cannot be seen in the Gardner photo. (It would also explain the freestanding chimney in the photo.)

This sill plate supports the framing for the NW wall of the frame addition. According to the structural plan it should be three bays wide. As constructed, only two bays of exterior wall framing were actually built.

Two-thirds of the exterior NW frame wall was constructed, this is where the ell between the houses occurs. The SE gable wall of the brick house overlaps the frame addition for the last bay. The last third of the exterior NW frame wall, the NE bay, was not constructed. The framing is intact but the infill studs, exterior and interior wall sheathing was never constructed. Therefore, the NW wall of Rooms 103 and 206 is actually the SE gable end of the brick house exposed to view. The SE face of the brick wall has been plastered and painted but otherwise no attempt was made to make a frame wall at this location. This indicates later construction of the frame addition.

Further evidence of the sequence of construction is found at W125 in Room 105 at the brick house. This opening has been converted from a window to a wall cupboard. When the frame addition was built the window sash and stops were removed. The window frame was left intact and the exterior face was boarded up. There was no need for a window to look into the next room. The recess created by this space was converted to a wall cupboard by adding shelves and paneled doors on side facing Room 105. The side facing Room 103 was covered with lathe and plastered in conjunction with the rest of the SE face of the former exterior brick wall. The window lintel and sill are still intact in the wall construction.

The attic contains another element of sequential evidence. The frame wall that closed up the SE gable wall of the brick house has had a door inserted so that access is provided to the attic of the frame addition. The interior stair of the frame addition does not

go to the attic level. This door, D301, has clearly been cut into the wall. Also, the weathered appearance and texture of the SE side of the boards used to close in the gable end indicate that they were once exposed to the elements. This weathered condition occurred during the time period the brick house stood alone prior to the construction of the frame addition.

The method used to frame the roof for the frame addition is different than the method used to frame the brick house roof. This indicates two different periods of construction.

Two other items under consideration are the windows and the interior trim.

Windows: Although the six over six sash used in the frame addition are not consistent with the Italianate vocabulary they are consistent throughout the structure. This type of window may have been used to match the appearance of the than existing windows in the brick house. If W215 were an example of the original reconstruction windows, they would have matched.

Interior Trim: Interior trim in the frame addition was installed as a suite. Two types of trim were used; one for openings which are located on exterior walls, and another for openings which are located on interior partitions. This is consistent throughout the frame addition.

Several types of trim are used in the brick house. Fragments of original reconstruction trim can be found scattered throughout the house. In rooms where pieces of this trim survive it is often pieced together with patches of other styles. While inconsistent in appearance this miss matching of trim is used as a road map to help determine the locations of alterations to the partitions.

Other Changes that have occurred to the fabric of the frame house include:

- The addition of the "toilet" at the NW end of the hallway on the first floor (ROOM 101A, the "Powder Room"). This space is defined by the NW wall and Doors 105, 106, 107, and 108.

- The addition of the bathroom (Room 204) at the SE end of the hallway on the second floor. This includes construction of the partition (Room 201) between Rooms 204 and 201, installation of the plumbing system and fixtures, and changing the interior finishes to their current appearance.

- For some reason a concentration of opening changes is centered on Room 104. Physical evidence came to light during the reconstruction of the NW wall of the frame addition that points out two changes.

- D109 started out as a window, evidence of mortise pockets for a windowsill was found in framing members now removed. It was later enlarged to a door opening after the

construction of the kitchen wing.

- W107 was not part of the original construction of the frame wall but was added later. This was discovered when the diagonal corner brace was exposed and found cut off to insert the new window frame into the wall.

- D110, between Room 102 and the kitchen wing (Room 109), was also suspect to alteration. Prior to the addition of the kitchen wing it makes more sense for this opening to be a window. If it were a window, it would symmetrically balance the W108 location on the opposite side of the fireplace. Physical evidence seems to disprove this theory. Mortise pockets in the original sill plate indicate the location of the doorjambs. This supports its creation as a door opening. As a door it must have opened onto some type of porch or stair on the SW side of the frame addition as the sill is elevated above ground level at this location.

Kitchen Wing: The goal in this addition was to determine the following items:

- To document any alterations which were detectable in the extant fabric;

- To document any physical evidence which defines the relationship between it and the frame addition.

The kitchen wing consists of Rooms labeled 109 and 110. It also includes the porch called R112 and the later entry vestibule labeled R111. In terms of the construction sequence, it was built after the frame addition. The main block of the wing consisting of Rooms 109, 110, and the porch 112 were constructed as a unit. It appears likely that the entrance vestibule Room 111 was a later addition to the wing.

Primary fabric evidence that supports this as a later addition is traced to the foundation. It is clearly not contemporary with the foundation of the frame addition that it adjoins. Construction joints are visible where the wing walls butt against the frame addition foundation.

Other evidence revealed during the physical investigation also supports this claim. Exterior siding boards are to be seen when interior plaster is removed from the wall between the two structures. This indicates that the SW wall of the frame addition was completed prior to the construction of the kitchen wing. As in many wing constructions, the new wall was built up against the old without prior removal of the old wall surface.

The roof structure also clearly points out this is an addition to an existing structure. While in itself an independent frame it is ledgered against and partially supported by the frame wall of the earlier structure.

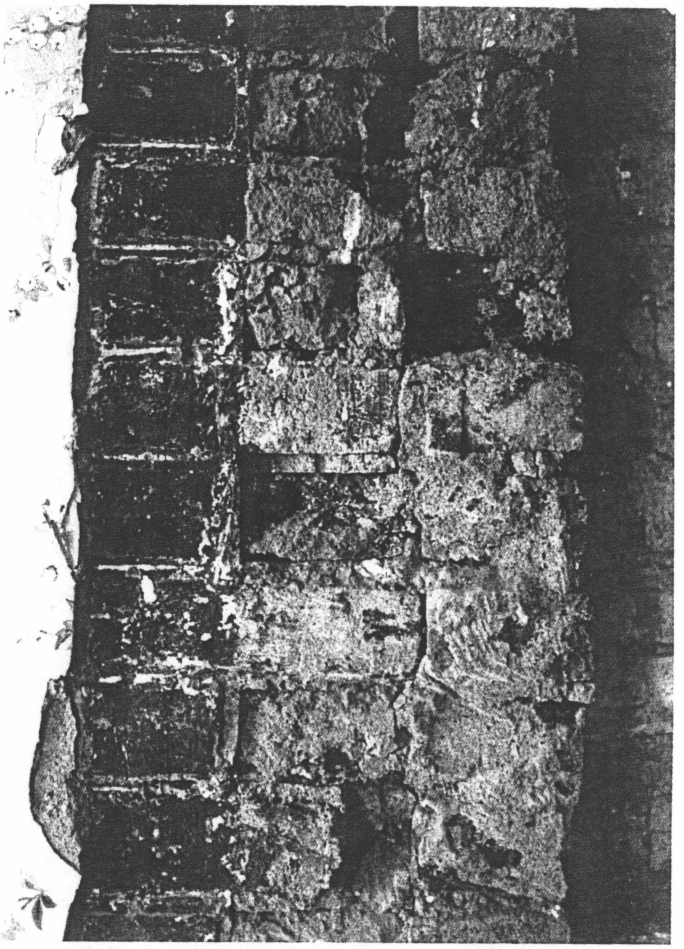
Although fairly recent the kitchen wing has also been somewhat altered since its construction. Changes are related to the construction of the entry vestibule at the West

corner of the kitchen. Again, this is the situation where a change in use resulted in architectural modifications. After the kitchen had been constructed it was decided to install an entrance at the western corner. Most likely this was the most convenient point to add a new door to facilitate getting to the outbuildings in the side yard area.

Prior to the installation of D122, this opening was most likely a window. Entry into the kitchen from the exterior would have been through D119 after crossing the porch. It is possible this window sash and frame were reused at location W214 in the brick house to replace a deteriorating older sash. The dimensions of W214 match those of the remaining two over two windows in the kitchen wing, and as pointed out W214 has been enlarged.

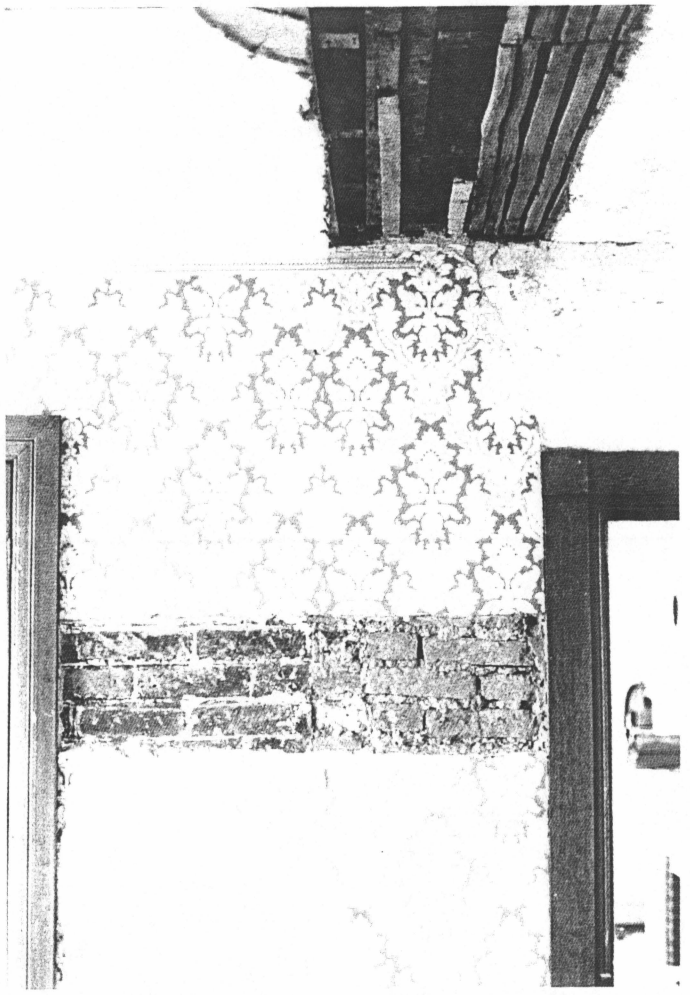
Mumma Farm House: Room 106, view of stone foundation and wing wall under existing floor. Stone foundation corresponds with location of former Northeast wall.

Mumma Farm House: Room 207, Southeast interior wall showing brick scars from demolition of former Northeast wall. Note painted brick and pencilled joints on left.

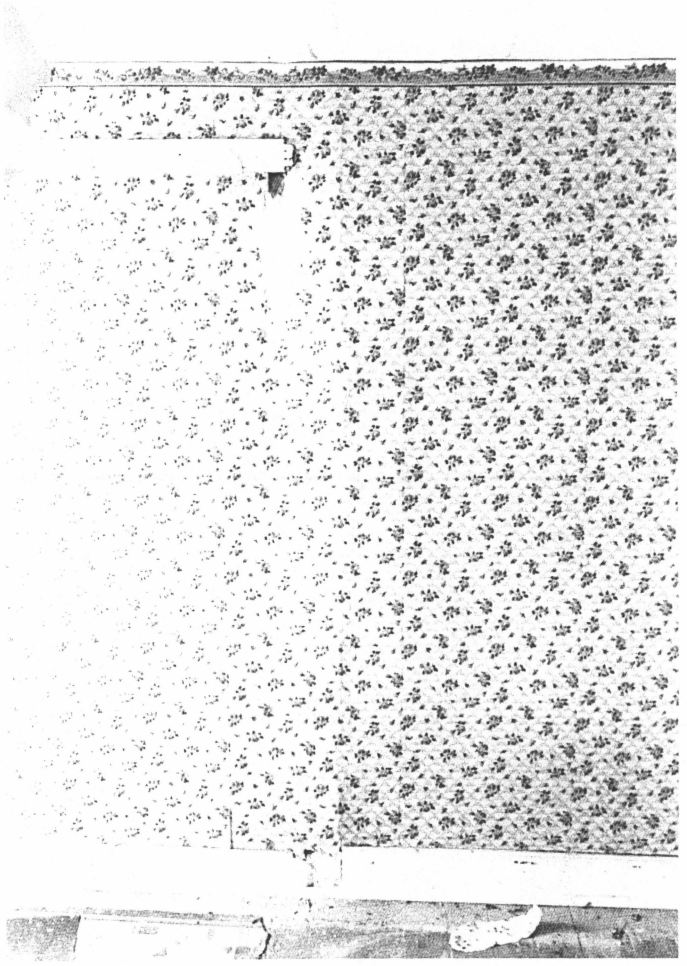


Mumma Farm House: Room 207, Southeast interior wall, closeup of area where former northeast wall was connected to Southesat gable wall.

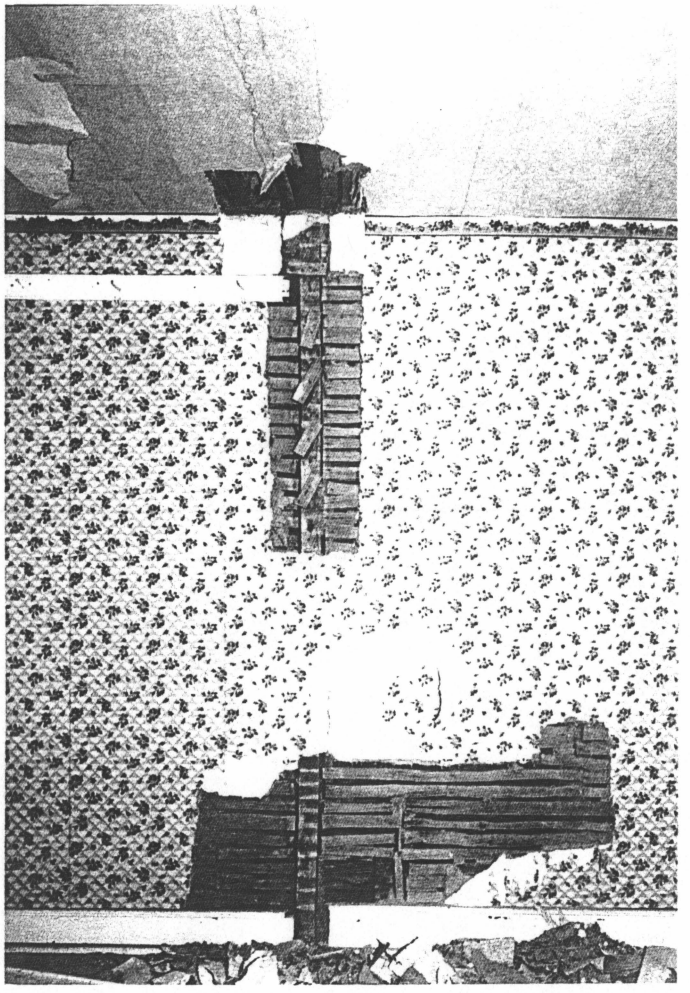
Mumma Farm House: Room 106, interior northwest gable wall showing area of disturbed brick adjoining later mantlepiece.



Mumma Farm House: Room105, Southeast interior wall showing brick scars from demolition of former Northeast wall. Note painted brick and pencilled brick joints on left.



Mumma Farm House: Room 209, Northwest interior partition prior to field investigation.



Mumma Farm House: Room 209, Northwest interior partition after field investigation. Note stud at location of former interior partition and patches in wall construction.

Mumma House, Antietam National Battlefield, view of Southeast and Northeast elevations from the lane.
Photo from park collection; ANTI (N) 07A95(1971) by Atkinson, 03/71.

Mumma House, Antietam National Battlefield, from L to R, view of northwest gable and southwest wall of the brick house and the frame house, also the northwest wall of kitchen addition with entry vestibule.
Photo from park collection; ANTI (N) 07A96(1971) by Atkinson, 03/71.

PART 1. DEVELOPMENTAL HISTORY

C. PHYSICAL DESCRIPTION OF EXISTING CONDITIONS

PART 1. DEVELOPMENTAL HISTORY

C. PHYSICAL DESCRIPTION

Summary Architectural Description of the Building

Exterior: Architecturally, the Mumma Farm House is an example of a transitional vernacular structure. Constructed in at least three distinct phases the main body of the house can be divided into two separate blocks; the brick house and the frame addition. The brick house is the oldest extant portion, it was reconstructed by the Mumma's immediately after the fire (1863) and incorporates the surviving ruins of the pre - Civil War brick structure. The other major block is a large frame addition, which was built at an unknown date some time after the brick house was reconstructed. A less important third phase consists of the kitchen addition and its various appendages.

The brick house has been substantially remodeled over the years but still retains the character of a typical Antietam Valley farm house; simple massing, wide gable walls with centered exterior chimneys, plain trim, and a regular geometry exhibited by the fenestration.

The frame addition, which is larger and later than the brick house, was detailed in the American Bracketed style.[1] It is decorated with details popular in the years immediately after the Civil War. These include a large bracketed cornice and an elaborate entrance porch on the Southeast elevation.

The non-symmetrical pattern of openings indicates an attempt to create two principal facades yet deal with the interior room arrangement and placement of doors and windows in a somewhat regular manner. The Northeast elevation was historically the principal facade. It remained so until the construction of the frame addition. The Southeast elevation of the frame addition was an attempt to establish a new "front" to the house. The attempt was unsuccessful though, due to its orientation, and it only created a question about which is the main entrance of the house.

Three other additions were constructed over time, chronologically they are as follows. A kitchen wing, which incorporates an enclosed porch, was added to the southwest elevation of the frame addition. A shed style porch was

[1] Hugh Howard. *How Old Is This House ?, A Skeleton Key To Dating and Identifying Three Centuries of American Houses;* Home Renovation Associates; The Noonday Press; Farrar, Strauss and Giroux; New York; 1989; pg 111. The author distinguishes between Italianate, Italian Villa and the American Bracketed style through use of detail. "The many bracketed houses with cupolas are better termed `Italianate'; those with square or octagonal towers, `Italianate Villa'. Between the years 1850 and the depression of 1873, American Bracket was the dominant style."

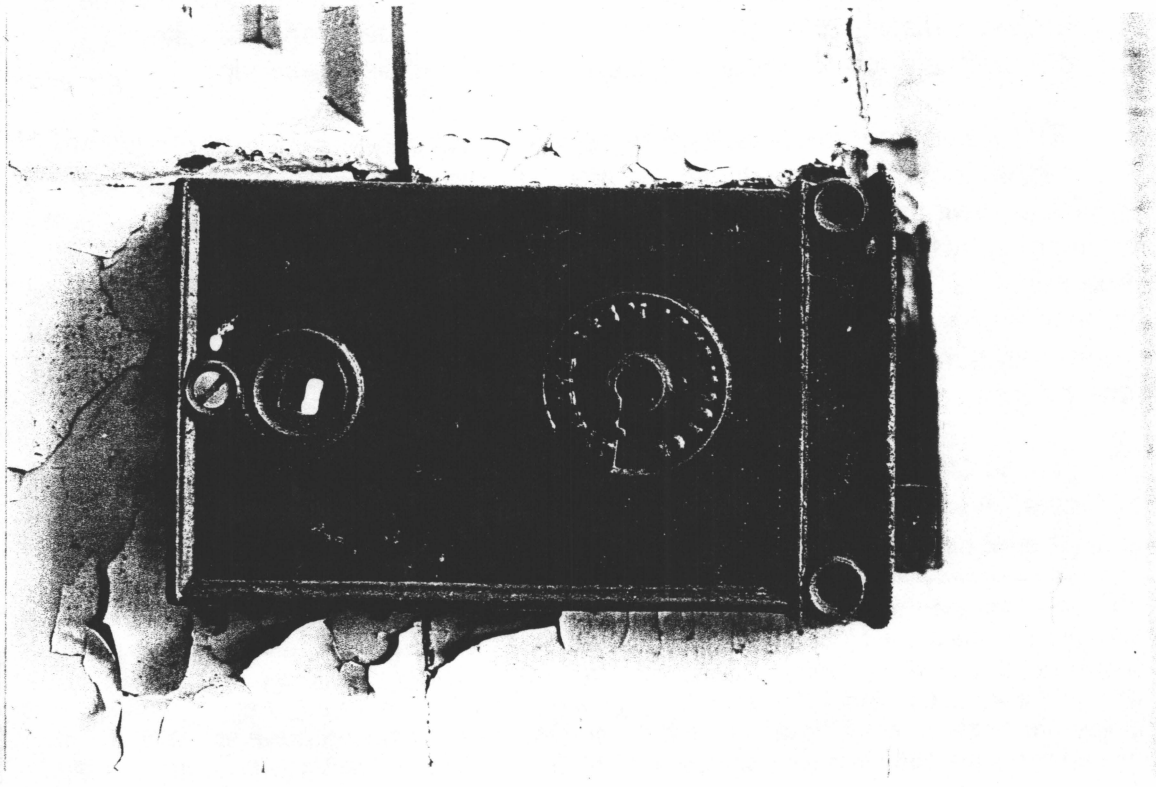
constructed against the southwest elevation of the brick house. Lastly, a unifying one story porch was built along the northwest facade, the porch being supported by simple Tuscan style columns.

Interior: The interior spaces are mostly intact from the date of original construction of each of the wings and additions. The interior of the brick house has been altered through the years primarily through the expansion of the northeast facade, which led to the rearrangement of an interior stair and some wall partitions.

The interior plan of the frame addition has remained intact with the singular exception of the later partitioning off of a bathroom at the Northeast end of the main hall on the second floor.

Especially noteworthy on the interiors are the decorative period mantels which remain in two rooms on the first floor, the stair newel post in the frame addition, and the balusters and railings. The simplicity of the architectural millwork implies it could be identified with Shaker/ Mennonite design concepts reflecting the sober aftermath of the war.

Other more ornamental woodwork, such as door and window surrounds, is more indicative of the curvaceous nature of the revival periods. Architectural woodwork which remains intact includes the paneled doors, original 6 over 6 double hung windows, wainscotting, baseboards and some flooring.



PART 1. DEVELOPMENTAL HISTORY

C. PHYSICAL DESCRIPTION

1. Character Defining Features

The *Secretary of the Interior's Standards for Rehabilitation* state that, "The historic character of a property will be retained and preserved. The removal of distinctive historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."[1]

Identification of those elements that provide a structure with its character is essential. Through identification those important features that may become lost or damaged over time, or through change, will be preserved. Character refers to all those visual aspects and physical features that comprise the appearance of every historic structure. Character defining features include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and architectural elements, as well as the various aspects of its site and environment.

Site Features:

Overall significant features of this property are associated with the cultural landscape of the farm. The National Register Nomination Form recognized the importance of the landscape in the Statement of Significance for the Battlefield. "Antietam National Battlefield is significant in that the historic scene remains incredibly intact.... from many views and vistas the visitor gets almost an exact impression of how an American rural landscape appeared over a century ago". [2]

The Mumma Farm is a vernacular farm landscape. Numerous changes have taken place since September 1862 but the site still retains much of its integrity. Overall significant features of this property are associated with the historical development of the farm. This includes the relationship of the farm structures to the site (topography and layout) as related to the historic Mumma Lane, the barn, springhouse and spring. The representation of the agricultural development of the property through the location, number, type, and quality of the outbuildings is also a character defining feature. Important to the site are the protected views out from the farm and the use of traditional seasonal crops to continue the agricultural use of the land.

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[1] Standard No. 2, 1995.

[2] Scott. Statement of Significance, Section 8, page 3.

Specific site elements include features such as walkways, drives and lanes, fences, and the undisturbed archeological features that lie beneath the ground.

Structure Features:

Design: This is a vernacular structure; it is not thought that professional "architectural" expertise was sought in its design or layout. The stylistic characteristics of the "high style" architectural detailing were popular in pattern books of the day. These elements are modified by their agrarian interpretation. Local construction expertise may have been sought in the reconstruction of the brick structure and the erection of the frame house and the additions, as per local tradition.

Exterior: The character defining features include the siting of the structure, the open space of the house yard, and many of the external building components. These external features include the overall scale and building massing and the type of construction. Elements of the building massing include the shape and slope of the main roof and the placement and size of the chimneys; the brick gable end wall; and the flanking porches and their roof forms. Other exterior features are the color and texture of the exterior materials and the distinctive aerial terminals and twisted downlead cables of the lightning protection system.

The exterior decorative treatment also includes character defining features. These include the frame house cornice and its detailed brackets and the Southeast porch with its cornice and intricate porch rail. Other exterior trim includes the corner boards, the door and window trim, and the exterior window blinds and hardware. The types and location of openings is important and includes windows and the types and locations of the doors.

Interior: Character defining features of the interior are associated with the layout of the interior space and the circulation through the space, as well as interior surface and decorative features. The location of the interior partitions and the interior doorways helps define the interior space. The circulation is also defined by the location of the interior stairways and hallways, and the placement of exterior windows.

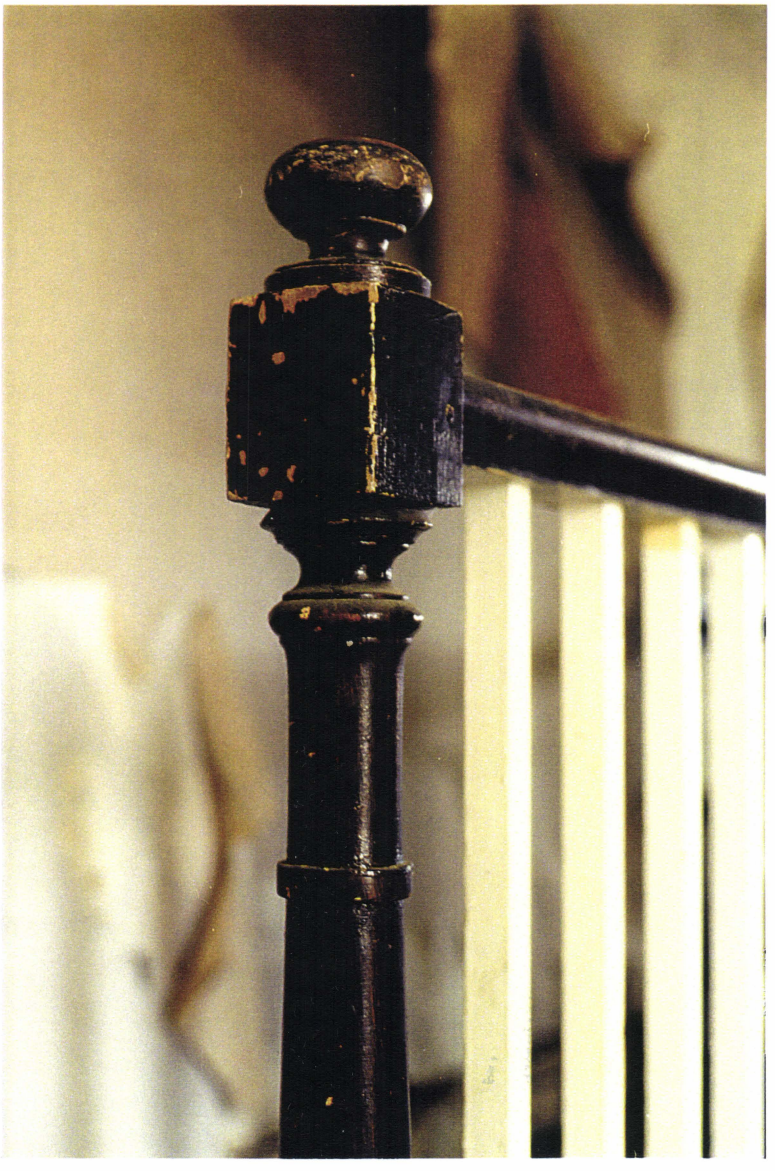
The surfaces and the architectural detailing also define the interior character. Surfaces include the floor, wall, and ceiling material and the way they are finished, and the interior architectural woodwork and hardware. This includes the wood plank floors, the plaster walls and ceilings and their finishes. It also includes the baseboards, wainscots, wall shelves, built-in cupboards, fireplace surrounds and mantels, chair rails, picture rails, the interior stair with its turned newel post and balusters, and the door and window hardware. The decorative finishes are also important. Most specifically the faux grained finish of the

architectural woodwork and hardware is a significant character defining feature and should be preserved and conserved.

The interior wall and ceiling papers with their decorative border papers are also visually significant and should be documented.

The electric lighting fixtures while not historic to the Civil War period likewise contribute to the character of the interior space.

For further information on character defining features refer to the National Park Service technical Preservation Brief series *No. 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* and *No. 18: Rehabilitating Interiors in Historic Buildings – Identifying Character-Defining Elements*.



PART 1. DEVELOPMENTAL HISTORY

C. PHYSICAL DESCRIPTION

2. Architectural Description of the Building

Exterior

The Samuel Mumma House, constructed over a period of decades, can best be described as two contiguous structures with a later addition. Consisting of two primary residential blocks, the structure also has several smaller secondary additions, which have been added over the years. It is primarily a two-story structure with the two blocks forming an ell.

Asymmetrical in plan, the builders attempted to create a balanced appearance by matching cornice and ridge lines between the two primary blocks, and in balancing the number of bays on the original principal facade, the northeast elevation. With its numerous entrances and porches, however, the structure sends somewhat mixed messages. Only through the use of exterior detailing does one elevation emerge over the other as the principal facade.

The Mumma House has a distinct architectural language that has developed with each new alteration. Those familiar with the structure have also developed some standard ways of referring to each particular part of the structure. For discussion purposes the following nomenclature developed during the fieldwork will be used in referring to the various component structures which make-up the Mumma House.

Brick House

The oldest part of the existing structure is the northwest block, or the brick house. This two-story structure was built with a simple gabled roof. It sits directly on grade and does not have a fully excavated basement. Comprehensive archeological excavation was conducted in July 1992 and verifies this fact. Previously to 1992 the claim was based on what was visible from the interior of the structure. This professional survey conducted by Engineering-Science, Chartered, Washington, D.C, concludes that," *there is no basement within the extent of the original [brick] house."*[1] The investigation also determined that the northwest gable wall extends to a depth of 1.50 feet below the surface.

[1] Mark Walker and John Bedel, *Archeological Investigations at the Mumma Farm House, Antietam National Battlefield, Sharpsburg, Maryland*, Submitted to Oehrlein + Associates Architects, Washington, D.C., Engineering-Science, Chartered, Washington, D.C., for the National Capital Region, National park Service, Contract CX 3000-1-0067, January 1993.

The walls are load bearing brick masonry laid in common bond with sixth course headers, on average. The walls are three wythes at the first story and two wythes at the second story. There is a large centrally located chimney built into the northwest gable wall.

The existing roof covering consists of corrugated metal panels laid over a wood shingle roof. Portions of this roof are intact under the extant corrugated metal panels. The roof is outfitted with snow brackets (or birds) and an aerial terminal from a long defunct lightning protection system.

The house is laid out three bays wide (28 feet - 6 inches) along the principal facade and is two bays deep (31 feet - 10 inches). A door is centered at the first story level in the front (NE) and is flanked by paired windows.

Many of the window sashes have been replaced. Currently most of the windows are 1/1 double hung wood sash, although there are also 2/2 and 6/6 sashes. The attic windows are four lites each and are hung casement style. Many of the windows were hung with exterior louvered shutters (blinds). Although they have been removed during the stabilization project the hardware is still mostly intact.

The Northwest gable and the Southwest wall are the two remaining pre Civil War walls. The Northeast wall, which also survived, was removed in a later remodeling.

The exterior brick walls are painted white, the current layer was applied in 1992-93. This paint is now (1999) in fair condition due to weathering. All exterior wood trim is also painted white. The louvered shutters are painted forest green. The metal roof is a characteristic silver/ grey.

Frame Addition

The larger portion of the house is the two-story wood frame block. It is referred to as the frame addition. It is located to the southeast of the brick house and they are contiguous. The nature of their common bond is a dually constructed wall which will be discussed in more detail later (See Common Wall Construction).

It sits on a fully excavated basement with the main floor being raised approximately four feet above grade on a mortared limestone foundation. The stone foundation under the frame house is possibly the oldest extant fabric. This foundation may have supported the frame house, which preceded the brick house on the site. Family tradition has it that the foundation may have been

salvaged and used for construction of the current frame house; this has not been verified.

This part of the house was constructed as an early traditional braced frame structure, very similar to local barn construction. Corner and intermediate posts are heavy timber, while infill studs are lighter weight construction.

The house is laid out four bays wide (36 feet - 3 inches) along the principal facade (SE) and is three bays deep (27 feet - 4 inches) along the secondary principal facade (NE). Transomed doors are located in the central bays of each the first story facades. The SE facade is graced with an elegant Italianate entry porch.

The exterior is sheathed with coved horizontal wood siding. It has plain widely overhanging eaves and cornice bands supported by decorative pendant brackets. The simple box cornice returns on the SW gable end. Other trim is limited to corner boards and plain flat trim around the doors and windows. Stylistically, the detailing dates to the mid 19th century fascination with revival architecture. This type of Italian revival detailing was most popular from 1850 to 1885.

The frame addition has a common gabled roof, but due to the ell shape of the structure it was constructed as a hipped roof at the juncture of the two house blocks. It is covered by a standing seam metal roof; like the brick house it also was originally covered with wood shingles still intact under the current roof. The roof is outfitted with snowboard brackets and the remains of continuous snow boards on the principal facades. An aerial terminal remains from the former lightning protection system.

There are two chimneys; one centrally located at the juncture of the two roof systems, and the other is centered on the Southwest exterior gable end wall.

The window sashes here are double hung 6/6. Exterior louvered shutters once hung at each window location. Although the blinds are gone, the hardware attached to the window frame is intact.

The exterior of the structure is painted white. The metal roof is the typical silver/ grey.

Principal Facades

The overall structure consisting of both the brick and frame blocks has the appearance of having two principal facades; the Northeast and the Southeast. The principal facade of the Brick House is the Northeast elevation (3 bays). Prior to the construction of the Frame Addition this was the main entrance into the

house. The siting of the historic farm lane, which passes by this elevation, further enhances this notion.

When the Frame Addition was constructed (3 bays at this elevation) it was made to line up with the front facade of the Brick House. This made the Northeast elevation the most dominant simply by size. The six bays, measuring almost 56 feet in length, constitute the longest facade of the house. A one-story shed roofed porch spans across the entire elevation and attempts to unify the architectural appearance. It is supported by simple wood staved Tucson columns.

The orientation of the house was changed with the construction of the Frame Addition. The new Southeast facade (4 bays) became the principal entry into the house and its formal entrance hall. An elaborate bracketed Italianate Revival porch elevated on a native fieldstone foundation dominates this facade. The porch brackets are scaled down replicas of the Frame Addition cornice brackets, and together with the ornately sawed balusters are the primary focus on this otherwise simple structure.

Exterior Walk - Around

Continuing with the Southeast elevation the other appendages are next described in progressing around the structure. Adjoining the Frame Addition and fronting the Southeast elevation is the one story Kitchen Wing. It consists essentially of one large room with a pantry and an enclosed porch on the southeast facade. The entire wing is raised up to match the floor level of the frame addition to the northeast. A wide outside stair leads up to the enclosed porch. Access to the kitchen is directly through the porch area. A very shallow hip was used to roof over the Kitchen wing addition.

Turning the corner the next elevation is the southwest facade of the Kitchen wing. At the west corner of the kitchen is a small gable roofed Entrance Vestibule leading to the another kitchen door. The entrance vestibule is decorated with a classical bracketed dentil band and a very plain cornice with a pedimented gable end. There is a small brick exterior chimney located at the ell of the vestibule and the Southwest wall. It is approximately centered on the facade.

The entrance vestibule door leads out to the chicken house and smokehouse as well as a cement pathway to the various other out buildings. It was probably a major entrance in terms of daily use during the time period the house was the center of an active and successful farm operation.

Coming to the inside ell of the house the next elevation is the fully exposed Northwest facade of the Kitchen wing and the western corner of the

Frame addition. The remainder of this side of the frame addition is adjacent to the former southeast gable wall of the brick house. Although this wall is now a common wall; i.e., shared by each structure; each house block is structurally independent.

The opening to a large cistern is located near the juncture of the kitchen and the frame additions. At the juncture of the frame addition and the brick house is the exterior entrance to the basement of the frame addition. It sits under the roof of a shed porch, which is attached to the southwest facade of the brick house.

The southwest facade of the brick house forms the other leg of the inside ell and is perpendicular to the northwest facade of the frame addition. At grade is a shed roofed porch supported on simple square posts. The western corner of the porch is enclosed by a storage room /pantry which connects to the interior of the brick house. There are three doors into the brick house at this elevation, two lead directly from the exterior, and the other is enclosed by the storage room /pantry.

Completing the walk-around is the northwest elevation of the brick house. It is the opposing gable end to the SE end and is fully exposed to view. It exhibits several of the many changes that have occurred through the years.

Common Wall Construction

The SE gable wall of the Brick House was constructed after the fighting at Antietam in order to make it habitable. Later, the Frame Addition was built against the Brick House. It was positioned such that the SE gable wall of the brick house became part of the enclosing NW wall of the frame addition. The two walls share the same stone foundation. The sill plate for the frame house is immediately adjacent to the base of the brick wall. But the NW wall of the frame addition is not complete. Two out of three bays were constructed. The third bay was not completed. It stops short of the NE elevation of the structure. This leaves a 13-foot section of the brick wall exposed on the interior of the frame addition. It is most visible in the west corner of Room 206.

Interior

Brick House: The interior of the brick house has been substantially altered over the years. In almost every room there is evidence of a different past.

The interior plan of the first story consists of two large rooms, the dividing partition runs from the front wall (NE) to the rear wall (SW). Room 105 includes the SE and Central door bay; Room 106 includes only the NW bay. In the south

corner of Room 105 an ell shaped partially enclosed stair winds up to the second story.

The plan at the second story is similar to the first in that the interior space is divided by a NE-SW partition into two large spaces. The space to the SE including the SE and Central bays has been halved into two smaller rooms; Room 207 in the front and Room 209 in the rear. Room 209 contains the stair well from the first floor that continues in an enclosed stair up to the attic level. Room 207 is essentially a square hallway and provides passage into the adjoining rooms. The Northwest bay is occupied by Room 208 and contains half the floor space on this level.

The interior walls and ceilings are plastered over wood lathe. Almost all walls and ceilings have received multiple layers of paper, many overlaid with border papers. The floors are wood tongue and groove boards. Most have been covered with linoleum or carpet; often the perimeter areas are exposed and are grained.

Most of the interior woodwork is fairly simple consisting of beaded baseboard, a simple profiled chair rail, and some picture rail treatments. Room 105 contains vertical tongue and groove beaded wainscot treatment at the SW end of the room. The wainscot and most of the wood trim is grained, the remaining woodwork is painted.

This section of the house does not contain plumbing. A rudimentary electrical system powers a few ceiling lights and wall receptacles. The electrical system has been disconnected.

The heat source for the house was through the use of wood and/or coal stoves attached by thimbles to the fireplace openings. No central heating system has ever been installed. A lightning protection system was installed and representative elements of the historic system continue to exist in-situ with elements of the modern supplemental system.

Frame Addition: The interior plan of the frame addition has survived from its initial construction with only minor modifications. It is essentially a traditional center hall plan. The Frame Addition deviates slightly from the most common manifestation of this plan, a four over four plan, that is two equally sized rooms on either side of a central hall. Room configurations of both levels do not fall into this symmetrical arrangement.

The orientation of the first floor is perpendicular to the plan and main access of the Brick House. With the central stair hall running in the NW/SE direction the flanking rooms are to the NE and SW.

The center stair hall, Room 101, is entered from the Italianate Porch on the SE elevation. The main stair in the frame house is located on the NE wall of the hall and proceeds up to the second floor. The detailing of the stair itself is simple in design. On the NE side of the hall is the largest space in the house, Room 103. It is one bay in width and three bays in length, the entire length of the frame house. There is a fireplace centered on its inside wall. On the SW side of the hall are two rooms, one about twice as large as the other. The larger of the two rooms, 102, is located in the south corner of the addition. It has a fireplace centered on its SW exterior wall. In the West corner of the house behind Room 102 is Room 104, the smallest on this level. There is also a small rectangular space at the end of the main hall, which once functioned as a passage between rooms.

The second floor almost fulfills the definition of the four over four plan. It has two rooms on either side of the central stair hall. The SE end of the main hall, opposite the stair, has been partitioned to form a full bath, R204. The installation of this room is the most significant alteration of the original plan of the frame house. Its installation may have impacted the use of the house as it constricts passage between the largest room on this level with the hall. Its construction may have also caused the relocation of D203 to its current position.

To the NE of the hall are two rooms, R205 in the front (SE) and R206 to the rear (NW). R205 is the larger of the two; R206 contains the passage through to the Brick House. On the SW side of the hall there are also two rooms, R202 in the rear and R203 in the front. These two rooms are equal in most respects each with its own private door from the hall.

The interior walls and ceilings are plastered over wood lathe. As in the Brick house most surfaces have received multiple campaigns of redecorating. Several layers of paper reside on most wall surfaces often finished with overlaid border papers. The floors are all wood plank base, most have been covered with large area pieces of linoleum which leave an exposed border of wood around the room. The bathroom floor has been tiled.

The architectural woodwork is similar to the Brick house, with the exception of the mantels there is very little ornamentation. All rooms have simple 1X6 baseboards, some rooms have partial picture rails. The door and window casings, which match throughout the house, are more elaborately profiled. Doors and wood trim are grained facing the hallway and painted facing the room interiors.

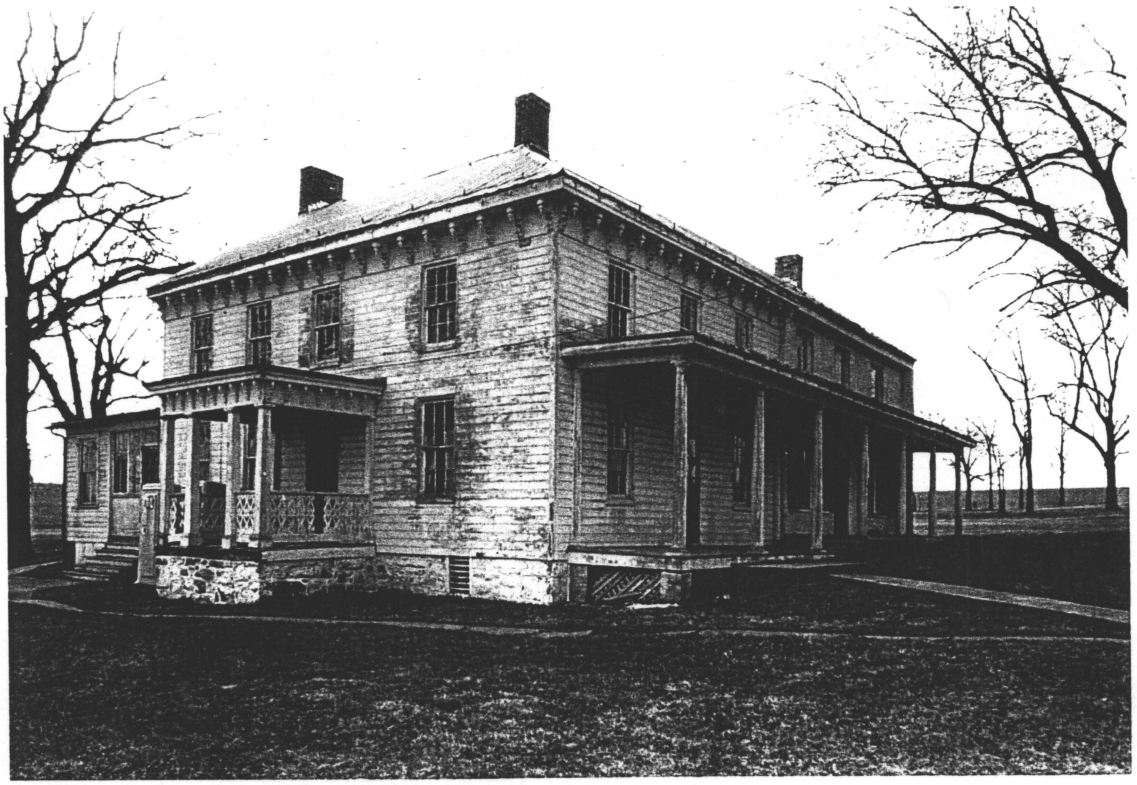
The electrical system is not original to the construction of the house, but the system that exists is the first system that was installed circa late 1930. Plumbing was added after the initial construction and is limited to the service necessary to operate the bath and a half.

The heat source for the addition is the same as for the Brick house. Wood and/or coal stoves attached by thimbles to the various flue openings provided the primary source of heat. No central heating system was ever installed.

Mumma Farm House: Northeast Elevation; Brick House.

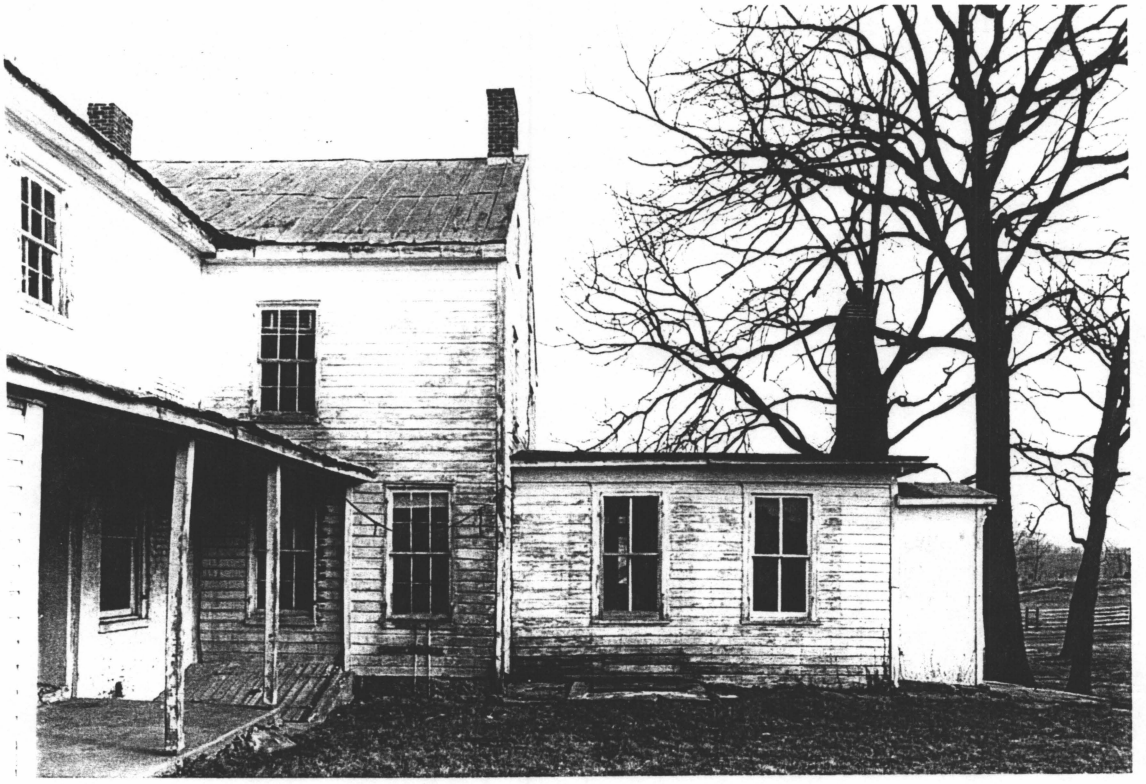
Mumma Farm House: Northwest Elevation; Brick House; Pre Civil War gable end, kitchen wing in background.

Mumma Farm House: Southeast Elevation; Frame Addition and Kitchen Wing.



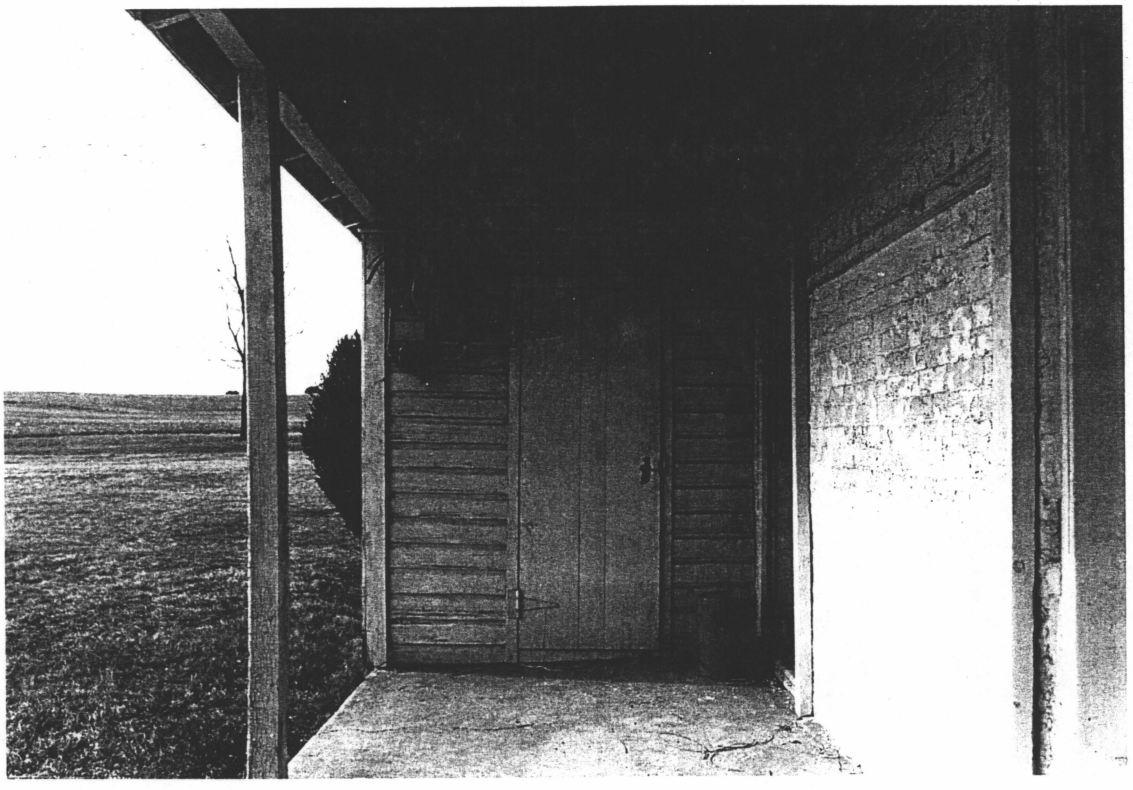
Mumma Farm House: Southeast Elevation and Northeast Elevation; Frame Addition, Brick House.

Mumma Farm House: Southwest Elevation, Brick House; Northwest Elevation at Inside Ell of Frame Addition.



Mumma Farm House: Northwest Elevation at Inside Ell of Frame Addition Showing Kitchen Wing and Entry Vestibule.

Mumma Farm House: Southwest Elevation; Left to right; Brick House, Frame Addition, Kitchen Wing and Entry Vestibule in foreground.



Mumma Farm House: Southeast Elevation of Closet at NW end of Southwest Ell Porch.

PART 1. DEVELOPMENTAL HISTORY

C. PHYSICAL DESCRIPTION

3. Architectural Fabric
A. Exterior Envelope

Foundation Wall Structure

Brick House: The foundation conditions for the exterior brick masonry walls of the brick house have not been thoroughly determined. It is known that the Northwest gable wall has no true foundation in the modern sense of the word. Traditionally brick walls would be corbelled out at the base, some distance below ground level. This has not been proven true at the Mumma House.

Due to the archeological sensitivity of the area no ground disturbance occurred during the architectural fabric investigation conducted from 1990 - 92. An archeological program was carried out during the summer of 1992 and the results published in January 1993. The results of these test excavations shed light on the below grade construction of the walls.

The National Capital Region carried out some limited archeological probing during the summer of 1990; this was the first phase of the archeological investigation. Its purpose was to determine if there had been an excavated basement under this portion of the extant structure.[1] The area examined is at the interior face of the stone foundation walls, which were found under the floorboards of Rooms 105 and 106. These walls were discovered when the first story floorboards were partially removed in the center of Room 106. At this location the archeological tests found no evidence of an excavated basement. A second, more thorough, archeological investigation project was scheduled to follow this initial probing.

During the summer of 1992 seven test units were excavated within the confines of the brick house (Rooms 105 and 106). The principal goals of this investigative project were 1). To determine the depth of the northwest gable wall, 2). To determine the presence or absence of a basement within the extent of the original [brick] farmhouse; and 3) if possible, to date the construction of the farm house. The work was carried out under the National Capital Region, National Park Service contract number CX-3000-1-0067. Engineering-Science, Chartered under contract with Oehrlein + Associates Architects, Washington, D.C. undertook

[1] The objective was to determine if a pre Civil War basement had been obscured by the construction of the brick house. Thinking was that perhaps it had become filled with the debris of the collapsed earlier structure, and in their haste to rebuild the Mumma's did not re-excavate that area.

the archaeological investigations of the area within the brick portion of the Mumma House. The fieldwork was carried out in July 1992. The project report was issued in January 1993.[2] The results of the work generally confirm what had been determined about the structure from historical research and architectural fabric investigation.

Part V. Analysis and Conclusions of the project report indicates the investigations demonstrated that the brick house never had a basement. The hearth foundation, the northwest gable wall foundation, and the original northeast wall foundation are all keyed together and probably constitute a single building episode. The northwest gable wall and the original northeast wall extend approximately 1 foot below the current ground surface.

Work that was carried out above grade identified features related to the evolution of the brick house. A very shallow crawl space of approximately 12 inches exists between the floor joists and the ground surface in the areas under Rooms 105 and 106. The stone walls, which were discovered under the floorboards in this area are thought to have carried the original NE wall of the brick house and the framed structure of a two story porch.

There are three walls, a primary wall with two perpendicular wing walls. The walls appear to have been partially dismantled to just above ground level. The primary stone wall follows across in a straight line from the NW gable to the SE wall and bisects both Rooms 105 and 106. It is approximately 26 feet long. The wall is divided into thirds by two wing walls, which are perpendicular to the main wall segment.

The two wing walls extend out 5 feet 8 inches to the location of the current NE wall. These walls average 1 foot 8 inches in width. The walls are constructed using native limestone and appear to have been laid in a mortar bed. The two wing walls probably carried wood beams, which supported the floor joists for the porch structure. No mortar testing has been conducted on these walls. Documentation of these walls is found in the field notes.

A small section of the SW brick wall, between W116 and the inside corner of the ell, does bear on a stone foundation. This foundation appears to be part of the wing wall construction for the basement entrance (D001). The SE brick wall also appears to be seated on the outside width of the stone foundation for the frame house. The stone wall is wide enough to carry both the bases of the brick wall and the sill plate for the NW wall of the frame addition. The sill plate of the frame addition does overhang the foundation wall at the interior. It is supported by large wood posts that bear on the basement floor.

Mark Walker and John Bedell, *Archaeological Investigations at the Mumma Farm House, Antietam National Battlefield, Sharpsburg, Maryland*, Submitted to Oehrlein + Associates Architects, Washington, D.C. by Engineering-Science, Chartered, Washington, D.C. for the National Capital Region, National Park Service, Washington, D.C., January 1993.[2]

One small opening measuring 4 inches by 6 1/2 inches is located in the brickwork directly under W116. It seems the original intention of this hole was to provide ventilation in the area under the floor system. This one opening no longer provides cross ventilation to the crawl space, thus there is not adequate air circulation under the floor framing system.

Frame Addition: The frame addition sits on a fully excavated basement. Due to change in the topography of the site the first story of the frame addition is about 4 feet above ground level. It is however one step (8 inches) below the finish floor level of the first story in the brick house.

The foundation walls of the frame addition vary in width. The SW wall averages 3 feet thick and is the heaviest, the NE wall measures 1 foot 9 inches. The SE and NW walls both average 1 foot 6 inches thick. The walls are on average 8 feet 6 inches high measured from the basement floor. Depending on the slope of the ground, the wall exposure above grade ranges from 2 feet on the SE elevation to 4 feet at the SW elevation.

The walls are constructed of random coursed native limestone blocks set in a lime-based mortar. The blocks are not cut but due to the qualities of the native limestone they are rectangular in form. The walls have been recently repointed on the exterior using the original raised "V" joint shape and a high lime mortar. Mortar analysis has not been conducted on the historic mortar.

The exposed stone faces indicate that several layers of whitewash have been applied over the years. There is no evidence of an exterior stucco or parge coat. Most of the whitewash has weathered away.

There is some debate as to whether these limestone walls could be the walls from the original pre-1862 house on this property. It is known that the brick portion of the current house was constructed as an addition to another already constructed house (Part 1. B.) Could the frame house have been constructed on the previously existing foundation walls? Fabric investigation has not been carried out to make this determination due to the high level of whitewash layers on the interior of the basement walls.

Similar speculation exists for the foundation walls of the adjacent Mumma Barn, which was also destroyed by fire in September 1862. Were these walls used by the Mummas as the foundation for a new barn? Through fabric analysis it was determined this was most likely not the case. Comparisons with the Sherrick Barn, another burned barn at Antietam National Battlefield, allowed visual comparison between foundations constructed of similar material.

The conclusion was made that the foundation stone of the Mumma Barn did not contain the characteristic reddish color associated with limestone subjected to

intense heat.[3] A similar study should be made of the Mumma House foundation stones during the course of the rehabilitation project.

Openings: There are four openings through the stone foundation wall. Three window sized openings, and one exterior basement entrance door. The window-sized openings contain wood framed ventilators. The openings are labeled W001, W002, and W003. W001 is located in the western corner of the SW wall. It measures 2 feet 7 inches wide by 2 feet high and provides access to the crawl area under the kitchen wing. Prior to the addition of the kitchen wing this opening was most likely framed similar to W002/003.

On the SE wall W002 is near the south corner and W003 is near the east corner. W002 measures 2 feet 6 inches wide by 2 feet high, and W003 is 2 feet wide by 2 feet high. These two openings contain simple wood frames and one-inch diameter squared dowels which span the openings like bars. These openings are located above ground level, approximately six feet above the basement floor.

Basement Entrance: On the NW wall is the exterior basement entrance, D001. A four-foot wide opening has been made in the stone wall for the placement of the wooden stair. To either side of this opening there is a distinct vertical break in the continuity of the stone work. Based on the disrupted appearance of the stone in these areas it seems possible that the original foundation wall was broken through to put in the outside stair.

The stair opening is flanked by two perpendicular wing walls, which extend out from the foundation wall some 4 feet 6 inches. They act as retaining walls and provide the enclosure for the 4-foot wide wooden steps. The wood door is located at the exterior of the structure and its frame rests on the wing walls.

Kitchen Wing: The foundation of the kitchen wing is also constructed of stone. It is very similar to that of the frame addition. It is roughly laid and randomly coursed native fieldstone approximately 18 inches thick. The stones are bedded in a hard mortar. The foundation walls form a "U" shape with the NE side being closed in by the existing foundation wall of the frame addition. The NW and SE walls of the kitchen foundation are butted against the stone foundation of the frame addition at their NE end. This foundation forms the perimeter only for Room 109. Room 110 and Porch 112 are supported by a series of 3 brick piers at the SE elevation. These piers are 18 inches square by 32 inches high. It is not known if these piers have any type of below ground spread footing.

Audrey Tepper, [3] *The Mumma Barn Historic Structures Report, Antietam National Battlefield, Sharpsburg, Maryland*, Denver Service Center, National Park Service, Washington, D.C. September 1998, pgs. 74-5.

Exterior Wall Structure:

Brick House: The exterior walls of the brick house are load bearing brick masonry construction. There are three periods of construction present within the shell created by the four brick walls. The NW and SW walls are pre Civil War construction. The SE wall is later and dates to the period of immediate post-war reconstruction. The NE wall is the most recent, probably first quarter 20th century.

In terms of the structure of the walls they are constructed similarly. They are laid in common bond with a header row every sixth or seventh course. The bricks in the NW and SW walls are 8-3/4 inches long (stretcher) by 4 inches deep (header) by 2-1/2 inches high. They are of the red/ orange range, fairly soft, and have a large aggregate content[4]. Bricks used in the SE wall are similar in size, color and texture. They appear to be reused from an earlier structure. Random bricks observed in the wall have an exposed whitewashed or painted surface. Bricks in the NE wall are similar to other bricks in the building.

Many different mortars have been detected from the various reconstruction projects, remodeling, and repair oriented repointing campaigns. They range from soft mud (clay) and chunky lime mixes to high cement and low lime mixes. This is dependent on the stage of brickwork with which they are associated.

No material testing was conducted on the bricks, and an analysis has not been made on the mortars. While some chronological information may be gleaned from this type of material analysis it is not practical for this structure. Too great a number of samples would be needed to adequately represent the various areas of repair.

The walls are three wythes (13 inches) thick at the first story and then step back to two wythes (8-1/2 inches) to create a ledge for the second floor joists. The two end walls, the NW and the SE, follow this step back rule except at their NE ends at the second story level. Here the walls remain thickened at three wythes for the last 8 feet in width. This relates to the two-story porch that was recessed behind these two walls for that distance. This 8-foot length of wall was basically free standing beyond the original NW wall. The builders may have decided to leave in that extra wythe of brick to add stiffening and lateral stability to the freestanding end walls.

There are some other differences in the construction of the walls. The NW wall is a true gable wall rising up to fill in the triangular area of the gable. The opposing SE end wall stops at the rafter plate level. The gable on this end was filled in with a frame structure.

Perhaps the biggest flaw in the shell of the brick house construction is that the NE wall is not keyed into the rest of the house. Essentially it is a freestanding

[4] No attempt was made to employ Munsell Color Matching to these samples.

wall anchored only by the floor joists at the second story level and it does not appear to be connected at the rafter plate. Absolutely no attempt was made to key the wall into the NW gable wall at the North corner. Because of this flaw there is now a 2-inch separation at this intersection.

A slight attempt was made to join the NE wall with the SE wall at the eastern corner of the house. Here the builders stripped the front end off the SE wall and tried to knit the two walls together. However, since only a one wythe keying was attempted it has also failed. The walls are separated at this point too, although not to the same degree as at the north corner of the house.

Reasons for this poor construction technique can bee seen in the plan of the house. The new NE wall was joined at the corner with the SE wall. This is a good condition for making a mechanical key between two walls. The builders of the NE wall had a plumb line when they were building because the wall is very straight. Unfortunately the NW gable wall is somewhat longer than the SE wall. Therefore the intersection of the NE wall and the NW wall is not at the corner. It is a foot behind the front edge of the wall. Faced with this situation the builders decided not to dismantle all that extra wall. They decided to just let it go the way it was and filled the joint between the two walls with mortar. Thus there is no mechanical tie at the north corner of the house.

Due to a short extension built onto the SW wall, the SE and SW walls were mechanically tied together at the south corner of the house. During the construction of the SE wall the SW wall was lengthened about 18 inches. Between that and the three wythe thickness of the wall a good connection was made between these two walls.

Frame Addition: The Mumma frame addition is constructed using an early traditional braced frame system. The braced frame was one of three framing systems in common usage in the middle of the 19th century.

> "Historically, the eastern or braced frame, also known as the 'barn frame' and 'old-fashioned frame', is the oldest (type of framing system) and is used in the older portions of the country...". [5]

The braced frame method derives from the post-and-beam system of construction known to the early colonists. The early braced frame system of construction is a direct descendent of that era in building and has most of its characteristics.

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[5] Albert G.H. Dietz. *Dwelling House Construction*; The MIT Press; Cambridge, Massachusetts; Fourth Edition, Revised, 1974. Page 69. Originally published in 1946 by D. Van Nostrand Company, Inc., Princeton, New Jersey.

Within the braced frame system modernization was introduced as carpenters became aware of the newer technologies. As this knowledge was employed the braced frame clearly went through a transitional phase. The 'early traditional' method evolved into the later 'transitional', or 'combination', method of framing.

The traditional use of heavy timbers joined with mortise and tenon joints is used in the early braced frame system. This gave way to smaller dimensional lumber, which was nailed together in the combination phase of the braced frame.

As manufactured materials became more available this technique of framing evolved and was eventually superceded by the platform frame and the balloon frame.[6] The combination phase of the braced frame will exhibit some improvements from these newer framing systems.

The framing techniques employed at the Mumma addition are consistent with common carpentry practices of the mid-19th century. The structure exhibits the transitional tendencies of its builders in that the technology of the framing is modern; but it is executed using tools, materials, and knowledge reminiscent of earlier periods.

In 1932 the braced frame was defined this way:

> "The braced frame, sometimes called the combination frame, is a modification of the heavy timbered frame which our ancestors used in Europe and in the United States until the middle of the nineteenth century. This heavy frame was composed of big pieces spaced at wide intervals, many of the joints being cut with mortise and tenon and fastened together with wood pins. The entire frame was thoroughly braced with diagonal braces, and the floor beams and roof beams were heavy pieces set wide apart". [7]

This is a description of the early, traditional, braced frame system. There is no recognition of the later 'transitional' phase of the structure mentioned.

The character defining features of the Mumma braced frame are that of the early, traditional, braced frame. It has virtually no evidence of any modifications based on recognition of one of the newer framing systems also available in the post war period.

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[6] Introduced in 1833 in Chicago, the balloon frame quickly replaced other more laborious systems of framing.

[7] Harry Parker, M.S. *Materials and Methods of Architectural Construction*; John Wiley and Sons; New york; New York; Third Edition; 1932. Page 419.

Examples of the preference for the older method can be seen throughout the framing:

> Where the more advanced style (combination phase) of the braced frame would build up the main framing members from a series of smaller dimensional pieces, e.g.; 2x4s, 2x8s, etc., the Mumma braced frame still uses heavy timbers for the sill plates, corner posts, cross girts and beams, and diagonal bracing.

> Where the combination braced frame would use nails and spikes to join the primary and secondary members together, all the major connections in the primary structural system at the Mumma braced frame are constructed using the mortise and tenon joint.

> This hold back to an earlier period of framing is carried over even to the connections between the secondary members (joists & studs) with the primary structure; they are also constructed using the "old-fashioned" method of mortise and tenon.

In later definitions of the braced frame the transitional phases are recognized and often defined as the primary example of the construction system. In the following definition from the mid 20th century a braced frame is structurally defined as:

> "A wood building frame consisting of widely spaced, heavy corner posts into which binders or girders (girts) are framed. The studs between the posts carry no floor load, as they do in balloon framing. The corner posts rise to the roof, being framed into each floor or ceiling as they pass it. Some bracing is needed in the frame, though it is appreciably stiffer than balloon framing. This term is also used for any frame construction intermediate between this and balloon framing." [8]

Another definition of the braced frame method adds the following; that a braced frame is:

> "A type of framework in which the corner posts are braced to the sills and plates." [9]

In terms of the overall construction methodology the Mumma frame addition falls into the category of an "old-fashioned" early period traditional braced frame. The builders of the frame addition should have been aware of the platform and

[8] John S. Scott. *The Penguin Dictionary of Building*; Penguin Books; New York, New York; 1964. Page 45.

[9] R.E. Putnam, G.E. Carlson. *Architectural and Building Trades Dictionary*; Third Edition; Van Nostrand Reinhold Company; New York, New York; 1950. Page 64.

balloon styles of framing. Both of these systems were probably more common during the post civil war era of reconstruction than the older system of braced framing.

These newer systems would have represented a faster and more economical method of building a frame structure. But, the post war conditions in the vicinity could have prevented the builders from getting the type of materials necessary to erect the newer style of framing. Certainly the materials used in the frame addition could have been locally produced and more readily available.

Perhaps it was the cultural disposition of the builders that made them more prone to building in the older, more traditional, manner. Either way, the post war structure is reminiscent of a type of building system more suitable to the first half of the 19th century rather than the second.

Wall Construction: The exterior wall construction of the frame addition is defined by the sill plates on which are fastened the corner posts at each angle. The corner posts are made of 6-inch square timbers. They rise the full height of the two stories, approximately 18 feet from sill plate to rafter plate. The posts set on the 8-inch square sill plates that form the perimeter of the house. The original sill plates, replaced in the stabilization project (1991-92) were identified as oak. They were replaced with new oak sill plates.

The framework is further tied together by the second floor plates, or horizontal girts, which are the same size as the corner posts and are framed into them at the second story level. Diagonal members (4 inches by 6 inches) extend from the sill plates and the girts to the corner posts to brace the framework rigidly in the lateral direction. At the top the 6 inch width by 8 inch depth rafter plate ties the posts together; the roof rafters also rest on the plate.

The exterior wall construction also exhibits the characteristics of the braced frame system. The outside wall studs are 2 inches by 6 inches and are placed between 18 and 24 inches on center. The first story studs of the exterior walls run from the sill to the girts, the second story studs rest on the girts and extend to the plate. Because of the infill nature of the studs they are essentially non-structural.

Kitchen Wing: The kitchen wing is framed as a simple one-story platform frame structure. The exterior walls are framed with 1-3/4 inch by 3-3/4 inch studs spaced approximately 14 inches on center. The studs are notched into the wall plate consisting of a 2 inch by 8 inch header which bears directly on the outside of the foundation. The floor joists are let into the header to form the floor framing platform.

Exterior Wall Surface: At the brick house the exterior wall surface consists of the 8-3/4 X 2-1/2 X 4 inch red/ orange range soft brick with large aggregate content.

Mortar joints are between 1/2 inch and 5/8 inch wide. The entire brick surface exhibits fragments of a previous white paint layer, which was apparently applied over vestiges of earlier whitewash layers. No paint analysis was conducted on the exterior, so it is not known whether the painted treatment[10] exhibited at the inside surfaces of the former porch walls was carried around to the exterior wall surfaces.

The exterior wall surface of the frame addition is covered with a horizontal coved "german" style lapped tongue and groove (T&G) siding, sometimes known as "novelty" siding. It is rabbetted on the bottom edge for a T&G and has a tongue on the upper edge to fit into the rabbet. Although common practice, there is no sub-sheathing under the siding or insulation in the wall cavity. It is fabricated from a 3/4 inch by 5-3/4 inch board and has approximately 5 inches to the weather.

The kitchen wing exterior siding is very similar to that described for the frame addition. It is run from the same size blanks but has a different profile. Technology had changed from T&G to a true lapped siding. The cove profile has a more pronounced curve and is longer than the frame addition siding.

Wall Trim: Wall trim at the brick house is associated with the roof line. A wooden box cornice runs the length of the house between the NW gable wall and the bracketed cornice of the frame house. The plain tongue and groove soffit and fascia boards of the overhanging eaves surmount a beaded frieze board at the wall. Rake boards are used to trim out the gable wall.

At the frame house exterior wall trim is limited to the corner boards. They are used to trim out the siding at each of the three outside corners. 1-1/2 X 3-inch and 1-1/2 X 4-inch overlapping boards run from the foundation to the cornice fascia. Rake boards at the SW gable end are made from 1 X 6s.

Exterior trim at the kitchen wing is limited to plain 1 X 10 inch frieze boards at the roof line and 1 X 3-1/2 inch overlapping corner boards used only at the two outside corners.

Roof System

Roof Structure: The Mumma House has a one-story gable roof that encloses a full attic over both parts of the main house. Because of the ell shape of the structure it was constructed as a hipped roof at the juncture of the two house-blocks rather than a cross gable. The framing is exposed in the attic and clearly shows the two phases of construction.

Walls are painted red with the mortar joints picked out using a thin white line. This technique is often called pencilling.

Brick House: In the brick house the rafter plate is concealed below the level of the attic floor. The rafters are 3 inch by 5 inch hewn or ratchet sawn and span approximately 15 feet from the rafter plate to the ridge. The rafters are half-lapped at the ridge; pegged and nailed with square headed nails. There is a bird-mouth cut at the rafter plate with the out-looker part of the rafter forming the frame for the box cornice. Collar ties are used on each rafter pair and are face nailed to the rafters. The slope of the roof at the NW gable is 9 to 12, that is it rises 9 inches for each 12 inches of horizontal run.

Frame Addition: The frame addition roof system is also constructed as a basic simple gable except where it meets the brick house roof. Built as a separate roof framing system the builders elected to construct a roof which gives a hipped appearance rather than erect the alternative simple cross gable. This choice complicates the framing and requires the installation of larger framing members at both the inside and outside corners of the ell. The slope of the roof is carried over from the brick house, it rises approximately 9 inches for each 12 inches it runs horizontally. The pitch is 9 to 12.

The regular rafters are 2-1/4 X 5 inches and are spaced 24 inches on center. They span 16 feet from the rafter plate to the ridge. This system was built with a mitered butt joint spiked at the ridge, and a bird-mouth cut at the rafter plate. The rafter is anchored to the rafter plate with a large spike nail. No cross ties were used to brace the rafters in this part of the roof framing.

Chimney CH01, located in the NE third of the house, forms the corner at which the ridgeline makes a right angle and forms the outside hip. From the eastern corner of CH01 the ridge runs Northwesterly toward the brick house approximately 15 feet; perpendicular to this the ridge also runs Southwesterly from the east corner of CH01. From this corner of the chimney it runs approximately 26 feet to the SW end of the frame addition.

The outside eastern corner of the house was built with a true hip rafter. It spans from the ridge of the roof to the outside corner of the house. The hip rafter bears at the east corner of chimney CH01 and the rafter plate.

It appears the builders had difficulty constructing the inside western corner of the roof, at the ell. In this situation there is no true hip; the roof actually forms a valley. Instead of framing this part of the roof using a true valley rafter the builders chose to overlap the rafters. This creates a series of cripple and/or jack rafters to form the structure of the valley. These shorter rafters are on the SW slope of the ridge. They bear on the full length rafters which form the NW slope of the roof west of CH01. At this intersection the builders inserted a 1 X 10 board between the rafters as a bearing plate. It helps to distribute the load from the SW slope onto the rafters from the NW slope.

Kitchen Wing: The kitchen wing is roofed with a very shallow hipped roof. Its main ridge runs in the SW - NE direction from the SW wall of the frame addition. The hipped portion of the roof is confined to the SW quarter of the kitchen wing. The roof of this addition covers the main kitchen space, Room 109, as well as Room 110 and the enclosed porch on the SE elevation, P112. There is a very shallow attic in this portion of the house, observations were made looking through an access hole made in the ceiling into the attic area.

This roof structure was built using 2 X 4-inch circular sawn rafters spaced 24 inches on center. In the gabled portion of the roof the rafters are approximately 12 feet in length. The ridge is built with the rafters bearing on a 2 X 4-inch ridge board. Short 2 X 4 collar ties have been face nailed to the rafters near the ridge. The hip rafters are larger and measure 2 X 7-1/2 inches. Members measuring 2 X 4 inches are also used to form the clipped gable portion of the hip.

Roof Sheathing: The brick house was first covered with a wood shingle roof. The existing roof sheathing is from this roofing period. The sheathing consists of 1 x 2-inch open spaced lathe, which is approximately 5-1/2 to 6 inches on center. It is nailed to the rafters using square headed machine cut nails.

The frame addition was likewise first covered with a wood shingle roof. The existing sheathing is also from this first period of roofing. The sheathing consists of 1 by 2-inch open lathe spaced 6 inches on center. The lathe is sawn and nailed with square headed machine cut nails.

The kitchen wing roof is sheathed with 1/2-inch exterior grade plywood. It is not known if this is the original construction sheathing or a replacement for earlier sheathing boards.

Roof Surface: The brick house is currently covered with a corrugated sheet metal panel roof. It has been nailed directly over the earlier wood shingle roof. The metal sheets are approximately 2 X 8 feet and are laid out with two courses per slope. The sheets are overlapped at the ends and sides. They are bent over at the eaves and at the NW gable end in lieu of a drip edge. The ridge is capped with a preformed metal rolled ridge unit. All metal elements have been coated with a silver/gray paint like substance.

The wood shingle roof is intact under a certain portion of the metal roof. Samples of shingles retrieved from this area indicate that they are probably second generation over this part of the house. The sample wood shingles are between 5 and 10 inches wide by 18 inches in length. They are tapered, machine sawn, red cedar shingles with an average thickness of 1/4 to 3/8 inch at the butt end. Approximately 8 to 9 inches were exposed to the weather. They are nailed to the lathe with square headed machine cut roofing nails.

The frame addition is also covered with a sheet metal roof. It is of the crimped standing seam inverted 'V' variety. The sheets are formed with standing seams occurring every 12 inches on center, but the sheets are actually 2 feet wide by 9 feet long. The leading edge of the sheet overlaps the leading V crimp seam of the previously laid sheet. The sheets are also overlapped from row to row; there are two courses per side of the roof. The ridge and the hip are sealed with preformed rolled ridge covers. The valley is constructed as an open valley revealing flashing under the metal sheets. All metal elements have been coated with silver/gray paint like substance that is deteriorated.

On the NW slope of the frame roof, at the valley, is a remnant of the earlier metal roof on this part of the house. It matches the style of the corrugated metal roofing used on the brick house. It is likely that the whole house was once covered with this style corrugated metal covering.

Areas at the NW slope, which are still covered with the corrugated metal, are nailed over the old wood shingle roof system. Areas at the NE and SE slope, which are covered with the V-crimp style standing seam metal roof, are exposed on the interior of the attic. The wood shingle roofing in these areas has been completely stripped away. At the SW slope of the inside ell of the roof the standing seam type roof is lapped over the remnants of the corrugated roof system. This suggests that the standing seam variety roof is later than the corrugated roof. When it was installed the old roof system was stripped off down to the lathe, which remains intact.

Remnants of the wood shingle roof were also investigated in the attic of the frame addition. Samples of shingles were examined and indicate an early type of wood shingle remains in place under the metal on the NW slope of the roof. These shingles are also cut from cedar but have markings and texture that indicate they were hand rived and draw knifed rather than machine cut. These shingles are also 18 inches in length and vary in width from 5 to 8 inches. They are noticeably thicker than the shingles from the brick house roof and average 3/8 to 1/2 inch in thickness at the butt end tapering to less than 1/8 inch at the top end. Deterioration in the surface of the shingle indicates that approximately 8 to 9 inches were exposed to the weather. These shingles are nailed to the lathe with square headed machine cut nails.

The kitchen wing was originally finished with a standing seam metal roof. It was later covered over with a bituminous mineral surface roll roof. This roll roofing was installed with a 17-inch exposure per roll width. Metal drip edges were used around the roof perimeter. Various applications of liquid or tar-like bituminous roof patch materials have been applied over the roll roofing.

Roof Insulation: No roof insulation was found in any of the three parts of the roof framing system.

Roof Cornice: The cornice of the main house varies with each section of the house. The brick house, the frame addition, and the kitchen wing each have their own distinct cornice.

The brick house has a simple box cornice. The structure for the cornice is formed by the rafter tails, therefore the formal cornice exists only on the NE and SW elevations. The box cornice consists of a fascia and soffit board nailed to the rafter tails, it is very simple and very plain. It does not project beyond the edge of the gable wall but is built into the space created by the recessed position of the NE wall. It does return at the NW gable.

At the NE facade the vertical outside fascia board is made from a 1 X 12-inch board. The soffit is made from a 1 X 10-inch board. Nailed at the top of the outside fascia is a 1 X 4 inch gutter board; it is used to support gutter brackets. Against the brick wall, under the soffit, is a beaded 1 X 4 'frieze' board. Finishing the inside corner is a piece of quarter round trim. On the SW elevation the cornice is the same except the fascia board is made from a 1 X 8-inch board rather than a 1 X 10. At the NW gable end a beaded 1 X 6 rake board is nailed to the outside rafter pair and covers the edge of the roof.

At the frame addition a much more elaborate cornice was constructed. The position of the cornice is such that it falls in line with the cornice of the brick house. Because of its position it creates a very unified appearance; because of its detail it draws attention to itself. The cornice of the frame addition is most elaborate on the 'showy' faces of the house, the SE and SW elevations.

It is constructed of a widely overhanging boxed soffit typical of Italianate style structures. The soffit, which is supported by the rafter tails, overhangs approximately 16 inches. It is surmounted by an 8-inch gutter board used to support the gutter brackets. A fascia board has been applied over the siding at the wall. The fascia is constructed of two boards and is 18 inches wide. Both the fascia and soffit boards are sized to accommodate the elaborate brackets, which are the showpiece of the architectural design.

The laminated wood brackets are 18 inches tall by 12 inches deep by 4 inches thick. They are placed 24 inches on center along the SE and SW elevations. The brackets can best be described as highly curvilinear "console brackets"[11] with a downward pointing pendant located at its outer edge. Built of three pieces of wood laminated together, the inner layer of the bracket is recessed behind the two outer layers. The bracket is trimmed out at the soffit with lengths of coved molding. The brackets fit stylistically into the 1850s to 1870s period or revivalistic architecture.

[11] Console brackets are defined as ornamental brackets with a compound curved outline and usually of greater height than projection. J. Fleming, H. Honour, Nikolaus Pevsner, *Penguin Dictionary of Architecture*, 1974 reprint. Originally published in 1966 by Penguin Books Limited, Baltimore, MD

At the SW gable end of the frame addition simple 1 X 6 rake boards trim out the roof edge. At the inside of the ell, on the NW elevation, the bracket cornice has been eliminated in favor of a simple box cornice that encloses the rafter tails. It matches the box cornice of the brick house.

The kitchen wing does not have a true cornice. The top edge of the wall is trimmed out with a plain 1 X 10 frieze board. The roof overhangs the walls with a 10-inch soffit. The intersection of the soffit and the frieze board has been finished off with a piece of quarter round trim.

Roof Drainage System: A new gutter and downspout system was in progress during the summer of 1990. Upon completion it will drain the entire roof system and discharge the roof runoff to daylight. The system consists of galvanized half round gutters and round downspouts typically used in the area prior to the advent of modern aluminum gutters.

***Update*:** New gutters and downspouts were installed as part of the Phase 1 stabilization project in 1990. They were straightened out and realigned during Phase 3 Stabilization project in 1992.

Cistern: The cistern was not included in the scope of the investigation.

Snowboards and Snowbirds: Roof features were extensively repaired and/ or replaced during the Phase 3 stabilization project, 1992. The snowboard system consists of new cypress boards (1-1/4" x 4-1/2") to replace the deteriorated existing boards. They were installed on the existing metal brackets. Lengths were determined by using the HABS documentation drawings. Boards were installed using 2 inch brass screws. The snowbird system consists of traditional iron birds attached to the roof with screws. Birds were renailed or screwed to the roof in 1992.[12]

Chimneys: The Mumma Farm House has four brick chimneys. One is integral with the NW brick gable wall (CH03) and is a multi-flue stack. The other three are free standing; two are multi-flue (CH01 & CH02) and one is single flue (CH04). These three are located one at the SW gable of the frame addition (CH02), one at the center of the NE two-thirds of the frame addition (CH01), and one at the exterior of the SW wall of the kitchen wing (CH04). Each chimney is distinct in its purpose and configuration.

CH01 is located at the NE bay of the frame addition, it rises through Room 103 where it opens as a fireplace, and through Room 205 where it is integrated into the corner of a closet and partition construction. The fireplace in Room 103

[12] *Weekly Field Report #3, Mumma Farm House, Stabilization Work, Phase III, FY'92*, National Park Service, Williamsport Preservation Training Center, September 21, 1992.

was later closed off and a stove thimble inserted although the decorative wood mantle is still in place. Another stove thimble is located at the second story in Room 205.

CH02 is located at the SW wall of the frame addition and is centered on the length of the wall. It rises as two separate shafts through the structure. These are combined in the attic to pass through the roof line as a combined flue. The larger of the two chimney shafts passes through Room 102 where it opens as a fireplace; the fireplace has been closed off and a stove thimble inserted above the mantle. It than passes through the west corner of Room 203 where there is a stove thimble. The minor shaft rises through the south corner of Room 104 and than through Room 202 at the second story. This part of the chimney has one thimble opening per floor.

