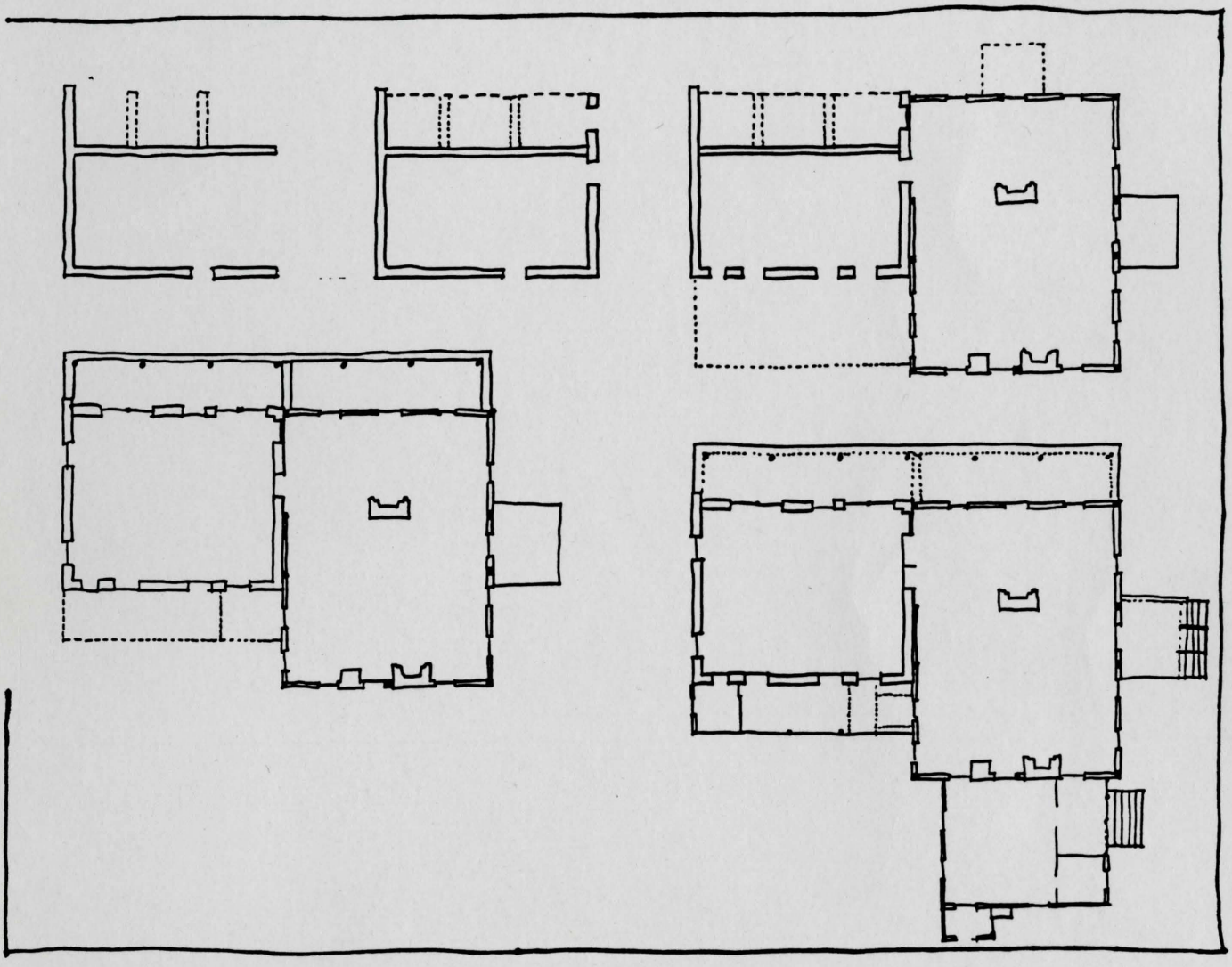
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MUMMA FARM HOUSE

Antietam National Battlefield
Sharpsburg, Maryland



HISTORIC STRUCTURES REPORT

Physical History and Analysis Section

PRELIMINARY DRAFT COPY

March, 1992

MUMMA FARM HOUSE

Antietam National Battlefield
Sharpsburg, Maryland

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Physical History and Analysis Section

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March, 1992

Prepared by:
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Historical Architect

WILLIAMSPORT PRESERVATION TRAINING CENTER

Harpers Ferry Center
National Park Service
U.S. Department of the Interior

Williamsport, Maryland

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<< END >>

I. EXECUTIVE SUMMARY

Purpose of the Report: In 1989 the National Park Service started a project aimed at the long-term preservation of the Mumma Farm House. During the General Management Plan updating process, begun in 1990, the Mumma Farm was targeted for the eventual adaptive use as park offices. This report 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.

This report, the Physical History and Analysis Section, is only part of a complete Historic Structures Report. The archeological and historical data sections are yet to be completed. They 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 Farm 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.

Findings: The Mumma Farm 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 which 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 house remain as part of the house. These are the most historic elements to be preserved.

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

Recommendations: Preservation of the structure's exterior form and materials as it was acquired by the National Park Service in December, 1961 is the recommended treatment. Interior changes may be made if the significant historic fabric, features and spacial arrangements are preserved. These items are noted in the report.



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

II. INTRODUCTION

Project Overview

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 Farm 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.

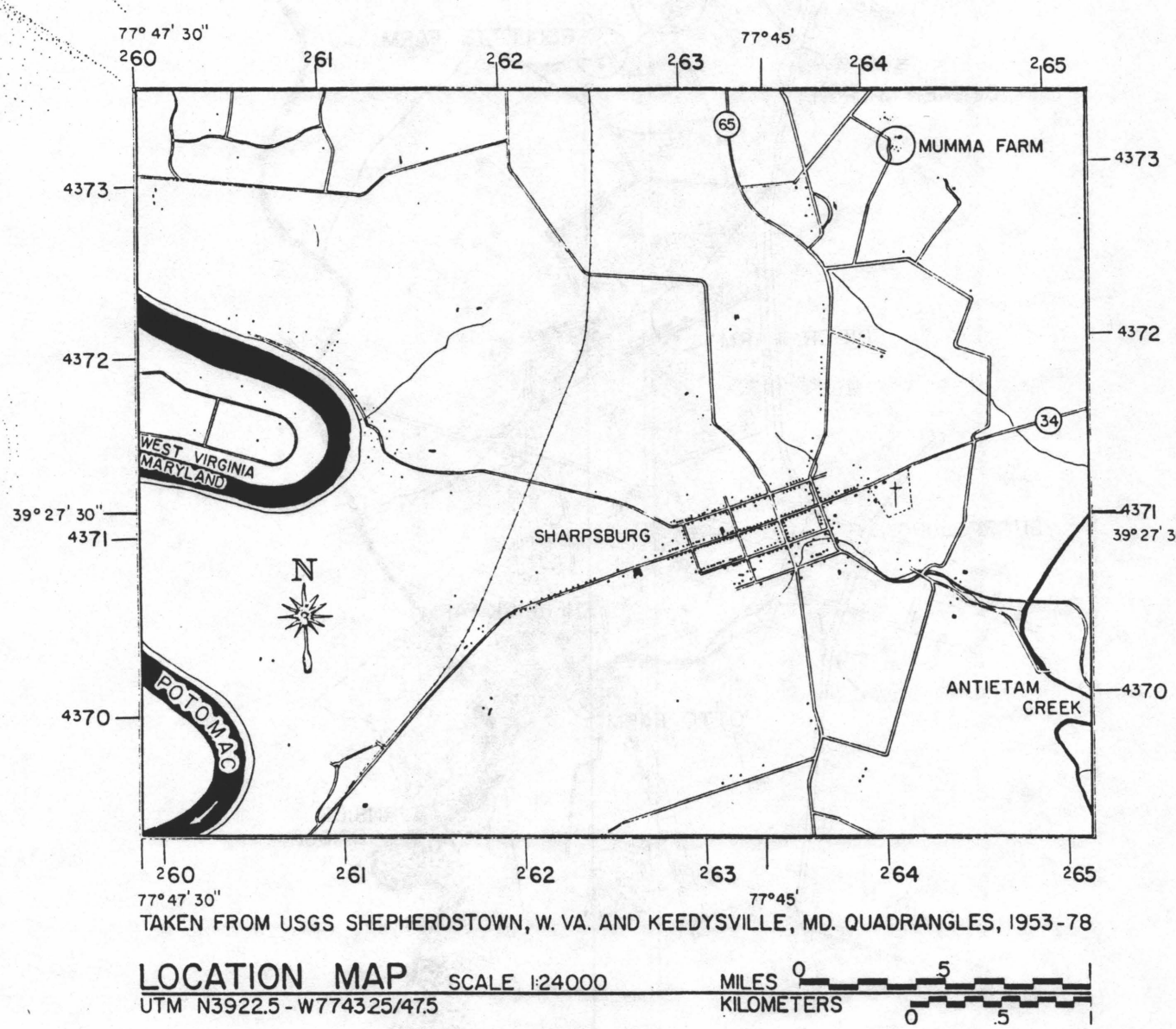
A one year monitoring project was set up to determine if the Northwest elevation of the brick house was experiencing structural movement. Details of this monitoring project are found in a separate report to the park completed by Williamsport Preservation Training Center.[1] The monitoring program has 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.

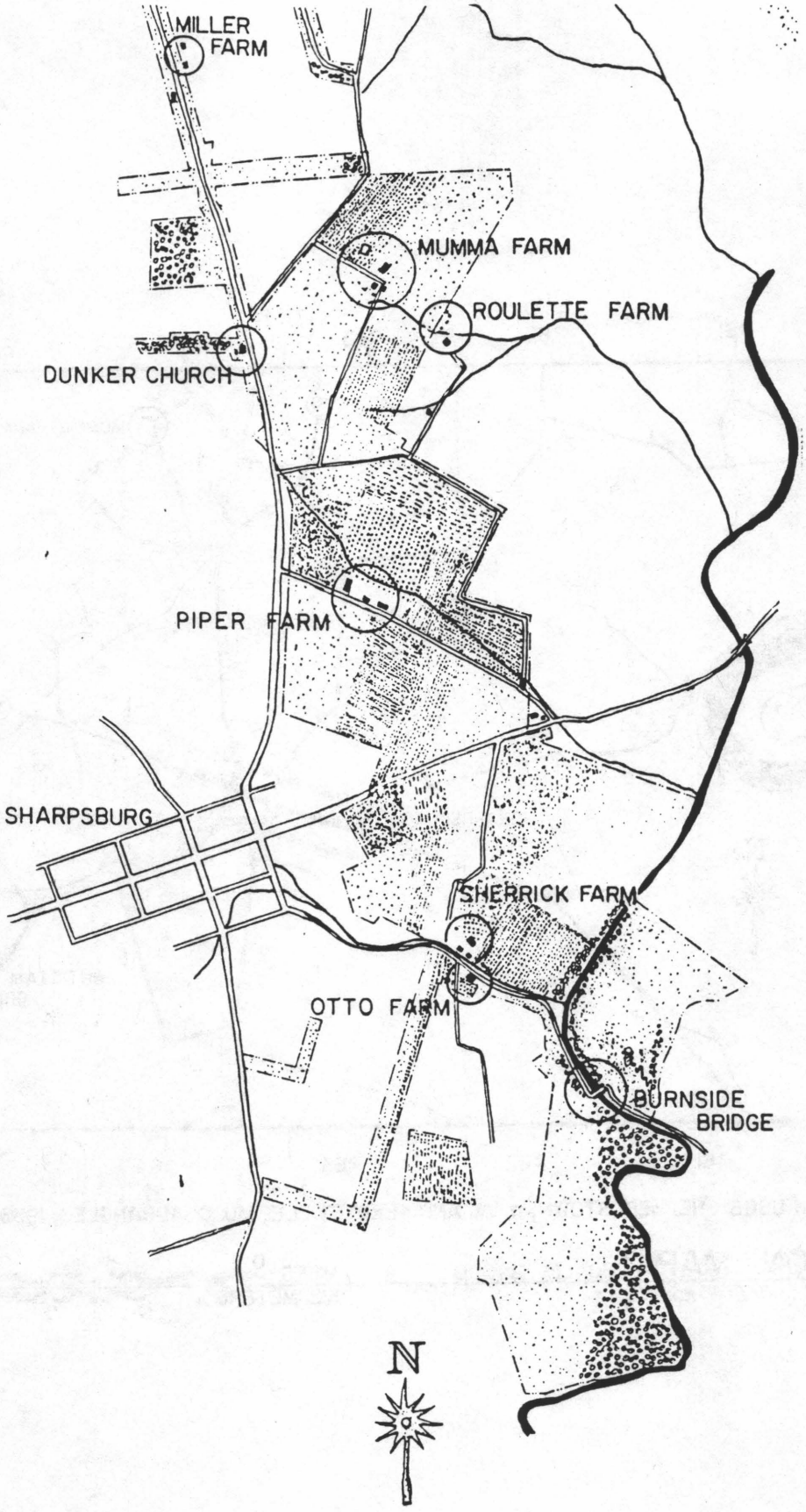
A third phase of work is scheduled for the summer of 1992. It will consist primarily of the following items: structural stabilization of the first floor framing systems; additional repair work and painting of the metal roofs; replacement of the existing southeast porch roof with a new flat seam metal 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.

---

[1] Thomas A. Vitanza, AIA. 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; Williamsport Preservation Training Center, Harpers Ferry Center; Williamsport, Maryland; March 5, 1991.

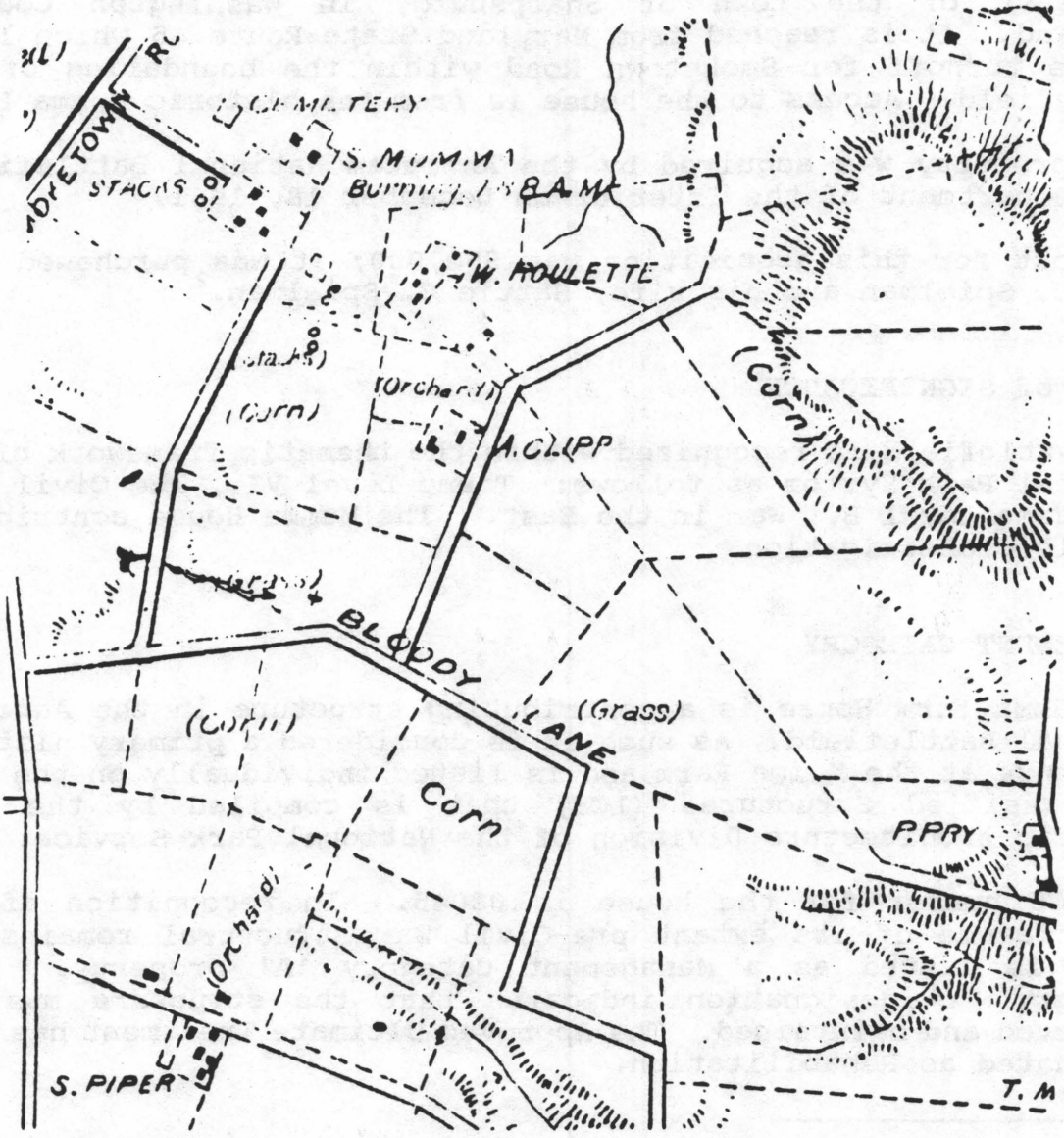


LOCATION MAP; Historic American Building Survey Site Plan, 1988. Delineated by James D. Balachowski.



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

First Delaware Regiment.



Wilshin, Map No. 3. First Delaware Regiment.

Administrative Overview

NAME and LOCATION of STRUCTURE

The Mumma Farm House, its barn, springhouse, smokehouse, hog pen, tool shed, chicken house, and several other outbuildings, 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 which leads to the turnoff for Smoketown Road within the boundaries of the Battlefield. Access to the house is from the historic Mumma Lane.

This property was acquired by the Antietam National Battlefield, U.S. Department of the Interior 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.[2]

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.[3] The Mumma House contributes to this classification.

MANAGEMENT CATEGORY

The Mumma Farm 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) that is compiled by the Park Historic Architecture Division of the National Park Service.

The LCS number for the house is 08045. 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 Rehabilitation.

---

[2] 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.

[3] 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.

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 district nomination. A notation on the Register Nomination Form indicates this listing was not an official nomination, but documentation of existing register property. This documentation was prepared in 1981.[4] Antietam National Battlefield was formally included on the National register as a historic district on February 10, 1982.

PROPOSED USE of STRUCTURE

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."[5]

In terms of the Mumma farmhouse the plan states it, "... would be rehabilitated and adaptively used for staff offices and quarters...".[6] 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.