CH03 is located in the brick house and is constructed integral with the NW gable wall. At the first floor it starts in Room 106 than rises through the second story in Room 208. On the first floor all signs of the chimney box construction have been removed although a wood mantle still marks the spot where the box was built out from the wall. This interior brick chimney projects 8 inches from the wall and tapers to flush approximately 5 feet above the floor just above the mantle. A stove thimble was inserted in the flue at this level. At the second story the chimney is built out away from the wall in Room 208 and forms part of an end wall closet unit. There is also a stove thimble inserted at this level.

The foundations for CH01 and CH02 are exposed in the basement of the frame addition. CH01 is a freestanding stone foundation, which changes to brick construction at the first floor level. The base of the chimney measures 2 feet 8 inches wide by 6 feet long. Vertically, this chimney towers almost 40 feet above the basement floor.

The stone foundation for CH02 is constructed integrally with the SW foundation wall of the frame addition. It too changes to brick construction at the first floor level. The base for the main body of the chimney is approximately 2 feet 6 inches wide by 6 feet in length. The base for the separate flue seems to be the foundation wall itself; this chimney measures 2 feet by 2 feet at the first floor level. This chimney rises approximately 39 feet 4 inches measured from the basement floor.

Both CH01 and CH02 are pargetted at the basement level and again at the attic level. The base for chimney CH03, if it still exists, lies beneath the floorboards in the unexcavated area of Room 106.

These three chimneys are similar in that they pass through the interior of the house and exit out through the roof. The chimneys have been constructed so that when viewed from the exterior they are centered on the ridgeline. This requires that the shafts of the chimneys are shifted and splayed in the attic. In the

case of CH02 the two separate shafts merge into one just before exiting the roof. Above the roofline the brick of the chimneys remains exposed. Each has a simple cap consisting of two or three courses, which have been corbelled out beyond the face of the chimney.

It is known that CH03 has been partially reconstructed. Compared to the historic photo, the chimney is now two or three courses shorter than it was in 1862 and the configuration of the corbelled cap is different. Currently CH03 extends 2 feet 8 inches above the ridgeline. The other chimney caps have been rebuilt in recent years by park maintenance, the exact nature of the work is not known. CH01 and CH02 both extend approximately 3 feet above the roof ridgelines.

CH04 is located at the kitchen wing and was built on the exterior of the structure, probably as an afterthought. It is constructed of brick laid in common bond and measures 1 foot 6 inches by 2 feet. It sets on a small above grade concrete slab base. In this location it provided a single flue for what was the kitchen of the later house. It is free standing and rises twice the height of the kitchen structure some 20 feet from its base. A small sheet metal ventilator hood provides a cap to the pyramidal chimney top.

Lightning Protection System: There is enough left of the lightning protection system to describe the primary components. The current inventory of parts consists of two aerial terminal assemblies, several lengths of conductor and down-lead cable, one grounding rod installation, and assorted clips, insulators, and connectors.

The system extended primarily along the ridges of the brick house and the frame addition. Down lead cables are extant at the NW gable of the brick house, centered on the ridgeline, and at the South corner of the frame addition. At this location the down lead cable was probably centered on the ridge at this gable also. With the addition of the kitchen wing the grounding rod was shifted to its current location. Given this arrangement it seems that the kitchen wing was built after the lightning protection system was installed and did not have coverage.

The aerial terminals assembly consist of several elements. The anchoring system is known as a tripod because of its three legs that are fastened to the roofing deck with anchors. One of these legs extends upwards and becomes a brace for terminal. The style used at the Mumma house is known as a Two-Holder Brace Top and measures [30] inches from the ridge.

The terminal itself consists of a shaft with a decorative point at the top. A twisted shaft was used in the Mumma installation surmounted by a rather fancy Star Point. These points are made "from a special point metal which has high

conductivity and great strength" according to page 18 in the *Cripe Lightning Rod Company Catalog.*[13]

The system is connected using a series of metal cables. The cables used at this installation are formed from a twisted square section of metal, either aluminum or copper. The cross sectional area of the cable is 3/4 of an inch. These cables are used to link the aerial terminals in series and than conduct the charge into the ground through a series of grounding rods. There are still examples of both the conductor cable and the down lead cables extant at the house.

Update: System underwent extensive renovation in 1993 as part of the WPTC Phase III Stabilization project. Documentation of the work performed at that time will be found in *Part 2. B.* of this report or in the *WPTC Phase III Record of Treatment.*

Porches: The Mumma Farm House displays the generous use of porches, an agreeable detail in this region of Maryland. Their use reflects tradition in architecture, climate, and culture. Architecturally the porches add certain character to the facades of the house and create transitional entrance zones, climatically the porches acknowledge the environmental control they provide by creating buffer zones around the house, and culturally they reflect the need to have an outdoor area with a formal programmatic relationship to the house. In order to enter the house, no matter which door is chosen it is required to cross a porch.

Northeast Porch (P114/ P115): This is the largest of all the porches and spans across the entire length of the Northeast facade of the house. The construction of the porch decks give the appearance of having been built in two phases, P114 at the frame addition and P115 at the brick house. This porch is approximately 6 feet wide by 56 feet long across the front of the house.

It cannot be determined precisely when these porches were added. The porch on the brick house would have to have been added sometime after the expansion on the NE elevation, or the post-remodeling phase. The porch on the frame addition could predate the section on the brick house. Unfortunately, there is no other documentation of this being the case.

During the Phase III Stabilization Project, in 1992, the "ghost" of an earlier porch was discovered centered on D103 at P114. This indicates an earlier configuration of porches and the entire northeast elevation of the Mumma House. A description of the ghost marks is given in the WPTC Weekly Field Report No. 12 included in the Phase III Historic Structure Project Record, 1992. The physical

[13] The Cripe Lightning Rod Company is now part of the Independent Protection Company, Inc., of Goshen, Indiana.

evidence indicates a porch of "some significance" had been attached at this location. Documentation was completed including photographs, sketches, and full scale tracings.

The frame addition section (P114) is 6 feet 6-1/2 inches wide by 27 feet 3-3/4 inches long. The porch deck is of frame construction and was rebuilt during the summer of 1991 by the preservation day-labor crew from Williamsport Preservation Training Center (WPTC). The wooden porch deck is nailed on a 2X6 frame, which is supported by a ledger plate at the house and brick piers at the outside edge. The floor joists run parallel to the main house and are supported by beams creating four bays. Various repairs made to the porch in 1991 include: fir framing was replaced by CCA treated 2X6s spaced 16 inches on center, 2 X 5-3/4 inches oak ledger plate was replaced, existing 5/8 X 2-1/4 inch tongue and groove flooring was replaced with new edge grain fir flooring, also, a few existing rafters were strengthened using "sister" rafters. Other work involved rehabilitating the porch columns and breastwork. The exact nature of this work is detailed in the Weekly Field Reports for this phase of the stabilization project.

The porch narrows slightly at the brick portion (P115). Here it measures 6 feet 2 inches wide by 27 feet 4-1/2 inches long. The porch deck is two steps higher (16 inches) than the wood porch deck and is a poured in place concrete slab. The slab is constructed with a transverse scored joint down the middle. The slabs are approximately 6-8 inches thick and supported by a concrete block stem wall. No work was done at this section except repair work to the columns and general repainting.

The columns that support this porch are simple Tucson style. They are wood stave construction and have simple Doric detailing at the base and the capitals. Built with entasis (tapering diameter) the columns are 9 inches in diameter at the base and diminish in section to 8-1/2 inches diameter at the capitals, they are 8 feet 6 inches tall. The columns sit on square plinth base, which is surmounted by a single torus and double baguette bands. Nearing the capital is a single astragal, which divides the shaft of the column from the necking. Above the necking is a simple elliptical quarter round echinus which supports the abacus block. The breastwork beams of the porch rests directly on these blocks.

There are seven equally spaced freestanding columns approximately 8 feet 6 inches on center. Mounted against the NE wall of the house are three engaged or half-round columns. Full-length columns were sawn in half length-wise and applied to the wall surface. These are used to delineate the two porches; one is located at the SE end of the frame addition porch, one is at the opposite NW end of the brick house porch, and the third is centrally located on the concrete stair which divides one porch from the other.

A very shallow pitched, almost flat, shed roof covers the entire porch. Although the entire roof structure over the porch has not been investigated it is a

simple wood frame system. The 2 X 6 rafters bear on the breast beam at the columns and a concealed ledger plate fastened to the house structure. A thorough investigation of the porch roof framing structure may provide additional information concerning the construction sequence of this porch structure(s). The porch ceiling is made from 1-inch X 3-inch double beaded wood strips with 1/2 inch between pieces.

The roof covering is a standing seam metal system with no gutter. Little or no flashing was used at the juncture of the roof and the NE elevation of the house. Due to the low slope, bad drainage and lack of flashing a lot of water damage has occurred in this location, evidence by the dark green staining (moss or algae) growing on the siding and/or brick.

Southeast Porch (P113): A small, elaborately detailed structure, this porch (P113) is placed slightly off center on the SE elevation of the frame house. It announces what is perceived to be the main entrance of the Samuel Mumma House.

The SE porch is raised on a random coursed native fieldstone foundation that matches the foundation of the frame addition itself. It appears the porch foundation was constructed as part of the house foundation because of the interlocking of the stones at the corners where the two walls intersect. The foundation walls are solid and do not provide for ventilation to the underside of the porch decking.

The porch deck is 7 feet 11 inches deep by 10 feet wide across the SE elevation. It is elevated approximately 4 feet above the existing ground level. The stairs, which once led up to the porch from the lawn area, have been removed. The floor framing system consists of 3-inch X 4-inch joists approximately 24 inches on center; they run parallel to the SE elevation. The joists rest on wooden sills, which sit on top of the foundation walls. The porch floor deck is 1 X 5-inch flat sawn tongue and groove boards, which run perpendicular to the SE elevation. The floorboards are obviously fairly recent replacements for earlier porch decking.

The roof structure is slightly larger than the porch deck; this is due to the overhanging eave and porch cornice. The roof deck measures 8 feet 9 inches deep by 11 feet 4 inches wide. The roof structure is a very shallow half-hipped roof. The roof framing system is made with ridge and hip rafters. Shorter run jack and cripple infill rafters form the frame and give it slope. The roof sheathing is made from 1-inch thick boards with random widths ranging between 10 and 14 inches. These boards exhibit vertical ratchet saw marks. On the underside the porch ceiling is made from 1-inch X 2-1/2-inch X 7 feet 4 inch lengths of plain wood strips with 1/2-inch space between pieces. The ceiling boards are trimmed out with a double curved profile half round moulding which is 1-3/4 inches flat X 3/4 inch diameter.

The original flat seam metal roof has been covered over with a bituminous built-up tar and gravel roof with metal gravel stop edges at the perimeter. Flashing between the roof and the SE wall of the house is new lead coated copper. The built in gutter system has been covered over by the current roof.

The cornice is similar to that of the main house (frame addition) but has been scaled down for proportion. It consists of a 6-1/2 inch soffit with a 6 inch upper fascia surmounted with a 3 inch wide cyma recta crown moulding. The crown supports a 3-inch roof edge soffit and a plain 2-1/2 inch roof edge cap molding. Under the soffit the breast beam of the porch roof framing system forms a 17-inch wide lower fascia. This lower fascia is the background against which are planted the Italianate style brackets. These console brackets are similar to, but do not match, the brackets of the main house cornice. The porch brackets are 11 inches in height by 5 inches in projection and 2 inches thick. They are placed every 12 inches on center around the three sides of the porch and are flush at the corners. Their curvilinear shape is constructed using several complex curves reflecting the Victorian adaptation of the Italianate style. The projecting upper edge terminates with an acorn pendant.

The upper roof structure is supported by the boxed in breast beam. This is supported by 6 square box columns. Four of these columns are free standing across the front of the porch, two are engaged at the face of the SE wall. The 4 freestanding columns are paired, one pair at each of the outside corners of the porch. They are located at the SE edge of the porch and create three bays. The center bay is open to the missing porch stair. The 2 engaged columns are in line with the corner posts.

The columns are 9 inches square at the base and taper to 6 inches in section at the top. The columns set on a high base with articulated molding separating the shaft from the base. The capitals are simplified Doric in style with squared echinus molding and abacus blocks just below the breast beams. The molding profile matches that used to trim out the porch ceiling trim.

The SW and NE sides of the porch are enclosed with a railing. This railing extends to the two bays flanking the center opening for the porch stair. The components of the railing are the shoe, the rail and the railing panels. The shoe was made from a 7/4 (1-3/4 inch thick) by 6 inch member with a double bevel angle cut at the top edge. The rail is molded with an integral rabbetted slot for the railing panels.

These panels are made highly decorative through the use of a complicated cut out design. The panels are 7 inches wide by 2 feet 1 inch tall by 1 inch thick. They are placed with a 1/2-inch space between panels. The pattern created by the cut out design is read both in the positive and in the negative space created by the cut out. All of the architectural woodwork on the porch is painted white.

Southwest Ell Porch (P116): Located on the SW elevation of the brick house this porch covers an area 6 feet 9 inches wide by 22 feet long. It is a very simple structure, which has been modified over the years. Anchored at its NW end by the enclosing structure of Room 108 the porch is situated in the inside ell created by the frame addition and the brick house.

The porch is based on a concrete slab that was cast in place against the SW wall of the brick house. Enclosing also the outside entrance to the basement the slab is built at two levels. Between D116 and W116 the slab is stepped down approximately 14 inches to the lower level.

The shed roof is constructed on a simple framework. A 2 X 4 inch ledger board at the SW brick wall is supported by 4 each 2 inch X 3 inch studs, 2 X 4 inch rafters are spaced 24 inches on center, they overhang the double 2 x 4 breast beam by 6 inches. The breast beam is supported by 4 each 4 X 4 posts which are spaced 6 feet 6 inches in the first two bays and 9 feet in the third SE bay. The rafters are exposed at the underside, there is no porch ceiling. The roof sheathing consists of 1 x 4 inch boards at 12 inch centers with a 1 x 6 used at the eave. Portions of the roof framing system were rebuilt in 1991.

The roof covering is a combination standing seam and corrugated sheet metal panel system with the NW third being standing seam. The metal sheets are 2 feet wide by 7 feet 6 inches long measured on the angle. New regletted flashing has been installed between the roof and the SW brick wall. New step flashing has been installed at the SE wall of the frame addition.

Closet at NW End of Southwest Ell Porch (Room 108): This small frame structure serves to close off the NW end of the porch from the surrounding yard. Due to its association with Room 106, which is known to have been a kitchen, this area also most likely, served as a pantry. It may have served as a storage closet or mudroom in later years. The structure measures 6 feet 5 inches along the NW/SE axis and 6 feet 8-1/2 inches along the SW/NE axis. This space is entered from the brick house through D114 in the brick house wall. Door 124 on the SE elevation connects to the exterior at the SW porch. Window W115 provides natural light at the NW wall.

The exterior envelope consists of horizontal German style siding with a 5 inch exposure. Overlapping 1 X 5 pieces of siding are turned vertical and used as corner boards to trim out the corners. Both siding and corner boards are painted white. There is no other wall trim. The wall structure consists of the german siding nailed to 2 X 4 wall studs on 24-inch centers. The framing butts against the brick house at the NE wall and is not connected, flashed, or caulked; there is a 2 to 3 inch gap between the two structures.

Window W115 on the NW wall is a six-over-six double hung wooden sash that matches the windows of the frame addition. Its overall dimensions are 2'-5" x

4'-0". The upper and lower sash both measure approximately 2'-5" x 2'-0". The frame and its components also match that of the frame addition windows. This window also carried shutters, as did the other windows. Its hardware consists of 3 shutter hinges and the sash catches are still intact at the window frame.

The door framed into the SE wall is anchored on a simply framed 2 X 4 jamb and header structure. 2 X 4 jambs are spiked thru the floor into the wall plate. The door is 2 feet 4-1/2 inches wide by 6 feet tall and made of vertical planks attached to battens and is clinch nailed. The exterior frame consists of 2-1/2 inch boards surface nailed to the siding.

The structure is built on the floor framing platform which consists of 4 each 4 X 4 inch sleepers laid on grade running in the NE/SW direction. Beams are supported on stones at the corners.

The roof structure matches that of the SW porch in that it is a continuation of the porch shed roof slope. At the brick house a 2 X 4 ledger is fastened to the masonry wall. This supports 2 each rafters which span from the brick wall to the top of the outer wall plate, all construction is 2 X 4 and they are at 24 inch centers. The rafters overhang the SW wall plate by 6 inches. Rafter ends are covered by standard 1 X 3-1/2 T&G boards with the rafter tails projecting 4 inches beyond the wall. The roof sheathing consists of 1 X 3-1/5 inch by 6 feet T&G boards spaced 1 foot on center. The rake side of the shed slope is trimmed out using a piece of the 1 X 6 german siding.

Above this is nailed a sheet metal roof. The metal roof is of the crimped standing seam variety with overlapping seams. The seams are 24 inches on center and the sheets measure 2 feet 1 inch wide by 7 feet 6 inches in length including the 6-inch overhang at the eaves. It hangs free at the eave but is folded over at the raking eave. Roof surfaces are painted silver/grey.

Enclosed Porch at Kitchen Wing (R112): As part of the kitchen wing an enclosed porch was built into the SE corner of the structure. Measuring 6 feet 6 inches wide by 10 feet long the porch is fully enclosed by the structure of the kitchen wing. The porch floor framing structure is supported by a series of 3 brick piers, 2 of which are located at each outside corner of the porch. The piers are 18 inches square and vary from 24 to 32 inches above grade. Spaces between the piers are closed in with screen panels, which are made of 1 X 3-1/2 inch vertically oriented boards nailed together over a lightweight wood frame. These screen panels fit in between the piers under the floor level of the porch.

The floor framing system consists of a ledger plate at the stone foundation wall under the kitchen wall and a system of beams. These beams span from ledger to the header at the piers and run perpendicular to the kitchen foundation wall. Joists span from beam to beam and are parallel to the house. Porch floor decking runs perpendicular to the kitchen wall.

The SE wall of the porch is almost all glass, being made from three windows with transoms and a central door. The other three "walls" are the enclosing walls of the addition itself and the adjacent frame addition. A 7 - 1/2-foot wide stair leads down five risers to the south yard area from the exterior door (D 121).

The windows in the SE wall are composed of an upper transom unit and a lower casement type sash unit. Together each window unit measures 2 feet wide by 5 feet tall. The upper transom units are divided by vertical muntins into 3 lights; the large rectangular lower sash units are divided by a vertical muntin into 2 large vertical lights each. The lower sashes measure 2 feet wide by 3 feet 6 inches tall. The transoms are 2 feet wide by 1 foot 6 inches tall.

D121 located between W122 and W123 is 2 feet 8 inches wide by 6 feet 10 inches tall. The door has a large central glass panel divided into 8 smaller glass lights. The glazed area measures 22-1/2 inches wide by 4 feet 8 inches tall, the lights measure 10" by 13". The door is hung using 2 exterior self-closing type hinges with an interior tension spring fastened to the door and frame.

The transom over the door is 2 feet 8 inches wide by 12 inches tall and is divided into three glass panes by vertical muntins. The glass lights measure 10" by 12".

Vertical T&G beaded boards form a panel area, which extends from the windowsill to the floor. The wall baseboard is hinged at the top. This allows it to be opened out from the interior to allow water to drain off the porch or to allow the housekeepers to sweep out floor debris without opening the door, or to provide added ventilation. Due to the SE wall being slightly recessed the porch floor extends out beyond the hinged baseboard 4 inches and creates a drip edge above the porch stair.

Entry Vestibule (R111): At the western corner of kitchen wing is a small partially enclosed wood frame room (R111) used as an all weather entrance. Most likely built as an afterthought, it is unusual in that it has an elaborately detailed pediment.

This structure is 4 feet 6 inches deep by 7 feet wide. It is set on a concrete slab, which extends to the exterior and forms part of the sidewalk slab. It also anchors the freestanding brick chimney at its eastern corner. The walls are 2 X 4 inch stud frame construction. 1 inch X 3 inch tongue and groove siding makes up the exterior wall surface except the NW wall is covered over with 1/2 inch plywood. The interior walls are also covered with the same material. The ceiling is sheathed with 1/2 inch by 4 inch T&G double beaded boards trimmed with 1 X 1 inch boards at the walls.

The SE wall has one opening, a window (W124) made from one half of a two-over-two sash, it measures 32 inches by 31 inches. D123 is centered on the SW wall and D122 is on the SW wall of the kitchen wing leading directly into the kitchen.

The roof is a simple gable structure covered with cut to fit corrugated metal. The ridge is made with a preformed roof comb. The roof overhangs 10 inches all around and is boxed at the eaves. The gable end has a pediment that is detailed with a single bracket at either end of the gable. The brackets match those of the SE porch cornice. A strong horizontal cornice is made by using small console brackets in a dentil-like pattern. The surmounting pediment is plain, as are the raking eave boards.

The wall trim consists of overlapping 1 inch by 3-1/2 inch corner boards and the exterior window and door trim, which is planted over the exterior siding.

Window Openings

Brick House Windows: Windows from three distinct periods of development are exhibited in the brick house. The attic windows and one six-over-six sash remain from the earliest post Civil War reconstruction. One two-over-two sash remains from a later remodeling associated with the frame addition. Most of the windows are large one-over-one windows associated with the remodeling campaign that demolished the pre Civil War NE facade during the expansion of the brick house.

Attic Windows: Northwest elevation, W303 and W304.

Exterior Frame: The rough opening through the brick wall for the exterior frame for these windows measures 2 feet by 2 feet. The window frames are recessed back from the face of the brick wall and set flush to the interior.

Sash: These are simple casement hung sashes. The sashes measure 20 inches wide by 25 inches tall and are 1-1/4 inches thick. Strips of wood wedges are nailed to the tops or sides of the sash so that they fill out the framed openings; this suggests they are not custom made for the opening or the opening size changed. They are made using through tenon construction.

Sashes are divided into four lights each by heavy wooden cross muntins. Muntin profiles have been recorded, see HABS field drawings. The glass lites measure 8 inches wide by 10 inches long.

Shutters: There is no evidence of shutters at these openings.

***Single Windows**: Northwest Elevation, W113 & W114; Southwest Elevation, W116; Northeast Elevation, W211, W212, W213.*

Exterior Frame: Simple beaded brick mold casings recessed behind face of wall. The brick mold is 4-1/2 inches deep by 2 inches thick with a 1/2 inch by 3/4 inch outside stop (see HABS horizontal profile No. 7 on sheet 5 of the drawings). The frames measure 3 feet 4 inches wide by 5 feet 9 inches tall. All lintels are solid wood members and bear on the supporting brick wall approximately 2-1/2 inches each side. The lintels are exposed on the face of the brick and measure 3-1/2 inches face width by 12 inches wall depth by 4 feet length over each window unit. Most are flush with the outside face of the brick wall but it has been noted that a few are seen projecting slightly beyond the face of the wall (1/2 inch +/-). Sills are also solid wood (walnut) and typically measure 3 inches face width by 6-1/2 inches wall depth by 3 feet 6 inches length. Sill have a 3/8 inch drip groove routed in the underside, they overlap the brick walls approximately 1-1/4 inches either side.

Sash: The single windows are one-over-one, double-hung windows. The lower sash measures 3 feet wide by 2 feet 9-1/4 inches tall; the upper sash measures 3 feet wide by 2 feet 8-1/2 inches tall. The window sash is 1-5/16 inches thick. The sash is constructed with full mortise and joints between the rails and the stiles, this is also known as the through tenon method. The sash are raised and lowered using a sash weight and pulley system.

The glass panes in this window measure 2 feet 8 inches wide by 2 feet 5-1/2 inches tall. The glass is all single strength weight. Much of the glass is original to the sash evident by its rolled wavy texture and entrapped air bubbles.

Shutters: All of these windows were originally outfitted with exterior shutters. Typically they are fixed louver mortise and tenon wood frame shutters. They are constructed with a central 6-inch rail. All have been removed, but are documented in photographs from 1963 - 1990.

Much of the shutter hardware is intact and consisted of two pieces, the shutter hinge and the inside shutter fastener - or sill catch. The shutters are hung with a type of self-locking pintle hinge also known as a blind hinge. It was designed to hold the shutter in the open position. The sill catch hardware mounted on the sill is a cast iron bar drilled out with four holes for variable closing options. The catch on the shutter would fasten into the hole like a casement window sash lock.

Storms and Screens: These windows were originally outfitted with demountable exterior storm windows and screen sash. Several of these have been found vagrant in Room 106 and may be used as patterns. They are typically 1 inch thick.

***Paired Windows**: Northeast Elevation, W109/110, and W111/112.*

These windows are the same as the single windows except they are joined by a single sill and header. *Only differences from the single window installation will be noted here.*

Exterior Frame: The paired window units are separated by a 6-1/2 inch wide by 1 inch thick double beaded central mullion which covers the adjoining side jambs. The sills for these pairs span the whole opening and are 7 feet 3 inches in length and are most likely doubled. The lintels are also full length over the opening and measure 7 feet 6 inches long and are also doubled in the wall.

Sash: The single windows are one-over-one, double-hung windows. The lower sash measures 3 feet wide by 2 feet 9-1/4 inches tall; the upper sash measures 3 feet wide by 2 feet 8-1/2 inches tall. The window sash is 1-5/16 inches thick. The sash is constructed with full mortise and joints between the rails and the stiles, this is also known as the through tenon method.

Shutters: In order to span the double opening special hardware was installed at these openings. The two shutters required to close over a single window have been hinged together to make a bifold shutter system. The outside shutter is attached to the window jamb using the locking hinge, the inside shutter which closes against the central stile is hooked to the outside shutter using a () hinge. The sill catch hardware is fastened to the inside shutter.

Storms and Screens: These windows were originally outfitted with demountable exterior storm windows and screen sash. Several of these have been found vagrant in Room 106 and may be used as patterns. They are typically 1 inch thick.

W214: Southwest Elevation, obvious replacement window, most likely dates from late alterations to kitchen wing. Sash matches those used in the kitchen wing.

Exterior Frame: The recessed frame measures 2 feet 8 inches wide by 4 feet 6 inches tall. The sill measures 3 inches face width by 6-1/2 inches wall depth by 2 feet 10-1/2 inches long; it overlaps the brick wall 1-1/4 inches at either side and has a 3/8 inch drip groove routed in the underside. The lintel is 3-1/2 inches face width by 12 inches wall depth by 4 feet long and bears on the supporting brick wall 2-1/2 inches either side.

Sash: Window 214 is of the two-over-two sash pattern and made using through tenon construction. The sash dimensions are as follows: the upper sash measures at 28-3/4 inches wide by 29 inches tall by 1-1/2 inch stock; the lower sash measures 28-3/4 inches wide by 30 inches tall and 1-1/2 inches thick. There is no lifting mechanism fastened to this sash.

Shutters: Yes, see Single Window description.

Storms and Screens: Ibid.

W215: Southwest Elevation, possible original construction period.

Exterior Frame: The recessed frame measures 3 feet wide by 4 feet 6 inches tall. The sill measures 3 inches face width by 6-1/2 inches wall depth by 2 feet 10-1/2 inches long; it overlaps the brick wall 1-1/4 inches at either side and has a 3/8 inch drip groove routed in the underside. The lintel is 4-1/2 inches face width by 12 inches wall depth by 4 feet long and bears on the supporting brick wall 2-1/2 inches either side.

Sash: W215 is of the six-over-six sash pattern and constructed using through tenon construction. The sash dimensions are as follows: the upper sash measures 29 inches wide by 23-1/2 inches tall by 1-1/4 inches thick; the lower sash measures 29 inches wide by 24-1/2 inches tall and 1-1/2 inches thick.

The mechanism used to fasten the sash in an open position is the same as the mechanism used at the frame addition windows. There are no window weights used at his window.

Shutters: Yes, see Single Window description.

Storms and Screens: Ibid.

Frame Addition Windows: Windows remain intact from the original construction period of structure. There are two types of windows used, the six-over-six units and the attic casement units.

6-Over-6 Window Units: There are a total of eighteen units in all. Southeast Elevation: W101, W102, W103, W201, W202, W203, W204; Northeast Elevation: W104, W105, W205, W206, W207; Northwest Elevation: W106, W107, W208; Southwest Elevation: W108, W209, W210.

Exterior Frame: Simple wood frames which project 1/2 to 3/4 inch beyond the face of the exterior wall, all measure 2 feet 10-1/2 inches wide by 5 feet 6 inches tall at the exterior. The frame consists of 4 inch deep by 1-1/2 inch wide beaded face boards with 1 inch by 3/4 inch bullnose exterior stops rabbetted into the frame. All first story windows have simple projecting hoods 1 inch deep by 3/4 inch face width let into the siding boards. Second story windows on the gable end also have this hood. Other second story windows are located directly under the cornice fascia and the hood has been left off.

Window lintels are concealed behind the wall siding. The windowsills are constructed in two pieces, the sill and the sub-sill. The sills are 1-1/4 inches face width by 6 inches deep by 2 feet () inches long, they fit inside the jambs. The sub

sill supports the jambs and the sill and projects out beyond the face of the siding by 1-1/2 inches. It measures 3 inches face width by 8 inches deep (exposed) by 2 feet 10-1/2 inches wide.

Sash: All windows are double-hung, six-over-six units. The sash frames are constructed such that the rails and stiles are connected using full mortise and tenon joints (thru tenoned) and are pegged at the corners, the vertical mullions are thru tenoned and shimmed at the rails, the horizontal muntins are blind tenoned into the stiles and vertical mullions. The upper sash measures 2 feet 7-1/2 inches wide by 2 feet 7-1/2 inches tall by 1-7/8 inches thick. The lower sash measures 2 feet 7-1/2 inches wide by 2 feet 8 1/2 inches tall by 1-7/8 inches thick.

The average size of the glass panes in these windows measures approximately 8-3/4 inches wide by 13-3/4 inches tall. Tolerances of 1/2 inch in glass sizes have been measured on other windows, the maximum size recorded is 9-1/4 inches wide by 14-1/4 inches tall. The lights are glazed with clear float glass with its characteristic distortions. The glazing putty bead is approximately 1/2 inch wide by 3/16 inch tall.[14]

These windows are operated using a thumb latch type mechanism, which holds the lower sash in an open position. See description in interior hardware section.

Shutters: All windows were originally outfitted with exterior shutters. Shutter hinges and sill catches still remain in place at each opening. Photographs from the early 1960s thru 1990 show shutters in place at all openings. Shutters have been removed and stored. Currently there are no shutters in place. Based on the window openings each shutter leaf would be approximately 1 foot 5 inches wide by 5 feet 6 inches tall (confirm). Shutters are constructed in similar manner to shutters of brick house. Typically they are fixed louver mortise and tenon wood frame shutters. They are constructed with a central 6-inch rail.

Storms and Screens: No indication of storm sash or screens in existing window framing.

Attic Window Units: Southwest Elevation, W301 and 302.

Exterior Frame: 2 feet 2 inches wide by 2 feet 7-1/2 inches tall by 2 inches wall depth. Frames constructed similarly to six-over-six frame units. The frame consists of 4 inch deep by 1-1/2 inch wide beaded face boards with 1 inch by 3/4 inch bullnose exterior stops rabbetted into the frame. Sill and sub-sill construction,

[14] Historic window glass locations were recorded by the Williamsport Preservation Training Center during its FY91 rehabilitation project. This placement and locations where broken glass was replaced will be documented in the FY91 Project Record.

sub-sill overhangs face of wall 1-1/2 inches. Attic window frames do not have horizontal hood.

Sash: 4 light casement sash that swing into the attic. Mortise and tenon construction details. Glazed with clear float glass 9 inches wide by 12 inches tall. Putty bead approx. 1/2 inch horizontal by 3/4 inch vertical.

Shutters: None at these two openings.

Storms and Screens: Ibid.

Kitchen Wing Windows: There are four windows in the kitchen wing, W117 and W118 at the Northwest elevation, W119 at the Southwest elevation, and W120 at the Southeast elevation. The entrance vestibule and the enclosed porch were discussed under Porches.

Exterior Frame: Rough opening approximately 3 feet wide by 6 feet tall. Jambs trimmed out with 1 inch thick by 4 inch wide by 6 feet tall boards planted over exterior siding. Simple window hood treatment. Sills are 3 feet 6 inches long by 1-3/4 inches face width. Each with drip edge routed into underside.

Sash: Two-over-two, double hung wooden sash frames. The upper sash measures 32-1/2 inches wide by 33-1/3 inches tall, the lower sash measures 32-1/2 inches wide by 33-3/4 inches tall. Glass in these sashes measures 13-1/2 inches wide by 29-1/2 inches long; the two lights are separated by a central vertical muntin.

Shutters: Yes, hinges and sill catch hardware extant.

Storms and Screens: Yes, some evidence intact.

Door Openings:

Brick House Doors

Northeast Elevation, D112: Door location at central bay on 'front' elevation under porch.

Frame: Recessed into brick wall, 11 inch wide X 1 inch thick X 7'-6" tall (rough opening) casings; include 35 inch wide by 9 inch tall transom window over door. Frame fits into 3 feet 2 inch wide by 7 feet 7-1/2 inch tall opening. Exterior trim limited to 1 inch by 2 inch beaded casings. Exposed wood lintel measures 3-1/2 inches face width by 4 feet 2 inches long. The wood sill is 16 inches wide with an unknown thickness and partially covered by the concrete porch deck.

Door: Mortise and tenon construction, 1-1/4 inch thick stock rails and stiles with 2 bottom raised panels and one clear float glass panel 27 inches wide by 35-1/2 inches tall. Glass held in place with interior wood molding strips. Door placed at interior face of opening and swings inward. Overall size 2'-11 ¾" X 6'-3".

Hardware: White porcelain knobs, black cast iron rim lock casings and keeper, key escutcheon; 2 pair of 3-1/2 by 1-1/2 inch cast iron butt hinges.

Storm Door/ Screen: Unpainted wood 2 panel door with large opening for glass/ screen panel. Hardware consists of a simple handle, 3 butt hinges and a closure device. Door has since been removed.

Southwest Elevation, D115, and D116: Doors located under Southwest porch, P116.

Frame: Openings 3 feet 3 inches wide by 6 feet 6 inches tall, with 1 inch by 2 inch exterior edge beaded trim. Exposed wood lintels measure 4-3/4 inch face width by 4 feet 2 inches length. Sills are different at the two doors. D115 has a wood sill 3 inches thick by 16 inches wide and 40" long. The sill at D116 is a limestone block 16 inches wide by 42 inches long by 8 " deep.

Doors: Four panel design with 1-1/4 inch thick stock rails and stiles, mortise and tenon construction. Doors placed at interior face of opening are right handed and swing inward.

Hardware: Brown and black marbled porcelain knobs, black cast iron rim lock casings and keeper, key escutcheons; hung using pair of 3-1/2 by 1-1/4 inch cast iron butt hinges.

Storm Door/ Screen: No evidence found.

Rear Pantry Entrance, D124:

Frame: Constructed using doubled 2X4s for he jambs and a single 2X4 header. Spiked thru floor into sill plate. The frame is trimmed with plain 2-1/2 inch by 2-1/4 inch boards face nailed to siding with wire nails. No lintel and no sill.

Door: Vertical plank board construction with 2 battens on the interior, 2 feet 4-1/2 inches wide by 6 feet tall.

Hardware: Knob on exterior only, key escutcheon on interior, black cast iron rim lock with keeper mounted on exterior trim, hung using two gate type strap hinges 8-1/2 inches long.

Storm Door/ Screen: No evidence found.

Frame Addition Doors

Southeast Elevation, D101 and Northeast Elevation, D103.

These two doors are very close in design. D101 is the more prominent of the two and is the main formal entrance into the main stair hall of the frame addition. It is off the Southeast Italianate style porch. D103 is off the Northeast porch and leads into the largest room on the first floor of the frame addition, Room 103.

Frame: Wood frames are integral to structural framing of building. The total opening measures 3 feet 3 inches wide by 8 feet tall by 8 inches depth, including the door transoms. The sills are wood and measure 2-1/4 inches thick by 8 inches wide by 39 inches long. Each sill has a 5 inch coved interior threshold, which sits on top of the sill. The sills taper from 2-1/4 inches at the exterior to 3-1/2 or 4 inches at the interior. The exterior trim is very similar for both openings with D101 having more elaborate doorstops. Exterior trim is limited to a simple surround; at D101 it has a bullnose bead, at D103 it has a simple plain trim.

Door: Both doors are simple raised panel doors and measure 3 feet wide by 6 feet 3 inches tall by 1-3/8 inches thick. The doorframes are double tenoned at the bottom rail and the center (or locking) rail and single tenoned at the top rail. The locking rail is 11 inches wide, the bottom rail is () inches wide, the top rail and the stiles are 4-1/2 inches wide. The 4 panels are vertically oriented and separated by the locking rail and a center stile. All panels are trimmed with an inside 1-1/2 inch wide applied convex molding.

D101 is grained on the exterior and painted white on the interior. D103 is painted white on both sides. A three light transom window surmounts both doors. The transom measures 3'-0" by 1'-2". The dividing mullions are tenoned into the frame and create 3 equal glass lights. Both transoms are painted white.

Hardware: The hardware suites are similar for both doors. They are hung using 1 pair (2 each) 2 knuckle butt hinges that measure 3-1/2 inches wide (open) by 3 inches tall. Both doors maintain their original (fluted) drop style key escutcheons. D101 has the knob rose but is missing the knob on the exterior. D103 has a white porcelain knob with door rose. Both doors have surface mounted rim locks on the interior, which measure 4 inches tall by 5-1/2 inches wide. The original brass skeleton key still survives and operates the lock at D103.

Storm Door/ Screen: Both doors had exterior storm doors. D101 has evidence of hinges but no door exists. The D103 storm door is intact and measures 3 feet 6 inches wide by 6 feet 9 inches tall by 1 inch thick. The upper two-thirds of the door is a removable glass panel that is divided into 3 panels. The

lower portion of the door is divided into 2 horizontal panels. It is mounted on 3 butt hinges, has a simple lever type handle and a tensioned spring closure mechanism.

Basement Entrance, D001:

Frame: Heavy timber frame laid on inclined stone foundation walls. Stone foundations are covered over with concrete pargetting. Frame consists of two hinge plates and a cross sill used to tie the hinge plates together at the bottom. There is not a cross sill at the top edge of the doorframe. The top edge of the door overlaps the exterior siding approximately 1 foot.

Door: Two doors close together to form the cover for the basement entrance. These two doors are made from vertically oriented tongue and groove boards, which are clinch nailed to battens. Each door has two batten boards on the inside surface of the doors. The doors are documented in the Phase III HSPR.

Hardware: Doors are attached to the hinge plate using two each strap hinges. The strap hinges are two parts, the hinge, which is bolted to the doors at the battens and the pintel arm, which is fastened to the plate. A modern NPS padlock and hasp are used to secure the opening.

Kitchen Wing Doors

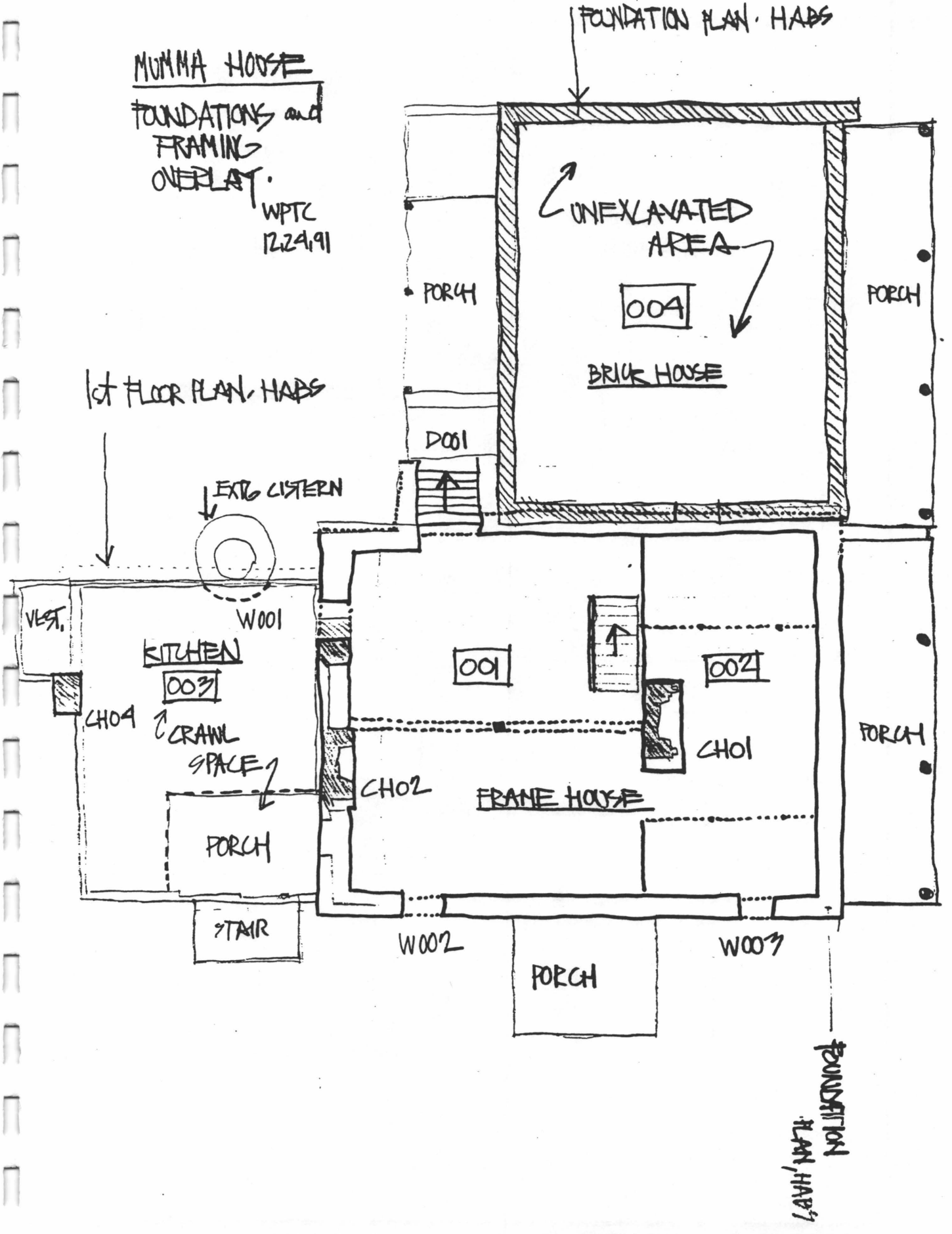
Southwest Elevation, D122, andD123:

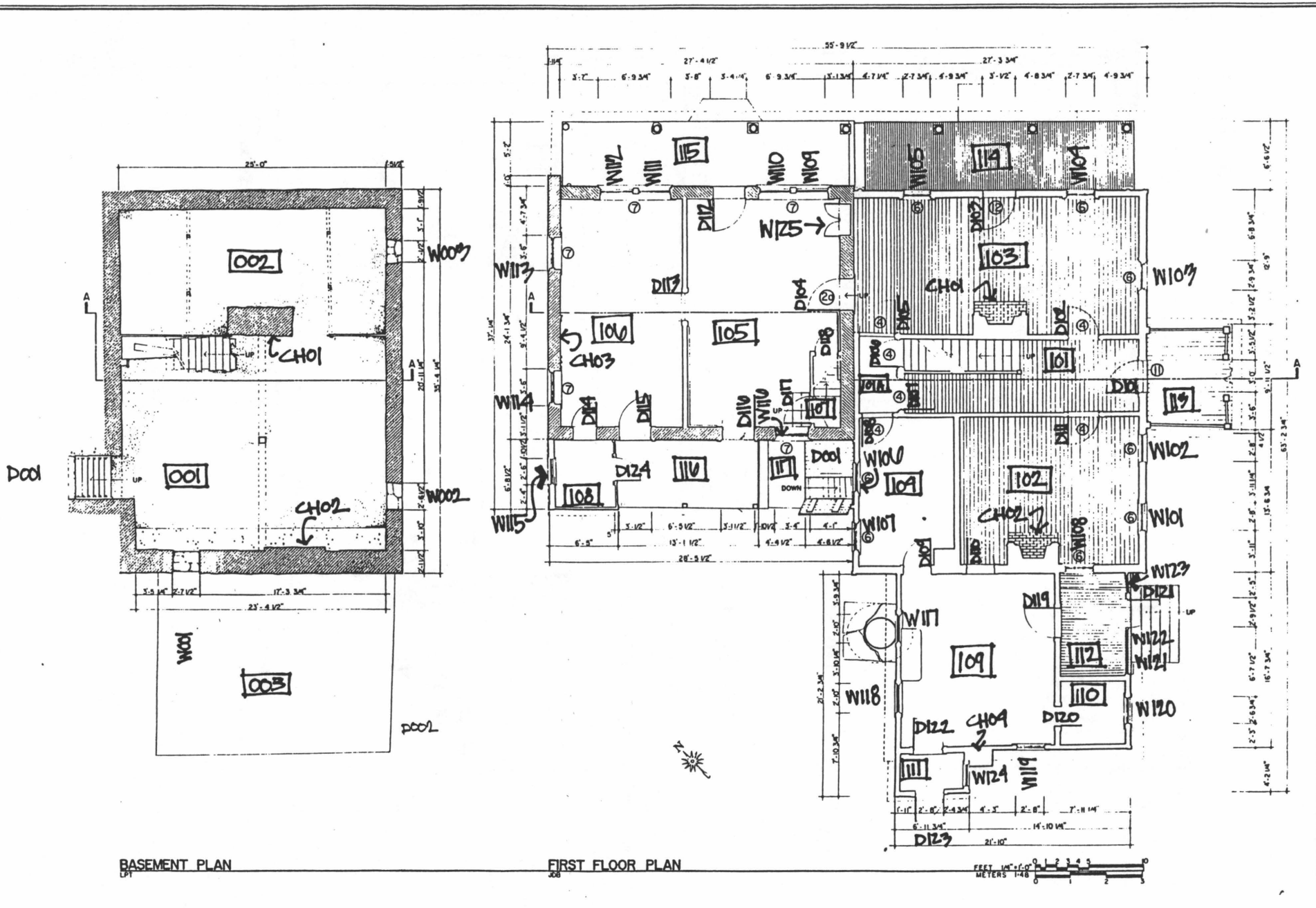
Frame: 2 X 6 frame integral with the wall construction trimmed out using 3/4 by 5 inch decorative molding. The trim at D123 is more ornamental and matches that trim used for the windows at the kitchen wing. Lintels are part of the rough opening for the door. Wood sills are 2 inches wide by 43 inches wide with an interior threshold strip.

Door: D122, raised 4 panel door, mortise and tenon construction, painted white. D123, missing.

Hardware: 2 each 3 inch by 3-1/2 inch butt hinges, 1 metal door rose, 1 metal key escutcheon, 2 each metal knobs, cast iron rim lock with interior mounted keeper. New NPS Best Lock System padlock with bright metal hasp.

Southeast Enclosed Porch, D121: (See Porch discussion).


MUMMA HOUSE
FOUNDATIONS and FRAMING OVERLAY.
WPTC
12.29.91
FOUNDATION PLAN. HABS
UNEXCAVATED AREA
004
BRICK HOUSE
PORCH
PORCH
1st FLOOR PLAN. HABS
D001
EXTG CISTERN
W001
VEST.
KITCHEN
003
CH04
CRAWL SPACE
PORCH
STAIR
001
002
CH01
CH02
FRAME HOUSE
PORCH
W002
W003
PORCH
FOUNDATION PLAN, HABS


BASEMENT PLAN
FIRST FLOOR PLAN
SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO
MARYLAND
HISTORIC AMERICAN BUILDINGS SURVEY
MD-950A
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
SHARPSBURG
JOSEPH D. BALACHOWSKI, LESLIE P. TERGAS, 1988
002
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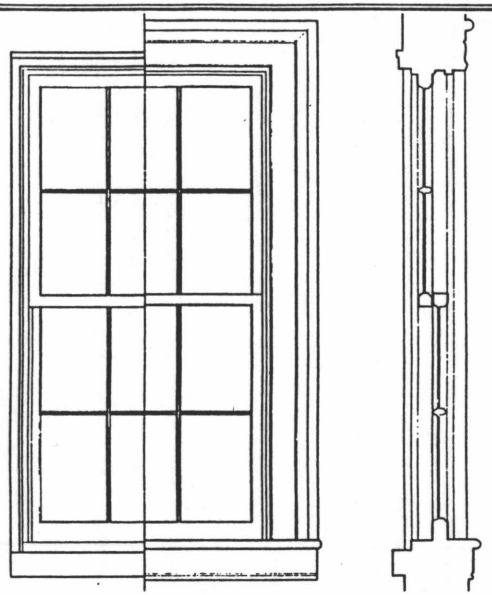
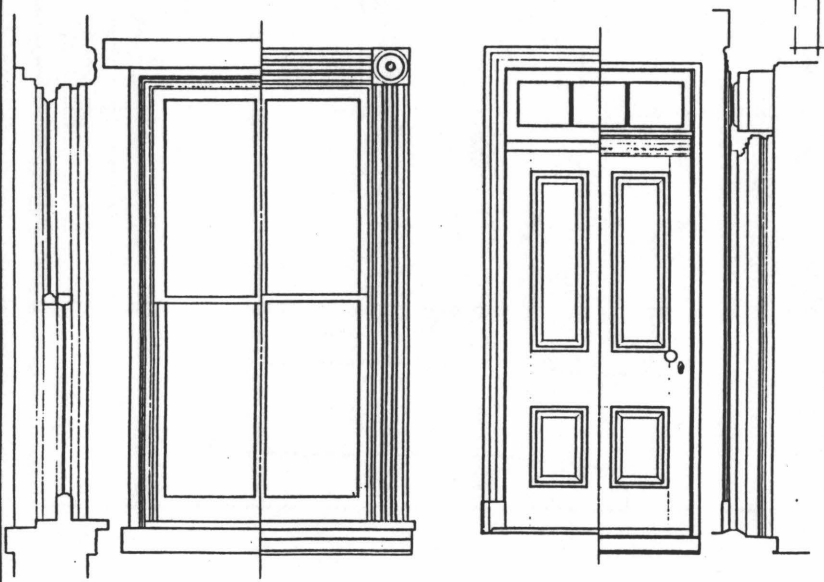
FEET 1/4"=1'-0"
METERS 1:48

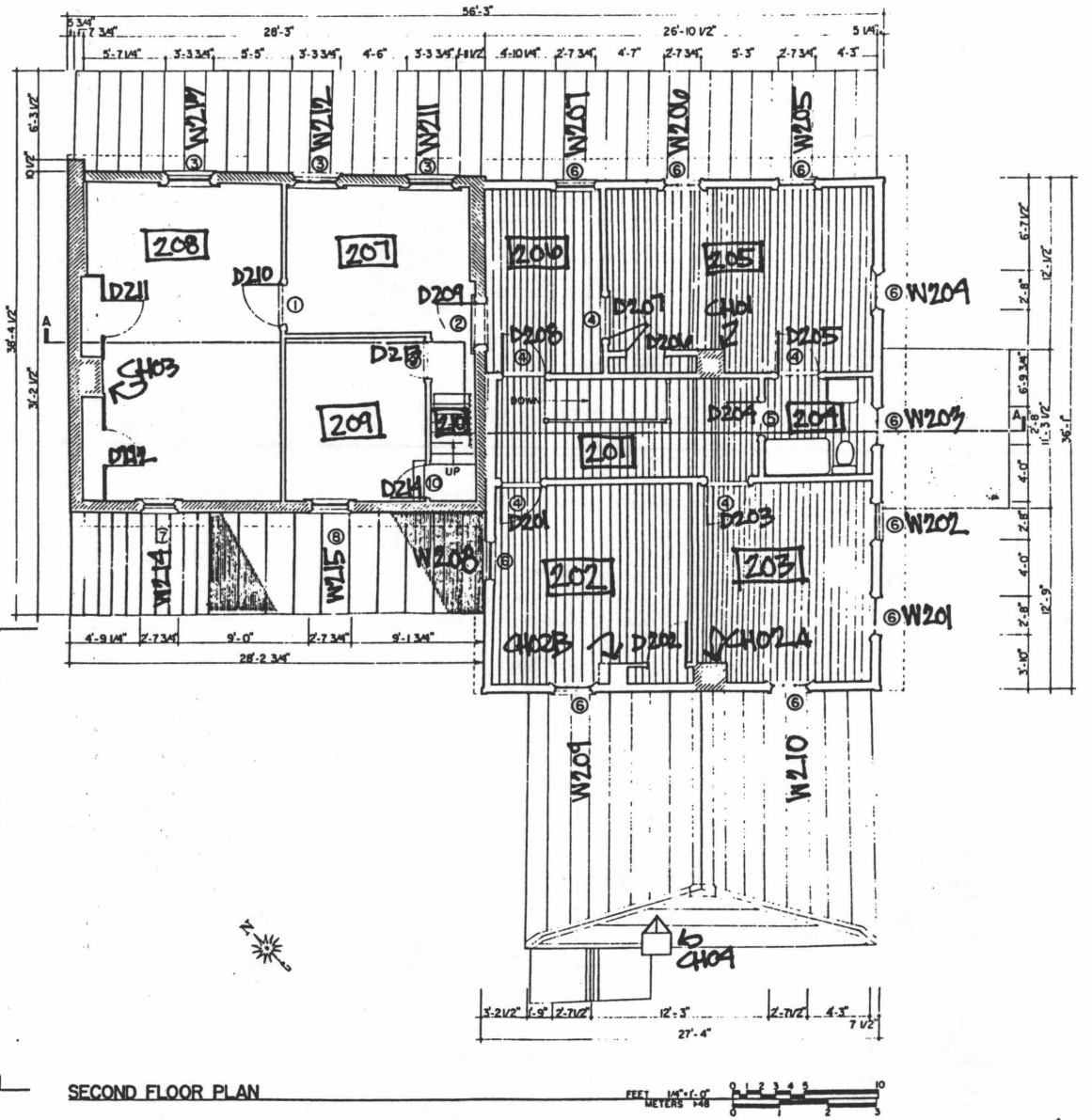


WINDOW 6
TLF|db



WINDOW 7
TLF|db

DOOR II
STJ|db



SECOND FLOOR PLAN

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 5 SHEETS

SURVEY NO. MD-950A

MARYLAND

SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

SHARPSBURG VICINITY

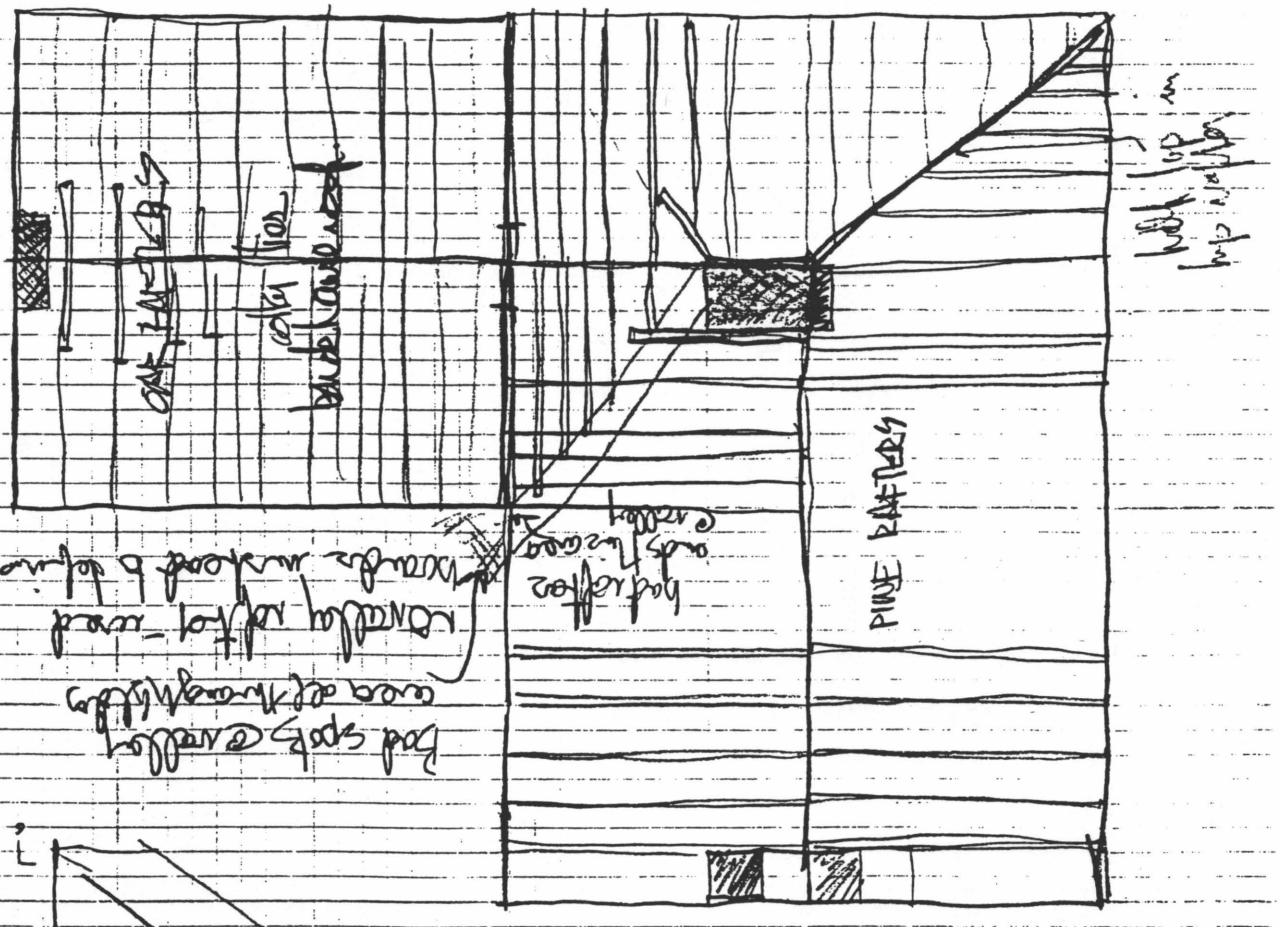
DRAWN BY STEPHEN T. JAMES, TINA L. FONG, 1988

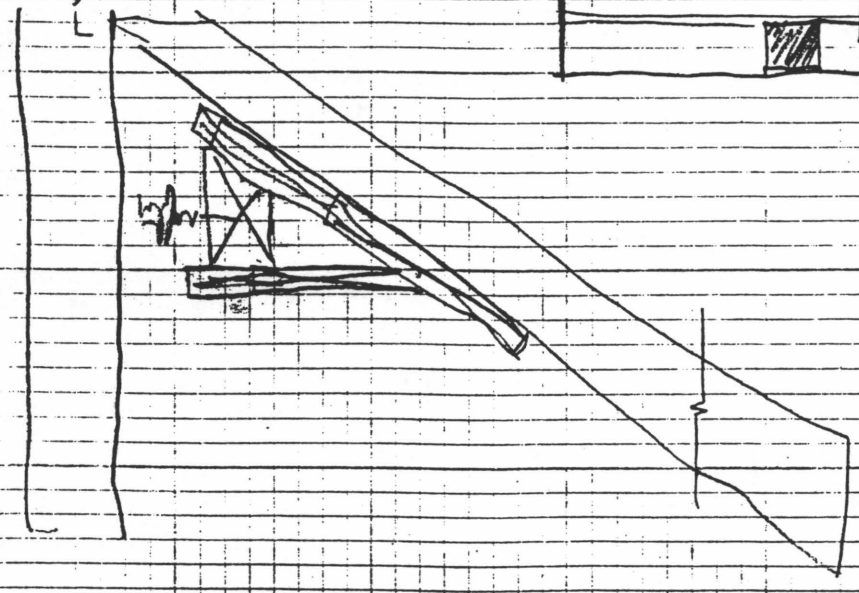
REPRODUCED FROM BEST EXISTING DOCUMENTS

FORM D S C - 44

Park	ANTI	NATIONAL PARK SERVICE DENVER SERVICE CENTER			Sheet 1
Area	NUNNA HOUSE				of 1
Project	ATTIC	By		Checked	Pkg.
Feature	FRAMING PLAN SK	Date	02/22/90	Date	Account

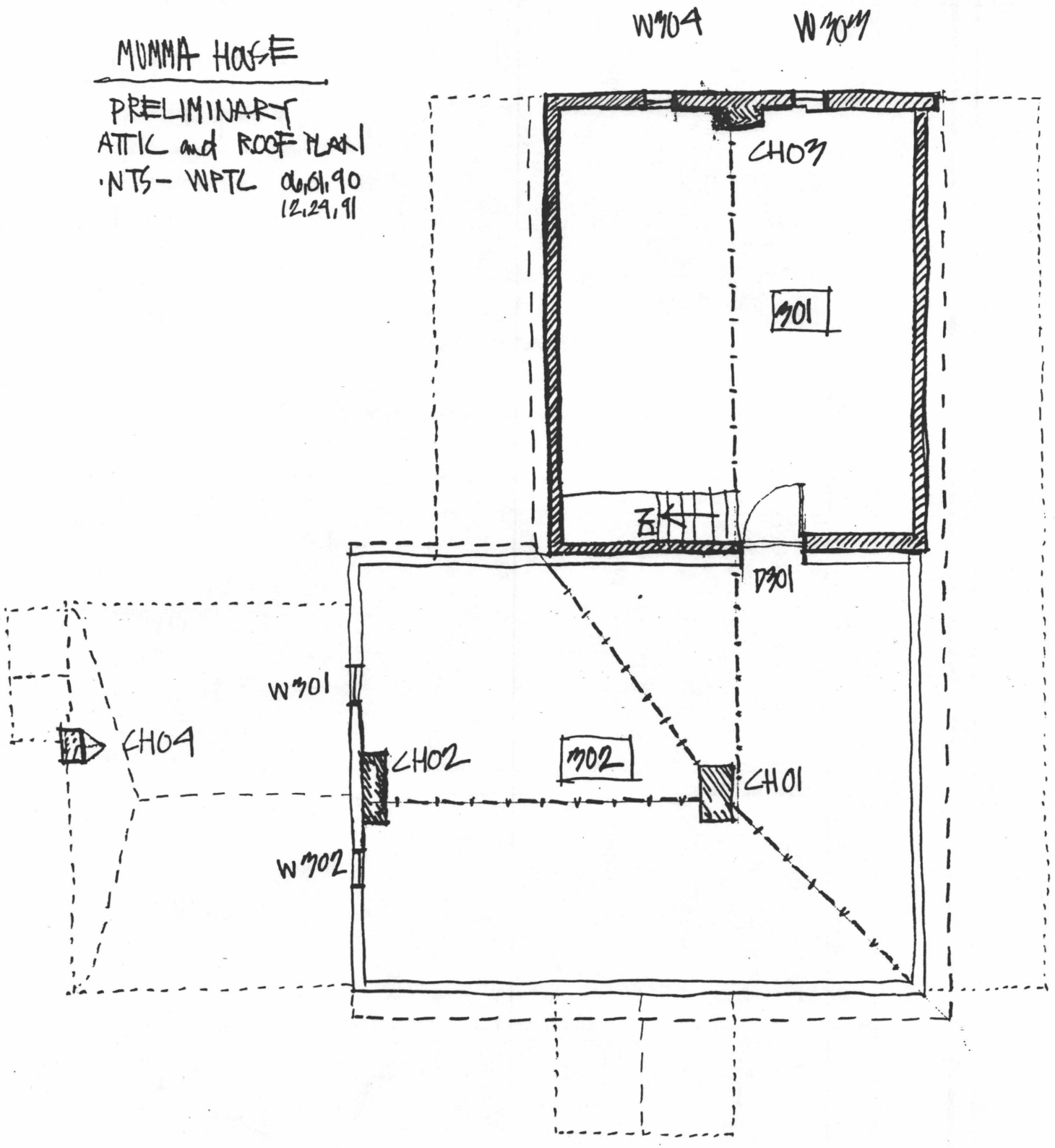
NEARSIDE

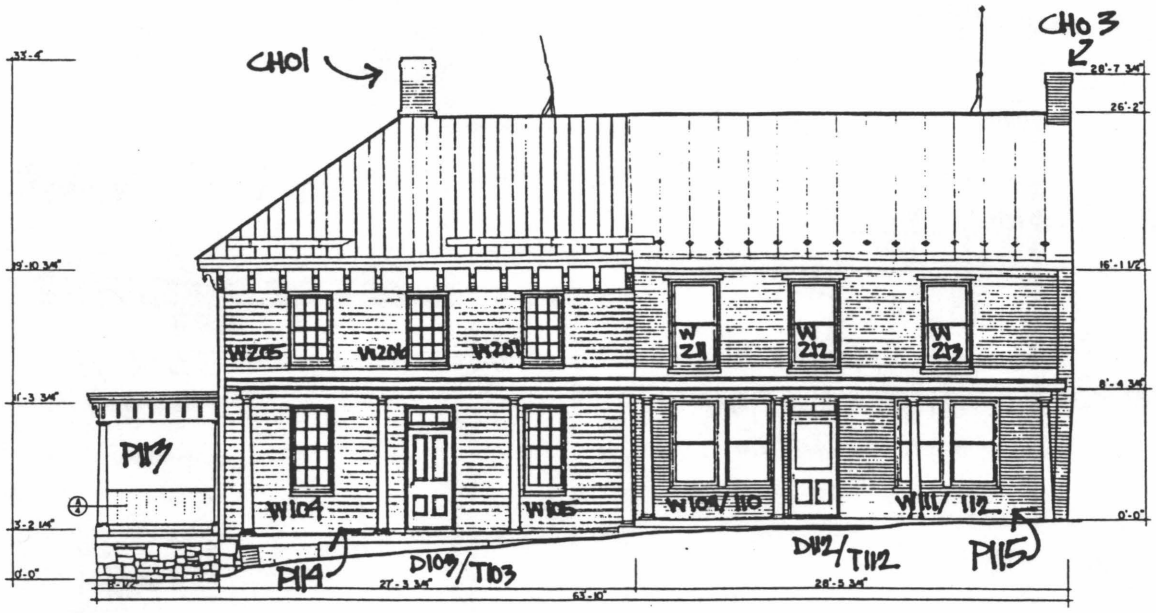




MUMMA HOUSE

PRELIMINARY
ATTIC and ROOF PLAN
·NTS- WPTL 06.01.90
12.29.91





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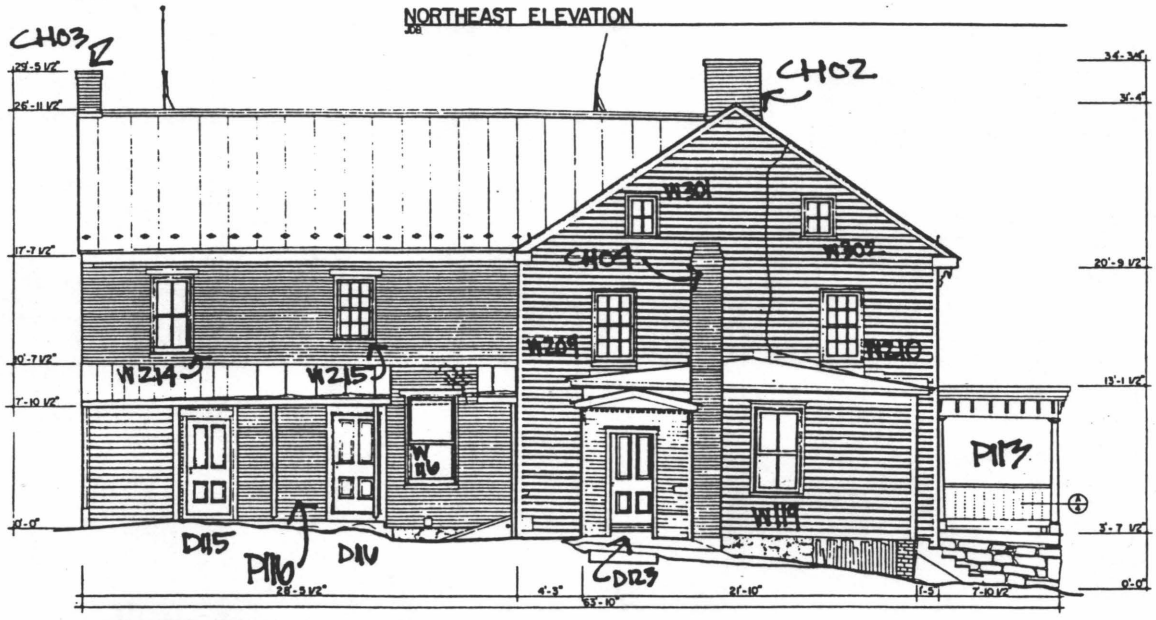
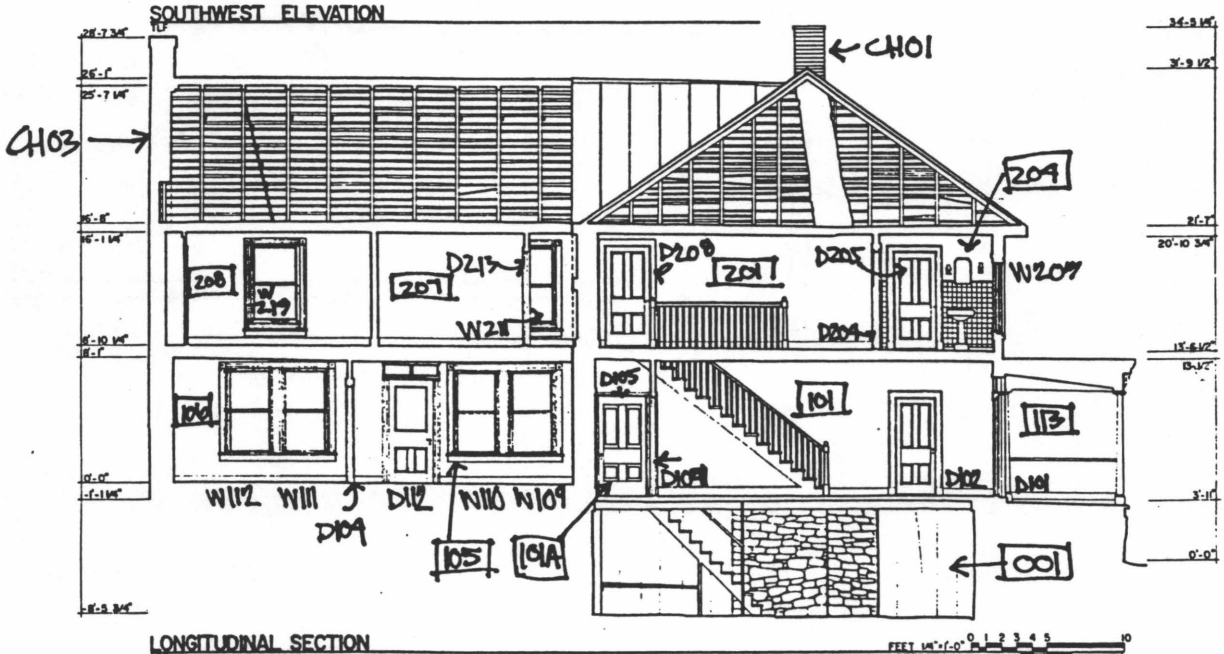


SOUTHWEST ELEVATION

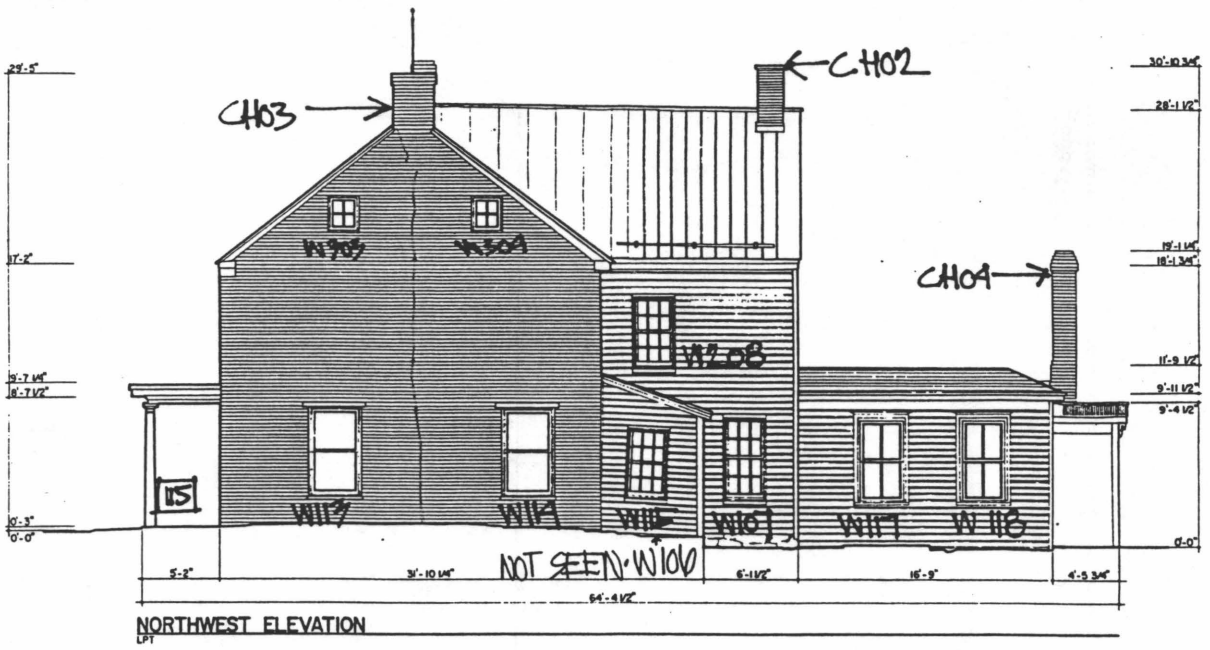


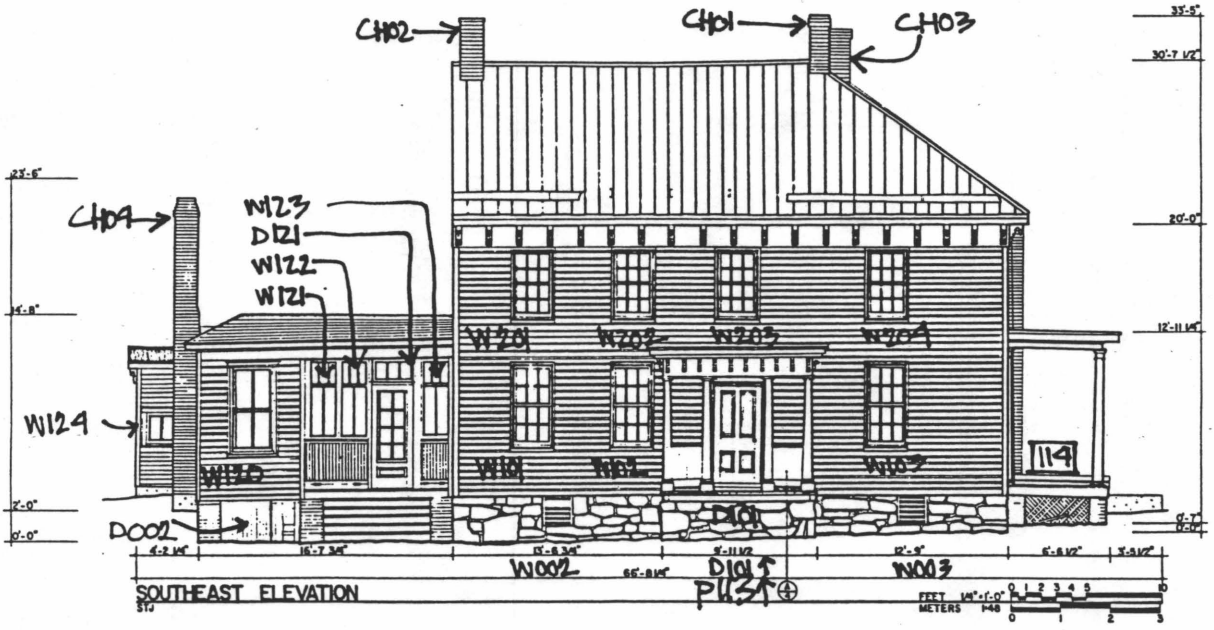
LONGITUDINAL SECTION

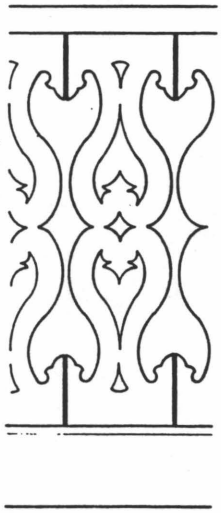
FEET 1/8"=1'-0" 0 1 2 3 4 5 10
METERS 1:48 0 1 2 3

Drawn by: JOSEPH D. BALACHOWSKI, TINA L. FONG, LESLIE P. TERGAS, 1988

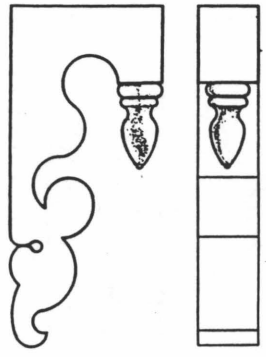
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE SAMUEL MUMMA FARM - HOUSE SHARPSBURG VICINITY — WASHINGTON CO — MARYLAND	SURVEY NO. MD-950A	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 5 SHEETS	



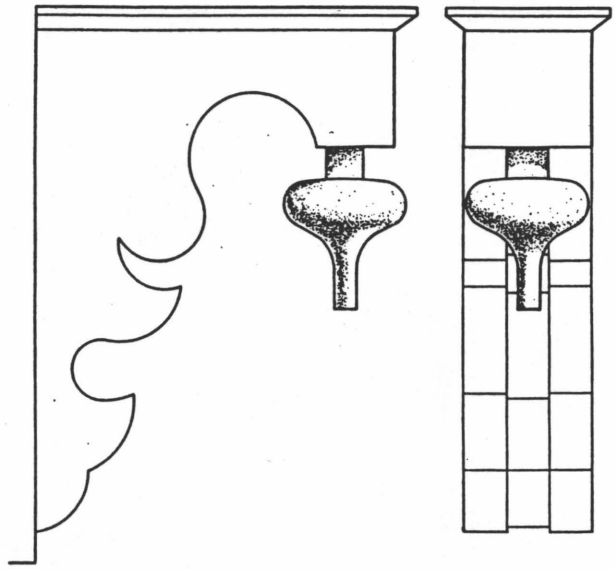




Ⓐ PORCH BALUSTRADE
3"=1'-0" STJ CM 1-4



BRACKETS
STJ



INCHES 1/2"=1"
CENTIMETERS 1-2

drawn by LESLIE P TERGAS, STEPHEN T JAMES, 1988

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

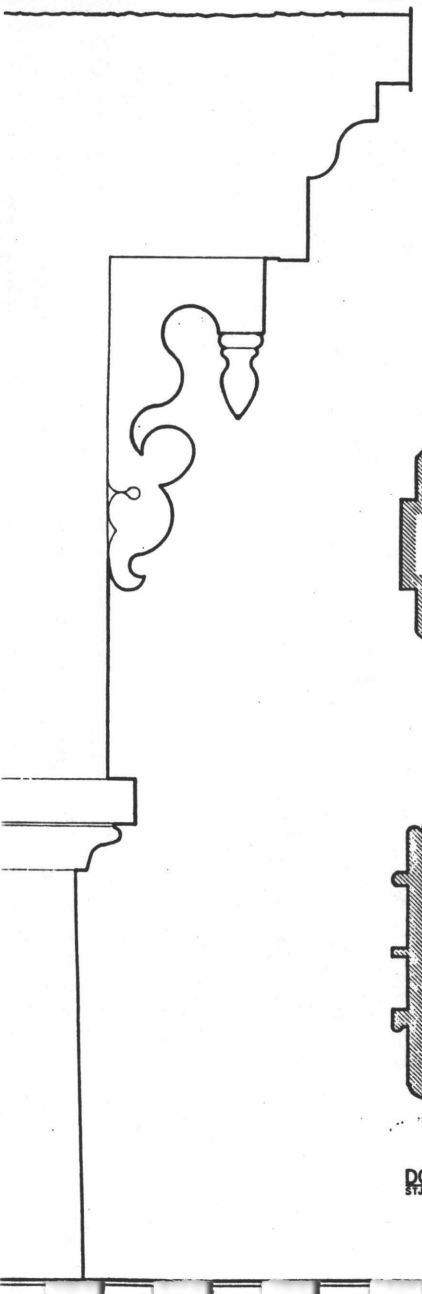
NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - HOUSE
SHARPSBURG WASHINGTON CO MARYLAND

SURVEY NO. MD-950A

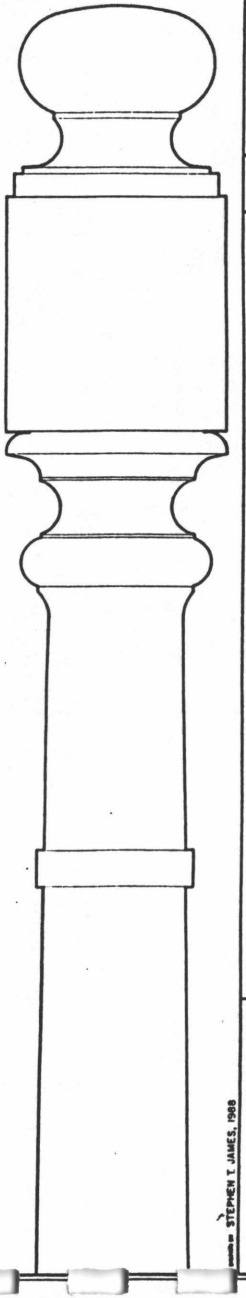
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 4 OF 5 SHEETS

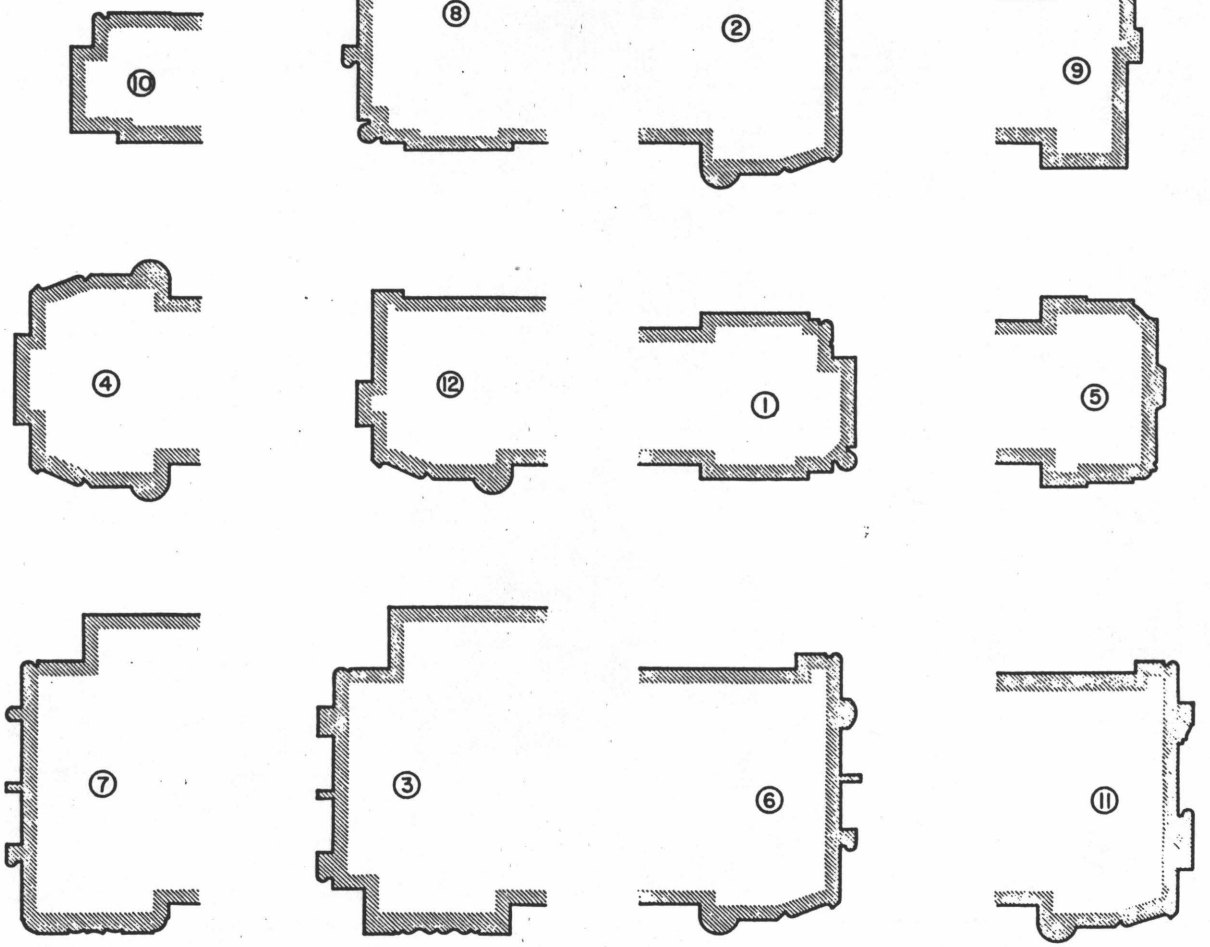
EAST PORCH BRACKET AND COLUMN FULL SCALE

STJ



MAIN STAIR NEWEL-POST FULL SCALE





DOOR AND WINDOW FRAMES: HORIZONTAL PROFILES

STJ

INCHES: 1/2"=1"
CENTIMETERS: 1=2

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 5 SHEETS

SURVEY NO. MD-930A

SAMUEL MUMMA FARM - HOUSE

WASHINGTON CO. MARYLAND

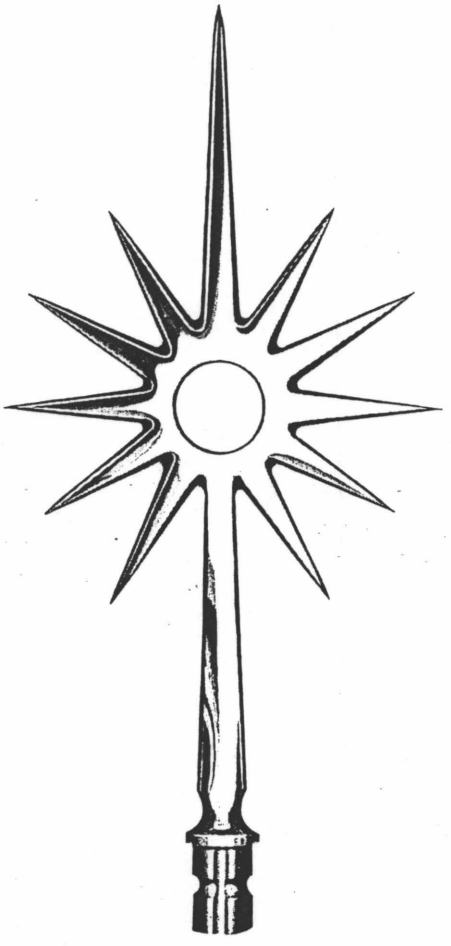
SHARPSBURG

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY STEPHEN T. JAMES, 1988

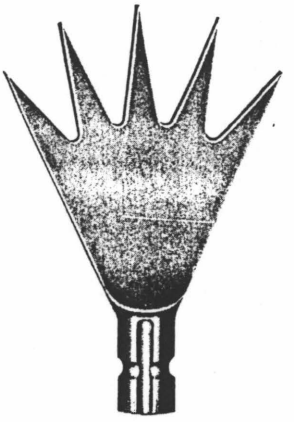
POINTS

These points are made from a special point metal which has high conductivity and great strength.