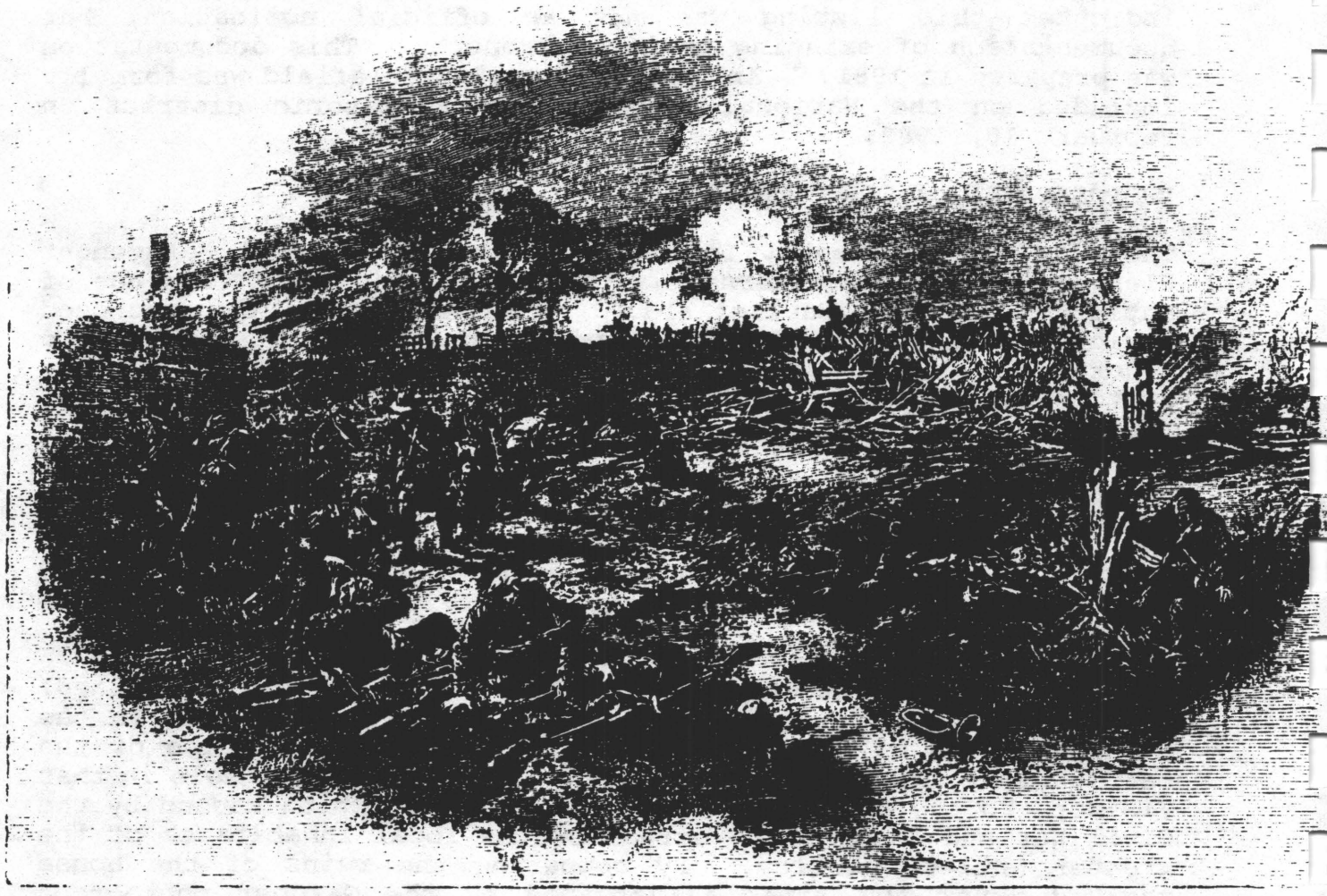
Through this use the structure will be preserved and maintained; it will continue to play an important scene setting role in the interpretation of both the visual and cultural landscape of the Battlefield. The house also will play an interpretive role in that visitors to the Battlefield can see the destruction 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.

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[4] 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.

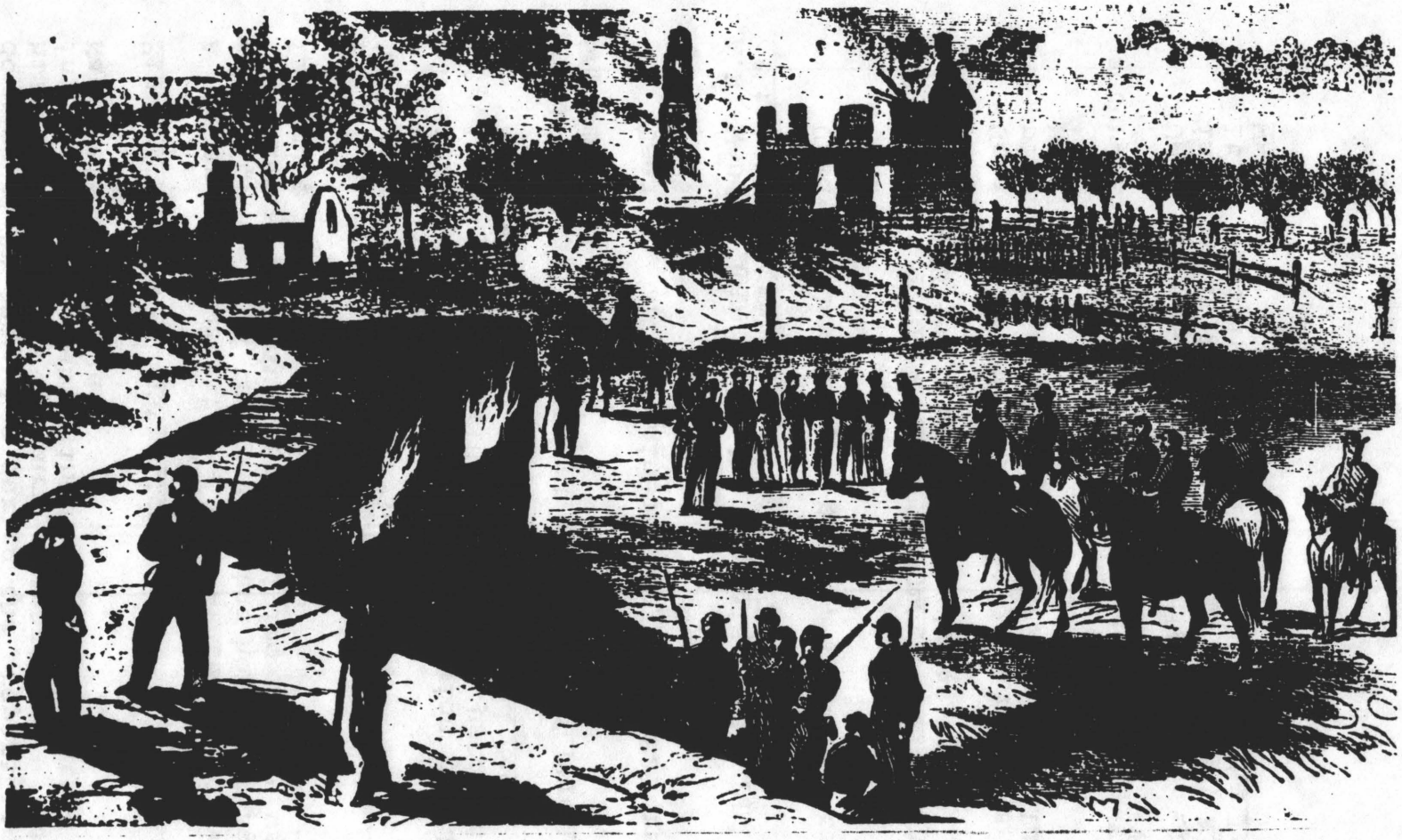
[5] FEIS/ GMP, Antietam National Battlefield, Washington County, Maryland. USDI, National Park Service, Washington, D.C., 1991. Page iii.

[6] FEIS/ GMP. Pg 12.



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

III. 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 which 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.[7] 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 which 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 spring house 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.

List of Classified Structures Update, 1990

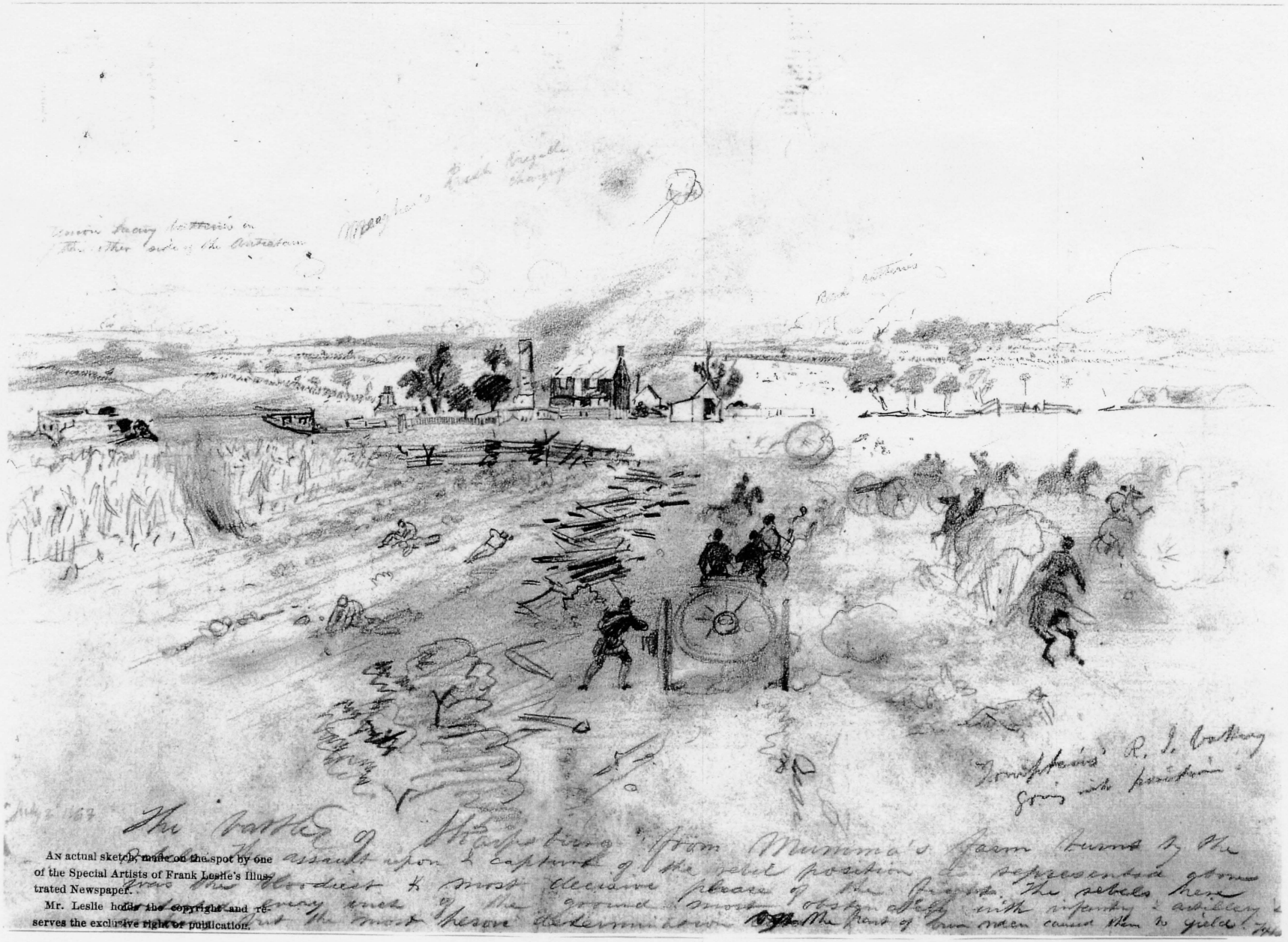
As part of a region wide program, the List of Classified Structures was updated during September 1991. A significant change which occurred as a result of this update was the change in the Management Category designation. The Mumma Farmhouse was upgraded from a Level C (may be preserved) to a Level A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

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[7] 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.

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.

IV. HISTORICAL DATA

Historical Overview

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.[8] It was this house that the Mummas lived in and most likely added to and improved to accommodate their needs. According to family data, the house was probably occupied by 15 people. It was this house which was burned by the Confederate Army on September 17, 1862.

The farm house 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.[9] 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.[10]

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."[11]

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."[12] Other documentation in Wilshin states that the family lived with neighbors for the winter. An entry in a park file states, "The Mumma family went to the Sherrick Farm after the

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[8] Wilshin. Page 11.

[9] Wilshin. Page 15.

[10] 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.

[11] Wilshin. Pg 3.

[12] 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.

battle to live, Mr. Sherrick moving to Boonesboro, Maryland."[13]

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 Mummas 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.[14]

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 which 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.

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]

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[13] 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.

[14] Wilshin. Pages 16 & 17.

experienced anywhere near such damaging impact." [15]

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 ...". [16] 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". [17]



[15] Wilshin. Page 5.

[16] Wilshin. Page i.

[17] Scott. Section 8, Page 2.

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 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 ownerships 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.



V. ARCHITECTURAL DATA

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 Mummas 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 remodelled 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.[18] 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 indicate 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

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[18] 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."

porch was added to the southwest elevation of the frame addition. A shed style porch was 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.

Architectural Description of the Building

Exterior

The Mumma Farm 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 Farm House has a distinct architectural language which 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 field work will be used in referring to the various component structures which make-up the Mumma Farm 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 appear to have a fully excavated basement. No comprehensive archeological excavation has been conducted to verify or disclaim this fact. The claim is based on what is visible from the interior of the structure and on very limited archeological work conducted on the interior in Room 105.

The walls are load bearing brick masonry laid in common bond with sixth course headers. 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 is 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 sash have been replaced. Currently most of the windows are 1/1 double hung wood sash, although there are also 2/2 and 6/6 sash. The attic windows are four lites each and are hung casement style. Many of the windows were hung with exterior louvered shutters (blinds). Although all but two pair of the shutters have been removed 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. This paint is now in poor 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



Mumma Farm House: Northeast Elevation; Brick House.



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

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 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 pendanted 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 snow board 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 sash 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.



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



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

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 tuscan 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 smoke house 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; ie., 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 which have occurred through the years. These will be discussed in detail in another section of the report.

Common Wall Construction

The SE gable wall of the brick house was constructed after the War 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.

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.



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.



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.

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 which 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, representative elements continue to exist in-situ.

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.

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 which exists is the first system which 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.

Character Defining Features

The Secretary of the Interior's Standards for Rehabilitation state that "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features or spaces that characterize a property shall be avoided."[19]

Identification of those elements that provide a structure with its character is essential. Through identification those important features which 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 elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

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".[20]

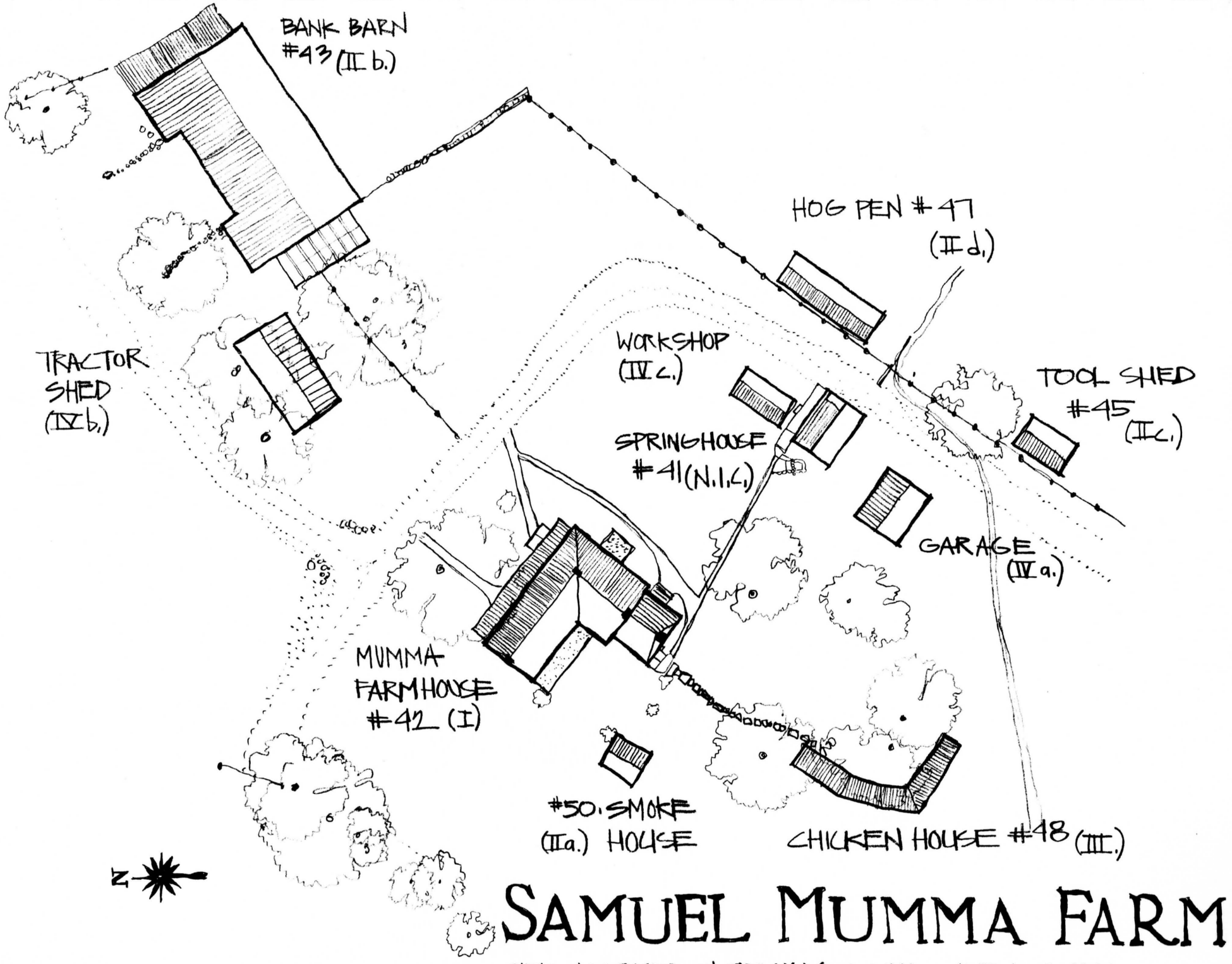
The Mumma Farm is a vernacular farm landscape. Numerous changes have taken place since September 1862 but the site still retains much of its integrity. Overall significant features of this property are associated with the historical development of the farm. This includes the relationship of the farm 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.

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

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[19] Standard No. 2, 1990 edition.

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



SAMUEL MUMMA FARM

SITE PLAN BASED ON 1988 HABS DRAWING - NOT TO SCALE

REVISED 02.27.90

Structure Features - Design: This is a vernacular structure; it is not thought that professional "architectural" expertise was sought in its design or lay-out. 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 elements include the siting of the structure, the open space of the house yard, and many of the external building components. These include the overall scale, building massing and type of construction; the flanking porches and their roof forms, the brick gable end wall, the color and texture of the exterior materials, the shape and slope of the main roof, the placement and size of the chimneys, and the distinctive aerial terminals and twisted downlead cables of the lightning protection system.

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

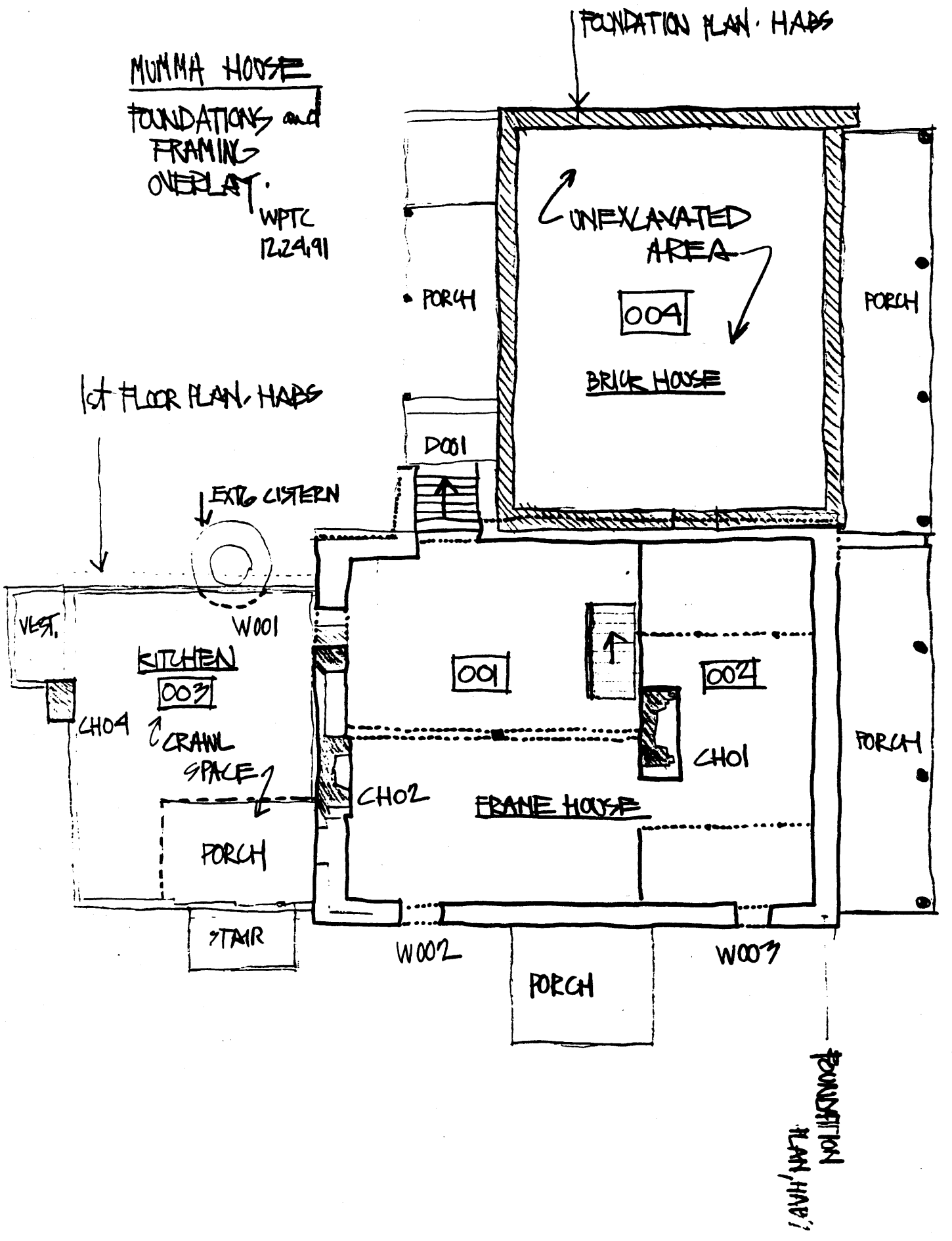
Interior: These character defining features are associated with the layout of the interior space, the circulation through the space, and the quality and type of the interior finishes.

The interior space is defined by the location of the interior partitions and the interior doorways. The circulation is defined by the location of the interior stairways and the doorways.

The interior character is defined by the floor, wall, and ceiling surfaces and finishes, 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, 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 and most specifically the faux grained finish of the architectural woodwork is a significant character defining feature.

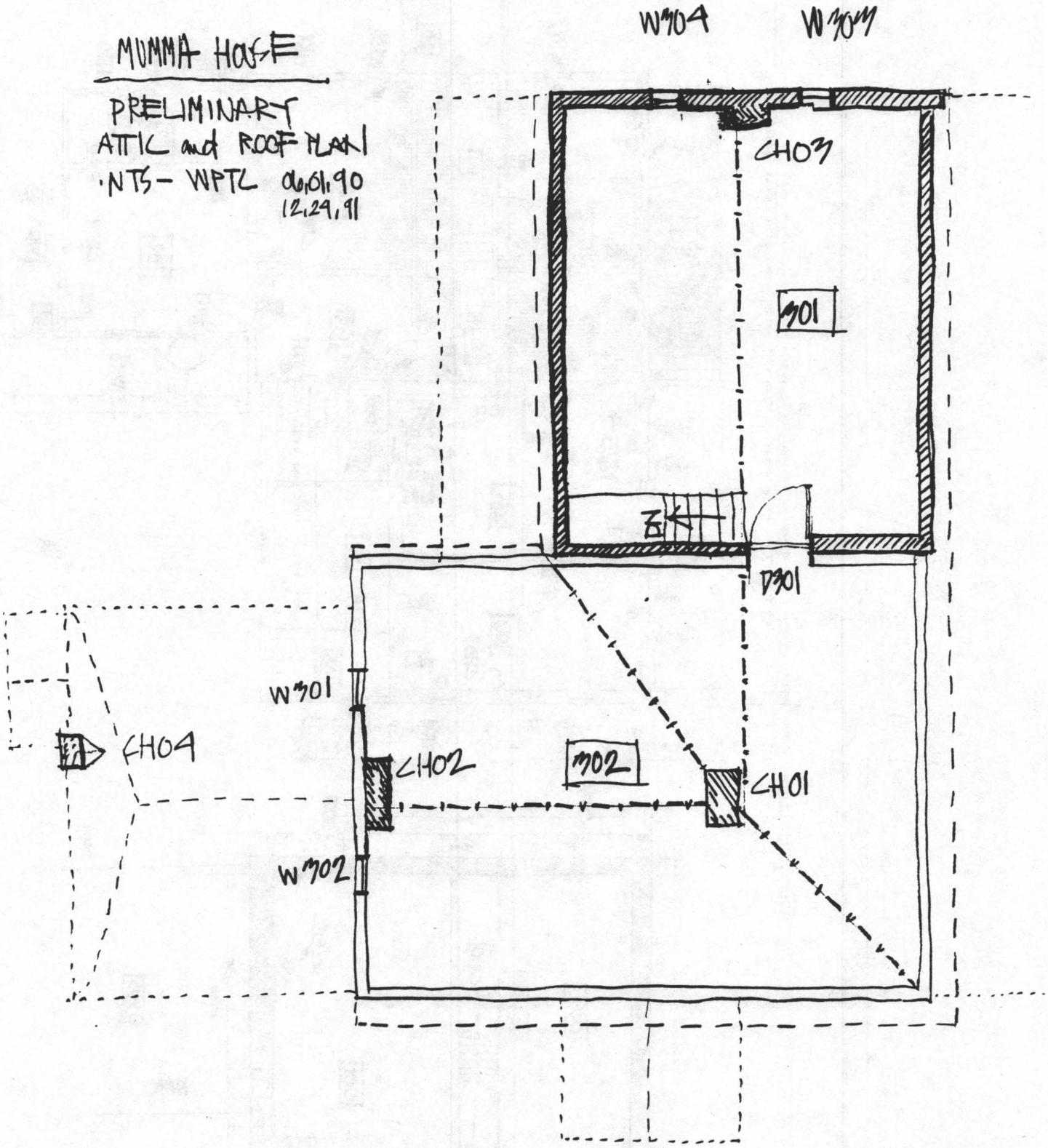
The interior wall and ceiling papers with their decorative border papers are also visually significant.

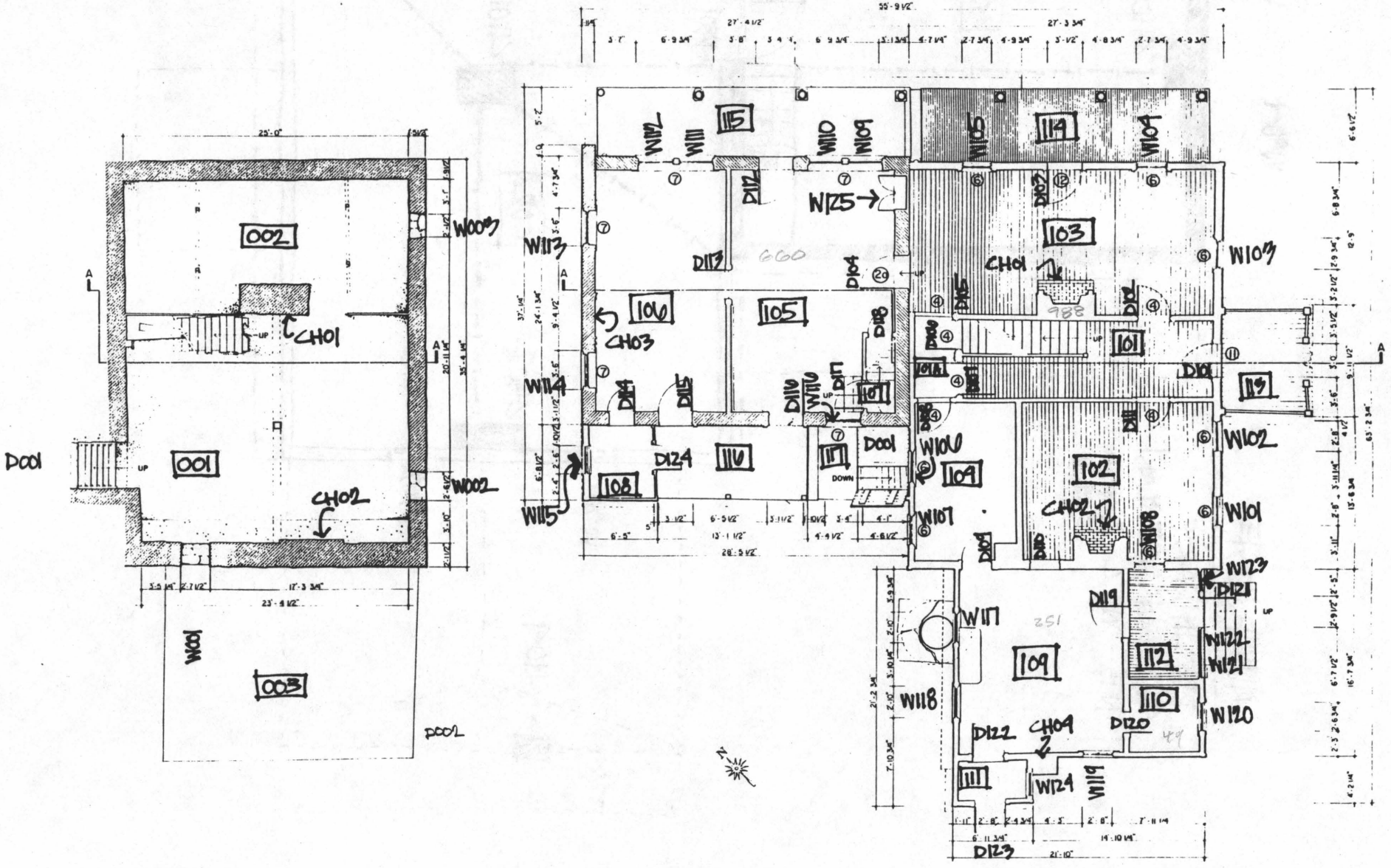
The electric lighting fixtures, while not historic to the Civil War period likewise contribute to the character of the interior space.

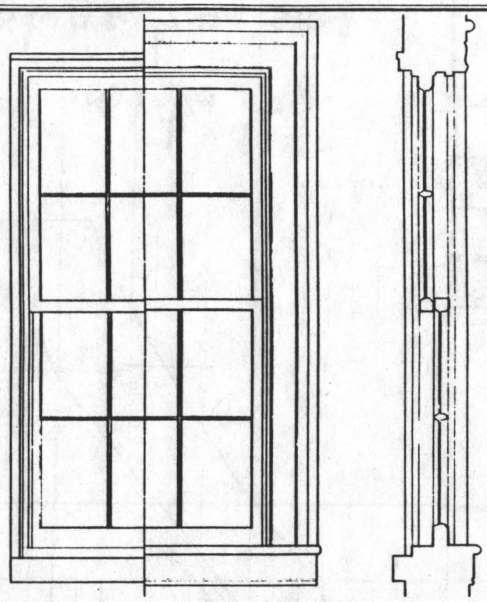

MUMMA HOUSE
FOUNDATIONS and FRAMING OVERLAY.
WPTC 12.24.91
FOUNDATION PLAN. HABS
1st FLOOR PLAN. HABS
UNEXCAVATED AREA
004
BRICK HOUSE
PORCH
PORCH
D001
EXTG CISTERN
W001
VEST.
KITCHEN
003
CH04
CRAWL SPACE
PORCH
001
002
CH01
CH02
FRAME HOUSE
PORCH
STAIR
W002
W003
PORCH
FOUNDATION PLAN, HABS

MUMMA HOUSE

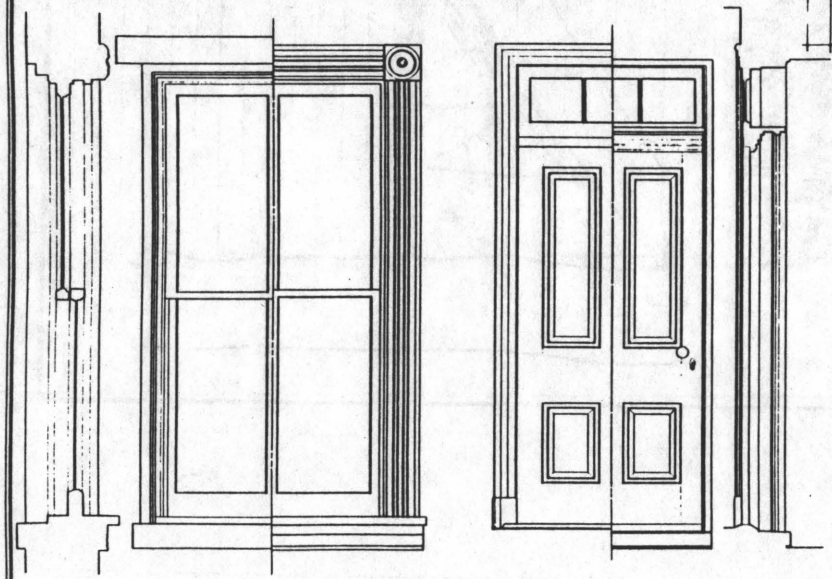
PRELIMINARY
ATTIC and ROOF PLAN
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12.29.91




002
001
003
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W001
BASEMENT PLAN
FIRST FLOOR PLAN
SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO
MARYLAND
HISTORIC AMERICAN BUILDINGS SURVEY
NO. 950A
SHARPSBURG
JOSEPH D. BALACHOWSKI, LESLIE P. TERGAS, 1988
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988

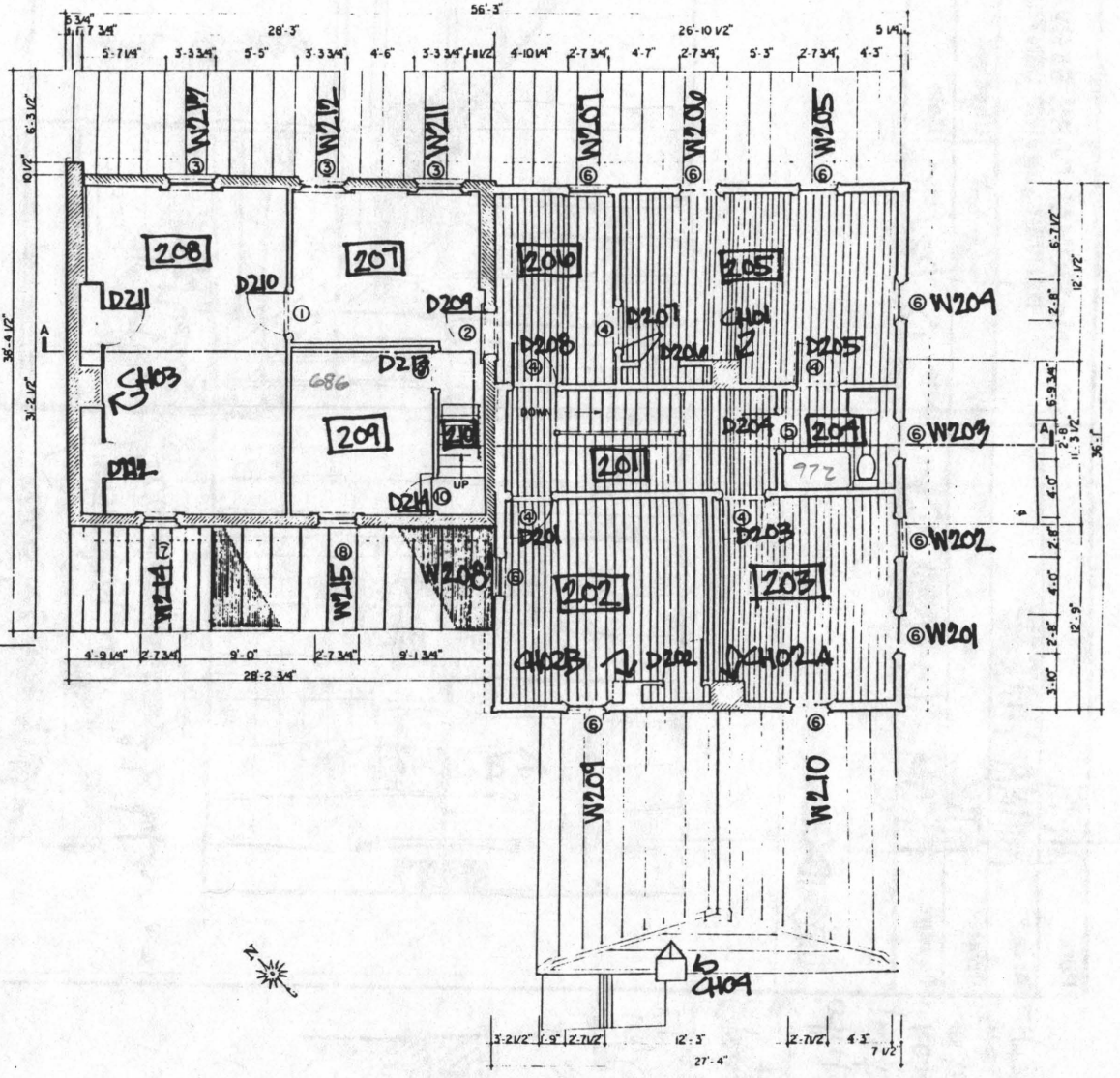


WINDOW 6
TLF jdb



WINDOW 7
TLF jdb

DOOR II
STJ jdb



SECOND FLOOR PLAN

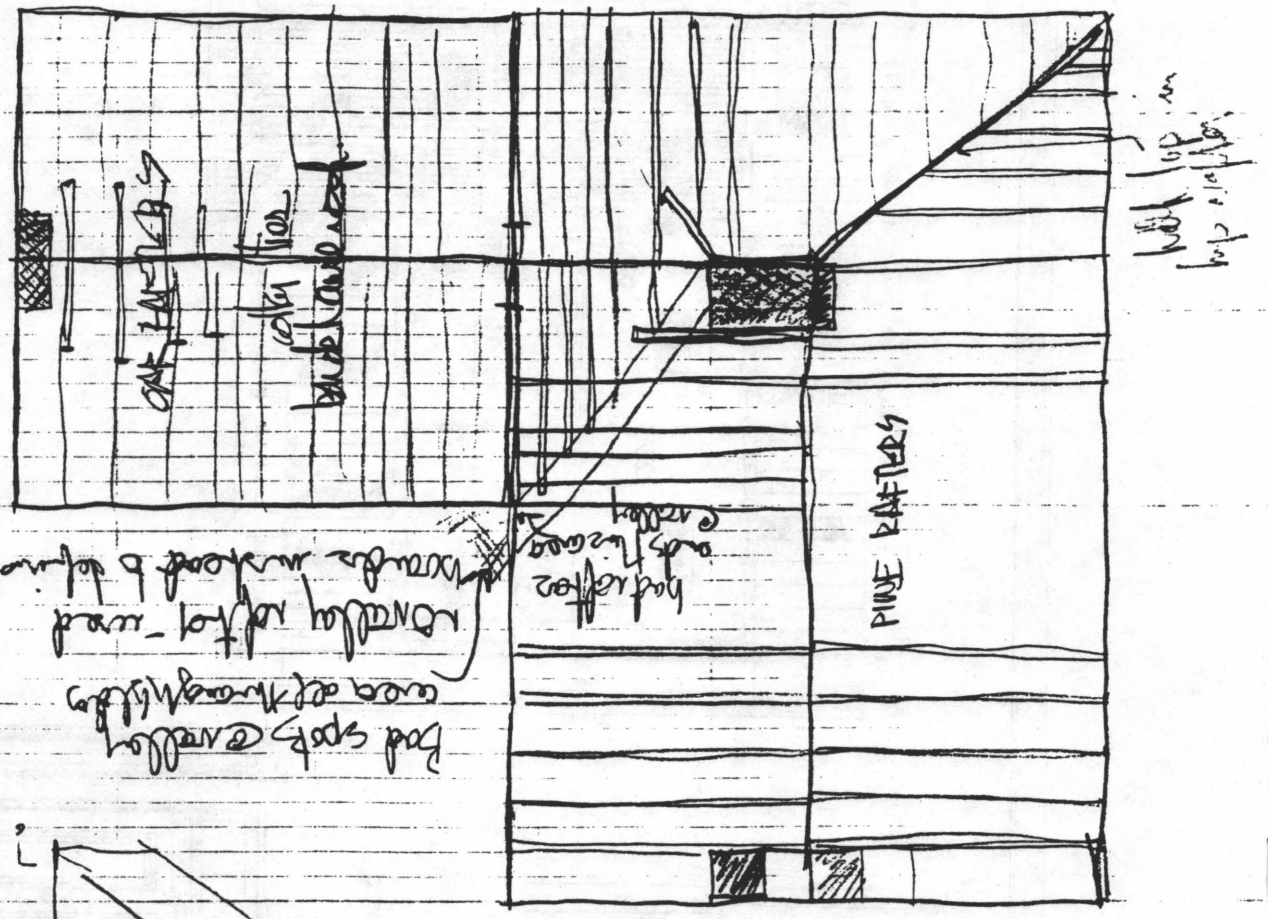
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WASHINGTON CO
MARYLAND
HISTORIC AMERICAN BUILDINGS SURVEY
sheet 2 of 5 sheets
MD-950A