STAR POINT

No. 74 Nickel-plated.
No. 74A Copper finish.



SUN POINT

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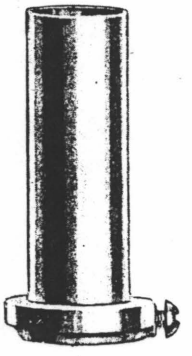
No. 73A Copper finish.



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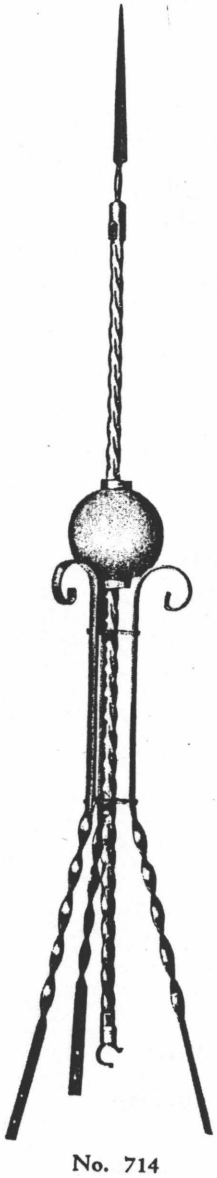


No. 714

SCROLL BRACE TOPS

No. 705—18" Non-Insulation Top

No. 714—40" Non-Insulation Top

No. 813—18" Insulation Top

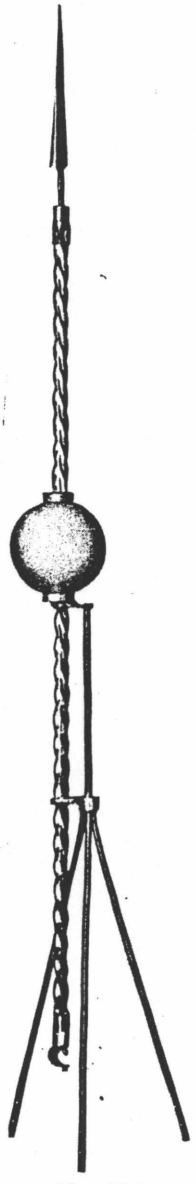
No. 814—40" Insulation Top

TWO-HOLDER BRACE TOPS
(Non-Insulation Type)

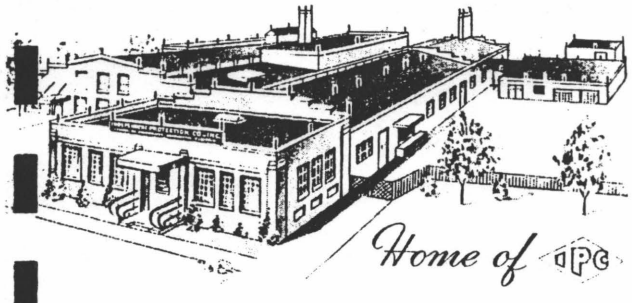
No. 706—30" Non-Insulation Top

No. 708—40" Non-Insulation Top

No. 710—60" Non-Insulation Top



No. 706



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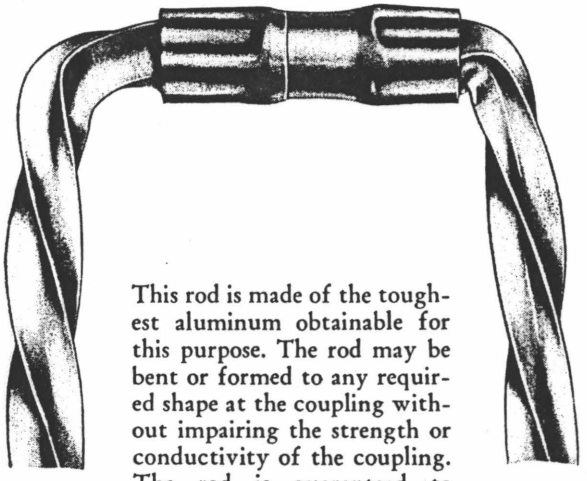
ALUMINUM SECTION ROD, POINTS & SUPPORTS



This rod is made of the toughest aluminum obtainable for this purpose. The rod may be bent or formed to any required shape at the coupling without impairing the strength or conductivity of the coupling. The rod is guaranteed to withstand all stresses and strains that are common to lightning protection installations.

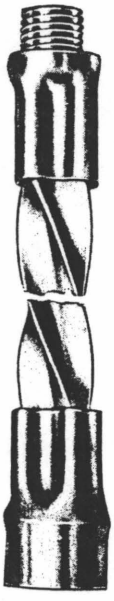


Illustration at the left shows a length of rod with couplers on ends. The threads are standard and absolutely uniform and will fit perfectly. Couplers are placed straight on ends of rod so that the sections fit together without any trouble. These couplings give the most permanent and electrically perfect connection known on any lightning rod.

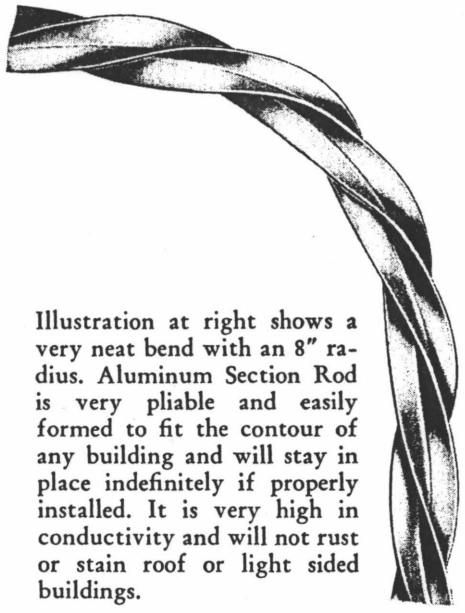


Illustration at right shows a very neat bend with an 8" radius. Aluminum Section Rod is very pliable and easily formed to fit the contour of any building and will stay in place indefinitely if properly installed. It is very high in conductivity and will not rust or stain roof or light sided buildings.

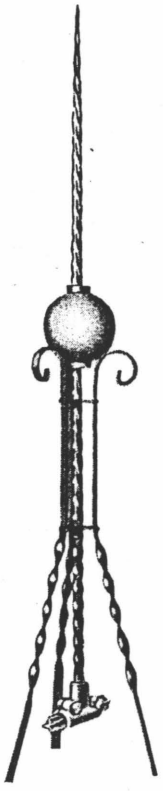
No. A800—3/4" All Aluminum Star Section Rod, illustrated above.

No. A840X — 30" Brace Type Top complete with 3½" Plastibal, as illustrated.

No. A840—30" Brace Type Top complete with 4½" Round Glass Ball.

No. A110—18" All Aluminum 3-leg Washer Brace, only.

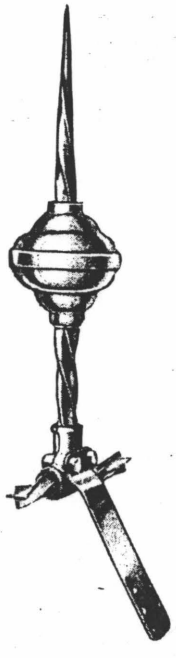
No. 110—18" Heavy Galvanized 3-leg Washer Brace, only.



No. A814 — 30" Scroll Brace Type Top complete, with 4½" Round Glass Ball. (As illustrated.)

No. A814X — 30" Scroll Brace Type Top complete, with 3½" Plastibal.

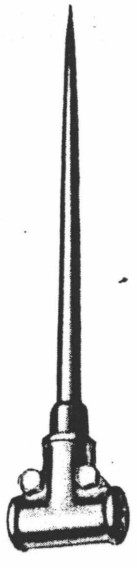
No. A827X—18" Aluminum Scroll Brace, only.



No. A810 — 16" Ornamental Top complete, with Plastibal. (Specify color of Plastibal.)

No. A812 — 16" Short Top complete.

No. A812X — Short Point Support, only.



No. A813 — 12" Government Top, complete.

No. A85A — 12" Solid Aluminum Government Point.

No. A851X — 1/2" and 5/8" Threaded Point Adapter.

PART 1. DEVELOPMENTAL HISTORY

C. PHYSICAL DESCRIPTION

3. Architectural Fabric
B. Interior Envelope

Framing System

Brick House

Floor Framing System: The floor joists span between the load bearing brick masonry exterior walls. Floor joists run in the SW/ NE direction - front to back. This condition exists from the initial reconstruction of the house after the Civil War. When the expansion of the NE facade occurred it was necessary to lengthen the floor joists to span the extra 6 feet of new interior floor space. The builders nailed short joist pieces onto the existing joists; these are sometimes called "sister" joists. At the NE wall the joists were pocketed in the brick wall. It is assumed the same detail was used during the early construction at the SW wall but this has not been confirmed.

On the first story the termination of the old floor joists is above the uncovered stone foundation wall; the location of the original NE wall. This is where the two lengths of joists are nailed together. The older joists in the SW portion of the system carry distinctive parallel saw marks indicative of the ratchet vertical sawing method. These joists measure 2-1/2 inches by 6-1/2 inches by approximately 16 feet long and are spaced approximately 18 to 24 inches on-center. They are shimmed at the point where they cross over the stone foundation wall. Presumably, these joists were set in pockets in the NE wall and shimmed when the wall was removed.

The joist extensions, which span from the foundation wall to the existing NE wall, are more modern. These sister joists measure 2 inches by 7-1/2 inches and are approximately 7 feet long. Since they are attached to the sides of the older joists the on center spacing here also varies from 16 to 24 inches. The joists overlap at the stone foundation by about 12 to 18 inches.

At the second story the framing configuration is similar in that the additional 6 linear feet of floor space was spanned by scabbing joists to the existing floor framing system. The ends of the new joist extensions rest in joist pockets built into the new NE brick wall. At the SW elevation historic floor joist pockets remain from the pre Civil War house. These were not reused in the post war reconstruction. The joists are placed to rest on the 5 inch ledge, or shelf, created in the wall where

it changes from three wythes of brick at the first story to two wythes of brick at the second story.

The difference in framing at the second story level is that part of the structure for the now destroyed two-story porch assists in carrying the load of the new second floor joists. A doubled 2-1/2 inch by 7-1/2 inch header joist that measures 5 inches by 7-1/2 inches overall spans perpendicular to the joists from the SE to the NW walls. The beam may be supported where it crosses the partition that divides Room 105 and 106 but this has not been confirmed. The older second floor joists that span from the SW wall ledge to the doubled header are mortise and tenoned into the header. The new infill joists span from the header to the NE exterior wall; their connection at the header is also mortise and tenon.

At locations the joist is above the wing walls of the stone foundation and bisects the doubled header beam. This gives the appearance that the joist runs continuously from the SW wall to the NE wall. This would work as part of the two-story porch framing structure, and it may have been the framework around which the second story of the house was framed. This narrative cannot be conclusive since only small sections of this framing have been exposed.

Interior Partitions: Typical interior partition construction in the brick house is wood frame with lathe nailed to the studs and two-coat plaster over the lathe. Studs are toe nailed to either a wall plate or the floorboards themselves. The wall depth from outside to outside surface (this includes the thickness of the plaster on both sides) is between 4 and 5 inches. Plaster has an animal hair binder incorporated.

Interior walls have been altered, both hand split or rived lathe with square headed nails and machine sawn lathe with wire nails are seen. Various thicknesses of wall construction have been noted with most of the differences in construction relating directly to alterations associated with the expansion of the NE facade. Extensive field work has centered around the walls which define Room 209 and separate it from Room 208 where numerous changes have taken place. Here the wall depth is 5 inches and the interior studs are 3 inch by 4 inch hand hewn oak members.

Later walls have been identified because they butt up against previously existing walls that pass through behind them with baseboard and wallpaper intact.

Roof Framing: Discussion of the roof framing system is located in Part 1. Developmental History, C. Physical Description, 3. Architectural Fabric, A. Exterior Envelope.

Frame Addition

Floor Framing System: The floor framing system is an integral part of the braced frame construction of the frame addition. 2 inch by 7 inch joists are spaced 21 to 24 inches on-center and are framed into the exterior sill plates and the central cross girt which spans between exterior walls and the load bearing chimneys.

The first floor level joists are mortised and tenoned and pegged to the NW sill plates and the central cross girt. Joists are not connected by any means to the sill plate at the SE wall. Joists do bear on the stone foundation wall but are 3 to 5 inches shy of the sill plate. Joists span from 11 feet 3 inches to 12 feet 6 inches unsupported. The exterior plates are 8-1/2 inches by 9 inches and the center cross girt measures 7 inches by 9 inches.

Girts: "Their chief functions are to act as horizontal ties holding the frame together laterally, and to afford reactions for the corner braces. Girts that run parallel to the direction of the floor joists are set with their top edges at the same elevation as the tops of the joists (raised girts). This permits floorboards to be run out and nailed to the girts, a procedure that helps tie floor and wall together. Girts at right angles to the joists are set with their top edges at the elevation of joist bottoms (dropped girts), and joists rest directly on these girts."[1]

The SW leg of the first story center girt is supported by an 8 inch square intermediate post in the basement at the center of its span, thus limiting unsupported span to 10 feet. The NE leg of the center girt spans approximately the same distance from Chimney CH01 to the NE wall.

The second story and attic floor framing systems are also framed using 2 inch by 7 inch joists spaced between 15 and 17 inches on center. The braced frame repeats the three bay framing at each of these floors creating similar spans at each level. The central cross girts (which run SW/NE, perpendicular to the joists) are framed into outside wall girts rather than the wall post. Girts at the SW and NE walls (parallel to the joists) are raised and carry the central cross girts. This requires that the joists be mortised and tenoned at the central girt. At the SE and NW walls the girts are dropped the depth of the joists which allows the joist ends to bear on top of the outside wall girts.

Floorboards are nailed directly to the joists, there is not a sub floor system. Wood strip flooring is used consistently throughout the structure including the attic. In the tradition of braced frame structures the floorboards are run from plate to plate after the exterior walls are finished. The interior floors consist of 1-inch thick random width, random length, tongue and groove flooring. Widths run between 4 and 8 inches.

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[1] Albert G. H. Dietz, page 88.

Interior Partitions: Interior partitions are consistent throughout the frame addition. Due to the transitional nature of the framing the interior partitions are built on top of the completed floor platforms. True 2 by 4 studs at 24-inch centers are toenailed into the floorboards and between exterior walls. 1 inch by 6-inch baseboards are run continuous along the exterior walls with interior partitions framed against them.

Walls are covered with a combination of vertically sawn and circular sawn lathe that is fastened to the studs with square-headed modern machine cut nails. Lathe is covered with a two-coat application of plaster consisting of a local brown sand and animal hair binder. Originally walls were either whitewashed or covered with white sizing and finish coat. All walls are plaster on lathe except the NW wall in Room 103 and 206 which are plaster over brick. All walls are covered with multiple layers of wallpaper.

Roof Framing: Discussion of the roof framing system is located in Part 1. Developmental History, C. Physical Description, 3. Architectural Fabric, A. Exterior Envelope.

Kitchen Wing

Floor Framing System: Floor framing under the main kitchen space, Room 109, consists of 2 X 8 inch joists at 18 inches on center. Joists span unsupported from foundation wall to foundation wall, a distance of approximately 12 feet. Half of the floor area is framed into a mid-span header so the joist span is cut to approximately 7 feet. Piers do not support the header.

The enclosed porch, Room 112, and the pantry area, Room 110, are framed separately. Joists run in the SW/NE direction and are supported by a series of headers. These in turn span from the foundation wall to a ledger beam, which is supported by the 3 brick piers described in the foundation section.

Floorboards are nailed directly to the joists, there is no sub floor system. 3-1/2 by 1 inch tongue and groove wood strip flooring is used for Room 109, 110, and the enclosed porch R112.

Interior Partitions: Interior walls are exterior walls so the discussion on Wall Construction holds true for the interior. The wall between Room 109 and Room 110/112 is constructed as an exterior wall. The section that overlaps R112 is covered with exterior siding on the exterior. The wall between Room 110 and 112 is also constructed as an exterior wall. The interior wall surfaces of these areas are described in Interior Envelope section.

Roof Framing: Discussion of the roof framing system is located in Part 1. Developmental History, C. Physical Description, 3. Architectural Fabric, A. Exterior Envelope.

Plan Description

Room usage is taken from the floor plan included with the 1961 Appraisal[2]. This usage reflects the last series of occupants, most notably the Spielman family. It is likely that room usage changed over the years, especially with the remodeling which came with the expansion of the NE facade. Room usage was also noted in the Property Descriptions of the Historic Leasing Program contract [3]. These notes appear to be based on the Appraisal.

Basement: The arrangement of the basement includes a full unfinished basement under frame addition, a shallow unventilated crawl space under the brick house, and a four foot crawl space under kitchen wing. The only usable space is in the basement under the frame addition. It is divided by a wood partition into two areas, Room 001 to the SW and Room 002 to the NE. Combined, it provides approximately 800 square feet of usable storage space. There is an outside entrance from the SW porch and an inside entrance from the rear of the center hall on the first floor.

First Floor: The interior plan of the brick house is divided into two large rooms divided by a partition that runs from the front to the rear of the house. Substantial alterations have taken place within the confines of the exterior walls and the current arrangement is not the first. It has not been determined if the current arrangement reflects in any way the original configuration of the interior layout.

The Northwest room 106 has been identified as having once been used as a kitchen. Evidence which would support this is a closed off fireplace on the NW gable wall. This room is entered from the exterior by two doors on the SW elevation, one of which passes through a small storage closet. There is also an entrance from Room 105, the other room in this area.

Room 105 has been identified as a living room. It is entered from the exterior from either the front or rear of the house and connects both to the frame portion of the house and has an enclosed box stair to the second floor of the brick

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[2] J. Clarke Seibert. *Valuation Report, Farm Property, Hugh C. Spielman and Hattie G. Spielman, Bloody Lane and Hagerstown - Sharpsburg Pike, Sharpsburg, Washington County, Maryland*; October 6, 1961. Appraisal is part of National Park Service documentation on file at Antietam National Battlefield, Sharpsburg, Maryland. Room usage given on pages 6 - 8, floor plan with labeled rooms is second enclosure after pg. 17.

[3] *Property Description, Historic Leasing Program, Mumma House and Outbuildings*, Antietam National Battlefield, National Park Service.

house. There is a small closet under the stair, an original window converted to a wall cupboard, an ornamental wall shelf, and wainscotting around most of the room.

The frame addition, which is one step lower than the brick house at this level, is laid out as a center hall plan. It is divided into two large rooms, a center hall, and two smaller rooms. The main stair is located in the center stair hall and proceeds up to the second story. At the rear of the center hall is a small passageway behind the main stair, which was converted to a powder room. Room 103, which is the largest, has most recently served as another living room. The next largest space, Room 102, is identified as the dining room. In the west corner of the first story Room 104 is labeled as the utility room. Both Rooms 102 and 103 include fireplaces and ornamental wood mantles. All rooms are accessible from the center hall. Room 103 connects to the brick house through D104. Room 104 has direct access to the kitchen through D109. The interior basement entrance is at D106 at the rear of the stair hall.

Constructed adjacent to the southwest wall of the frame addition is the kitchen wing. This late addition consists primarily of one room, which served most recently as the kitchen. The structure consists of four spaces, which are all located at the first story. This is a one-story structure.

Room 109 is the main kitchen space. It is connected to the frame addition by two interior doors but also has two exterior doors. The enclosed porch on the SE side of the kitchen is Room 112, through it is direct access to the exterior. The other exterior egress is at the west corner of the kitchen. Here an entry vestibule, Room 111, provides shelter while entering at this point. In the South corner of the kitchen, next to the enclosed porch is a small square pantry, Room 110.

Second Floor: Likewise, the existing configuration is not the original. Some portions of the existing walls may date to the immediate post-burning reconstruction period.

The brick house has three rooms at the second story. In the south quadrant of the plan, which contains Room 209, is a small stair hall and the stair from Room 105 at the first story. Room 209 is a small private room occupying one quarter of the floor space. Room 207 cannot be closed off as a private room as it contains doors to both the frame addition and the larger room 208. Room 207 occupies another one quarter of the floor space at the east corner of the second floor. Room 208 occupies the NW half of the second floor. It can be closed off as a private room and was most likely used as a private bedroom.

At the second story of the frame addition the center hall plan is continued. There are two rooms on either side of the center hall and a bathroom at the SE end of the hall. The bathroom, Room204, was walled off at a later date. It is accessible both from the center hall and the large room in the east corner, Room

205. On the SW side of the hall are two equally sized rooms, 202 and 203. Each has a single door off the main hall. Room 202 has a closet. On the NE side of the hall are two more rooms; Room 205 which is a large private room and Room 206 which functions as a passage from the frame addition into the brick house. It can, however, be closed off from the main hall and the brick house to work as a private room. Room 205 has a door into Room 206 as well as a door into the bathroom - originally opening into the center hall. Room 205 also has a closet.

Attic: There is a full attic over both portions of the house, it is divided into two spaces. Access to the attic is from a stair located in the area over the brick house. It rises from the corner box stair located in Room209. There is a full partition that divides the brick house Room301 from the frame addition Room302. A central door provides access to the frame addition attic space. There is no direct access to the Room 302 from the second floor of the frame addition; access is through the brick house only.

Description of Room Interiors and Finishes

Basement Rooms

The full basement area is under the frame part of the dwelling only. Crawl areas located under the brick house and the kitchen wing have not been thoroughly investigated and will not be discussed. The use of the full basement space has not been documented in any written records that have come to light. Most likely this area was used as a storage area for processed food items from the family garden, e.g., canned tomatoes, beans, etc. Water infiltration into this area has been occurring for a number of years and may have discouraged use. The other primary use seems to have been for utilities. The water heater and pressure system is located here.

The full basement area is approximately 25 feet in the NW/SE direction and 33 feet in the perpendicular direction. The basement is of the raised type, meaning that the exterior walls extend above the ground level from 3 to 4 feet. This provides easy access from the exterior and allows for ventilation openings to be inserted in the wall construction. Exterior wall structure is stone and described in the discussion on foundation walls.

Interior features are limited. As mentioned earlier, there is an opening to the exterior, D001 along the NW wall of the foundation. The quality of the stone work here is mottled and unclear, it is difficult to determine if the exterior entrance was original to the construction or added later. A slight offset in the stone masonry from one side of the opening to the other may indicate the opening was part of the original construction. The offset measures approximately 14 inches.

Along the same wall descending from the first floor of the frame house is an open interior stair. This open riser stair is constructed on a carriage of two 1 X 10 inch stringers supporting the 9 X 36 X 1 inch treads. A vertical post let into the first floor framing and the concrete floor anchors the outside stringer at its base. A simple rail without pickets is attached at the outside edge of the stair.

Centrally located in this middle area of the floor is the foundation for chimney CH01. Between the base of the chimney and the interior stair was located a wooden partition which divided the basement into two areas. Room 001, to the SW measures 25 feet in the NW/SE direction and 18 feet in the SW/NE direction; located along the SW wall is a 2-foot stone rubble and concrete ledge built out from the wall. Room 002 in the NE half of the cellar measures 25 feet wide and 12 feet from the NE wall to the interior partition.

The floor throughout the space was most likely packed earth but was later covered over with a concrete topping. This concrete floor is approximately 2 to 4 inches thick and is unreinforced. It is rough and irregular.

The interior surfaces of the stone walls are pargetted with a lime-based plaster. Several coats of whitewash remain in patches over the wall surfaces. Openings located in the SE and SW walls are discussed in the Foundation Wall Structure section, Frame Addition, Openings, Part 1.C.3.A.

The structure for the first floor framing system is exposed overhead. It is unfinished and there is no finished ceiling.

The interior partition in the basement consists of 1 inch thick vertical boards which are constructed on a 2 X 3 inch studded framework. The boards are random width but consistent in height, approximately 7 feet 6 inches from floor to underside of floor framing. The wall ran continuously from the NW wall to the West corner of CH01, a 10-foot length. It continues past the chimney base after a 3 foot opening into Room 002 and continues for 5 feet until it terminates at the SE wall. It has also been whitewashed.

First Story Rooms

Frame Addition

General Notes: Most interior finishes remain from the original construction. Due to the nature of the construction the interior finish materials used are the same from room to room. General descriptions of these similar materials will be given here. If there are any deviations from the basic construction presented here it will be noted under the room headings. Also any special features will be listed under the room headings.

Dimensions: Individual interior dimensions are given for each room. The floor to ceiling height is consistent throughout the first floor of the frame addition and measures approximately 9 feet.

Floor: All interior floors are 1-inch thick, random width (4 to 8 inches), random length, tongue and groove boards. They are face-nailed directly over the floor joists, there is no sub-floor. The floors have a simple straight combed grained finish. Miscellaneous carpets and sheet linoleum have been used in many rooms throughout the house.

Areas where repairs have been made are most often patched with 3-1/2 inch wide T&G floorboards.

Walls: All interior walls are plastered over wood lathe; wall paper with border and ceiling paper over early paint finish. Plaster was applied in two coats, a scratch coat and a finish coat. Total plaster thickness is about 1 inch; this is very thin. There are many areas where plaster patches have been made with a mix that was different than the original mix. The original mix used animal hair as a binder and has visible chunks of lime. No plaster analysis was conducted.

Most all walls were originally finished with a white coat. Since no paint analysis was conducted it is not known if this is a calcimine finish, whitewash, or paint finish. Wallpaper was installed in almost all of the rooms. In most rooms there are several layers of wallpaper. Many of the papers terminate at the ceiling using an overlaid border. Samples of papers were removed wherever possible, see the Interior Finishes Appendix for the listing.

Ceilings: All interior ceilings are plastered in a manner to match the walls. Ceilings exhibit a greater area of patches than the walls. The finish treatment for the ceilings is an extension of what was carried out on the walls. Ceiling papers may differ in design from the wallpapers. Samples of papers were removed wherever possible, see the Interior Finishes Appendix for the listing.

Architectural Woodwork: Interior woodwork was completed in suites and is mostly intact. Therefore baseboards throughout the house match except where it has been replaced. The same holds true for the interior door and window casings. Some interior woodwork was documented by the HABS team and is recorded in the HABS drawings, other profiles were recorded as part of this project and are presented in the appendices of this report. Door schedules have been developed to prevent repetitive language. References to these resources will be pointed out in the text as necessary.

Baseboards: The baseboard used is 1 inch X 6 inches with a beaded profile. During construction the baseboards were first run through for the exterior walls. Interior partitions butt up against exterior wall baseboards, which are often

continuous around the interior perimeter of the house. Lengths of up to 12 and 14 feet are not uncommon.

Door Casings: Interior door trim was given two different treatments. Primary exterior doors (D101, D103) have different molding profiles from the other doors. It tends to be deeper and more curvilinear signifying the importance of the opening.

Doors that are not part of the original construction (D109, D110, and D204), or are somewhat unique in their use (D104 and D209), are trimmed out with different style moldings. All other interior doors are trimmed out using the same molding profile. Closet doors (D202 and D206) do not have a molding at the frames. Various horizontal profiles were recorded by the Historic American Building Survey (HABS) and are presented on Sheet 5 of MD-950A drawings.

Window Casings: Consistently throughout both floors of the frame addition all interior window trim is the same for six-over-six double hung windows. Represented as Molding Type 6 this horizontal profile was recorded by HABS and is shown in the Mumma House drawings, MD-950A, sheet 5. It is a moderately profiled molding with a 1-inch diameter bullnose, or scotia, defining the outer edge of the 1-inch X 6-inch casings. A shallow cyma recta profile stretches across the width. There is a plain inner sill and a 1 X 4 inch beaded apron under the sill.

Picture Rail: Simple 1-inch X 3-1/2 inch plain picture/ coat hook rail found in various rooms. All hung about 5 feet 8 inches above finished floor and let into the plaster walls. Found in Rooms 101, 104, 202, 205, and 206.

Hardware: Throughout the house the hardware is consistent in its design and usage. Rim locks were used on all exterior and interior doors and are mainly of the same type. Lower sash catches were used at all windows during the original installation. Some modern hardware has supplanted the original hardware. A Hardware Schedule has been developed to prevent repetitive language. References to these resources will be pointed out in the text as necessary. See the Hardware Inventory for specific listings at each door or window opening. Special or unique hardware will be listed under the room headings.

Door Hardware: Typically each door is outfitted with the following hardware: 2 or 3 each butt hinges, surface mounted box locks (called rimlocks) on the doors which are operated using skeleton keys and jamb mounted keepers, white or brown marbled porcelain knob sets, metal knob roses usually only on the outside face, metal key escutcheons also only on the outside face. Some modern hardware has been added to supplement the rimlocks.

Window Hardware: Jamb hardware used to control the position of the lower sash. Thumb press type jamb and sash latch rabbetted into jambs of window

frame holds lower window sash open by fitting into ratchet slots carved into the sash frame. Some sashes have latches at the upper and lower frames (W204, 205 and 206).

Attic sash catches are simple wood cross latches fixed on a screw, which overlap both the frame and the jamb.

Room 101: This is the central stair hall in the frame addition. It is rectangular in shape measuring 7 feet in width. It runs from the formal entrance at D101 through the length of the frame addition and ends at the NW wall; its length is 26 feet. The center hall constitutes the central bay of the frame addition; interior doors lead into each of the first floor spaces off the hall.

A doorway at the rear of the hall, D107, leads into an anteroom from which the basement stair can be reached. This area was converted into a toilet some time in the 20th century; fixtures included a toilet and possible a sink. It is noted as a Powder Room on the Seibert Appraisal Floor Plan.

Floor: Powder Room area has 9 X 9 inch vinyl tile over felt underlayment. The original floor is typical T&G wood floorboards.

Doorways: D101, D106, and D107 serve this area. D101 trim has HABS Type 11 trim, D106 and 107 have standard interior trim HABS Type 4. Further information about these doors is included in the Door Schedule Appendix.

Windows: Transom over Door 101, see Frame Addition Doors, Southeast Elevation for further description.

Main Stair: Located along the NE wall of the hall, set back 11 feet from the front wall, is the main interior stair. This stair rises only between the first floor and the second floor. A later stair was added between the first floor and the basement, it is located directly under the main stair. There is no access to the attic from this stair.

The exact nature of the construction of the stair is unknown as it is encased in lathe and plaster. No investigation was made of this structure. The design of the stair is plain consisting of a conventional open stringer arrangement. It is 3 feet wide and has 16 risers to the second floor. The treads measure 10 inches deep by 37 inches wide by 1 inch thick with a 1-inch nosing. There are two 1 X 1 inch balusters per tread carrying a 2 X 3 inch molded handrail. The newel post[4] measures 3-1/2 X 3-1/2 inches X 3 feet 6 inches tall. It is of a simple turned pattern with a slight taper from base to top. It resembles a Doric order column with a square abacus block surmounted by a sphere. The rail continues up the stair

[4] For full scale drawing of newel post see HABS, MD 950A, sheet 5, delineated by Stephen T. James, 1988.

around the second floor hall to terminate in the NE partition wall. The three corner posts used to support the rail on the second floor are of the same design as the newel post. The balusters are painted white. The handrail, newel post, corner posts, risers, treads, and stringer are all grained.

Room 102: In the South corner of the frame addition, Room 102 is labeled the Dining Room. Rectangular in plan the room measures 14 feet wide by 16 feet 6 inches long; the room occupies two bays in width by two bays in length. It is the first room to the left (SW) off the main hall. The primary feature is a fireplace centered along the SW wall. Two windows are evenly spaced along the front wall of the room defining the two bays. Windows once flanked the fireplace mantle. The western most window has been replaced by a door (D110) into the south Kitchen Wing.

Floor: A modern carpet was laid over the wood floorboards.

Doorways: D110 and D111 open into this room. D110 has a later trim style that indicates it may have been converted from an earlier window. D111 has HABS Type 4 trim. . Further information about these doors is included in the Door Schedule Appendix.

Windows: SE elevation: W101and W102. SW elevation: W108. All trim matches HABS Type 6 for interior window casings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Mantle: The major character-defining feature of the room is this fireplace surround. It is a focal point centered on the exterior SW wall of the room. The wood mantelpiece is constructed over the plastered brick fireplace structure. The fireplace structure projects into the room from the exterior frame wall.

The fireplace structure is built out from the exterior wood frame wall and measures 2 feet deep by 4 feet 10 inches wide. The 5 feet wide by 4 feet 6 inch tall mantle projects out from the plastered wall surface. The squared wood opening of the mantle for the fireplace is 3'-2" wide by 2'-11" high. The brick opening is 2'-5" wide by 2'-6" tall. The firebox is tapered toward the rear, it is 2 feet 6 inches wide at the front and 2 feet wide at the rear, and it is 16 inches deep. The mantle shelf is 6 inches wide and 1 ½" thick; it overhangs the chimney breast approximately 3 ½ " either side.

The overall design of the decorative wood mantelpiece reflects the architecture of the Greek revival. Two doric style pilasters flank the fireplace opening and support a section of decorative frieze. The pilasters are squared and taper from the base plinth blocks to the capitals. The architectural frieze panel is made of raised wood strips laid out in a symmetrical Greek fret design. This frieze panel supports the mantle shelf. The entire construction is painted white.

A section of the brick fireplace surround is exposed as an interior border inside the wood mantelpiece. The brick is painted red and the joints have been pencilled in white over the masonry joints.

Room 103: This is the largest room in the frame addition and takes up the full depth of the house on the NE side of the hall. The room measures 13 feet wide by 26 feet 4 inches long; this represents 1 bay along the SE elevation and 3 bays of the NE elevation. This room functioned as a Living Room. An interior door at each end, D102 at the SE end and D105 at the NW end enter it directly off the center hall. It also has a door leading out to the NE porch; D103 is located in the center bay of the NE elevation. On the NW wall door D104 leads through the SE brick wall of the brick house into a second Living Room/ Hall.

Floor: fully stained and finished wood floorboards.

Doorways: D102, D103, and D105 open into this room. D102 and D105 is standard interior trim HABS Type 4, D103 is interior trim HABS Type 12, and D104 is interior trim HABS Type 2a. Further information about these doors is included in the Door Schedule Appendix.

Windows: SE elevation, W103. NE elevation, W104 and W105. All three windows are trimmed out at the interior with HABS Type 6 moldings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Mantle: The major character-defining feature of the room is this fireplace surround. It is a focal point centered on the interior wall of the room. The wood mantelpiece is constructed over the plastered brick fireplace structure. The fireplace structure projects into the room from the exterior frame wall.

The mantelpiece projects out from the plaster wall surface encasing the chimney. The firebox is tapered toward the rear and is surmounted by the squared wood opening of the mantle for the fireplace. The mantle shelf overhangs the chimneybreast on all sides.

The overall design of the decorative wood mantelpiece reflects the architecture of the Gothic revival. Two doric style pilasters flank the fireplace opening and support a section of decorative frieze. The pilasters are squared and taper from the base plinth blocks to the capitals. The architectural frieze panel consists of a broad gothic style, or pointed, arch. The arch springs from the top of the pilasters. This frieze panel supports the mantle shelf. The entire feature is painted white.

A section of the brick fireplace surround is exposed as an interior border inside the wood mantelpiece. The brick is painted red and the joints have been pencilled in white over the masonry joints.

Room 104: Located in the West corner of the frame addition this room is described as the Utility Room. It is not known exactly what is meant by that description. It is possible this area functioned as an enclosed porch. The opening occupied by W107 was originally constructed as a doorway. It was converted to a window sometime after the original construction.

The room is rectangular with its long dimension along the SW/NE axis and measures 8 feet 9 inches in width by 14 feet in length. In the South corner of the room a separate flue off of CH02 rises through the room. It measures 18 by 24 inches. D109 leads out to the kitchen wing, D 108 on the NE wall leads into the small anteroom labeled as the Powder Room.

Floor: 9 X 9 inch grey and red tiles laid in a checkerboard pattern over the wood tongue and groove floor.

Doorways: D108 and D109 open into this room. D108 has standard interior trim HABS Type 4. Further information about these doors is included in the Door Schedule Appendix.

Windows: NW elevation, W107 and W108. These two windows are called out as having standard interior trim, HABS Type 6. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Coat Hook Rail: Plain 1 X 4 inch at SE wall, molded profile segment between W 106 and 107.

Brick House

General Notes: Despite all the changes in this portion of the house there are certain constants among the materials that can still be grouped together. General descriptions of these materials are given here. If there are any deviations from the basic construction techniques presented it will be noted under the room headings unless already discussed, than it will be cross-referenced. Any special features will be listed under the room headings.

There are only 2 rooms on the first floor of the brick house. The entire area is divided by a single interior partition. Each room is as long as the house is wide with the exterior walls forming 3 out of 4 walls in each room.

Dimensions: Individual room dimensions are given for each room. The floor to ceiling height is fairly consistent throughout the first floor of the brick house at 8 feet 2 inches.

Floors: Original reconstruction floors are random width (4 to 5-1/2 inches), random length, tongue and groove boards. Newer floor laid after the expansion of the NE facade is 3-1/4 inch width, random length, T&G wood strip flooring. Floors surfaces have been overlaid with miscellaneous carpets and sheet linoleum. Wood surfaces were originally grained, at least around the perimeter.

Walls: Plaster over brick at exterior walls, plaster over wood lathe at interior partitions. Plaster is traditional 2 or 3 coat method, scratch coat, leveling coat, and finish coat. Total plaster thickness is about 1 inch on interior partitions and 1-1/2 to 1-3/4 inches at the exterior walls. There are many areas where plaster patches have been made with a mix, which was different than the original mix. The original mix used animal hair as a binder and has visible chunks of lime. No plaster analysis was conducted.

Most all walls were originally finished with a white coat. Since no paint analysis was conducted it is not known if this is a calcimine finish, whitewash, or paint finish. Wallpaper was installed in almost all of the rooms. In most rooms there are several layers of wallpaper. Many of the papers terminate at the ceiling using an overlaid border. Samples of papers were removed wherever possible, see the Interior Finish Schedule and Sample List in the Appendices.

Ceilings: Interior ceilings are plastered in a manner to match the adjoining walls. Ceilings exhibit a greater area of patches than the walls. The finish treatment for the ceilings is an extension of what was carried out for the walls. Ceiling papers may differ in design from wallpapers. Samples of papers were removed wherever possible, see the Interior Finish Schedule and Sample List in the Appendices.

Architectural Woodwork: Will be described room by room.

Hardware: In general doors are furnished with the following basic hardware: butt hinges, latches, surface mounted rim locks, porcelain knobs with door roses on 1 side, key escutcheons on 1 side and keys. Closet doors are outfitted with thumb latches. Several doors have ghosts of earlier hardware.

Windows are furnished with a 3 piece swivel sash lock and keeper, probably cast bronze alloy. It is a fluted design with a thumb lever. Double hung windows operate on a standard pulley and sash weight system with ropes connecting the sash to the weights.

Room 105: Located in the SE half of the brick house this area is called a Living Room on the Appraisal Floor Plan. It is a large spacious room and measures

approximately 21 feet 7 inches in length and 14 feet 4 inches as an average width. The room does not form a perfect rectangle. The large windows on the NE and SW walls provide good natural light to the space.

The room is entered either from the NE porch, through Door 112, the main door at that facade or from the SW porch, through Door 116, one of three doors at that facade. The room also connects with the frame addition through Door 104 and to the other room on the first floor of the brick house, Room 106, through Door 113 (D113 will be counted with R106). In the south corner of the room is an enclosed box stair which goes first to the second floor and than to the attic. D 117 provides access to the stair from the room proper. A small closet is located under the stair and it is reached through D118.

Floor: Linoleum sheet goods laid over wood. 8 to 12 inches of the exposed wood floor perimeter are grained.

Architectural Woodwork:

Baseboard: 1" x 6" beaded baseboard continuous at NE, SE, and from stair to D116 at SW wall. Quarter round only at wainscotting West corner of room and along NW wall to D113.

Picture Rail: 1" x 4" double beaded picture rail at SW wall between D116 and West corner of NW interior partition wall. Rail continues behind interior partition wall into Room 106 where it terminates at the SE side of D115. Rail also continues along wall into enclosed stair and along the SE wall of the stair.

Wainscot: 1" x 3" wide x () tall vertical tongue and groove beaded wainscot with 1x2 cap and ¾" cove molding recessed behind baseboard. Finished with straight vertical combed graining and lacquered. Located at SE from D118 to stair, along stair enclosure to stair entry; at SW from D116 to corner; along NW wall from west corner to D113; the SW half of the room only.

Wall Shelf: 1 ½ " thick by 6 ½ " deep by 2'-8" long wall shelf at SE stair enclosure wall. Supported by plain fascia board fastened to wall and 2 curved support brackets. Fascia board is 5 ½" wide by 2'-8" long and ¾" thick and has chamfered side edges with a beaded bottom edge resembling the baseboard used in this room. The 2 brackets are 5" tall by 1" thick and project 4 ½" from the fascia. Their design is of a simple cyma reversa curve.

Wall Cupboard: Located in the former window opening designated as W125 the 6 shelf built-in wall cupboard measures 3 feet wide by 1 foot deep by 4'-6" tall. The cupboard is constructed within the frame of the former window opening. The interior sides, top and bottom are the jambs, header and interior sill of the old window. Careful inspection will reveal the location of the former window stops. The 5 shelves, which are 12" wide by 3' long and 3/8 inch thick, are supported by

1" x 2" blocks nailed to the jambs. The shelves are randomly spaced from 7 to 12 inches on center.

The rear (outside) face of the opening is closed over using horizontal 1" X 3-1/2" tongue and groove unfinished boards. On the other side of the wall in Room 103 the opening has been covered over with lath and plaster flush with the surrounding wall areas. The window header and ghost marks from the now removed exterior trim are visible from this side on the brick wall.

A set of paneled doors secures the cupboard from the room. These doors are divided into an upper and lower panel. The paneled areas are scored with a double row of vertical triple beads approximately 2 inches from the stiles. The field between the two bead strips is 5 inches.

The doors are hung using a simple 1 X 2 inch 3 knuckle butt hinge. Both the door and the jambs have been recycled as they both show evidence of former larger hinges. The old hinge locations have been repaired using the dutchman technique.

With the exception of the rear wall and the shelves the interior and exterior of the cupboard has been grained and lacquered. No finish analysis has been conducted.

Doorways: D104, D112, D113, D116, D117, and D118 open into this room. D104 is interior trim HABS Type 2A and has an 11 to 12 inch frame depth and 1-1/2 inch frame thickness, header shouldered by wood jambs. Other interior openings have a 4 to 6-inch frame depth and similar construction.

Openings D112, D113, D116, D117 and D118 have similar trim styles consisting of a 7/8 X 5 inch plain trim with offset bead on inside edge, plain 4 X 4 inch corner blocks at the header. All are grained using a vertical straight comb technique. Further information about these doors is included in the Door Schedule Appendix.

Windows: NE elevation, paired one-over-one double hung window W109/110. SW elevation, single one-over-one double hung wooden sash W116. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Stair: An "L" shaped enclosed stairway which rises to the second floor is located in the South corner of the room. The stair consists of 2 risers outside the enclosure along the SW wall, 3 winders inside the enclosure at the South corner and 7 standard risers going the rest of the way to the second floor along the SE wall. Treads are 1 inch thick by 8-3/4 inches deep by 38 inches wide with a 1 inch overhang. Risers are 1 inch thick by 7 inches high. The stair seems to be

supported on a pair of 1 inch thick stringers. The stringers are enclosed at the underside of the stairs.

The stairway enclosure is lath and plaster over a 3-inch thick framing system. The lower part framed out into the room is split lath. The ceiling in the room over the door is new lath. The interior of the enclosure at the exterior wall is new lath. Hand split lath is found at the R105 side with new lath above the stair level on the interior of the enclosure side. Above the second floor, new lath on the outside of Room 209 is part hand split with patches of new lath.

At the North corner of the stairway enclosure, where the partition intersects with D118, a portion of the door trim has been extended up to the ceiling. Above the header of the door the enclosure breaks out in a slight diagonal rise to the ceiling. The outside edge of the doorframe has been extended upward past the intersection with the header trim. Along the diagonal rise a piece of baseboard has been modified to trim out the formed corner.

At the interior of the stair remnants of an earlier doorframe are evident at the second floor level. Several different types of trim have been used to built out a 4-1/4 inch ledge from the wall and give it a finished appearance. The picture rail that is exposed in Room 105 continues into the stair enclosure along the SE wall.

Room 106: Located in the NW half of the brick house this large space is identified as the "Old Kitchen" on the Appraisal Floor Plan. The room spans the width of the house and measures 21 feet 7 inches in length and 11 feet 3 inches average width. The room has direct access to the exterior through either D115 that passes out to the SW porch, or D114 that passes first through the pantry before exiting to the SW porch. There is also a door connecting with Room 105. The paired windows on the NE wall and the two single windows on the NW wall provide natural light to the space. Centered on the NW wall is a wood fireplace mantle used to disguise the patching up of the wall where the fireplace used to be located.

The SE wall that separates Room 106 from 105 has numerous indications of earlier alterations in the form of fragments of trim and mismatched profiles. A small corner wall shelf is located at the intersection of the SW and SE walls. All walls are exterior except the SE that is an interior partition

Floor: Linoleum fragments over wood floorboards.

Architectural Woodwork: all woodwork in this room is painted a medium gray color.

Baseboard: 1 x 6 inch beaded baseboard with quarter round found at NE, SE, and SW walls. 1 x 5 inch plain baseboard found at NW wall, quarter round missing; used also across the mantle piece.

Chair rail: The plain 1 x 6 inch chair rail found at interior partition SE wall. Located with its bottom edge 1'-9 ½" from the top of the baseboard. Fastened directly to wall lath, no plaster behind rail.

Picture rail: Double beaded 1 X 3 rail found at SE and SW walls. Fastened directly to lath with no plaster behind rail. Bottom of rail is 2 feet 7-1/2 inches above top of picture rail. Piece begins 16 inches from D113 jamb and runs into West corner of room. Picks up again at higher elevation on SW wall and runs from West corner to jamb at D115. It is this segment which passes behind the interior partition to the SE jamb at D116 in Room 105.

Corner shelf: Located in West corner of room at same elevation as double beaded picture rail on SE wall.

Mantle: Wood mantelpiece mounted directly against blank NW gable wall. There is not a firebox at this location. Chimney is corbelled out from the wall starting above the mantle shelf. Fireplace opening in this location radically altered at some point in time. Associated with widening of window openings W 113 and 114. Refer to the discussion concerning openings in the fabric analysis section located in Part 1.B.

The existing mantle appears to have been constructed from fragments of baseboard and leftover porch cornice material. The overall measurements for the mantelpiece are 4'-6" wide by 4'-10 ½" to the top of the mantle shelf. The inside dimensions are 3'-5 ½" wide by 3'-8" tall. The legs of the mantle surround have been cut to fit over the baseboard at this location. Constructed of 2 jambs and a header the surround is fluted with recessed rectangular panels. The panels are trimmed out with a mounted molding.

The mantle shelf measures 10 inches wide by 5 feet long and is 1 inch thick with rounded outside corners. It cantilevers out over either end of the lower mantle breast and is supported by 2 Italianate brackets. These brackets match the brackets that are used in the cornice at the SE porch (P113).

Clearly this mantle was added after the original firebox was destroyed and the chimney partially dismantled to its current corbelled configuration.

Doorways: D113, D114, and D115 open into this room. Each door has its own style of interior casing.

D113 interior trim tries to match the trim used in other areas of the brick house, beaded and molded at the inner edge the jambs and header are joined using the blank 4 x 4 inch corner block.

D114 is a similar trim style but is executed with mitered corners between the jambs and the header.

D115 is taller than the other two doors. The interior trim is also mitered at the joint between the jamb and the header. The style of the header does not match the style of the jambs. . Further information about these doors is included in the Door Schedule Appendix.

Windows: NE elevation, paired one-over-one double hung window W111/112. NW elevation, single one-over-one double hung windows W113 and W114. Interior trim is consistent with that throughout the brick house; these windows are trimmed out with HABS Type 7. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Room 108: Storage Closet/ Pantry; now contains main fuse, breaker, and disconnect boxes for the non-functioning electrical system. May have served as 'mud room' for side entrance to kitchen. Dimensions 6 feet 6 inches in SW/NE axis by 6 feet 3 inches along NW/SE axis. Room serves as rear entrance to Room 106. Has access to SW porch through D124. Single window located on NW wall. Shelves along SW wall.

Never intended as an interior space the room is not finished on the interior. The floor is made of unfinished 1 X 3-1/4 inch T&G boards 6 feet in length. The walls are also unfinished. The NE wall is the exposed exterior of the historic SW wall of the brick house. Vestiges of pargetting with white wash remain intact. The SW wall shows the exposed backside of the exterior german siding and wall studs with random length 5 inch wide boards nailed horizontally to the studs.

The NW wall is framed with one of the six-over-six double hung wood sash (W115) centered in the wall framing. The remainder of the wall surface is treated similarly to the NW wall; and the SE wall is framed with door D124 leading out to the SW concrete porch. All wall framing is done with nominal 2 X 4 studs using standard framing methods.

The "ceiling" is nothing more than the exposed 2 X 4 rafters and 1 x 3-1/2 inch T&G sheathing boards spaced 1 inch on center.

The shelves located along the SW wall consist of 5 each 13 inch wide boards which span the length of the wall. They are supported on a simple stud framing system.

No interior trim of any significance is reported.

Kitchen Wing

General Notes: This is thee most recent addition to the house. Three rooms make up the Kitchen Wing suite. The Entry Vestibule at the west corner of

the wing is not included here (see Porches). It was most likely added to the kitchen wing after its completion. This is determined through evidence that W122 was converted from a window to a door. The window sashes were taken from that location and installed at W214 as replacements. The rough openings for these windows are approximately the same and match the adjoining window W119.

Dimensions: Individual room dimensions are given for each room. Floor to ceiling height in the kitchen wing is consistent at about 9 feet 2 inches.

Room 109: Built adjacent to the SW wall of the frame addition this large rectangular room constitutes the "New Kitchen". Interior dimensions are 14 feet 3 inches wide by 16 feet 6 inches along the SW/NE axis. The room is a circulation hub with 5 doors on 3 walls leading into 5 different spaces. At the NE wall doors lead into either the Utility Room (R104) or the Dining Room (R102) in the frame addition. Along the SE wall doors lead into ancillary spaces attached to the kitchen, either the Enclosed Porch (R112) or the Pantry (R110). The single door at the SW wall leads into the Entry Vestibule (R111) and to the south yard area and outbuildings. Single double hung windows are located along the NW wall and the SW wall.

Interior furnishings were utilitarian in nature, only a sink is left in front of the windows on the NW wall. The sink is white enameled finish over a cast iron body, the faucets are chrome plated. It sits on a white painted metal cabinet. The cookstove was probably located at the chimney centered on the SW wall.

Floor: White and grey 1/8 inch thick X 9 X 9 inch vinyl tiles laid in a checkerboard pattern. Applied over layer of 15 pound roofing felt over 1 inch X 3-1/2 inch T&G floorboards.

Walls and Ceiling: Finished with lath and plaster over stud framing. Multiple layers of wall and ceiling paper have been found. Samples of all papers have been removed where possible, see the Interior Finish and Sample Appendix for listing. No paint layers were observed beneath first layers of paper but no paint analysis has been conducted. At the intersection of the wallpaper and ceiling paper some episodes of papering included a frieze border; others did not. The visible papering episode did not include border.

Architectural Woodwork:

Baseboard: 1 inch X 8 inch with molded profile and 3/4 inch flat quarter round at all walls. Profile not documented.

Doorways: The following doors are associated with this room: NE wall, D109 and D110; SW wall, D122; SE wall, D120 and D119. Interior trim profiles not documented. Further information about these doors is included in the Door Schedule Appendix.

Windows: The NW elevation contains W117 and W118. The SW elevation contains W 119. Interior trim consists of 3/4 X 4-3/4 inch wide molded trim with 1 inch X 5 inch square corner block at top, 1/2 X 3/4 inch square inside stop, 3/4 inch X 3-1/2 inch inside sill apron. Interior trim profiles not documented. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Finishes: Multiple layers of paint with white as last layer, no paint analysis conducted.

Hardware: Interior hardware is of a more modern design than in the rest of the building. Hardware is consistent throughout the kitchen wing including Rooms 109 and 110. Hardware used in the porch R 112 is different due to its function.

Doors: Refer to Door Schedule Appendix for D119 and D122.

Windows: Double hung sashes operate on window pulleys and weights with sash ropes. One two-piece swivel type sash lock mounted at the meeting rail per window.

ROOM 110: Located in the south corner of the kitchen wing this area served as a Pantry to the New Kitchen. Dimensions of the room are approximately 6 feet by 6 feet square. There is a window centered on the SE wall and a door centered on the NW wall. Flanking the SW and NE walls are floor to ceiling shelves.

Floor: White and grey 1/8 inch thick X 9 X 9 inch vinyl tiles laid in a checkerboard pattern. Applied over layer of 15 pound roofing felt over 1 inch X 3-1/2 inch T&G floorboards.

Walls and Ceiling: Finished with lath and plaster over stud framing. Multiple layers of wall and ceiling paper have been found. Samples of all papers have been removed where possible, see Interior Finish and Sample Appendix for listing. No paint layers were observed beneath first layers of paper but no paint analysis has been conducted. At the intersection of wallpaper and ceiling-paper, some episodes of papering included a frieze border, others did not. The visible papering episode did not include a border.

Architectural Woodwork:

Baseboard: 1 inch X 8 inch with molded profile and 3/4 inch flat quarter round at all walls. Profile not documented.

Doorways: The NW wall contains D120. It is the same type door as described for the Room 109 doors. Further information about these doors is included in the Door Schedule Appendix.

Windows: The SE wall contains W120. It is the same type window unit as described for the Room 109 windows. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Shelves: Flanking SW and NE walls, built-in shelves; 1 X 11 inch shelves with 1 X 2 inch vertical supports and 1 X 9 inch wood shelves with 1 X 2 inch vertical supports. All surfaces painted white.

Hardware: See Room 109.

Doors: D120, refer to Door Schedule Appendix.

Windows: W120, same as windows in Room 109.

Room 111: See Entry Vestibule, B. Porches.

Room 112: See Enclosed Porch at Kitchen Wing, B. Porches.

Second Story Rooms

Frame Addition

General Notes: The construction of the frame addition is such that there is very little difference between the construction and finishes of the second story when compared to the first story. Refer to the ***General Notes*** in the previous section **First Story Rooms** for this information.

Information for the following ***titles*** will also be found in the section **First Story Rooms**; ***Walls, Ceilings, Architectural Woodwork, and Hardware.***

Dimensions: Individual interior dimensions are given for each room. Floor to ceiling heights are consistent throughout rooms on the second floor of the frame addition. The floor to ceiling height is on average 7 feet 4 inches.

Floor: All interior floors are 1-inch thick, random width (4 to 8 inches), random length, tongue and groove joined (T&G) boards. They are face-nailed directly over the floor joists, there is no sub-floor. The floors are grained with a simple straight combed finish around the perimeter edges of the rooms. Central areas of the wood floors are typically unfinished. Miscellaneous carpets and sheet-linoleums have been used in many rooms throughout the house. Areas where repairs have been made are most often patched with 3-1/2 inch wide T&G floorboards.

Windows: Due to reduced floor to ceiling height at this level, interior window sills are very low; approximately 12 to 14 inches above the finished floor level.

Room 201: This is the center stair hall on the second story and is directly associated with Room 101. This space is rectangular in form and is centrally located at the NW end of the second floor. Overall dimensions are 7 feet wide by 18 feet long.

Along the NE wall the main stair rises up from the first floor (see Room 101 for description of main stair). It is 3 feet wide thereby leaving a side aisle on the second floor 4 feet wide. Once at the top of the stairs there is a 3-foot wide landing area, than the 4-foot wide aisle. The stairway opening is surrounded by the second floor balustrade. The space terminates in a 6-foot long by 7-foot wide area at the SE end of the hall. There are not any windows in this space.

Doorways: Opening from the hall into the second story bedrooms are the following: D201 into the West Bedroom (Room 202), D203 into the South Bedroom (Room 203), D204 into the Bathroom (D204), and D208 into the North Bedroom (Room 206). There are no windows in the hallway. Further information about these doors is included in the Door Schedule Appendix.

Room 202: This is the west bedroom, it is nearly square in plan. The dimensions for this room are 13 feet 6 inches in the NW/SE axis and 14 feet in the SW/NE axis. The NW flue of chimney CH02 rises through the room along the SW wall at a slight angle; the flue measures 15 inches wide by 18 inches deep at the base. This creates a space in the plan where a small closet is built into the room. The closet measures 4 feet 6 inches long and 18 inches deep. D202 provides access to the closet.

The room is reached from the main hall from D201 located in the north corner of the room at the NE wall. Windows are located in the NW and SW walls.

Doorways: D201 and D202 open into this room. D201 has HABS Type 4 interior casing. The D202 closet casings not recorded. Further information about these doors is included in the Door Schedule Appendix.

Windows: The NW elevation contains W208, and the SW elevation contains W209. Both match HABS Type 6 interior casings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Room 203: The south bedroom is nearly square in plan. The dimensions for this room are 12 feet wide in the NW/SE axis and 14 feet long in the SW/NE axis. The SE flue of chimney CH02 rises through the room in the west corner; the flue measures 18 inches deep by 24 inches wide at the floor. The interior partition

between Rooms 202 and 203 is anchored by the structural post, which is sandwiched between the two divergent chimney flues. At the second floor level the overall dimension of the space occupied by the chimney flues is 8 feet wide by 18 inches deep. The two flues merge together in the attic space over these rooms.

The room is reached from the stair hall from D203 located in the north corner of the room along the NE wall. The current location of this door may not be the original location. Patches in the NE wall of the room behind the current bathtub in adjoining Room 204 may indicate the original location of this opening. It is likely that the door openings were laid off symmetrically around the stair hall as on the first floor. Doors D210 and D208 are opposing at the NW end of the hall. Doors D203 and D205 were most likely also laid out opposite each other at the SE end of the hall. When the bathroom was walled off D203 had to be moved in order to accommodate the newly installed bathtub. D205 remains in its original location.

Windows: W201 and W202 are spaced evenly along the SE wall. Window W210 is centrally located at the SW wall. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Doorways: D203 opens into this room and has HABS Type 4 interior casings. Further information about this door is included in the Door Schedule Appendix.

Room 204: This bathroom was added sometime after the completion of the frame addition. The fixtures in the bathroom may provide a clue as to the date of its construction. The water closet in this bathroom is identified as a 1974 American Standard. It seems likely this is a replacement for the original 1937 (AM) Standard "Modernus" commode that was later moved to the first story when the Powder Room was added. This suggests 1937 as the date of the installation of this room.

This room is reached directly from the SE end of the center hall. Door D204 centered in the NW wall is the primary access. Another door, D205, is located in the NE wall and leads into the East Bedroom Room 205. Window W203 is located in the center of the SE exterior wall. With all these openings there was limited floorspace to place the fixtures in this small room. The dimensions of the bathroom are 7 feet wide as per the hallway it was carved from and 7 feet 6 inches in length at the NW/SE axis.

Floor: 12 X 12 inch vinyl tiles laid over 15 pound roofing felt and the original random width T&G wood floors.

Walls: Plaster and lath above and behind a 4 feet 6 inch high plastic tile wainscot. 3-inch square plastic tiles are used for the wainscot with a 2 inch coved

plastic molded cap. Tiles are installed thinset in plastic adhesive. Numerous layers of wall paper over plaster above wainscot.

Doorways: D204 opens into this room and has HABS Type 5 interior casings. Further information about this door is included in the Door Schedule Appendix.

Windows: The SE elevation contains W203. It has HABS Type 6 interior casings. Further information about this window is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Fixtures: One porcelain pedestal lavatory located between D205 jamb and the SE wall at the NE wall; one porcelain tub located in west corner of room, and one commode located at the SW wall between the tub and the SE wall. On the NE wall above the lavatory is a recessed steel and glass medicine chest; two chromium plated steel wall sconces with upright white milk glass globes flank it. A chromium plated towel bar is located above the tub on the SW wall.

There is a rectangular steel grate in the SW wall above the tub whose function is not clear; it either served to allow excess moisture to escape into the wall cavity or allowed heat from an unknown source to enter the room. The grate is not in the vicinity of any known heat source.

Room 205: The East Bedroom was impacted due to the insertion of the Bathroom (R204) at the SE end of the hall. Access into the East Bedroom through D205 at the center hall was cut off. This room is now entered either through the North Bedroom (Room 206) by D207 or from the Bathroom (Room 204) through D205. Windows are located along the SE wall (W204) and are symmetrically spaced along the NE wall (W205 and W206).

This is the largest of the bedrooms in the frame addition and together with Room 206 may have served as the "master bedroom suite". It measures 13 feet wide by an average of 18 feet long in the NW/SE axis. Chimney CH01 rises through the room at the SW wall. Between the chimney flue and the NW partition a closet has been framed into the irregular space at the corner. The chimney flue measures 18 inches square at the floor and is located 10 feet NW of the SE wall. The closet measures 6 feet long and 14 inches deep. D206 provides access to the closet.

Doorways: D205, D206, and D207 open into this room. D205 and D207 have HABS Type 4 interior casings while the D206 closet casings were not recorded. Further information about these doors is included in the Door Schedule Appendix.

Windows: The SE elevation contains W204. The NE elevation contains W205 and W206. All have HABS Type 6 interior casings. Further information

about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Room 206: The North Bedroom/ Dressing Room is the smallest of the rooms on the second floor of the frame addition. The use of this space is not determined. It probably served several functions, the most plausible of which are a dressing room for the East Bedroom, or a guest or child's' bedroom.

Circulation through this room is necessary in order to get to the second floor of the brick house; therefore privacy is at a minimum. Access is through D208 off the NW end of the main hall than through D209 in the SE brick end wall of the brick house into Room 207. Access to Room 205 is through D207 located in the slightly askew SE interior partition. Window W207 is located on the NE exterior wall.

Dimensions: The room dimensions are on average 8 feet wide by 13 feet long in the SW/NE direction.

The SW and SE walls are interior partitions within the frame addition. The NE wall is the exterior wall of the frame addition. The NW wall was never framed in as the exterior face of the SE wall of the brick house was used for closure. The plaster on this wall applied directly to the SE face of the brick end wall of the brick house. In the West corner of the room one of the intermediate structural framing posts is visible. It exhibits chopping marks to square it off as it must have twisted after installation and broken the plaster covering.

Doorways: D208 opens into this room and has HABS Type 4 interior casings. Further information about this door is included in the Door Schedule Appendix.

Windows: The NE elevation contains W207. It has HABS Type 6 interior casings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Brick House

General Notes: The evolution of the configuration of these rooms is presented elsewhere in this paper; this section deals with the nature of the extant fabric. There are many similarities between the materials used here on the second floor and those used on the first floor. Refer to the ***General Notes*** in the previous section **First Story Rooms** for this information.

Information for the following ***titles*** will also be found in the section **First Story Rooms*; Floors, Walls, Ceilings, Architectural Woodwork, and Hardware.***

If there are any deviations from the basic construction techniques presented it will be noted under the room headings unless already discussed, than it will be cross-referenced. Any special features will be listed under the room headings.

Dimensions: Individual room dimensions are given for each room. The floor to ceiling height is fairly consistent throughout the second floor of the brick house and average 7 feet 3 inches.

Room 207: The Northeast Room/ Passage is located in the eastern corner of the second floor. This room occupies about 25 percent of the available floor space. This space is almost square measuring 12 feet 6 inches along the NW/SE axis and averaging 10 feet 4 inches wide.

Doorways: Room 207 has 3 doorway openings but only 2 doors. D209 opens into the space from the SE brick wall that separates it from Room 206 in the frame addition and has HABS Type 2 interior casing similar to D104 HABS Type 2a interior casings. D210 leads into the adjoining room 208. The third passageway is from the hall at the top of the stair leading up from Room105. There is no door at this location so Room 207 cannot be a private space. There are two large one-over-one windows located along the NE wall. The NW and SW walls of the room are interior partitions. Further information about these doors is included in the Door Schedule Appendix

Windows: The NE elevation contains W211 and W212. They both have HABS Type 3 interior casings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Room 208: The Northwest Room most likely functioned as a bedroom. This room occupies the entire NW half of the second floor of the brick house. It is separated from the other rooms on this floor by an interior partition, which is its SE wall. All other walls are exterior walls and made of brick. The room is rectangular in shape and measures 13 feet 6 inches in width and 22 feet 6 inches in length along the SW/NE axis.

Access to the room is restricted to one door, D210, which is located in the eastern half of the interior partition. There are two windows in the room: W213 at the NE elevation, it is a one-over-one type; and W214 at the SW elevation, it is a two -over-two type sash.

Chimney: CH03 rises through the room, it is centered along the NW gable wall and projects out into the room 18 inches, it is 2 feet 9 inches wide. Two closets have been built into the recesses created by the offset chimney flue, these are on either side of the chimney. The west closet measures 7 feet 4 inches in length from the SW wall to the chimney flue and is 16 to 18 inches deep. The east

chimney measures 5 feet 6 inches in length from the chimney flue to the historic wall offset, it is also 18 inches deep on average. Both closets are constructed from vertical T&G boards, which are fastened to a slender framework. D211 closes off the north closet and D212 closes off the west closet. Closet interiors have not been recorded.

Much discussion has been given over to the architectural fabric in this space, which helps determine the evolution of the alterations in the brick house. This discussion is found in Part 1. Developmental History, Section B. 2. Analysis of Existing Architectural Fabric and Evidence of Building Evolution.

Doorways: Interior door D210 and closet doors D211 and D212 service this room. D210 has HABS Type 1 interior casings. The closet door casings at D211 and D212 not recorded. Further information about these doors is included in the Door Schedule Appendix

Windows: The NE elevation contains W213; it has HABS Type 3 interior casings. The SW elevation contains W214; it has HABS Type 7 interior casings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Room 209: The Southwest Room, in the southern quadrant of the second floor, is the smallest of the three major rooms in the brick house. Part of its space has been allocated to the stair, which comes up from the first floor and continues up to the attic.

Rectangular in plan this room measures 11 feet 8 inches in length along the SW/NE axis and 9 feet 7 inches in width. Access is restricted to one door at the east corner of the room, D213 enters from the passageway (Room 210). Another door at the SE wall, D214, swings into the room from the attic staircase enclosure. On the SW wall is the room's only window, W215, it is a six-over-six style sash.

The SE wall of the room includes the partition, which separates the attic stair from the room proper. It is constructed of plaster over lath. The first tread of the attic stair sits exposed under D214, which is elevated by two 8-inch risers, 18 inches off the finished floor. The tread projects 9 inches into the room and is 2 feet 10 inches long.

Much discussion has also been given over to the architectural fabric in this room. Analysis of the fabric and comparison to other fabric helps determine the evolution of the alterations in the brick house. This discussion is found in Part 1. Developmental History, Section B. 2. Analysis of Existing Architectural Fabric and Evidence of Building Evolution.

Doorways: D213 and D214 service this room. D213 has HABS Type 9 interior casing and D214 HABS Type 10 interior casings. Further information about these doors is included in the Door Schedule Appendix

Windows: The SW elevation contains W215; it has HABS Type 8 interior casings. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Room 210: This area is the Attic Stair. It is located along the SE end wall of the brick house this is the only access to the full attic. The stair is entered through Door D214 from Room 209, it continues up to Room 302 in the attic. Further information about these doors is included in the Door Schedule Appendix

Being a stair the space does not have a ceiling per se but is open to the underside of the roof framing in the attic. The NW wall is plaster over lath, the SE wall is part plaster over lath and part plaster over brick, and the SW wall is plaster over brick.

After ascending the two risers from Room 209 into the stair proper there is a small platform at which the stair changes direction and proceeds at a right angle up to the attic. The platform dimensions are 3 feet 7 inches wide and 2 feet 6 inches deep. It is made from T&G boards. The stair itself narrows slightly and is made of 1-inch thick by 9-inch deep by 37- inch wide treads with a ¾ - inch bullnose overhang. The risers are not all the same height and range from 7 to 9 inches with the majority being 8 inches high. The stair walls do not extend beyond the finished floor level of the attic and is open at the attic floor level. A railing is in place in the attic to partially surround the stair opening in the floor.

Attic Rooms

The HABS team did not document the floor plans of the attic rooms in 1988 with the rest of the house. They were recorded only in section. They are not finished spaces but are considered full attics. Both rooms have continuous flooring, this allows the entire space to be used for storage space.

Brick House

Room 301: This is the earlier of the two attic spaces. The dimensions are: 27 feet long in the NW/SE direction by 23 feet wide in the SW/NE direction by 8 feet 9 inches from the floor to the interior peak of the roof ridge. Access to the attic is provided by a stair, which rises along the SE wall of the house in the south corner of the attic. A partition wall divides the two spaces. There is a door in it, which leads to the other space.

Floor: Random width, fixed length floorboards laid in the NW/SE direction. Some of the boards are very wide, average widths are in the 8 to 16 inch range with pieces as wide as 18 inches found. The method used to install this floor is typical of mid 19th century framing. Random width boards were all cut to the same length before they were nailed down. This break line in the flooring allowed the carpenters to lay the next section without having to match up board widths between the two sections and allowed more random material to be used. Lengths of the run here are 13 and 16 feet.

The opening for the stair has a simple rail built along the NW edge as a precautionary measure. It is made of 2 vertical posts, one at each end, and 3 horizontal rails. Overall it measures 4 feet long by 3 feet tall. Nearby are square holes in the floor deck from the first location of the railing and attic stair.

The floor has also been patched in this area. A small area has been filled in with later and mismatched boards. This patch area indicates the opening for the first configuration of the attic stair.

Walls: The NW gable wall is of brick construction with an interior plaster pargetting. Most of the pargetting has fallen off the wall exposing the patched and remortared brick wall surface. What pargetting does remain exhibits a few layers of whitewash.

The opposite wall was originally constructed as the framed gable end of the brick SE house wall. It is constructed with 2-inch by 3-inch wall studs that are framed into the last rafter pair at this end of the roof. On the interior it is finished off as any other interior wall with split lath nailed to the studs and a plaster coat applied to the lath. 98 percent of this plaster remains intact.

A 1 X 6 baseboard has been run at the base of the wall. About 2/3's of the way up the wall a 1 X 3 board was let into the plasterwork and appears to have been used as a hook rail.

A door was later cut through in the center of the wall. This door, D301, swings into the brick house side of the attic. The opening has been trimmed out with a simple 1 X 4-inch board run with a 3/4 inch bead at the outer edge. It is miter cut at the head and jambs.

D301 is a simple board door constructed of 6 vertical boards nailed onto 2 battens. It is 2 feet 2-1/2 inches wide and 5 feet 11 inches tall. Further information about these doors is included in the Door Schedule Appendix

A crude ladder is located at the second rafter pair from the NW gable. It leads up to a roof hatch that has been roofed over on the exterior by the existing roofing. The roof hatch is in the SW slope of the roof. The ladder has 4 rungs leading up to the hatch and was documented in the HABS drawings.

Windows: Two small windows are located on either side of the central chimney. Windows W303 and W304 are 4 light casement hung windows that open into the attic. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Frame Addition

Room 302: This is the larger of the two attic spaces, its dimensions are 26 feet wide in the NW/SE axis and 35 feet long in the SW/NE axis. It covers the whole of the house below. The dimension from the floor to the inside roof peak is 9 feet 6 inches at the SW/NE ridge; it is slightly lower at the SE/NW ridge where it measures closer to 9 feet. For some reason the ridge for this section of the roof is slightly lower.

Floor: Random width, random length boards are run in continuous lengths for the attic floor. Boards are nailed directly to the ceiling joists of the second floor. This floor is laid with the boards running with the length of the house, in the SW/NE direction, the same direction as the first and second flooring.

Walls: The SW gable wall is finished off the same as the interior walls in the frame addition, plaster over lath. The plaster has a white finish. The two flues of the chimney CH02 are merged together along this wall and exit as a single aligned flue over the roof ridge.

The NW wall is the original exterior of the frame gable end of the SE wall of the brick house. The wall is constructed of 2-inch by 3-inch studs and is tucked under the rake eave of the brick house. This side of the wall is faced with very wide horizontal tongue and groove boards ranging in width from 12 to 18 inches. Boards run the full length of the wall (approximately 22 feet) and appear never to have been finished with any coating. Under the illumination of the flash weathering stains may be seen on these boards. The center door is a later addition, dating to the construction of the frame house (see Room 301).

Windows: Two small windows are located on either side of the central chimney. Windows W301 and W302 are 4 light casement hung windows, which open into the attic. Further information about these windows is included in the Exterior Physical Description of the building (Part 1.C.3.A.) and the Window Schedule Appendix.

Utility Systems

Brick House: Originally constructed without utilities. Electric and plumbing services added later. Extant systems are first to be installed in structure. Minimal updates to service. Minimal utilities were installed in this portion of the structure.

Plumbing: No extant service.

Electrical: Minimal electrical service. See Electrical Service Schedule. Primary electrical service comes into building at NW gable wall; breaker and disconnect boxes are located in Pantry/ Storage Room 108.

Incoming service is pole mounted in from the Sharpsburg Pike, MD State Route 65; transformer mounted at last pole on park auto tour road before house, 3 wires lead to house and connected at a wall mounted insulator fixture, which contains three glass insulators. The main distribution panel consists of 1 breaker box with 1 each 60 amp, 2 each 20 amp, and 5 each 15 amp breakers plus 1 each main breaker. The meter head has been removed and the meter base sealed, the cut off switch has been fused.

Electrical service was disconnected in 1990 as part of Phase 1 preservation work.

Heating: No central heating system was installed. Source of heat was wood and/or coal stoves located in Rooms 106 and 208. Stoves may have been converted over to propane at a later date.

Frame Addition: Originally constructed without utilities. Electric and plumbing services added later. Extant systems are first to be installed in structure. Minimal updates to service.

Plumbing: Galvanized iron supply, waste, and vent pipes added to service one 2nd floor bathroom (R204) with sink, toilet, and tub and 1 toilet in Powder Room on 1st floor. All risers exposed in South corner of Room 101 to service 2nd floor bathroom. Pipes exposed in Room 204 also.

Supply pipe network consists of 2 each 1-inch diameter hot and cold water supply lines, galvanized steel, Schedule 40 ASTD piping with threaded and coupled joints.

Waste pipe network consists of a 4-inch diameter galvanized iron, schedule 40, ASTD, Walker Average Weight 35 pound waste from commodes; 2-inch diameter galvanized iron vent stack through roof. Stone foundation wall dismantled and patched to incorporate waste pipe into wall, interior clean-out, exits out from building through SE wall. Don't know where waste goes once it leaves the structure.

Pump located at Spring House to service main house. Water supply comes from Spring House in buried 2 inch diameter supply line. The pressure tank for the system is in the cellar of the frame addition.

Pressure storage tank and 80 gallon electric hot water heater located in cellar. Water heater is General Electric Automatic Calrod Equipped Electric model.

Electrical: Main distribution panel; 200 amp, 16 circuit breaker panel with 2 circuit sub panel located in Room 108. Interior wire appears to be insulated copper wiring. Standard interior fixtures include single and double pole toggle switches, ungrounded duplex receptacles, and surface mounted ceiling fixtures with incandescent bulbs in some rooms.

Electrical Service Schedule

Room 101: 1 dbl. pole switch, surface mounted 1 bulb decorative metal ceiling fixture.

Room 101a: "Powder Room" area; 1 single pole switch and a surface mounted 1-bulb ceiling fixture

Room 102: 2 single pole switches, 3 duplex receptacles, surface mounted 5-bulb decorative cast metal chandelier.

Room 103: 1 single pole switch 3 duplex receptacles, surface mounted 5-bulb decorative cast metal chandelier.

Room 104: 1 single pole switch, 2 duplex receptacles, surface mounted 1 bulb decorative metal fixture.

Room 201: 1 single pole switch, surface mounted 1-bulb ceiling fixture at top of stairs.

Room 202: 1 single pole switch, 2 duplex receptacles, and a surface mounted 2 bulb decorative metal ceiling fixture.

Room 203: 1 single pole switch, 1 duplex receptacle, and a surface mounted 2-bulb decorative metal ceiling fixture.

Room 204: 1 single pole switch, 1 duplex receptacle, 2 single grounded receptacles at wall sconces, a surface mounted 1 bulb metal ceiling fixture, and 2 wall sconces at either side of mirror over sink with 1 bulb each enclosed with milk glass chimneys.

Room 205: 1 single pole switch, 1 duplex receptacle, and surface mounted 2-bulb decorative metal ceiling fixture.

Room 206: same as 205.

Cellar: none seen.

Attic: none seen.

Heating: No central heating system was installed. Evidence of stove use (flue thimbles at chimneys) is seen in the following rooms: R102, R103, R104, R202, R203, and R205.

Kitchen Wing

Plumbing: Service was provided to the sink against the NW wall. 1 inch diameter galvanized pipe with threaded connections were used for both the hot and cold water supply lines. Waste was conducted away via a 2-1/2 inch diameter galvanized steel pipe.

Electrical: Not recorded, wired from main system.

Electrical Service Schedule

Room 109: 1 each fixture with 3 each fluorescent circular bulb surface mounted ceiling light.

Room 110: Metal fixture with pull chain at ceiling holds 1 incandescent bulb.

Room 111: Porcelain fixture with pull chain at ceiling holds 1 incandescent bulb.

Exterior: At NE and SW corners, metal incandescent pole fixtures.

Heating: No central system, cook stove located at SW wall.

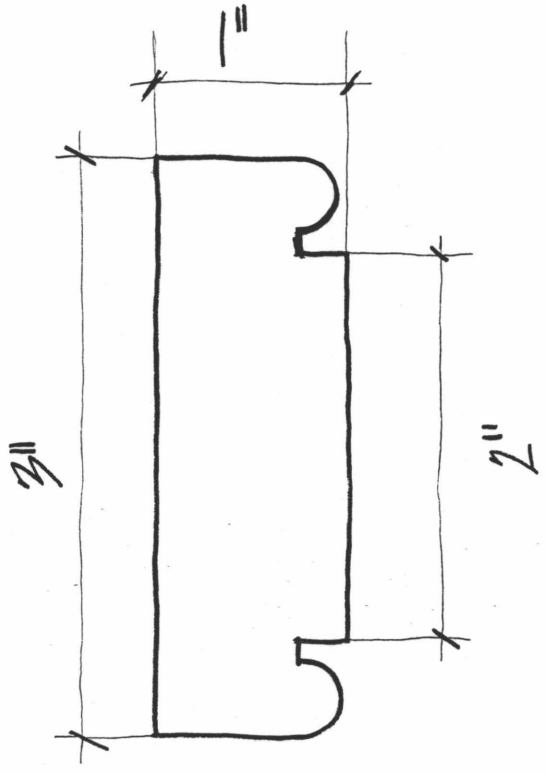
General Building Site:

Note: Landscape features identified as being character defining in nature have not been evaluated as a part of this report. A Cultural Landscape Inventory Report is being prepared through the auspices of the Chief Historical Architect of the National Capital Region. The Draft Report should be released for comment during the summer of 1999. This will be the primary document for inventory, condition assessment, and treatment recommendations for the Mumma Farm cultural landscape.