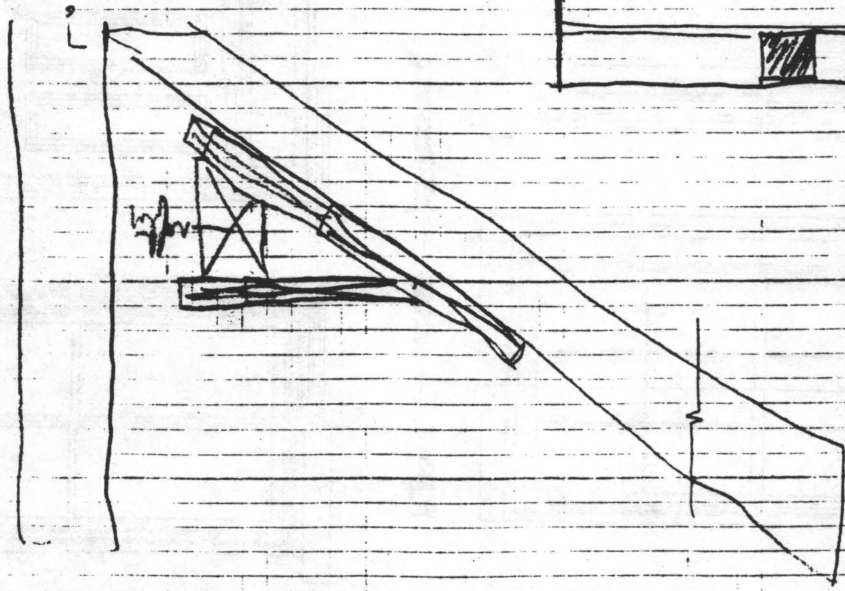
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
STEPHEN T. JAMES TINA L. FONG, 1988
CHAMBERSBURG, MERRITT

FORM D S C - 44

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

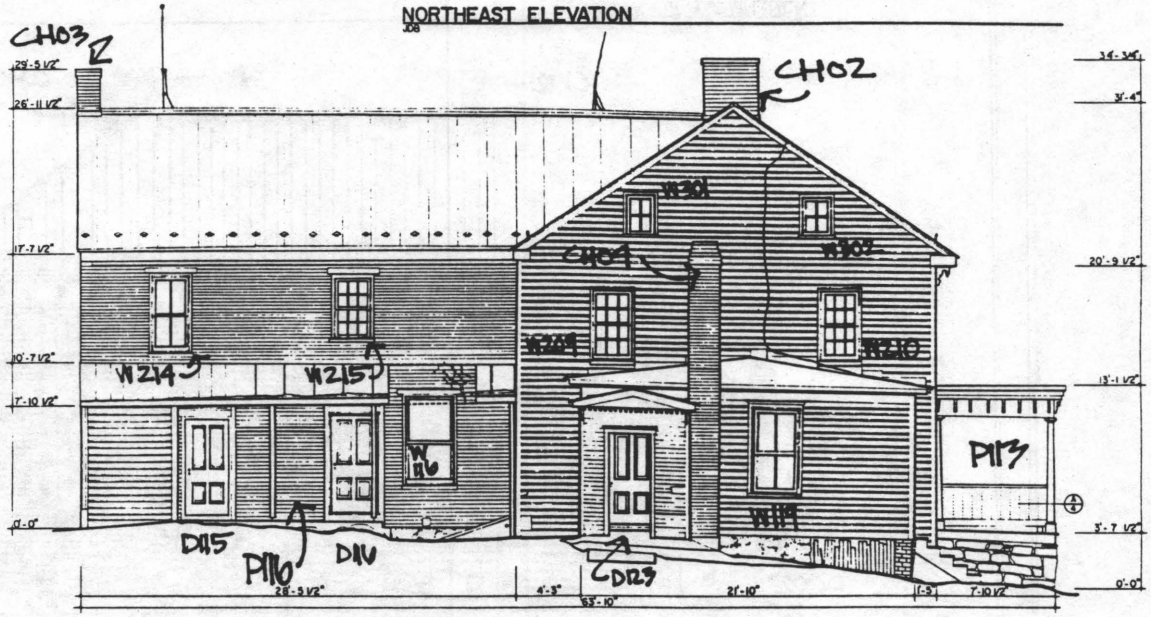
MEASURE



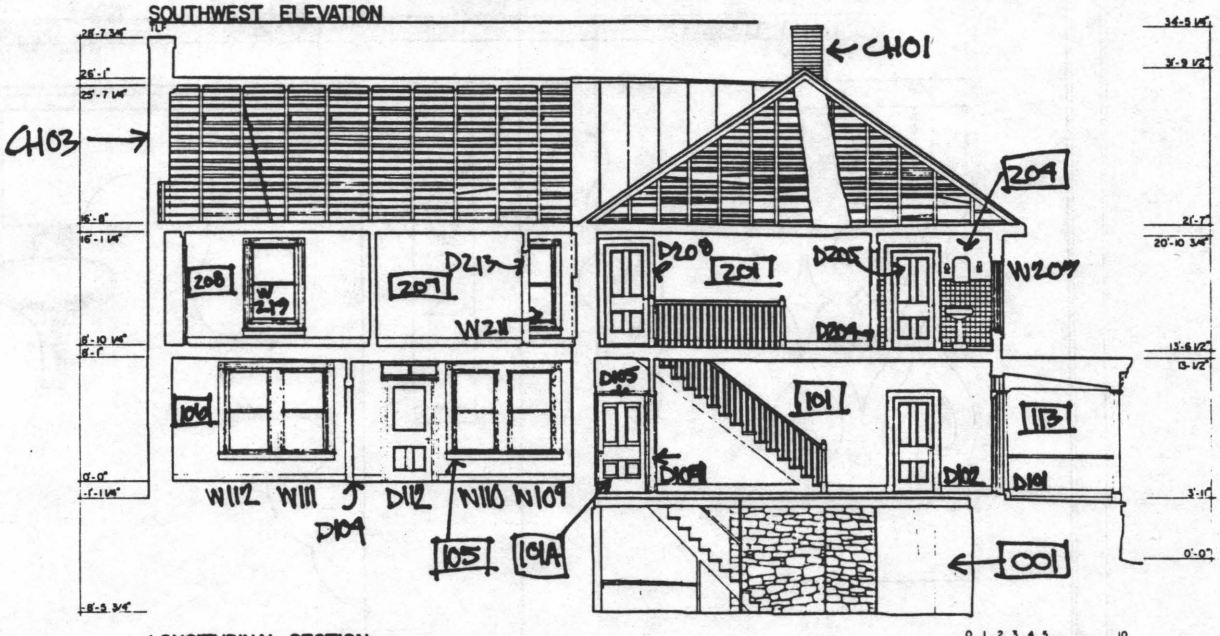




NORTHEAST ELEVATION



SOUTHWEST ELEVATION



LONGITUDINAL SECTION

FEET 1/4"=1'-0"
METERS 1:48

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

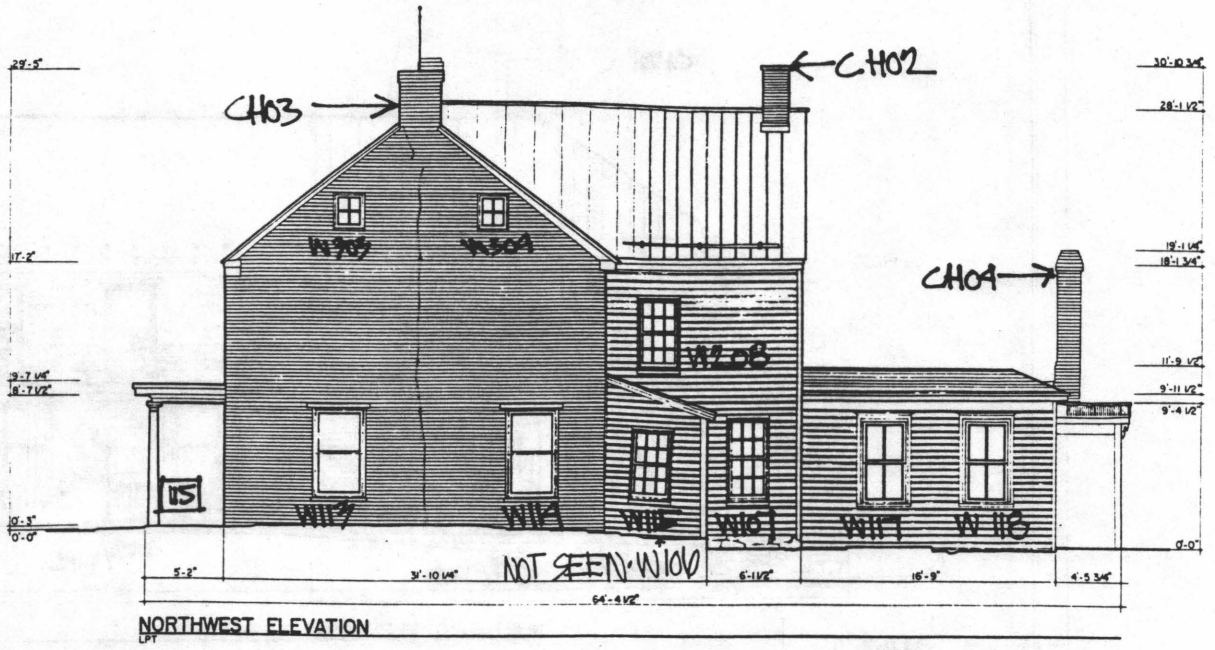
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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

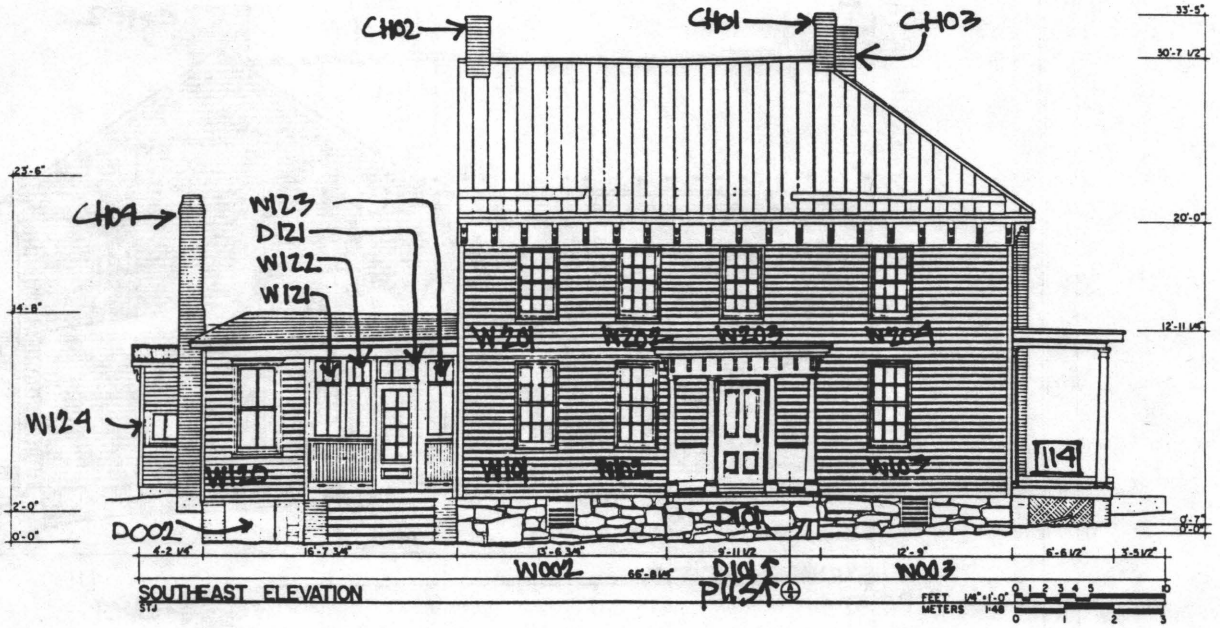
SURVEY NO
MD-950A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 5 SHEETS

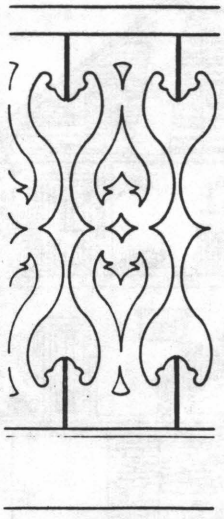
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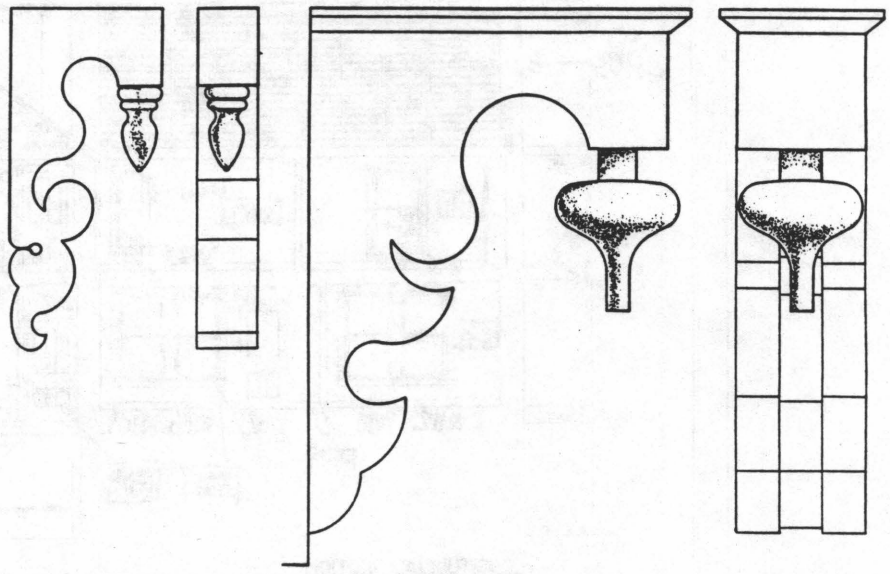
NORTHWEST ELEVATION
LPT



SOUTHEAST ELEVATION
STJ



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



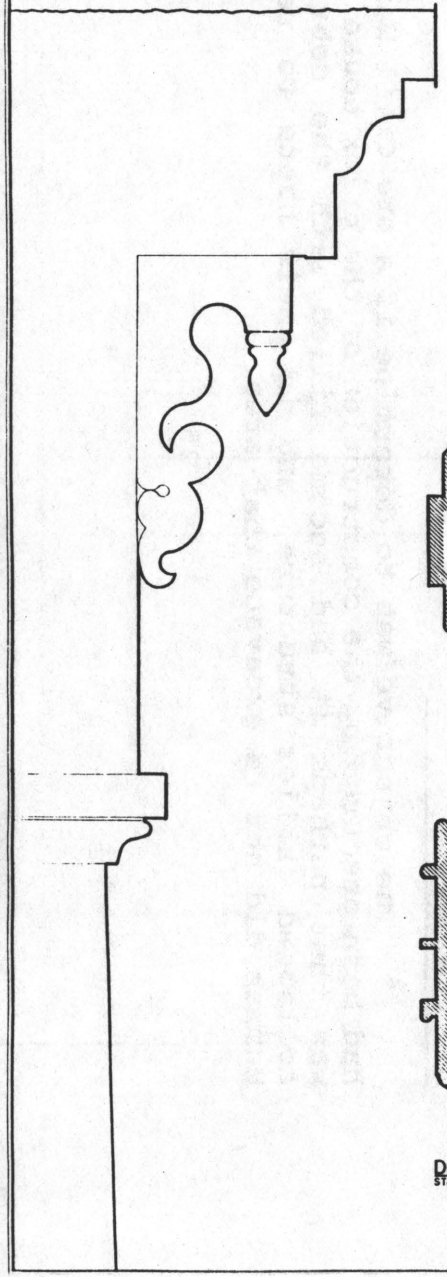
BRACKETS
STJ

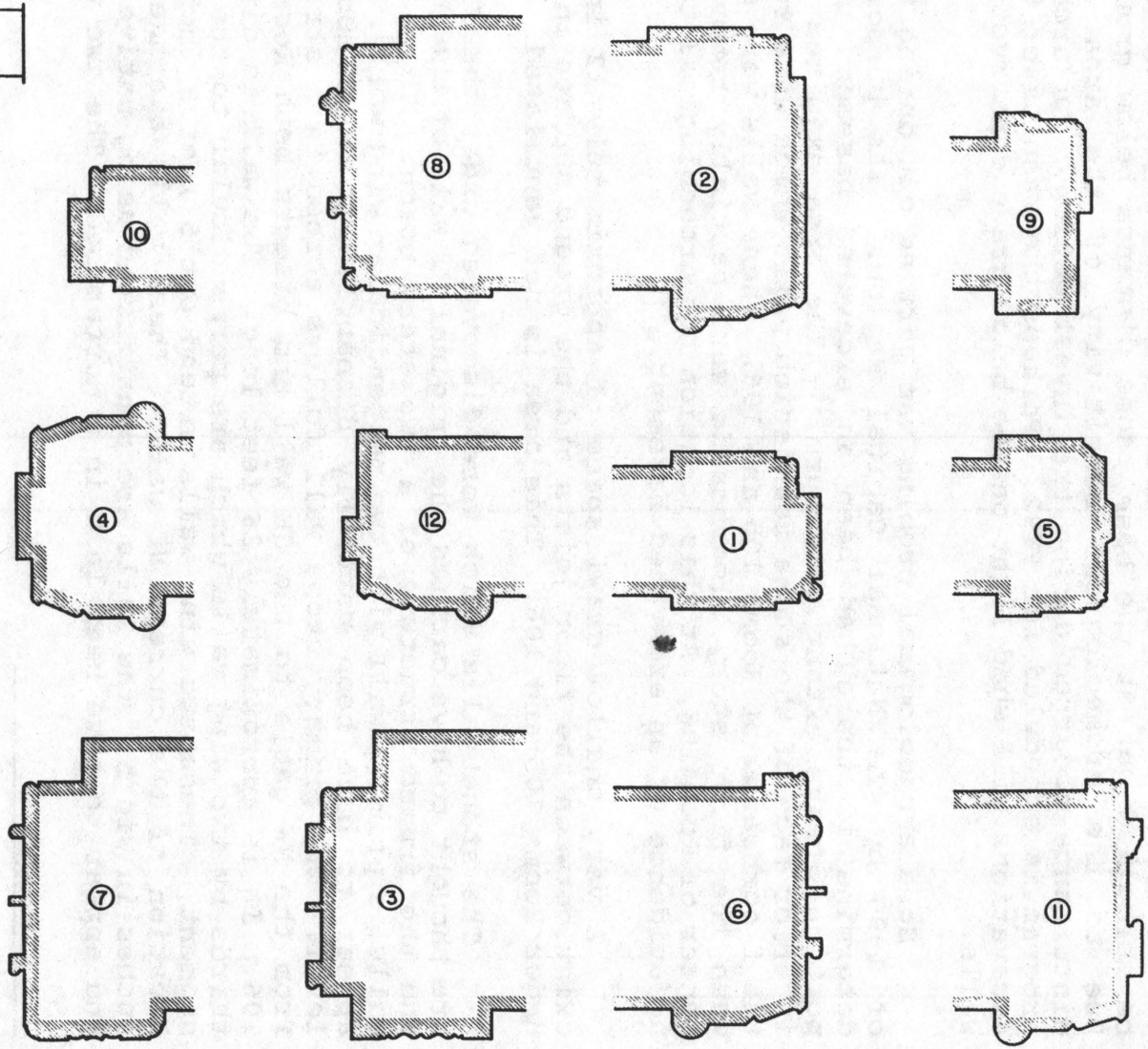
DRAWN BY LESLIE P TERGAS, STEPHEN T JAMES, 1988

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

* REPRODUCED: PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF THE DRAWING

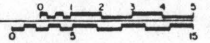
EAST PORCH BRACKET AND COLUMN FULL SCALE
STJ



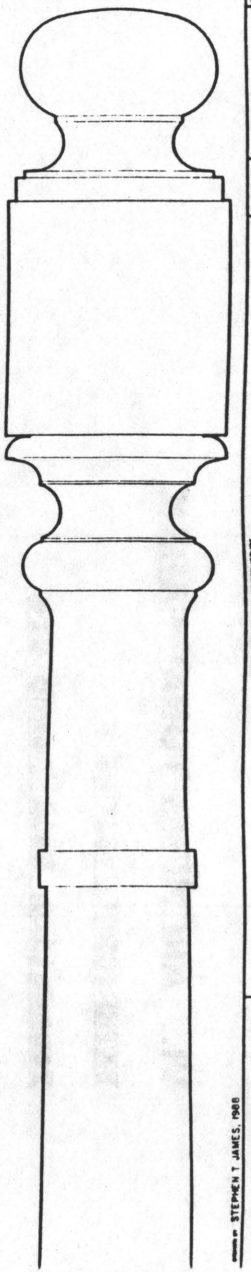


DOOR AND WINDOW FRAMES: HORIZONTAL PROFILES
STJ

INCHES: 1½" = 1'
CENTIMETERS: 12



MAIN STAIR NEWEL-POST FULL SCALE



SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO.
MARYLAND

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 5 OF 5 SHEETS

MD-950A

ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
SHARPSBURG

STEPHEN T. JAMES, 1988

VI. ARCHITECTURAL FABRIC

EXTERIOR ENVELOPE

Foundation Wall Structure

Brick House: As of this writing the foundation conditions for the exterior brick masonry walls of the brick house have not been determined. It is probable that the walls have 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. Due to the archeological sensitivity of the area no ground disturbance occurred during the investigation. An archeological program is scheduled for FY92. Perhaps the results of these test excavations will shed light on the below grade construction of the walls.

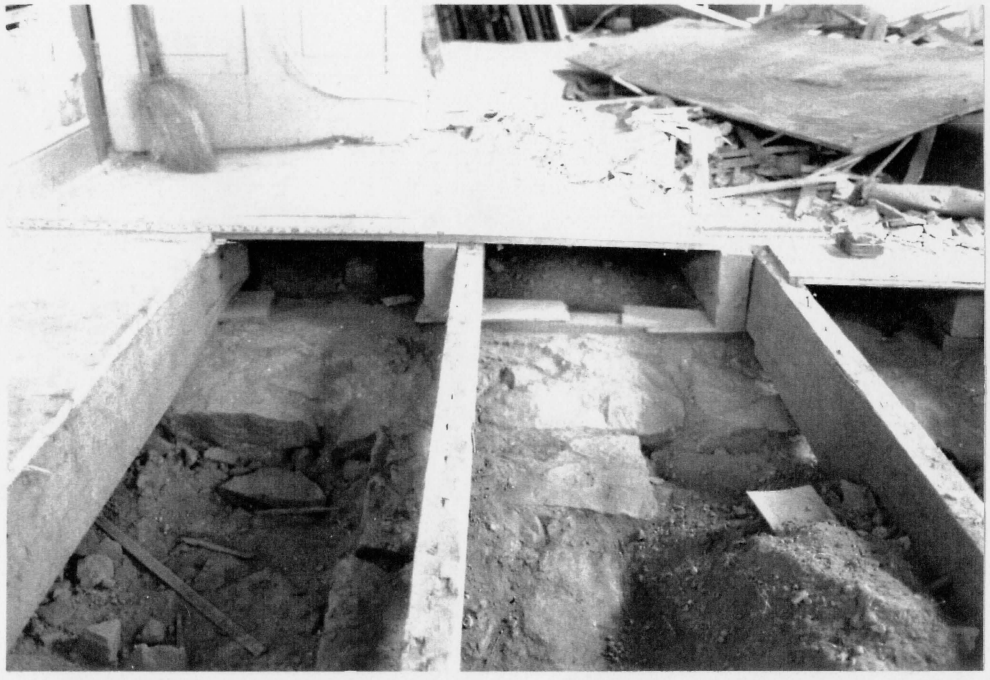
Some archeological probing was carried out during the summer of 1990 by the National Capital Region. Its purpose was to determine if there had been an excavated basement under this portion of the extant structure.[21] The area examined is at the interior face of the stone foundation walls which were 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 very shallow crawl space of approximately 12 inches does exist between the floor joists and the ground surface in the areas under Rooms 105 and 106. This area is not ventilated.

The stone walls which were discovered under the floorboards 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. These 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

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[21] 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 Mummas did not re-excavate that area.



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

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. ** SEE APPENDIX () for 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 base 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 which bear on the basement floor.

One small opening measuring 4 inches by 6 1/2 inches is located in the brick work 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.

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 labelled 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.

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 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. 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, 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 which 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 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 free standing 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. 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 and the walls are separated at this point too.

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...".[22]

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.

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.

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[22] 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.

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.[23] 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". [24]

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 a recognition of one of the newer framing systems also available in the post war period.

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

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

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

> 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." [25]

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." [26]

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

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

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

addition should have been aware of the platform and 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 which form the perimeter of the house.

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[27] 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 (Ill. ()).

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. A beaded frieze board at the wall is surmounted by the plain tongue and groove soffit and fascia boards of the overhanging eaves. Rake boards are used at the gable wall.

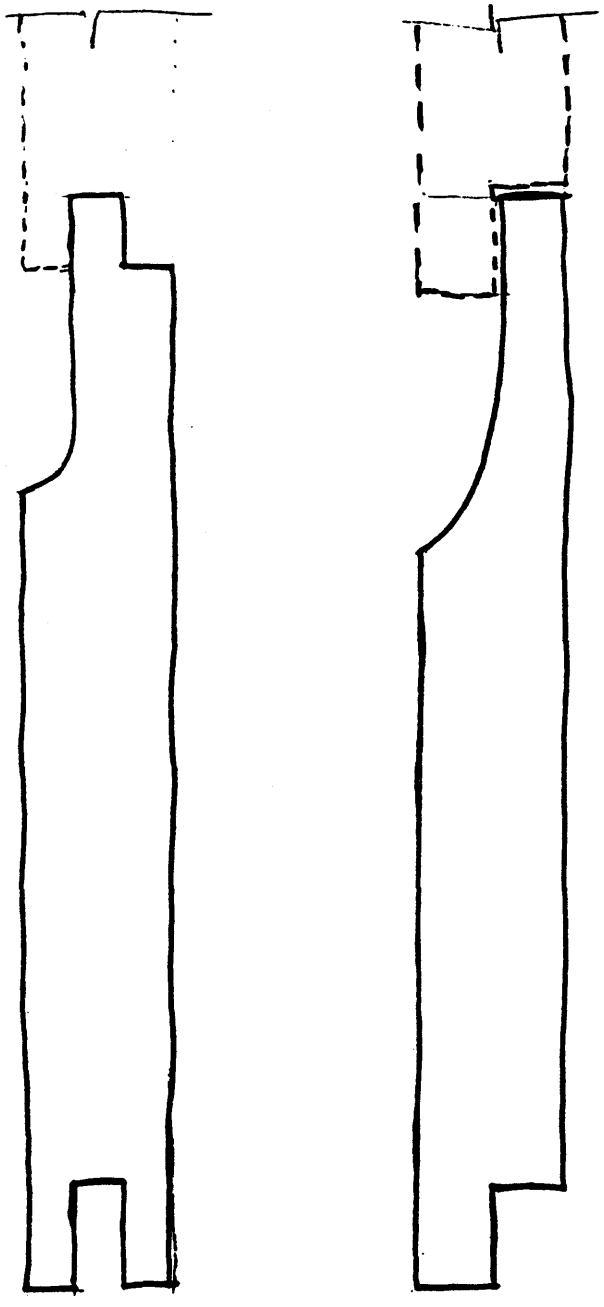
At the frame house exterior wall trim is limited to the corner boards which are used to trim out the siding at each of the three outside corners. 1-1/2 X 3 inch and 1-1/2 X 4 inch overlapping boards run from the foundation to the cornice fascia. Rake boards at the SW gable end are made from 1 X 6s.

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 .

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[27] Walls are painted red with the mortar joints picked out using a white line called pencilling. See page ().

Park ANT	NATIONAL PARK SERVICE		Sheet 1
Area MUMMA	WILLIAMSPORT PRESERVATION TRAINING CENTER		of 1
Project	By	Checked	Pkg.
Feature SIDING COMPARISON	Date	Date	Account



FULL SCALE

☆U.S. GPO: 1991—29

Roof System

Roof Structure: The Mumma House has a one story gable roof which 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.

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 mitred 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 ridge line 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. [see roof framing plan]

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 was 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 a silver/gray paint like substance which is deteriorated.

On the NW slope of the frame roof, at the valley, is an 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 which 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 was 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"[28] 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.

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 which 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.

1991 Update: New gutters and downspouts have been installed at the following locations; (need to verify system locations and specifications)

NOTE: CISTERN NOT INCLUDED IN SCOPE OF INVESTIGATION.

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[28] 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

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.

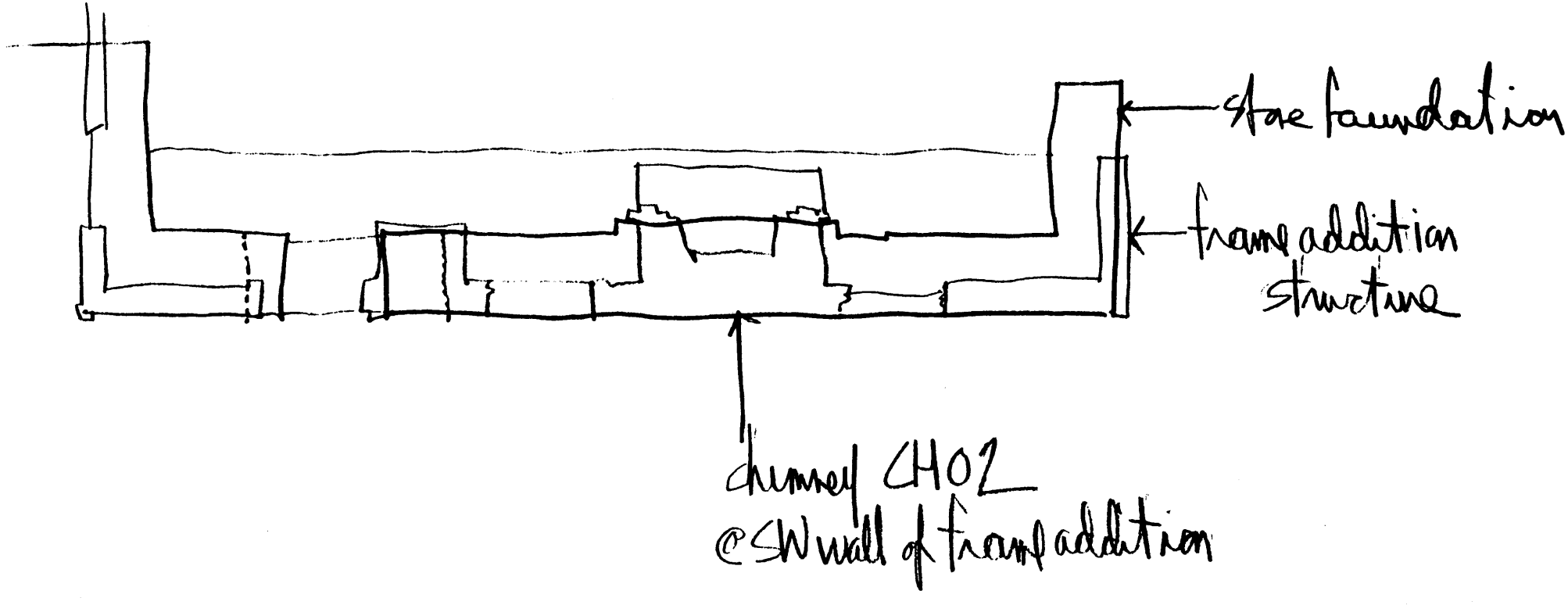
CH01 is located at the NE bay of the frame addition, it rises through Room 103 where it opens as a fireplace, and through Room 205 where it is integrated into the corner of a closet and partition construction. The fireplace in Room 103 was later closed off and a stove thimble inserted although the decorative 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 free standing 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


stone foundation
frame addition structure
chimney CH02
@SW wall of frame addition

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 ridge line. 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 roof line 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 ridge line. 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 ridge lines.

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 ridge line, 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 which 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[29] (Ill.).

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.

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.

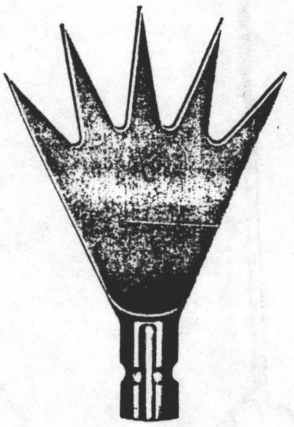
Northeast Porch: This is the largest of all the porches and spans across the entire length of the Northeast facade of the house. The construction of the porch decks give the appearance of having been built in two phases; P114 at the frame addition and P115 at the brick house. This porch is approximately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

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

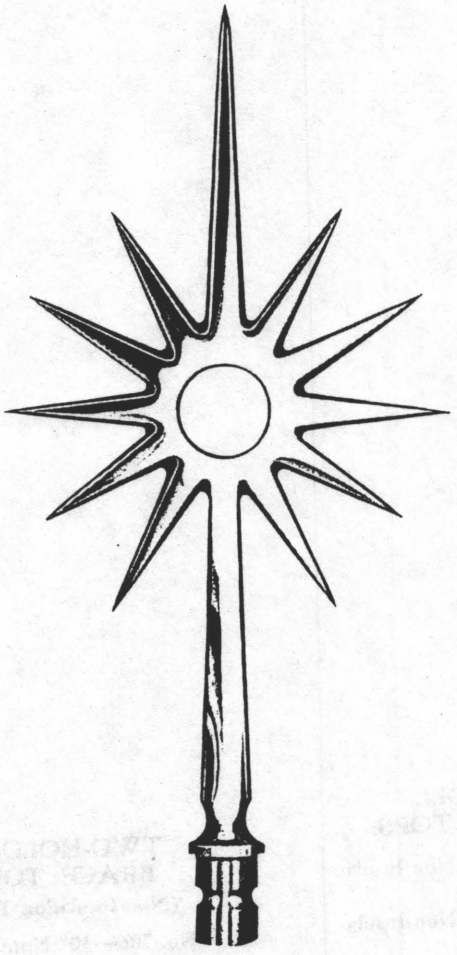
POINTS

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



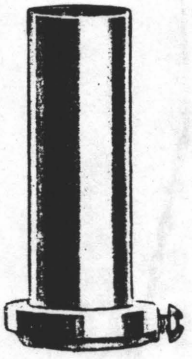
SUN POINT

No. 73 Nickel-plated.
No. 73A Copper finish.