Mumma Farm House: Room 102, mantle.

Mumma Farm House: Room 103, mantle.

Park	ANTIETAM NB	NATIONAL PARK SERVICE		Sheet	1
Area	MUMMA HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of	1
Project	BRICK HOUSE: RM 209	By TAR	Checked	Pkg.	
Feature	PICTURE RAIL	Date 03/92	Date	Account	

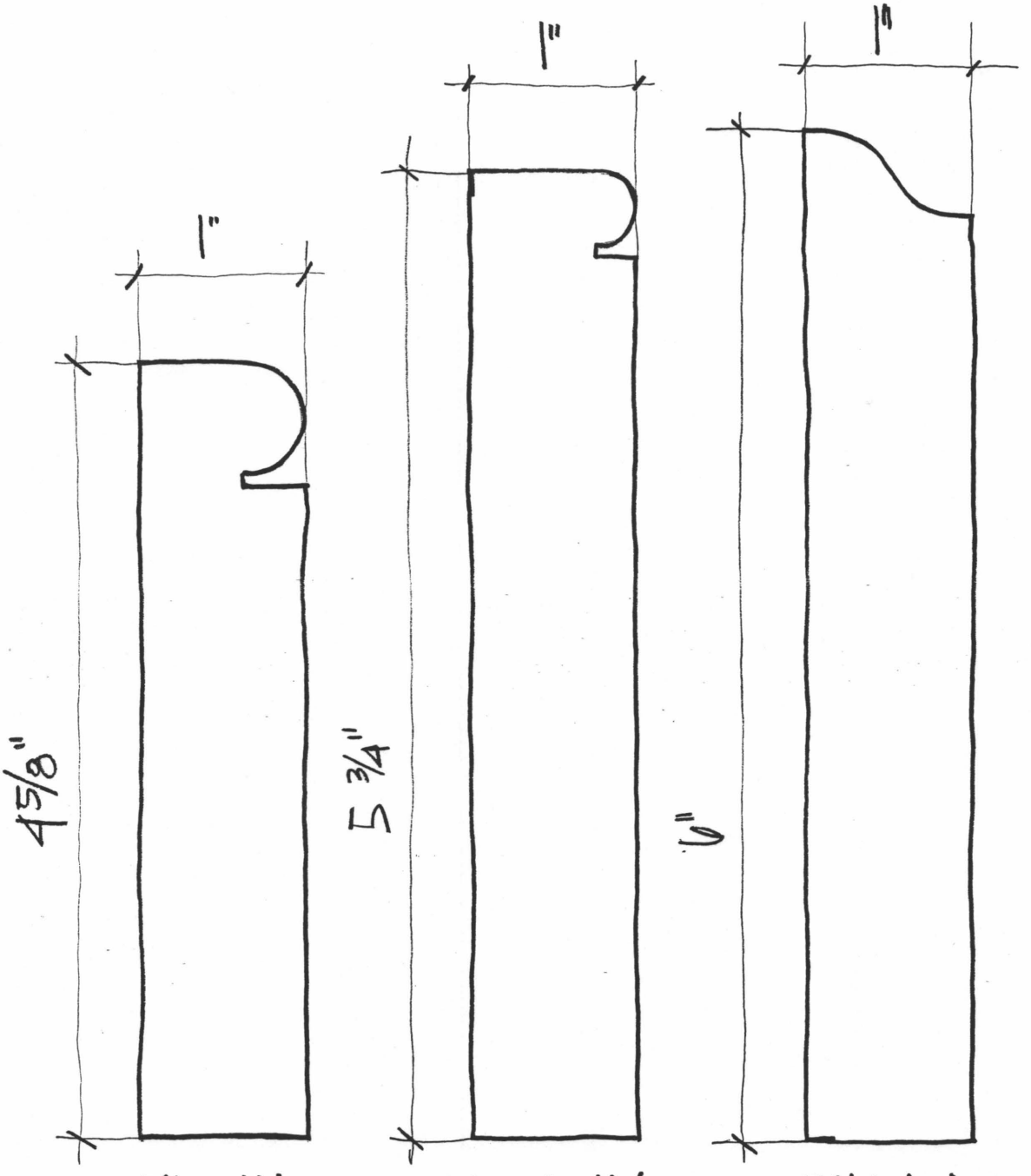


"PICTURE RAIL" USED THROUGHOUT BRICK HOUSE

FULL SCALE

☆U.S. GPO: 1991—293-526

Park ANTIETAM NB	NATIONAL PARK SERVICE			Sheet
Area MUMMA HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER			of
Project BRICK HOUSE - RM 209	By [illegible]	Checked		Pkg.
Feature BASEBOARDS	Date 02/92	Date		Account

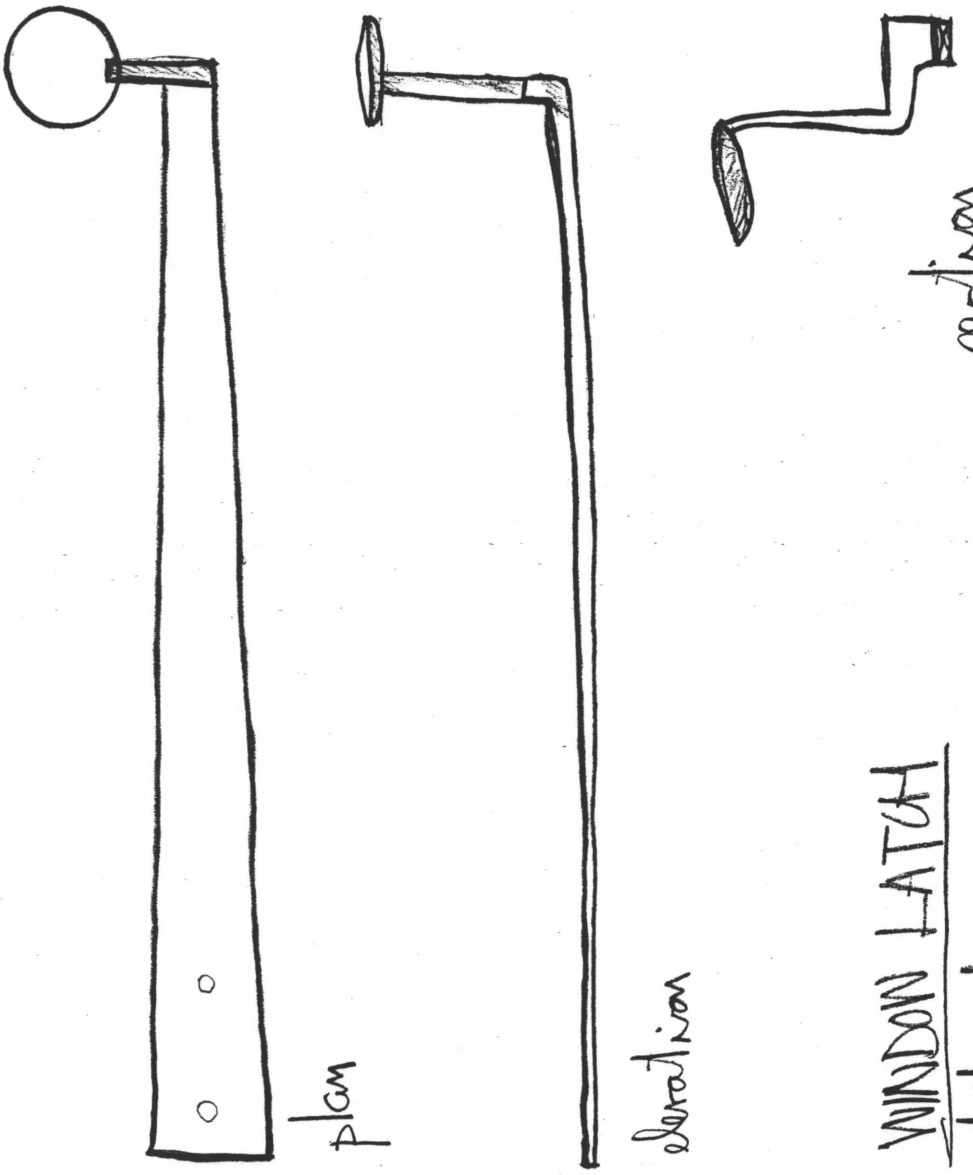


BASEBOARD COMPARISON, ROOM 209

FULL SCALE

☆U.S. GPO: 1991—293-526

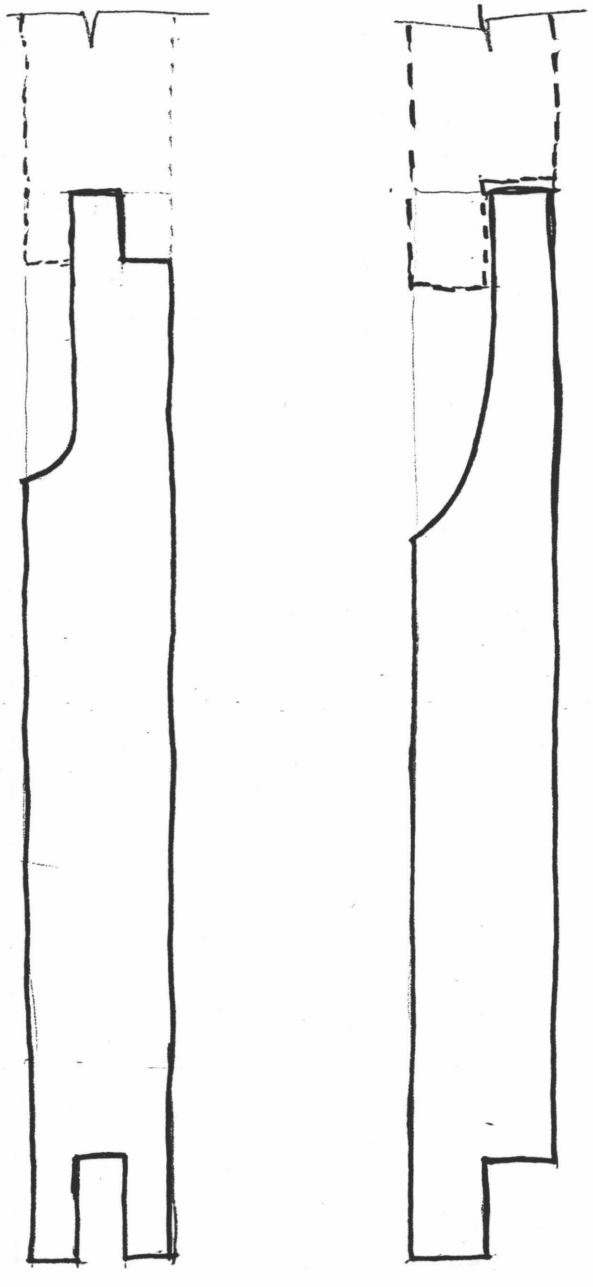
Park	ANTIETAM NB	NATIONAL PARK SERVICE		Sheet	1
Area	MUMMA FARM HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of	1
Project	FRAME ADDITION	By	Checked	Pkg.	
Feature	WINDOW HARDWARE	Date 032392	Date	Account	



WINDOW LATCH
full scale.
FRAME ADDITION, MUMMA FARM HOUSE

☆U.S. GPO: 1991—293-526

Park ANTI	NATIONAL PARK SERVICE		Sheet 1
Area MUMMA	WILLIAMSPORT PRESERVATION TRAINING CENTER		of 1
Project	By for	Checked	Pkg.
Feature SIDING COMPARISON	Date 03/92	Date	Account



FRAME ADDITION

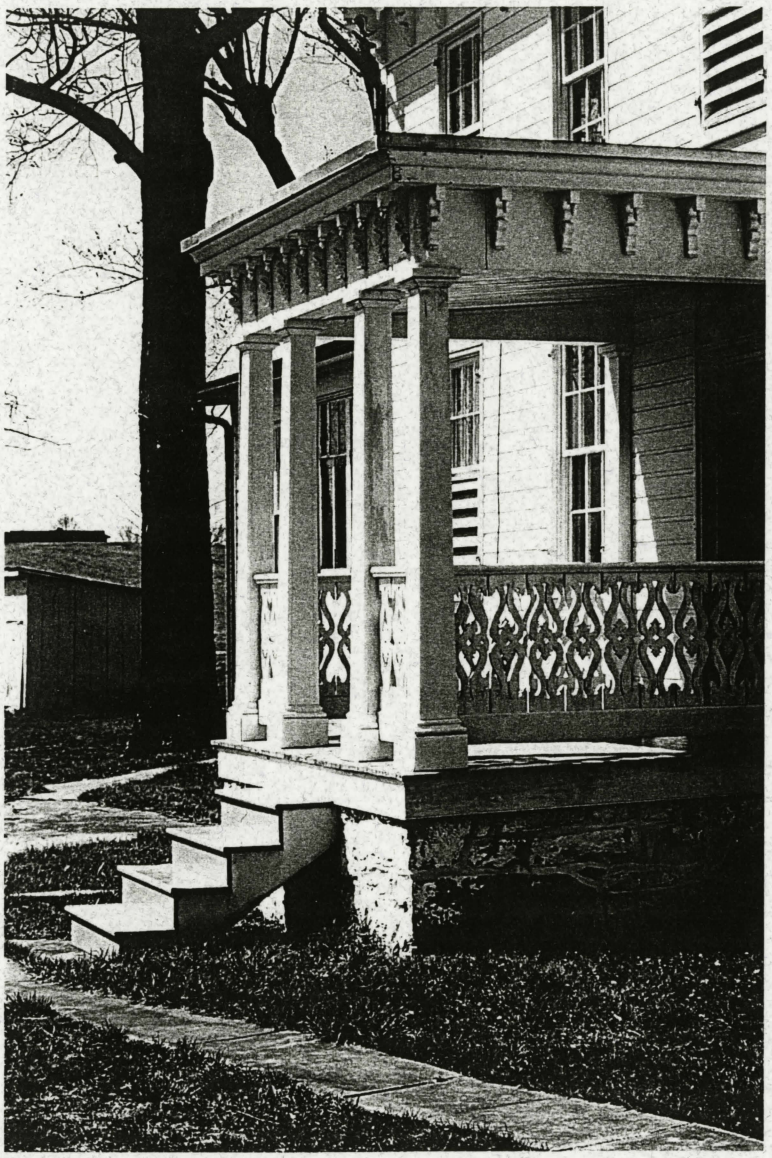
KITCHEN WING

FULL SCALE

☆U.S. GPO: 1991—293-526

PART 2. TREATMENT AND USE

A. ULTIMATE TREATMENT AND USE



PART 2. TREATMENT AND USE

A. ULTIMATE TREATMENT AND USE OF THE MUMMA HOUSE

Treatment Philosophy

The Mumma House has experienced a variety of modifications over time, the most dramatic being its destruction by fire during the Battle at Antietam in 1863. Many of the changes are the result of the Mumma family adapting the building to suit their changing needs. Many other changes date from later occupants of the house. With the exception of the stabilization work carried out by the National Park Service between 1989 and 1993 there have been very few recent changes.

The treatment philosophy is derived from the *General Management Plan* and the *Development/ Study Package Proposal (Revised 13 June 1996) Package 315 for the Mumma Barn and House, Antietam National Battlefield.* The *Design Development Report* prepared by the Denver Service Center in March 1998 was used as the basis for a *Value Engineering Analysis Report* prepared in April 1998. This report supported the repair and preservation of the Mumma House as part of the battlefield scene. *The Design Development Report* was revised in December 1998.

The basis for treatment established by the *General Management Plan / Final Environmental Impact Statement (GMP) 1992* is to preserve the exterior because it represents a significant element of the battlefield scene and adaptive use of the interior. As a result of the December 1998 revisions to the *Design Development Report* the proposed use for the Mumma House has changed somewhat but the treatment philosophy remains essentially the same. The exterior of the Mumma House will be preserved and adaptive use of the interior accommodated but with less impact than originally proposed.

The current definition of the treatment PRESERVATION is taken from the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1995 version.

> *Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features* ***rather than extensive replacement and new construction*** *(emphasis added). New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

Adaptive use is generally considered within the realm of rehabilitation rather than preservation because it usually encompasses more significant loss of historic fabric in order to allow for upgrading of a building's interiors. Note the distinction between the two treatment philosophies.

This definition of the treatment REHABILITATION is also taken from the 1995 Standards for the Treatment of Historic Properties.

> *Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

A further explanation of rehabilitation as a treatment begins to explain the difference even further.

> *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.*

To illustrate the difference in the two levels of treatment the following example is offered. Interior plaster in the Mumma House will be impacted by the proposed adaptive use. The plaster has been identified as a character defining feature of the interior spaces. The condition of the plaster varies from room to room, but generally is in fair condition. In order to evaluate the structure of the house, and to more fully integrate updated utility systems, removal of all the interior plaster and lath is proposed. Plaster would be replaced with modern gypsum board or sheetrock. A **preservation treatment** would maintain and repair the plaster finishes and accomplish the required tasks without loss of the character defining feature. A **rehabilitation treatment** more fully accommodates the alteration and ultimate loss of the plaster finishes to make possible the compatible use.

The Mumma House has many layers of integrity in terms of the remaining fabric. The National Park Service may choose to preserve its interior through a higher level of maintaining and repairing extant historic fabric. It is equally justifiable to select the rehabilitation treatment and acknowledge the loss of more interior fabric in order to accommodate the intended adaptive use.

Following portions of the HSR will attempt to provide a priority list of historic fabric that still retains a high degree of integrity and is in good condition. Various character-defining features of the interior have been surveyed including the plaster, architectural woodwork, finishes and coverings, doors and windows, and hardware. Recommendations will be made for treatment of all these features based on their relative significance, integrity, and condition.

The dual goal of the Mumma House project is to preserve the exterior and adaptively reuse, or rehabilitate, the interior. The treatment option of preservation of significant character defining features will be presented here. Either level of treatment satisfies the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ultimate Use

Park Planning Documents

The following proposed preferred alternative uses for the Mumma House are taken from Selected Alternatives, Part 3, of the Design Development Report, amended December 1998 by the Denver Service Center, National Park Service.

Recommended Ultimate Use Description

The Mumma House is now proposed to be adapted for use as an educational facility. The park hosts many Civil War and Antietam Battlefield history presentations for a wide variety of groups, including local school classes, university classes, Civil War groups and the general public. The Mumma House can thus provide space for these presentations and discussions, alleviating conflicts with regular visitation at the current visitor center or other sites.

Basement

Room 001: Mechanical and Electrical Equipment Room.

Room 002: Storage.

First Floor

Room 101, 101A: Hall and Stairs to second floor and basement. This is an egress path but not the primary entrance. The primary and accessible entrances are the two doorways of the northeast elevation (D112 and D103).

Room 102: Meeting room.

Room 103: Meeting room.

Room 104: Kitchenette or break service room. The proposed equipment would provide for coffee breaks and staff lunch food warming and include cabinets, sink, undercounter refrigerator, dishwasher, coffee maker and microwave cooker.

Room 105: Reception / clerical area.

Room 106: Office.

Room 107: Existing stair to be preserved.

Room 108: Storage.

Room 109, 110, and 112: Restrooms and circulation/ egress route. This involves construction of new partitions and alteration of existing room layout.

Second Floor

All Rooms: Document and file storage, activities related to education programs and research provided that accessibility is not required. Storage must be limited to the maximum loading determined feasible to provide in the structural design analysis.

Attic

Room 301: Artifact storage.

Room 302: Artifact storage.

Code Requirements

The building occupancy classification(s) will be determined. For the first floor, an assembly sub-category and office (mixed) uses are assumed. It is suggested that the office use classification be used for the second floor for design of the floor framing. It is predicted that the additional structural framing for light storage classification would be an excessive intervention.

Accessibility

As described in Part 2, page 10 of the Design Development Report[1], except use an interior ramp between the first floor sections of the two story sections of the house rather than changing the floor level in the brick house section. Also no elevator or lift would be provided to the second floor. The second floor will be restricted to uses not requiring accessibility.

[1] Part 2, page 10 of the Design Development Report, March 1998, Accessibility section. The first floor can be accessible by: (1) modifying the two northeast walkways to eliminate the step at the northeast porch, (2) modifying the door thresholds of the two northeast entries [D103 and D112], (3) providing a ramp at the first floor interior doorway [D104] between the brick and frame sections of the house, or, alternatively, reconstructing the first floor level of the brick house section lower than the original, and (4) modifying the door sills and entry walk and floor at the rear entrance [D122, D123] (the southwest entry to the historic kitchen addition).

PART 2. TREATMENT AND USE

B. REQUIREMENTS FOR TREATMENT

PART 2. TREATMENT AND USE

B. REQUIREMENTS FOR TREATMENT

General Notes

Prior to the start of a preservation/ rehabilitation project building interiors must be emptied of accumulated materials and architectural artifacts. Architectural artifacts, some of which date from earlier significant building periods, should be individually examined and determinations made as to their disposition. Building related artifacts might be reinstalled as part of the building rehabilitation project.

Architectural artifacts specifically collected such as samples (i.e., the WPTC Phase II and Phase III Artifact Collection Boxes), non building specific artifacts (such as material artifacts in the Mumma House attic), and samples of interior finishes and furnishings (carpets), should be assessed for inclusion in the park curatorial permanent collection. In this case the National Capital Region Museum Resources Center (MERC) [formally MARS] may be an option to be considered by park management. Any architectural artifacts to remain in the building for future reference should be tagged using archival methods and materials and an inventory of such artifacts maintained at the permanent park curatorial facility, or MERC.

Treatment Recommendations (Background)

Without repeating information that is readily available is several other documents, a summary of treatment recommendations will be made. These are based on the current (03/99) plan for adaptive reuse of the building as presented in the DSC *Design Development Report*, amended December1998 (hereafter *Amended DDR*).

Earlier documents have made treatment recommendations for the long-term preservation of the Mumma House. In 1992, the *Preliminary Draft Copy of the Physical History and Analysis Section* by WPTC (hereafter called *PHAS*) presented treatment recommendations that had been assembled as a result of the 1990 Inventory and Condition Assessment Program (*ICAP*) project that had been carried out by the Williamsport Preservation Training Center. WPTC had presented the results of the ICAP survey in a two-volume document called the *Historic Structures Assessment Report* (hereafter called *HSAR*). *Volume One* includes two alternate treatments for the Mumma House. *Volume Two* contains information concerning several of the outbuildings at the Mumma Farm.

Volume One of the 1990 HSAR contains two treatment alternatives for the Mumma House; Stabilization, and Adaptive Use. The Stabilization strategy was defined as the immediate work required to maintain the property until such time as more intensive work could be completed to rehabilitate the house. The Adaptive Use strategy included treatment recommendations anticipated to complete the proposed action for adaptively using the Mumma House for park administrative offices while maintaining the integrity and character defining features. Treatment recommendations were presented in priority (Critical, Serious, or Minor) order based on the maintenance deficiencies (Poor, Fair, or Good) as defined by the ICAP program.

Immediate emergency stabilization work was carried out at the Mumma House in FY90, FY91 and FY92 using Task Directives to define the projects between Antietam National Battlefield (ANTI) and the Williamsport Preservation Training Center (WPTC). The work tasks were selected from the prioritized list presented in the *Historic Structures Assessment Reports (HSAR)*. While the emergency stabilization work was being completed the *Physical History and Analysis Section (PHAS)* was also under way. This allowed a direct communication of information from the field crews to the project historical architect. By the time the *PHAS* was completed for a draft review most of the three phases or stabilization work had been completed. The *PHAS* document includes a section called *Proposed Treatment and Recommendations* (pg. 118), within this section is *Preliminary Design Recommendations for Rehabilitation* (pg. 119). This sections includes a Recommended Treatment of "exterior preservation and selected restoration of exterior elements and interior adaptive reuse." The *PHAS* goes on to say:

> *The treatment option that would preserve the house as it currently exists is one that retains the structure as it was transferred to the National Park Service at the time of acquisition in December 1961. The house now embodies those changes that characterize the evolution of the farm house through the 20th century.*
>
> *The Secretary of the Interior's Standards for Rehabilitation state that most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The question is asked, *"Have those post Mumma ownership changes at the Mumma House acquired any historical significance?"*

The answer as of March 1992,

> *"While it is unlikely that the Mumma Farm House would suffer any adverse impact through the removal of the Kitchen Wing and its dependencies this conclusion cannot be supported at this time. It is too early in the documentation of this structure to make that determination. Only after the*

completed architectural, historical, and archeological sections of a Historic Structure Report have been integrated, reviewed, and approved can an evaluation of all changes be made and the final treatment of the Mumma Farm House decided upon. In the meantime, it is in the best interest of the structure to protect and preserve all existing fabric and maintain the structure as acquired by the National Park Service in December 1961. All work to date has reflected this consideration".

As stated earlier, treatment recommendations for action were presented in the *HSAR, Volume 1*. Recommendations were given at two levels of intervention, Stabilization and Adaptive Use. The Stabilization work recommendations were designed to preserve the integrity and character defining features of the structure for a five to ten year period, assuming that remedial and cyclical maintenance would be performed in the interim.

The Adaptive Use work recommendations were presented based upon the anticipated needs required to complete the proposed action of adaptive reuse of the Mumma House for park administrative offices. This work also maintained the integrity and character defining features of the historic structure.

The Summary Treatment Recommendation Statement called for full implementation of the Adaptive Use strategy. *"The Adaptive Use Work Recommendations are more aggressive in terms of the preservation and restoration of selected historical elements.* ***It is the recommendation of this report that all future work at the Mumma Farm House be guided by the Recommended Treatment/ Proposed Scope of Work for Adaptive Use as presented in Volume 1 of the Historic Structures Assessment Report (1990)".***

This emphasis has carried over into the current document of record, the DSC *Design Development Report*, December 1998. Part 3 of the *Design Development Report*, Selected Alternatives includes the following discussion. Summary – Original Development Proposal: *"... the original treatment proposed for the Mumma Barn and House was rehabilitation for adaptive use while preserving and maintaining the building exteriors in their existing forms as objects in the historic landscape.... The Mumma House interior was to be adapted for office use for the park Administrative Division".*

A different approach to the original development proposal was indicated as a result of a value analysis conducted in April 1998. However the indicated solution did not meet all the criteria of the *General Management Plan* and state and local zoning, viewshed and approach protection plans.[1]

[1] See DSC *Design Development Report (DSC DDR)*, December 1998, Part 3 for an in-depth discussion of the events leading to the Selected Alternative.

The "selected alternative" calls for preservation and adaptive use of the Mumma House, but because of the change in the proposed use, ***with less impact than the uses originally proposed***. The DSC *Design Development Report* than verifies the following overall treatment.

> *"Because the house is to be preserved as an object in the historic scene, because the historic development of the house included modifications and additions, and because it is to be adaptively reused,* ***rehabilitation is the appropriate treatment.*** *The exterior will remain as it evolved from the 1863 rebuilding through the various modifications and additions made over the years by the Mumma family. Rehabilitation treatment includes replacement in-kind of damaged and deteriorated exterior materials".*[2]

In comparison, the 3 NPS documents produced over a ten-year period (*Historic Structures Assessment Report*, 1990; *Physical History and Analysis Report*, 1992; and *Amended Design Development Report*, December 1998) have all arrived at a similar treatment for the Mumma Farm House. All three NPS documents previously reviewed support and promote the ***preservation*** of the exterior and the ***rehabilitation*** (adaptive reuse) of the interior. This indicates different levels of treatment for the exterior and the interior. All currently existing additions and appendages, as recorded by the Historic American Building Survey in 1988[3] would be preserved. All character defining features of the property, both exterior and interior should be retained and repaired through preservation and conservation treatments.

Further elaboration of this treatment recommendation seems unnecessary with the exception of the following summaries of work completed in the 1990's by the Williamsport Preservation Training Center. These summaries will indicate the level of treatment proposed in 1990 and in the 1992 PHAS.

A summary of the current, updated treatment recommendations will follow in the section *Requirements for Treatment, Treatment Recommendations, Mumma Farmstead Rehabilitation, Package 315, 1999.*

Emergency Stabilization, Phase 1, FY90 (July 18, 1990 – October 7, 1990)

The first phase of the structural emergency stabilization of the Mumma Farm House included emergency bracing of the [first] floor framing system, disconnection of the electrical system, reconstruction of the northwest wall of the frame addition, and replacement of about 50 percent of the frame addition

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[2] DSC DDR, Part 2, pages 10 – 11.

[3] See Historic American Building Survey, Samuel Mumma Farm – House, Antietam National Battlefield Project, 1988, Maryland Survey Number MD-950A, consisting of five sheets of architectural measured drawings. These drawings are used extensively throughout the Historic Structure Report.

foundation sill plate. Other work included roof repairs, gutter repairs, door and window repairs, and exterior painting. Comprehensive documentation of the daily project work will be found in the *Weekly Field Reports*, included with the *Phase 1 Historic Structures Project Record (HSPR)*, June 1992.

Other information included in the Narrative Section of the HSPR indicates only small portions of the repairs necessary at the house were completed under the Phase 1 project. The majority of the project was focused on the outbuildings. In conjunction with the first phase other related project work was underway. In addition to the emergency stabilization project the *Physical History and Analysis Report* and the *Historic Structures Assessment Reports* were also in the works. These were based on separate task directives between ANTI and WPTC that had been independently approved in February 1990.

Also, a non-destructive monitoring study[4] of the northeast and northwest brick gable walls at the farmhouse was undertaken as part of the stabilization project. This project continued for one year starting in September 1990 and ending in 1991. Funding for this project was included as part of the emergency stabilization project. The purpose of the study was to determine if the gable wall was moving away from the house. The Final Report issued in July 1992 concluded the northwest gable wall was not moving with any discernible rate, and that incremental movement was a result of the masonry mass reacting to the climatic conditions.

Summary of Work from Weekly Field Reports

Numbers 1 – 6 (07/16 – 08/24/90)

Work featured in these first six weeks of the project is concerned mainly with the various outbuildings included in this phase. Outbuildings that received basic stabilization treatments were the Smokehouse, Tool Shed (Blacksmith or Forge), Hog Pen, and Northeast Implement Storage Shed Addition at the Bank Barn.

Number 7 (08/27 – 08/31/90):

The investigation of structural damage to the first floor framing at the frame house was done from the basement. It is conservative to estimate that 75 percent of the floor system is in a state of deterioration by termites. This damage includes the outside sill plates, all floor joists, and the main center support beam (summer beam). No active infestation observed at this time.

- Due to the deterioration of the center beam a temporary support wall was installed along the length of the center beam in the basement.

[4] Thomas A. Vitanza, *Final Report of Non-Destructive Monitoring Study, Samuel Mumma Farm, Mumma House* (Williamsport, MD: National Park Service, Williamsport Preservation Training Center, June 1992)

- The stairs from the middle of the house to the basement were repaired for safety reasons. The stairs had one broken tread and a floating stringer [that were repaired].

- The extent of structural damage to the northwest elevation, Room 104, includes both north and west sill plates (100 % deteriorated), northwest corner post (80% deteriorated), second floor joist ledger plate (100 % deteriorated for a seventeen foot run), and first floor joists, Room 104 (40-60% deteriorated, 100% infestation).

Number 8 (09/03 – 09/07/90):

Windows W107, W106, and W208 being repaired.

Number 9 (09/10 – 09/14/90)

Repairs to W107, W106, and W208 included making replacement window jambs, sills, and reglazing of the windows. Existing jambs were found to be yellow pine and were replaced with the same. Existing window sills were found to be walnut and were replaced with the same. Existing sill plates were found to be yellow oak and were replaced with white oak.

Number 10 (09/17 – 09/21/90)

- New corner post installed outside Room 104 and Room 202.
- Framed up [exterior] wall in Room 104 with 2 X 6 studs.
- Installed window jambs and sills at W107, W106 and W208.
- Installed original exterior siding on return wall to kitchen Room 104. Primed one side [exterior] of new replacement siding for exterior walls Room 104 and Room 202.
- Date stamped all new lumber materials.

Number 11 (09/24 – 09/28/90)

An excellent summary of all work is included.

Completed installation of W106, W107 and W208; new replacement siding on exterior walls of Room 104 and Room 202, painting of exterior siding, and temporary bracing in preparation of Phase 2.

Emergency Stabilization, Phase 2, FY91 (July 1, 1991 – November 12, 1991)

The second phase of emergency stabilization work at the Mumma House followed on the completion of Phase 1 in 1990. Work undertaken as part of this

phase remained categorized as "stabilization", but was permanent in nature, contributing to the long-term preservation of the structure. Work was focused primarily on the exterior envelope of the house.

Two separate components were undertaken in Phase 2, actual day-labor (in-service) building stabilization and further completion of the *Physical History and Analysis Section* of the Historic Structures Report, and the *Historic Structures Assessment Reports*. Major points of work were identified in XXX Assessment of Effect Forms as follows:

XXX Form 152-91-08: Correct Drainage at Mumma Farm House
XXX Form 131-90-09: Emergency Stabilization and Preservation
XXX Form 133-90-10: Eradicate Subterranean Termite Action
XXX Form 134-90-11: Expose Bottom Sill Plates

XXX Form 131-90-09: Emergency Stabilization and Preservation used the Phase 1 Task Directive as its description of concisely indicated effects. Using the same XXX Form, Phase 2 stabilization work consisted of the following elements.

- Construct temporary walls in basement to support first floor framing system;
- Install new temporary gutters and downspouts;
- Make temporary repairs to roofing and flashing;
- Complete dutchman style repairs or replacement of deteriorated or termite damaged wall studs, sill plates, wall sills, exterior siding and exterior trim;
- Replacement of deteriorated window sills;
- Remove exterior abandoned utilities;
- Install ventilation louvers;
- Miscellaneous masonry repairs;
- Rehabilitate historic window sash including reglazing and repainting window sash;
- Preservation of the Northeast and Southeast Porches; and
- Painting of exterior siding [and wall surfaces] and trim.

The WPTC crew was mobilized and project work began on July 1, 1991 will all identified work substantially completed on September 30, 1991. A detailed description of all work items will be found in the *Weekly Field Reports* and the *Phase 2 Historic Structures Project Record* (HSPR), December 1992. An Artifact Box was transmitted to the park at the completion of the project; the box was stored in the attic of the Mumma House. An inventory of artifacts was included in the Phase 2 HSPR.

Summary of Work from Weekly Field Reports

Numbers 1 – 3 (07/03 – 07/18/91)

Discussion of sill plate replacement at the frame house including sections of the northwest wall to complete work started the year before, two sections of the southeast wall (one section was found to be in good condition and was left intact). The sill plate at the northeast wall original wall sill was found to be totally deteriorated and was replaced with a new white oak sill plate. Related repair work at wall framing system and door and window locations will be found in these reports.

Extensive work was undertaken at the Southeast Porch (P113) and the Northeast Porch (P114 and P115). At the Southeast Porch the floor framing system was completely dismantled and the foundation was repointed. The floor framing system at the frame section of the Northeast Porch was also dismantled. The roof framing system was repaired and a missing column was installed.

Numbers 4 – 6 (07/25 – 08/08/91)

Further dismantling, inspection, assessment, and repair and replacement of fabric associated with the Northeast and Southeast [south] porches are detailed.

Other repair work occurred at various door and window openings and is recorded in these reports as well as masonry repairs. A new sill plate was installed at D114, masonry repair work took place at W116 and W214.

Report No. 6 includes the installation of ventilation louvers at W104, W112, W120, W210, W205, W213, and W303. Historic sashes were transported to the woodworking facility at WPTC (Williamsport, Maryland) where they were subjected to repairs, reglazing, and paint removal, priming, and repainting. Several notable pieces of exterior architectural woodwork were also repaired.

Numbers 7 – 13 (08/22 – 09/28/91)

These reports focus on the continuing repair work at the Northeast and Southeast porches, repairs to windows and other architectural woodwork from the porches.

Sixteen individual window sashes were rehabilitated according to the above listed regimen. For a period of several weeks work was focused in the woodworking shop before returning to the Mumma House. Individual records of sash repair work were transferred to the park with the original copy of the HSPR.

Final Report of Non-Destructive Monitoring Study, June 1992

This report summarizes the almost two year study of the supposed movement of the northwest gable wall as related to the northeast front wall. Two methods of monitoring were used. The formal Survey Monitoring Program study was conducted between September 1990 and September 1991 and included the services of a professional engineering and surveying firm from Hagerstown, MD. WPTC project historical architect using crack monitors conducted a second phase of observation and documentation called the Crack Monitoring Program. This phase ran from June of 1991 through June 1992.

Full descriptions of the various phases of the project and the results are included in the final report. The report concluded that the minimal movement of the northwest gable was not related to structural conditions. It suggests that it was the result of the thermal mass of the masonry wall responding to the natural movement of the sun. This results in normal expansion and contraction of the mass of the wall.

Within the summary conclusion of the report are treatment recommendations. These recommendations should be included in the ongoing (1999) structural assessment of the building.

Emergency Stabilization, Phase 3, FY92 (Sept. 4, 1992 – Dec. 1992)

The primary objective for the Phase 3 project was to stabilize the Mumma House until adequate funds were made available to continue restoration and rehabilitation work. In general, this work included the following: preparation and painting of all exterior surfaces, repointing masonry elevations, roof repairs, repair and replacement of window sash, selective replacement of exterior trim and siding, restoration (rehabilitation) of the lightning protection system, removal of lead contaminated debris from the site, and installation of the total passive ventilation system.

Phase 3 was the most complex and best documented of the three phases of work carried out at the Mumma House. Thorough documentation of the project is available in the project's *Weekly Field Reports* and the *Phase 3 Historic Structure Project Record.*

The following activities were addressed within the project Task Directive (project agreement) and were completed by personnel from WPTC.

- Repair, replace, prep, prime, and paint metal roof covering of the main house.

- Remove, rehabilitate, and partially restore the historic lightning protection system while repairing and replacing system elements to satisfy UL code requirements.

- Selective repointing of exterior masonry walls of the northeast and northwest elevations using a slightly recessed concave joint profile.

- Siding replacement through individual repairs on the northwest elevation of the main house and all elevations of the kitchen addition and its appendages.

- All window units systems and sash were rehabilitated, repaired, or rebuilt.

- Replacement of trim to include soffit, fascia, rake and frieze boards, brick moldings and corner boards.

- Construction and installation of wooden window louvers to provide a whole house passive ventilation system.

- Repair and paint roof covering on main house. Work included repair or replacement to snow birds and snow boards.

Summary of Work from Weekly Field Reports

Numbers 1 – 3 (08/31 – 09/18/92)

Work performed focused on the repairs to the existing metal corrugated and standing seam roof covering systems in place on the house. Patching, scraping, sanding, and priming are detailed. A zinc chromate primer was applied to all areas of exposed metal and aluminum roof paint was used. In some areas an acrylic universal primer was used prior to painting of roof surfaces. A meeting was held with Independent Protection Company and the Project Architect to determine treatment of the historic lightning protection system. The snow bird and snow board systems were repaired and or replaced depending on their condition. The WPTC Project Leader/ Exhibit Specialist (Restoration) Trainee made field decisions made regarding individual elements in concert with the Project Historical Architect.

Numbers 4 – 8 (09/20 – 10/23/92)

Work was progressing on two fronts. Masonry repair work was conducted at the Northwest, Northeast, and Southwest brick walls of the brick house, and exterior architectural millwork on the entire house was being repaired or replaced. Included in the architectural millwork aspect of the project was the rehabilitation of all window sash and frames. A paint "window" was left intact on

each wood component for future paint analysis. The location of the paint windows is noted in *Section 6. Field Drawings of the Phase 3 HSPR.*

Report No. 4 indicates approximately 35 percent of the Northwest gable wall was raked out for repointing. Sketches that document areas of repointing are found *Section 6. Field Sketches of the Phase 3 HSPR.*

Report No. 6 documents the method chosen to fill the vertical "crack" between the northwest gable wall and the northeast wall of the house. Since the crack is a result of the construction method used, not keying the northeast wall to the northwest wall, it cannot really be repaired without substantial intervention (dismantling and reconstruction) of this area of masonry. The method selected was to fill the crack. The crack was cleaned of all debris and loose mortar and aluminum lath was inserted. It was recessed two inches back from the interior and exterior wall surfaces. Batt insulation was then used to fill the cavity between the lath. A soft lime mortar was grouted over the lath and dressed.

The Number 7 Weekly Field Report details the repairs made to the basement door opening. It also mentions that the entire masonry portion of the house was cleaned with a diluted trisodium phosphate solution and then rinsed with water.

During Week 8 the entire masonry portion of the building was painted with an oil-based primer as per the project painting specification. After allowing appropriate drying time, two finish coats of oil-based paint were applied as finish coats. The Northwest elevation rake board was replaced and a walnut sill was installed at W214. Work continued on the sash and window frames as previously described.

Number 9 (10/25 – 10/30/92)

An important decision is noted in this report. After consultation between the project architect and the project exhibit specialist a decision was rendered regarding the removal of paint from the exterior of the wood sided portions of the house. It was determined that in order to properly prep the surface for repainting it must be scraped. The almost total scraping of the exterior was based on the condition of the paint deemed to be in poor condition. Selected areas of paint history are preserved in "paint windows" whose locations are documented in Section 6.

Numbers 10 – 12 (11/01 – 11/20/92)

During this time period work was focused on the preparation of the exterior wooden features for painting. This included scraping and sanding of the surfaces and the use of heat guns in more ornate areas. The surfaces were wiped down prior to receiving the oil-based prime coat. Finish painting consisted of two coats

of latex paint. Also during this time period the fabrication of the window ventilators (louvers) commenced at the WPTC shop.

Week No. 11 reports the repair of W108, W211, W212, and W213.

Week 12 Report notes an important event. During paint removal activities evidence of a previously unknown pre-existing porch was discovered on the northeast elevation centered at Door 103 (D103). This evidence consisted of very detailed ghost lines impregnated on the first floor siding. This evidence indicated that a porch of some significance had been attached at that location. Documentation was completed using photographs and sketches. This area was treated with two coats of clear shellac prior to being primed and painted in order to create a separation between layers at this location. Paint should not be removed from this area without further investigation including the collection of more detailed paint layer samples followed by a scientific paint analysis.

It is also noted that window sash were prepared and primed on both sides but only the exterior was painted with two finish coats. This allows for future finishing of the interior surfaces.

Numbers 13 – 15 (11/22 – 12/11/92)

As the weather became colder it became increasingly more difficult to paint the exterior. Conditions were marginal at best with outside air temperatures hovering around 40 degrees F. Work continued on the replacement of deteriorated siding and other exterior architectural millwork. Reconditioned window sashes were reinstalled throughout the house and final fitting and installation of window ventilators was accomplished.

Report No. 14 lists a variety of tasks that were completed including the dismantling of the exterior stairs at the Enclosed Porch at the Kitchen Wing P112. No material was salvaged from the stairs as they were seriously deteriorated.

It is also mentioned that porch roof and were not completed due to lack of funds and the onset of winter. The upgrading of the lightning protection system was postponed until spring of 1993.

Final Inspection Meeting (December 11, 1992)

Several items of interest are noted in this document. There was immediate reaction to the paint windows left exposed on various portions of the structure. It was determined that the paint windows would be left exposed and if deterioration is noted in the future that proper steps would be taken to preserve these features until an adequate paint analysis has been conducted.

A majority of the items listed in the Revised Scope of Work were completed although due to the onset of winter conditions and perhaps an over ambitious scope of work; not all items were completed. A list of some eleven items was given as the punch list with a note indicating that six of them would be completed. The remaining five items were deemed low priority and "*will be accomplished when funds are made available.*" These items still remain to be addressed in the continuing preservation of the structure.

Items considered low priority at the time:

- Southeast Porch (P113) roof repairs.
- Staking and painting of downspout returns.
- Rehab/ repair of windows at the enclosed kitchen porch (P112) and the kitchen entry vestibule (R111) including windows numbered W121, W122, W123, W124 and doors numbered D123 and D124.
- Repair kitchen porch (P112) skirting where stairs had been removed.
- Selective repointing at the kitchen chimney (CH04).

It should be noted that despite these unfinished items the group agreed that the Mumma House was adequately stabilized and secured to withstand several years of mothballing.

Completion of Punch List Items (September 23, 1993)

Six items were identified at the December 9, 1992 Final Inspection Meeting and documented in the Memo dated December 11, 1992 as punch list items. Punch list items included:

- Preparation, priming and painting of porch roofs P114/115, P116, and P113.
- Additional painting required at several specific locations.
- Complete installation of three windows.
- Secure interior doors in open position using sandbags as part of passive ventilation system.
- Complete painting at P113, complete carpentry repairs to columns.
- Rehabilitation [restoration and reinstallation] of the lightning protection system.

This memorandum indicates that exterior painting was completed in the spring of 1993 and the lightning protection system was completed in August 1993. All punch list items were officially completed.

Section 6. Field Drawings

Several important items are located in this section of the *Phase 3 Historic Structure Project Record.* Included are field sketches for the following items:

Documentation of Location of Paint Windows on Exterior of Building –

Twenty-two paint window locations are shown on the HABS exterior elevation drawings of the house. Other paint windows are located on several of the exterior doors that retain an unrehabilitated paint finish.

Documentation of Lead Abatement Treatment on Exterior of Building –

Lead based paint was **NOT** removed from the entire structure. Drawings are used to indicate locations that **did not** receive any type of abatement procedures other than minimal dry scraping in preparation for painting. Items of note that were not abated include the cornice brackets of the frame addition and many of the exterior door surfaces, the windows and doors at the Kitchen Porch and the Kitchen Entry Vestibule, the ventilators at the stone foundation of the frame addition, the cornice trim of the Southeast Porch (P113), and much of the exterior siding of the kitchen wing.

It is important to note that those features and elevations that did receive abatement procedures may still contain hazardous levels of lead within the materials themselves.

Documentation of Siding and Trim Replacement on Exterior of Building-

Drawings are used to indicate areas where siding and architectural woodwork (trim) was replaced during Phase 3 of the project. Siding and trim were replaced only in those areas where it was absolutely necessary due to extensive deterioration. In-kind materials and like profiles were used in this process. Replacement of siding was most extensive at the Kitchen Wing R109/110/112) and the Entry Vestibule (R111).

Documentation of the Rehabilitation of the Lightning Protection System

Specifications, notes and architectural drawings are provided. Notes indicate the extent of the intervention. Drawings indicate the exact nature of the project.

The following description is taken from project correspondence included in the HSPR. Recommendations which were executed included reusing the old section rod twisted historic air terminals, adding component parts including glass balls, couplers and replacing those braces that need replacing plus additional ornamental section rod air terminals...also repairing the section rod downleads... these downleads will be tied in or bonded to a new supplemental lightning protection system at both the top and bottom. The new lightning protection system will meet the latest code requirements and will provide complete protection for the building.

Documentation of Floor Removal in Room 105 and Room 106

Four sheets of drawings indicate location of floor framing system dismantling in Room 105 and Room 106. Drawings include Flooring Plan, Floor Framing Plan for each area.

Documentation of Repairs to Cellar Door Frame (D001) – One sheet architectural field sketch.

Documentation of Snowboard Placement –

One sheet. Architectural field sketch. Shows location of snowboard replacement on roof framing plan of house.

Documentation of Repointing Locations on Northwest Elevation – One sheet architectural field sketch.

Documentation of Porch Stair at Kitchen Porch (P112)

Seven sheets of architectural field sketches showing dimensions and construction details of porch stair. Stair was dismantled and discarded as part of Phase 3 work. Stair was in extreme state of disrepair.

Documentation of Ghost Marks of Previously Removed Porch at D114

Possibly the most significant event to occur during Phase 3 was the discovery of the ghost marks for this previously existing porch centered at Door 114. Full scale tracings were made of the ghost outline of this porch structure. Reduced copies of the original tracings are provided in this section. Information concerning this porch will be incorporated into the Historic Structure Report.

Treatment Recommendations (1999)

Mumma Farmstead Rehabilitation, Package 315 (1999)

The following treatment recommendations have been developed to represent alternative choices for the ultimate treatment of historic fabric under this development project. A range of impacts to the historic fabric will change the level of integrity but the character defining features can be retained whether preservation or rehabilitation is the selected level of treatment. Impacts of the recommended treatment on the integrity of the historic fabric will be discussed in *Part 2. Treatment and Use, Section C.*

The following list is compiled from features itemized in the Design Development Report. Where necessary, additional features have been added to more fully represent the individual treatment recommendations. All work should be in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* by Kay D. Weeks and Anne E. Grimmer, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, Washington, D.C., 1995.

General Exterior

The exterior appearance of the Samuel Mumma House will remain as it evolved from the 1863 rebuilding. This includes the various modifications and additions made over the years by the Mumma family and later owners and occupants. The treatment recommendation includes preservation and repair of existing fabric and in-kind replacement of damaged and deteriorated exterior materials.

Roof System

Main House Roof - Preservation treatment recommendation would indicate continued repair and maintenance of the existing metal roof systems rather than premature replacement. These roofs were extensively repaired and painted in 1992 and are still in good condition – no extant leaks are readily apparent at this time. Flashing at penetrations may have to be repaired or replaced in order to maintain watertight conditions.

Rehabilitation of the roof system would allow for replacement of the existing metal roof with a material that maintains the significant character defining features, such as metal standing seams (vertical joints). The character defining features include the color, texture, and pattern of the roof covering. The pattern of the roof covering should maintain the pan (or sheet) size and the on-center spacing of the standing seams of the existing sheet metal roof. It also includes preservation of the following roof features; snow boards, snowbirds, and lightning protection system.

Removing a major portion of the roof or roof covering material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance is not recommended.[5] It is recognized that the patterning of the existing roof is representative of repairs having been made. The true folded standing seam roof is the preferred roof covering. Pan (or sheet)

[5] Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* Page 78 (Washington, D.C., National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995)

sizes should be matched to the existing. A modern ribbed metal roof would not be recommended.

Kitchen Wing Roof – Replace existing roof with new bituminous built-up roof or membrane covered with gravel ballast, or replace with new flat seam terne coated stainless steel, or equivalent, roof covering. Maintain the significant character defining features.

Porch Roofs - Replace existing roof coverings with new flat seam terne coated stainless steel, or equivalent, roof covering. Maintain the significant character defining features such as the pan sizes and the spacing of the seams.

Fascias and Soffits - Selective repair work completed by HPTC during three year stabilization project (1990-1993). Review *Historic Structure Project Records (HSPR)* to determine exact nature of work. Porch roof fascias and soffits may not have received total paint removal by WPTC. Repair and/ or replace any deteriorated or damaged fascia or soffit features.

Gutters and Downspouts – Repair, realign, and rehang existing gutters, downspouts where necessary for proper drainage. Additional ground leaders should be added to direct water away from the building foundations. Exterior building drainage system should be considered.

Component sizes of rainwater gutter and downspout system should be calculated based on maximum rainfall for area. If current system installed 09/90 is adequate reuse as applicable with improvements. If current system does not meet design criterion replace with appropriate design and size system elements.

Lightning Protection System - The existing system was extensively repaired and partially restored in August 1993 by the Independent Protection Company, Inc. from Goshen, Indiana. Extensive documentation of the work executed at that time will be found in Section 6 of the Phase 3 HSPR. As stated in the project specifications, "It is the intent of the design of this installation to preserve the aesthetics of the galvanized steel section rod, downleads and old antique section rod air terminals now on the building. It is understood that galvanized steel section rod is no longer approved by Underwriters Laboratories (UL) and this system is not dependent on the old section rod but the section rod is interconnected with the new system as an integral part."

All aspects of the existing lightning protection system should be preserved, repaired if necessary and reinstalled by a certified installer, such as the Independent Protection Company, Inc. Installation should comply with UL standards to maintain existing UL Label. See National Fire Protection Association (NFPA) 780, Standard for the Installation of Lightning Protection Systems.

Chimneys - Chimneys have been modified and repaired and are not in their original configuration. In the Analysis of Existing Architectural Fabric and Evidence of Building Evolution section it is stated that Chimney CH03 has been inadvertently changed over the years. It is recommended that the chimney cap be rebuilt to match its appearance in the Gardner photograph. By comparing the existing chimney with the historic chimney in the Gardner photograph changes can be identified. The chimney is two courses shorter today than it was when photographed in 1862. The chimney was 14 courses tall (from the roof ridge) with a two course corbelled cap. The existing chimney is eleven courses tall and has a 3 course corbelled cap. 2 courses in the height have been lost over time, and the cap has grown by 1 course of brick.

This type of information has not been found for the other chimneys. Guidelines recommend maintenance of the existing chimney form. Repairs and strengthening, or relining, of the chimneys may also be required. Installation of elevated chimney caps may be recommended depending on the exact nature of use of separate chimneys. Ventilation should be encouraged through the existing chimney shafts. Capping and sealing of chimneys with non-ventilating caps is not recommended.

If intended for use existing fireplace flues and fireboxes will require thorough inspection and evaluation. Flues, fireboxes, dampers, stove inserts, and other remnants of fireplace use should be preserved in-situ unless chimney is required for use. If determination is made to not allow chimney use, flues should be welded shut to prevent accidental operation of chimney.

Exterior Wall Surfaces

Brick Wall Surfaces - Generally recommended preservation treatments include repairing masonry walls by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork. Removing deteriorated mortar by carefully hand-raking the joints to avoid damage to the masonry. Duplication of old (existing historic) mortar in strength, composition, color, and texture is recommended as is the duplication of old mortar joints in width and joint profile.

Extensive masonry repair work was conducted in 1992-93. Mortar formulas were tested and the preferred mortar mix was determined. Reference the Phase 3 HSPR for exact specifications and sources of materials. Methods of application were also tested and hand raking and repointing was selected as the preferred system. Limited exterior maintenance has occurred since 1993.

Structural issues were examined as part of the 1991-93 stabilization project. No testing of either brick or mortars has been conducted. A variety of mortar and brick strengths are possible due to the three (or four) distinctive phases of construction. Recommendations include a structural evaluation to determine

whether it is necessary to connect or strengthen the various wall components. Anchoring of floor and roof framing systems to the brick walls, resetting loose brick, repointing at cracks, and reinstitution of the crack monitoring program are all recommended treatments. 1990 critical deficiency treatment recommendation for exterior brick walls calls for use of traditional tie-rod methodology to anchor NW gable wall to opposing masonry wall or to the framed structure as an optional treatment.

Establishment of a crack monitoring program would be based on a strategic plan that identifies potentially live cracks – cracks which continue to get larger over time. Only limited analysis of crack movement has been completed for the Mumma Farm House. This analysis may be located in the *Final Report of Non Destructive Monitoring Study*, WPTC, June 1992). A more thorough strategy for stabilization of live cracking – if any – should be developed.

Wood Frame Surfaces (Siding and Trim) -- General preservation recommendations include evaluation of the existing condition of the wood should be updated to determine whether more than protection and maintenance is required, that is, if repairs to the wood will be necessary.

Repairing wood features by patching, piecing-in, or otherwise reinforcing the wood using recognized preservation methods. All new work should be unobtrusively dated to guide future research and treatment. The current description of the condition is taken from the DDR. It says most of the siding and trim was repaired or replaced during the (1991-93) stabilization work done by the WPTC. Some deterioration caused by leakage has occurred since, and these leaks need to be eliminated and any deteriorated siding and trim replaced. It is not recommended to remove wood that could be repaired, or to use improper repair techniques, or to fail to document new work.

During the Phase 3 stabilization project the task of removing lead based paint from the exterior surfaces of the house was conducted. This task focused primarily on the main frame and brick house and not on the later additions, including the kitchen. For this reason, lead based paint was not removed from the entire structure. The Field Drawings in Section 6 of the Phase 3 HSPR indicate the precise locations of areas that were not worked upon. These areas received minimal dry scraping in preparation for painting. It is also important to note that those features that did receive abatement procedures may still contain hazardous levels of lead within the base or substrate material.

Siding and trim replacement were also accomplished during the Phase 3 stabilization project. Areas that may require additional exterior wood replacement or repair include the Kitchen Vestibule Entry (R111) and the Shed Addition (R108).

Windows and Hardware -- Most windows were extensively preserved during the three-phase stabilization project. Documentation of window preservation and repair is detailed in the Weekly Field Reports. The overall approach has been preservation of the existing window sash. This is the continued recommended treatment. Windows have changed over time with other modifications and these should be preserved. Windows should be returned to fully operational condition. This would include repairs to all components including frames, sash units, trim, glazing, hardware, lintels, and sills. This may include provisions for reinstallation of exterior storm/ screen units, evidence for which exists at every window opening. Storm sash and screens should be repaired or new units constructed to replace damaged or missing units. An option for the installation of weather-stripping is also mentioned in general preservation treatments.

Glazing - Special mention is made of the historic glass in the Mumma Farm House. This is due to the extraordinary amount of historic glass that is in excellent condition. Each individual pane of historic glass should be individually labeled and recorded as to its location if removed. Glass should be returned to original openings. Cracked glass units should be retained if all sections remain in-situ. Glass panes that are missing pieces may either be repaired (patched with modern glass) or replaced with double-strength modern window glass. Extreme care was taken during the stabilization project to preserve historic glass. This treatment should be continued; historic glazing should be protected when repairing windows and preserved.

Window hardware should also receive detailed preservation treatment. All existing window hardware should be reconditioned, repaired if necessary, and used in the preservation of the house. This includes, where applicable, sash weights and cords or chains, pulls, latches, locks, etc. Damaged hardware should be repaired where possible, missing hardware should be replaced with suitable matching hardware (reproduction or antique).

Shutters and Hardware -- Preserve/ repair existing shutter units and rehang in opening from which it originated. This will require sorting through shutter units and fitting the shutter pairs to the individual window openings. Construct new shutter units for window openings where they are missing. Shutter hardware should be preserved and reused. Preserve/ repair existing hardware, provide new hardware to match historic hardware at openings where hardware is missing or damaged beyond repair.

Exterior Doors and Hardware --The overall approach has been preservation of the existing doors. This is the continued recommended treatment. Doors have survived intact from latest period of construction and should be preserved. Doors should be returned to fully operational condition. This would include repairs to all components including frames, door units, trim, glazing, hardware, lintels, and sills or thresholds. This may include provisions for reinstallation of exterior storm/ screen units, evidence for which exists at every opening. Storm

sash and screens should be repaired or new units constructed to replace damaged or missing units. An option for the installation of weather-stripping is also mentioned in general preservation treatments.

Door hardware should also receive detailed preservation treatment. All existing hardware should be reconditioned, repaired if necessary, and used in the preservation of the house. This includes, where applicable, pulls, latches, locks, escutcheons, hinges, etc. Damaged hardware should be repaired where possible and missing hardware should be replaced with suitable matching hardware (reproduction or antique).

Porches, Stairs and Railings -- Extensive work was completed on the various porches, stairs and railings during the three-year stabilization project. Accurate documentation of the work is included in all three of the Historic Structures Project Records (HSPR) produced by WPTC/ HPTC. Summary statements included in Part 2 and Part 3 of the 1998 Design Development Report are not complete, or misrepresent the extent of the work completed at the time. Review of the HSPR would be recommended for future project designers. Work is extremely detailed in the projects Weekly Field Reports. Significant elements of the stabilization include the following actions.

- *Enclosed Kitchen Wing Porch, P112* - Exterior stairs were removed in Phase 3. Prior to disassembling the stairs extensive documentation was conducted. It is included in Section 6 of the Phase 3 HSPR. No structural work completed to this porch, as it was determined low priority at the time of the stabilization projects.

- *Southeast Porch, P113* – Phase 2 preservation repairs included the following items: floor framing system dismantled and reconstructed, interior/ exterior of stone foundation repointed, ceiling boards removed and roof framing system repaired (supplemental framing added and historic framing repaired) including rafters, fascia, brackets, ceiling boards. A new floor framing system was installed, columns and decorative balusters were repaired (paint removed and repainted all woodwork), new downspouts and ground leaders installed, new wood stairs constructed. Existing bituminous roof swept. No other work completed. Phase 3 work included corrections to porch columns.

- *Northeast Porch (frame) P114* – Phase 2 preservation work included the following preservation repairs: porch braced, columns and decking removed to repair floor framing system. Deteriorated floor joists repaired new ledger plate installed, new floor decking installed and painted, and porch skirting installed. Ceiling boards removed to allow for inspection of roof framing system. Repairs made to roof framing system and roof covering, new rafter ledger plate installed. Other work included repairs to columns, plinths, and rehabilitation of the ceiling boards. New gutters and

downspouts, renailed loose roof covering and painted roof coverings. Soffit repairs continued in Phase 3

- *Northeast Porch (brick) P115* – same as above for Porch 114, except for floor framing repairs. This section of porch has concrete floor adjoining wood porch and brick wall of house.

- *Southwest Ell Porch, P116* – framing partially dismantled during Phase 1 and reconstructed during phase 2, roof covering repaired and painted, new step flashing installed at northwest side wall of frame addition, new counter-flashing installed over existing base flashing at southeast brick wall...

Items that date from the last phase of stabilization (1992-3) and were deemed as low priority still remain to be completed. The following several items were considered low priority at the time: It is recommended these items be considered as high priority in future preservation work treatments.

- Southeast Porch (P113) roof repairs – existing bituminous roof system should be removed and new flat seam metal roof (terne coated stainless steel) installed to replicate historic roof system pattern.

- Rehab/ repair of the windows at the enclosed kitchen porch (P112) and the kitchen entry vestibule (R111) including windows numbered W121, W122, W123, W124, and doors numbered D123 and D124.

- Repairs to kitchen porch skirting (P112) where stairs have been removed. Reconstruction of missing stairs.

Other treatment recommendations include the following.

- Continuing preservation maintenance of all exterior porch features.

- Conduct rehabilitation of exterior wall of P112. This includes all aspects of structural stabilization including floor framing system and decking, wall framing system and siding, and removal of exterior paint. Exterior should be repainted according to project treatment recommendations.

Exterior Painting -- The current proposed work description and recommendation acknowledges the Phase 2 and Phase 3 (1991-92) total exterior repainting of the structure yet calls for maintenance painting of the exterior. No further definition is given of the term "maintenance painting". The proposal goes on to call for repair work at the exterior and, *"the entire exterior will be repainted"*. Preservation treatment recommendations for exterior painted finishes indicate that wholesale repainting of building exteriors should be carefully considered and include the following statements.

Inspecting painted surfaces to determine whether repainting is necessary, or if cleaning is all that is required is recommended. Usually only selected portions of a building will need to be repainted. Removing paint that is firmly adhering to, and thus protecting the substrate surfaces is not recommended.

Retaining coatings such as paint that help protect the substrate is recommended. Paint removal should be considered only where there is paint surface deterioration or failure and as part of an overall maintenance program which involves repainting or reapplying other appropriate protective coatings.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest means possible prior to repainting is recommended.

The overall treatment recommendation is to follow the protocol as established by the Guidelines for Preservation and Rehabilitation of Historic Buildings as stated in the above text. Detailed descriptions of the substrate repair, preparation, priming and finish painting procedures, as well as the material specifications for products used at the time, are found in the Phase 2 and 3 stabilization HSPRs.

Additionally, paint samples should be taken from the approximately 22 preserved paint windows located on the exterior surfaces of the structure. These samples should be analyzed to determine the historic paint layering (chromochronology) of the exterior by a qualified paint analysis professional. Alternatively, paint samples could be collected from all paint window locations and held in the appropriate NPS collection until determination of the historic paint colors is required. See Section 6 of HSPR Phase 3 for exact locations of paint windows.

General Interior

It has been generally concluded in the previously reviewed NPS reports that the desired level of treatment for the interior of the Mumma House is rehabilitation. Rehabilitation includes the proposed ultimate use of adaptive reuse. The Standards for Rehabilitation include the following language that allows for various levels of treatment.

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

- The historic character of a property will be retained and preserved. The removal of distinctive materials or the alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- Deteriorated historic features will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The introductory statement to the Guidelines for Rehabilitating Historic Properties must also be considered.

> *In Rehabilitation, historic building materials and character defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus latitude is given in the Standards and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials.*

In dealing with the rehabilitation of the interior spaces of the Mumma House for adaptive reuse the selected treatment must be sensitive to the remaining integrity of the historic fabric. This standard will be applied in the formulation of the following treatment recommendations.

Interior Plaster Finish (Walls and Ceilings) --

Existing plaster finish should be retained wherever possible.

It is recognized that structural engineers may require further exploration of the interior framing system. Many areas of interior plaster work have been previously removed during earlier fabric investigations and condition assessment projects. Some areas of plaster have been damaged by water infiltration while others are in fair to poor condition because of the way they were originally constructed. Major areas of plaster are in very good condition and should not be removed in a wholesale gutting of the interior of the house.

The appearance of surface cracking in the plaster finish is not reasoning enough to remove otherwise sound plasters. The introduction of structural, mechanical, and electrical work should be coordinated to reduce the impact of interior rehabilitation on the historic plaster. Areas where plaster has been previously removed should be repaired using traditional plaster repair techniques.

Treatment recommendations include that plaster preservation zones should be established on a room by room basis. This will determine which plaster should be conserved in-situ versus which plaster may be removed and replaced. See also *Floor and Wall Framing Systems.*

Insulation/ Vapor Barrier -- The introduction of thermal insulation and vapor barrier in the exterior walls is not recommended. Installation of insulation in the attic floor or roof should be accomplished in such a manner as to not destroy significant historic fabric in these areas. Installation of a vapor barrier in the basement must be done in such a manner as to not drive moisture into the exterior masonry walls. Such an internal vapor barrier system must be vented within the floor system. This will allow trapped moisture to escape into the atmosphere rather than be driven into the masonry walls. Moisture escaping through masonry walls, often called rising damp and causing efflorescence, will cause accelerated deterioration and damage to the foundation walls. Installation of thermal insulation as part of the first floor framing system should be considered.

Floors -- Existing finished floor systems should be preserved wherever possible. Floor types and floor finishes should also be retained.

In some rooms (R105 and R106) interior floorboards have been removed to allow for investigation of below floor level areas. Materials were set-aside during the dismantling of these floor systems. It is unlikely that any of this salvaged material will be reused. Floors in these areas should be reconstructed using material that matches the retained samples. In these rooms the pattern of the floorboards should also be matched. Descriptions of these systems are located elsewhere in this report.

As per the Proposed Work Description and Recommendations in the Amended DDR, flooring on the second floor of the brick house will be repaired and preserved. Flooring in the frame section of the house will also be retained, repaired in selected locations, and preserved on both floor levels.

Finishes on all floors should be preserved wherever possible. Grained finishes have been found in many of the rooms, especially around the edges. In these rooms a central floor covering (linoleum or wilton style sectional carpeting) would have been used. If floor coverings are to be used in public spaces to protect and enhance the preserved floors consideration should be given to keep the grained edges exposed and refrain from the installation of wall-to-wall carpeting, clearly a modern intrusion.

Refinishing of floor surfaces is not recommended especially if it will damage or destroy the grained surfaces. Clean and retouch all grained surfaces.

Finished floor system in the Rooms 109 and 110 should be replaced with similar type floor systems.

Interior Doors and Hardware -- This includes doorframes, doors, door trim, door hardware, thresholds, etc. Preserve / repair all existing fabric. Repair doors where minor damage has occurred with dutchman technique. Preserve existing finishes.

Door hardware should receive detailed preservation treatment. All existing door hardware should be reconditioned, repaired if necessary and used in-situ. Damaged hardware should be repaired where possible, missing hardware should be replaced with suitable matching hardware (reproduction or antique).

Altering, damaging, or destroying character-defining features in attempting to comply with accessibility regulations is not recommended. Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features, is the recommended treatment.

Interior Architectural Woodwork -- This section includes baseboards, wainscot, door casings, window casings, chair rail, picture rail, outside corner molding, wall shelves, wall cupboards, and fireplace surrounds and mantles. As noted in other sections of this document, the interior architectural woodwork holds the key to many of the chronological questions about this structure. All interior woodwork should be preserved in-situ throughout the house, especially the brick and frame portions. Many of these elements have grained finishes while others are painted. Grained finishes should be cleaned and preserved.

Other Interior Features -- The main stair that communicates between the first and second floors in Room 101 of the frame house is a primary character-defining feature. The treatment recommendation is preservation through repair to damaged elements. Repair loose spindles in railing; strengthen newel post connections at stair landing locations. Preservation of the grained finishes should also be accomplished as described for other grained finishes on the architectural woodwork and floors.

Basement -- As per Amended DDR the removal of the existing concrete floor in the frame house basement seems apparent. As mentioned in discussion concerning *Interior Plaster* the installation of a reinforced concrete floor in the basement of the frame house must be carefully considered. Treatment recommendations include design of a vented vapor barrier system. Moisture trapped under the vapor barrier cannot be forced to vent through the exterior walls, as this will cause accelerated damage such as rising damp and efflorescence.

Repairs to the exterior basement door were carried out in Phase 3 of the stabilization project. Further work in this area should correct the flow of water from the exterior through to the interior. Additional recommendations will be located in *Site Work*.

The interior wooden partition should be stabilized and preserved.

Structural

The recommended treatment for the structural systems is a combination of preservation and rehabilitation. Preservation of existing structural members should be accomplished in-situ where possible. Rehabilitation of the structural system encompasses many of the tenants of preservation. Some of the more significant treatment recommendations are derived from the Rehabilitation Guidelines.

- Examine and evaluate the physical condition of the structure using non-destructive techniques rather than utilizing destructive probing techniques that will damage or destroy structural material.

- Repair the structural system through augmentation or upgrading individual parts or features. Use of supplemental or reinforcing members is suggested. Replacement of a structural member when it could be retained is *not recommended.*

- Replacement in kind – or with substitute material – those portions or features of the structural system that are either extensively deteriorated or are missing is a recommended treatment. Substitute material should convey the same overall visual character as the historic feature and be equal to its load bearing capacities.

Correction of structural deficiencies in preparation for a new use in a manner that preserves the structural system and individual character defining features is a preferred treatment. Radically changing interior spaces or damaging or destroying features or finishes that are character defining while trying to correct structural deficiencies in preparation for new use is *not recommended.*

Foundations -- Continued structural investigation is recommended to determine certain foundation questions as described in the *Amended DDR.*

Further understanding of the fissure at the intersection of the northwest gable wall and the front northeast wall of the brick house seems to be needed. It should be noted that continued thermal movement is to be expected at the joint and it may not be possible (or necessary) to totally seal the minor gap that has reopened. Additional monitoring conducted by the engineering firm that conducted the original study is a treatment recommendation.

Repointing and possible pargetting with hydraulic lime rendering of the exterior of the foundation wall at the west corner of the frame house near the basement opening and the underground water storage cistern should also be considered. Continued movement of water through this area may have damaged the masonry walls by leaching out the mortar. Investigation of this localized condition for development of treatment recommendations by the structural engineer is recommended.

Floor and Wall Framing Systems -- Recommended structural work as determined in the *Amended DDR*.

The recommended treatments include installation of supplementary floor joists; first floor framing will be repaired from the basement level so no historic flooring will be lost; floor framing is exposed from the underside. Repair of the second floor framing system is more problematical as both first floor ceilings are plastered and second story floors are intact. The recommended treatment is to determine room by room which is more significant, in order to determine if joists are installed from below (remove ceiling) or from above (remove flooring). This coordinates with the treatment recommendation in section *Interior Plaster Finish* that calls for establishment of prioritized plaster preservation zones.

As plaster is relatively intact in primary first floor rooms (R101, R102, R103) the treatment recommendation is to work from the second floor in these areas. Second floor areas are proposed for storage while first floor rooms are proposed for public access. If historic fabric must be impacted to strengthen structural components the treatment recommendation is to proceed from the less public space.

Ventilated crawl spaces should be introduced under the floor system in Rooms 105 and 106 as well as in Rooms 109/ 110. The introduction of an under- floor slab in Rooms 105 and 106 will require careful attention to archeological artifacts in those areas (foundation wall and two parallel wing walls from original wall construction and remnants of historic fireplace hearth location). Another concern will be the detailing of the slab. Treatment recommendations made in section *Basement* discuss the need to provide under-slab ventilation and detailing such that the new slab does not touch the historic brick walls, as this condition will lead to accelerated deterioration of these walls..

Building Utility Systems

Rehabilitation guidelines indicate the following recommended level of treatment; "Installation of new [building utility] mechanical system if required for the new use so that it causes the least alteration possible to the [historic] building's floor plan, the exterior elevations, and the least damage to the historic building material." Systems should be designed to be easily reversible.

It is *not recommended* to install systems so that character defining structural or interior features are radically changed, damaged, or destroyed.

Although historic structures that functionally serve park staff or visitors are generally expected to meet modern safety, access, and energy efficiency standards, their character may impose limitations on functional modifications and adjacent development (NPS-28, Release No. 5, 1997, Chapter 8, page 124).

Plumbing -- Replace and/ or supplement the existing system as per approved ultimate use program for space. Elements potentially include the following: supply pipe network within structure, waste and vent pipe network/ interior and exterior, plumbing fixtures, equipment, septic/ sewer system, etc. City water supply has been brought to the structure.

Heating, Ventilating, and Air Conditioning -- Careful consideration should be given to the design and selection of interior climate control system. Recommended treatment is for least impact system. Modifications to install systems are acceptable only if they will not adversely affect the structure's historical integrity or character. ** See NPS-28, Release No. 5, 1997, as instructed by Director's Order #28, effective date June 11, 1998.*

Fire Suppression -- Contrary to *Amended DDR* which indicates that fire suppression is "required" by NPS policy, etc., NPS-28, Release No. 5 indicates that installation of security, fire detection and passive fire suppression systems **is encouraged** (emphasis added) if they will not significantly impair the resource value [character defining features] of the structure.

Previous recommendations in the 1990 HSAR included fire egress elements, fire detection elements, intrusion system elements, and smoke control elements. Treatment recommendations include consideration of these systems in lieu of, or supplemental to, a fire suppression system.

Electrical Systems -- Replace and/ or supplement the existing system as per approved ultimate use program for space. Elements potentially include the following: incoming above ground service, distribution system, wiring network, switches, outlets, fixtures, other electrical equipment, communication component systems such as computer, telephone, etc.

Elements of existing electrical system should be retained in-situ and retrofitted for use. Character defining feature components of the existing electrical system that should be retained include significant lighting fixtures, wall switches, receptacle plates, and other visible features.

Immediate Site Work

Note that a Cultural Landscape Inventory Report is in development (1999).

Treatment of the immediate grounds will significantly reduce water infiltration to the basement at the frame house. Treatment recommendations include the following.

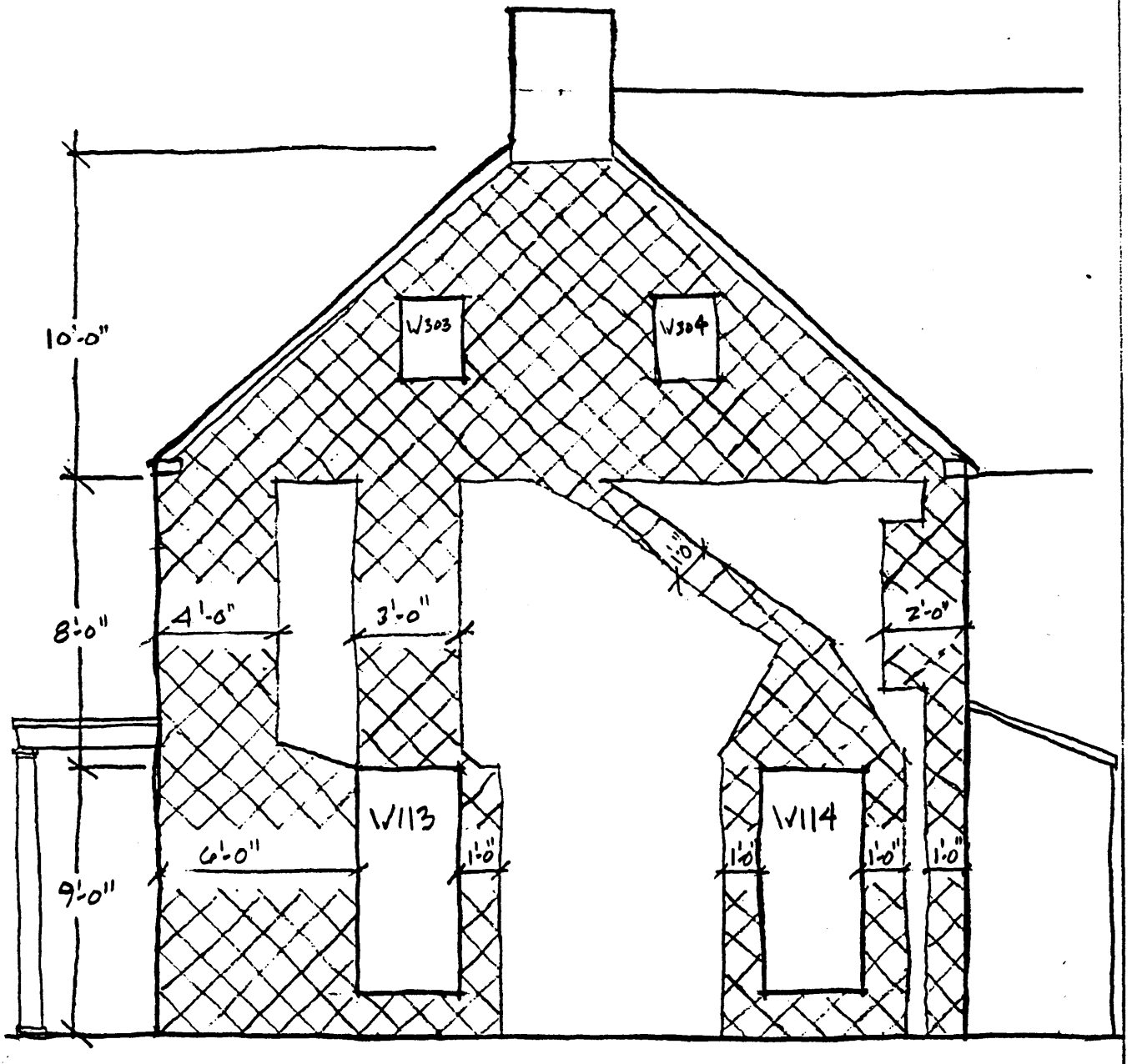
- Divert roof drainage from base of rainwater conductors. Add extensions to conductors or install underground drainage lines that conduct rainwater to discharge at dry well or connect to storm sewer (if applicable).

- Regrade soil level at perimeter of house to correct negative drainage and establish positive drainage to carry rainwater away from the walls. This recommendation in conjunction with recommendations for improvements at exterior basement entrance, and improved foundation drainage, moisture protection and damp-proofing of exterior foundation walls, additional interior drainage in basement, and increased ventilation in crawl spaces and basement.

Photograph taken in spring 1999 showing the extent of spalling mortar joints on the northeast gable wall. Comparing it to the architectural sketch on the next page it is easy to see that the joints that are in poor condition in 1999 were not repointed during Phase III of the stabilization project in 1992. Joints that were in good condition in 1992 have deteriorated over the intervening years.

Park ANTIETAM NATIONAL BATTLEFIELD	NATIONAL PARK SERVICE		Sheet 3
Area MUMMA FARM HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of
Project STABILIZATION, PHASE III	By [illegible]	Checked	Pkg.
Feature ELEVATIONS, TUCK-POINTING	Date 10/28/92	Date	Account

NOTE: ALL DIMENSIONS ARE APPROXIMATE



NORTHWEST ELEVATION NTS

AREAS TUCK-POINTED BETWEEN 75-100%

PAINT SPECIFICATION AND SCHEDULE

Antietam National Battlefield, Mumma Farm House

Wood Siding - (including Door Frames)

Pre-prime: USDA Forest Product Lab Formula,
Non-toxic water repellant.
For use on siding and trim in close proximity to ground contact. Also, for treatment of end grain and/or butt joints of siding before prime coat.

Prime: Benjamin Moore, Moorwhite Primer, No. 100.00
Solvent Thinned Primer, (oil based primer)
Gloss: Low Lustre; Color: White

Finish: Benjamin Moore, Moorgard Latex House Paint, No. 103.01
Water Thinned Paint (latex acrylic)
Gloss: Low Lustre (flat); Color: Brilliant White

Window Sash and Frames

Pre-prime: USDA Forest Product Lab Formula
Non-toxic water repellant
For use on bottom rails of all sash frames before priming and sills at W#s' 211, 212, and 213.

NOTE: Project leaders discretion to treat any other sills where water penetration may be a problem.

Prime: As noted for wood siding.

Finish: As noted for wood siding.

Brick

Prime: Benjamin Moore, Moorwhite Primer, No. 100
Solvent Thinned Primer
Gloss: Low Lustre (flat); Color: White

Finish: Benjamin Moore, Moores Eggshell House Paint, No. 108
Solvent Thinned Paint
Gloss: Eggshell; Color: White

NOTE: all wood trim and door frames at brick house to be painted using same specification given for brick.

END
09/14/92

PART 2. TREATMENT AND USE

C. IMPACT OF TREATMENT ON INTEGRITY OF HISTORIC FABRIC

PART 2. TREATMENT AND USE

C. IMPACT OF RECOMMENDED TREATMENT ON THE INTEGRITY OF THE HISTORIC STRUCTURE

General Notes

All recommended treatments, whether they are based in the *Standards and Guidelines for Preservation or Rehabilitation*, will have an impact on the integrity or visual character of the historic structure. The treatment philosophy applied to the historic structure and the selected period of significance both play an important part in the determination of the recommended treatment and its impact. As previously discussed, the Mumma Farm House has a split personality regarding the treatment philosophy and the recommended treatments; Preservation for the exterior and Rehabilitation (adaptive reuse) for the interior.

It has been discussed that within the *Standards and Guidelines for Rehabilitation* there are various levels of intervention – or sensitivity toward the historic fabric and structure – depending on the thrust of the proposed use, and the awareness of the people involved in any project. Either Standard for treatment addresses the retention of character defining features. Evaluation of the recommended treatments has as its primary criterion the impact of that treatment on the character defining features of the Mumma Farm House as described in the *Historic Structure Report, Part 1, Section C.*

Despite its history of near total destruction by fire in 1863, the Mumma Farm House retains significant character defining features. Many of these features have maintained their historic integrity. This means they retain that element of authenticity that is very important in historic preservation in the National Park Service. This farmhouse has changed over the years, but it has also developed layers of history that are important to preserve.

The Mumma Farm House has had virtually no intervention in recent years with the exception of the three year stabilization campaign (1990 – 93) conducted by the National Park Service. During this extended project many features were "worked on". The *Historic Structure Project Records* provide a level of documentation that makes it easy to determine the level of intervention. During this project many features were removed from the building and meticulously repaired off-site prior to being returned. Many other individual features were totally replaced because of the serious nature of the deterioration of the first generation historic fabric. While these efforts have maintained the visual character of the place they have also contributed to the loss of the historic integrity of the structure.

As historic buildings are preserved through the ages there is a natural loss of architectural fabric, sometimes in bits and pieces and sometimes in large chunks. In order to retain the authenticity of the remaining architectural fabric it becomes important that every piece of architectural fabric that can be preserved should be treated with respect, and further, must be maintained in-situ. Ongoing preservation and rehabilitation work will alter and impact historic fabric, and modern replacement material is introduced into structures with increasing frequency. This type of work will lessen the integrity of the fabric and reduce the level of authenticity.