STAR POINT

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



No. 42A VANE FERRULE

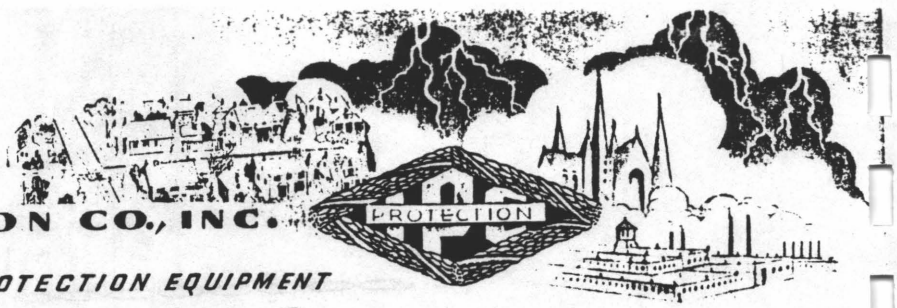
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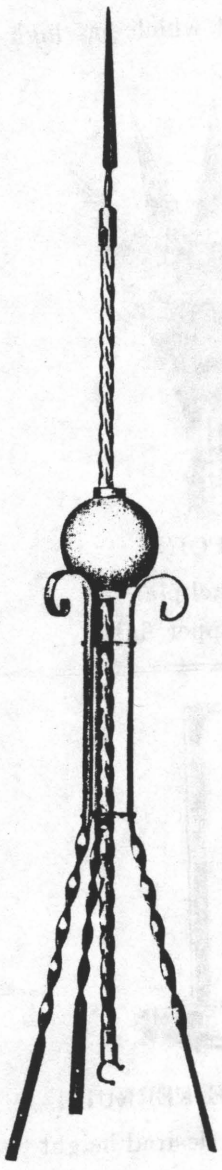
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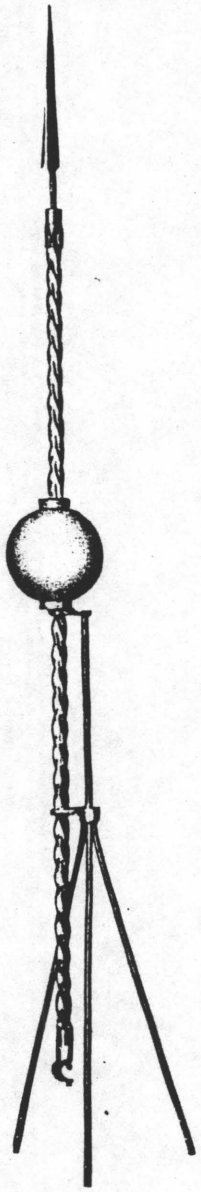
TWO-HOLDER BRACE TOPS

(Non-Insulation Type)

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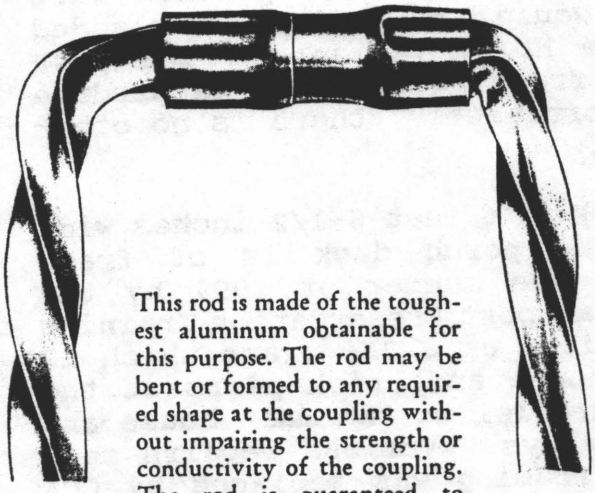


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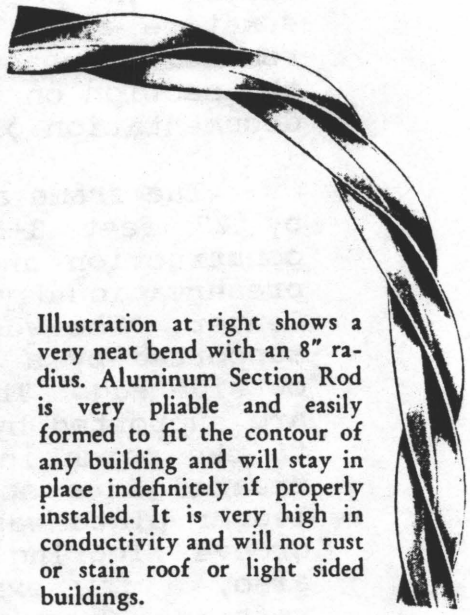


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No. A110—18" All Aluminum 3-leg Washer Brace, only.

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.

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.

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. 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, see Appendix ().

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 which support this porch are simple Tuscan 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: 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 Mumma farm House.

The SE porch is raised on a random coursed native fieldstone foundation which 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 floor boards 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 a 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 an 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 free standing 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: 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 which 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 mud room 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 which matches the windows of the frame addition. Its overall dimensions are () by (). The upper sash is () by () and the lower sash is () by (). The frame and its components also matches that of the frame addition windows. This window also carried shutters as did the other windows, hardware consisting of 3 shutter hinges and the sash catch 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.

<u>Enclosed Porch at Kitchen Wing</u>: 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 sash 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 lites. The glazed area measures 22-1/2 inches wide by 4 feet 8 inches tall, the lites measure () by (). 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 lites measure () by ().

Vertical T&G beaded boards form a panel area which extends from the window sill 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: 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 which 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.

FENESTRATION

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 which 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 sash. The sash 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.

Sash are divided into four lites each by cross muntins. Muntin profiles have been recorded (see Molding (), Appendix (). The 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. 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 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 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 louvre 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.

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. It measure () 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. They are () thick ...

PAIRED WINDOWS: Northeast Elevation, W109/110, 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 () 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. Yes.

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. Size ().

Storms and Screens. Ibid.

W215: Southwest Elevation, possible original construction period window.

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. There are no window weights used at his window.

Shutters. Yes, see Single Window description. Size ().

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.

SIX-OVER-SIX 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 window sills 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 measure 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 lites 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.[30]

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 show shutters in place at all openings. Shutters have been removed and stored in the house. 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

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[30] 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.

constructed in similar manner to shutters of brick house. Typically they are fixed louvre 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 (confirm). Sill and sub-sill construction, sub-sill overhangs face of wall 1-1/2 inches. Attic window frames do not have horizontal hood.

Sash. 4 lite casement sash, swings into 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 (confirm). Describe window hood treatment. Sills are 3 feet 6 inches long by 1-3/4 inches face width by () deep. 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 sash 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.

DOORWAYS

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 by () inch tall 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.

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. Measures () wide by () tall by () thick. Hardware consists of a simple handle, 3 butt hinges and a closure device.

SOUTHWEST ELEVATION, D 115, 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 () long. The sill at D116 is a limestone block 16 inches wide by 42 inches long by () thick.

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 () 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 door stops. Exterior trim is limited to a simple surround; at D101 it measures () by () and has a bullnose bead, at D103 it measures () by () and is 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 door frames 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. The upper panels are () by () and the bottom panels are () by (). All panels are trimmed with an inside 1-1/2 inch wide by () inch deep applied convex molding (Appendix (), molding ()).

D101 is grained on the exterior and painted white on the interior. D103 is painted white on both sides. Both doors are surmounted by a three light transom window. The transom measures () by (). The dividing mullions are tenoned into the frame. The glass lites are () by (). Both transoms are painted white.

Hardware. The hardware suites are similar for both doors. They are hung using 2 each 2 knuckle butt hinges which 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 which 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 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 door frame. 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 measure () by ().

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, D123.

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, pg.)

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 the 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 which 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 which divides Room 105 and 106 but this has not been confirmed. The older second floor joists which 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 where the joist is above the wing walls of the stone foundation described on page () the joist 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 has 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 floor boards 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 which pass through behind them with baseboard and wallpaper intact.

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.

At the first floor level joists are mortise 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 which 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 floor boards to be run out and nailed to the girts, a procedure which 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."[31]

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 mortise 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.

Floor boards 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.

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 toe nailed into the floor boards and between exterior walls. 1 inch by 6 inch baseboards are run continuous along the exterior walls with interior partitions framed against them.

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

Walls are covered with a combination of vertically sawn and circular sawn lathe which 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 wall paper.

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. The header is not supported by piers.

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.

Floor boards 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 which 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 is described in Interior Envelope section.

PLAN DESCRIPTION: Room usage is taken from the floor plan included with the 1961 Appraisal[32]. This usage reflects the last series of occupants, most notably the Spielmans. 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 [33]. 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 which 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 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

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[32] 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 Battlefiefd, Sharpsburg, Maryland. Room usage given on pgs. 6 - 8, floor plan with labelled rooms is second enclosure after pg. 17.

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

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 passage-way 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 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 which 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 which 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. Discussion of this structure will be found in the section on Chimneys, page ().

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, Pg().

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. Floor to ceiling heights are consistent throughout the first floor of the frame addition at 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 floor boards.

Walls: All interior walls are plaster 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. 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. Wall paper 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 Appendix () for listing.

Ceilings: All interior ceilings are plastered in a manner to match the walls. Ceiling 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 wall papers. Samples of papers were removed wherever possible, see Appendix () for 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 (Appendix (), Molding ()). 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 which are not part of the original construction (D109, D110, 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 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 sash 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: Room 101 is the central stair hall in the frame addition. This area 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; as such interior doors lead into each of the first floor spaces of this hall.

A door way 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.

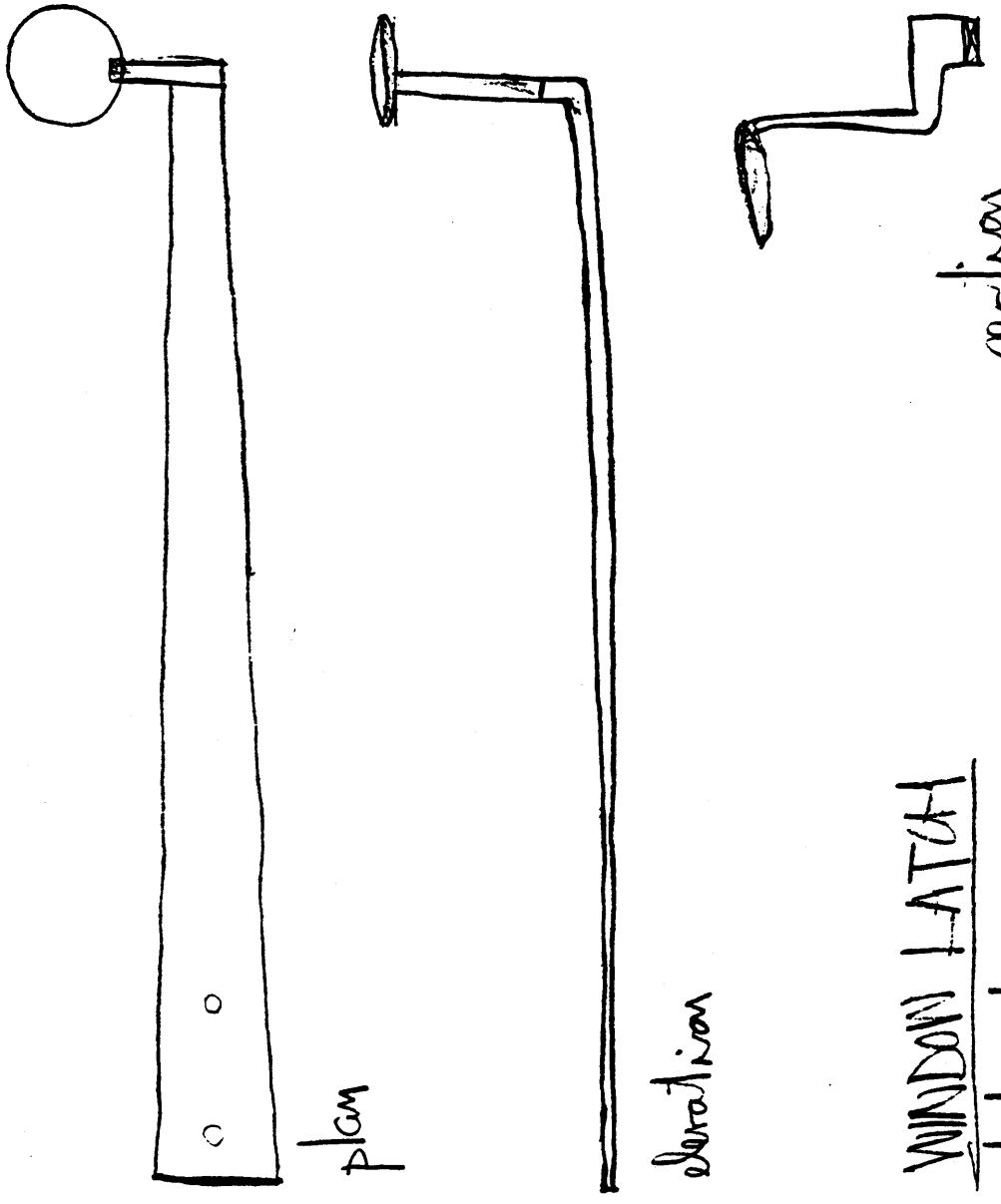
Doorways: D101, D106, D107, see Door Schedule (Appendix ()). D101 trim is HABS Type 11, D106 and 107 is standard interior trim HABS Type 4.

Windows: Transom over Door 101, see Frame Addition Doors, Southeast Elevation.

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

Park ANTIETAM NB	NATIONAL PARK SERVICE			Sheet 1
Area MUMMA FARM HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER			of 1
Project FRAME ADDITION	By fan		Checked	Pkg.
Feature WINDOW HARDWARE	Date 03/23/92		Date	Account



WINDOW LATCH
full scale.
FRAME ADDITION, MUMMA FARM HOUSE

U.S. GPO: 1991—293-

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[34] 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 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 hand rail, 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 (D109) into the south Kitchen Wing.

Floor: A modern carpet was laid over the floor.

Doorways: D110, D111, see Door Schedule (Appendix ()). D110, later trim style, see Type (); D111, Type 4 trim.

Windows: SE elevation - W101, W102; SW elevation, W108. All trim matches Type 6 for interior window casings.

Mantle: Decorative wood mantlepiece over plastered brick fireplace structure. 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 () wide by () high. The brick opening is () wide by () 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, it is 16 inches deep. The mantle shelf is 6 inches wide by () long and () thick.

The overall design of the decorative wood mantlepiece reflects the architecture of the greek revival. Two doric style pilasters, which flank the fireplace opening, are supporting a section of a decorative frieze. The pilasters are squared and taper from the

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[34] For full scale drawing of newel post see HABS, MD 950A, sheet 5, delineated by Stephen T. James, 1988.



Mumma Farm House: Room 102, mantle.



Mumma Farm House: Room 103, mantle.

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 mantlepiece. 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. It is reached directly off the center hall by an interior door at each end, D102 at the SE end and D105 at the NW end. 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.

Doorways: D102, D103, D104, D105, see Door Schedule (Appendix ()). 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.

Windows: SE elevation, W103; NE elevation, W104 and W105. All three windows are trimmed out at the interior with HABS Type 6 moldings.

Mantle:

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. 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 T&G floor.

Doorways: D108, D109, see Door Schedule (Appendix ()). D108 is standard interior trim HABS Type 4, D109 is currently unrecorded.

Windows: NW elevation, W107 and W108. These two windows are called out as having standard interior trim, HABS Type 6.

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 which can still be grouped together. General descriptions of these materials will be 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. Floor to ceiling heights are 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. Wall paper 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 Appendix () for listing.

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 wall papers. Samples of papers were removed wherever possible, see Appendix () for listing.

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, it is reached through D118.

Floor: Linoleum over wood, 8 to 12 inches of wood floor perimeter is grained.

Architectural Woodwork:

Baseboard: (1 x 6 inch) 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 inch) 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 inch wide x () tall) vertical tongue and groove beaded wainscot with () cap and () 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: () thick x () deep x () long wall shelf at SE stair enclosure wall. Supported by plain fascia board fastened to wall and 2 curved support brackets. Fascia board is () wide by () long and () thick and has chamfered side edges with a beaded bottom edge. The 2 brackets are () tall by () thick and project () inches from the fascia. Their design is of a simple cyma reversa curve.

Wall Cupboard: Located in the former window opening W125 the 6 shelf built-in wall cupboard measures 3 feet wide by 1 foot deep by () 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) inches wide by (3) feet long and () thick are supported by (1 x 2) blocks nailed to the jambs. The shelves are () inches on center.

The rear (outside) face of the opening is closed over using horizontal 1 X 3-1/2 T&G unfinished boards. On the other side of the wall in Room 103 the opening has been lathed and plastered 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 () 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, D118, see Door Schedule (Appendix ()). 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.

Windows: NE elevation, paired one-over-one double hung window W109/110; SW elevation, single one-over-one double hung wooden sash W116.

Stair: An "L" shaped enclosed stair 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 stair 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 stair 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 door frame 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 door frame 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 which 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 which passes

out to the SW porch, or D114 which 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 which 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 which is an interior partition

Floor: Linoleum fragments over wood.

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: Plain (1 x 6 inch) chair rail found at interior partition SE wall. Located with its bottom edge () 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 mantlepiece mounted directly against blank NW gable wall. No firebox at this location. Chimney is corbelled out from the wall starting above the mantle shelf. Fireplace 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, pg (27), following footnote (19).

The existing mantle appears to have been constructed from fragments of baseboard and leftover porch cornice material. The overall measurements for the mantlepiece are () wide by () to the top of the mantle shelf. The inside dimensions are () wide by () 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.

Clearly this mantle was added after the original firebox was destroyed and the chimney partially dismantled to its current corbelled configuration.

Doorways: D113, D114, D115; see Door Schedule (Appendix ()) for door types. 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 mitred corners between the jambs and the header.

D115 is taller than the other two doors. The interior trim is also mitred at the joint between the jamb and the header. The style of the header does not match the style of the jambs.

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.

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: Last 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).

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. In terms of usage 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 furnisings 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 platser over stud framing. Multiple layers of wall and ceiling paper have been found. Samples of all papers have been removed where possible, see Appendix () for listing. No paint layers were observed beneath

first layers of paper but no paint analysis has been conducted. At intersection of wall paper and ceiling paper some episodes of papering included a frieze border, others did not. 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: NE wall, D109 and D110; SW wall, D122; SE wall, D120 and D119. Interoir trim profiles not documented.

Windows: NW elevation, W117 and W118; SW elevation, W 119. Consists of 3/4 X 4-3/4 inch wide molded trrim 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.

Finishes: Multiple layrs of paint with white as last layer, no piant analysis conducted.

Hardware: Interior hardware is of a more modern design than in the rest of the building. Hardware is consistent throught the kitchen wing including Rooms 109 and 110. Hradwrae used in the porch R 112 is different due to its function.

Doors: Refer to Door Schedule, Appendix().

Windows: Double hung sash 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. Ther is a weindow centered on the SE wall and a door centered on the NW wall. Flanking the SW and NE walla 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 platser over stud framing. Multiple layers of wall and ceiling paper have been found. Samples of all papers have been removed where possible, see Appendix () for listing. No paint layers were observed beneath first layers of paper but no paint analysis has been conducted. At intersection of wall paper and ceiling paper some episodes of papering included a frieze border, others did not. 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: NW wall, D120; same as Room 109 doors.

Windows: SE wall, W120; same as Room 109 windows.

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, pg ().

ROOM 112: See Enclosed Porch at Kitchen Wing, B. PORCHES, pg. ().

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 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. Cental areas of the wood floors are 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 floor boards.

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: Center Stair Hall; 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 thre 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.

Doorways (D) opening off the hall lead into the bedrooms as follows: 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.

ROOM 202: West Bedroom; 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; see Door Schedule (Appendix ()). D201 HABS Type 4 interior casing, D202 closet casings not recorded.

Windows: NW elevation, W208; and SW elevation, W209. Both match HABS Type 6 interior casings.

ROOM 203: South Bedroom; 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 accomodate 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.

Doorways: D203, see Door Schedule (Appendix ()). D203, HABS Type 4 interior casings.

ROOM 204: Bathroom; this room was added sometime after the completion of the frame addition. The fixtures in the batroom 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 which 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. Thinset in plastic. Numerous layers of wall paper over plaster above wainscot.

Ceiling: same as other ceilings throughout house.

Doorways: D204, see Door Schedule (Appendix ()). D204 HABS Type 5 interior casings.

Windows: SE elevation, W203; HABS Type 6 interior casings.

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; it is flanked by two chromium plated steel wall sconces with upright white milk glass globes. Chromium plated towel bar located above tub on 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: East Bedroom; due to the insertion of the bathroom 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 bedrom 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 locacted 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, D207; see Door Schedule (Appendix ()). D205 and D207, HABS Type 4 interior casings; D206, closet casings not recorded.

Windows: SE elevation, W204; NE elevation, W205 and W206. All have HABS Type 6 interior casings.

ROOM 206: North Bedroom/ Dressing Room; the smallest of the rooms on the second floor of the frame addition the use of this space is not pinned odwn. It probably served several functions most plausible of which are dressing room for Esat Bedroom, or a guest or childs' bedroom. Circulation through this room is necessdary 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.

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. Plaster in this room is 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.

Doorways: D208, see Door Schedule (Appendix ()); HABS Type 4 interior casings.

Windows: NE elevation, W207; HABS Type 6 interior casings.

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. Floor to ceiling heights are fairly consistant throughout the second floor of the brick house and average 7 feet 3 inches.

ROOM 207: Northeast Room/ Passage; Loacted 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.

Room 207 has 3 doorway openings but only 2 doors. D209 opens into the space from the SE brick wall which separates it from Room 206 in the frame adition. 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.

Doorways: D209, see Door Schedule (Appendix ()); HABS Type 2 interior casing, similar to D104 HABS Type 2a interior casings.

Windows: NE elevation, W211 1nd W212; HABS Type 3 interior casings.

ROOM 208: North West Room; most likely 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 parition which is its SE wall. All other walls are exterior walls and made of brick. The room is rctangular in shape and maesures 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 ytpe 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 cloets are constucuted from vertical T&G borads 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 psace which helps determine the evolution of the alterations in the brick house. This discussion is found in section VI called "Analysis of Architectural Fabric".

Doorways: Interior door D210 and closet doors D211 and D212, see Door Schedule (Appendix ()). D210, HABS Type 1 interoir casings; closet door casings at D211 and D212 not recorded.

Windows: NE elevation, W213; SW elevation W214. W213, HABS Type 3 interior casings; W214, HABS Type 7 interior casings.

ROOM 209: Southwest Room; in the southern quadrant of the second floor this is the sammlest of the three major rooms in he 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 restriceted 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 rooms 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 section VI called "Analysis of Architectural Fabric".

Doorways: D213 and D214, se Door Schedule (Appendix ()). D213, HABS Type 9 interior casing; D214 HABS Type 10 interior casings.

Windows: SW elevation, W215; HABS Type 8 interior casings.

ROOM 210: Attic Stair; located along the SE end wall of the brick house this is the onlt access to the full attic. The stair is entered through Door D214 from Room 209, it continues up to Room 302 in the attic.

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, 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 proceed 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 3/4 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 floor plans of the attic rooms were not documented by the HABS team in 1988 with the rest of the house; they were recorded in section. They are not finished spaces but are considered full attics. Both rooms have continuous flooring which lets the whole sapce be used as storage.

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 floor boards 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.

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.

Two small windows are located on either side of the central chimney. Windows W303 and W304 are 4 lite casement hung windows which open into the attic.

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 which are framed into the last rafter pari 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 2/3s of the way up the wall a 1 X 3 board was let into the plaster work and appears to have been used as a hook rail.

As mentioned, 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 mitre 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.

A crude ladder is located at the second rafter pair from the NW gable. It leads up to a roof hatch which 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. Its dimensions are ().

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.

Two small windows are located on either side of the central chimney. Windows W301 and W302 are 4 lite casement hung windows which open into the attic.

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).

UTILITY SYSTEMS

Brick House: Minimal utility installation in this portion of the structure.

Plumbing: None.

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, MS state Route 65; tarnsformer 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 braeker box with 1 each 60 amp, 2 each 20 amp, and 5 each 15 amp braekers 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.

Electrical Service Schedule: (To be completed)

Frame Addition: Originally constructed without utilities. Electric and plumbing services added later. Exatnt 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 diam. galvanized iron vent stack through roof. Stone foundation wall dismantled and patched to incorporate waste pipe into wall, interior claen 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: smae 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 flourescent circular bulbs 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.

VII. ANALYSIS of EXISTING ARCHITECTURAL FABRIC and EVIDENCE of BUILDING EVOLUTION

Discussion of Field Methodology: The approved task directive for the proposed treatment of exterior preservation and interior adaptive use calls for limited physical investigation. However, due to the unique nature of the history of the structure, and in an effort to establish a 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 which was in progress during the summers of 1990 and 1991.

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 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 has been 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 which 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 which 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 floor boards 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 which were keyed into the wall bond the builders chiselled 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 is 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 which 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.

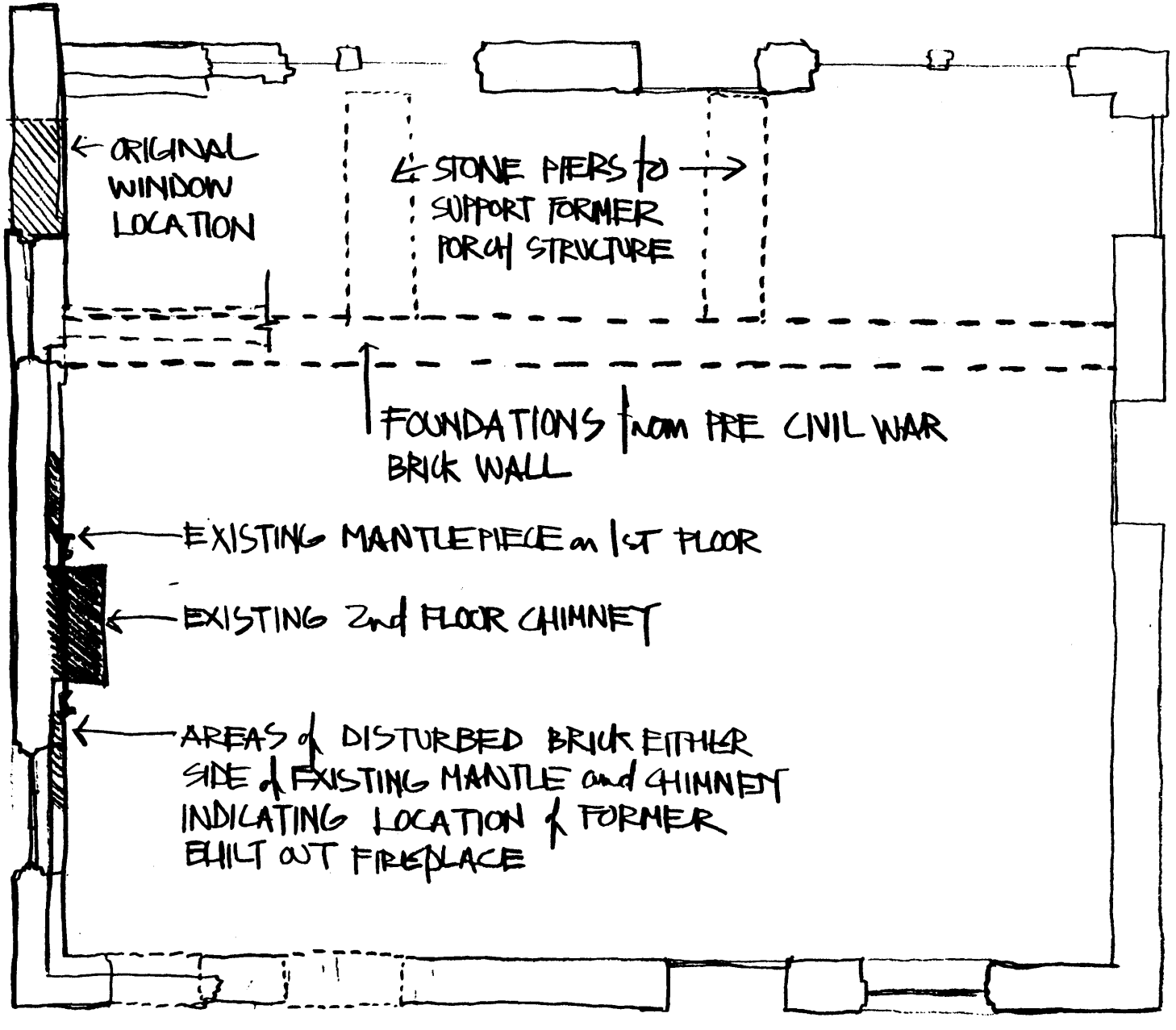
Keying of bricks is also discovered at the south corner of the brick house where the historic SW wall meets in a corner with the newer SE gable wall. At this corner the old SW wall was partially rebuilt. Most likely because of weakening from the fire the SE corner of the wall was dismantled and reconstructed integral with the new SE wall. During this rebuilding an additional two to three feet 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 which 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



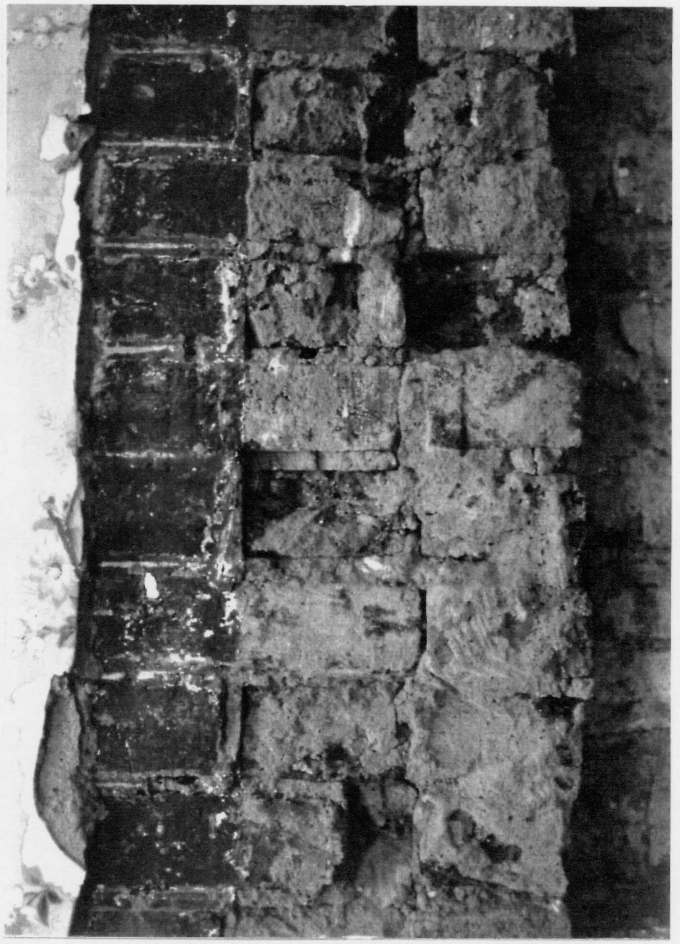
SECOND FLOOR PLAN OVERLAID FIRST FLOOR PLAN

BRICK HOUSE 1/4 INCH = 1 FOOT.

03.26.92, WPTC



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.

not unusual. Examples have been seen on other structures in this vicinity including the former Spong Farm House, now demolished.[35]

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 which 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 indicate 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 which 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 field work 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.

Interior Room Arrangement: Changes in the room arrangements and

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[35] The Spong Farm House was demolished by NPS in (). It was also a post war structure thought to have been built in ().

wall locations which 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.

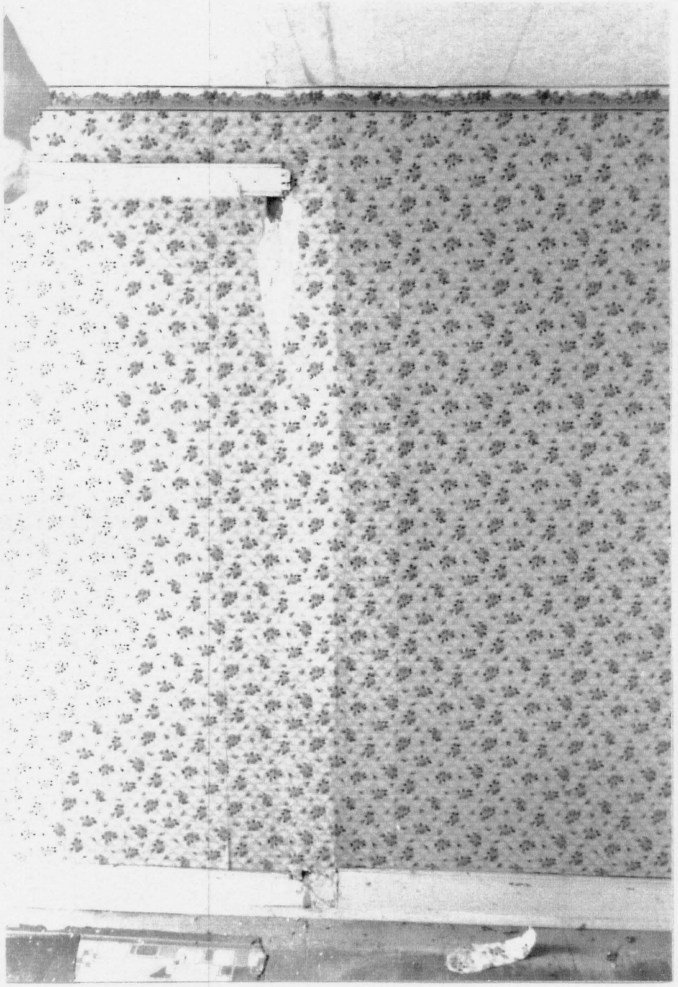
The wall between Rooms 105 and 106 is in question. At the intersection of the interior partition with the SW brick wall is a conflicting piece of evidence. At this location there is a piece of picture rail fastened to the SW brick wall between D115 and D116; it passes through behind the wall separating 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 have 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.

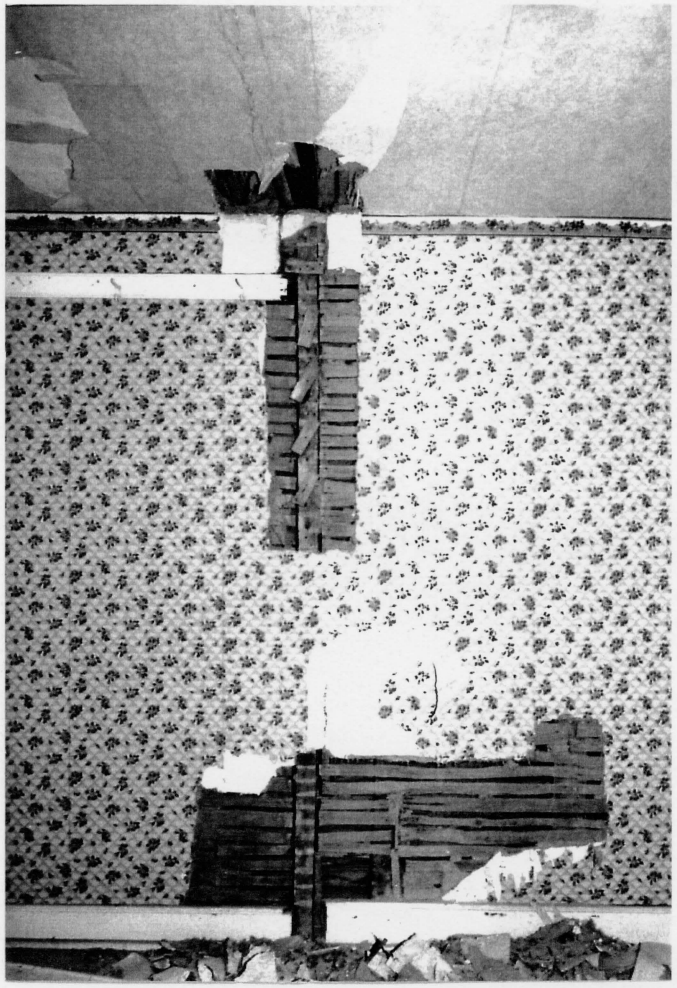
Wall patterns on the second floor have been greatly altered. The relocation of the stair and the rebuilding of the NE wall changed the interior circulation and the use of the spaces. What we can see indicates the Room 208 did exist in the early configurations of the house. The wall separating it from 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 which were examined to help determine the original footprint of the room are the baseboards, the picture rail, a fragment of an early door frame, 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

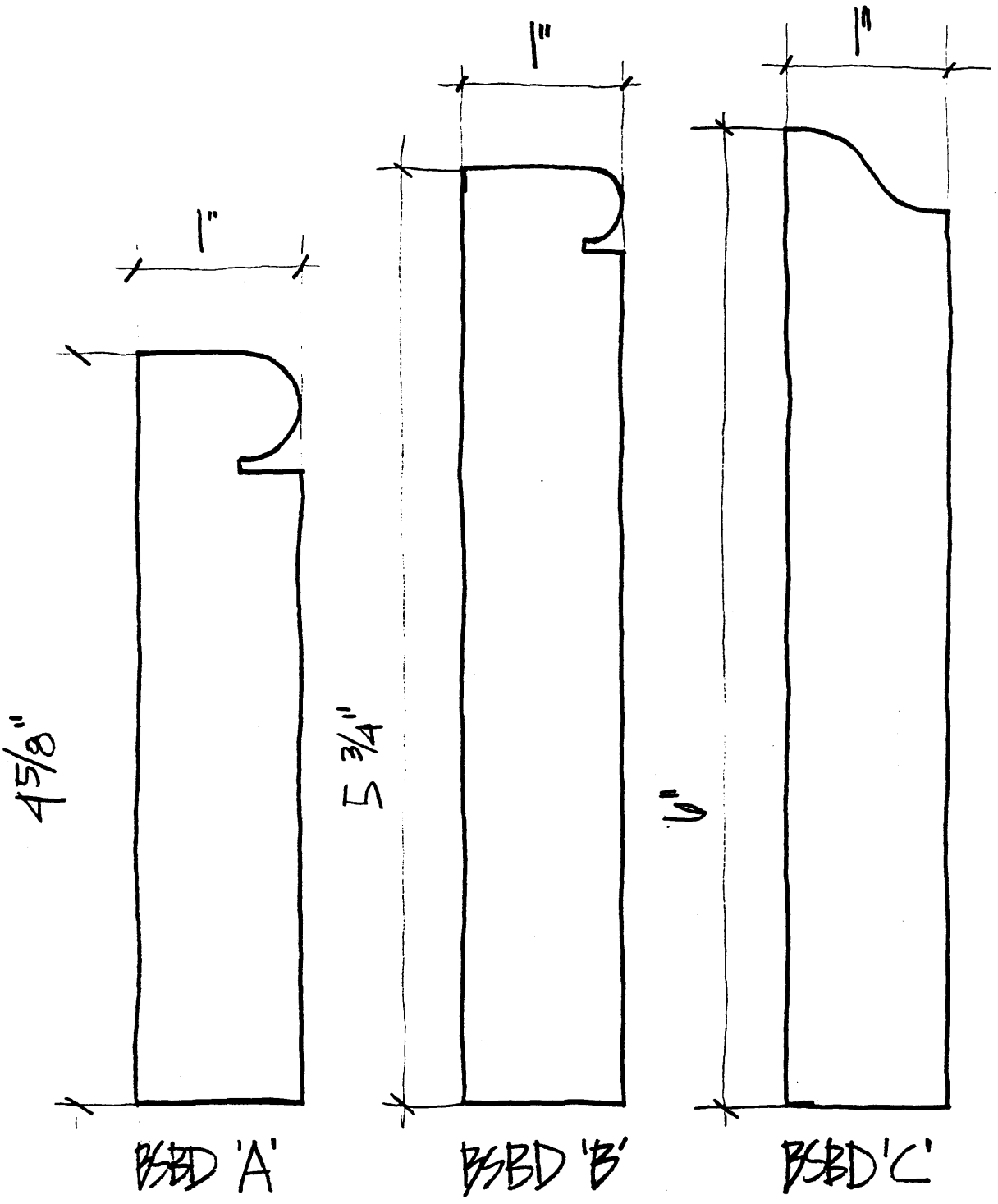


Mumma Farm House: Room 209, Northwest interior partition prior to field investigation.