The discussion of the impact of the recommended treatment on the integrity of the structure should focus on those elements that still maintain their integrity (they have not been altered). And the visual character. But with the adaptive reuse of the Mumma Farm House being the overall recommended treatment, all specific feature oriented recommended treatments that will have an impact on character defining features will be examined. The overall recommended treatment includes retention and conservation of all existing features, even those that have been introduced in the 20th century through post – Mumma occupants and the National Park Service.

If the treatment recommendations are carried out in accordance with the most current version of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995) they will contribute to the preservation and retention of the overall integrity of the historic structure and its visual character.

The statements of impact of the recommended treatment on the historic fabric that are described here follow the outline presented in section *Part 2. B. Requirements for Treatment.*

Impact Statements

Exterior Envelope

Main House Roof - Replacement of the multiple existing metal roofs with a single new standing seam metal roof will have some visual impact. A new standing seam metal roof will be the second or third generation replacement roof on the building, but the first since the National Park Service took ownership. The visual character will be changed by the replacement of the multiple patterned roofs with the more uniform geometry of a standing seam roof. There will be no change in the integrity of this feature as the existing material is not historic.

Kitchen Wing Roof – Replacement of the bituminous built-up roof with a new similar type roof will have no adverse impact on the integrity or visual character

of the structure. Replacement of the bituminous built-up roof with a flat seam metal roof would enhance the visual character of the structure.

Porch Roofs – Replacement of extant sheet metal roofs with new sheet metal roof will have no adverse impact on the integrity or visual character of the structure. This recommended treatment would enhance the visual character.

Fascias and Soffits – Recommended preservation maintenance work tasks treatments will contribute to the preservation of the overall integrity of the historic structure.

Gutters and Downspouts – Repair and or replacement of existing gutters will not change the visual character of the roof system. The recommended preservation maintenance work tasks treatments will contribute to the preservation of the overall integrity of the historic structure.

Lightning Protection System - Repair and or supplemental replacement of the existing lightning protection system and its components will not change the visual character of the roof system. The recommended maintenance work tasks treatments will contribute to the preservation of the overall integrity of the historic structure.

Chimneys – There will be some impact to the visual character as masonry repairs are recommended including partial reconstruction of missing elements and the possible addition of new non-historic elements including ventilated chimney caps. The recommendation to rebuild the upper chimney stack of Chimney CH03 is designed to replicate the historic chimney based on documentary evidence. There is little impact to integrity as these chimney caps have been previously reconstructed.

The recommendation to replace chimney counter and step flashing will have minimal impact on the visual characteristics/ integrity of the structure.

Introduction of non-historic chimney cap elements will have some visual impact on the roofscape of the historic structure.

Brick Wall Surfaces – The recommended treatments will result in minimal impact on the visual characteristics/ integrity of the structure. Treatment is limited primarily to repointing existing walls. Repointing will be conducted only where necessary with joints and mortar specified to be compatible with the surrounding extant fabric. Where brick units must be replaced due to deterioration new masonry units will be specified to match the existing adjoining fabric; treatment recommendation includes reuse of existing units if possible.

Repair and monitoring of cracks will have no impact on the structure.

Wood Frame Surfaces (Siding and Trim) - The recommended treatments will result in minimal impact on the visual characteristics/ integrity of the structure. Treatment is limited primarily to preservation maintenance activities including repairing extant fabric and replacement of deteriorated material with material in-kind. Repairing and/ or replacement of material in-kind will be conducted only where necessary with material specified to be compatible with the surrounding extant fabric. Where material must be replaced due to deterioration new material will be specified to match the existing adjoining fabric.

Windows and Hardware - Recommended preservation maintenance work task treatments will contribute to the retention of the overall integrity of the historic structure. Both visual character and historic integrity will be preserved and enhanced through the repair of the existing window units and the associated components (frames, sash units, trim, glazing, hardware, lintels, sills).

Glazing – Historic window (and door) glass at the Mumma Farm House is of special historical value. Both visual character and historic integrity will be preserved and enhanced through the retention of this feature.

Shutters and Hardware – The reintroduction of these missing features will enhance the visual character of the structure. Reintroduction of repaired historic shutters will increase the overall integrity value. Use of reproduction shutters will not increase integrity but will add to the visual character.

Exterior Doors and Hardware - Recommended preservation maintenance work task treatments will contribute to the retention of the overall integrity of the historic structure. Both visual character and historic integrity will be preserved and enhanced through the repair of the existing door units and the associated components (frames, door units, trim, glazing, hardware, lintels, sills, and thresholds).

The reintroduction of exterior storm/ screen doors will enhance the visual character of the structure. Reintroduction of repaired historic storm/ screen doors will increase the overall integrity value. Use of reproduction units will not increase integrity but will add to the visual character.

Installation of concealed hardware, such as weather-stripping, will not impact the character or integrity of the structure.

Porches, Stairs and Railings - Recommended preservation maintenance work task treatments will contribute to the retention of the overall integrity of the historic structure. Both visual character and historic integrity will be preserved and enhanced through the repair of the existing porches, stairs and railings and the associated components.

Replacement of bituminous built-up roof on P113 with traditional flat seam metal roof will enhance the visual character of the structure. Restoration of the original sheet metal roof, thought to be intact under the bituminous roof would enhance the integrity of the structure.

Rehabilitation and repair of the exterior window wall (includes windows, doors, porch skirting, exterior wall siding, etc.) at P112 will enhance both the visual character and the integrity of the structure.

Exterior Painting - Recommended preservation maintenance work task treatments will contribute to the retention of the overall integrity of the historic structure. Both visual character and historic integrity will be preserved and enhanced through the selective repainting of exterior surfaces.

Collection of paint samples of retained "paint windows" located on the exterior surfaces of the structure will not impact the visual character or the integrity value.

Interior Envelope

Interior Plaster (Walls and Ceilings) and Finishes – Removal of the historic interior plaster surfaces, layers and wood lathe substrate will be an adverse impact on the visual character and historic integrity of the structure.

Repair of historic interior plaster with traditional plaster technology will contribute to the integrity of the structure.

Replacement of interior plaster already removed from the structure with traditional plaster technology will contribute to the visual character and integrity of the structure.

Installation of replacement materials such as a drywall or plaster board system which do not replicate the appearance of a traditional plaster surface will be an adverse impact on the visual character and historic integrity of the structure.

Traditional interior wall and ceiling finishes will contribute to the visual character of the interior spaces. No integrity value remains, as historic finishes have been lost.

Flooring and Finishes- Removal of the historic flooring will be an adverse impact on the visual character and historic integrity of the structure.

Repair of historic interior flooring with traditional repair technology will contribute to the integrity of the structure.

Replacement of interior flooring systems already removed from the structure with traditional flooring system technology will contribute to the visual character of the structure. Where systems have been removed there is no integrity value.

Installation of replacement materials such as carpet or vinyl sheet goods that do not replicate the appearance of a traditional flooring surface will be an adverse impact on the visual character and historic integrity of the structure.

Preservation of the traditional interior floor finishes will contribute to the visual character and integrity of the interior spaces.

Interior Doors and Hardware and Finishes– The recommended treatments for the interior doors and hardware contribute to the preservation of the overall integrity and visual character of the structure.

Interior Architectural Woodwork and Finishes - The recommended treatments for the interior architectural woodwork contribute to the preservation of the overall integrity and visual character of the structure. This includes the following features: baseboards, wainscot, door casings, window casings, interior partitions, chair rail, picture rail, outside corner molding, wall shelves, wall cupboards, and fireplace surrounds and mantles.

Other Interior Features - The recommended treatments for the main interior staircase contribute to the preservation of the overall integrity and visual character of the structure.

Basement – The overall treatment of the basement will impact the visual character and integrity of the space.

Floor – Removal of the existing concrete floor covering and installation of a new concrete floor slab does not impact the integrity of the structure as the historic flooring was removed some time ago. The switch from concrete covering to concrete slab will present a more refined look to the basement than would have existed historically.

Walls – The recommended preservation maintenance work task treatments will minimally impact both the overall integrity and the visual character of the historic structure.

Other Components - The recommended preservation maintenance work task treatments for the interior partition, the interior stairs, and the exterior entry door and stairway will minimally impact both the overall integrity and the visual character of the historic structure.

Structural - Including Foundation and Framing Systems- The overall treatment of the structural systems will have an impact on the integrity of the

structure. The impact will have more effect on the interior finishes than any other fabric. Treatment recommendations suggest methods for lessening the impact.

Building Utility Systems – The introduction of selected modern utilities will have a visual impact on the character of the interior spaces. These systems will not have any significant impact on the historic integrity of the structure if treatment recommendations are followed.

Installation of a ducted hot-air system will likely have a major adverse impact on the visual character and integrity of the interior of the spaces. This is true in almost every installation of this type system in a historic structure, as radical removal of fabric is usually required. Another adverse impact of a ducted air system will be the effect of the interior climate and its impact on the remaining historic fabric.

The introduction of these physical systems is recommended to be designed to create minimal disturbance of the remaining historic fabric. All work designed should also be reversible. This will lessen the impact on the historic fabric and will assist in making the systems less visually intrusive, and less of an impact on the visual character of the interior spaces.

Site Work - The concern here is with preservation of the cultural landscape and any below ground archeological features that may be encountered.

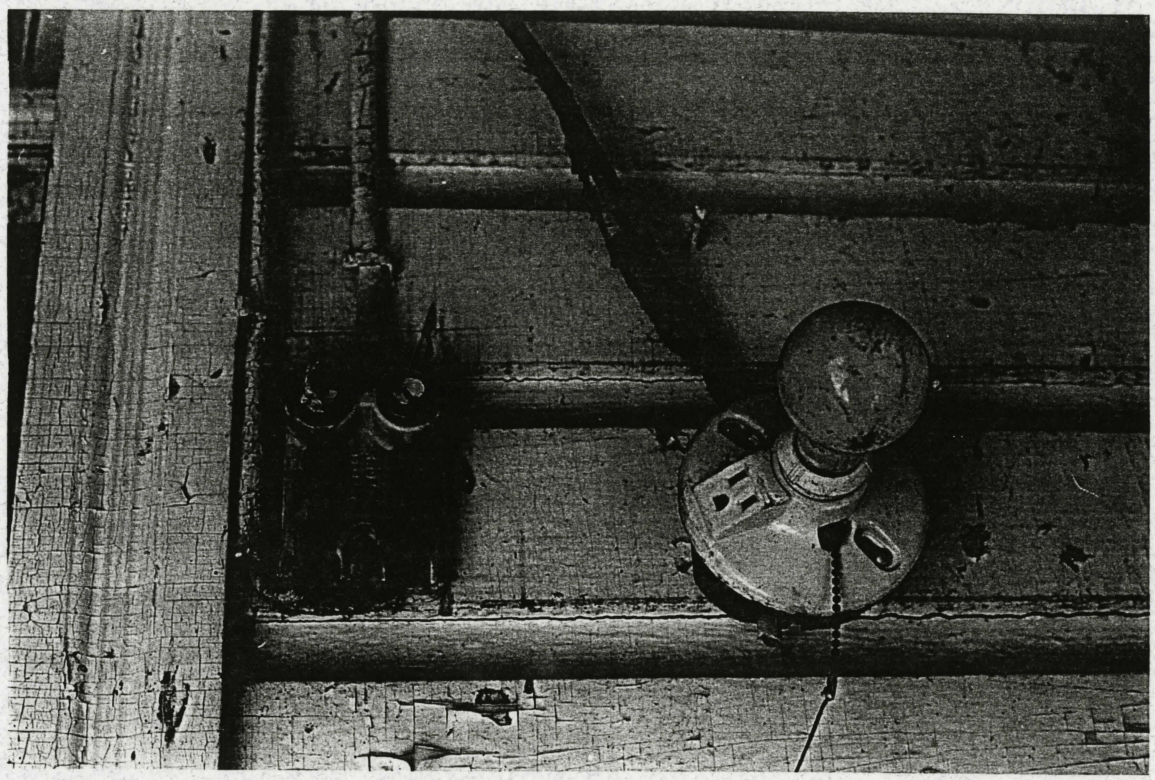
Changes to the landscape plan do not directly impact on the integrity of the historic fabric of the structure. The proper use of cultural landscape guidelines will lessen the impact of the recommended immediate site improvements to the visual character and integrity of the cultural landscape.

The treatment recommendations for the immoderate site work are primarily to improve accessibility and surface water drainage. Most activities associated with the requirements for treatments that are ground disturbing are connected with previously disturbed and documented areas. If protective measures are taken in identified archeologically sensitive areas there should be no impact to the integrity of undisturbed archeological resources.

END of SECTION.

PART 2. TREATMENT AND USE

D. CODE COMPLIANCE ISSUES



PART 2. TREATMENT AND USE

D. CODE COMPLIANCE ISSUES

Considerations and Recommendations

Introduction -- The historic structure known as the Samuel Mumma House will undergo the proposed exterior preservation and interior rehabilitation (adaptive reuse) to become more functional for park use. The result of the proposed treatments will be a structure maintained in a preserved condition and adaptively reused. Currently, the Mumma House is used as a scene setting building in the landscape. It is not used for any operational function.

This section of the report will address the code compliance issues associated with the proposed rehabilitation. The overall intention of the project is to preserve the integrity of the existing structure. This denotes minimal fabric intervention other than preservation and rehabilitation techniques, and replacement of deteriorated material only where necessary to accommodate the intended use (this includes insertion of modern utility systems).

Intended Use -- The Mumma House is now proposed to be adapted for use as an educational facility. The following uses are derived from the latest working document, the *Amended Design Development Report*, December 1998.

- Basement use is reserved for mechanical and electrical equipment areas.
- First floor uses include meeting rooms, kitchenette or break service room, reception/ clerical area, office, storage, restrooms and circulation egress.
- The second floor area reserved for document and file storage. Storage must be limited to maximum loading determined feasible to provide in the structural analysis.
- The Attic is reserved for building specific artifact storage

Code Compliance Issues

The following items will be addressed:

- General Code Compliance;
- National Building Codes and Standards;
- Disabled Access Legislation;
- Cultural Resource & Historic Preservation.

Federal legislation and NPS policies clearly stipulate that as historic buildings are rehabilitated, attempts shall be made to meet the applicable nationally accepted model building codes to the maximum extent feasible.

Compliance with the nationally accepted codes does not automatically trigger a complete upgrade. Alternative criteria do exist for minor alterations and for historic buildings. These criteria encourage flexibility in the literal application of the code intent.

General Code Compliance

The Public Buildings Amendment Act of 1988 instructs Federal agencies to follow, "to the maximum extent feasible", as determined by the Administrator or head of the agency, the "...nationally recognized model building codes and other applicable nationally recognized codes such as electrical codes, and fire and life safety codes."

This project - This law clearly indicates it shall be the intent of the National Park Service to adhere to the pertinent national, state and local codes to the maximum extent feasible.

Maryland has adopted the National Building Code (1990), now the Building Officials & Code Administrators (BOCA) National Building Code, most recently updated in 1996. According to the Washington County Planning Commission, the Maryland State Legislature has allowed the individual counties to determine whether or not they will enforce the building code. Washington County (the location of Antietam National Battlefield) has adopted the BOCA National Building Code. The Federal government, in this case the National Park Service, would be the "authority having jurisdiction" within the park boundaries. For those projects assigned by the regional office or park, the regional office assumes the role of the local jurisdictional authority and retains code review and waiver granting responsibility. (The park safety officer, with regional oversight, may participate and/ or act as the code reviewing authority.)

National Building Codes and Standards

Building Officials and Code Administrators (BOCA) National Building Code/ 1996

The BOCA code is the national model building code for the protection of public health, safety and welfare used in Maryland and other Mid-Atlantic States. It regulates issues such as occupancy, general building limitations, types of construction, means of egress, life safety, accessibility, structural loads, tests, and inspections, existing structures, etc.

The BOCA is the base model building code from which the state and local building codes are supplemental additions, exceptions, and modifications. Currently, it is revised every three (3) years.

This project - The BOCA is the applicable model building code for Antietam National Battlefield, and will provide the basic code criteria and standards for all rehabilitation work, if applicable. While the BOCA refers primarily to new construction, existing and/ or historic structures are given consideration in Chapter 34, Existing Structures.

Section 3406.0 Historic Structures

3406.1 Compliance - The provisions of this code relating to the construction, repair, alteration, addition, restoration, and movement of structures ***shall not be mandatory for existing buildings and structures identified*** **and classified by the federal, state, or local government authority** ***as historic buildings*** (emphasis added) where such buildings are judged by the code official to be safe and in the interest of public health, safety and welfare regarding any proposed construction, alteration, repair, addition, and relocation.

Most code compliance questions are not applicable due to the historic nature of these structures, the minimal scope of the work, and the limited use and small size of these structures. Issues that have been examined include:

Exiting requirements (egress) for the structure - To be determined in design phase of project.

Seismic requirements for the structures - Washington County, Maryland is located in a zone where the Contour Map of Effective Peak Velocity-Related Acceleration Coefficient (Av) (BOCA 1610.1.3 (1) indicates a rating of less than 0.05; this allows exemptions from requirements of this section of the code (1610.1, Exceptions, 1 & 3).

Building exempt, see BOCA 1610.0 - Earthquake Loads.

National Fire Protection Association 101 (NFPA-101), Life Safety Code, 1997

The nationally accepted model code for life-safety and fire protection in buildings. Also referred to as the Life Safety Code, it remains the industry-accepted baseline for determining the safe occupancy of buildings.

This project - NFPA-101 is considered the minimum criteria for life-safety in this building (Mumma House) according to NPS guidelines. Provisions for the protection of visitors, employees, structures and artifacts have been made:

Fire and smoke detection system in the form of smoke and heat detectors being installed at appropriate locations throughout the building by certified electrician;

Individual structure systems are tied into park-wide alarm relay system.

National Fire Protection Association 70 (NFPA-70), National Electric Code, 1996

The nationally accepted model code for construction of electrical systems in buildings. It remains the industry-accepted baseline for defining the minimum safety requirements that must be followed in the selection, construction, and installation of all electrical systems.

This project - NFPA-70 is considered the minimum criteria for electrical systems construction work in this building (Mumma House) according to NPS guidelines. Provisions for the protection of visitors, employees, structures and artifacts have been made:

All electrical, security and fire detection systems work will be in accordance with this code;

Special consideration is given to NFPA 914, Recommended Practice for Fire Protection in Historic Structures, 1994 Edition.

Universal (Disabled) Access Legislation

General - According to current laws and policies, access must be provided from the point of access onto the site and into or through the historic building or historic landscape. Once at a program destination and depending on the public services offered, different levels of access may be required.

When a building is undergoing rehabilitation, all areas that are being altered must be made accessible to disabled people. Areas of work that do not trigger compliance are re-roofing, installation of new mechanical and electrical systems, and general maintenance.

Section 504 of the Rehabilitation Act of 1973 (amended 1978)

This act requires that "no otherwise qualified individual shall, solely be reason of his or her handicap, be denied the benefits or participation in any program or activity funded or conducted by a Federal agency" or a beneficiary of federal assistance

This means any program or service provided to the general public must be made accessible to and usable by people with disabilities to *"the maximum extent possible"*. In addition to the public spaces, employee and administrative spaces must also be accessible to employees and the public who are disabled.

This project - NPS is required to provide universal disabled access to the programmed public and employee spaces within the buildings. Some limited flexibility in conformance exists with respect to historic structures. The applicable criterion for accessibility is the Uniform Federal Accessibility Standards. (UFAS - see below)

Uniform Federal Accessibility Standards (UFAS), 1988

UFAS represents the minimum standards for accessibility in Federal facilities, adopted in 1988, with provisions for new construction and alterations. Historic structures are allowed certain alternative solutions to meet the intent of the standards.

This project - The NPS has adopted the UFAS as the minimum accessibility standards for all projects. See Treatment Recommendations - Health and Life Safety, Egress and Accessibility, Part II, B for further discussion of alternative treatments.

Americans with Disabilities Act of 1990 (ADA)

Civil Rights Legislation requiring access to "public" facilities, services, transportation, programs and employment. Expanding the definition of public facilities over and above Federally funded facilities.

This Project - The guidelines for ADA compliance (ADAAG - Accessibility Guidelines for Buildings and Facilities) are closely modeled on the Uniform Federal Accessibility Standards. Again, some flexibility exists for compliance in historic buildings, and sites. The ADA does *not yet* apply to federally owned or funded programs directly, but the NPS now recommends that all rehabilitation comply with AADAG. However, since the UFAS remains the legal standard for the government some of the less stringent areas of the AADAG may not be used as exceptions to the UFAS.

Cultural Resources & Historic Preservation

National Historic Preservation Act of 1966, as amended (NHPA)

The Samuel Mumma House is listed on the National Register of Historic Places as contributing to the historic landscape/ National Register District at Antietam National Battlefield, with numerous significant or contributing structures. This status subjects the NPS to follow the NHPA and the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68), NPS Director's Order No. 28 and NPS-28, Cultural Resource Management Guidelines, Release No. 5, 1997.

The national policy of historic preservation requires Federal agencies to assess the effects of their actions on registered historic properties and sites and to minimize

harm to such properties through adherence to certain preservation standards.

The Secretary of the Interior's Standards for the Treatment of Historic Structures (36 CFR 68) with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Buildings

The standards and guidelines used to review work undertaken on historic buildings and sites. The treatment Standards, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995 *Federal Register* (Vol. 60, No. 133). They replaced the 1978 and 1983 versions of 36 CFR 68 entitled, "The Secretary of the Interior's Standards for Historic Preservation Projects." The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances.

This project - The work carried out on these buildings by the NPS will be subject to NPS Director's Orders, policies and management guidelines (including NPS-28, Cultural Resource Management Guidelines, Release No. 5, 1997), which reference these standards.

Work outlined in this report as "Recommended Treatment" will be reviewed according to the 1995 *Programmatic Agreement Among the National Park Service (U.S. Department of the Interior), The Advisory Council on Historic Preservation, and The National Conference of State Historic Preservation Officers.*

Under Section IV, "Project Review – Nationwide Programmatic Exclusions", certain undertakings are permitted without further review by the Council or the SHPO's provided:

- -that these undertakings are based upon information adequate to identify and evaluate affected cultural resources;
- -that the NPS finds that their effects on cultural resources in or eligible for the National Register will not be adverse based on criteria in 36 CFR Part 800.9; and
- -that decisions regarding these undertakings are made and carried out in conformity with applicable policies, guidelines, and standards as identified in Stipulation I. and are documented by the NPS using the form "Assessment of Actions Having an Effect on Cultural Resources" (also known as the "XXX process" or "Section 106") to be included in NPS-28.

The work tasks recommended by this report are of such a nature that they are within the parameters set forth in the following Programmatic Exclusions:

1. preservation maintenance (housekeeping, routine and cyclic maintenance, and stabilization) as defined in NPS-28;

6. rehabilitation and widening of existing trails, walks, paths, and sidewalks within previously disturbed areas;

8. placement, maintenance, or replacement of utility lines, transmission lines, and fences within previously disturbed areas;

9. rehabilitation work limited to actions for retaining and preserving, protecting and maintaining, and repairing and replacing in kind materials and features, consistent with the Secretary of the Interior's Standards for Rehabilitation and the accompanying guidelines;

10. health and safety activities such as radon mitigation, and removal of asbestos, lead paint, and buried oil tanks;

11. installation of fire detection and suppression systems, and security alarm systems, and upgrading of HVAC systems.

Prior to the commencement of rehabilitation work at the Samuel Mumma House, the Superintendent of Antietam National Battlefield is responsible for initiating the "Assessment of Effect" forms and obtaining approval from the proper authorities for the work described.

Note: This section has been based on the report, *Summary of Legislation, Policies, Codes and Regulations pertaining to buildings at the Presidio of San Francisco*, prepared by Historical Architect Robert A. Wallace, National Park Service, Presidio Project Office, San Francisco, California, July, 1993.

PART 3. HISTORIC STRUCTURE RECORD OF TREATMENT

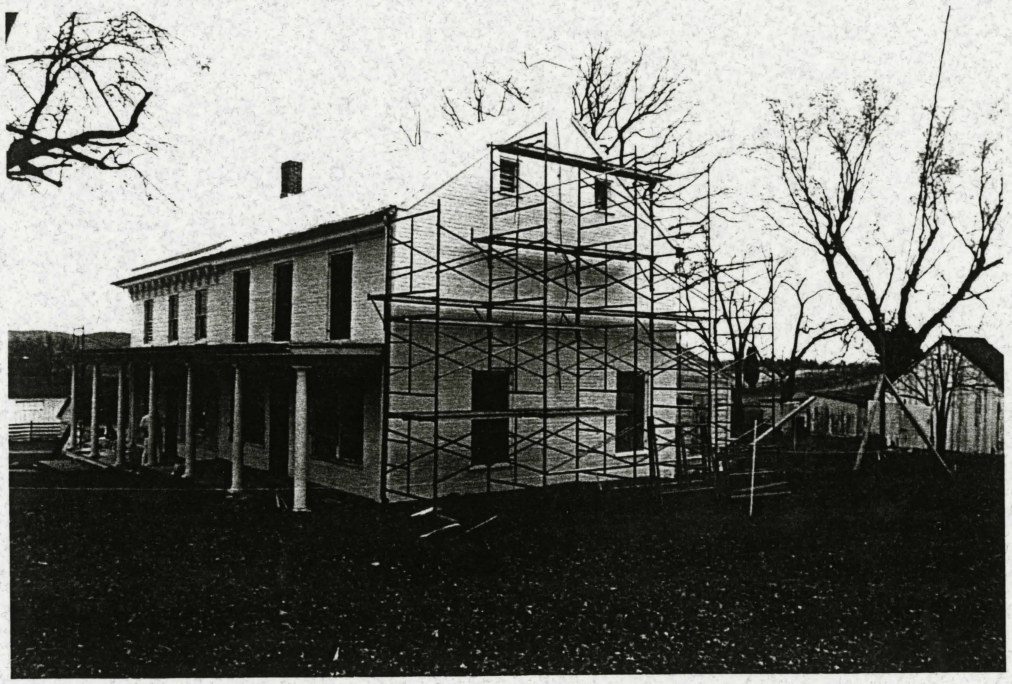
(NOT INCLUDED)

This section is to be completed after the treatment recommendations have been implemented and the structure is functioning as per the approved ultimate use. It is issued as a separate document noted as Part 3 of the Historic Structure Report. It is composed of the following three sections. Additional information may be found in the National Park Service *Cultural Resource Management Guidelines, Release No. 5*, issued in 1997.

A. Completion Report

B. Technical Data

C. As-Constructed Drawings



APPENDICES

Appendices

A. Bibliography

B. List of Classified Structures – Single Entry Report Form

C. Selected Photographs, Historic American Buildings Survey

Samuel Mumma Farm – House, Antietam National Battlefield Project
MD-950 and MD-950A, photographed by Jack Boucher, 1989

D. Documentation of Interior Finish Survey and Inventory of Ceiling, Wall and Floor Covering Samples

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E. Documentation of Paint Sample Survey

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F. Representative Interior Chromochronologies

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G. Door Schedule, Documentation of Door Survey

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H. Door Hardware Schedule and Notes, Documentation of Hardware Inventory

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I. Window Schedule with Notes, Documentation of Window Survey

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J. Recommended Treatment Plan, Inventory and Condition Assessment Program

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K. General Information Report, Inventory Condition and Assessment Program

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L. National Register of Historic Places Inventory – Nomination Form

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M. Maryland Historical Trust, Inventory Form for State Historic Sites Survey, 1978

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P. Documentation of Porch Ghost at NE Elevation Frame House

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APPENDIX A

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--*Historic Structure Assessment Report, Vol. 1, Samuel Mumma Farm, Mumma Farm House, Antietam National Battlefield, Washington County, Maryland.* Williamsport, MD: National Park Service, Williamsport Preservation Training Center, Harpers Ferry Center, 1990.

--*Historic Structure Assessment Report, Vol. 2, Samuel Mumma Farm, Mumma Farm Outbuildings, Antietam National Battlefield, Washington County, Maryland.* Williamsport, MD: National Park Service, Williamsport Preservation Training Center, Harpers Ferry Center, 1990.

Francis F. Wilshin. Mumma Farm - "Spring House", Historic Structures Report, History Data Section, Antietam National Battlefield Site, Maryland; Division of History, Office of Archeology and Historic Preservation, National Park Service, USDI; Washington, D.C.; August 28, 1969.

APPENDIX B

LIST OF CLASSIFIED STRUCTURES
SINGLE ENTRY REPORT

Mumma House, IDLCS 08045, Structure Number 042

LIST OF CLASSIFIED STRUCTURES (LCS)
SINGLE ENTRY REPORT

Identification

IDLCS: 08045 Structure Number: 042

Structure Name 1: Mumma, Samuel, Property; House
Structure Name 2:
Structure Name 3:

Park Alpha Code: ANTI Name: ANTIETAM NATIONAL BATTLEFIELD
ORGCODE: 3120 County: WASHINGTON State: MD
Regional Office: NATIONAL CAPITAL
Subunit ORGCODE: Name:
Alpha Code: County: WASHINGTON State: MD

Number of UTM's: 1 Zone/Easting/Northing
18 264200 4373105

Significance

NR Status: ENTERED - DOCUMENTED Date: 08/20/81
Significance: NATIONAL
NHL: NO Date: / /

Significance

2 Confederate Brgs located in vicinity of Mumma Farm bldgs.Under direction of Gen Riley, soldiers from 3rd NC burned the bldgs for their safety.Contributes to historic landscape/National Register district.

Historical Information

Period of Construction: HISTORIC

Date: 1790-1800	(BU)	Designer:Old Orndorff Farm	(O)
Date: 1863-1930	(AL)	Designer:Rebuilt and altered by Mumma Family	(O)
Date: 1961-	(AL)	Designer:NPS acquired farm	(O)
Date: 1990-1993	(ST)	Designer:Exterior stabilized by WPTC	(O)

Functions, Uses, Materials, Impacts, and Condition

Historic Functions	Current Uses
SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
BATTLE SITE	BATTLE SITE

Buildings — Materials — Structures

Foundation: STONE Sub-structure:
Framing: WOOD
Walls: WOOD
Roof: TIN Super-structure:
Other: BRICK
Volume: 2,001 - 20,000 CUBIC FT

Description

Two original walls and a portion of the foundation remains of original house. Now 41' x 36' L-shaped house, rebuilt 1863. Major addition to structure in 1930.

Impact Level: MODERATE Impact Types: STRUCTURAL DETERIORATION
WEATHER
Condition: POOR NEGLECT

LIST OF CLASSIFIED STRUCTURES (LCS)
SINGLE ENTRY REPORT
Continued

IDLCS	Park	Structure Name	Number
08045	ANTI	Mumma, Samuel, Property; House	042

Management Information

NPS Legal Interest: FEE
Life: Exp. Date: / /
Federal Owner:
Local Owner:

Management Category: MUST BE PRES. & MAINT
Management Date: 04/01/92
Management Agreement: NONE
Agrmt. Exp. Date: / /

Proposed Ultimate Treat: Doc: Date: / /
Approved Ultimate Treat: PRESERVATION Doc: GMP Date: 04/01/92

Treatment Responsibilities		Treatment Costs		
Interim Treatment:	NPS	Interim:	$0	Date: 04/96
Ultimate Treatment:	NPS	Ultimate:	$650,000	Date: 04/96
Routine Maintenance:	NPS	Level of Estimate:	SIMILAR FACILITIES	
Cyclic Maintenance:	NPS	Estimator:	PARK	

Approved Ultimate Treatment Completed: NO

Management Text

Approved GMP 4-1-92, RMP 10-3-95. Ultimate costs reflect work for both treatments. House to be rehabilitated on interior, preserved in exterior.

Major Bibliographical References

Nat. Reg.: 66000038 CSI: Nat. Cat: NO

HABS: MD-950 & MD-950-A
HAER:

BRIDGES:
DAMS:
QTRS:

	CLI		CRBIB		Other
1.		HRS	1. 016309	1.	NPS Property No: 3120-1042
2.		HS ASSESS	2. 123190	2.	PHOTOS WITH HABS
3.		HSR	3. 016310	3.	ICAP 1990
4.		CLR	4. 015368	4.	
5.			5. 001067		

Documentation Level: GOOD

Date Entered/Updated: 02/24/99 Logger: RQ

Date of Report: 03/08/99

APPENDIX C

SELECTED PHOTOGRAPHS

HISTORIC AMERICAN BUILDING SURVEY

Samuel Mumma Farm
Mumma House
Antietam National Battlefield Project

Survey No. MD-950 and MD-950A

Photographed by Jack Boucher
1989

Mumma Farm
Smoketown Road
Sharpsburg Vicinity
Washington County
Maryland

HABS NO. MD-950

PHOTOGRAPHS AND

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

Note: Corrections made in Numbering prior to transmittal so that drawings coincide with photos.

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

Mumma Farm HABS No. MD-950
Smoketown Road, Northeast of the Visitor Center
Sharpsburg Vicinity
Washington County
Maryland

Photographed by Jack Boucher, 1989

MD-950-1 GENERAL VIEW OF BUILDINGS FROM NORTHEAST (BARN TO THE LEFT)

MD-950-2 GENERAL VIEW OF BUILDINGS FROM SOUTHWEST (BARN TO THE RIGHT)

MD-950-3 VIEW OF BUILDINGS FROM SOUTHWEST

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

HABS NO. MD-950-A

Mumma Farm, House
Smoketown Road, Northeast of Visitor Center
Sharpsburg Vicinity
Washington County
Maryland

Jack E. Boucher, photographer; 1989

MD-950-A-1 VIEW OF SOUTHEAST (FRONT) ELEVATION, WITH SCALE

MD-950-A-2 PERSPECTIVE VIEW OF SOUTHEAST (FRONT) AND SOUTHWEST SIDE

MD-950-A-3 PERSPECTIVE VIEW OF "L", NORTHEAST REAR AND NORTHWEST SIDE

MD-950-A-4 TOP DETAILED VIEW OF ROOF CORNICE AND BRACKETS WITH WINDOW

MD-950-A-5 TOP DETAIL VIEW OF PORCH BRACKETS, SOUTH END TAKEN FROM EAST

MD-950-A-6 DETAILED VIEW OF BALUSTRADE ON SOUTHEAST PORCH

MD-950-A-7 INTERIOR VIEW OF FIREPLACE MANTEL AND DOOR FIRST FLOOR EAST ROOM SOUTHWEST WALL, WITH SCALE

MD-950-A-8 INTERIOR VIEW OF FIRST FLOOR EAST ROOM SOUTHWEST WALL FROM NORTH

MD-950-A-9 INTERIOR VIEW OF CENTER ROOM FIRST FLOOR FROM NORTH, SHOWS WINDOW AND STAIR DOOR CLOSED, WITH SCALE

MD-950-A-10 INTERIOR VIEW OF CENTER ROOM FIRST FLOOR FROM NORTH, SHOWS WINDOW AND STAIR DOOR OPEN, WITH SCALE

MD-950-A-11 INTERIOR VIEW OF CENTER ROOM FIRST FLOOR SOUTHEAST WALL, CABINET CLOSED, WITH SCALE

MD-950-A-12 INTERIOR VIEW OF CENTER ROOM FIRST FLOOR SOUTHEAST WALL, CABINET OPEN, WITH SCALE

MD-950-A-13 INTERIOR VIEW OF SOUTH ROOM SOUTHWEST WALL FIREPLACE MANTEL AND WINDOW, WITH SCALE

MD-950-1-14 INTERIOR VIEW, FROM SOUTHWEST TO NORTHEAST IN NORTH ROOM FIRST FLOOR, SHOWS BRICK SILL

MD-950-A-15 INTERIOR VIEW OF FIREPLACE MANTEL, FIRST FLOOR NORTH ROOM, WITH SCALE

MD-950-A-16 DETAILED INTERIOR VIEW OF FIREPLACE MANTEL SHOWING BRACKET WITH PENDANT SIMILAR TO EXTERIOR EAVES, WITH SCALE

MD-950-A-17 INTERIOR VIEW OF HISTORIC WOOD LATH, FIRST FLOOR SOUTHWEST ROOM SOUTHEAST CORNER, WITH SCALE

MD-950-A-18 INTERIOR VIEW OF FIRST FLOOR STAIRCASE AND HALL FROM SOUTHEAST, WITH SCALE

HISTORIC AMERICAN BUILDINGS SURVEY

MUMMA FARM HABS NO MD-950

Location: Antietam National Battlefield Park, Smoketown Road, Sharpsburg Vicinity, Washington County, Maryland

Significance: As a house that was destroyed during the Battle of Antietam and rebuilt the year after, the Mumma farm is significant both historically and as an example of the architectural style of Washington county during the mid-nineteenth century.

Description: The Mumma house is located along Smoketown Road, northeast of the visitor center. The house was constructed in two sections, the original brick building and a later frame. In their size and style, each of these sections is a dwelling in its own right. In building the more ornate, deeper frame section, the orientation of the house was shifted. The two main sections form a building slightly "L" in shape. Both rest on stone foundations. A later built one-story kitchen sits in the rear of the house with its own exterior chimney. The structure is joined by its raised seam tin roof and one-story veranda along the north side. An unusual feature of this gabled roof is its hipped portion at one end. There are three interior brick chimneys. Two of these are located in the frame building. The third is whitewashed and sits at the end of the brick section. Six-over-six-light sash windows are present in both sections of the house although there are some one-over-one-light sash replacements in the brick section. As well, the windows in the brick section are higher.

The spring house is a one-and-one-half story building constructed of stone. The roof is gabled and covered by wooden shingles. There is a fireplace located at the south end which has a brick capped masonry exterior chimney. Window openings are located at the first level of the west wall and in the south gable end. There are two adjacent doorways in the east wall. Immediately adjacent at the north end is the spring which sits in a sink in the ground and is enclosed in masonry walls and roofed with a brick vault.

History: The original Mumma house, built ca. 1790, was burned during the Battle of Antietam in 1862, and the present structure was rebuilt the next year. The only remaining structure left after the battle was the spring house described above.

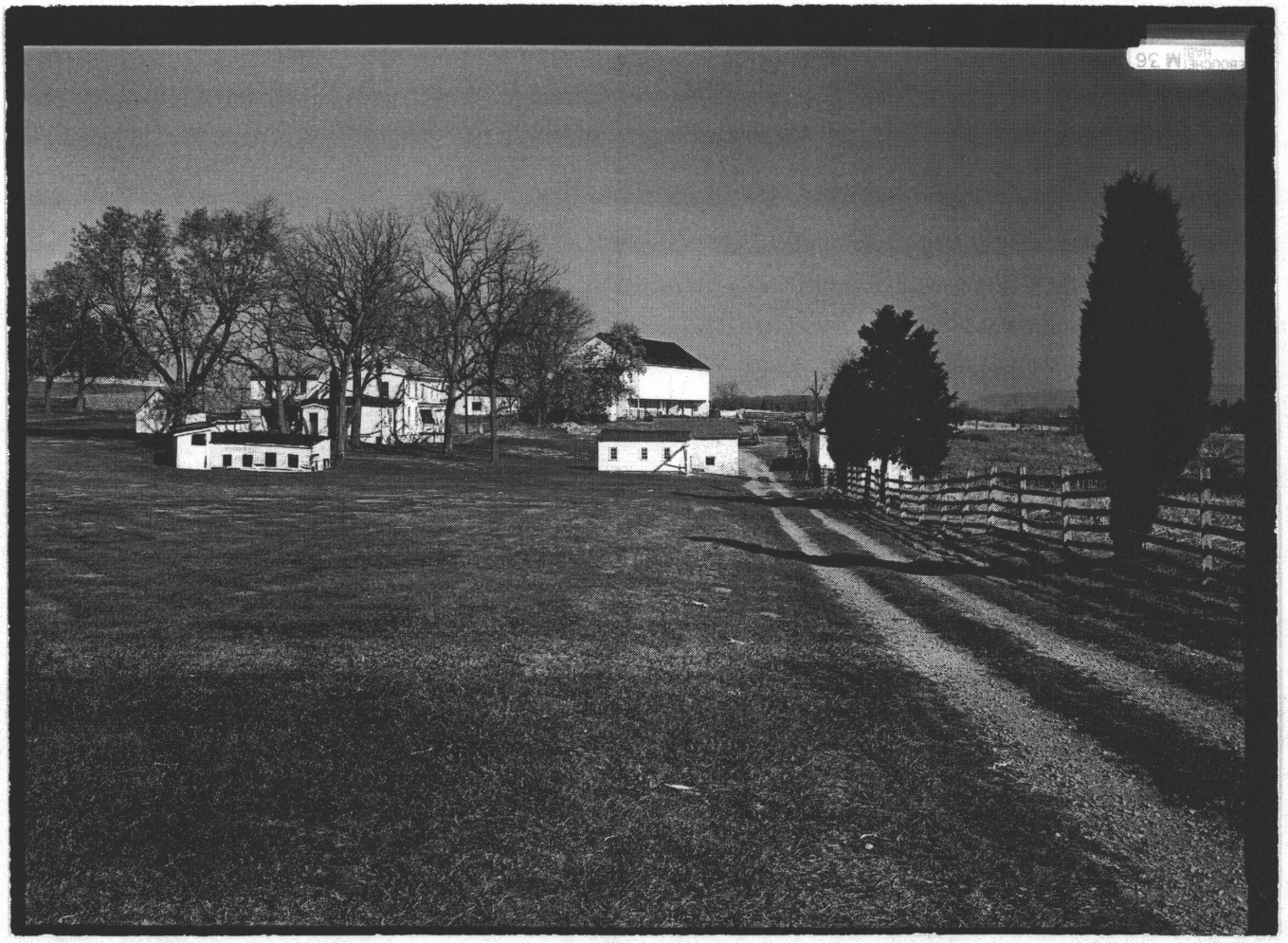
History: At the start of the battle, the house was located within Confederate lines. Brigadier General Roswell Ripley determined that the larger buildings constituted a potential source of danger to his command. As a result, he gave the order that they be fired. Regardless, the house and the bank barn are typical for both the mid-nineteenth century and the region surrounding the farm. This house is unique however in that its encompasses two distinct dwellings, built during different periods. The property passed through several hands after being sold out of the Mumma family in 1885. In 1961, the United States of America purchased the property from Hugh G. Spielman and wife and the land has been held by the National Park Service since that time.

Sources: Antietam National Battlefield Site, National Register of Historic Places nomination form, October 1981.

Historic Structures Report, Antietam National Battlefield Site, Maryland, Benjamin Davis Superintendent, January 26, 1962.

Historian: Martha Wagner
HABS
1991

MD-950-1, General View of Buildings from Northeast (Barn to the left)
Photograph by Jack Boucher, 1989



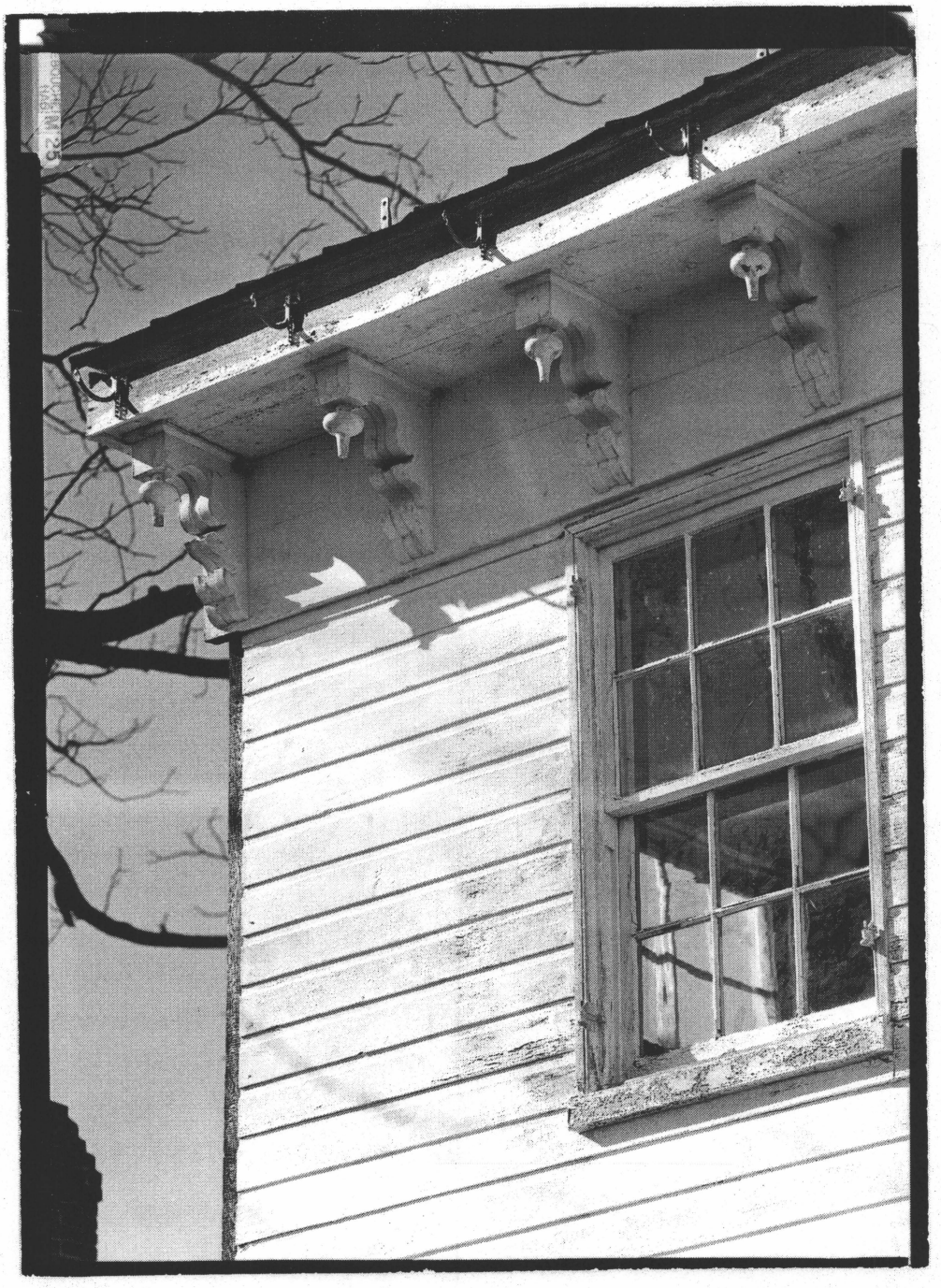
MD-950-2, General View of Buildings from Southwest (Barn to the right)
Photograph by Jack Boucher, 1989

MD-950-3, View of Buildings from Southwest
Photograph by Jack Boucher, 1989

MD-950-A-1, View of Southeast (Front) Elevation, With Scale
Photograph by Jack Boucher, 1989

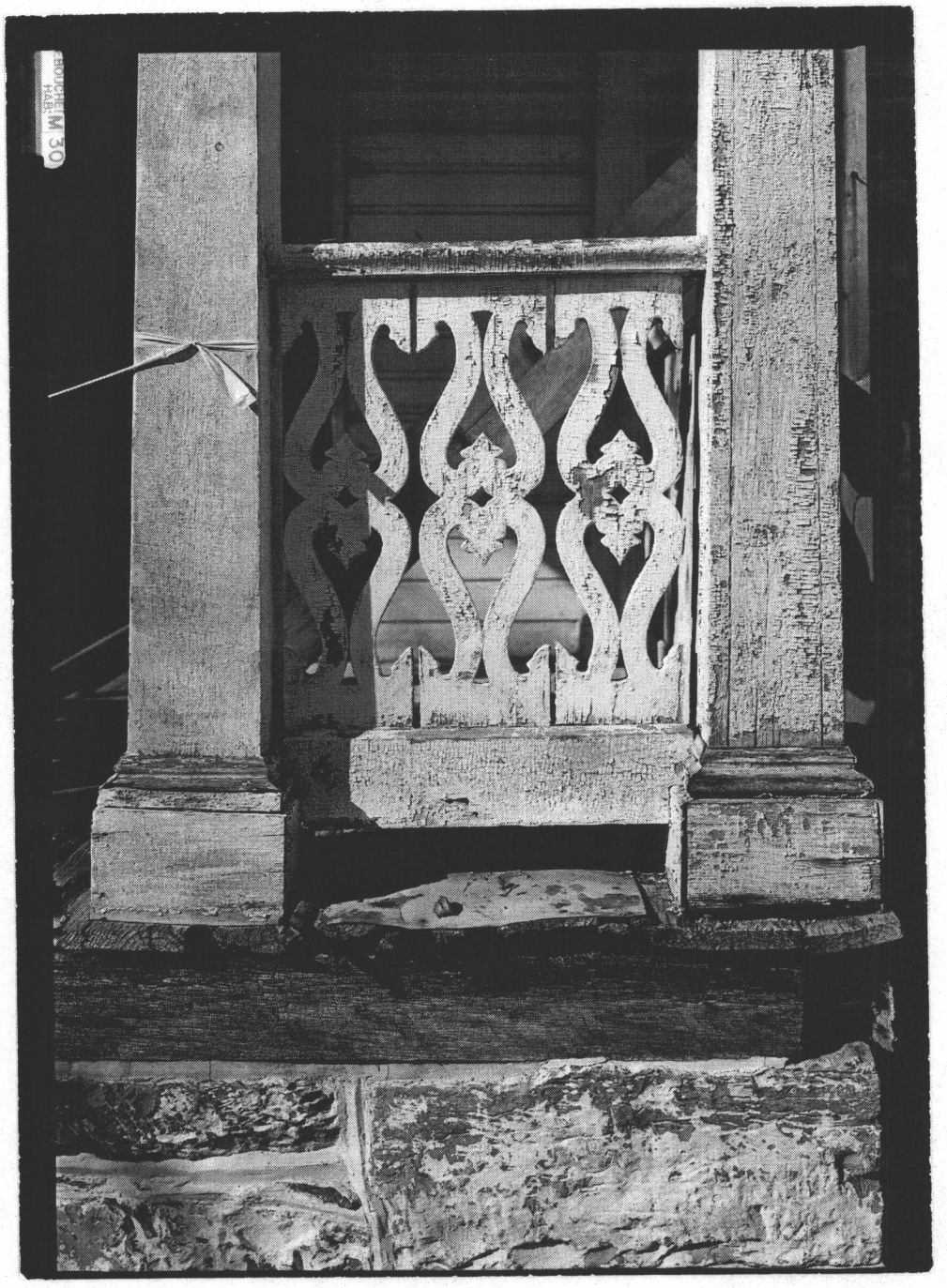
MD-950-A-2, Perspective View of Southeast (Front) and Southwest Side
Photograph by Jack Boucher, 1989

MD-950-A-3, Perspective View of "L" Northeast Rear and Northwest Side
Photograph by Jack Boucher, 1989



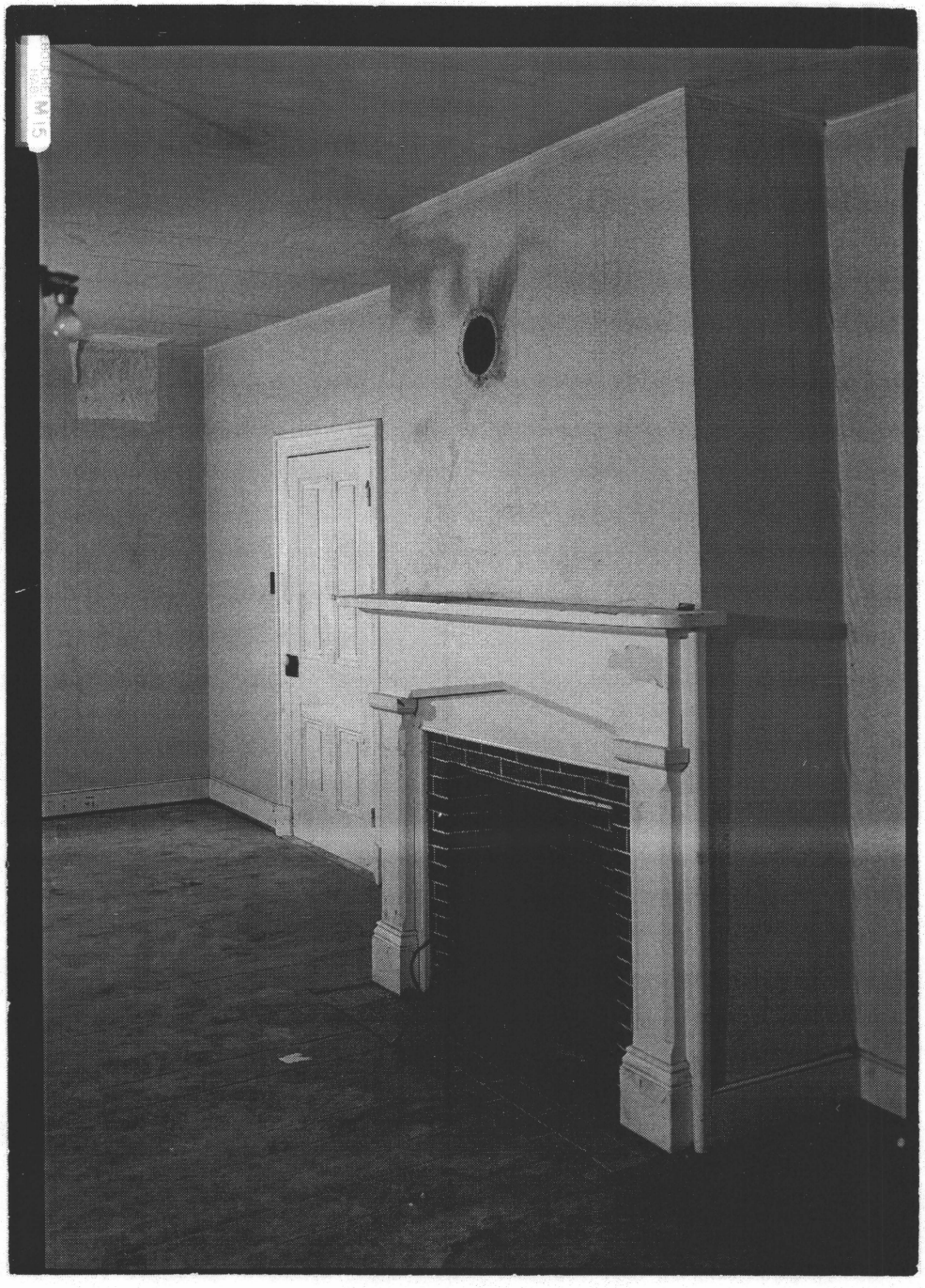
MD-950-A-4, Top Detailed View of Roof Cornice and Brackets With Window
Photograph by Jack Boucher, 1989

MD-950-A-5, Top Detailed View of Porch Brackets, South End Taken from East
Photograph by Jack Boucher, 1989



MD-950-A-6, Detailed View of Balustrade on Southeast Porch
Photograph by Jack Boucher, 1989

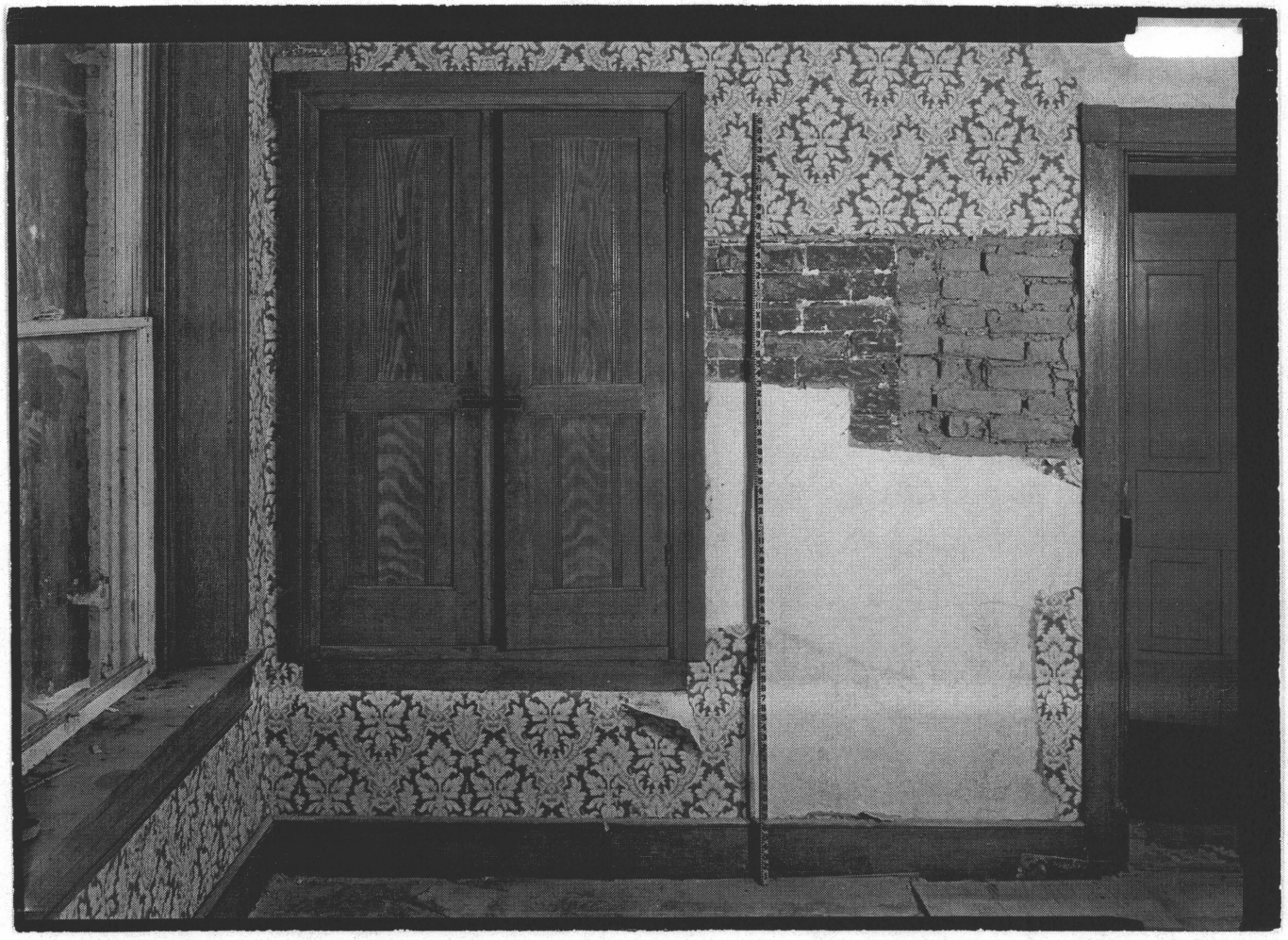
MD-950-A-7, Interior View of Fireplace Mantel and Door First Floor East Room, Southwest Wall, With Scale
Photograph by Jack Boucher, 1989



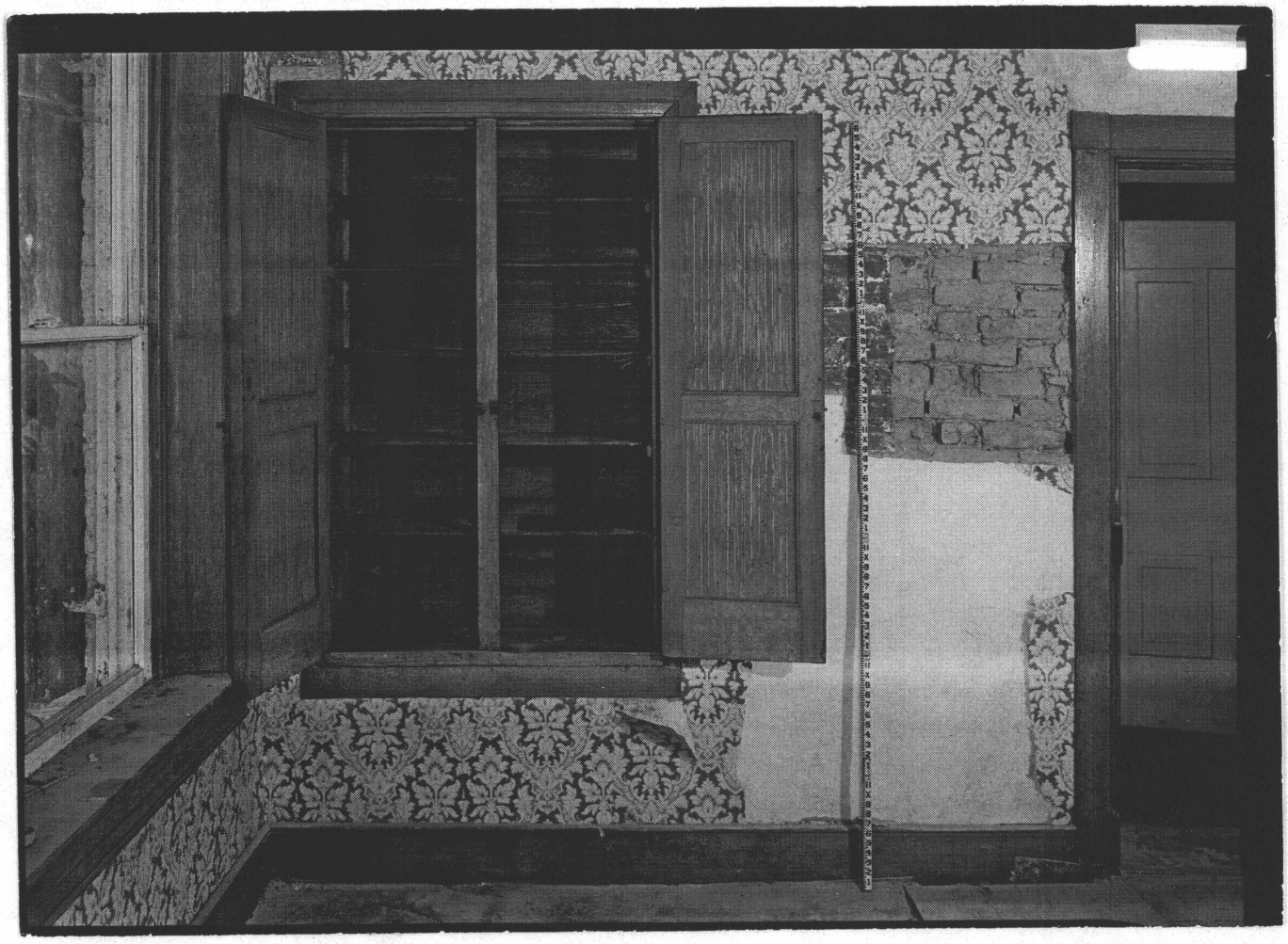
MD-950-A-8, Interior View of First Floor East Room, Southwest Wall from North
Photograph by Jack Boucher, 1989

MD-950-A-9, Interior View of Center Room First Floor from North, Shows Window and Stair Door Closed, With Scale.
Photograph by Jack Boucher, 1989

MD-950-A-10, Interior View of Center Room First Floor from North, Shows Window and Stair Door Open, With Scale.
Photograph by Jack Boucher, 1989

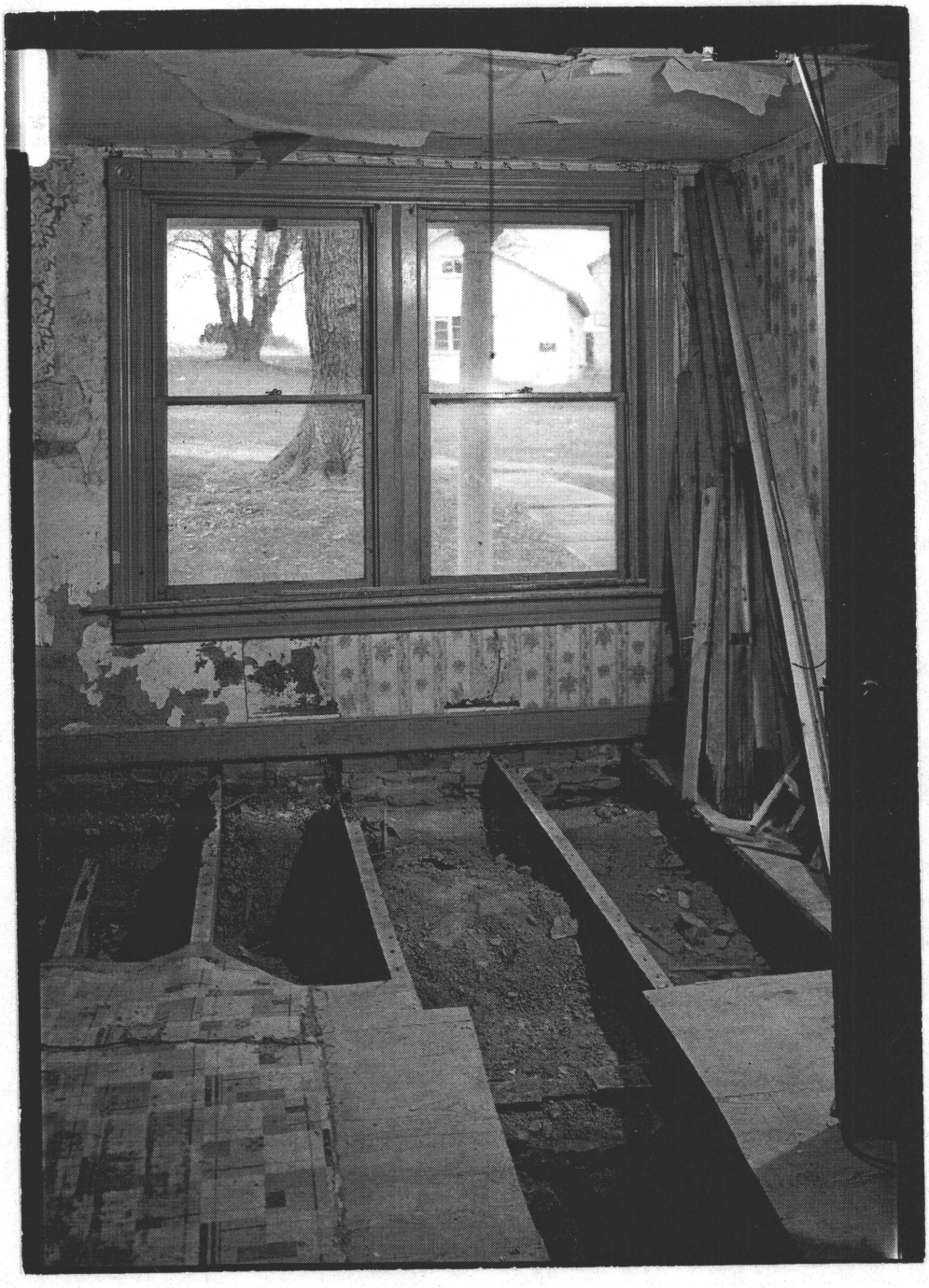


MD-950-A-11, Interior View of Center Room First Floor Southeast Wall, Cabinet Closed, With Scale.
Photograph by Jack Boucher, 1989

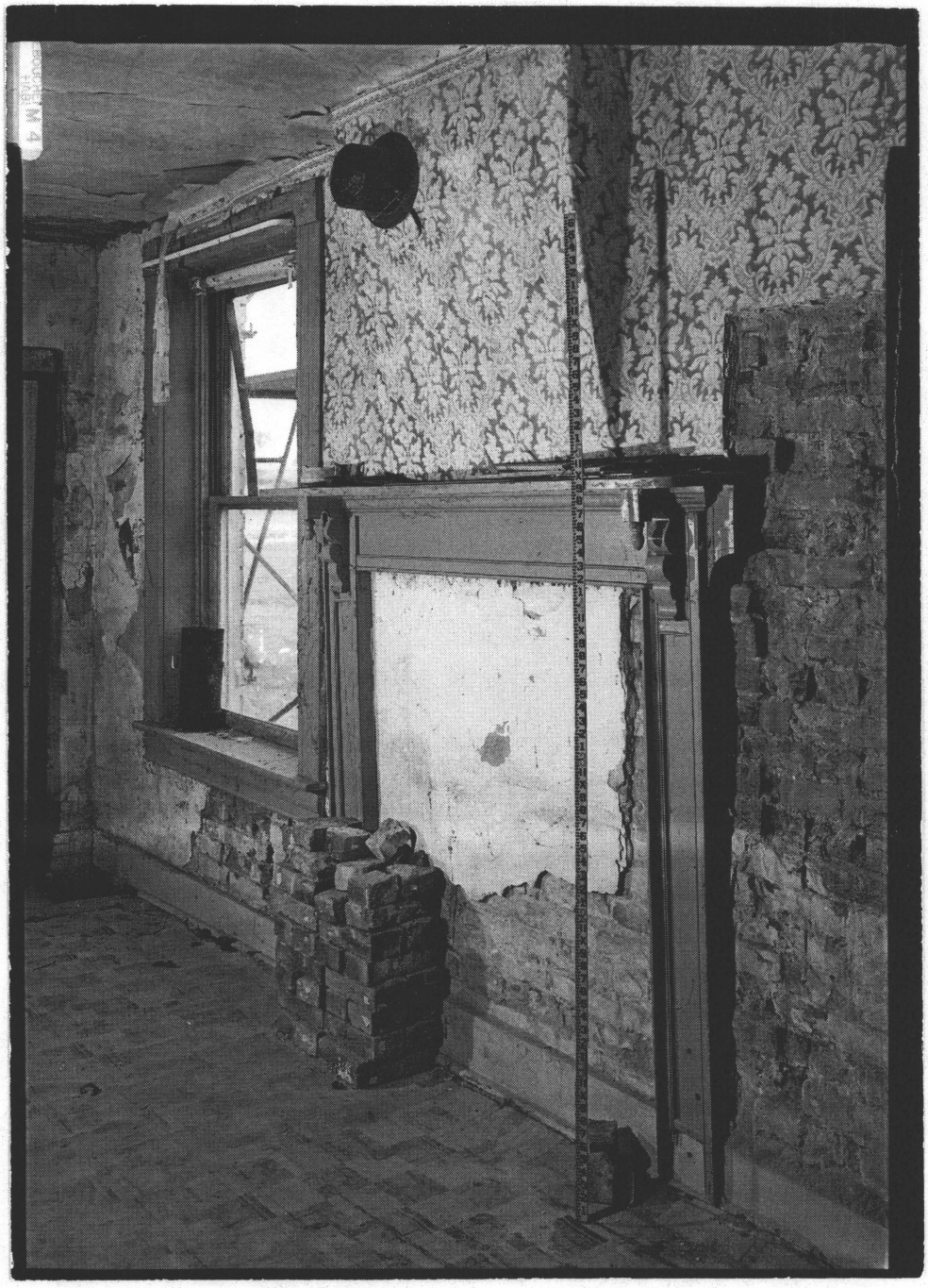


MD-950-A-12, Interior View of Center Room First Floor Southeast Wall, Cabinet Open, With Scale.
Photograph by Jack Boucher, 1989

MD-950-A-13, Interior View of Southwest Wall Fireplace Mantel and Window, With Scale.
Photograph by Jack Boucher, 1989

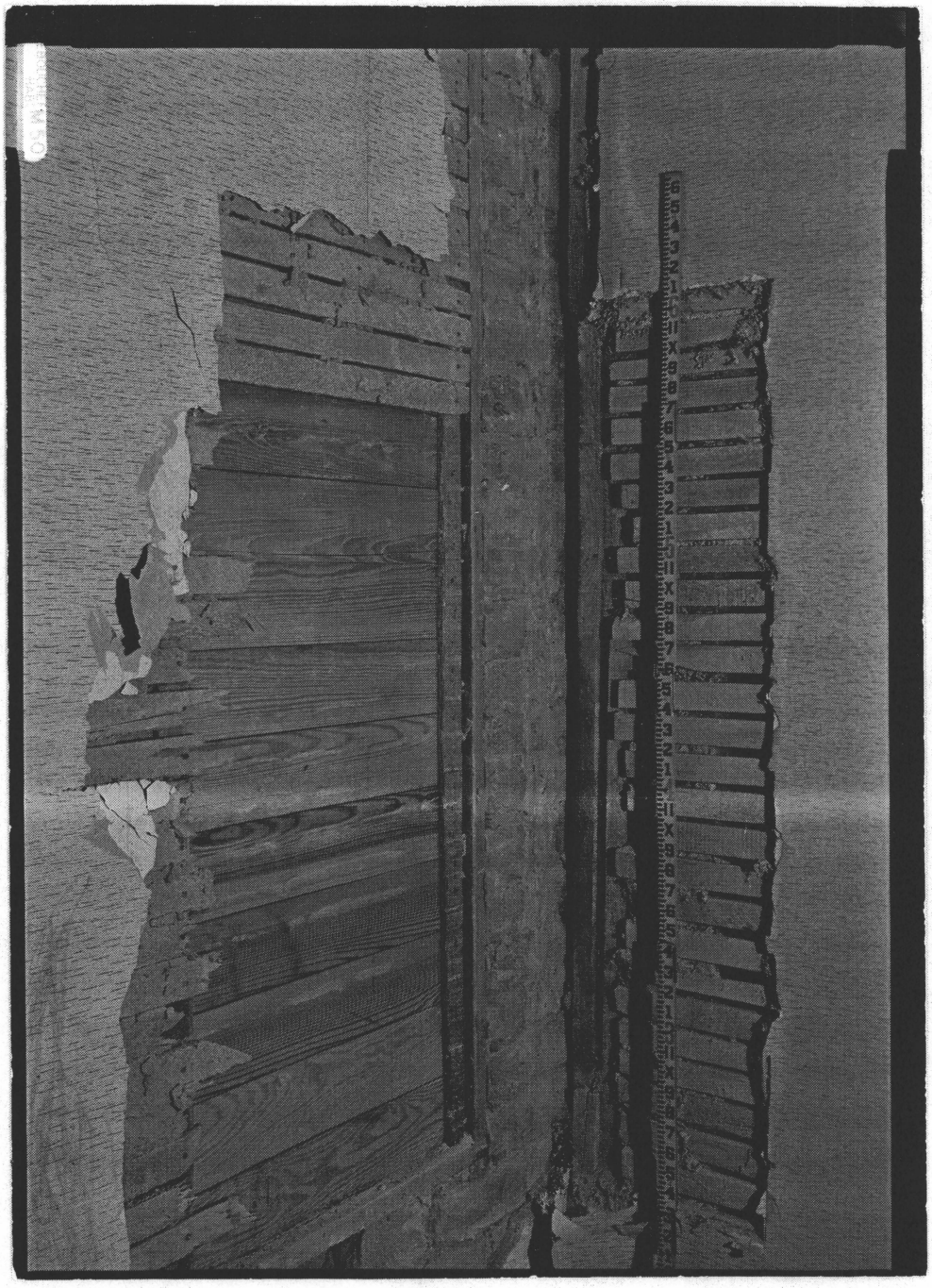


MD-950-A-14, Interior View from Southwest to Northeast in North Room, First Floor, Shows Brick "Sill" (Foundation).
Photograph by Jack Boucher, 1989

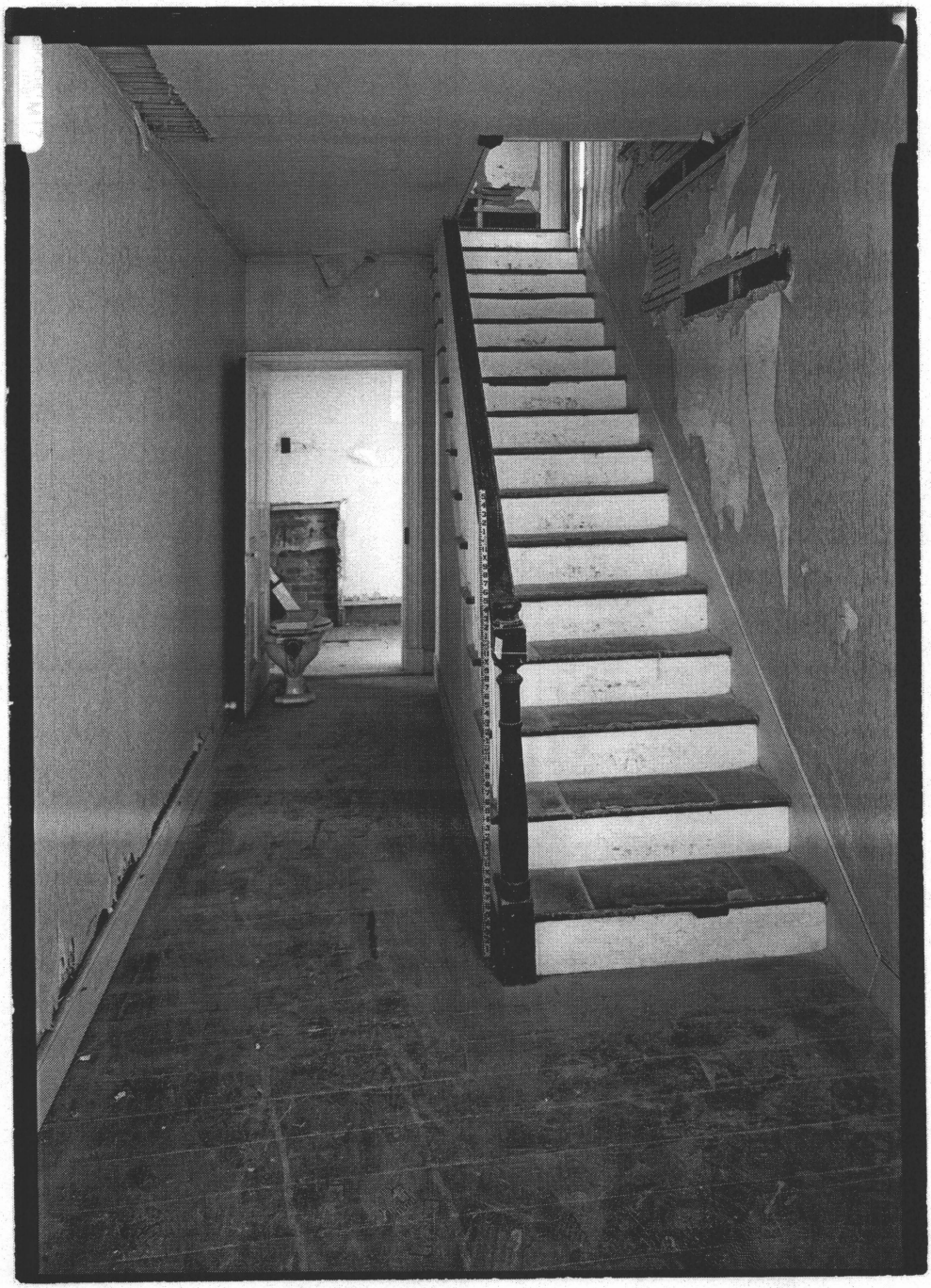


MD-950-A-15, Interior View of Fireplace Mantel, First Floor North Room, With Scale.
Photograph by Jack Boucher, 1989

MD-950-A-16, Detailed Interior View of Fireplace Mantel, First Floor North Room, With Scale, Showing Bracket With Pendant Similar to Exterior Eaves. Photograph by Jack Boucher, 1989



MD-950-A-17, Interior View of Historic Wood Lath, First Floor Southwest Room, Southeast Corner, With Scale.
Photograph by Jack Boucher, 1989



MD-950-A-18, Interior View of First Floor Staircase and Hall
from Southeast, With Scale.
Photograph by Jack Boucher, 1989

APPENDIX D

DOCUMENTATION OF INTERIOR FINISH SURVEY

AND

INVENTORY OF CEILING, WALL, AND FLOOR COVERING SAMPLES

Williamsport Preservation Training Center, 1992

INTERIOR FINISH SURVEY

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

First Floor Rooms

ROOM NO.	FLOOR	WALL	CEILING	SAMPLE ENVELOPE #	COMMENTS (SEE ALSO ROOM-BY-ROOM DESCRIPTION)
101	Wood	Paper/Border	Paper	1, 2	Possibly grained finish
101A	Tile 9"x 9" (same pattern) Over felt/wood	Paper (2)	Paper	3, 4	Over grained wood floor
102	Grained Wood, Modern Carpet	Paper/Border	Paper	5	
103	Wood Finished	Paper/Border	Paper	6	Floor: random width T&G boards.
104	Tile	Paper/Border	Paper	7,8	Floor: 9"x 9" gray & red checkerboard
105	Wood/Linoleum	Wainscot, Paper/Border	Paper	9, 10, 11, 12	
106	Wood/ Multiple Layers of Linoleum	Paper/Border	Paper	13, 14, 15	
107	Stair with wood graining	Paper/Border (Same as 101)	Paper (Same as 101)	Same as R101	
108	Wood	Unfinished Framing	Unfinished Framing	N/A	
109	Tile	Paper	Paper	16, 17, 18, 19	Floor: 9"x 9" gray and white checkerboard.
110	Tile (same as 109)	Paper	Paper	19, 20, 21, 22, 23	
111	Linoleum over Concrete	Wood, Painted	Wood, Painted	24	
112	Wood, Painted	Wood, Painted	Wood, Painted	N/A	
113				N/A	Porch
114				N/A	Porch
115				N/A	Porch
116				N/A	Porch
117				N/A	Porch

INTERIOR FINISH SURVEY

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Second Floor Rooms

ROOM #	FLOOR	WALL	CEILING	SAMPLE ENVELOPE #	COMMENTS
201	Wood, Grained	Paper/Border	Paper	25	Stair railing and balusters painted; handrail possibly varnished – finish worn
202	Wood, grained around edges.	Paper/Border	Paper	26, 27, 28, 29	Floor: linoleum removed form center of room.
203	Wood, grained around edges.	Paper/Border	Paper	30, 31, 32, 33	Floor: linoleum in the center of the room. No sample taken entire piece left intact on floor in room.
204	Tile over wood	Thin set tile and paper above.	Paper	34, 35, 36, 37, 38, 39, 40, 41	Floor: 12"x 12" one pattern. Unable to get floor tile sample up intact, left in place.
205	Wood, grained around edges.	Paper/Border	Paper	42, 43	Floor: linoleum removed form center of room.
206	Wood, grained around edges.	Paper/Border	Paper	44, 45	Floor: linoleum removed form center of room.
207	Wood, grained around edges.	Paper/Border	Paper	46, 47, 48, 49	Floor: "Wilton" style carpet in the center of the room. See attached Data-Fax concerning carpet, dated 10/27/93 by Vitanza (WPTC) to Brown (ANTI)
208	Wood, grained around edges.	Paper/Border	Paper	50, 51, 52	Floor: linoleum in the center of the room.
209	Wood, grained around edges.	Paper/Border	Paper	53, 54, 55	Floor: linoleum in the center of the room. Patches in wood flooring from previous openings
210	Wood stair finished painted or grained.	Plaster, unfinished	Plaster, unfinished	Same as R101	Stair to Attic from 2nd floor; appears to be unfinished, too dirty to make determination.

Park ANTI	NATIONAL PARK SERVICE		Sheet
Area MUMMA HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of
Project	By JAW	Checked	Pkg.
Feature	Date 10.27.93	Date	Account

DATA-FAX : INFO on "WILTON" STYLE CARPET in HOUSE.

MET WITH BILL BROWN (from HFC-HIST. FURNISHINGS) @ MUMMA HOUSE to LOOK @ "WILTON" STYLE CARPET on 2nd FLOOR (RM 207) in HOUSE.

BROWN SAID IT LOOKED LIKE an 1880-1910 VINTAGE WILTON or BELGIAN STYLE. MOST LIKELY LATE 1880's - 1890's (POST MUMMA - 1885) BECAUSE of the COLOR RANGE. CARPET IS NOT of VERY GOOD QUALITY; BUT PARTS of IT ARE in VERY GOOD SHAPE. BROWN RECOMMENDED 2 SAMPLES BE TAKEN WHICH INCLUDE the 36 INCH REPEAT PATTERN; FULL WIDTH of SEGMENT - EACH SHOULD INCLUDE SAMPLE of GOOD COLOR RETENTION from FOLDED OVER FLAP (COLOR DID NOT FADE). 1 SAMPLE for HFC-HIST. FURN. and 1 SAMPLE for PARK/NCR/MARS COLLECTION.

SEAMS ARE MACHINCE STITCHED on "CHEAP" BACKING; LOW PILE, BUT STILL A NOTEWORTHY EXAMPLE. CARPETS of THIS TYPE WERE AVAILABLE in SEARS CATALOGUES THRU the 1920-30's.

☆U.S. GPO: 1991—293-526

INVENTORY of CEILING, WALL AND FLOOR COVERING SAMPLES

ANTI BUILDING #42 MUMMA FARM HOUSE

First Floor Rooms

SAMPLE ENVELOPE #	ENVELOPE CONTENTS	
	Room #	Sample description
1.	101	Wall and ceiling paper samples. 09/20/90
2.	101	Wall paper sample (NW wall). 09/13/90
3.	101A	Ceiling paper sample (Toward NW wall). 09/13/90
4.	101A	Floor tile sample. (1 pattern) 09/20/90
5.	102	Ceiling and wall paper samples (NW wall and ceiling) 09/13/90
6.	103	Wall and ceiling paper samples. 09/20/90
7.	104	Wall and ceiling paper samples. 09/13/90 (NW wall & ceiling above & below coat rail)
8.	104	Floor tile sample. 09/20/90 (Alternating red & gray variegated tiles checkerboard pattern)
9.	105	Wall and ceiling with border paper samples. 09/20/90
10.	105	Ceiling paper samples. 09/20/90
11.	105	Wall paper samples. 09/20/90
12.	105	Linoleum floor samples. (exposed) 09/13/90 1. Flower pattern (blue). Pieces scattered around room. 2. Geometric (black & tan). Pieces scattered around room. 3. Gray black red yellow blue spots 4. Flowered with/squares (blue & orange) 5. Substrate
13.	106	Floor covering samples (exposed) 09/13/90 1. Blue & gray squares 2. Brown tan orange geometric 3. Gray & blue octagons 4. Substrate
14.	106	Wall and ceiling paper samples. Set #1. 09/20/90
15.	106	Wall and ceiling paper samples. Set #2. 09/20/90
16.	109	Wall paper samples (NE wall). 09/20/90 5 layers wallpaper, 1= top layer, 5=layer @ substrate.
17.	109	Ceiling samples. Set #1 09/21/90
18.	109	Ceiling samples. Set #2 09/21/90. (1=top layer)
19.	109 & 110	Floor tile samples 09/20/90. Alternating checkerboard pattern using two tiles.
20.	110	Wall samples (NE wall) 09/20/90.
21.	110	Ceiling paper sample. Set #1 09/21/90.
22.	110	Ceiling paper sample. Set #2 (sample layers separated) 09/21/90.
23.	110	Ceiling paper sample. Set #3 09/21/90.
24.	111	Floor covering sample. 09/13/90

SAMPLE ENVELOPE #	ENVELOPE CONTENTS	
	Room #	Sample description
25.	201	Wall, ceiling and border paper samples 09/24/90. (Same as 101 similar). Only one layer to substrate.
26.	202	Wall and ceiling paper samples 09/21/90.
27.	202	Wall with border and ceiling paper samples. Set #1 09/21/90.
28.	202	Wall samples. Set #2 09/21/90.
29.	202	Ceiling samples. Set #3 09/21/90.
30.	203	Wall and border paper samples. Set #1 09/21/90. Wall only @ wall with 204 patch @ doorway.
31.	203	Wall and ceiling with border. Set #2 09/21/90.
32.	203	Wall @ ceiling paper samples. Set #3 09/21/90. Fragments 1st layer with cut border @ substrate.
33.	203	Linoleum and wood floor samples. 09/24/90
34.	204	Wall #1 paper samples. 09/24/90 Exposed, no border, (Same as #1 ceiling)
35.	204	Wall #2 with border paper samples. Set #1 09/24/90
36.	204	Wall #2 with border paper samples. Set #2 09/24/90
37.	204	Wall with border layer #3 at substrate (possible earlier layer) paper samples. 09/24/90
38.	204	Ceiling paper sample. 09/24/90 Layer #1 exposed.
39.	204	Ceiling paper sample. 09/24/90 Layer #2 @ substrate.
40.	204	Border fragments. 09/24/90 Layers 2 and 3.
41	204	Tiles, wainscot Sample wall tile with thin border and covered wainscot cap tile. Tiles and 3 types border tiles.
42.	205	Exterior wall and ceiling with boarder paper samples.
43.	205	Inside wall and ceiling with border paper samples.
44.	206	Wall with border and ceiling paper samples. 09/24/90
45.	206	Corner @ interior post and 201 remnant wall and border with fragment earlier paper. 09/24/90.
46.	207	Interior wall tape with fragments of earlier pre-remodeling paper. Set #1. 09/24/90.
47.	207	Wall with border and ceiling paper samples. Set #2. 09/24/90.
48.	207	Ceiling with wall border and tape with earlier fragments on back. Set #3. 09/24/90.
49.	207	Rug sample (NE wall area). 09/13/90.
50.	208	Wall (currant exposed) with border currant exposed ceiling with 2 earlier ceiling papers sill attached. Interior wall inside of door to 208. 09/24/90.
51.	208	Wall papers (Pre Civil War ?) complete stratigraphy exterior to substrate. 09/24/90
52.	208	Linoleum sample SW wall area (4 pieces to full pattern) 09/13/90
53.	209	Wall paper samples. SW wall (1 layer over wall substrate) 09/13/90
54.	209	Linoleum sample toward SE wall (4 pieces to full pattern) 09/13/90.
55.	209	Wall with border paper sample.

APPENDIX E

DOCUMENTATION OF INTERIOR PAINT SAMPLE SURVEY

Williamsport Preservation Training Center, 1990

INTERIOR PAINT SAMPLES AND LOCATIONS

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

Sample #	Room #	Component	Description
P001	208	W214	Window south casing remove 4" above window stool
P002	208	W214	Window sample taken from interior lower sash north stile 10" above stool.
P003	208	D212	North wall, west closet door, removed at latch keeper.
P004	208	BB	Removed from west baseboard 36" from south wall.
P005	208	W213	Window sash
P006	208	W213	Window trim upper left
P007	208	D210	Door bottom left inside stile
P008	208	D210	Trim lower left hand side
P009	209	W215	Trim left vertical
P010	209	D214	Attic under door pull
P011	209	BB	Baseboard NE wall
P012	209	BB	Baseboard NW wall
P013	207	W211	Trim left side
P014	207	BB	Baseboard SW elevation
P015	207	BB	Baseboard NW elevation
P016	207	D210	Trim NW elevation
P017	106	W114	NW elevation left side viewed
P018	106	D115	SW elevation 3' from floor right side @ lock
P019	106	Mantle	@ CH03 left side 4' from floor
P020	106?	BB	Baseboard between D114 & D115 6" from floor
P021	106	BB	Baseboard directly below W113
P022	106	W113	Left side of apron
P023	106	W113	Left side of window casing
P024	106	W111	Right side of window casing
P025	105	BB	Baseboard NW wall to the right of door
P026	105	D112	NE wall right side of casing
P027	105	W109	NE wall left side lower sash
P028	105	D104	SE wall upper right raised panel
P029	105	D117	Inside door leading up stairway
P030	105	D116	Door casing/trim hinge area
P031	105	Mantel	Mantel on wall adjacent to D117
P032	105	W125	Front of cabinet door right side upper half
P033	103	D104	Inside edge of right door stile
P034	101	Newel Post	On stepped detail near top
P035	101	Stair Skirting	Stair skirting about 3' from floor on bottom beam
P036	103	D102	On side edge of upper left raised panel
P037	102	CH02	Fire place
P038	103	W104	Right side jamb
P039	101	D101	Threshold
P040	112	D121	Center
P041	105	Wainscot	Wainscot area
P042	105	Cab. Door	Front cabinet door right side
P043	102	Mantle Vent	Left side
P044	102	W101	Sill left hand corner
P045	109	W119	Sill left hand corner
P046	102	D109	Door bottom panel
P047	109	W118	Right vertical casing

Sample #	Room #	Component	Description
P048	104	W107	Right vertical casing
P049	102	CH02	Farthest right vertical edge mantle
P050	109	D122	4 panel door right vertical style
P051	204	BB	Baseboard @ qtr. round paint line behind extg. toilet
P052	205	BB	Baseboard @ corner paint line w/ SE wall intersection and NE wall
P053	205	Picture Rail	Picture rail @ SW wall between D205 and chimney
P054	205	BB	Baseboard closet SW wall
P055	201	Baluster	Baluster, facing stair 1st baluster @ top of stair
P056	201	BB	Baseboard NE wall between stairway and room 204
P057	206	D208	Taken from lower left hand corner raised panel
P058	201	D208	Lower left hand corner raised panel
P059	207	-	Door 209, matches door 210, grained
P060	209	Stair	Stair SE elevation 1st tread
P061	209	D213	Grained faces room 207
P062	206	D209	Taken from NE jamb
P063	206	D209	Door stile
P064	206	Picture Mld.	SE wall Picture moulding
P065	106	W111	Left side of window casing
P066	106	W111	Bottom sash meeting rail @ inside
P067	204	D204	Side edge
P068	204	D204	Hall side of stile @ door
P069	206	D206	Closet door
P070	205	D207	Corner of stile

APPENDIX F

REPRESENTATIVE CHROMOCHRONOLOGIES

Williamsport Preservation Training Center, 1990

APPENDIX F

REPRESENTATIVE CHROMOCHRONOLOGIES

Williamsport Preservation Training Center, 1990

These chromochronologies – layer by layer listing of paint colors seen within a single paint sample – are identified in another format in Appendix E, Interior Paint Sample Survey and Locations. These 70 samples were gathered in an attempt to identify sequential construction within the Mumma House. A methodical approach was used to select the location of the samples within the Mumma House. The samples were installed in petri dishes and given a unique number. The location from which they were taken was recorded including the sample ID number (P001, etc.) the room number (208, etc.), the exact component from which the sample was removed (W214, etc.) and a description provided of the location (window, south casing, 4 inches above window stool, etc.).

The analysis of each sample was carried out in week long seminar at Hagerstown Junior College. The workshop was conducted by Peggy Albee of the North Atlantic Region Cultural Resources Center – now the Northeast Cultural Resource Center – in Lowell, MA. Participants examined each sample and recorded the number of layers back to the underlying substrate. While the Munsell Color Matching System was used to provide reference colors, an exact match with a Munsell Color Standard was not accomplished during this workshop.

The appendiced charts provide the information that was recorded at the time of the workshop. Each sample has the following information provided: Room number, sample number, location of sample, and identification of the substrate (usually wood) and the sequential paint layers. Each sample was tested for the presence of lead. If it tested positive for lead the layer is identified with an asterisk (*). The samples have been grouped by room number in an attempt to provide cross sample referencing.

While the information provided in these charts is useful for determination of general layer sequencing, the color indications (white, cream, gray, etc.) should not be used for interior paint color selection. A more thorough examination of the samples will need to be undertaken before "restoration" colors can be selected. The paint color matching will provide an exact match to a uniform color standard that can than be used to select a commercial paint color.

Samples are preserved in petri dishes and may still be subjected to microscopic evaluation and analysis for an exact color match.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #101 FEATURES				
LAYER	P034/nNewel Post	P035/Stair Skirting	P039/D101	
	On stepped detail near top.	Stair skirting about 3' from floor on bottom beam.	Door threshold.	
Substrate	Wood	Wood	Wood	
1.	Cream *	Cream *	White *	
2.	White	White	White *	
3.	Varnish	White	Gray	
4.		White	Gray	
5.			Gray	
6.			Gray	

* This layer tested positive for lead based paint.

ROOM #102 FEATURES				
LAYER	P037/CH02	P043/Mantle Vent	P044/W101	P046/D109
	Fire Place (From box 33"x12")	Mantle vent left side (CH02 SE).	Windowsill left hand corner.	Door bottom panel.
Substrate	Plaster	Wood	Wood	Wood
1.	Rust	Cream *	Cream *	Gray *
2.	Red	Varnish red	Varnish	Gray
3.		Cream	Cream *	Gray
4.		Cream *	Cream	Gray *
5.		Cream	Cream *	White
6.		Cream *	White	White
7.		White	White	
8.		White	White	

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #102 FEATURES				
LAYER	P049/CH02			
	Chimney farthest right vertical edge mantle.			
Substrate	Wood			
1.	Tan *			
2.	Varnish (Red)			
3.	Tan			
4.	Tan *			
5.	Tan			
6.	Tan *			
7.	White			
8.	White			

* This layer tested positive for lead based paint.

ROOM #103 FEATURES				
LAYER	P033/D104	P036/D102	P038/W104	
	Door inside edge of right door stile.	Door on side edge of upper left raised panel.	Window right side jamb.	
Substrate	Wood	Wood	Wood	
1.	Off white (Grayish) *	Cream *	Cream	
2.	Cream	Varnish	White *	
3.	White	White	White *	
4.	White			

* This layer tested positive for lead based paint. * This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #104 FEATURES				
LAYER	P048/W107			
	Window right vertical casing.			
Substrate	Wood			
1.	Varnish			
2.	Green *			
3.	Gray *			
4.	Green *			
5.	Gray			
6.	White			
7.	White			

* This layer tested positive for lead based paint.

ROOM #105 FEATURES				
LAYER	P025/BB	P026/D112	P027/W109	P028/D104
	Baseboard NW wall to the right of door.	Door NE wall right side of casing.	Window NE wall left side lower sash.	Door SE wall upper right raised panel.
Substrate	Wood	Wood	Wood	Wood
1.	White *	White *	White *	Varnish
2.	Cream *	Cream	Cream/yellowish *	Cream *
3.	Varnish	Varnish	Oil ? or varnish	Varnish
4.			white	Cream *
5.				Gray/green
6.				Brown/green

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #105 FEATURES				
LAYER	P029/D117	P030/D116	P031/Mantel	P032/W125
	Inside door leading up stairway.	Door casing/trim hinge area.	Mantel on wall adjacent to D117	Cabinet door front right side upper half.
Substrate	Wood	Wood	Wood	Wood
1.	Gray *	Paint *	Varnish	Gray *
2.	Varnish	Varnish	Gray *	Varnish
3.			Varnish	Cream *
4.			Cream *	Varnish
5.			Varnish	
6.			Paint	
7.			Varnish	

* This layer tested positive for lead based paint.

ROOM #105 FEATURES				
LAYER	P041/Wainscot	P042/Cabinet Door		
	Wainscot area.	Front cabinet door right side.		
Substrate	Wood	Wood		
1.	Gray	Varnish		
2.	Varnish	Cream *		
3.	Cream	Varnish		
4.	Varnish			
5.				
6.				

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #106 FEATURES				
LAYER	P017/W114	P018/D115	P019/Mantle Lt.	P020/BB (Room 106?)
	Window NW elevation left side viewing out 4' from floor.	Door SW elevation 3' from floor right side @ lock.	Mantle left side. @ CH03 4' from floor.	Baseboard between D114 & D115 6" from floor.
Substrate	Wood	Wood	Wood	Wood
1.	Light gray	Light Gray	Light Gray	Dark Gray
2.	Dark gray *	Dark Gray	Dark Gray	Light Gray *
3.	Varnish *	Varnish	Varnish	Varnish *
4.	Yellow bright *	Yellow white	Cream *	Cream *
5.	Yellow dull *	Varnish	Varnish	Varnish *
6.	Varnish *	Yellow white		Cream *
7.		Varnish		Gray (darker) *
8.				Varnish *

* This layer tested positive for lead based paint.

ROOM #106 FEATURES				
LAYER	P021/BB	P022/W113	P023/W113	P024/W111
	Baseboard directly below W113. (Viewed from inside to outside)	Window left side of apron. (Viewed from inside to outside)	Window casing left (Viewed from inside to outside)	Window casing right (Viewed from inside to outside)
Substrate	Wood (Resin canals)	Wood	Wood	Wood
1.	White	Beige *	Cream	White *
2.	L. gray	Varnish	Varnish	Varnish *
3.		L. gray *	Gray	Gray *
4.		L. gray *	Gray	Varnish *
5.				Gray

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #106 FEATURES				
LAYER	P065/W111	P066/W111		
	Window casing left side	Window bottom sash meeting rail @ inside.		
Substrate	Wood	Wood		
1.	Cream *	Cream *		
2.	Varnish *	Gray *		
3.	Gray *	L. Gray		
4.	L. Gray *			

* This layer tested positive for lead based paint.

ROOM #109 FEATURES				
LAYER	P045/W119	P047/W118	P050/D122	
	Windowsill left hand corner.	Window right vertical casing.	Door 4 panels right vertical style.	
Substrate	Wood		Wood	
1.	Varnish	No colors on card.	Varnish	
2.	Dark gray *		Gray *	
3.	Dark gray		Gray *	
4.	Light gray		Gray	
5.	Light gray *		Gray	
6.	White		Gray	
7.	White		White	
8.	White		White	
9.	White		White	
10.	White		White	
11.			White	
12.			White	

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #112 FEATURES				
LAYER	P040/D121			
	Door Center.			
Substrate	Wood			
1.	Varnish			
2.	Yellow			
3.	Cream			
4.	Pink *			
5.	Cream			
6.	Pink			
7.	Varnish			

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #201 FEATURES				
LAYER	P055/Baluster	P056/BB	P058/D208	
	Baluster facing stir 1st baluster @ top of stair.	Baseboard NE wall between stairway and room 204	Door lower left hand corner raised panel.	
Substrate	Wood	Wood	Wood	
1.	Lt. Brown/Gray ? *	Brown/Gray lt. *	Cream *	
2.	Gold/cream *	Gold/cream *	(V?) Glaze oil? Thin worn down	
3.	Cream *	Cream	Cream *	
4.	White	White	Varnish (Graining)	

* This layer tested positive for lead based paint.

ROOM #204 FEATURES				
LAYER	P051/BB	P067/D204	P068/D204	
	Baseboard @ qtr. Round paint line behind extg. toilet.	Door side edge.	Door stile hall side.	
Substrate	Wood	Wood	Thin white *	
1.	Dark green *	Unseen 1st layer (white?)	Tan/cream	
2.	Beige (Cream) *	White *	Liter cream (Beige)	
3.	Tan	Beige	white	
4.	White	White		
5.	White			

* This layer tested positive for lead based paint.

ROOM #205 FEATURES				
LAYER	P052/BB	P053/Picture Rail	P054/BB	P070/D207
	Baseboard @ corner paint line w/ SE wall intersection and NE wall.	Picture rail @ SW wall between D205 and chimney.	Baseboard closet SW wall.	Door corner of stile.
Substrate	Wood	Wood	Wood	Wood
1.	Olive green *	Olive (Gray/brown) *	Olive green (Gray/brown) *	No colors noted on card.
2.	Beige (Cream) *	Tan *	Tan *	
3.	White *	Beige/cream	Thin white	
4.	Beige/tan	White	Beige/tan	
5.	White		White (Off white)	

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #206 FEATURES				
LAYER	P057/D208	P062/D209	P063/D209	P064/Picture Moulding
	Door taken from lower left-hand corner raised panel.	Door taken from NE jamb.	Door stile.	Picture moulding SE wall
Substrate	Wood	Wood	Wood	Wood
1.	Lighter Gray/brown *	Gray/brown *	Gray/brown *	Gray/brown *
2.	Cream/gold	Cream *	Cream *	Cream *
3.	Cream	White	White	White
4.	White *?			

* This layer tested positive for lead based paint.

ROOM #206 FEATURES				
LAYER	P069/D206			
	Door closet			
Substrate	Wood			
1.	No colors noted on card.			
2.				
3.				
4.				
5.				
6.				

* This layer tested positive for lead based paint.

ROOM #207 FEATURES				
LAYER	P013/W211	P014/BB	P015/BB	P016/D210
	Window trim left side.	Baseboard SW elevation.	Baseboard NW elevation.	Door trim NW elevation.
Substrate	Wood	Wood	Wood	Wood
1.	Cream *	Cream *	White *	Gray*
2.	Varnish	Varnish	Dark green *	Cream*
3.			Cream *	Varnish
4.			Varnish	
5.			Cream *	
6.			Varnish	

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #207 FEATURES				
LAYER	P059/?			
	Door 209 matches door 210 graining.			
Substrate	Wood			
1.	White *			
2.	Waxy Gray *			
3.	Cream *			
4.	Varnish			
5.				
6.				

* This layer tested positive for lead based paint.

ROOM #208 FEATURES				
LAYER	P001/W214	P001/W214	P002/W214	P003/D212
	Window casing south side removed 4" above window stool.	Window casing south side removed 4" above window stool.	Window, sample taken from interior lower sash north stile 10" above stool.	Door North wall, west closet, removed at latch keeper.
Substrate	Wood (Wood Grain)	Wood (Paint)	Wood	Wood
1.	Varnish	Varnish ?	Varnish ? *	Varnish
2.	Cream graining base *	Cream *	Green *	Cream *
3.	Green graining	Varnish	Cream	Green graining
4.	Varnish	Green *		Varnish
5.		Cream *		

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #208 FEATURES				
LAYER	P004/BB	P005/W213	P006/W213	P007/D210
	Baseboard, Removed from west baseboard 36" from south wall.	Window sash.	Window trim upper left.	Door bottom left inside stile.
Substrate	Wood	Wood	Wood	Wood
1.	Cream *	Cream *	Cream *	Cream *
2.	Varnish	Cream	Varnish	Varnish grayish brown *
3.	Cream *			Cream
4.	Varnish			Varnish

* This layer tested positive for lead based paint.

ROOM #208 FEATURES				
LAYER	P008/D210			
	Trim lower left hand side.			
Substrate	Wood			
1.	Cream *			
2.	Varnish grayish brown *			
3.	Cream *			
4.	Varnish			

* This layer tested positive for lead based paint.

REPRESENTATIVE INTERIOR CHROMOCHRONOLOGIES

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Samples Collected in August 1990

ROOM #209 FEATURES				
LAYER	P009/W215	P010/D214	P011/BB	P012/BB
	Window trim left vertical.	Attic door under door pull.	Baseboard NE wall.	Baseboard NW wall.
Substrate	Wood	Wood	Wood	Wood
1.	White *	Varnish	Waxy light brown (Oil shellac varnish ?)	Light tan *
2.	Varnish *	Tan graining *	White * (Topcoat white)	Green *
3.	White * (Topcoat white)	Thin varnish (Topcoat graining)		Tan *
4.				White * (Topcoat white)

* This layer tested positive for lead based paint.

ROOM #209 FEATURES				
LAYER	P060/Stair	P061/D213		
	Stair SE elevation 1st tread.	Door grained faces room 207.		
Substrate	Wood	Wood		
1.	Dark *	White *		
2.	Tan graining *	Tan *		
3.	Brown (varnish?) no	Dark brown *		
4.	Tan graining *	White *		
5.	Brown (varnish?) no	Glaze (Varnish)		
6.	Tan no (Topcoat tan)	Tan *		
7.		Tan *		
8.		Brown (Varnish)? (Topcoat graining)		

* This layer tested positive for lead based paint.

APPENDIX G

DOOR SCHEDULE

DOCUMENTATION OF DOOR SURVEY

Williamsport Preservation Training Center, 1992

DOOR SCHEDULE

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Basement and First Floor Rooms

UNIT #	LOCATION	TYPE	SIZE	TRIM TYPE		HARDWARE GROUP	NOTES ON EXISTING FINISHES
				HABS #	SURVEY NOTES		
D001	F, Extr.	N/A	4'-1 ½" x 4'-11" x 1"		Batten type variation		Exterior painted, worn
D101	P, Extr.	4PM transom	3'-0" x 6'-3" x 1 ¾"	11	ST w/Transom		Grained both sides
D102	F, Intr.	4PM	2'-11 ½" x 6'-3" x 1 ¾"	4	STBS		Grained at R101, painted at R103
D103	F, Extr.	4PM transom	3'-0" x 6'-3" x 1 ¾"	12	ST w/Transom		Painted both sides
D104	F/B, Trans.	4PP	3'-7/8" x 6'-1 3/8" x 1 ¼"	2A	ST		Grained R103 side, reverse painted white.
D105	F, Intr.	4PP	3'-3 ¾" x 6'-8" x 1 ¼"	4	ST1		Painted both sides
D106	F, Intr.	4PM1	2'-6" x 6'-3 ½" x 1 ¾"	4	Nothing on stair side. ST7		Grained both sides, over paint at R101
D107	F, Intr.	4PM	2'-10" x 6'-3 ½" x 1 ¾"	4	ST on RM 101 side. ST7		Grained both sides, over paint at R101
D108	F, Intr. Removed	4PDM1	2'-10" x 6'-3" x 1 ¾"	4	ST2		Painted both sides over grained finish
D109	F/K, Trans. Removed	2PWG	2'-7 ½" x 6'-4" x		ST3		Painted both sides over grained finish
Evidence suggests that D109 was converted from a window opening to a door opening sometime after the kitchen wing was added.							
D110	F/K, Ex/In.	4PDM	2'-7 ½" x 6'-6" x		ST4		Painted both sides over grained finish
Evidence suggests that D110 is not an original opening. It appears to have been cut through to make the existing door opening sometime after the kitchen wing was added. Part of the physical evidence for this determination is the lack of a header in the opening and the visible saw marks on the adjoining framing and siding members.							
D111	F, Intr.	4PM	2'-9 ½" x 6'-3" x 1 ½"	4	STBS		Grained at R101, painted at R102
D112	B, Extr.	4PP transom	3'-2" x 7'-7 ½" x 1 ¼"	3	W/ Transom		Painted both sides
D113	B, Intr.	4PP	2'-10" x 6'-5" x 1 ½"	1			Grained at R105, painted at R106
D114	B, Extr.	4P	2'-5 ½" x 6'-5" x 1 1/8"		Matches Door Panel Molding		Painted both sides, worn at exterior
D115	B, Extr.	4PP	3'-0 ½" x 6"-0 ½" x 1 ¼"		Special beaded casing		Painted both sides, worn at exterior
D116	B, Extr.	4PP	3'-0 ½" x 6'-4" x 1 ¼"	1			Grained at R105, worn paint at exterior

D117	B, Intr.	4PP	2'-8" x 5'-9" x 1 ¼"		Special beaded casing		Grained at R105, painted reverse
D117, Stair closet located under stair							
D118 Clos.	B, Intr.	T&G	2'-2 3/8" x 5'-11 5/8" x 1"				Grained at R105, unfinished reverse
D119	K, Extr.	4PGU transom	2'-9 ¾" x 6"-5 ¾" x 1 ½"	M3	Modified HABS 3 w/ transom		Painted both sides
D120	K, Intr.	4PIM transom	2'-5" x 6'-5" x 1 ¼"	M3	Modified HABS 3 w/ transom		Painted both sides
D121	K/P, Trans	8LPD	2'-8 ¾" x 6'-8 ¾" x 1"		No trim		Painted both sides
D122	K, Extr.	4PIM	2'-10" x 6'-5 ½" x 1 ½"	M3	Modified HABS 3		Painted both sides
D123	K/V, Extr	None	Door Missing		No trim		
D124	B, Extr.	T&G					Painted both sides

DOOR SCHEDULE

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Second and Third Floor Rooms

UNIT #	LOCATION	TYPE	SIZE	TRIM TYPE		HARDWARE GROUP	NOTES
				HABS #	SURVEY NOTES		
D201	F, Intr.	4PP	2'-10" x 6'-3 ½" x	4	STBS		
D202	F/C, Clos.	T&G	2'-8" x 5'-11 ½" x		ST1 Smaller Bullnose		
D203	F, Intr.	4PP	2'-10" x 6'-3 ¾" x	4	STBS		
D204	F, Intr.	Mod	2'-5 ¾" x 6'-3 ½" x	5	ST5		
D205	F, Intr.	4PP	2'-9 ¾" x 6'-3 ¾" x	4	STBS		
D206	F/C, Clos.	T&G	2'-7 ¾" x 5'-11 ½" x		ST1 Smaller Bullnose		
D207	F, Intr.	4PP	2'-9 ¾" x 6'-3 ¾" x	4	STBS		
D208	F, Intr.	4PP	2'-9 ¾" x 6'-3 ½" x	4	STBS		
D209	F/B, Ex/In	4PP	3'-7/8" x 6'-1 ¾" x 1 ¼"	2	ST6 Standard		Grained at R207, painted at R206
D210	B, Intr.	4PP	2'-10" x 6'-5 ¼" x 1 ¼"	1			Grained both sides
D211	B/C, Closet	T&G	2'-6 ¾" x 5'-11 ¾" x 7/8"				Grained at R208, reverse unfinished
D212	B/C, Closet	T&G	2'-6" x 5'-11 ½" x 7/8"				Grained at R208, reverse unfinished
D213	B, Intr.	4PM	2'-6 ¾" x 6'-2 ¼" x 1 ¼"	9			Grained both sides.
D213, door recycled from another location, strips added to top rail and locking stile							
D214	B/S, Intr.	T&G	2'-6 ½" x 5'-6 5/8" x 1"	10			; Grained on R209, reverse unfinished.
D214; Attic Stairs. 14" wide board, now split							
D301	Attic, Intr.	T&G	2'-2 ½" x 5'-10 ¾" x 1"	10 A	Trim on brick side (R301) only		Unfinished

DOOR SCHEDULE

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Door Types

2PGU	2 panel design at bottom with glass upper panel
2PWG	2 panel design at bottom with glass replacing upper panels – may be remodeled 4 panel door
4PM	4 panel design with raised panels and molded trim both sides – applied molding at rails & stiles
4PP	4 panel plain design with raised plain square panels, no trim either side. Each door custom built for its opening: center rails constant at 12" width; bottom panels constant at 16" length, width varies; upper panels width and length varies depending on door size; top rail and stiles constant at approximately 4", bottom rail at 9". Construction uses double tenons through side rail at bottom and center rail panels; top rail has single tenon through side rails
4PDM	4 Panel design with different style molded trim (Not shown on HABS DWGS)
4PMI	4 panel design with raised panels and molded trim applied on 1 side and plain raised square panel at the obverse
4PNT	4 panel with raised Sq. panels, no trim either side, matches doors in brick house.
4PWM	4 panel design with integral molding on rails and stiles, raised and molded panels, both sides of door at panels
8LPD	8 light porch door, removable glass / screen panel, 1 horizontal panel at bottom of door
T&G	Vertical tongue and groove boards with 2 beveled battens on reverse, T&G boards clinch nailed through battens
MOD	Modern 2-panel door, plywood panels w/ pre-molded edges at stiles and rails

DOOR SCHEDULE

ANTI BUILDING #42, SAMUEL MUMMA HOUSE

Location Code

F	Frame House
B	Brick House
F / B	Connects Frame and Brick
K	Kitchen
K / P	Kitchen / Porch
K / V	Kitchen / Vestibule (R111)
S	Stair
C	Closet
Trans.	Transitional from one part of house to another
Removed	Door removed from frame and stored elsewhere in building

Door Frame Trim Types Survey Notes Codes

ST	Standard Trim inside only
STBS	Standard Trim Both Sides
ST1	Standard trim 1 side, plain trim 2nd side
ST2	Standard trim @ back hall.
ST3	Plain 1 x 3 ½ trim in R104 but "Victorian style"? Kitchen trim on 109 side
ST4	Plain 1 x 4 trim both sides to kitchen trim later door
ST5	Different style, trimmed both sides, unique
ST 6	Standard trim for frame on frame side and brick on back side
ST 7	Trimmed out as one unit with D107 and D106 on back hall side (RM 101A).
HABS1	Square plain trim w/ corner bead and plain corner blocks – grained
HABS2	D104 and D209
HABS2a	Exterior trim not consistent with type 2 openings
HABS3	Variation on window trim "Victorian style" ; see also ST3
HABS3M	Slightly different corner condition, could be same as HABS3 with irregularities in molding planes
HABS4	Standard trim throughout frame house
HABS5	New trim at D204
HABS10	T&G interior door types related to attic stair
HABS10a	T&G interior door at attic partition
HABS11	D101
HABS12	D103

APPENDIX H

DOOR HARDWARE SCHEDULE

And Notes

DOCUMENTATION OF DOOR HARDWARE SURVEY

Williamsport Preservation Training Center, 1992

DOOR HARDWARE SCHEDULE and NOTES, ANTI BUILDING # 42, SAMUEL MUMMA HOUSE

Door Unit	Hinge	Latch	Lock	Knob/ Rose	Key	Other
D102	1 pair SH – Standard hinge		(J&N) Rim lock & keeper, 3 3/8 x 4 ½	2 White porcelain	1 @ R101	Hardware grained at R101
D104	1 pair, 5 knuckle butt, 2 x 3 ½		Rim lock & keeper, beveled	2 Brown porcelain		Locking hardware painted black
D105	1 pr. 2 ea. 3 knuckle hinge w/ ball @ both ends of hinge pin		Rim lock & keeper, 3 ¾ x 3 ½	0 Knobs, 1 metal rose	1 metal	Key escutcheon painted white
D106	1 pair SH		Rim lock & keeper, "Corbin", 3 ¾ x 3 ½	0 Knobs, 1 metal rose,	1 metal	Key escutcheon painted white
D107	1 pair SH		Rim lock 6 x 3 ½ w/ keeper 1 x 4 x 7/8, "R&E MFG Co. PAT MAY 29, 1866"	2 Knobs: brown @ R101, white on reverse w/ metal rose	1 metal	Key escutcheon painted white
D108	1 pair SH		Rim lock & keeper, 4 x 3	0 Knobs, 2 metal roses @ R101	1 metal	Key escutcheon painted white
D109	1 pair 5 knuckle, 3 x 3 butt, 3 screws per leaf, center pin, plain		Rim lock & keeper, 4 x 3 ¼	2 Metal knobs, 2 metal roses	1 metal	Key escutcheon painted white
D110	1 pair 5 knuckle, 3 ½ x 4 butt w/ hinge pin, 3 screws per leaf		Rim lock & keeper, 4 x 3 ¼	2 White porcelain knobs, 1 metal rose painted white	1 metal	Key escutcheon painted white
D111	1 pair SH		R&E MFG Co. (see D107)	0 Knobs, 0 roses	1 porcelain	1 white porcelain esc. @ R101
D113	1 pair 5 knuckle butt, 2 x 3 ½		Rim lock & keeper	2 Brown porcelain	Esc. Missing	New Haven type lock, painted gray
D114	1 pair 3 knuckle butt w/ steeple pin, 3 x 3 ½		Rim lock & keeper, 3 ½ x 5 horiz.	2 Brown porcelain, 1 rose	Esc.	Painted gray
D115	1 pr., 5 knuckle butt, 2 x 3 ½		Rim lock 3 ½ x 4,plus keeper	1 Brown porcelain, exterior missing	Esc.	Modern latch and bolt set added
D117	1 pr., 5 knuckle butt,2 x 3 ½	Missing, ghost on door		Missing		Stair to 2nd floor

DOOR HARDWARE SCHEDULE and NOTES, ANTI BUILDING # 42, SAMUEL MUMMA HOUSE

Door Unit	Hinge	Latch	Lock	Knob/ Rose	Key	Other
D118	1 pair 3 knuckle butt w/ steeple pin, 2 x 2 ½	Thumb latch type		Wooden, later?		Closet, interior latch handle broken
D201	1 pair SH		Rim lock w/ keeper, 3 x 4, RE USA, 1 surface mounted cylinder rim Seargent	2 Brown porcelain knobs, 1 extra metal rose	1 metal	Grained hardware (escutcheon), obvious change indicated on surface of door from abandoned mounting holes
D202	1 pair 2 x 3 (horiz. X vert. Dimensions) closet hinges		3 x 2 rim lock, keeper missing	0 knobs, 0 roses	1 metal	
D203	1 pair SH		R&E MFG Co. (see D107)	0 knobs, 0 roses	1 metal	Grained key escutcheon
D204	1 pair 5 knuckle 3 ½ x 3 ½ small head on pin, 3 screws per leaf		"Corbin" 3 x 4 rim lock w./ keeper @ R201	2 White porcelain knobs w/ metal rose at R204	1 metal	Painted white @ R204
D205	1 pair SH		R&E MFG Co. (see D107)	1 Brown porcelain knob @ R201 (hall), white porcelain knob at R205, metal rose painted brown	1 metal	Grained hardware, may have all original hardware intact
D206	1 pair 2 x 3 (horiz. X vert. Dimensions) 3 knuckle closet hinges			1 White porcelain screw type knob		Knob is bell shaped
D207	1 pair SH		R&E MFG Co. (see D107)	2 Brown porcelain knobs, 1 metal rose		Key escutcheon missing
D208	1 pair SH		R&E MFG Co. (see D107) keeper broken, on floor at wall	2 White porcelain knobs w/ metal rose		1 metal key escutcheon grained, rose also grained

DOOR HARDWARE SCHEDULE and NOTES, ANTI BUILDING # 42, SAMUEL MUMMA HOUSE

Door Unit	Hinge	Latch	Lock	Knob/ Rose	Key	Other
D209	1 pair 5 knuckle 2 x 3 ½ butts		Rim lock w/ keeper, 3 ½ x 4 ½ , beveled edge	2 Brown marble porcelain knobs	1 Esc.	Black lock and keeper, painted. Hinges, key escutcheons and door roses grained
D210	1 pair 5 knuckle 2 ¾ x 3 ½ butts		Rim lock w/ keeper, 3 ½ x 4 ½ , beveled edge	2 Brown marble porcelain knobs	1 Esc.	Black lock and keeper, "D.M. & CO. New Haven" on rim lock
D211	1 pair 2 x 3 (horiz. X vert. Dimensions) 3 knuckle closet hinges		Rim lock, 3 ½ x 4 ½ , type, missing	Missing	N/A	Closet; Knob rose on interior, rim lock keeper intact
D212	1 pair 2 x 3 (horiz. X vert. Dimensions) 3 knuckle closet hinges	Missing, ghost marks on door indicates pattern	N/A	?	Esc. Missing	Closet; matches hardware at first floor closet, D118
D213	1 pair 5 knuckle 2 x 3 ½ butts	N/A	Rim lock w/ keeper, 3 ½ x 4 ½ , beveled edge	2 White porcelain knobs	Key jammed in lock, Esc.	
D214	1 pair 5 knuckle 2 x 3 ½ butts	Missing, ghost marks on door indicates pattern	N/A	?	None	

DOOR HARDWARE SCHEDULE and NOTES, ANTI BUILDING # 42, SAMUEL MUMMA HOUSE

KEY NOTES

SH - Standard Hinge – 2 leaves, 3 screws per leaf, upper leaf slides down over pintel of lower leaf, 2 knuckle, no hinge pin, 3 ½ x 3 ½ open including knuckles

Hinges are specified in pairs. 1 pair is equal to 2 hinges typically used to hang a door.

Globular wooden door stops are screwed into baseboard at some door locations and should be documented and retained.

ILLUSTRATED CATALOGUE

OF

AMERICAN HARDWARE

OF THE

AN UNABRIDGED REPRINT OF THE 1865 EDITION
AND A NEW INTRODUCTION BY LEE H. NELSON, AIA

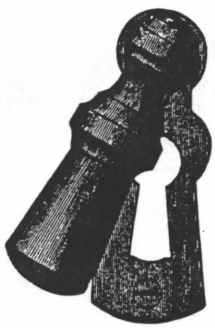
PUBLISHED BY THE ASSOCIATION FOR PRESERVATION TECHNOLOGY
WITH ASSISTANCE FROM THE FOUNDATION FOR PRESERVATION TECHNOLOGY

METAL DROP ESCUTCHEONS.

(Continued.)

[*For Description of Plates see page 72.*]

No. 30.



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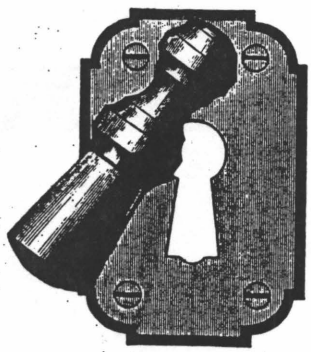

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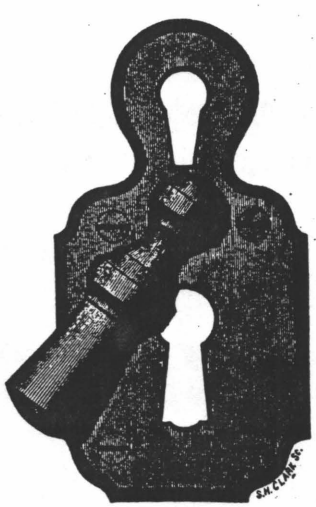

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APPENDIX I

WINDOW SCHEDULE

with Notes

DOCUMENTATION OF WINDOW SURVEY

Williamsport Preservation Training Center, 1992

WINDOW SCHEDULE with NOTES

ANTI BUILDING # 42, SAMUEL MUMMA HOUSE

Basement and First Floor Window Units

UNIT	LOCATION	LITES	HABS JAMB	SHUTTER PINTELS	DOG ANCHORS	STORM SASH	INTR HDWR	NOTES
W001	FRAME	LOUVER	N / A					
W002	FRAME	LOUVER	N / A					
W003	FRAME	LOUVER	N / A					
W101	FRAME	6 / 6	6	4	2	1	N	
W102	FRAME	6 / 6	6	4	2	2	Y / L	
W103	FRAME	6 / 6	6	4	2	1	Y / L	
W104	FRAME	6 / 6	6	2	0	1	Y / L	
W105	FRAME	6 / 6	6	2	0	1	Y / L	
W106	FRAME	6 / 6	6	2	0	1	Y / L	
W107	FRAME	6 / 6	6	4	2	0	Missing	
W108	FRAME	6 / 6	6	8	2	1	Y / L	
W109	BRICK	1 / 1	7					
W110	BRICK	1 / 1	7					
W111	BRICK	1 / 1	7					
W112	BRICK	1 / 1	7					
W113	BRICK	1 / 1	7					
W114	BRICK	1 / 1	7					
W115	BRICK	6 / 6	N / A					
W116	BRICK	1 / 1	7					
W117	KITCHEN	2 / 2						
W118	KITCHEN	2 / 2						
W119	KITCHEN	2 / 2						
W120	KITCHEN	2 / 2						
W121	KIT PORCH	3 / 2						
W122	KIT PORCH	3 / 2						
W123	KIT PORCH	3 / 2						
W124	KIT VESTI	2						

WINDOW SCHEDULE with NOTES

ANTI BUILDING # 42, SAMUEL MUMMA HOUSE

Second Floor and Attic Window Units

UNIT	LOCATION	LITES	HABS JAMB	SHUTTER PINTELS	DOG ANCHORS	STORM SASH	INTR HDWR	NOTES
W201	FRAME	6 / 6	6	4	2	1	Y / L	
W202	FRAME	6 / 6	6	4	2	1	Y / L	
W203	FRAME	6 / 6	6	4	2	1	Y / L	
W204	FRAME	6 / 6	6	4	2	1	Y / U-L	
W205	FRAME	6 / 6	6	4	2	1	Y / U-L	
W206	FRAME	6 / 6	6	4	2	2	Y / U-L	
W207	FRAME	6 / 6	6	4	2	1	L	
W208	FRAME	6 / 6	6	4	2	1	Y / U	
W209	FRAME	6 / 6	6	4	2	1	Y / L	
W210	FRAME	6 / 6	6	4	2	0	Y / L	
W211	BRICK	1 / 1	3					
W212	BRICK	1 / 1	3					
W213	BRICK	1 / 1	3					
W214	BRICK	2 / 2	7					
W215	BRICK	6 / 6	8					
W301	ATTIC / FR	4	N / D				Latch	
W302	ATTIC / FR	4	N / D				Latch	
W303	ATTIC / BR	4	N / D					
W304	ATTIC / BR	4	N / D					

KEY NOTES

UNIT – Unit number derived from annotated HABS plans.

LOCATION – Area of house as described throughout report; Frame, Brick, Kitchen, Kitchen Porch, Kitchen Vestibule, Attic/ Frame, Attic/ Brick.

LITES – Number of pieces of glass in upper sash/ lower sash.

HABS JAMB – Type of jamb trim as determined by HABS during architectural documentation project; number of trim matches sectional drawings on sheet 5 of HABS drawings.

N / D – Not Documented as a type in the HABS drawings.

SHUTTER PINTELS – Partial survey of shutter hardware as conducted by WPTC in 1992; number indicates quantity attached to jamb.

DOG ANCHORS – Partial survey of shutter hardware as conducted by WPTC in 1992, number indicates quantity attached to sill.

STORM SASH – Number indicates quantity of clips attached to sill as surveyed by WPTC in 1992.

INTR HDWR – Partial interior window hardware survey as conducted by WPTC in 1992, number indicates if security latch is intact. "Y" indicates yes, "N" indicates no; "Y / L" indicates yes at lower sash, "Y / U-L" indicates yes at upper and lower, etc.

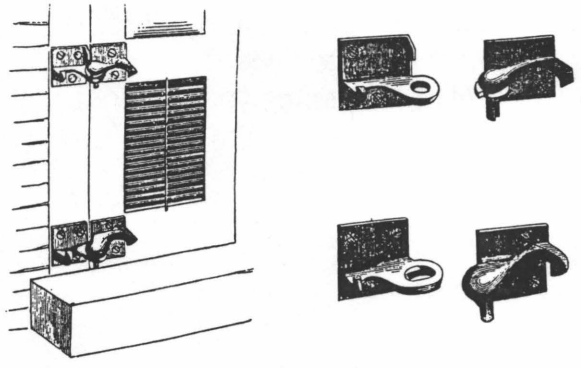
NOTES – associated unit notes.

END.

HINGES.

(*Continued.*)

CHARLES PARKER'S PATENT BLIND HINGE AND FASTENING.



These Hinges are warranted not to break in the strongest wind, are easily put on, and the Blind cannot be thrown off in opening and shutting. The large or oblong Eye belongs to the lower Hinge. The Blind may rest on both upper and lower Hinges, but *must* always rest on the lower Hinge, which should be put on first; the half of the Hinge which has the Pin on, should be put on the Blind with the Pin pointing down.

FOR WOOD BUILDINGS.

No. 1, throws the Blind 1 inch from the casing, per doz. sets, $
No. 2, throws the Blind 1½ inches from the casing "
No. 3, throws the Blind 2 inches from the casing "
No. 4, throws the Blind 2½ inches from the casing "

In cases of 6 dozen sets each.

FOR BRICK BUILDINGS.

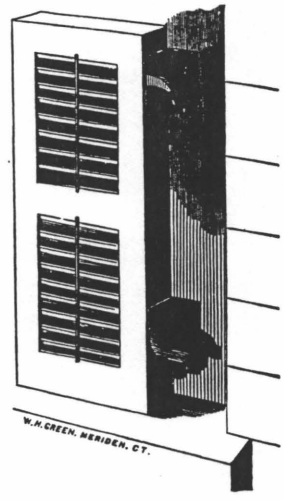
No. 5, throws the Blind 3 inches from the casing, per doz. sets, $
No. 6, throws the Blind 3½ inch. from the casing "
No. 7, throws the Blind 4 inches from the casing "
No. 8, throws the Blind 4½ inch. from the casing "

In cases of 4 dozen sets each.

☞ Extra Heavy Hinges of the above sizes made to order.

FOR WOOD BUILDINGS.

For Blinds that Hang on Outside of Casing.

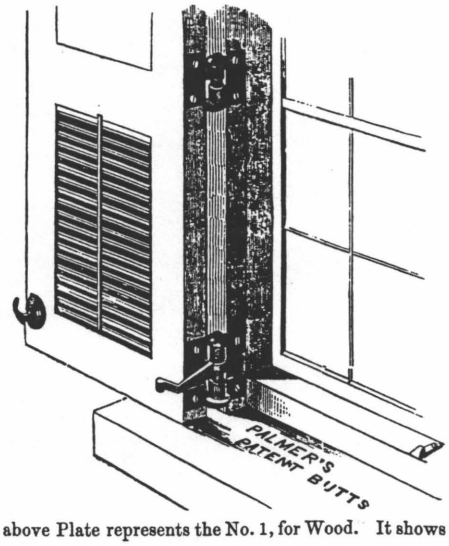


No. 20, throws the Blind 1 inch from the casing, per doz. sets, $

In cases of 6 dozen sets each.

A. C. PALMER'S PATENT BLIND BUTTS AND FASTS.

WROUGHT IRON PINS.



The above Plate represents the No. 1, for Wood. It shows the Blind open, with the Lever on the lower Hinge in the position in which it is required to be placed to CLOSE the Blind. There is an Inclined Plane, which raises the Blind while opening, until it reaches the wall, when it drops and is securely fastened. To close the Blind, it is only necessary to turn the Lever as represented in the Plate, and the Blind will close and fasten on the inside.

Per Doz. Sets.

The Nos. 1½, 2, 3, 5, 6, &c. differ only in length and weight.

No. 1 —For Wood, 1¼ inch Blinds, 3 inches when open....$
No. 1½—For Wood, Heavy Pattern, 3½ inches when open...
No. 1½—For Wood, Light Pattern, 3½ inches when open....
No. 2 —For Brick, 1¼ inch Blinds, 5 inches when open....
No. 3 —For Brick, 1¼ to 2 inch Blind, or Plank Shutters, 5½ inches when open.....
No. 4 —For Brick, 1¼ to 1⅝ inch Blinds, Baltimore Pattern, (or Parliament,) 5 inches when open.....
No. 5 —For Brick, 1¼ to 1¾ inch Blinds, 6 inch. when open
No. 6 —For Brick, 1¼ to 1⅝ inch Blinds, City Pattern, 6½ in. when open.....
No 11—For Brick and Stone, Extra Heavy, (Canada Pattern) 8 inches when open.....
No. 14—For Brick and Stone, Extra Heavy, (Jersey Pattern) 10 inches when open.....

☞ A Set is comprised of *two* pairs of Hinges and Fasts complete, or sufficient to hang *one pair* of Blinds.

APPENDIX J

RECOMMENDED TREATMENT PLAN

INVENTORY CONDITION AND ASSESSMENT PROGRAM

Williamsport Preservation Training Center, 1990

PROPOSED ADAPTIVE USE of EXISTING STRUCTURE

The following scope of work is presented in priority order based upon the needs anticipated to complete the proposed action of adaptively using the Mumma Farm House for park administrative offices while maintaining the integrity and character defining elements of this historic structure. The three categories of Critical, Serious and Minor correspond to the Deficiency Priority listings of form NPS 10-219 used with the Inventory and Condition Assessment Program (ICAP), Version 1.0, 1989.

C R I T I C A L

A Critical Deficiency of a feature exists where:

there is advanced deterioration which has resulted in the failure of the feature or will result in the failure of the feature if not corrected within one year (+/-); or

there is accelerated deterioration of adjacent or related materials as a result of the feature's deficiency; or

there is a threat to the health &/or safety of the user; or

there is a failure to meet a legislated requirement.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4110: EXTR WALLS

Stabilize masonry walls including hand raking and repointing of all exterior brick walls, dismantling and reconstructing sections of wall which are too deteriorated to be stabilized. Tie existing NW wall back into existing structure using traditional tie rod methodology, anchoring to opposing wall and/or framed structure. Clean loose and scaling whitewash/ paint layers from exterior walls and repaint based on paint layer and color analysis, make permanent repairs or replace flashing in conjunction with porch and window work, preserve/ repair and repaint all exterior trim and ornament. See also 4160.

All door and window openings to be addressed during this phase of the work. See also 4140, 4150.

4120: EXTR CEILINGS See 4313.

4130: EXTR FLOORS

In conjunction w/ 4120, remove concrete porch (P115 and P116/117)) floor structure and replace with frame structure at same elevation. See also 4912.

4140: EXTR WINDOWS

Preserve/repair or replace deteriorated window units or individual elements of units to restore windows to fully operational condition; this includes window frames, sash, trim, glazing, hardware, lintels, sills at brick house and mud room wing (08045D).

Conduct separate evaluation of each window with treatment schedule.

4144: WINDOW GLAZING

Special mention is made of this section due to the extraordinary amount of historic glass which is in excellent condition. Each individual pane of historic glass is to be individually labeled and recorded as to which lite of which opening in which it was mounted. Glass will be returned to original openings. Broken or missing glass will be replaced with double strength modern glass.

4150: EXTR DOORS

Preservation strategy as outlined for 4140: Windows. Special attention given to openings in SW wall due to deteriorated condition of masonry. Conduct separate evaluation of each door opening with treatment schedule.

4160: EXTR FINISH

Conduct paint analysis of all exterior elements which are currently painted. Determine paint layer and color chronology for certain elements. Based on study determine exterior finishes and prepare material and execution specifications.

4190: EXTR PORCH COLUMNS

Work included with 4120. Preserve/ stabilize/ repair columns. Replace missing elements, dismantle and reglue if required, replace rotted elements with reproduction elements, prep, prime and paint.

INTERIOR ENVELOPE

4210: INTR FLOOR SYSTEMS

Includes floor surface, decking and structure. Replace existing floor structure at first and second floor levels with new floor framing system designed to carry 100 pounds per square foot required load for public assembly, or whatever use is determined through programming study to be more appropriate.

Attic structure would not be modified unless determined usage requires additional live load capacity/ PSF.

Code requirements for Minimum Uniformly Distributed Live Loads (Table 1106) according to the Building Officials and Code Administrators (BOCA) International, Inc., National Basic Building Code, Tenth Edition, 1987 are as follows for potential proposed uses of the structure:

Public Assembly Areas:	100 PSF	= pounds/ square foot
Offices:	50 PSF	
Attics (no storage):	20 PSF	
Light Storage:	125 PSF	
Roof:	25 PSF	

Recommended for Government Office Space: 70 PSF

4214: FLOOR INSULATION

Question to be determined based on programmed use of space. Most likely floor insulation will be required under the first floor.

4221: INTR WALL STRUCTURE

Interior surfaces of NW and SW exterior brick walls need hand rake and repoint, repair masonry as required, see 4110. Reconstruction of interior wythes of the wall will be needed near the following openings W113, D114, W116, D116, W214, and W215. Evidence of earlier floor joist pockets will be preserved.

ROOF

4311: ROOF SURFACE

Replace existing metal roof with new wood shingle roof to match remnants of historic wood shingle roof under existing metal, or replace existing metal roof with new corrugated metal roof to match existing pattern. Sheathing and structure will require modifications determined by which plan of action is approved. Determination based on completion of history research or further study of architectural chronology of structure. See 4360.

4313: ROOF STRUCTURE

Dismantle and reconstruct NE porch (P115) [see also 08045B] roof framing to establish positive drainage, repair existing porch columns and preserve/ repair all beaded porch ceiling boards, trim and ornament. Wall flashing to be replaced in accordance with SMACNA during porch reconstruction. See also 4160.

In dismantling of porch look for ghosts of earlier porch structure.
Stabilize structure of SW porch (P116/117) including roof framing and columns. Flashing with brick house and frame house to be replaced and installed in accordance with SMACNA.

4314: ROOF INSULATION

Question to be determined based on programmed use of space; should insulation be in second floor ceiling (leaving the attic itself uninsulated) or should the insulation be placed in the rafter cavity thereby providing some degree of insulation to the attic space itself.

4350: ROOF DRAINAGE

Replace or reuse existing system dependent upon design load of maximum rainfall for area. If current system (installed 09/90) is adequate, reuse as applicable with improvements. If current system is not adequate replace with appropriately designed and sized system. Install perimeter drainage system to carry roof rain water discharge (options include dry well or connect to existing storm sewer if applicable). See 4912.

4360: ROOF FINISH

Treat metal and/or wood shingle roof as per manufacturers specifications. Historic period appearance pending completion of Historical data research.

FOUNDATION

4412: FOUNDATION STRUCTURE

Continue to monitor NW wall as per Non-Destructive Monitoring Program and Proposed Archeology Program to determine exact nature and condition of existing (?) foundation.

Options include no work through tie-back of wall to opposing wall or frame structure if existing (?) foundation is adequate and can be stabilized, or underpinning of existing wall if inadequate foundation exists.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

Replace existing system with new system as per approved program use for space. Includes potentially the following: supply pipe network within structure, waste pipe network/ interior and exterior , plumbing fixtures, equipment, septic system, etc. City water has been brought to the structure, no additional work would be required in this regard.

4630: ELECTRICAL SYSTEM

Replace existing system with new system as per approved program use of space. Includes potentially the following: incoming service (above ground, underground, etc), distribution system, wiring network, switches, outlets, fixtures, other electrical equipment, communication system, etc.

4650: HVAC SYSTEM

Design and install new heating/ ventilating/ air-conditioning system as no current system exists in structure.

FIRE/ LIFE/ HEALTH SAFETY

4710: FIRE EGRESS

Determine fire egress needs, design and implement approved system including: means of egress, stairs/ railings, door/ hardware needs, emergency lightning, exit signage, fire escapes, etc.

4720: INTRUSION SYSTEM

Determine intrusion system needs, design and implement approved system including: intrusion alarms, controls, detectors, etc.

4730: FIRE DETECTION SYSTEM

Determine fire detection system needs, design and implement approved system including: alarms, controls, detectors, etc.

4740: SMOKE CONTROL SYSTEM

Determine smoke control system needs, design and implement approved system: alarms, controls, device/equipment needs, etc.

4750: FIRE SUPPRESSION SYSTEM

Determine fire suppression system needs, design and implement system including: alarms, controls, sprinkler devices, piping network, pumps/compressors, fire stops, extinguisher, etc.

4760: SEISMIC

Determine structural seismic needs, design and implement approved system including structural requirements (if any).

4770: HANDICAPPED ACCESS

Determine disabled persons (handicapped) access needs and federal requirements, design and implement system including: parking, entry/route, program access, restrooms, drinking fountains, etc.

GENERAL BUILDING SITE

4910: SITE FEATURES

Determine site feature improvement and facility needs, design and implement program including: drives, parking facilities, regrading and drainage (see 4912), vegetation control and management, walkways, and other site design requirements (exterior lighting, etc).

4912: SITE GRADING/ DRAINAGE

Regrade at perimeter of house to correct negative drainage and establish positive drainage to conduct water away from the walls, also install underground perimeter drainage system. See 4350 this structure, and also foundation drainage, moisture protection and damp-proofing at frame house (08045B).

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House .....

NOTE: elements where the recommended treatment will be the same for the Frame House as described for the Brick House are listed by the element number with a reference to the same element number as found at 08045A (Brick house). The description for the recommended treatment will be found under Brick House work requirements. Additional work required at the Frame House will be separately listed and described in this section.

EXTERIOR ENVELOPE

4112: EXTR WALL STRUCTURE

Complete structural reconstruction of NW wall and West corner; dismantle and reconstruct areas of major deteriorated framing members.

** EMERGENCY STABILIZATION WORK COMPLETED 09/90.

Complete sill and corner post replacement at all locations around perimeter of structure. See also 4213.

4113: EXTR WALL INSULATION

Wall insulation will be required in all exterior wall cavities. Exact nature of insulation to be determined based on programmed use of space.

4120: EXTR CEILINGS See 4313.

4130: EXTR FLOORS

SE porch (P113) and NE porch (P114): dismantle and reconstruct exterior porch decking and floor framing system. Critical work also includes 4120 (Extr Porch Roof Structure), 4170 (Railings) and 4190 (Columns). Serious work includes 4172, and 4173 (Stair Decking and Structure).

4140: EXTR WINDOWS

See this element under 08045A: Brick House.

4144: GLAZING

See this element under 08045A: Brick House.

4160: EXTR FINISH

Scrape, prep, prime and paint all exterior wood surfaces; make repairs to substrate in conjunction with prep work. Specifications for prime and paint to be based on further exterior paint layer and color analysis. All exterior wood work to be preserved/ repaired and/or replaced. Replace with like size, species, profile, etc.

4190: EXTR PORCH COLUMNS

SE porch (P113): Preserve/ repair and/or replace existing porch columns; brace roof framing to relieve load from columns and support roof framing system, etc. Dismantle and reconstruct box columns following original pattern. In conjunction with other SE porch work. See 4130 this structure for work also included.

INTERIOR ENVELOPE

4210: INTR FLOORS SYSTEM

Includes floor surface, decking, structure.
See this element under 08045A: Brick House.

4213: INTR FLOOR STRUCTURE

As per Phase I Stabilization (FY90) Mid-Term Review Meeting:

> "Replace only badly deteriorated joists with new matching (2"X 7") joists, if joists are still somewhat stable but need support through bolt a "sister" or supplemental joist to the existing joist and connect at sill plate with a double joist hanger;
>
> Future joist replacement will be based on using joist hangers to secure new and/or replacement joists into the historic framing system".

If historic joists are deteriorated beyond the structurally usable phase than they will be replaced with new 2" X 7" joists and will be hung from the sill plate with joist hangers. The major structural framing members of the floor framing system (summer beams, posts, ledger beams, etc.) will be replaced "in-kind". Additional structural members may be added in order to meet uniform live load requirements.

4214: INTR FLOOR INSULATION

Most likely floor insulation will be required under the first floor.

ROOF

4311: ROOF SURFACE

See this element under 08045A: Brick House, except if replacing existing metal roof with new metal roof use standing seam V-crimp metal to match existing roof patterns.

4313: ROOF STRUCTURE

For NE porch (P114) same treatment as described this element under 08045A: Brick House. Work would be conducted in conjunction with work at NE porch (P115) at Brick House.Stabilize roof framing structure at SE porch (P113) in conjunction with work described in 4130 this structure.

4314: ROOF INSULATION

Question to be determined based on programmed use of space; should insulation be in second floor ceiling (leaving the attic itself uninsulated) or should the insulation be placed in the rafter cavity thereby providing some degree of insulation to the attic space itself.

4350: ROOF DRAINAGE

See this element under 08045A: Brick House.

4360: ROOF FINISH

See this element under 08045A: Brick House.

FOUNDATION

4412: FOUNDATION WALL STRUCTURE

Excavate around perimeter of structure to allow hand raking and repointing of all below grade exterior foundation wall surfaces. Above grade portions were repointed in 1989 by park maintenance.

Areas of structural failure will be dismantled and reconstructed. Structural work will be required at the NW wall at West corner of foundation at D001 (extr basement door entry) and opening broken through wall adjoining kitchen addition SW wall at West corner. Other areas may need structural work but have not been identified. See also 4414 and 4415.

4414: FOUNDATION DRAINAGE

In conjunction with exterior repointing, repargetting and damp-proofing of stone foundation wall, install exterior perimeter drainage system which is designed to provide adequate drainage and hydrostatic pressure relief at walls and will also carry away the roof water being discharged by the roof drainage system. Options include discharge either to new dry-well, discharge to daylight, or discharge to storm sewer system (new or existing).

4415: FOUNDATION MOISTURE PROTECTION

Below grade areas will be (re-?)-pargetted on the exterior and coated with a bituminous damp-proofing material in conjunction with Foundation Drainage, 4414.

Moisture barrier may be addressed in dealing with replacement of existing basement floor.

4422: PORCH PIER STRUCTURE

NE porch (P114): reconstruct brick porch piers in conjunction with reconstruction of porch deck and floor framing system.

4490: BASEMENT DOOR/ D001

Reconstruct wooden elements of basement door frame and door, preserve existing door for reuse, construct door frame with integral wall flashing. See 4412 for reconstruction of structurally damaged portions of stone foundation walls.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

See this element under 08045A: Brick House.

4630: ELECTRICAL SYSTEM

See this element under 08045A: Brick House.

4650: HVAC SYSTEM

See this element under 08045A: Brick House.

FIRE/ LIFE/ HEALTH SAFETY

4710: FIRE EGRESS

See this element under 08045A: Brick House.

4720: INTRUSION SYSTEM

See this element under 08045A: Brick House.

4730: FIRE DETECTION SYSTEM

See this element under 08045A: Brick House.

4740: SMOKE CONTROL SYSTEM

See this element under 08045A: Brick House.

4750: FIRE SUPPRESSION SYSTEM

See this element under 08045A: Brick House.

4760: SEISMIC

See this element under 08045A: Brick House.

4770: HANDICAPPED ACCESS

See this element under 08045A: Brick House.

GENERAL BUILDING SITE

4910: SITE FEATURES

See this element under 08045A: Brick House.

4912: SITE GRADING/ DRAINAGE

See this element under 08045A: Brick House and also 4412, 4414, and 4415 this structure.

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4112: EXTR WALL STRUCTURE

Dismantle and reconstruct areas of major deteriorated framing members.

4113: EXTR WALL INSULATION

Wall insulation will be required in all exterior wall cavities. Exact nature of insulation to be determined based on programmed use of space.

4120: EXTR CEILINGS See 4313.

4130: EXTR FLOORS

P112: dismantle and reconstruct exterior porch decking and floor framing system.

4140: EXTR WINDOWS

See this element under 08045A: Brick House.

4160: EXTR FINISH

Scrape, prep, prime and paint all exterior wood surfaces; make repairs to substrate in conjunction with prep work. Specifications for prime and paint to be based on further exterior paint layer and color analysis. All exterior wood work to be preserved/ repaired and/or replaced. Replace with like size, species, profile, etc.

INTERIOR ENVELOPE

4210: INTR FLOORS SYSTEM

Includes floor surface, decking, structure.
See this element under 08045A: Brick House.

4213: INTR FLOOR STRUCTURE

If historic joists are deteriorated beyond the structurally usable phase than they will be replaced with new 2" X 7" joists and will be hung from the sill plate with joist hangers. The major structural framing members of the floor framing system (summer beams, posts, ledger beams, etc.) will be replaced "in-kind". Additional structural members may be added in order to meet uniform live load requirements.

4214: INTR FLOOR INSULATION

Most likely floor insulation will be required under the first floor.

ROOF

4311: ROOF SURFACE

Replace exsiting roof with new BUR roof, or replace with new flat seam metal roof for upgrade.

4314: ROOF INSULATION

Question to be determined based on programmed use of space; should insulation be in second floor ceiling (leaving the attic itself uninsulated) or should the insulation be placed in the rafter cavity thereby providing some degree of insulation to the attic space itself.

4350: ROOF DRAINAGE

See this element under 08045A: Brick House.

FOUNDATION

4414: FOUNDATION DRAINAGE

Install exterior perimeter drainage system which is designed to provide adequate drainage and hydrostatic pressure relief at walls and will also carry away the roof water being discharged by the roof drainage system. Options include discharge either to new dry-well, discharge to daylight, or discharge to storm sewer system (new or existing).

4422: PORCH PIER STRUCTURE

Porch (P112): reconstruct brick porch piers in conjunction with reconstruction of porch deck and floor framing system.

UTILITY SYSTEMS

4610: PLUMBING SYSTEM

See this element under 08045A: Brick House.

4630: ELECTRICAL SYSTEM

See this element under 08045A: Brick House.

4650: HVAC SYSTEM

See this element under 08045A: Brick House.

FIRE/ LIFE/ HEALTH SAFETY

4710: FIRE EGRESS

See this element under 08045A: Brick House.

4720: INTRUSION SYSTEM

See this element under 08045A: Brick House.

4730: FIRE DETECTION SYSTEM

See this element under 08045A: Brick House.

4740: SMOKE CONTROL SYSTEM

See this element under 08045A: Brick House.

4750: FIRE SUPPRESSION SYSTEM

See this element under 08045A: Brick House.

4760: SEISMIC

See this element under 08045A: Brick House.

4770: HANDICAPPED ACCESS

See this element under 08045A: Brick House.

GENERAL BUILDING SITE

4910: SITE FEATURES

See this element under 08045A: Brick House.

4912: SITE GRADING/ DRAINAGE

See this element under 08045A: Brick House and also 4412, 4414, and 4415 this structure.

4990: BUILDING GENERAL

Not recommended at this time, but based on management decision the cost for removal is included for reference.

Dismantle/ remove existing kitchen addition, restore site and exposed elevation of Frame House. Action of this nature would require a comleted and approved Historic Structure Report as well as full Section 106 review.

ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition . . . . . .

Included under 08045A: MUMMA FARM HOUSE: Brick House.

** CONTINUE to SERIOUS DEFICIENCIES...END THIS SECTION.

PROPOSED ADAPTIVE USE of MUMMA FARM HOUSE

The following scope of work is presented in priority order based upon the needs anticipated to complete the proposed action of adaptively using the Mumma Farm House for park administrative offices while maintaining the integrity and character defining elements of this historic structure. The three categories of Critical, Serious and Minor correspond to the Deficiency Priority listings of form NPS 10-219 used with the Inventory and Condition Assessment Program (ICAP), Version 1.0, 1989.

S E R I O U S

A Serious deficiency of a feature exists where:

there is deterioration which, if not corrected within 2-5 years will result in failure of the feature; or

a threat to the health and/or life safety of the user may occur within 2-5 years if the deterioration is not corrected; or

there is deterioration of the adjacent or related materials and/or systems as a result of a feature's deficiency.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House.....
ANTI-3120-08045D: MUMMA FARM HOUSE: Shed Addition.....

EXTERIOR ENVELOPE

4111: EXTR WALL SURFACE

After completion of wall stabilization (4110), exterior wall surfaces will be treated as per results of further research into paint layer and color analysis. Options include cleaning all coatings from brick, repaint or whitewash.

4113: EXTR WALL INSULATION

Wall insulation requirements will be determined based on programmed use of space and thermal properties of existing wall structure.

4145: EXTR WINDOW HARDWARE

Shutter hardware exists at all window openings except attic windows. Preserve/repair existing hardware, provide new hardware to match historic hardware at openings where historic hardware is missing or damaged beyond repair.

4148: EXTR WINDOW STORM/ SCREENS

Using remaining examples of historic storm sash and screen frames, construct new storm sash and screen frames for all window openings. Preserve/ repair existing units.

4149: EXTR WINDOW SHUTTERS

Preserve/repair existing shutter units and rehang in opening from which it originated (this will require sorting through shutter units and completing an inventory and analysis of which shutters go with which window opening). Construct new shutter units for window openings for which there are no existing shutters.

4158: EXTR DOOR STORM/ SCREENS

Using remaining examples of historic storm doors and screen door frames, construct new storm and screen doors for all exterior door openings. Preserve/ repair existing units.

4161: EXTR FINISHES: Coatings

See 4111, Exterior Wall Surface for finish/ coating treatments.

INTERIOR ENVELOPE

4220: INTR WALLS

Interior surfaces brick walls need hand rake and repoint, repair masonry as required, see 4110/Critical. Interior frame walls generally will not require structural work.

Work at interior wall surfaces includes stabilizing existing plaster surfaces where possible, retain lathe as possible, use traditional materials and techniques to repair plaster surfaces,

or;

remove all existing loose plaster, save examples of plaster in closets, etc., retain all lathe, patch lathe where necessary, install blue-board and plaster skim coat system to thickness of existing plaster surfaces (veneer plaster system as recommended by United States Gypsum Company, Gypsum Construction Handbook, 3rd Edition, Chapter 3).

4230: INTR CEILINGS

Same work recommendations as per 4220.

4245: WINDOW HARDWARE

Provide complete window hardware (based on existing) for each window unit. This includes where applicable: sash weights and cords, pulls, latches, locks, etc. Damaged hardware will be repaired when possible, missing hardware will be replaced with suitable matching hardware. Specification to be written as part of preliminary design phase of work.

4250: INTR DOORS

This includes door frames, doors, door trim, door hardware, thresholds, etc. Preserve/repair all existing fabric. Repair doors where minor damage has occurred with dutchman technique. Preserve finishes at all costs. See 4245 for hardware treatment and 4261 for finish treatment.

4261: INTR FINISHES: Coatings

Clean and retouch all grained surfaces, restore if badly damaged. Protect and preserve existing finishes throughout the adaptive reuse project as most elements are in good condition and only minimal retouching is necessary at this time (09/90).

4262: INTR FINISHES: Coverings

New interior finishes at floors, walls and ceilings to be determined through preliminary design process after programmed use of space has been approved. New finishes will be required throughout the interior of the structure on all floors.

4280: INTR FIREPLACES

Existing fireplace flues and fireboxes will require thorough inspection and evaluation if intended for use. Flues, fireboxes, dampers, stove inserts, etc., will require complete rehabilitation as they have been previously converted to stove use.

Mantle pieces are in good condition and require very little work in terms of their decorative function.

ROOF

4315: ROOF CORNICE

Preserve/repair deteriorated portions of cornice.

4390: ROOF OTHER

Restore lightning protection system using remaining elements of historic system as patterns for new system; new system to meet code and receive UL Master Label after installation.

Restore snow board brackets and snow boards using remaining elements of existing as patterns for new system.

FOUNDATION

4413: FOUNDATION VENTILATION

Provide crawl space ventilation by excavation under existing floor framing system, regrading at exterior and providing openings to create positive air flow under floor.

4433: CHIMNEYS: FLUE/STACK

If intended for use, dependent on approved program use of space, chimney flue/stacks will require inspection, evaluation, and possible (re) lining to bring chimneys up to code.

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ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House.....

NOTE: elements where the Recommended Treatment will be the same for the Frame House as described for the Brick House are listed by the element number with a reference to the same element number as found at 08045A: Brick House. The description for the Recommended Treatment will be found under Brick House work requirements. Additional work required at the Frame House will be separately listed and described in this section.

EXTERIOR ENVELOPE

4111: EXTR WALL SURFACE

Preserve/repair and/or replace deteriorated portions of any exterior wood siding and/or trim. Match profile, etc., of existing pieces. Use dutchman technique of repairing partially deteriorated elements rather than replacing a partially deteriorated element. Prep and paint following painting specifications for exterior application.

4113: EXTR WALL INSULATION

Wall insulation requirements will be determined based on programmed use of space and thermal properties of existing wall structure. Wall insulation of some kind will probably be required to upgrade performance of structure.

4145: EXTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4148: EXTR WINDOW: STORM/ SCREENS

See this element under 08045A: Brick House.

4149: EXTR WINDOW SHUTTERS

See this element under 08045A: Brick House.

4150: EXTR DOORS

This includes door frames, doors, door trim, door glazing, lintels, sills, thresholds. Preserve/repair or replace deteriorated door units or individual elements to restore doors to fully operational condition.

4155: EXTR DOOR HARDWARE

Preserve/repair existing hardware, provide new hardware to match historic hardware at openings where historic hardware is missing or damaged beyond repair.

4158: EXTR DOOR: STORM/ SCREENS

See this element under 08045A: Brick House.

4161: EXTR FINISHES: Coatings

See 4111, Exterior Wall Surface for finish/ coating requirements.

4170: EXTR STAIRS

Reconstruct exterior porch stairs at SE porch (P113). Use archeology to determine outermost stringer position relative to porch foundation. Determine configuration of stair by dividing distance of bottom tread from foundation by standard number for exterior riser height for exterior stairs.

INTERIOR ENVELOPE

4220: INTR WALLS

Work at interior wall surfaces includes stabilizing existing plaster surfaces where possible, retain lathe as possible, use traditional materials and techniques to repair plaster surfaces,

or;

remove all existing loose plaster, save examples of plaster in closets, etc., retain all lathe, patch lathe where necessary, install blue-board and plaster skim coat system to thickness of existing plaster surfaces (veneer plaster system as recommended by United States Gypsum Company, Gypsum Construction Handbook, 3rd Edition, Chapter 3).

4230: INTR CEILINGS

Same Work Recommendation as per 4220.

4245: INTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4250: INTR DOORS

See this element under 08045A: Brick House.

4261: INTR FINISHES: Coatings

Clean and retouch all grained surfaces, restore if badly damaged. Protect and preserve existing finishes throughout the adaptive reuse project as most elements are in good condition and only minimal retouching is necessary at this time (09/90).

4262: INTR FINISHES: Coverings

New interior finishes at floors, walls and ceilings to be determined through preliminary design process after programmed use of space has been approved. New finishes will be required throughout the interior of the structure on all floors.

4270: INTR STAIRS

Protect grained surfaces at existing hall stair (R101) through duration of adaptive use. Repair loose spindles in railing, strengthen newel posts at bottom landing and at top landing by shimming or regluing structural connection at floor and rail.

4280: INTR FIREPLACES

See this element at 08045A: Brick House.

ROOF

4315: ROOF CORNICE

Preserve/ repair deteriorated portions of cornice soffit, fascia and gutter board.

4316: ROOF EAVES/ BRACKETS

Preserve/ repair deteriorated brackets; remove deteriorated brackets to make repairs, use epoxy or dutchman technique to repair rather than replace historic brackets. Applies to SE porch (P113) also. Smaller brackets in worse condition than main house brackets, some with missing elements which will need to be replaced with new material.

4390: ROOF OTHER

Restore lightning protection system using remaining elements of historic system as patterns for new system; new system to meet code and receive UL Master Label after installation.

Restore snow board brackets and snow boards using remaining elements of existing as patterns for new system.

FOUNDATION

4411: FOUNDATION WALL SURFACE

Hand rake and repoint interior wall surfaces. Repargett all interior stone foundation wall surfaces. After pargetting has set-up, prep and paint with appropriate masonry wall interior finish product in the paint family. Color to be based on paint layer and color analysis.

4433: CHIMNEYS: Flue/ Stack

If intended for use, dependent on approved program use of space, chimney flue/stacks will require inspection, evaluation, and possible (re) lining to bring chimneys up to code.

ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition.....

EXTERIOR ENVELOPE

4111: EXTR WALL SURFACE

Preserve/repair and/or replace deteriorated portions of any exterior wood siding and/or trim. Match profile, etc., of existing pieces. Use dutchman technique of repairing partially deteriorated elements rather than replacing a partially deteriorated element. Prep and paint following painting specifications for exterior application.

4113: EXTR WALL INSULATION

Wall insulation requirements will be determined based on programmed use of space and thermal properties of existing wall structure. Wall insulation of some kind will probably be required to upgrade performance of structure.

4145: EXTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4148: EXTR WINDOW: STORM/ SCREENS

See this element under 08045A: Brick House.

4149: EXTR WINDOW SHUTTERS

See this element under 08045A: Brick House.

4150: EXTR DOORS

This includes door frames, doors, door trim, door glazing, lintels, sills, thresholds. Preserve/repair or replace deteriorated door units or individual elements to restore doors to fully operational condition.

4155: EXTR DOOR HARDWARE

Preserve/repair existing hardware, provide new hardware to match historic hardware at openings where historic hardware is missing or damaged beyond repair.

4158: EXTR DOOR: STORM/ SCREENS

See this element under 08045A: Brick House.

4161: EXTR FINISHES: Coatings

See 4111, Exterior Wall Surface for finish/ coating requirements.

4170: EXTR STAIRS

Reconstruct exterior porch stairs at SE porch (P112).

INTERIOR ENVELOPE

4220: INTR WALLS

Work at interior wall surfaces includes stabilizing existing plaster surfaces where possible, retain lathe as possible, use traditional materials and techniques to repair plaster surfaces,

or;

remove all existing loose plaster, save examples of plaster in closets, etc., retain all lathe, patch lathe where necessary, install blue-board and plaster skim coat system to thickness of existing plaster surfaces (veneer plaster system as recommended by United States Gypsum Company, Gypsum Construction Handbook, 3rd Edition, Chapter 3).

4230: INTR CEILINGS

Same Work Recommendation as per 4220.

4245: INTR WINDOW HARDWARE

See this element under 08045A: Brick House.

4250: INTR DOORS

See this element under 08045A: Brick House.

4262: INTR FINISHES: Coverings

New interior finishes at floors, walls and ceilings to be determined through preliminary design process after programmed use of space has been approved. New finishes will be required throughout the interior of the structure on all floors.

ROOF

4315: ROOF CORNICE

Preserve/ repair deteriorated portions of cornice soffit, fascia and gutter board.

FOUNDATION

4433: CHIMNEYS: Flue/ Stack

If intended for use, dependent on approved program use of space, chimney flue/stacks will require inspection, evaluation, and possible (re) lining to bring chimneys up to code.

** CONTINUE to MINOR DEFICIENCies

M I N O R : ICAP/ MM unit listing only

The following listed units require work which has been determined to be minor in nature. A Minor deficiency of a feature exists where:

standard preventative maintenance practices and conservation methods have not been followed; or

there is a reduced life expectancy of affected or related materials and/or systems; or

there is a condition with long-term impact beyond 5 years.

The recommended treatment and proposed scope of work for these elements will be as described in the Work Recommendations section of the Historic Structures Assessment Report (HSAR) for each individual structure.

ANTI-3120-08045A: MUMMA FARM HOUSE: Brick House . . . . . .
ANTI-3210-08045D: MUMMA FARM HOUSE: Shed Addition . . . . . .

4116:	EXTR WALL TRIM	Others not listed are incor-
4121:	EXTR CEILING SURFACE	porated into units which
4123:	EXTR CEILING TRIM	are listed under either
4131:	EXTR FLOOR SURFACES	Critical or Serious headings
4151:	EXTR DOOR FRAMES	because the majority of the
4155:	EXTR DOOR HARDWARE	work required immediate
4156:	EXTR DOOR LINTELS	attention.
4223:	INTR WALL TRIM	
4224:	INTR WALL ORNAMENT	
4243:	INTR WINDOW TRIM	
4247:	INTR STAIR SURFACE	

ANTI-3120-08045B: MUMMA FARM HOUSE: Frame House . . . . . .
ANTI-3120-08045C: MUMMA FARM HOUSE: Kitchen Addition . . . . . .

4116:	EXTR WALL TRIM	4253:	INTR DOOR TRIM
4117:	EXTR WALL ORNAMENT	4255:	INTR DOOR HARD
4121:	EXTR CEILING SURFACE	4271:	INTR STAIR SUR
4122:	EXTR CEILING STRUCTURE		
4123:	EXTR CEILING TRIM	Others not listed are	
4131:	EXTR FLOOR SURFACES	incorporated into units	
4147:	EXTR WINDOW SILL	which are listed under	
4151:	EXTR DOOR FRAME	either Critical or	
4223:	INTR WALL TRIM	Serious headings because	
4233:	INTR CEILING TRIM	the majority of the work	
4243:	INTR WINDOW TRIM	required immediate attn.	

APPENDIX K

GENERAL INFORMATION REPORT

INVENTORY CONDITION AND ASSESSMENT PROGRAM

Williamsport Preservation Training Center, 1990

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--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Jacob Mumma purchased the farm in 1796. The house was burned by Confederate troops on September 17, 1862 to prevent its use by Federal sharpshooters; only some of the brick walls survived. In 1863 the house was rebuilt on the original site.
ARCHITECTURAL DESCRIPTION: 2 story brick gable end structure, foundation conditions unknown at this time, metal roof over wood shingle roof. End gable wall w/ central chimney.

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: 1863 Brick House with some pre civil war remnants;, possibly 2 standing walls, foundations unknown.

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road NE of Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042A
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IA
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST: ✓
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC class C estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1863

SIZE INFORMATION
TOTAL FLOOR AREA: 2118 SF
FIRST FLOOR AREA: 660 SF
ADDITIONAL FLOOR AREA: 1458 SF
TOTAL BASEMENT AREA: 660 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 660 SF
ROOF AREA: 1100 SF
PERIMETER LENGTH: 103 LF
NUMBER OF STORIES: 3
NUMBER OF ROOMS: 9
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
NFPA 101
National Electric Code
National Plumbing Code
National Building Code (BOCA)
OCCUPANCY CLASSIFICATION: Not occupied
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 3 (211)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

--S I G N I F I C A N C E----------

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
NHL STATUS: No

--H I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

--D O C U M E N T A T I O N----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS Dwgs; plans, elev, sec, dtail	MD950A	1987-88	5 sheets: Library of Congress, DSC, park files
DSC PARKCODE 302			

REPORTS:

TITLE	DOC ID #	DATE	LOCATION

****

--H I S T O R I C A L D O C U M E N T A T I O N----------

HABS NUMBER: MD-950A HAER NUMBER: N/A NATIONAL REGISTER NUMBER: 66000038

CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)

AUTHOR: Bearss, Edwin C. DATE: 06/1961 CRBIB NUMBER: 010031
TITLE: Order of Battle, Battle of Antietam, September 17, 1862

AUTHOR: Bearss, Edwin C. DATE: 06/1961 CRBIB NUMBER: 001043
TITLE: Documentation for Historical Base Map

AUTHOR: Doust, Harry W. and Lagemann, Robert L. DATE: 07/1958 CRBIB NUMBER: 001047
TITLE: Antietam National Battlefield

AUTHOR: Staff DATE: 04/1971 CRBIB NUMBER: 010559
TITLE: Master Plan, Antietam National Battlefield

AUTHOR: Staff DATE: 00/1988 CRBIB NUMBER: 014534
TITLE: RMP, Antietam National Battlefield

AUTHOR: Staff DATE: 00/1990 CRBIB NUMBER: 015130
TITLE: Alternative, Antietam National Battlefield

AUTHOR: Stinson, Dwight E. DATE: 01/1962 CRBIB NUMBER: 001067
TITLE: HSR - Part I: Mumma Farmstead

AUTHOR: Tilberg, Frederick DATE: 06/1952 CRBIB NUMBER: 010024
TITLE: Master Plan Development Outline, Antietam National Battlefield

AUTHOR: Wilshin, Francis F. DATE: 08/1969 CRBIB NUMBER: 001065
TITLE: HSR - Historical Data Section, Mumma Farm Springhouse, et. al.

AUTHOR: Franzen, Archie W. DATE: 10/1968 CRBIB NUMBER: 001064
TITLE: HSR-Architectural Data Section, Survey Report for Piper Farm, D
orsey Farm, Spielman Farm

AUTHOR: Hancock DATE: 04/1934 CRBIB NUMBER: 000000
TITLE: Newspaper Accounts of the Battle of Antietam

AUTHOR: Steere, Edward DATE: 11/1942 CRBIB NUMBER: 001052
TITLE: Study of the Maryland Campaign & Battle of Antietam, with Inter
pretation of Political & Military Significance & Topographical

****

AUTHOR: Denver Service Center DATE: 01/1990 CRBIB NUMBER: 000000
TITLE: Antietam NB, Alternatives

AUTHOR: Denver Service Center DATE: 00/1989 CRBIB NUMBER: 000000
TITLE: Antietam NB, Preserving America's Past

AUTHOR: Denver Service Center DATE: 09/1988 CRBIB NUMBER: 000000
TITLE: Antietam NB, Analysis of the Visible Landscape

****

--MAJOR IMPROVEMENTS/MODIFICATIONS----------

CONSTRUCTION DATE: 1790 CONSTRUCTION: Built TEXT: Date of original construction 4th qtr 18th C
COST: $ 0 DESIGNER: Orndorff ? DESIGNER'S OCCUPATION: Other

CONSTRUCTION DATE: 1862 CONSTRUCTION: Altered TEXT: Burned by Confederate Troops
COST: $ 0 DESIGNER: General Robert E. Lee DESIGNER'S OCCUPATION: Engineer

CONSTRUCTION DATE: 1863 CONSTRUCTION: Reconstruction TEXT: Some version of house was rebuilt by 09/63
COST: $ 0 DESIGNER: Samuel Mumma, Sr. and Jr. DESIGNER'S OCCUPATION: Other

TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

--I N S P E C T I O N T E A M I N F O R M A T I O N----------

EVALUATION PROCEDURE

Due to construction of house in distinct phases, it has been evaluated as 4 separate buildings: Brick House, 1864 (042A); Frame House, c. 1898 (042B); Kitchen Wing, c. 1920 (042C); and Shed Roof Addn, c. 1920 (042D). Each unit has been recorded independently using ICAP, reports will be merged to provide 1 General Information Cover and 4 individualized ICAP evaluations with Work Recommendations. This material needs to be considered along with the Emergency Stabilization Report, and will form the basis of the Physical History & Analysis Report. SEE BLDG DIRECTORY!

INSPECTION TEAM

DATE OF INSPECTION: 06/25/90

INSPECTION TEAM PERSONNEL:

Thomas A. Vitanza, aia
Historical Architect
NPS-WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08045A
TIMES:
INSPECTION: 10 HRS.
REPORT PREPARATION: 8 HRS.

Christian Bookter
Preservation Specialist
NPS-WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872
AREAS: 08045A
TIMES:
INSPECTION: 18 HRS.
REPORT PREPARATION: 12 HRS.

DATA ENTRY

DATE OF DATA ENTRY: 04/29/90
NAME: Vitanza and Bookter
ADDRESS: NPS - WPTC
205 W. Potomac
Williamsport, MD 21795
(301) 223-7872

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Large addition constructed adjacent to brick house. Post Civil War transitional platform frame construction. Italianate details. Exact construction date undetermined; third or fourth quarter nineteenth century; evidence in materials & detailing.
ARCHITECTURAL DESCRIPTION: Modified Italianate; basic frame house with central hall and stair, two storeys on raised stone foundation, clipped gable roof, detailed cornice...

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: Circa 1898 Italianate Frame Addition

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042B
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IB
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1864-1898

SIZE INFORMATION
TOTAL FLOOR AREA: 3228 SF
FIRST FLOOR AREA: 996 SF
ADDITIONAL FLOOR AREA: 2232 SF
TOTAL BASEMENT AREA: 996 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 996 SF
'OOF AREA: 1250 SF
PERIMETER LENGTH: 130 LF
NUMBER OF STORIES: 3
NUMBER OF ROOMS: 11
NUMBER OF BATHROOMS: 1.5

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Large addition constructed adjacent to brick house. Post Civil War transitional platform frame construction. Italianate details. Exact construction date undetermined; third or fourth quarter nineteenth century; evidence in materials & detailing.
ARCHITECTURAL DESCRIPTION: Modified Italianate; basic frame house with central hall and stair, two storeys on raised stone foundation, clipped gable roof, detailed cornice...

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: Circa 1898 Italianate Frame Addition

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042B
BUILDING CONDITION: Fair
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 215
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IB
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1864-1898

SIZE INFORMATION ✓
TOTAL FLOOR AREA: 3228 SF
FIRST FLOOR AREA: 996 SF
ADDITIONAL FLOOR AREA: 2232 SF
TOTAL BASEMENT AREA: 996 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 996 SF
:OOF AREA: 1250 SF
PERIMETER LENGTH: 130 LF
NUMBER OF STORIES: 3
NUMBER OF ROOMS: 11
NUMBER OF BATHROOMS: 1.5

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
See 08045A for listing.

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

--S I G N I F I C A N C E----------

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
NHL STATUS: No

I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

--D O C U M E N T A T I O N--✓----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS dwgs; plans, elev, sec, dtail	MD950A	1987-88	5 sheets: Library of Congress, DSC, park files

DSC PARKCODE 302
REPORTS:

TITLE	DOC ID #	DATE	LOCATION

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: One story frame addition to larger frame house extr german siding, shallow mtl clipped gable roof, 4/4 sash w/ plain trm pedimented mud rm extr entry dr

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: Frame Kitchen Addition

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042C
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 1 - High
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-IC
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
TOTAL FLOOR AREA: 402 SF
FIRST FLOOR AREA: 374 SF
ADDITIONAL FLOOR AREA: 28 SF
TOTAL BASEMENT AREA: 374 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 374 SF
ROOF AREA: 400 SF
PERIMETER LENGTH: 50 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 4
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: One story frame addition to larger frame house extr german siding, shallow mtl clipped gable roof, 4/4 sash w/ plain trm pedimented mud rm extr entry dr

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: Frame Kitchen Addition

BUILDING ADDRESS
- PARK ORGCODE: 3120
- Mumma Farm Complex
- DISTRICT ORGCODE: 3120
- Mumma Lane, see Site Map
- 1.5 mi. NE of Sharpsburg, MD 21782
- LOCATION: Smoketown Road, NE of ANTI Visitor Center
- COUNTY: Washington

BUILDING INFORMATION
- BUILDING ORGCODE: 0042
- MANAGEMENT UNIT: ANTI/042C
- BUILDING CONDITION: Poor
- MAINTENANCE PRIORITY: 1 - High
- MANAGEMENT CATEGORY: C DATE: 03/01/81
- ELEVATION: FT
- UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
- ACQUISITION DOCUMENT: - - -
- ACQUISITION COST: $ 50000
- ACQUISITION DATE: 1961
- GENERAL LEDGER ACCT NO: 210
- SF 1166 NUMBER: 3020
- SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
- TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
- NPS LEGAL INTEREST:
  - FEE - FEE SIMPLE
- MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
- NUMBER ON BUILDING: WPTC-IC
- LCS ID NUMBER: 08045
- HOUSING NUMBER: STRUC#0042
- ENERGY NUMBER: N/A
- CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
- REPLACEMENT COST:
- APPRAISAL YEAR: 1990
- APPRAISAL SOURCE: WPTC Class C Estimate
- PERCENT OCCUPIED: 0%
- DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
- TOTAL FLOOR AREA: 1206 SF
- FIRST FLOOR AREA: ~~1206 SF~~ 374
- ADDITIONAL FLOOR AREA: ~~0 SF~~ 28
- TOTAL BASEMENT AREA: 238 SF
- FINISHED BASEMENT AREA: 0 SF
- UNFINISHED BASEMENT AREA: ~~238 SF~~ 374
- ROOF AREA: ~~460 SF~~ 400
- PERIMETER LENGTH: ~~63 LF~~ 50
- NUMBER OF STORIES: 1
- NUMBER OF ROOMS: 4
- NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
- TOTAL: $ 0
- CRITICAL: $ 0
- SERIOUS: $ 0
- MINOR: $ 0

****

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
See 08045A

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: STABILIZATION

--S I G N I F I C A N C E----------

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
NHL STATUS: No

I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

--D O C U M E N T A T I O N-✓----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS drawings; plans, elev, sect.	MD950A	1987-88	Library of Congress, Denver Service Center, park

REPORTS:

TITLE	DOC ID #	DATE	LOCATION

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: Small german sided mud room addition off brick house, recessed under rear porch roof connecting to frame house. One door & one window, w/ corner boards.

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: Frame One Storey Shed Roofed Addition, Mud Room with Connecting Porch

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042D
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 3 - Low
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-ID
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
TOTAL FLOOR AREA: 132 SF
FIRST FLOOR AREA: 14 SF
ADDITIONAL FLOOR AREA: 118 SF
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: 228 SF
PERIMETER LENGTH: 70 LF
NUMBER OF STORIES: 1
NUMBER OF ROOMS: 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--E X E C U T I V E S U M M A R Y----------

SIGNIFICANCE: Contributing, as part of house.

ARCHITECTURAL DESCRIPTION: Small german sided mud room addition off brick house, recessed under rear porch roof connecting to frame house. One door & one window, w/ corner boards.

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N----------

OTHER NAMES: Frame One Storey Shed Roofed Addition, Mud Room with Connecting Porch

BUILDING ADDRESS
PARK ORGCODE: 3120
Mumma Farm Complex
DISTRICT ORGCODE: 3120
Mumma Lane, see Site Map
1.5 mi. NE of Sharpsburg, MD 21782
LOCATION: Smoketown Road, NE of ANTI Visitor Center
COUNTY: Washington

BUILDING INFORMATION
BUILDING ORGCODE: 0042
MANAGEMENT UNIT: ANTI/042D
BUILDING CONDITION: Poor
MAINTENANCE PRIORITY: 3 - Low
MANAGEMENT CATEGORY: C DATE: 03/01/81
ELEVATION: FT
UTM COORDINATES: 18/263520/4375280

REAL PROPERTY INFORMATION
ACQUISITION DOCUMENT: - - -
ACQUISITION COST: $ 50000
ACQUISITION DATE: 1961
GENERAL LEDGER ACCT NO: 210
SF 1166 NUMBER: 3020
SF 1166 DESIGNATION: RESIDENCE (SINGLE UNIT)
TOTAL IMPROVEMENT/MODIFICATION COSTS: $ 0

OTHER PROPERTY INFORMATION
NPS LEGAL INTEREST:
FEE - FEE SIMPLE
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION
NUMBER ON BUILDING: WPTC-ID
LCS ID NUMBER: 08045
HOUSING NUMBER: STRUC#0042
ENERGY NUMBER: N/A
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION
REPLACEMENT COST:
APPRAISAL YEAR: 1990
APPRAISAL SOURCE: WPTC Class C Estimate
PERCENT OCCUPIED: 0%
DATE OF CONSTRUCTION: 1890-1930

SIZE INFORMATION
TOTAL FLOOR AREA: ~~12 SF~~
FIRST FLOOR AREA: ~~12 SF~~ 14
ADDITIONAL FLOOR AREA: ~~0 SF~~ 118
TOTAL BASEMENT AREA: 0 SF
FINISHED BASEMENT AREA: 0 SF
UNFINISHED BASEMENT AREA: 0 SF
ROOF AREA: ~~0 SF~~ 228
PERIMETER LENGTH: ~~0 LF~~ 71
NUMBER OF STORIES: 1
NUMBER OF ROOMS: ~~1~~ 2
NUMBER OF BATHROOMS: 0

SUMMARY COST INFORMATION
TOTAL: $ 0
CRITICAL: $ 0
SERIOUS: $ 0
MINOR: $ 0

****

--I D E N T I F I C A T I O N / M A N A G E M E N T I N F O R M A T I O N (cont)----------

BUILDING CODE INFORMATION
APPLICABLE CODES:
See 08045A

OCCUPANCY CLASSIFICATION: Not occupied.
OCCUPANCY LOAD: 0
HAZARD OF CONTENTS: Ordinary
SEISMIC ZONE: 1
CONSTRUCTION TYPE: 5 (000)

OPERATIONS INFORMATION
Not open to the public
SEASON:
HOURS:
TREATMENT RESPONSIBILITY
INTERIM TREATMENT: NPS
APPROVED ULTIMATE TREATMENT: NPS
ROUTINE MAINTENANCE: NPS
CYCLIC MAINTENANCE: NPS
ULTIMATE TREATMENT: PROPOSED DATE: 03/01/81
DOCUMENT: B - GMP
TREATMENT TYPE: NO TREATMENT SPECIFIED

--S I G N I F I C A N C E----------

SIGNIFICANCE: Contributing
NATIONAL REGISTER STATUS: 1 - Entered - Documented DATE: 02/10/82
NHL STATUS: No

I S T O R I C A L I N F O R M A T I O N----------

PERIOD OF CONSTRUCTION: Historic
HISTORIC FUNCTION:
SINGLE DWELLING(INCL ROWHOUSE)

CURRENT FUNCTION:
VACANT/NOT IN USE
NPS WAYSIDE EXHIBIT

--D O C U M E N T A T I O N-✓----------

DSC PARKCODE:
DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
HABS drawings; plans, sect., elev.	MD950A	1987-88	Library of Congress, DEnver Service Center, park

REPORTS:

TITLE	DOC ID #	DATE	LOCATION

APPENDIX L

NATIONAL REGISTER OF HISTORIC PLACES

INVENTORY - NOMINATION FORM

Applicable Pages Only

National Park Service, National Capital Region
1981

Fo ⁻ No 10 306 (Rev 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR FEDERAL PROPERTIES

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Antietam National Battlefield

AND/OR COMMON

2 LOCATION

STREET & NUMBER
P. O. Box 158 — NOT FOR PUBLICATION

CITY, TOWN
Sharpsburg — VICINITY OF

CONGRESSIONAL DISTRICT
Sixth

STATE
Maryland

CODE
24

COUNTY
Washington

CODE
043

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
X DISTRICT	— PUBLIC	X OCCUPIED	X AGRICULTURE	— MUSEUM
— BUILDING(S)	— PRIVATE	— UNOCCUPIED	— COMMERCIAL	X PARK
— STRUCTURE	X BOTH	— WORK IN PROGRESS	— EDUCATIONAL	X PRIVATE RESID
— SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	— ENTERTAINMENT	— RELIGIOUS
— OBJECT	X IN PROCESS	— YES: RESTRICTED	— GOVERNMENT	— SCIENTIFIC
	— BEING CONSIDERED	X YES: UNRESTRICTED	— INDUSTRIAL	— TRANSPORTA
		— NO	— MILITARY	— OTHER

4 AGENCY

REGIONAL HEADQUARTERS: *(If applicable)*
National Capital Region/National Park Service

STREET & NUMBER
1100 Ohio Drive, S.W.

CITY, TOWN
Washington, D.C. 20242 —— VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
Washington County Courthouse

STREET & NUMBER

CITY, TOWN
Hagerstown,

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Partial representation in State Historic Sites Survey, Maryland Historic Trust

DATE

— FEDERAL X STATE — COUNTY — LOCAL

DEPOSITORY FOR SURVEY RECORDS
Maryland Historic Trust, 21 State Circle

CITY, TOWN
Annapolis,

STATE
Maryland

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
X GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Antietam National Battlefield is located near the Maryland bank of the Potomac Rive and along Antietam Creek north and east of the village of Sharpsburg, Maryland. On September 17, 1862, the Confederates occupied the heights around Sharpsburg, and to them the battle was known as the Battle of Sharpsburg. The Union forces coming westward from Boonsboro crossed the Antietam in the early morning of September 17, 1862, at the Upper or Hitt's Bridge (presently outside the park), at Pry's Ford below the Philip Pry farm, and at the Middle Bridge, where Antietam Creek was crossed by the road from Boonsboro to Sharpsburg. The afternoon of the same day, after fierce fighting, th Federals crossed the Antietam at the Lower or Burnside Bridge and at Snavely's Ford. To the Union forces, the battle was known as Antietam after the creek that meandered through this hilly portion of the Maryland countryside. North of Sharpsburg, Confederate lines of defense spread out along the Hagerstown Pike where early morning fighting of September 17 centered around the Poffenberger farm; the Miller farm, especially in the Miller Cornfield; the West Woods, the East Woods, the North Woods, and the Dunker Church. Midday the battle moved southeastward to the areas of the Pipe Mumma, and Roulette farms, and centered in the area of the Sunken Road, known to history as Bloody Lane. In the afternoon the fighting moved south of the Boonsboro-Sharpsburg Road first to the area around the Lower or Burnside Bridge, then up the heights across the Antietam through the Sherrick and Otto farms, until in the evening, the battle ended with the Federals almost at the edge of Sharpsburg at the present Hawkins Zouaves Monument near the Harpers Ferry-Sharpsburg Road. Present boundaries of the battlefield park include the area east of Antietam Creek up to the Boonsboro-Sharpsburg Road and the Philip Pry farm where Major General George B. McClellan, commander of the Union army, had his headquarters. The area of the battlefield also includes the Antietam National Cemetery at the eastern edge of Sharpsburg on the Boonsboro Road where 4,776 Federal soldiers are buried.

The battlefield remains generally as it was in September of 1862, occupied by farms and farmland which is still cultivated. The area was originally settled by German farmers who came down from Pennsylvania in the 18th and early 19th centuries. They built large brick, log, and fieldstone farmhouses and hugh barns with fieldstone lower stories for stock and hugh frame upper stories for storage of hay. Many original farm buildings from the period stand on the battlefield. To these are added the many state and regimental monuments erected in the late 19th and early 20th centuries. The visitor gets the feeling of unspoiled farmland, distant hilly vistas of Red Hill, Elk Ridge, and South Mountain, neat and well-kept historic farm buildings, and battlefield roads skirting many curious military monuments of decades ago. Several historic roads remain. The Hagerstown Pike and the Boonsboro-Sharpsburg Road are still extant though the modern Hagerstown highway has been diverted westward leaving part of the old Pike as a road in the park beginning near the Dunker Church and rejoining the modern Hagerstown highway near Mansfield Avenue. The Burnside Bridge Road out of Sharpsburg still exists, but it too has been diverted to a new bridge across the Antietam, leaving the old Burnside Bridge untraveled by vehicular traffic. The Smoketown Road, beginning at the Dunker Church, is historic as is the road that turns right from it through the Mumma farm buildings. The road that winds around through "Bloody Lane" is more or less original, the modern road diverting from

14. Mumma farm

a. House

The Mumma house is located south along the Smoketown Road northeast of the visitor center. The original Mumma house was burned during the battle and the present structure was rebuilt the next year. The house was constructed in two sections, a plain brick part and a more ornate frame part, both on a stone foundation. The second story windows on the north side have different lintel levels, those on the brick section being higher. The frame section has a bracketed cornice. The same motif is repeated around the flat-roofed entrance porch on the east or main facade which has a lattice balustrade. The structure is joined into a unit by its tin plate hipped roof and one-story veranda along the north porch side. This porch is supported by slender colonnettes. The brick is also whitewashed to blend with the white frame section. The main block measures about 41 by 36 feet. The house is slightly "L" in shape. The frame section is deeper than the original brick block. On the back or south side a one-story kitchen has been added, measuring about 15 feet square with its own exterior chimney. Because of the slightly "L" shape, the hip roof becomes a gable in the rear over each section. There are three brick chimneys, one at each angle of the hip over the frame section and one at the brick end, which is whitewashed.

b. Springhouse

The springhouse is the only building which survived the fire that destroyed all Mumma buildings during the Battle of Antietam. It is constructed of stone and measures 16' 3" by 24' 3". It has a main floor and attic level. Immediately adjacent at the north end is the spring in a sink in the ground enclosed in masonry walls and roofed with a brick vault. The water flows into the springhouse, channeled along the inside of the north and west walls. From there it is carried underground to a draw south of the building. There is a fireplace located at the south end which has a brick capped masonry exterior chimney. Access to the second floor is by climbing over the roof of the spring enclosure. The west wall has one window opening at the first level and a gable window in the south wall for the second level. There are two adjacent doorways in the east wall. The first floor is divided into two rooms and the walls are plaster and whitewashed, with exposed ceiling joists. The rafters are exposed on the second level. The gable roof is covered by wooden shingles. The structure is located east of the main house.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED

Antietam National Battlefield is significant in that the historic scene remains incredibly intact. Some of the woods are gone; some of the roads have been changed. But most of the houses, barns, farm buildings, views and vistas remain much as they were in September of 1862. The most remarkable feature of Antietam which distinguishes it from most other battlefields managed by the National Park Service is the almost perfect integrity of the site. The setting was always rural. The German farmers who owned the farms around the battlefield tended to maintain their antebellum houses and barns in good repair. So far there has been only a minimum of development around Sharpsburg. The farms are still farmed. Corn still grows in Miller's cornfield, where the heaviest fighting took place. The Observation Tower, Cemetery, Cemetery Lodge, and the monuments are obvious additions now historic in their own right. The Hagerstown Pike has been moved slightly and widened. A few modern houses abut the park entrance, and the modern visitors center is an intrusion on the battlefield. But from many views and vistas the visitor gets an almost exact impression of how an American rural landscape appeared over a century ago.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

"State Historic Sites Survey," Maryland Historical Trust, Annapolis Maryland
"List of Classified Structures," National Capital Region, National Park Service
"Antietam," plates XXVIII-XXIX, Atlas to Accompany the Official Records of the Union and Confederate Armies.
"Map of Antietam," Antietam Battlefield Board, U.S. Army Corps of Engineers, 1904.
"Antietam, September 17, 1862," Fred Wilder Cross, unpublished manuscript, Antietam NB

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3249.63

UTM REFERENCES See Continuation Sheet

	ZONE	EASTING	NORTHING
A			
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

See accompanying map

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Gary Scott, Architectural Historian

ORGANIZATION
National Capital Region, National Park Service

DATE
August 20, 1981

STREET & NUMBER
1100 Ohio Drive, S.W.

TELEPHONE
202-426-6660

CITY OR TOWN
Washington, D.C.

STATE

12 CERTIFICATION OF NOMINATION

Not a nomination--documentation of existi register property

STATE HISTORIC PRESERVATION OFFICER RECOMMENDATION

YES____ NO____ NONE____

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Historic Preservation Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The evaluated level of significance is ____National ____State ____Local.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

GPO 899-214

APPENDIX M

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

WA – II – 350
District 1
Map 76
Parcel 85
MAGI # 2209121435

1978

WA-II-350
District 1
Map 76
Parcel 85
MAGI # 22091214

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Mumma Farm

2 LOCATION

STREET & NUMBER

Antietam Battlefield

CITY, TOWN — VICINITY OF — CONGRESSIONAL DISTRICT

Sharpsburg — 6

STATE — COUNTY

Maryland — Washington

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
_DISTRICT	_PUBLIC	X OCCUPIED	X AGRICULTURE	_MUSEUM
X BUILDING(S)	X PRIVATE	_UNOCCUPIED	_COMMERCIAL	X PARK
_STRUCTURE	_BOTH	_WORK IN PROGRESS	_EDUCATIONAL	X PRIVATE RESIDENCE
_SITE	PUBLIC ACQUISITION	ACCESSIBLE	_ENTERTAINMENT	_RELIGIOUS
_OBJECT	_IN PROCESS	X YES: RESTRICTED	_GOVERNMENT	_SCIENTIFIC
	_BEING CONSIDERED	_YES: UNRESTRICTED	_INDUSTRIAL	_TRANSPORTATION
		_NO	_MILITARY	_OTHER

4 OWNER OF PROPERTY

NAME

U.S. National Park Service — Telephone #:

STREET & NUMBER

Dept. of the Interior

CITY, TOWN — VICINITY OF — STATE, zip code

Washington — D. C.

5 LOCATION OF LEGAL DESCRIPTION

Liber #: 375 393
Folio #: 392 620

COURTHOUSE, REGISTRY OF DEEDS, ETC. Washington County Court House

STREET & NUMBER

West Washington Street

CITY, TOWN — STATE

Hagerstown — Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

National Register of Historic Places

DATE

X FEDERAL _STATE _COUNTY _LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN — STATE

7b DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	_DETERIORATED	_UNALTERED	X ORIGINAL SITE
_GOOD	_RUINS	X ALTERED < 50%	_MOVED DATE_____
_FAIR	_UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

As part of the Antietam Battlefield National Park, the Mumma Farm is listed on the National Register of Historic Places. The buildings were located in an area of heavy fighting and the house was completely burned during the Battle. Later it was rebuilt presumably following the form of the original. A Mumma family cemetery used briefly by members of the Dunkard Church, is located just northwest of the buildings.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	X AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	X MILITARY	X SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Already listed on the National Register and part of the National Milita Park, these buildings are significant for their association with the Civil War Battle of Antietam.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 148.12 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE
Paula Stoner, Architectural Historian

ORGANIZATION	DATE
Preservation Associates	June 1978
STREET & NUMBER	TELEPHONE
109 West Main Street, Box 202	301-432-5466
CITY OR TOWN	STATE
Sharpsburg	Maryland 21782

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

APPENDIX N

HISTORIC AMERICAN BUILDING SURVEY

ARCHITECTURAL MEASURED DRAWINGS

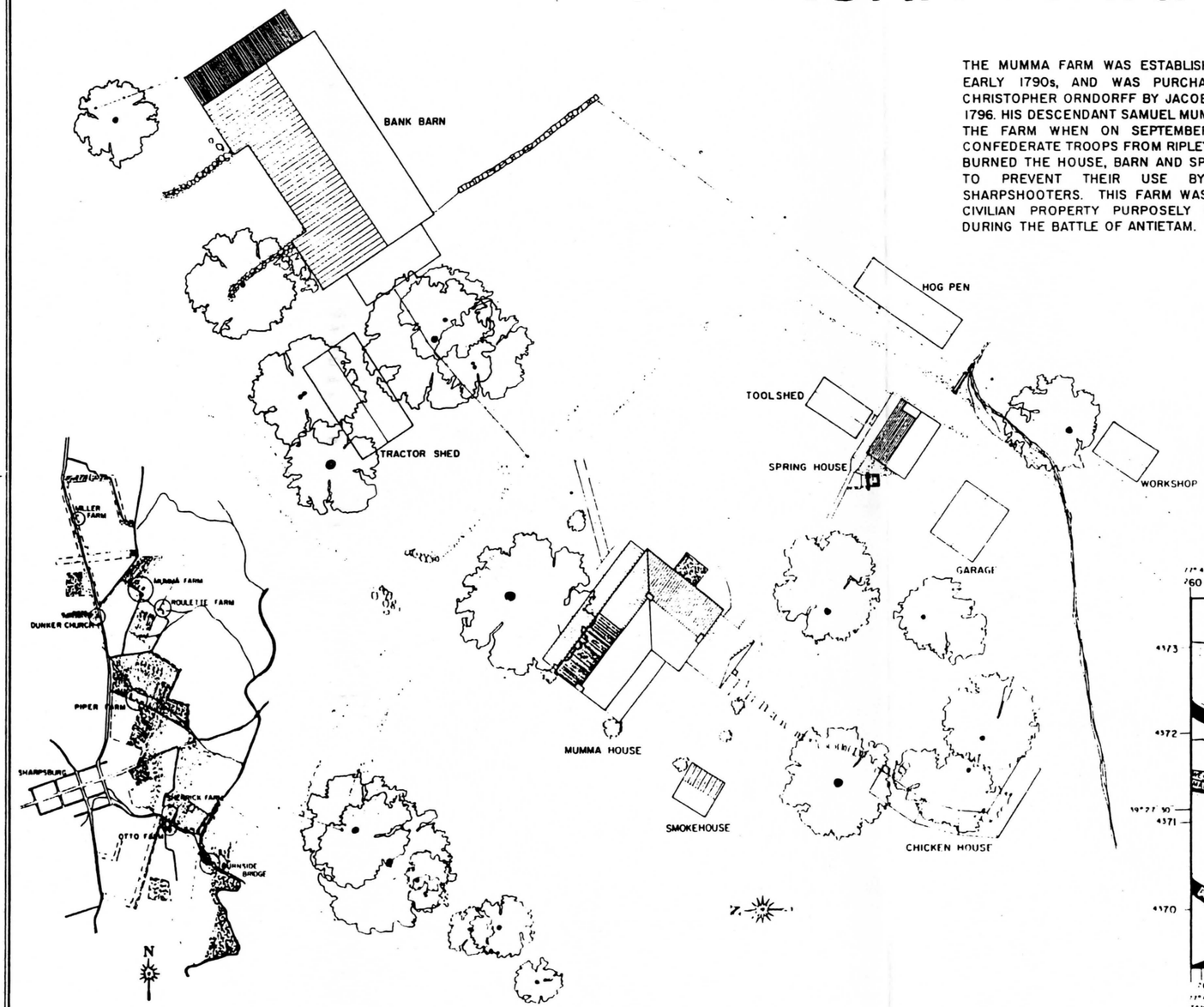
Samuel Mumma Farm
Mumma House
Antietam National Battlefield Project

Survey No. MD-950A

5 Sheets

1988

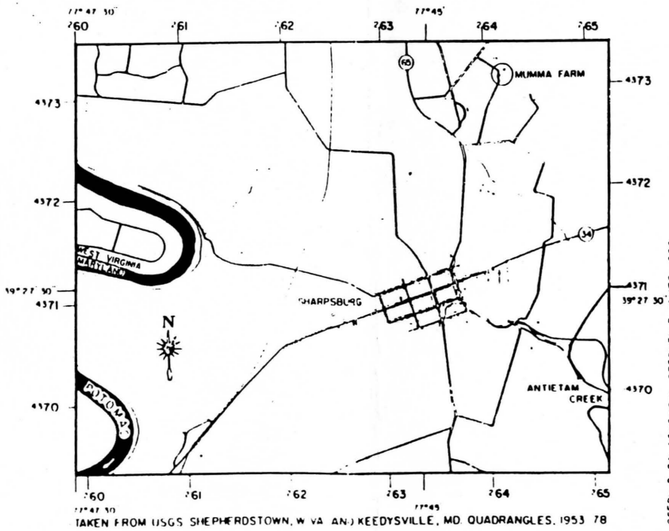
SAMUEL MUMMA FARM



THE MUMMA FARM WAS ESTABLISHED IN THE EARLY 1790s, AND WAS PURCHASED FROM CHRISTOPHER ORNDORFF BY JACOB MUMMA IN 1796. HIS DESCENDANT SAMUEL MUMMA OWNED THE FARM WHEN ON SEPTEMBER 17, 1862, CONFEDERATE TROOPS FROM RIPLEY'S BRIGADE BURNED THE HOUSE, BARN AND SPRINGHOUSE TO PREVENT THEIR USE BY FEDERAL SHARPSHOOTERS. THIS FARM WAS THE ONLY CIVILIAN PROPERTY PURPOSELY DESTROYED DURING THE BATTLE OF ANTIETAM.

IN 1863 THE HOUSE WAS REBUILT UPON ORIGINAL FOUNDATIONS AND UTILIZING THE REMAINING WALLS. IN 1898 AN ITALIANATE ADDITION MORE THAN DOUBLED THE SIZE OF THE HOUSE AND GAVE IT ITS PRESENT L-SHAPE. CA. 1925 A PANTRY AND PORCH REPLACED A TWO-STORY REAR ADDITION TO THE OLD HOUSE. IN THE 1940s A ONE-STORY KITCHEN AND VESTIBULE ENLARGED THE 1898 ADDITION.
THE SPRINGHOUSE AND BARN ALSO DATE TO THE EARLY 1790s. BOTH WERE REBUILT AFTER THE 1862 FIRE. THE NATIONAL PARK SERVICE ACQUIRED THE MUMMA FARM IN 1961.

THE 1988 SUMMER DOCUMENTATION PROJECT WAS SPONSORED BY THE NATIONAL CAPITAL REGION OF THE NATIONAL PARK SERVICE, AND WAS CONDUCTED BY THE HISTORIC AMERICAN BUILDINGS SURVEY (HABS) DIVISION OF THE NATIONAL PARK SERVICE, ROBERT J. KAPSCH, CHIEF. THE PROJECT WAS ORGANIZED AND DIRECTED BY PAUL D. DOLINSKY, HABS ARCHITECT. THE DOCUMENTATION WAS PRODUCED BY SUPERVISOR JOSEPH D. BALACHOWSKI HABS ARCHITECT, ARCHITECTURAL TECHNICIANS TINA L. FONG (MISSISSIPPI STATE UNIVERSITY,) STEPHEN T. JAMES (US/ICOMOS, UNIVERSITY COLLEGE, LONDON, ENGLAND,) AND LESLIE P. TERGAS (UNIVERSITY OF FLORIDA.)



TAKEN FROM USGS SHEPHERDSTOWN, W VA AND KEEDYSVILLE, MD QUADRANGLES, 1953 78

NATIONAL PARK SITE - 1863
JOB 1" = APPROX 2009

SITE PLAN

LOCATION MAP SCALE 1:24000
UTM N39225 W774325/4475

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 1 SHEETS

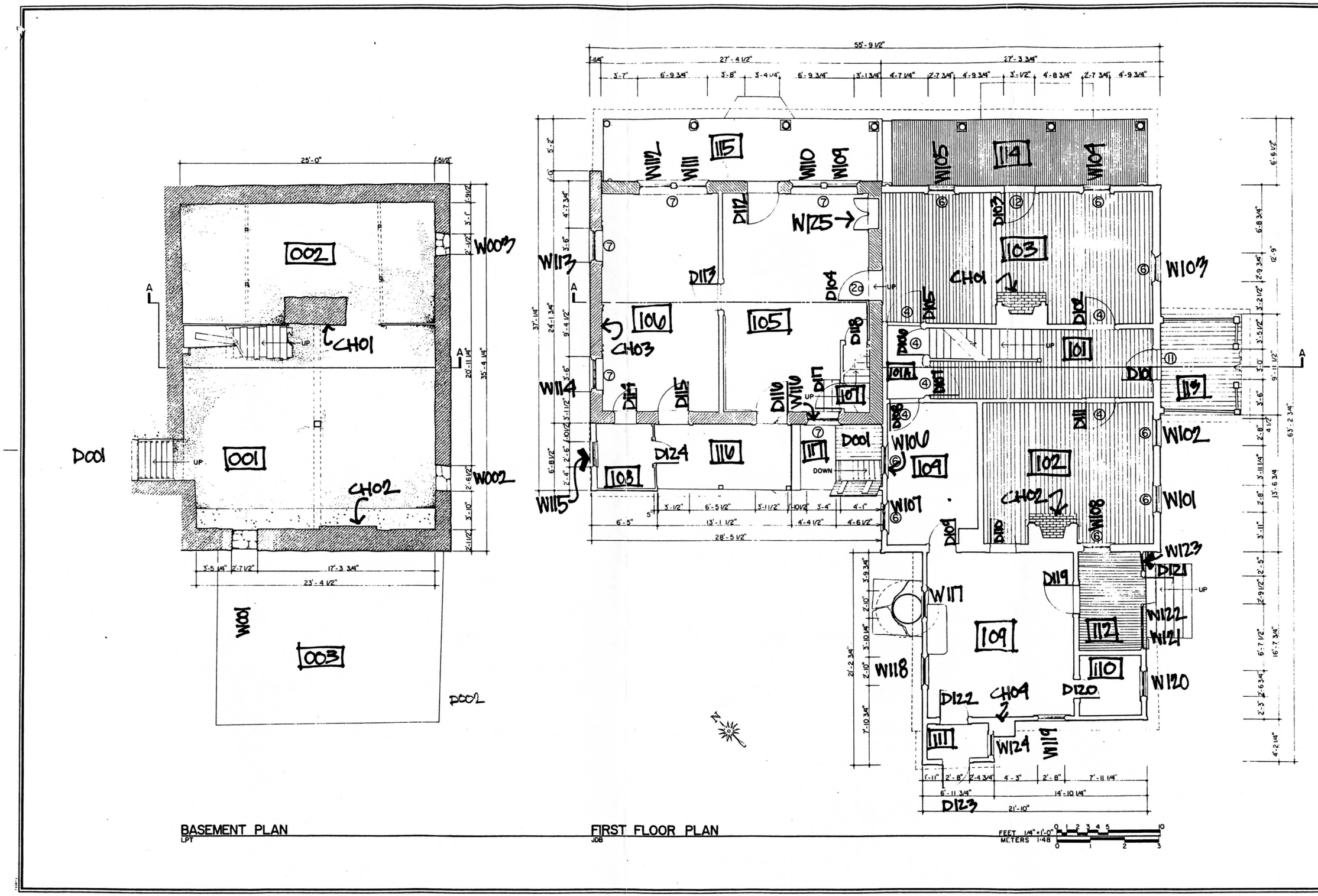
SURVEY NO. MD-960

MARYLAND

SAMUEL MUMMA FARM
WASHINGTON CO

SHARPSBURG

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
JOSEPH D. BALACHOWSKI, STEPHEN T. JAMES, 1988



DRAWN BY JOSEPH D. BALACHOWSKI, LESLIE P. TERGAS, 1988

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

SHARPSBURG

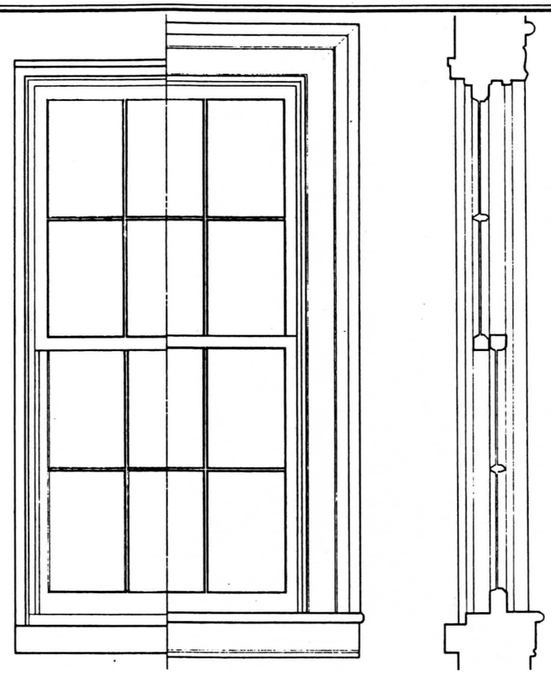
NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO.

MARYLAND

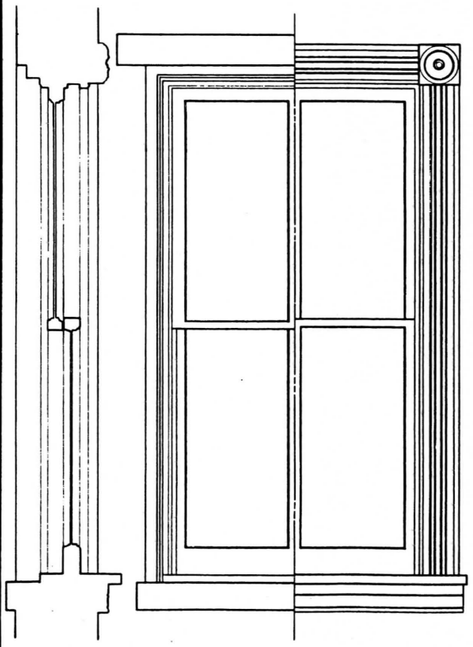
SURVEY NO. MD-950A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 5 SHEETS

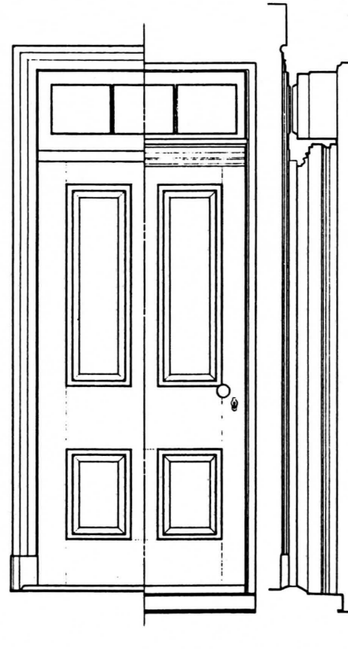
IF REPRODUCED, PLEASE CREDIT: HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING



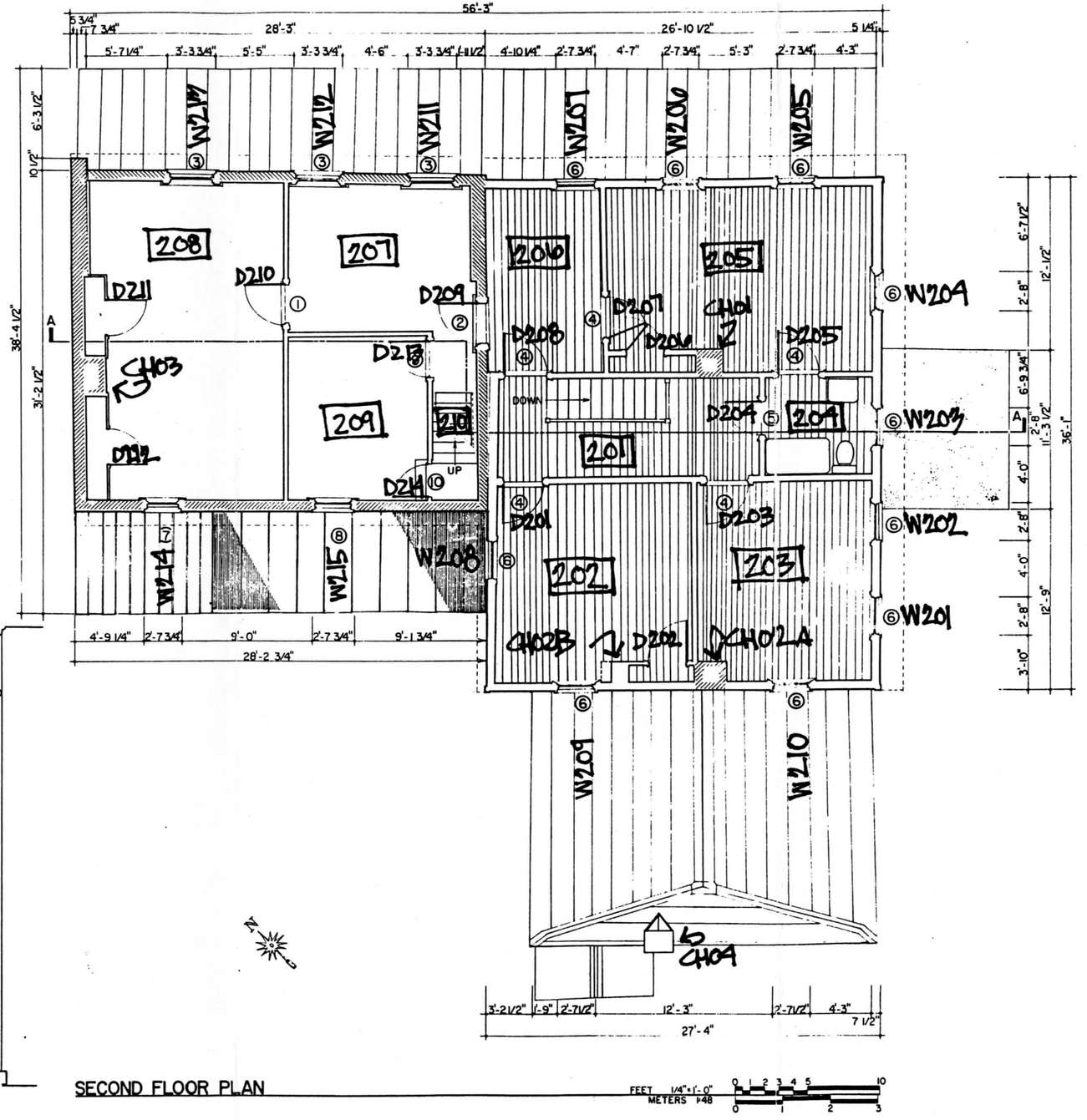
WINDOW 6
TLF jdb



WINDOW 7
TLF jdb



DOOR 11
STJ jdb



SECOND FLOOR PLAN

FEET 1/4"=1'-0"
METERS 1:48

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 5 SHEETS

SURVEY NO. MD-950A

MARYLAND

NAME AND LOCATION OF STRUCTURE

SAMUEL MUMMA FARM - HOUSE

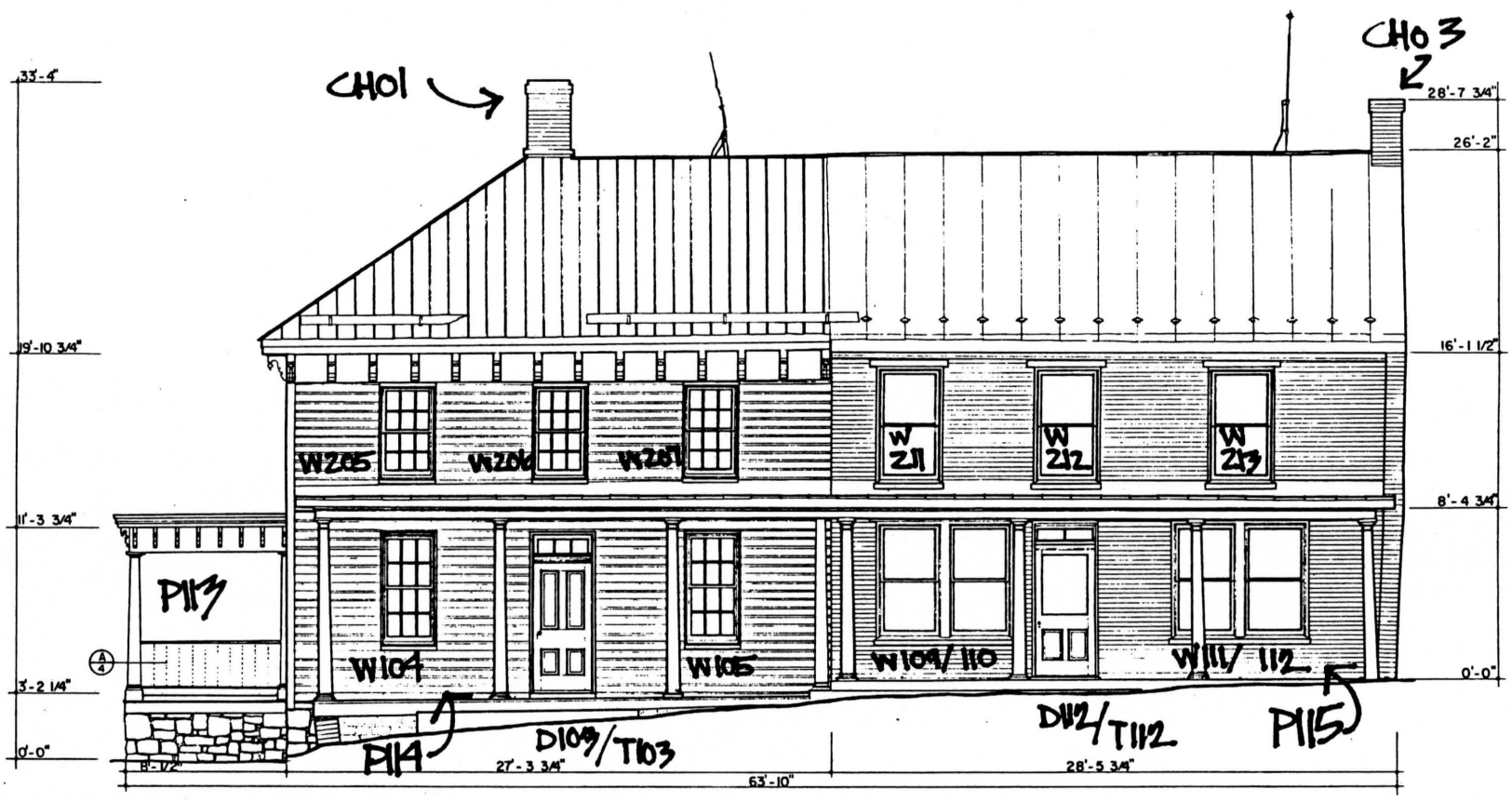
WASHINGTON CO.

SHARPSBURG VICINITY

IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY - NATIONAL PARK SERVICE. NAME OF DELINEATOR. DATE OF THE DRAWING

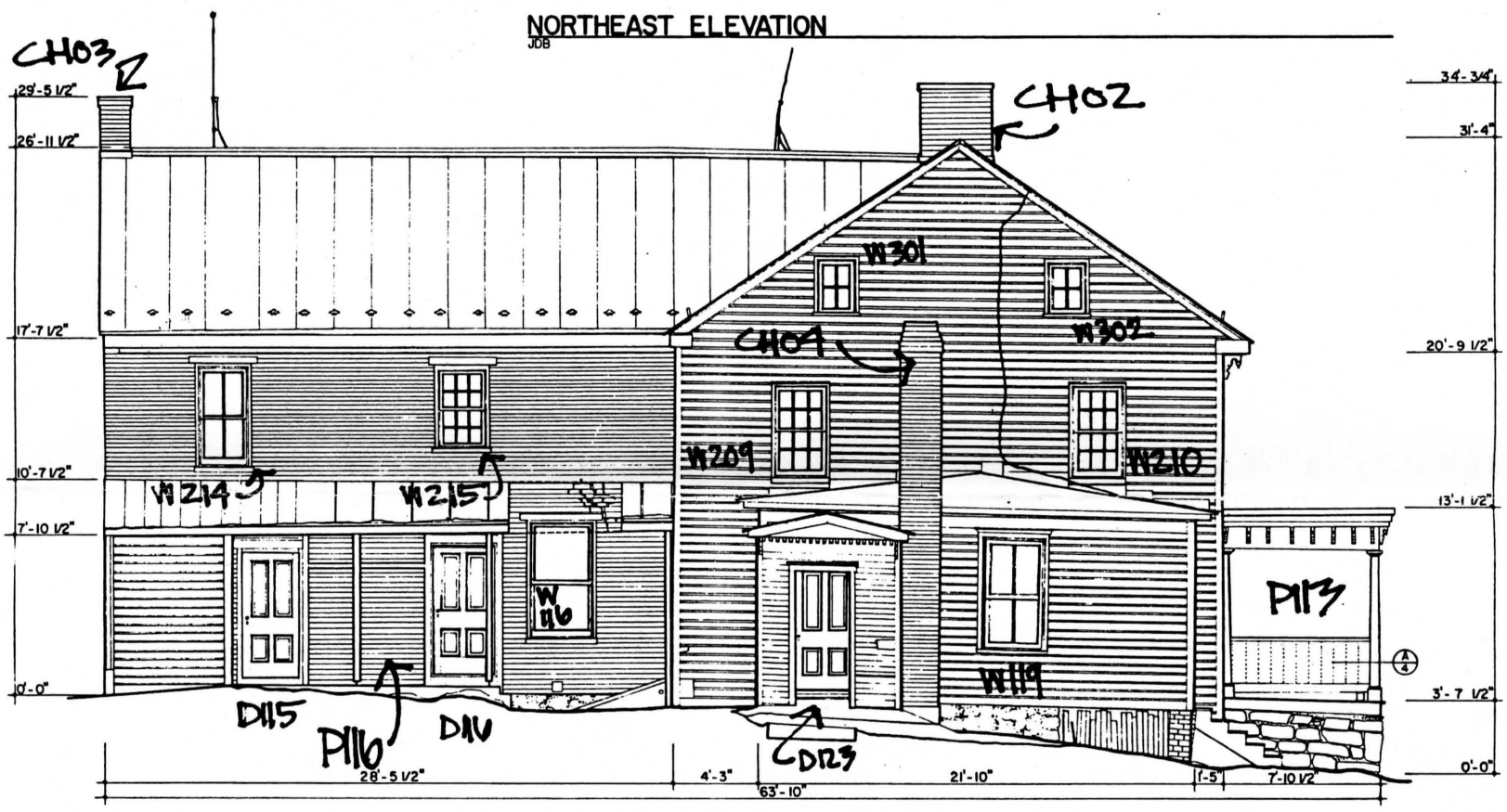
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
ANTIETAM NATIONAL BATTLEFIELD
UNITED STATES DEPARTMENT OF THE INTERIOR

DRAWN BY: STEPHEN T. JAMES, TINA L. FONG, 1988



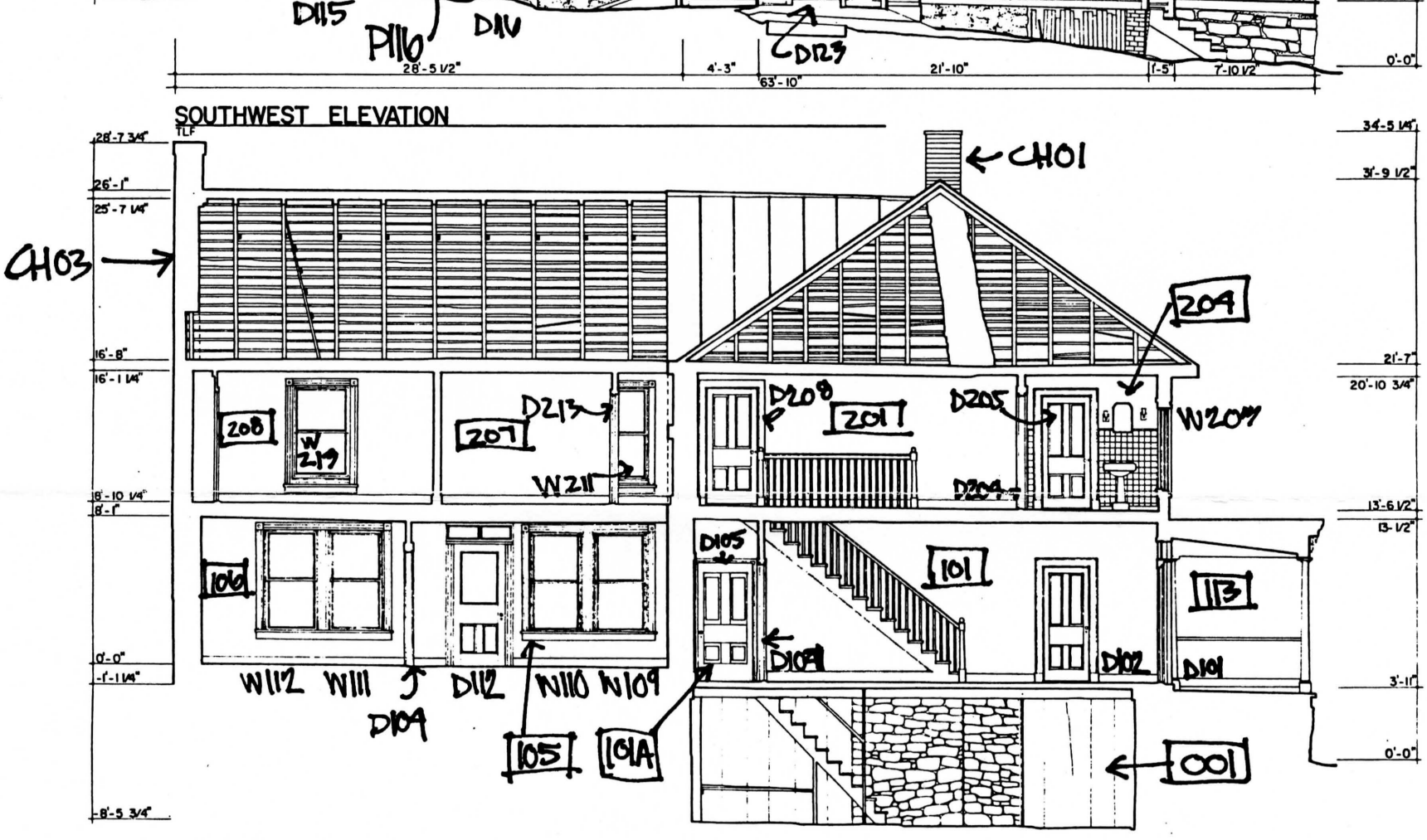
NORTHEAST ELEVATION

JDB



SOUTHWEST ELEVATION

TLF



LONGITUDINAL SECTION

LPT

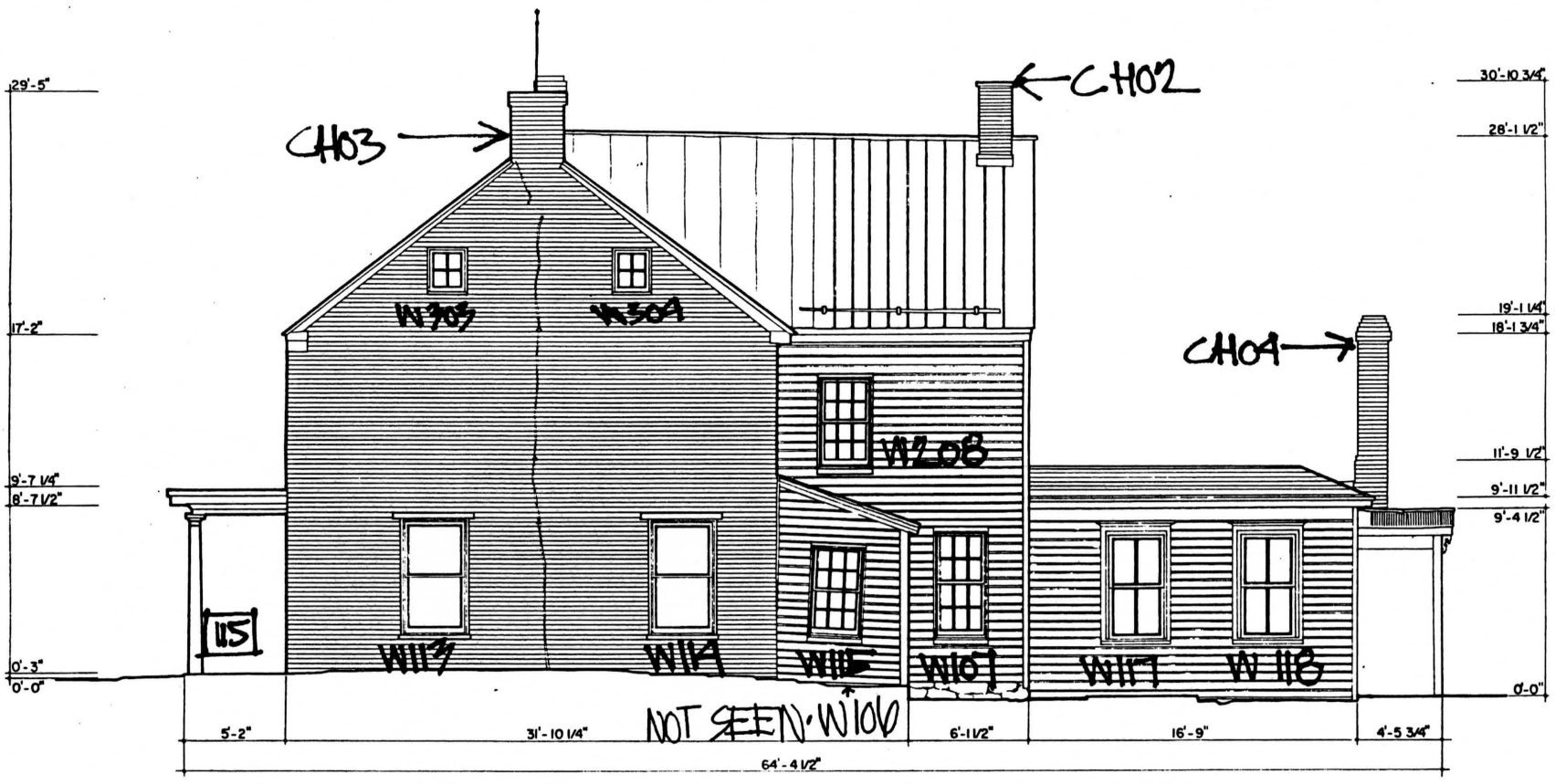
FEET 1/4"=1'-0" 0 1 2 3 4 5 10

METERS 1:48 0 1 2 3

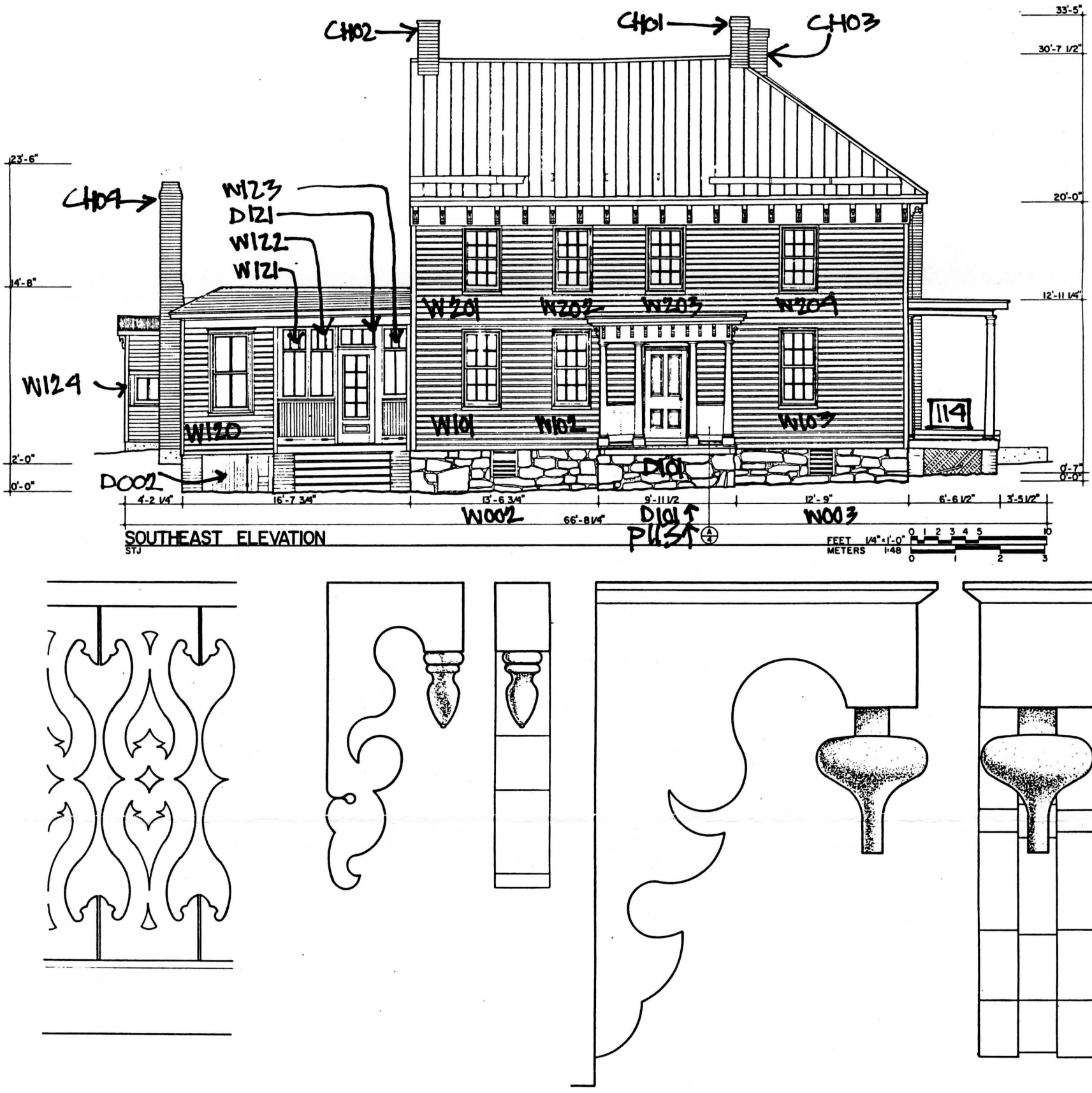
DRAWN BY JOSEPH D. BALACHOWSKI, TINA L. FONG, LESLIE P. TERGAS, 1988

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE SAMUEL MUMMA FARM - HOUSE SHARPSBURG VICINITY — WASHINGTON CO. — MARYLAND	SURVEY NO. MD-950A	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 5 SHEETS	

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING



NORTHWEST ELEVATION
LPT



SOUTHEAST ELEVATION
STJ

Ⓐ PORCH BALUSTRADE
3"=1'-0" STJ CM 1:4

BRACKETS
STJ

INCHES 1/2"=1" 0 1 2 3 4 5
CENTIMETERS 1:2 0 2 4 8 12

DRAWN BY LESLIE P. TERGAS, STEPHEN T. JAMES, 1988

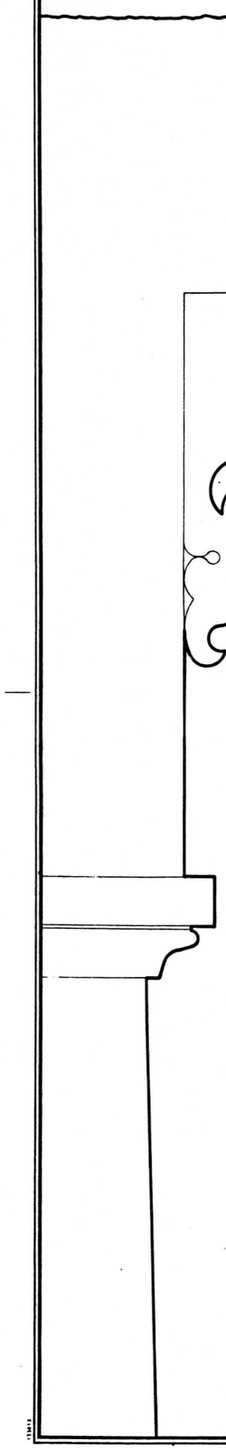
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988 NATIONAL PARK SERVICE UNITED STATES DEPARTMENT OF THE INTERIOR	NAME AND LOCATION OF STRUCTURE SAMUEL MUMMA FARM - HOUSE SHARPSBURG WASHINGTON CO. MARYLAND	SURVEY NO. MD-950A	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 4 OF 5 SHEETS

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY NATIONAL PARK SERVICE NAME OF DELINEATOR DATE OF THE DRAWING

EAST PORCH BRACKET AND COLUMN

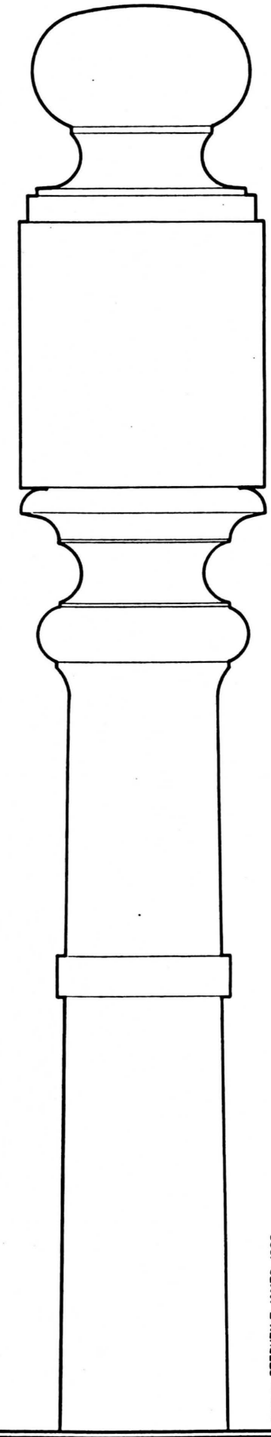
STJ

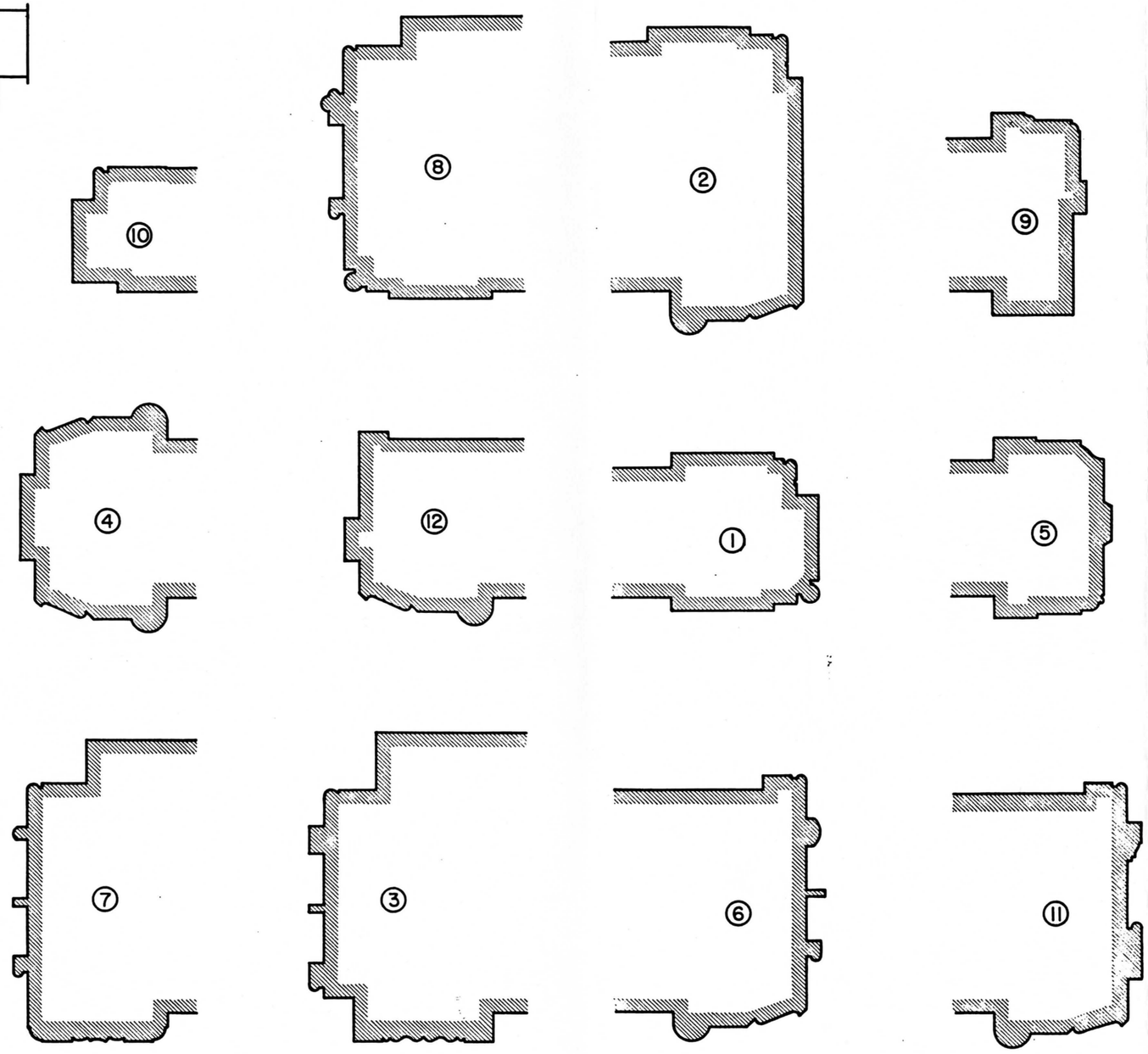
FULL SCALE



MAIN STAIR NEWEL-POST

FULL SCALE





DOOR AND WINDOW FRAMES: HORIZONTAL PROFILES

STJ

INCHES: 1/2"=1"
CENTIMETERS: 1:2

0 1 2 3 4 5
0 5 15

NAME AND LOCATION OF STRUCTURE
SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO. MARYLAND

SURVEY NO. MD-950A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 5 SHEETS

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR
SHARPSBURG

DRAWN BY STEPHEN T. JAMES, 1988

IF REPRODUCED PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY/ NATIONAL PARK SERVICE NAME OF DELINEATOR, DATE OF THE DRAWING

APPENDIX O

ARCHITECTURAL FIELD DRAWINGS

Williamsport Preservation Training Center
1990 – 1996

Historic Preservation Training Center
1996 – 1999

(These documents have been transferred to park in separate archival boxes and are not included in this document.)

APPENDIX P

ARCHITECTURAL FIELD DRAWINGS

DOCUMENTATION OF PORCH GHOST AT NORTHEAST ELEVATION FRAME HOUSE (P114)

Williamsport Preservation Training Center
Sketches by Carlisle A. Rodney, Architect Intern
November 17, 1992

APPENDIX P

ARCHITECTURAL FIELD DRAWINGS

DOCUMENTATION OF PORCH GHOST AT NORTHEAST ELEVATION FRAME HOUSE (P114)

Williamsport Preservation Training Center
Sketches by Carlisle A. Rodney, Architect Intern
November 17, 1992

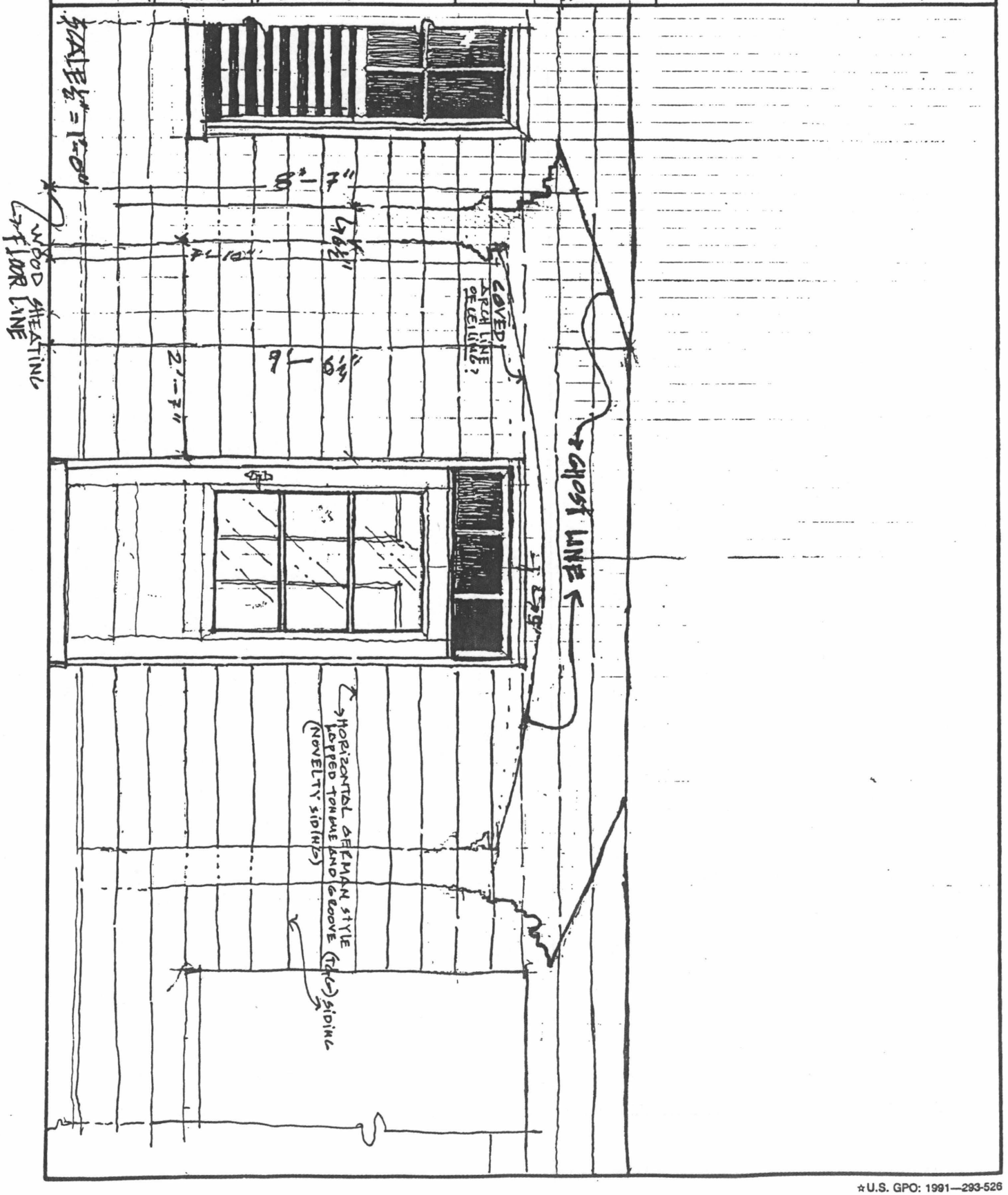
The following field drawings provide an idea of the outline of the porch ghost found during the Phase 3 Stabilization project in 1992. WPTC Architectural Intern Carlisle A. Rodney made full scale tracings of the profiles found at that time. These reduced sketches were made from those full scale outlines.

Written descriptions and photo documentation is provided in the Phase 3 Historic Structures Project Record. These outlines were discovered during the course of paint removal from the exterior of the building. Prior to repainting the wall where the ghost was found, a barrier layer of varnish was applied over the ghost marks for protection. Once this was done the paint prime coat and finish coats were applied.

Notes on the field sketches indicate a coved ceiling. Based on measurements taken at the time, it can be determined the porch was approximately 12 feet wide and centered on D103 at what is now called P114, or the Northeast Porch. Its height was measured as 9'-6" at the center line of the coved arch from the current wood deck floor.

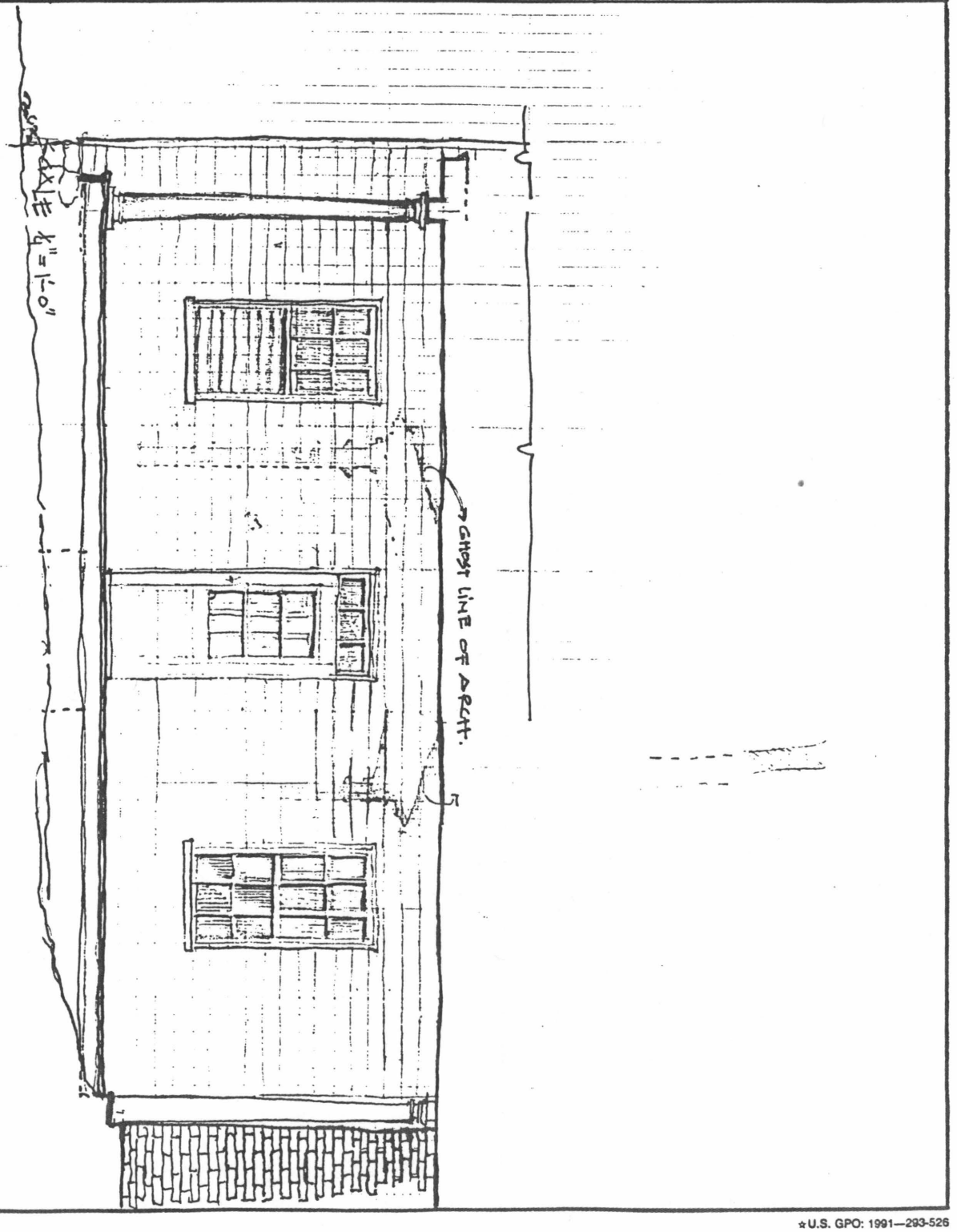
The full scale field sketches of the ghost marks have been turned over to the park for preservation.

Park ANTIETAM NATIONAL BATTLEFIELD	NATIONAL PARK SERVICE			Sheet 1
Area SHARPSBURG, MARYLAND	WILLIAMSPORT PRESERVATION TRAINING CENTER			of 2
Project MUMMA FARM	By CARL RODNEY		Checked —	Pkg.
Feature GHOST LINE - HOUSE PORCH	Date 7/11/92		Date	Account



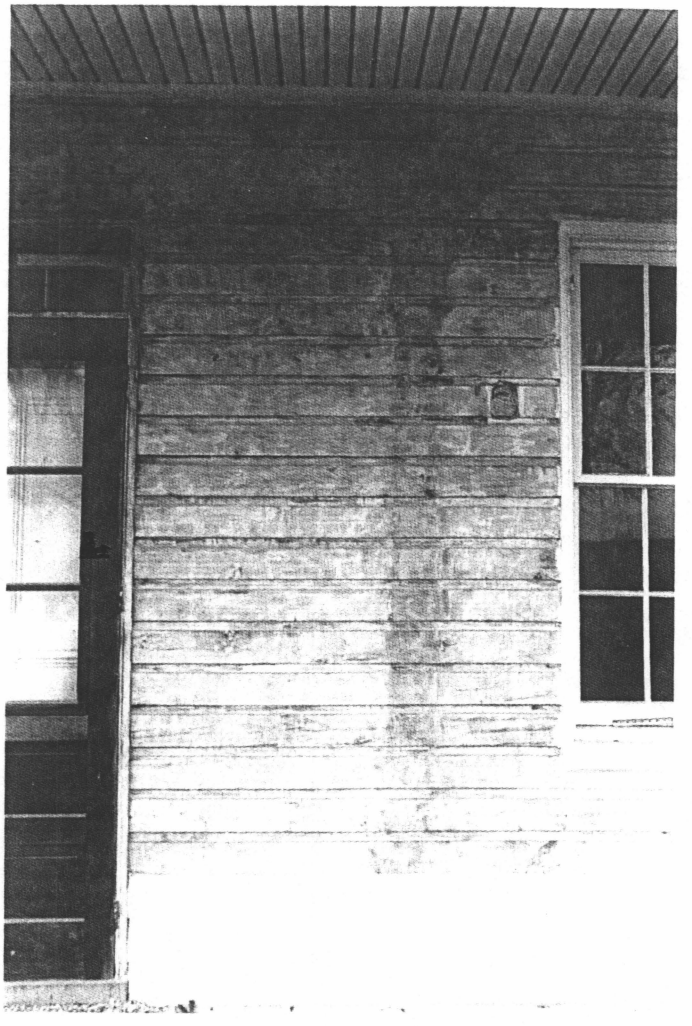
☆U.S. GPO: 1991—293-526

Park	ANTIETAM National BATTLEFIELD	NATIONAL PARK SERVICE		Sheet 2
Area	SHARPSBURG, MARYLAND	WILLIAMSPORT PRESERVATION TRAINING CENTER		of 2
Project	MUMMA FARM	By CARLISLE ROONEY	Checked	Pkg.
Feature	HOUSE PORCH – GHOST LINE	Date 15/11/92	Date	Account



★U.S. GPO: 1991—293-526

P1. Ghost marks are visible on either side of D103 visible here as dark staining compared to the field of siding. Paint has been removed from wood siding as part of Phase 3 project. The overall size and shape of the porch is apparent.



P2. The outline of the column and shape of the roof are visible here as the dark staining against the siding. The shape of the coved ceiling is visible to the right of the existing door opening.

#21

#20

1'-10¼"
FROM TOP OF
2ND PORCH FLOORING

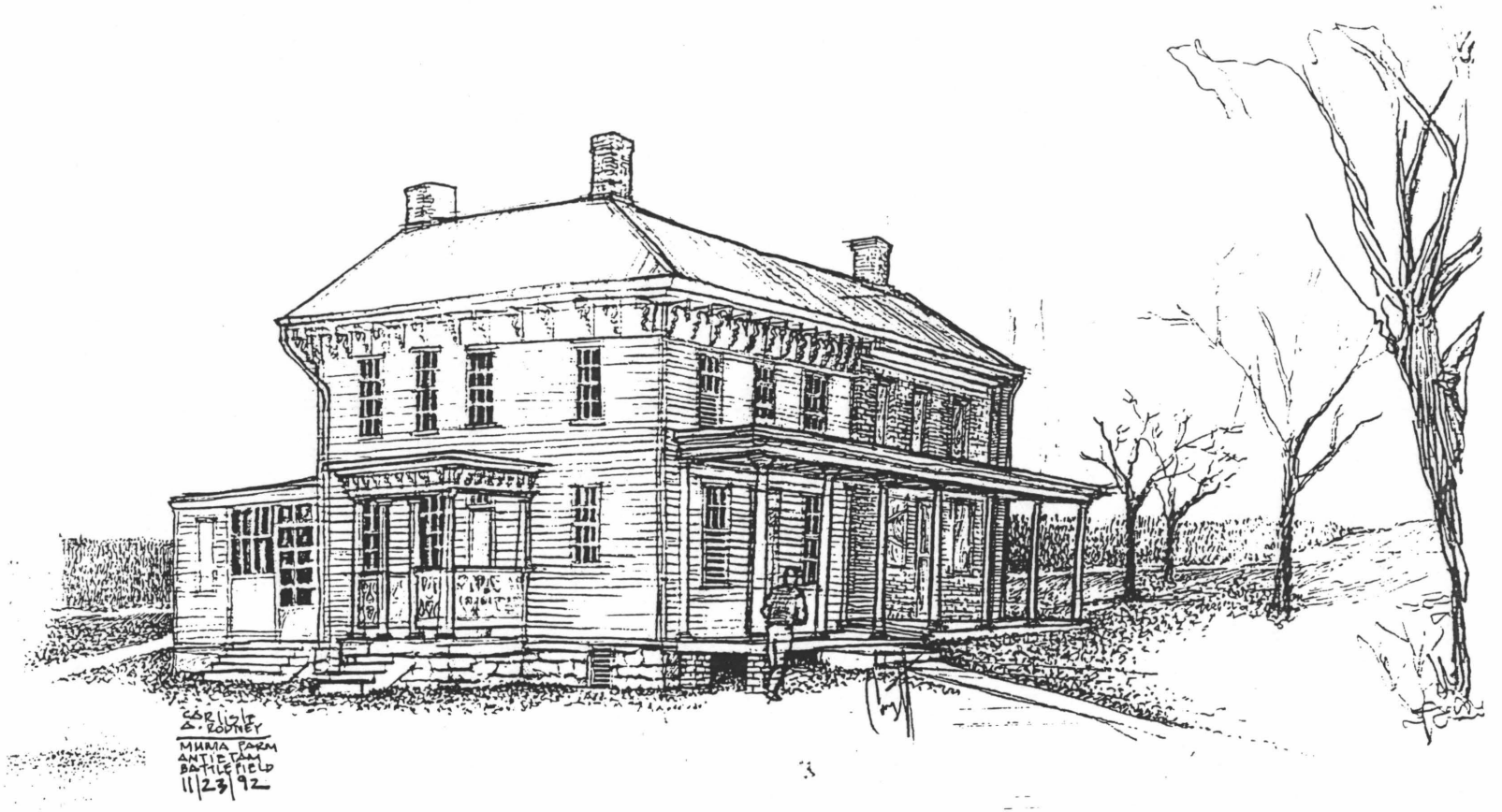
1'-1¼"
FROM
TOP
OF
WOOD SHEATING
PORCH
FLOOR

32¾"
FROM
NORTHERN
EDGE OF
DOOR JAMB

1'-3¾"

B

RIGHT SIDE
COLUMN OF PORCH GHOST LINE
WHEN STANDING IN
FRONT OF DOOR
WITH FACE
TOWARDS WEST


CARLISLE
D. ROONEY
MUMA FARM
ANTIETAM
BATTLEFIELD
11/23/92

APPENDIX Q

ARCHAEOLOGICAL CORRESPONDENCE

Related to Emergency Stabilization Project

National Park Service, National Capital Region
1990 - 1991

MEMORANDUM 8/21/91

To: Regional Archeologist, NCR

From: Senior Staff Archeologist, NCR

Subject: Archeological Clearance, Mumma Farm, ANTI

On July 23, 1991, Senior Staff Archeologist, Robert C. Sonderman and Archeological Laboratory Supervisor, Deborah Hull-Walski, conducted archeological investigations at the Mumma Farm part of Antietam National Battlefield Park. The purpose of the test excavation was to provide clearance for the grading of a small area designed to improve drainage around the farm house.

The investigations at the Mumma Farm consisted of the excavation of a 2.5 x 5.0 feet unit on the west side of a concrete slab porch located on the north side of the house (See schematic site plan attached). Additional work at the site was considered along the north side of the slab, but the presence of temporary support beams for a collapsing porch prevented the extension of the excavation unit (see site plan). The soils were not screened. However, all excavated soils were visually inspected for the presence of artifacts and or features.

The first soil horizon removed was the sod layer. This lens extended to an approximate depth of 0.3 feet below surface. No artifacts were recovered from this layer.

The second horizon consisted of a heavily disturbed, probable fill episode. This area was disturbed by the construction of the concrete porch, the remains of an extensive root system and the remains of a post from a possible fence line. The fence post is most likely the remains of a 1920's period fence, based on a photograph provided by Williamspost construction foreman Lyn Keener. This horizon extended to a depth of 0.8 feet below surface. This lens may have extended further, however, due to the extensive disturbance and the fact that the excavation had extended below the area of proposed impact, it was determined to discontinue the excavation. A shovel test was then placed in the least disturbed area of the unit, and it revealed that the disturbance continued to a depth of at least 1.2 feet below surface.

Several artifacts were observed in the second horizon. These included: one glass electric insulator, five pieces of clear bottle glass, one piece of red paste earthenware, one brick fragment and an unidentified piece of ferrous metal. None of these objects were deemed diagnostic; as a consequence they were not collected.

In conclusion, the archeological excavations revealed the remains of a single post from a probable fence line dating to at least the 1920's. No other cultural features were observed that would be affected by the proposed grading. Assuming that no alterations are made to the plans for the original right-of-way, it is recommended that construction proceed without delay.

H30(NCR-PCR)

19 JUL 1991

Memorandum

To: Rebecca L. Stevens, Regional Historical Architect, National Capital Region

From: Dr. Stephen R. Potter, Regional Archeologist, National Capital Region

Subject: Review of DRAFT Task Directive, Antietam National Battlefield, Stabilization of Mumma Farm House, FY91 Preservation Project.

Here, in outline form, are my review comments concerning the above referenced document.

1. Under Section II. -- as a result of the on-site meeting held July 1st, Randy Copeland informed me that the proposal to grade a portion of the site has been scaled down to a very small area around the northwest corner of the Mumma Farm House front porch. Arrangements have been made for the National Capital Region Archeology Program to provide on-site archeological investigations on July 23rd, with July 24th as an alternate date. My assistant, Senior Staff Archeologist Robert C. Sonderman (301-344-3442), is responsible for providing the archeological services. Upon completion of the field work, and any necessary laboratory work, Bob will draft a memorandum, to me, documenting his findings, which I will use as the basis for writing an archeological clearance memorandum.

2. Under Section IV. -- Since the area to be regraded around the northwest porch corner is so small, archeological test excavations will cover the affected area completely. Therefore, no archeological monitoring will be required.

In the future, when archeology might be a concern, the Regional Archeologist should also be designated as an organizational contact person for NCR. Advance notification and planning is key to successfully coordinating future work at the site.

3. Under Section VIII. -- the Regional Archeologist's name is spelled "Stephen."

4. To accomplish the Physical History and Analysis Report, please refer to my detailed recommendations in the October 31, 1991, memorandum to Tom Vitanza, Historical Architect, WPTC. In order to complete the goals set forth in the task directive, archeological investigations should be completed in Room 106.

5. Since drainage is an obvious problem that must be solved as a part of building stabilization, any exterior waterproofing and drainage system installation must be preceded by archeological excavations. The archeological investigations will be conducted by an outside archeological contractor. This work should be funded with FY92 funds so that stabilization is not delayed. The Regional Archeology Program will provide the technical specifications for an archeological Scope of Work, once the drainage system is designed, and a person to serve as the Contracting Officer's Technical Representative (COTR). Completion and administration of the remainder of the Request for Proposals (RFP) will be the responsibility of either the park or the Regional Contracting Office. A list of prospective outside contractors meeting the Secretary of the Interior's standards and guidelines for archeology and historic preservation is available from me.

5. Currently, no primary historical research of the property has been undertaken. This should be done before any restoration, or rehabilitation, and it is an absolute necessity prior to any archeological investigations required as part of future rehabilitation of the Mumma Farm complex.

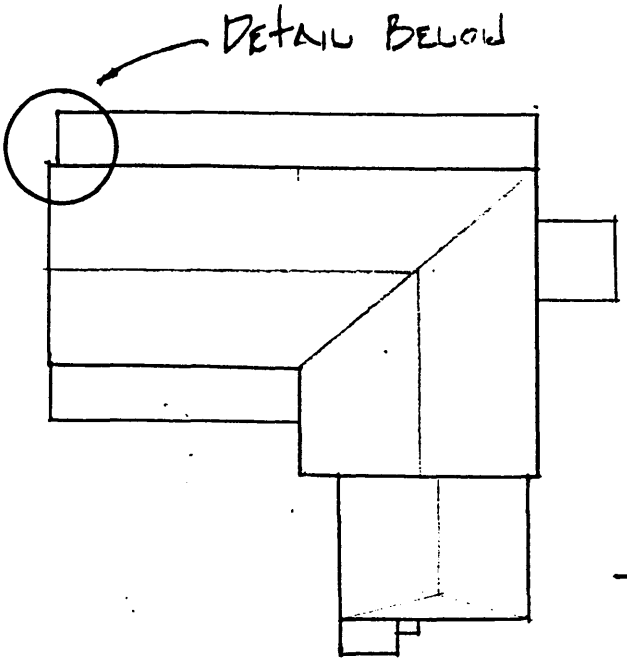
The Regional Archeology Program will provide the technical specifications for the Scope of Work as part of a RFP, and the person to serve as the COTR. The park or the Regional Contracting Office will need to provide the contract administration and negotiation.

In order for me to provide Section C to the park, it is necessary for the park to provide this office with preliminary design concept plans that include projected utility locations and the time frame for site development. Because the archeological investigations need to precede site development, funding for and execution of this project needs to be accomplished <u>at least</u> one-to-two years prior to development of construction documents, or <u>a minimum</u> of three years before major rehabilitation. The nature of this project precludes use of the Cultural Resource Preservation funds as a source; therefore, either Cyclical or Line-Item funds will need to be programmed.

Stephen Po...

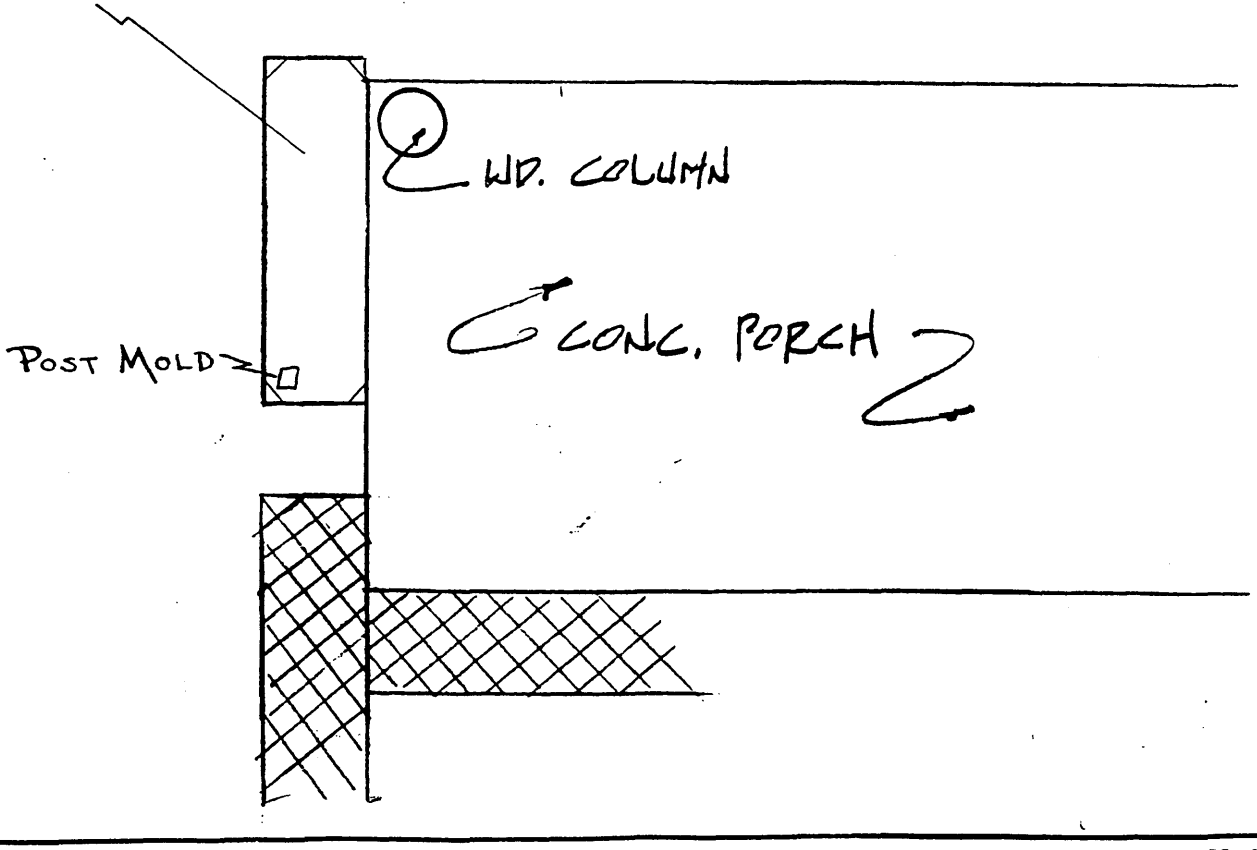
bcc:
NCR Surname/Files
ANTI RRambur
ANTI SMoore
ANTI RBrown
WPTC TMcGrath
WPTC TVitanza
WPTC RCopeland
NCR-PCR SPotter
NCR-PCR DPitcaithley
SPOTTER:jsy:MUMMAMEM:WP5.0:07/16/91:61 280

Park ANTI	NATIONAL PARK SERVICE		Sheet 1
Area MUMMA FARMHOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of 1
Project	By Lapelosa	Checked	Pkg.
Feature	Date 9 July 91	Date	Account



ROOF PLAN

NORTH



☆U.S. GPO: 1991—29

United States Department of the Interior

NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
1100 OHIO DRIVE, S. W.
WASHINGTON, D.C. 20242

TAKE PRIDE IN AMERICA

31 OCT 1990

Memorandum

To: Tom Vitanza, Historical Architect,
Williamsport Preservation Training Center

From: Dr. Stephen R. Potter, Regional Archeologist,
National Capital Region

Subject: Archeological Services at Mumma Farm

As a result of our inspection of the Mumma farmhouse on September 19, 1990, I recommend that the archeological investigations be considered in two phases -- those associated with architectural fabric work in FY 91 and those associated with the development package for the Mumma farmhouse.

FY 91 fabric work: From the shovel test pit excavated in room 106 of the Mumma farmhouse, it appears as though there is no cellar beneath this portion of the house. The shovel test pit, measuring approximately 14 inches in diameter, reached subsoil at 18 inches below the top of an interior stone wall/foundation (?) that bisects the room, east-west. The few pieces of bottle glass that came from the shovel test pit were of late nineteenth and early twentieth century origin.

Based on the observations gathered from the excavation of the shovel test pit, two test excavation units should be dug along the inside of the west exterior wall of room 106. The units should be placed on either side of the interior stone wall/foundation where it abuts the west exterior wall of the house. These units should provide the information you need concerning the condition of the house foundation and, hopefully, some data on the origin or function of the interior stone wall/foundation.

As we have discussed previously, I suggest that you contract directly with NPS archeologist Mr. John Ravenhorst and two other archeological associates of his to do the test excavations, analysis, and report. Because they are employed in the archeological investigations associated with the restoration of Harpers Ferry National Historical Park, this work will have to be done on their own time over weekends. Given the results of the shovel test pit excavated in room 106, I believe the test excavations can be completed in two weekends.

The following artifacts should be retained: (1) those that date from the time of the Civil War, or earlier; (2) those that contribute to an understanding of the events surrounding the rebuilding of the house; and (3) those that are diagnostic and contribute to an interpretation of the archeological record. The remainder of the artifacts will be identified and inventoried by provenience (along with all the artifacts recovered), but will not be retained. Artifacts which meet one of the three criteria above will be processed and cataloged on NPS Automated National Catalog worksheets. Upon the completion and acceptance of a final report documenting the archeological investigations, the collection will be curated for Antietam National Battlefield at the Museum and Archeological Regional Storage facility (MARS). Mr. Robert Sonderman, Senior Staff Archeologist, should be contacted at least one month prior to transferring the collection to MARS (301-344-3442).

The final report documenting the investigations should be similar in format to the Building 14 and Building 38 archeological reports done for Harpers Ferry National Historical Park. The report should include the following sections: an introduction; a discussion of the fieldwork; a concluding section that provides an interpretation of the archeological findings and makes recommendations for future work (if necessary); and, an appendix of the inventory of artifacts recovered. A plan-view map showing the location of the excavations, cross sectional profiles, and photographs should be included in the report, as appropriate to an understanding of the work performed and the interpretations offered. Drafts of the report should be sent to me, Williamsport, and Antietam for formal review and approval prior to final distribution.

Development package for Mumma farm: Archeological planning for this project should start at least two years before the fieldwork is to be done. Funding for the archeological work should come from the development package request. Due to the nature and extent of the work, the archeological services will have to be contracted for by either Antietam Battlefield Park or Williamsport Preservation Training Center, depending on which office is taking the lead on the project. I will be available to assist appropriate park or Williamsport staff in preparing the scope of work. It is very important that all archeological work be anticipated by the park and Williamsport so that it can be accomplished under the terms of one contract.

From my discussion with you it appears that three general areas of investigation might be needed. First, all utility installations will require archeological fieldwork before construction. This includes any underground electric or telephone lines, sewer lines, and septic fields. Second, archeological excavations will probably be necessary around the exterior east and west foundation walls, prior to any waterproofing. The extent of the archeological

excavations around the foundations will depend on whether or not any builder's trenches remain and how deep the subsoil is below existing grade. Most likely, there will not be any builder's trench along the east wall. Because of the concrete pad construction on the north side of the house and disturbances along the south side, archeological excavations may not be necessary in these areas. And finally, any research questions concerning the property that the park may want addressed should be done in conjunction with the above work. Qualified, professional historical archeologists are trained in primary historical research, as well, and the documentary records should be examined before any archeological fieldwork associated with the development package is begun.

Stephen R. Potter

excavations around the foundations will depend on whether or not any builder's trenches remain and how deep the subsoil is below existing grade. Most likely, there will not be any builder's trench along the east wall. Because of the concrete pad construction on the north side of the house and disturbances along the south side, archeological excavations may not be necessary in these areas. And finally, any research questions concerning the property that the park may want addressed should be done in conjunction with the above work. Qualified, professional historical archeologists are trained in primary historical research, as well, and the documentary records should be examined before any archeological fieldwork associated with the development package is begun.

Stephen Potter

bcc:

NCR Surname/Files
ANTI RRambur
ANTI RBrown
WPTC TMcGrath
NCR-PCR RStevens
NCR-PCR SPotter
SPOTTER:par:MUMMA:WP5.0:10/30/90:(202) 619-7280

United States Department of the Interior

NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
1100 OHIO DRIVE, S. W.
WASHINGTON, D.C. 20242

Memorandum

To: Superintendent, Antietam National Battlefield

From: Regional Archeologist, National Capital Region

Subject: Transmittal of Archeological Clearance Memoranda

In August of 1990, archeologists of the Regional Archeology Program provided clearance for stabilization of outbuildings at the Mumma Farm and installation of troop markers along Bloody Lane. Since neither investigation resulted in the discovery of significant archeological remains, verbal authorization was given for both projects to proceed. Copies of the clearance memoranda documenting the archeological investigations are enclosed for your files.

Enclosures (2)

cc:
ANTI-RBrown w/enclosures
WPTC-TVitanza w/enclosures
WPTC-TMcGrath

United States Department of the Interior

NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
MUSEUM AND ARCHEOLOGICAL REGIONAL STORAGE FACILITY
M★A★R★S
P.O. BOX 283, LANHAM, MD 20706

Memorandum August 8, 1990

To: Dr. Stephen R. Potter, Regional Archeologist, NPS-NCR

From: Matthew R. Virta, Regional Archeology Program Staff Archeologist, NPS-NCR

Re: Archeological clearance of stabilization projects at Mumma Farm, Antietam National Battlefield Park, as per Section 106 of the 1966 National Historic Preservation Act (amended 1980)

On August 1 and 2, 1990 National Capital Region Archeology Program Staff Archeologist Matthew R. Virta conducted archeological investigations at the Mumma Farm, Antietam National Battlefield Park, Sharpsburg, Maryland (see map 1). The purpose of the archeological investigations was to monitor and provide clearance for stabilization activities at two of the outbuildings on the Mumma Farm: List of Classified Structures (LCS) Building 44 - the Workshop/Tool Shed and LCS Building 50 - the Smokehouse (see map 2). The work for this project consisted of removing accumulated soil and debris from the interior of the two outbuildings for the purpose of lowering the dirt floors to beneath the levels of the wooden foundation sills. This action would allow for the repair of the sills and prevent their further deterioration.

Upon arriving at the Antietam Visitor Center on the morning of August 1, I met the Park contact for the project, Richard Brown, the Cultural Resources Manager, who had provided an overview of the project. We then proceeded to the Mumma Farm where I was introduced to the Williamsport Preservation Training Center (WPTC) crew who were undertaking the stabilization efforts. I also was introduced to Park Ranger Edwin Floyd who was responsible for supervising four Youth Conservation Corps (YCC) members who were to serve as crew members for the archeological investigations. Mr. Floyd and the YCC members, Christopher Delauney, Brian Goetz, Josh Machat, and Christopher Weaver, proved to be hard workers and are to be commended for their assistance with the investigations.

Building 44, the Workshop/Tool Shed was the site of the first day's efforts. The shed is an approximately 13 ft x 22 ft wood frame structure with unjoined vertical board cladding. The main body of the shed has an uncut stone foundation with wooden sills and actually measures 13 ft x 16 ft. A 6 ft extension of the roof forms a protected unwalled area on the northern end. Archeological investigations were centered in the main body of the structure.

Initial survey of the earth floor of the Workshop/Tool Shed revealed extensive ground hog disturbance. Soil was piled up unevenly across the floor, apparently the result of ground hog burrowing. Numerous objects were scattered across the floor, these mostly being fragments of 20th century farm machinery parts, tools, hardware, etc. After picking up and examining the scatter of surface material, excavation of the accumulated soil began.

Shovels were used for excavating and the removed earth was screened through 1/4 inch mesh hardware cloth and the backdirt disposed of in a low spot off the northeast corner of the shed. All objects not deemed to be of archeological significance were disposed of in the backdirt or left in the shed for examination by Park personnel to determine if the objects were of interest to the Park. A number of items were picked up for closer examination in the archeological laboratory to determine if they warrant being retained. A complete listing appears in Appendix 1.

During the excavation of the Workshop/Tool Shed floor no significant cultural resources were encountered. As mentioned before, most of the objects uncovered were pieces of 20th century farm machinery parts, tools, hardware, etc.; items that you would expect to unearth in a farm shed. There also appears to be a good percentage of secondary deposition material present; i.e. broken window glass, old linoleum, nails, hinges, window locks, etc. that were all fairly modern and had apparently been dumped from the Mumma farm house. Any items retained from the excavation of the Workshop/Tool Shed floor were saved for their intrinsic value as possible items for an archeological comparative study collection.

During the course of excavations in the Workshop/Tool Shed I was informed by the Williamsport crew members that they had unearthed a few old bottles during preapproved stabilization work on LCS Building #47 - the Hog Pen. The crew had tagged and labeled the bottles with appropriate provenience information indicating that the bottles had come from the northeast corner of the Hog Pen. The bottles were late 19th century patent medicine types, the kinds that contained a large percentage of alcohol, so speculation was rampant that while the farmer was slopping the hogs he was doing likewise. Visual inspection of the Hog Pen revealed no significant in situ cultural resources and, as no additional soil excavation would be undertaken by the WPTC crew, no further investigation was deemed necessary. The bottles were retained as possible additions to an archeological comparative study collection.

The second day of the archeological investigations centered on LCS Building #50 - the Smokehouse. The Smokehouse is an approximately 12.5 ft square structure with an uncut stone foundation and wood sills. It is clad with board and batten over chinked log and timber. The objective here was the same as that with the Workshop/Tool Shed, to remove the accumulated soil from the interior of the structure for the purpose of lowering the dirt

floor to beneath the level of the wooden foundation sills to allow for their repair and to prevent their further deterioration. The same YCC crew under the direction of Mr. Floyd assisted with the Smokehouse excavations.

Initial survey of the Smokehouse floor revealed extensive ground hog disturbance. As with the Workshop/Tool Shed, soil was piled up from burrowing activities. There was a scatter of debris on the floor consisting of broken window glass, rusted and broken tools, hardware, ceramic sherds, bone, etc. After picking up and examining the scatter of surface material, excavation of the accumulated soil began.

Shovels were used for excavating and the removed earth was screened through 1/4 inch mesh hardware cloth. Screening took place in the back of a flat bed truck provided by the Park and the backdirt was disposed of in the same low spot off the northeast corner of the Workshop/Tool Shed. After removing the accumulated, ground hog disturbed soil from the floor of the Smokehouse an asphalt/concrete flooring was uncovered and removed as well. A dirt and stone floor was exposed underneath this cap. As this floor was pitted by ground hog activity, it was evened out to fill in these disturbances. No significant cultural resources were encountered while excavating at the Smokehouse.

All objects not deemed to be of archeological significance were disposed of in the backdirt or left in the Smokehouse for examination by Park personnel to determine if the objects were of interest to the Park. A good deal of the material unearthed appeared to be secondary deposition from the Mumma farm house, while other objects were related to the use of the structure as a Smokehouse. Most of the items appeared to be 20th century in age. A number of objects were picked up for closer examination in the archeology lab to determine if they warrant being retained. Any items that were retained from the excavation of the Smokehouse floor were saved for their intrinsic value as possible items for an archeological comparative study collection. A complete listing appears in Appendix 1.

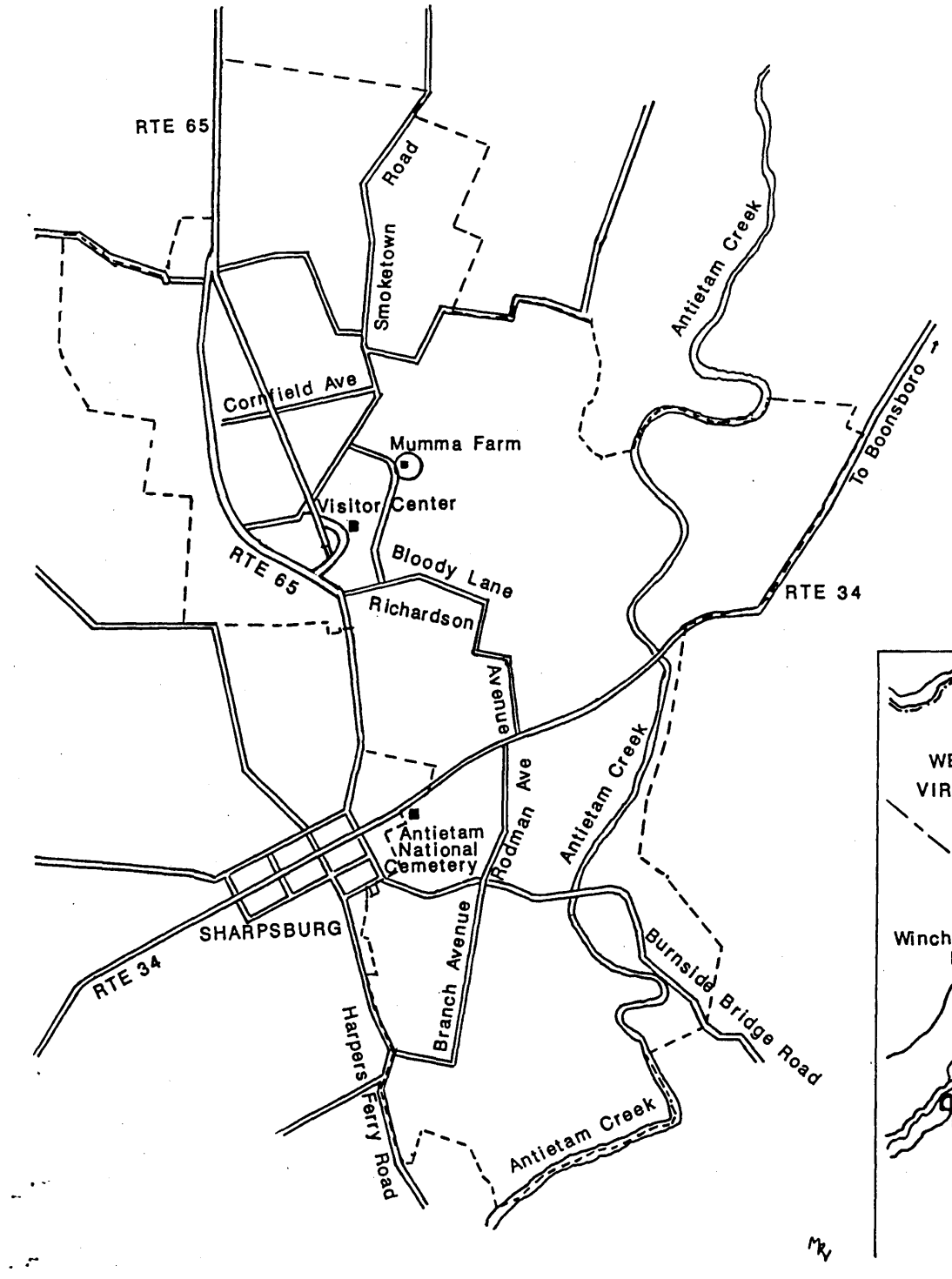
The archeological investigations that took place at the two Mumma Farm outbuildings, the Workshop/Tool Shed and the Smokehouse, revealed no significant cultural resources that would be affected by the proposed stabilization activities. The stabilization projects should not harm cultural resources because: 1) the soils of the two outbuildings are greatly disturbed by ground hog activity, 2) the Mumma Farm was apparently active through the first half of the 20th century and modern disturbances are apparent, and 3) the proposed stabilization activities will not disturb soils or affect any subsurface resources below the levels excavated during the investigations. Therefore I gave verbal authorization to the Williamsport crew that their stabilization efforts should proceed as scheduled.

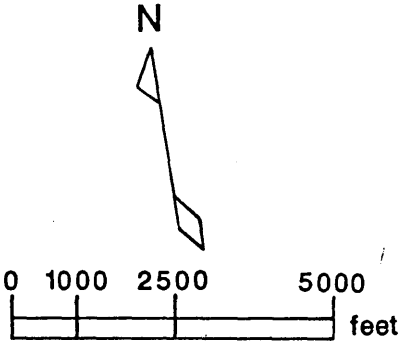
ANTIETAM NATIONAL BATTLEFIELD PARK

NATIONAL PARK SERVICE

NATIONAL CAPITAL REGION

Park Bounds and Environs

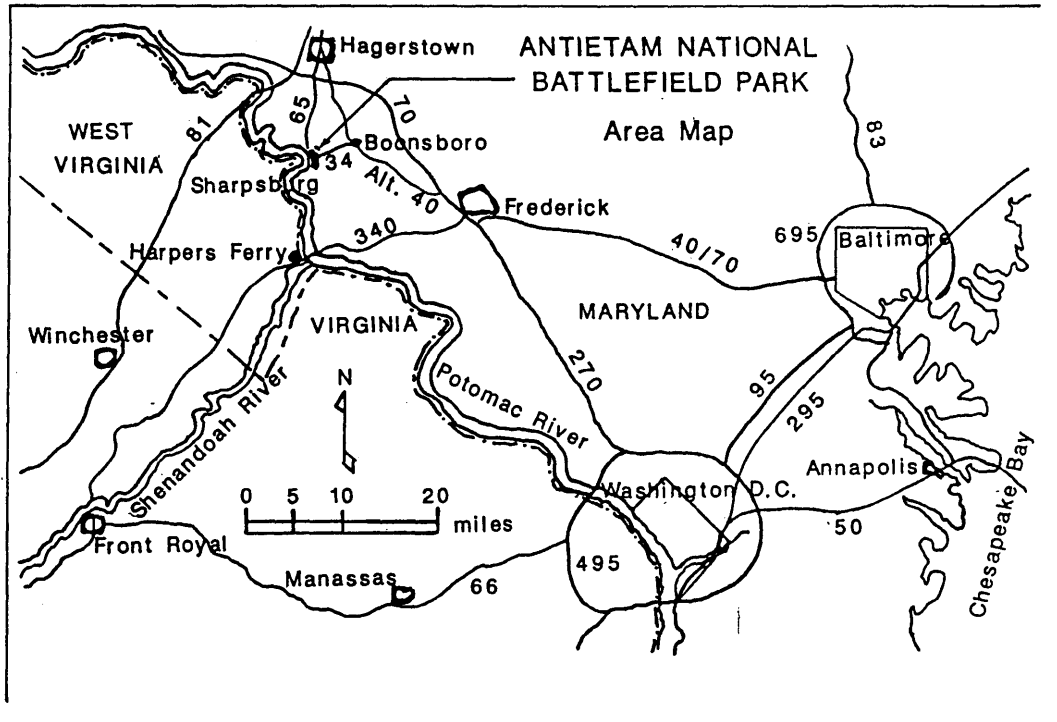


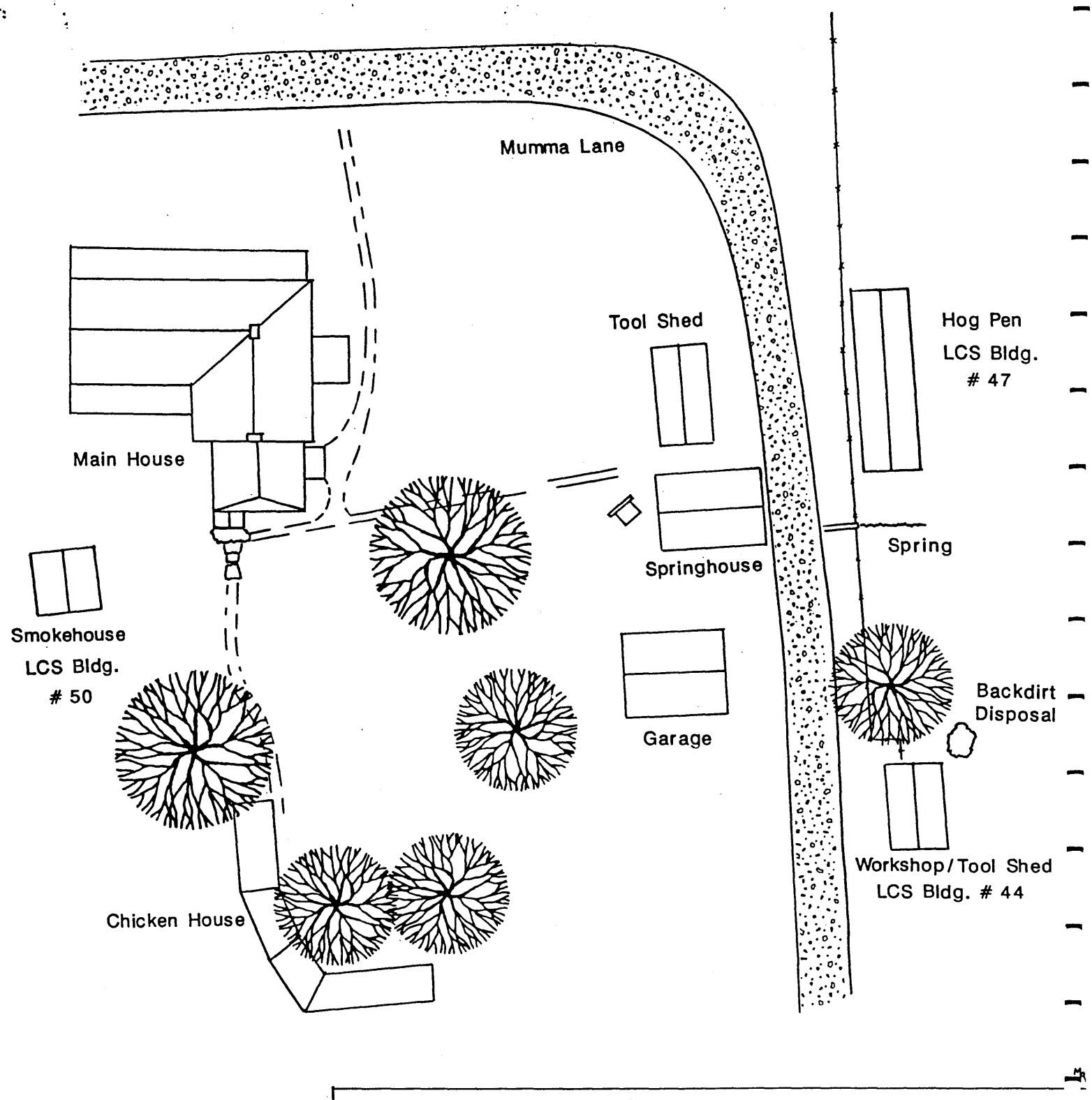


Park Boundary

Project Area

Map 1





N

0 5 10 20 30
ft

Detail of Mumma Farm: Main House and Adjacent Outbuildings

Antietam National Battlefield Park

National Park Service - National Capital Region

Map 2

APPENDIX 1

Objects Retained from Excavations at Mumma Farm Outbuildings

Collection is housed at the Museum and Archeological Regional Storage (MARS) facility.

Workshop/Tool Shed

1 lathing hatchet head
1 corn knife blade
4 horseshoe nails
1 tin roof nail, aluminum with lead head
1 cold chisel
1 bottle opener with can opener blade
1 singletree hook
1 metal file
1 drawer pull, cast one piece, decorative
1 brass padlock
1 brass screen door latch
1 brass cinch buckle
1 brass key hole escutcheon
1 sew through bone button, 4 hole, sunken center
1 glass ink bottle, machine manufactured, colorless
base mark "WATERMAN'S" "2 oz." (anchor figure with superimposed H - Anchor Hocking glass manufacturing mark post 1938) "5" over "13" "PAT'D. 98958"
1 glass electrical insulator fragment with wire, molded, green

Hog Pen

1 milk glass canning jar lid, white
1 whiteware chamber pot rim sherd with partial handle, white
1 patent medicine bottle, blown in 2 piece mold with cup bottom, tooled prescription finish, cross section - square body with beveled edges, aqua
embossed "DR. D. FAHRNEY & SON" (script style "DFS" superimposed over one another "130 W. WASHINGTON ST." "HAGERSTOWN MD."
base mark "W. T. & CO." (Whitall-Tatum & CO. glass manufacturing mark circa 1857 - 1935
1 patent medicine bottle, blown in 2 piece mold with post bottom, tooled collared ring finish, cross section - rectangular body with beveled edges, aqua
embossed "HOOD'S'" "SARSA" "PARILLA" "G.I. HOOD & CO." "LOWELL MASS." "APOTHECARIES" (Hood's Sarsaparilla circa 1883-96)
base mark "68" or "89"
1 patent medicine bottle, blown in 2 piece mold with cup bottom, tooled patent finish, cross section - circular body, amber
embossed "Tongaline" in cursive "MELLIER DRUG CO."
(Tongaline circa 1885)

Hog Pen (cont.)

1 patent medicine bottle, blown in 2 piece mold with cup bottom, tooled prescription finish, cross section - rectangular body with beveled edges, colorless
embossed "D.C. AUGHINBAUGH & SON" "DRUGGISTS" "HAGERSTOWN, MD."
base mark "W.T.D. & CO." "USA"

1 patent medicine bottle, blown in 2 piece mold with cup bottom, tooled patent finish with neck ring , cross section - rectangular body with beveled edges, colorless
embossed "A.L. METZ" "CHAMBERSBURG, PA."

Smokehouse

1 whiteware tea cup (missing handle), blue transferprinted floral, molded floral
2 small whiteware plate base sherds, printed? - purple marbled
1 hard paste whiteware unidentified hollow ware base sherd
base mark "ROYAL IRONSTONE CHINA" (British Arms - Lion, Shield, and Unicorn) "JOHNSON BROS" "ENGLAND" circa 1883 - 1913
1 yellow/buff ware shallow bowl rim sherd
1 unglazed yellow/buff ware flower pot, molded arches decoration
6 body sherds of a redware storage jar, green glazed interior, unglazed exterior
5 rim, body, and base sherds of a redware storage jar, shiny brown glazed interior, unglazed exterior
4 rim, body, and base sherds of a redware storage jar, flat brown glazed interior, unglazed exterior
2 rim and body sherds of a redware storage jar, shiny brown glazed interior, unglazed exterior
2 base sherds of a gray salt-glazed stoneware storage vessel, black washed interior
1 base sherd of a gray salt-glazed stoneware storage vessel, gray washed interior
1 .58 caliber Minie ball
2 body sherds of a bitters bottle, blown in mold (probably two piece), cross-section probably rectangular body, aqua
embossed "CAPITO(L) BITTERS"
1 glass tumbler base sherd, pressed, cross-section octagonal, colorless
1 small medicinal type bottle, blown in 2 piece mold with cup bottom, tooled beaded finish, colorless
2 oyster shells

Faunal Remains from Smokehouse (identified by Tara Goodrich)

1 right scapula, pig, adult size, sawed lower portion
1 left scapula, pig, adult size, sawed lower portion
1 right humerus, pig, adult size/not fully fused, broken proximal epiphysis
1 left humerus, pig, adult size/not fully fused, broken proximal epiphysis
1 left mandible with intact molars, pig, butchered

Faunal Remains from Smokehouse (cont.)

1 right third molar, pig, butchered and broken
1 incisor, pig, broken
1 right proximal radius and humerus fused together, adult pig, sawed distal shaft
1 left proximal radius and humerus fused together, adult pig, sawed distal shaft
1 vertebra, immature pig
1 rib, immature pig, butchered distal fragment
1 right distal fragment of humerus, pig, young adult size, butchered mid shaft

MNI - minimum number of individuals: 1 adult pig, 1 young adult/immature pig

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United States Department of the Interior

NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
MUSEUM AND ARCHEOLOGICAL REGIONAL STORAGE FACILITY
M★A★R★S
P.O. BOX 283, LANHAM, MD 20706

Memorandum

9/17/90

To: Regional Archeologist, NCR-NPS

From: Senior Staff Archeologist, NCR-NPS

Subject: Archeological Clearance for Interpretive Marker Installation Along Bloody Lane, Antietam National Battlefield Park

On August 8, 1990, Senior Staff Archeologist Robert C. Sonderman of the Regional Archeology Program conducted archeological test excavations at Antietam National Battlefield Park. The purpose of these excavations was to provide section 106 archeological clearance for the proposed installation of a series of wayside markers adjacent to Bloody Lane.

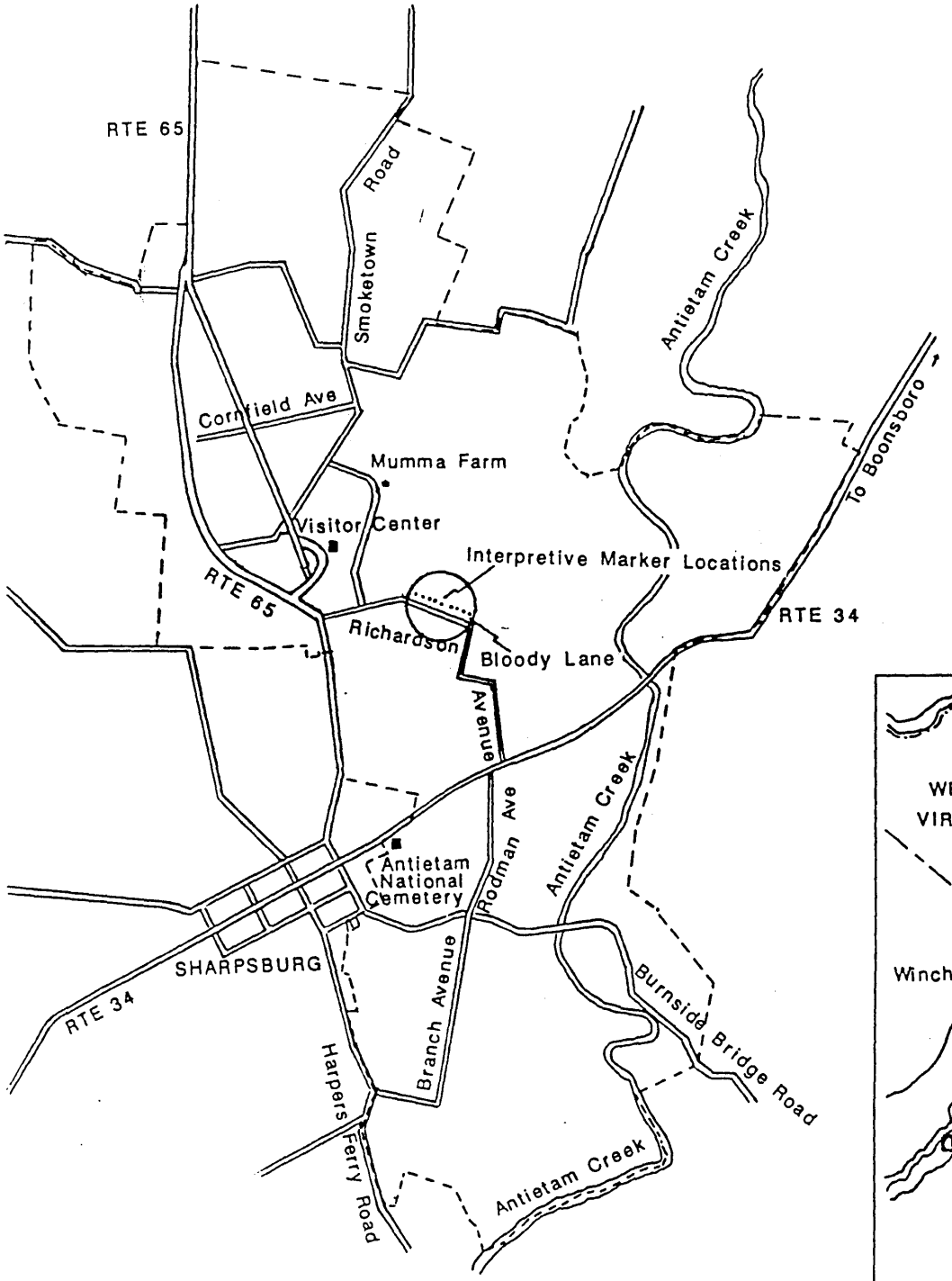
A total of nine interpretive markers were installed. The installation of each marker required the excavation of nine holes approximately one foot in diameter and 2 feet in depth. The location of the markers is in a sensitive area of the battlefield and it was anticipated that battle related cultural material might be recovered (see map attached). As a result, the excavation of each marker hole was monitored.

The excavations were conducted with the assistance of Richard Brown, park Cultural Resource Specialist and two members of the Youth Conservation Corps (YCC) under the direction of Park Ranger Edwin Floyd. The soils removed from each post hole were screened through 1/4 inch wire mesh and examined for artifacts.

The excavation of the nine post holes yielded no features and only one battle related artifact, a piece of case shot from either a spherical or conical exploding artillery shell. The object was recovered from the first excavation hole, three feet west of the of the original marker, just west of the Delaware Memorial Marker (see map attached). The remainder of the artifacts recovered were late 20th century soda and beer bottle fragments which were not collected.

No further archeological investigations were warranted and verbal clearance was given to complete the project.

ANTIETAM NATIONAL BATTLEFIELD PARK
NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
Park Bounds and Environs



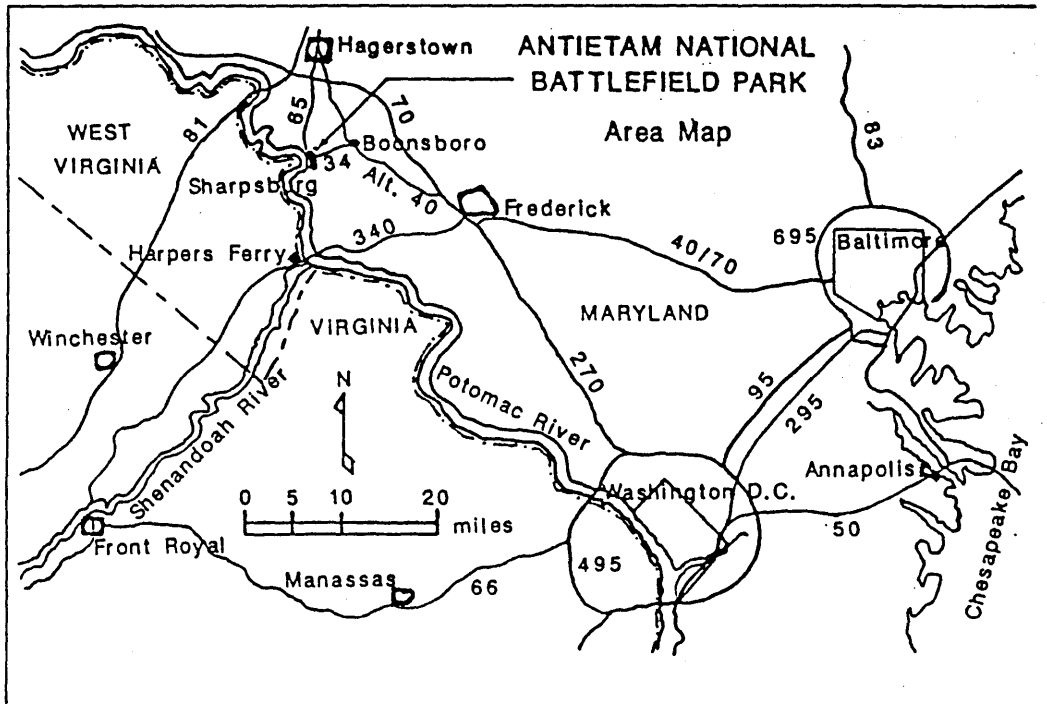
N

Park Boundary

Project Area

0 1000 2500 5000 feet

Map 1



APPENDIX R

PHYSICAL HISTORY AND ANALYSIS REPORT

FIELD INVESTIGATION NOTES

Williamsport Preservation Training Center
Prepared by Ken Sandri, September 4 – 12, 1990

09/04/90

ROOM 109

Upon the removal of the remnants of the sill of the Southwest wall of Room 109, it was noted that a mortise pocket approximately 2" square located in both doorways D109 and D110. Both were photographed with a tape measure butted against the Northwest jamb. It was also noted that the pocket in D109 was closer to the Room 109 edge of the sill while D110's pocket was located approximately in the center of the sill. Depth could not be determined due to termite deterioration. Another observation was that the flooring was cut around the stud area and ran wild underneath the threshold in those locations.

Exterior corner trim was removed from the East and South corners of exterior of Rooms 103 and 102 respectively. Held in place by 3-5/8" cut nails, the trim was loosened to expose the corner posts to determined their condition. Minimal termite damage was observed in the East corner post (mostly near the bottom where it rests on the foundation) consolidation by epoxy, at most, is needed. At the South corner post more damage was evident but the post is still structurally sound.

ROOM 106

Removing flooring in Room 106 to expose flooring system. Removed flooring from Northeast wall of Room 106 toward Southwest wall 3-1/4 inch flooring was laid and tongue nailed. This flooring ends 7 feet 2-1/2 inches from the inside of the brick face of the Northeast wall. From that point on the flooring varies from 3-1/2 to 5 inches wide and is face nailed (2 per board) on each joist.

Dismantled flooring 7 feet back from Northeast wall. This flooring (3-1/4 inch wide) was tongue nailed with wire nails (headed). At 5 feet 9inches from the brick (Northeast) wall a (Arch Wall 1) stone wall was exposed below the floor joist which ran from the Northwest to Southeast walls of Room 106 approximately 21 inches in width Northeast to Southwest; to 7 feet 7 inches from Northeast wall.

A stone wall (arch wall 2) Perpendicular to the stone wall (arch wall 1) mentioned above was found to extend from 7 feet 1 inch to 8 feet 8 inches (1 foot 7 inches wide) from the Northwest wall. It appeared to be well tied in to archeological wall 1 but it could not be determined, the surface due to archeological sensitivity. This was also true of Arch Wall #2 connection or intersection with the Northeast wall (brick) of the existing structure. Floor joist (oak) were laid on the stone wall (#1) and sistered to existing floor joist to the Southwest. At the Northeast wall all but one joist were pocketed into the brick wall and, from what remained below the joist, rested on wood plate or shimming. The shimming rested above the footing for the existing brick wall.

The oak joist mentioned in this Northeastern section of Room 106 were rachet saw dimension lumber 2 inches x 7-1/2 inches. These joists were sistered onto oak joists running the remainder of the room to the Southwest. This group were ratchet sawn to sizes approximately 6-1/2 inches high X 2-1/2 inches wide and were also shimmed on wooden plates above the stone wall (arch wall #1). The sistering of these two joist systems caused a low ridge in the flooring of Room 106 (where the flooring type changed) and ran Northwest to Southeast.

Mapped all flooring system and associated archeological walls both 1 and 2 (See Illustrations ()).

Investigated behind plaster below W113 and found the remains of brick ran perpendicular to the Northwest wall which had been broken off. A three wythe wide row of brick (13-1/2inches wide), located 6 feet from the Northeast wall makes up a wall which used to run on the Northeast edge of archeological south wall #1. These broken brick in the wall were knocked off flush with the inside of the Northwest wall and extend from the apron of window W113 to the stone foundation (arch wall #1) and were plastered over with the

same plastering episode as the rest of Northwest wall. (All work in Room 106 photographed 09/06, Roll A #1-#6.)

Remove a swath of plaster on the ceiling to expose floor framing for 2nd floor (floor to Room 208)

Above the ceiling lathe, between the first 2 joists from the Northwest wall, a shredded newspaper was found and bagged as an artifact for dating purposes. Location; 7 feet from Northeast wall, 9 feet from Northwest wall

Photographed ceiling/floor joist Room 106, Roll A #7 - #8.

Ceiling "wall papers" were noticed to be the same plaster to exposure on both sides of the change in framing.

Above mentioned swath of removed plaster was directly above the change in floor framing for 1st floor of Room 106 and archeological wall #1 and was about 2 feet wide (approximately).

09/06/90

ROOM 105

Investigating Room 105 floor system to determine if floor joist have a similar configuration as Room 106 and also to see if archeological wall #1 continues to the Southeast from Room 106 into Room 105 beneath floor system.

Open up an 11 inch wide opening in flooring starting at 6 feet 2 inches from Northeast wall baseboard. Removed two 3-1/4 inch wide boards and one 5-1/2inch wide board.

Photographed; Roll A #9-#10.

Cut a swath in the plaster ceiling Northwest to Southeast at about 5 feet 10 inches from Northeast wall to expose ceiling lathes and 2nd floor framing system.

Observed hand split lathe Southwest of 6 feet 9 inches from Northeast wall with a tan soft plaster (brown coat) with horse hair temper/binder. Northeast of this point to the Northeast wall is machine cut lathe with both drywall/plaster board and plaster. Photographed Roll A, #19 and 20.

09/06/90

ROOM 207

Removed plaster where Northeast wall narrows to the Northeast of Door 209. At 4 feet above the floor I removed a 3 foot swath 5 inches X 4 inches at 6 feet 8 inches from the Northeast wall (see Sketch).

The joinery exposed is similar to the wall narrowing in Room 208 and again corresponds to floor system alteration in cross section of the building. From Northwest to Southeast changes in Room 106, 105, 208, 207 line up vertically and horizontally.

At this wall narrowing, the wider section is tied to the narrow every other course with some exception.

09/06/90

ROOM 208

Investigating Northwest wall at 6 feet 8 inches from Northeast wall where the wall thickness narrows to the Southwest.

Pulled down "dry wall" inside closet at this point and pulled down plaster behind it.

Brickwork behind the plaster at this location (see sketch) are bonded together with some brick ties broke off due to stress or setting. Brick at the corner (see sketch) are lopped/broken off every other course probably indicating an earlier wall extending from the Northwest wall toward the Southeast wall (see sketch).

Investigated plaster board/dry wall area beneath and to the Northwest of Window 214. Removed and observed settling crack and failure in brickwork (see Sketch).

09/06/90

ROOM 209

Investigate bulge in Northwest wall of Room 209, 3 feet 6 inches from Northeast wall. Open up a 1 x 2 foot area 4 feet 9 inches to 5 feet 8 inches above floor. Hand split lathe tacked to a nailer on one side (Northeast) of a stud (1 x 2-1/4 inches) and hand split lathe unnailed on the Southwest side caused the bulge. A plaster patch had been done atop the stud (floor to ceiling) which is clearly not the plaster attached to the hand split lathe. Above the base board 3 feet 6 inches from the Northeast wall area 22 inches wide and 6 feet high was uncovered to expose the bottom of this stud (1 x 2-1/4 inches) which for some reason is exposed in a break in the baseboard [*]. At this point both sides of the lathe are unnailed.

* Baseboard on Southwest is 5 inches tall; baseboard on Northeast side is 6 inches tall with a similar profile.

At this replacement stud (1" x 2-1/4") further Northeast of it is another stud measuring 4-1/2" x 3" with the lathe nailed in the normal fashion.

On the floor 8 feet from the southwest wall in Room 208 along the Southeast wall 4 inches from the Southeast baseboard is a stove pipe duct work which was capped with a piece of aluminum. Photographed, Roll A #17.

09/10/90

ROOM 105

Map floor system exposed on 09/06/90 Brick house roof system

Examining roofing system of the brick house. Rafters appear to be oak of 2-3/4 inch X 4 inch dimension and are set approximately 33 inches on center with some variation near the Northwest wall. The collar ties were set approximately 26 inches below the ridge line measured to the center of the collar tie.

Roof lathe was laid across the roof rafters and spaced approximately 5-1/2 inches apart, with wooden shingles laid atop them. Shingles are 2-1/2 inches to 7 inches wide as seen.

At some later date wooden strips were attached to this roof and metal sheeting was applied.

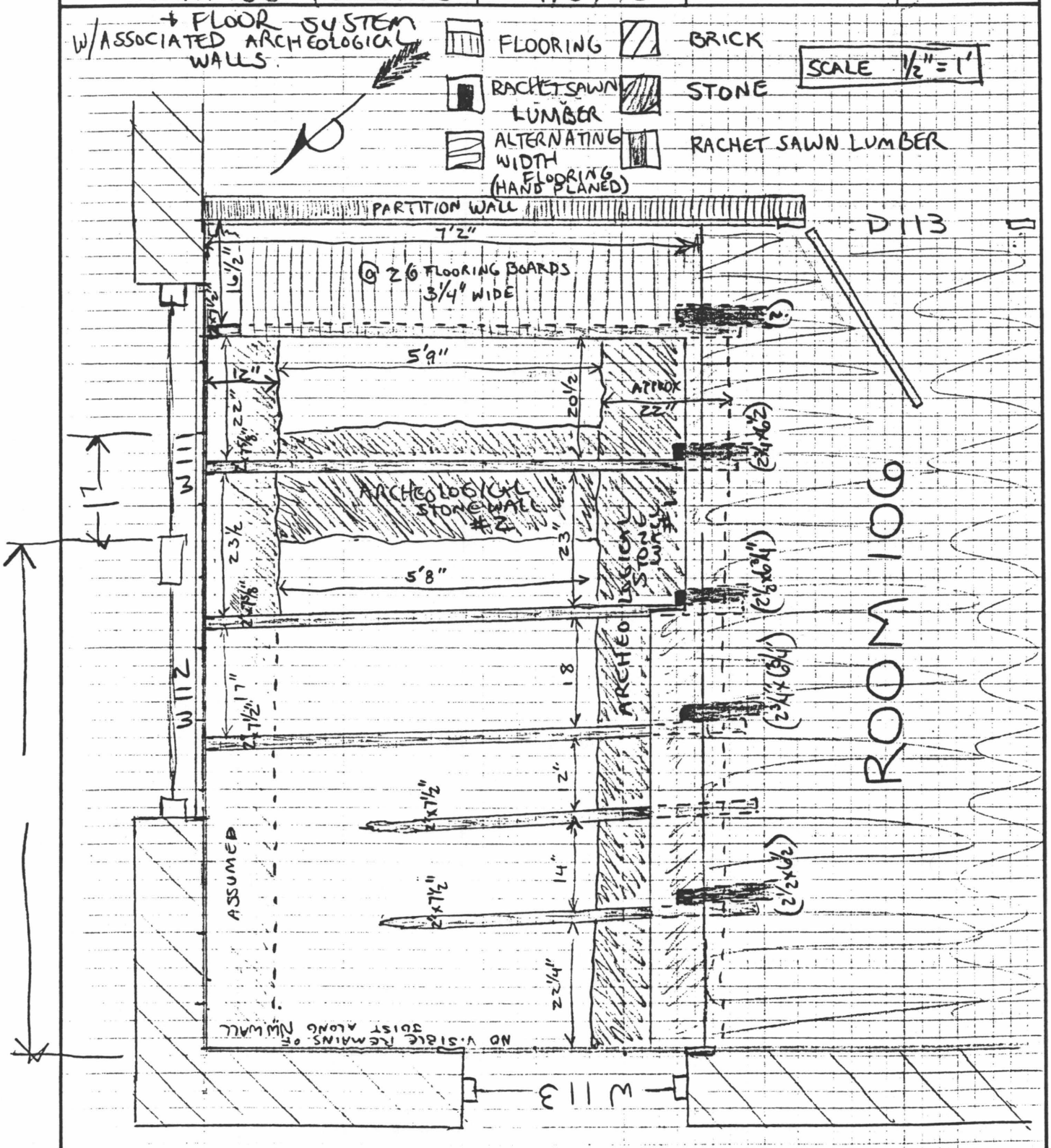
CHANGES

Frame house: D109 and D110 were originally windows prior to addition of kitchen.

W107 was originally a door pwior to adition of kitchen, or was not there at all and was cut in later.

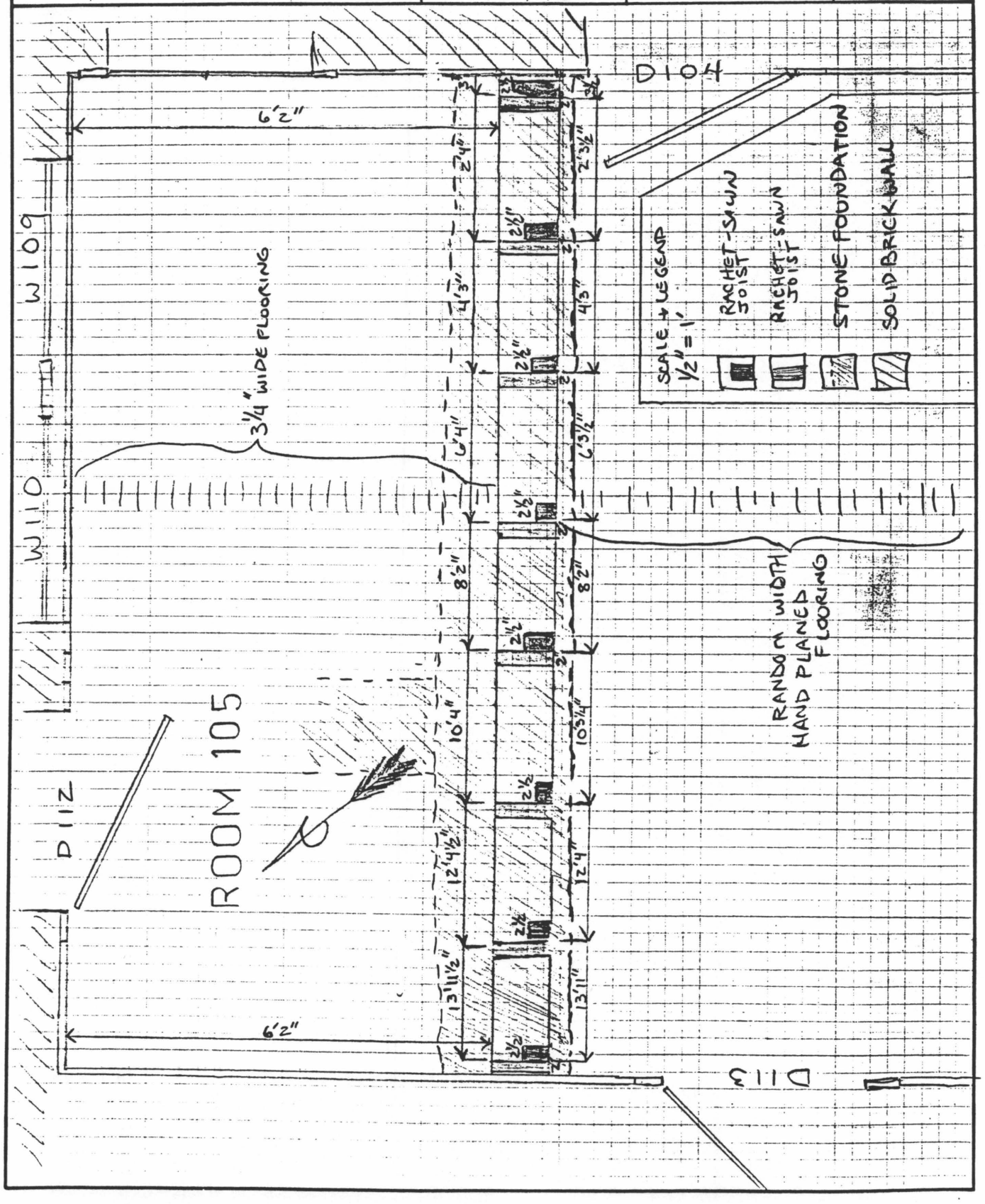
FORM DSC - 44

Park ANTIETEM N.B.	**NATIONAL PARK SERVICE** DENVER SERVICE CENTER		Sheet
Area MUMMA HOUSE			of 3
Project PHAR STUDY of BLDG 12	By SANDRI	Checked	Pkg.
Feature ROOM 106 FLOORING	Date 9/5/90	Date	Account



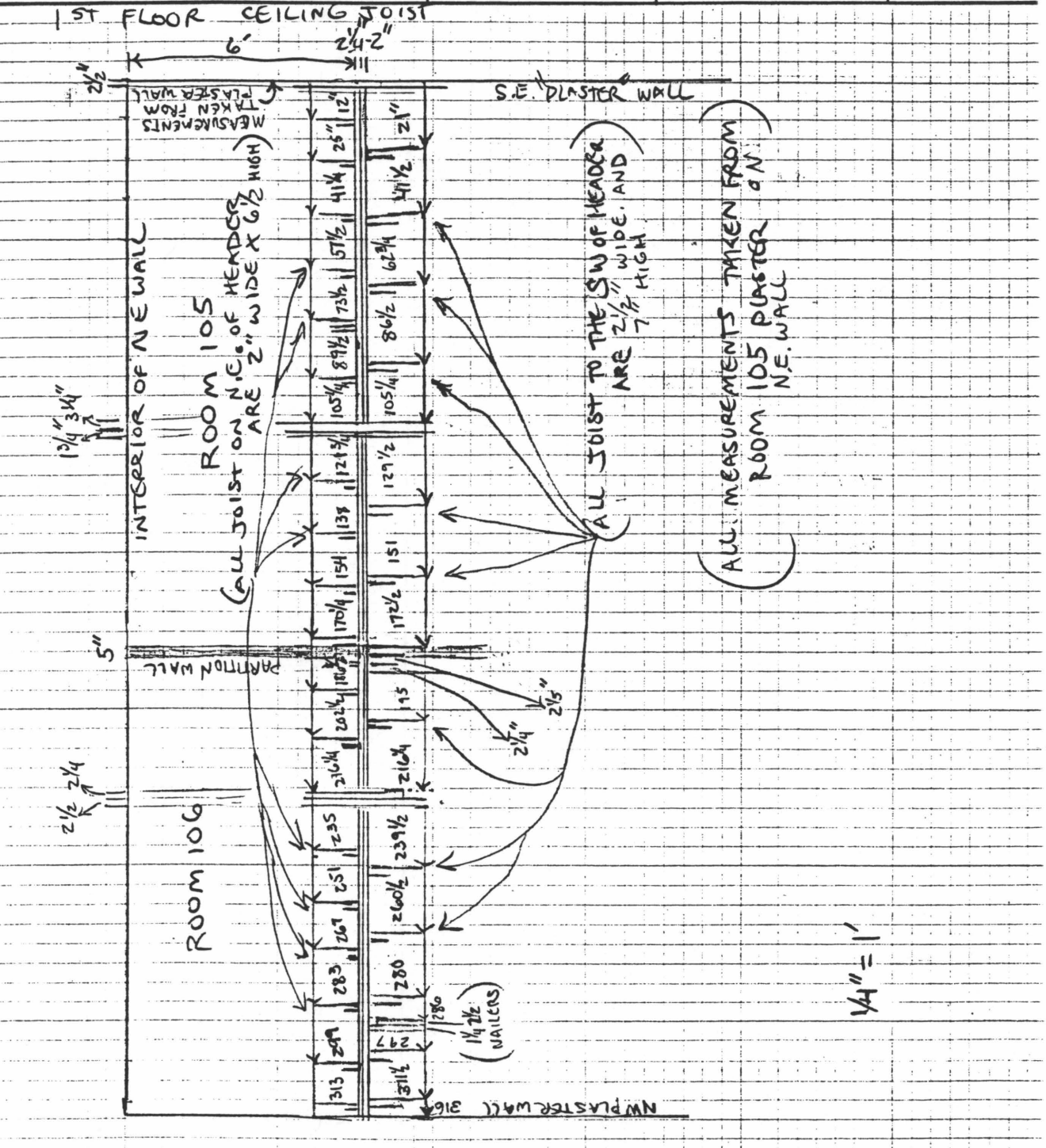
FORM DSC - 44

Park ANTIETEM	NATIONAL PARK SERVICE DENVER SERVICE CENTER		Sheet 2
Area NUMMA HOUSE - ROOM 105			of 3
Project P.H.A.R.	By SANDRI	Checked	Pkg.
Feature FLOORING SYSTEM	Date 9/10/90	Date	Account



FORM DSC - 44

Park ANTIETAM	NATIONAL PARK SERVICE DENVER SERVICE CENTER		Sheet 3
Area MUMMA HOUSE			of 3
Project PHAR	By SANDRI	Checked	Pkg.
Feature 2ND FLOOR JOIST SYSTEM	Date 9/13/90	Date	Account



PHYSICAL HISTORY AND ANALYSIS REPORT

09/06/90

ANTI BLDG. 42
PHOTO LOG

ROLL A

#1 and 2 Deleted

#3 From Northwest wall Room 106 floor framing and archeological wall #1 and #2

#4 From Northeast wall (toward Southwest) rachet sawn floor joist Room 106 sistered to Rachet sawn? (Pit sawn) floor joist and archeological wall #1 and #2 (in foreground)

#5 Room 106 (from the Southwest looking Northeast) Rachet sawn floor joist and their associated wall pockets (NOTE: second floor joist from Northwest wall does not have a pocket.)

#6 Room 106 beneath Window 113 "Lopped off" brick - 3 course wide - directly above archeological wall #1 at it's intersection with the Northwest wall.

#7 Room 106 looking Northwest - ceiling and 2nd floor (Room 208) framing at W113.

#8 Room 106 looking Southeast - ceiling and 2nd floor (Room 208) framing at W113.

#9 Room 105 looking Northwest (Floor framing 6 feet 2 inches from Northeast wall)

#10 Room 105 looking Southeast (Floor framing 6 feet 2 inches from Northeast wall)

#11 Room 208 looking North at widening of Northwest wall 6 feet 8 inches from Northeast wall.

#12 Room 208 looking Southwest at Southwest wall beneath Window 214 NOTE: Structural cracks in brickwork.

#13 Room 207 looking East at wall widening just Northeast of Door 209.

#14 Looking Northwest at Northwest wall of Room 209 at crease in wall 3 feet 6 inches from Northeast wall of room. NOTE: Break in baseboard and coat rack board.

#15 Room 209 Northwest wall - after exposing bulge in wall.

#16 Close up of exposure near baseboard 2 feet 4 inches to 4 feet 2 inches from Northeast baseboard.

#17 Stove pipe Room 208 Stove pipe vent along Southeast wall 8 feet from Southeast wall 4 inches from Southeast baseboard.

#18 Room 105 Swath in ceiling 16 inches wide running Northwest to Southeast 5 feet 10 inches from Northeast wall. Looking Southeast. NOTE: Hand split lathe to the Southwest. Also note double joist hangers located directly above archeological wall #1.

#19 Detail shot of swath mentioned above where it intersects with the Southeast wall. NOTE: Hand split and machine cut lathe.

09/10/90

ANTI BLDG. 42
PHOTO LOG

ROLL B

#1 Roof framing along ridge line of brick house, looking Southeast in center of attic.

#2 Rafters along Southwest wall resting (with birds mouth cut) on a wooden plate.

#3 Room 208 Northwest wall near Northwest wall. NOTE: Brick wall tie in's on left side. NOTE: Painted brick (red) with whitewash (which fell off in most places with plaster)(whitewash was on top of painted brick) Ceiling above this area was hand split lathe with old mud-like plaster.

#4 Room 208 Southeast wall at ceiling (left off near D210) NOTE: Hand split lathe on both sides of machine cut lathe (5 wide pieces) (Location noted by tape measure in photo.)

#5 Room 208 Intersection of Northeast brick wall, Southeast stud wall, and ceiling. Noted with tape measure pointer is old ceiling plaster running beneath wall plaster and Southeast wall.

#6 Room 208 Southwest wall behind baseboard (removed). NOTE: Joist pockets in brick work.

#7 Room 207 Brick wall widening to the Northeast of D209 on the Southeast wall. NOTE: Brick wall is painted red with "pencil-line" joints to the Northeast of where a "lopped off" brick wall once existed. The painted brick wall extended to 5 feet 10-1/2 inches from the plaster on the Northeast wall.

#8 Room 207 Note the change is lathe directly above where the lopped off brick wall once was.

#9 Room 209 Southwest wall with baseboard and plaster removed. NOTE: Joist pockets.

#10 Attic - typical wood shingle pattern as viewed from underneath rafters (3rd bay to the Northwest - Northeast slope)

#11 Attic (brick house) - view of rafter system on Southwest side of chimney.

#12 Flooring patch Room 209 just Northwest of D213 during exploration.

#13 Room 209 exploration after 1st boards (to Northwest) are removed. NOTE: Header and fill in joist nailed to floor joist.

#14 Room 210 Hallway/stairs photograph of lathe and plaster work above and below flooring and baseboard Southwest of D213. NOTE: Hand split lathe above base.

#15 Photograph in Room 210 stairs looking at Southeast wall with horizontal crack/crease in wall with look at brick wall beneath plaster (NOTE: Crease corresponds to ceiling height in Room 105)

#16 Room 208 - CH03 Stove pipe opening in chimney exposed (Corresponds to opening in Gardners photo c. 1862)

#17 Room 206 Corner post exposed in Northwest corner of room.

#18 Room 208 South corner of room. NOTE: Hand split lathe, brick wall both with old "mud" plaster which was patched above with a hard grey plaster as the wall spread.

#19 Room 105 Ceiling joist. This joist is one of three in both Room 106 and Room 105 which extends through the double header toward the Northeast wall. The double header joist is approximately 6 feet from the front Northeast wall. This joist (?) pocket is a wedge cut located 6 feet 6 inches from the Northwest wall to 5 feet 6 inches from the Northeast wall. A similar one is located 20 inches to the Northeast to a third with a header joist in the pocket at 43 inches to the Northeast (see sketch).

#20 Northeast wall Room 105 during opening of Northeast wall between cupboard and D104.

#21 Northeast wall Room 105 during opening of Northeast wall between cupboard and D104.

#22 Northeast wall Room 105 after opening of plaster 55 inches from floor 11 inches wide - vertical and 39-1/2 inches long cupboard to D104. NOTE: Painted brick with pencil lines and in fill brick near D104.

#23 Photo of Northeast wall of Room 106 with exposure of wall extended to South side of D104.

#24 Northwest wall Room 106 between mantle and W113. NOTE: Lopped off brick along mantle (suggestive of a fireplace).

#25 Photo of Northwest wall of Room 106 with exposure taken up to above mantle to expose lopped off brickwork.

09/12/90

ANTI BLDG. 42
PHOTO LOG

ROLL C

#1 Room 106 Photo of Northwest wall with plaster removed to expose lopped off brick area just to the North of mantle.

#2 Room 106 Northwest where photo of lopped off brick are below W114. Lopped off area appears to be about 14 inches wide or 3 brick width. Same on area of Photo 1 (Just to North) area inside of lopped off brick areas is 5 feet 4 inches wide areas ar also (see sketch). The lopped off brick also seems to run 5 feet 3 inches from the floor vertically.

#3 Room 209 Southwest wall 3-1/2 feet to 7 feet; removed floor boards from Northwest wall to expose flooring system and brick ledger on which they rest. Joist are on a wider ledge on brick and shimmed with wood fragments.

#4 Room 209 Southwest wall 3-1/2 feet to 7 feet; removed floor boards from Northwest wall to expose flooring system and brick ledger on which they rest. Joist are on a wider ledge on brick and shimmed with wood fragments, 1 foot 8 inches to 5 feet 3 inches from Northwest wall.

#5 Stair into stair well Room 209 with tread removed. NOTE: hand split lathe underneath behind stair and also note baseboard which runs behind stair. It was "chopped" off at the riser at an unknown (historic) date but matched in profile what is along the Southwest wall now.

#6 Stairwell Room 210 with lathe exposed hand split on Northwest wall above machine cut above and below baseboard and flooring Southwest wall brick along Southeast wall machine cut lathe below floor trim and above D117.

#7 Room 105 above Door 117 lath is machine cut and runs underneath partition wall for stairs.

#8 Room 103 North corner before plaster removal.

#9 Exterior of Room 104 Northwest wall after dismantling siding.

#10 Close up of corner post at West corner of Room 104 (exterior).

#11 Room 103 North corner after plaster was removed to show corner post condition and exterior window and brick house Northeast wall. NOTE: Framework for cupboard and trim line ghost along North side of "window." Plaster on Northeast where and surrounding window is "mud" tan plaster. Also note window lintel.

#12 Photo of North corner Room 103 after removal of plaster.

#13 Room 101 ceiling before investigation into location of transverse beams looking Northwest.

#14 Room 101 ceiling before investigation into location of transverse beams looking Southwest.

#15 Room 101 after ceiling plaster is removed along its Southwest wall 6 inch swath. NOTE: Using pointer to indicate transverse beam.

#16 Room 102 transverse beam where it intersects with the Southwest wall (see sketch).

#19 Photograph of transverse beam for 2nd floor of frame house taken from Room 103 along the Northeast wall at D103. pointer points to Northwest side of transverse beam as it meets the Northeast wall 9 inches wide to 7 inches high (the far Northwest edge is located 14 feet 1 inch from the Southeast wall of Room 103.

#20, 21, 22, 23 Detail showing past connection between 2nd floor summer beam and central end wall post in Southwest exterior wall - South of D110 in Room 102.

END of PHOTO LOGS

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