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

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

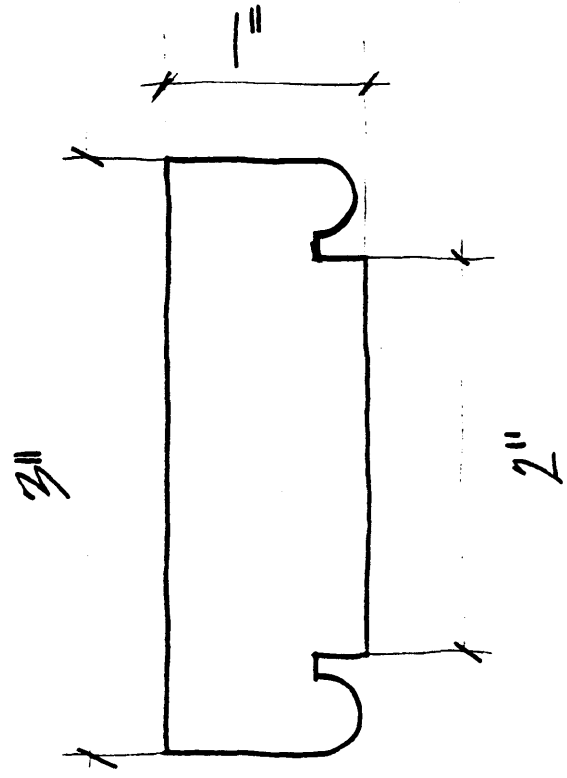


BASEBOARD COMPARISON, ROOM 209

FULL SCALE

☆U.S. GPO: 1991—293-

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 6/3/92	Date	Account	



"PICTURE RAIL" USED THROUGHOUT BRICK HOUSE

FULL SCALE

U.S. GPO: 1991—

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. This dimension is suggested by a length of mitred picture rail which is in-situ. Adjacent to the open mitre 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 which once set the boundaries of this room. Other evidence which supports this is the length of baseboard which corresponds to the picture rail. It too indicates the footprint of the room.

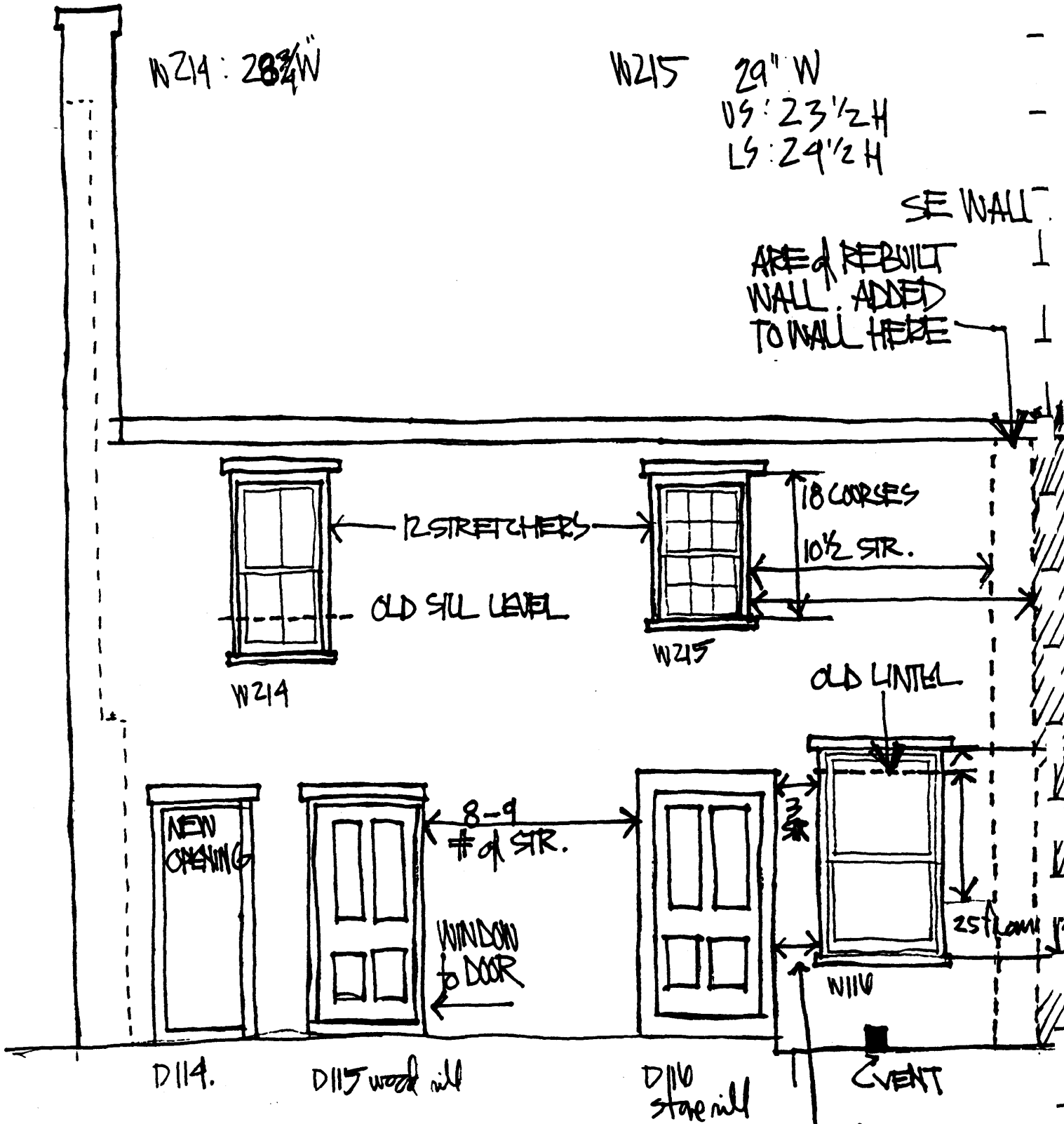
The baseboard and picture rail continue across the SW wall of the room and into the area that now contains the stair to the attic. They turn the corner and continue along the SE wall to the point where the fourth wall must have been located. It is terminated by the lower two-thirds of a door frame.

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.

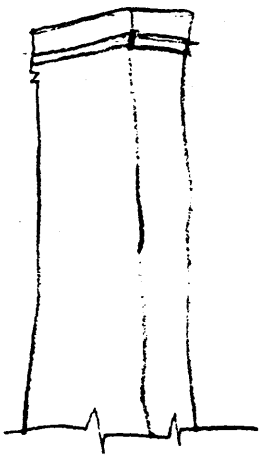
Openings on the SW wall can also be identified. Comparison between the existing openings and the openings seen in the photograph produces the following analysis; five openings visible in the photograph can be identified. Of these five, two appear to be unaltered; W215 and D116 appear to be the same size 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 which have been altered over the years. W214 has been lengthened by lowering the sill by four courses, changes here date to the addition of the

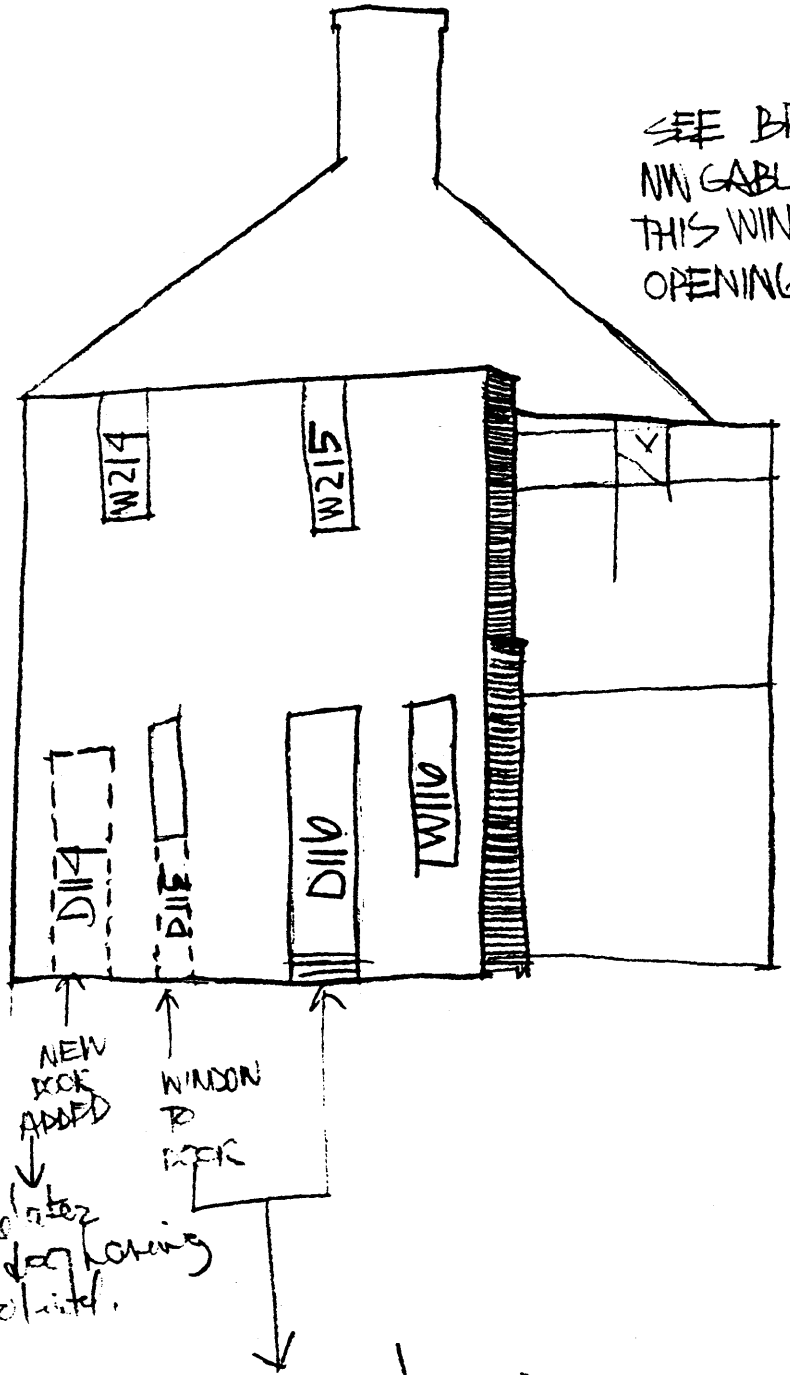


SOUTHWEST ELEVATION ~~BRICK HOUSE~~

DOCUMENTATION of DIFFERENCES BTWN. 1862 PHOTO and EXISTING BUILDING.

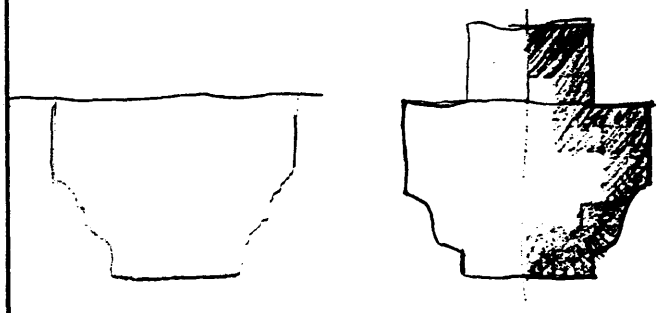


SEE BRICK on NW GABLE BEYOND THIS WINDOW OPENING, ie: PORCH

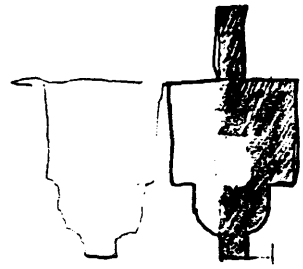


Do Mercers have knobs? or they the same?

Park	ANTIETAM	NATIONAL PARK SERVICE		Sheet	
Area	MUMMA HOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of	
Project	BRICK HOUSE - RM209	By	Checked	Pkg.	
Feature	MUNTIN COMPARISONS	Date 92	Date	Account	



W214 (2/2)



W215 (6/6)

U.S. GPO: 1991—

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. W116 has been enlarged by widening and lengthening. 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 was the case then this window would be within the confines of a sensible room configuration.[36]

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

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[36] 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.

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 which 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. (Illustration ()).

Chimney CH03 which is 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 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.

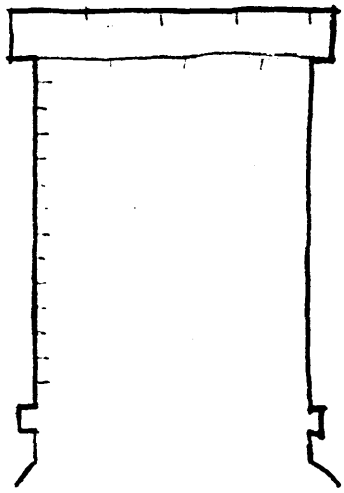
> D209 could go two ways; it was either a window which has been enlarged to a door, or it is an opening punched through at the completion of the frame addition to provide second story access between the two house blocks.

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.

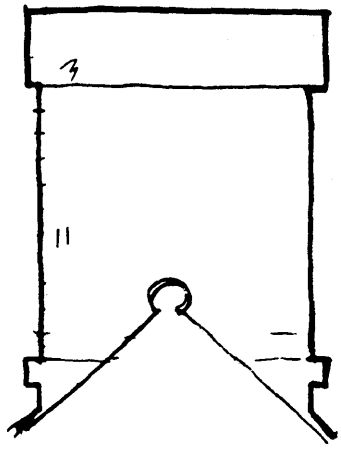
Windows 303 and 304, and 215 appear to date from the first reconstruction after the fire. Other window openings have been altered and sash frames have been changed. With the availability of larger sizes of glass, it was fashionable to use the largest panes of glass affordable. When the NE wall was constructed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

<u>NE Porch</u>: The current porch which spans across the entire facade most likely replaced an earlier porch on the NE elevation of the

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



HISTORIC PHOTO
ca. 1890



EXISTING CONDITION
ca 1992

NW GABLE END, BRICK HOUSE NUMMA FAMILY HOUSE

U.S. GPO: 1991—29

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 which sits on top of the brick walls. A board floor is nailed over the attic joists.

The roof framing system consists of 3x5 rafters which 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[37]. 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 the cause to change some openings.

Physical evidence which 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

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[37] 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.

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 which 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 which 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 is 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 which 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 around Room 104. Physical evidence came to light during the reconstruction of the NW wall of the frame addition which points out two changes.

D109 started out as a window, evidence of mortise pockets for a window sill were 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 discovered to have been 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 door jambs. 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 labelled 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 which supports this as a later addition is traced to the foundation. It is clearly not contemporary with the foundation of the frame addition which 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 that this window sash and frame was 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.

VIII. EVOLUTION of the STRUCTURE

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.

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".[38] It had been developed as part of the larger Orndorff farm holdings and contained, "...houses, barns, stables ... grice [grist] and saw mill."[39]

Wilshin supposes that, "It is quite possible he [Orndorff] was the builder of the Mumma Spring House and of the house, barn, and stables."[40] The above information is reported to give some background to discuss the later evolution of the structure.

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[41] 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

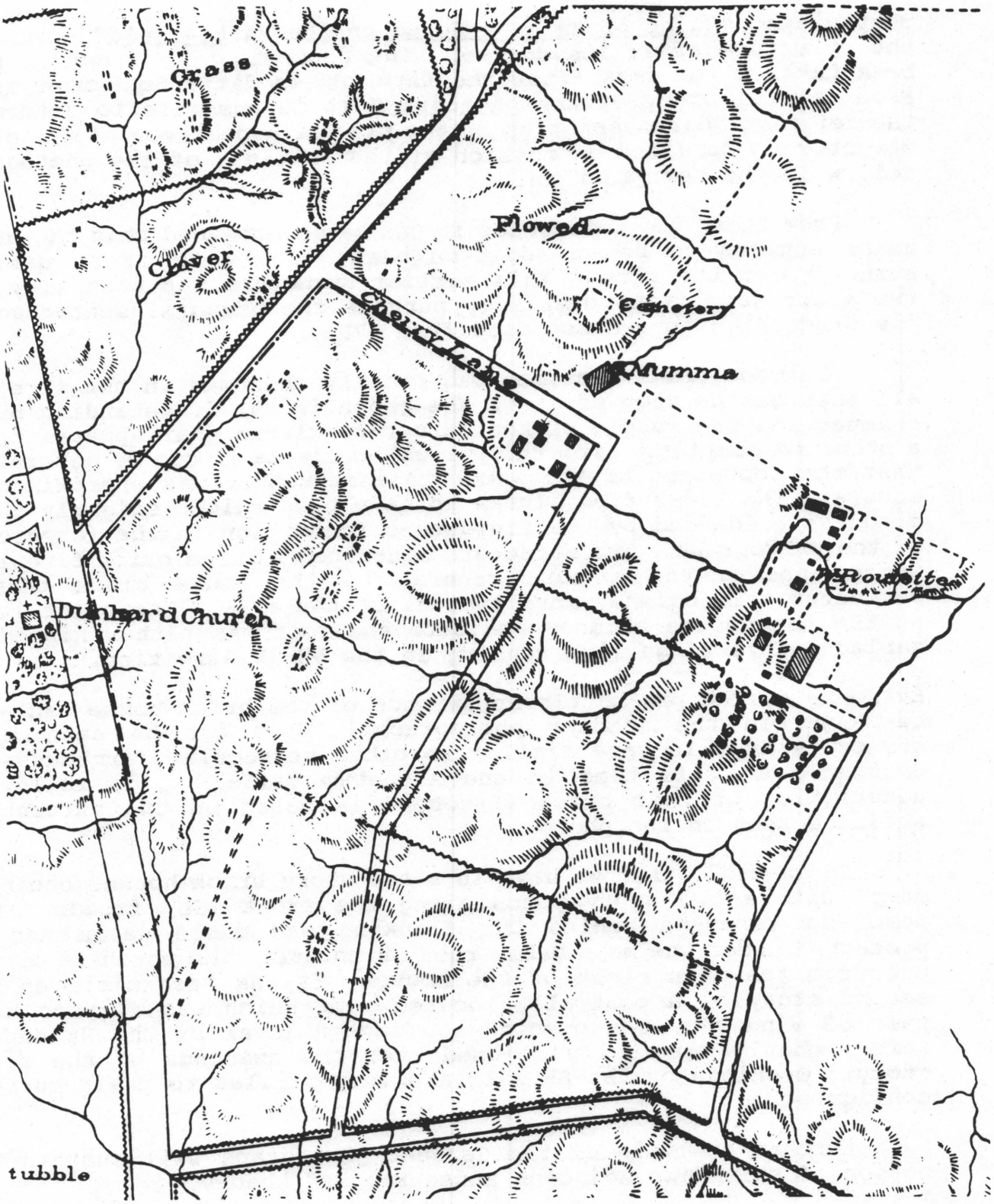
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[38] Wilshin. Page 11.

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

[40] Wilshin. Page 11.

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



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

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 follow 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 which 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 ridge line 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.

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 which 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 reveals 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 which 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 which 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 free-standing 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



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

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.

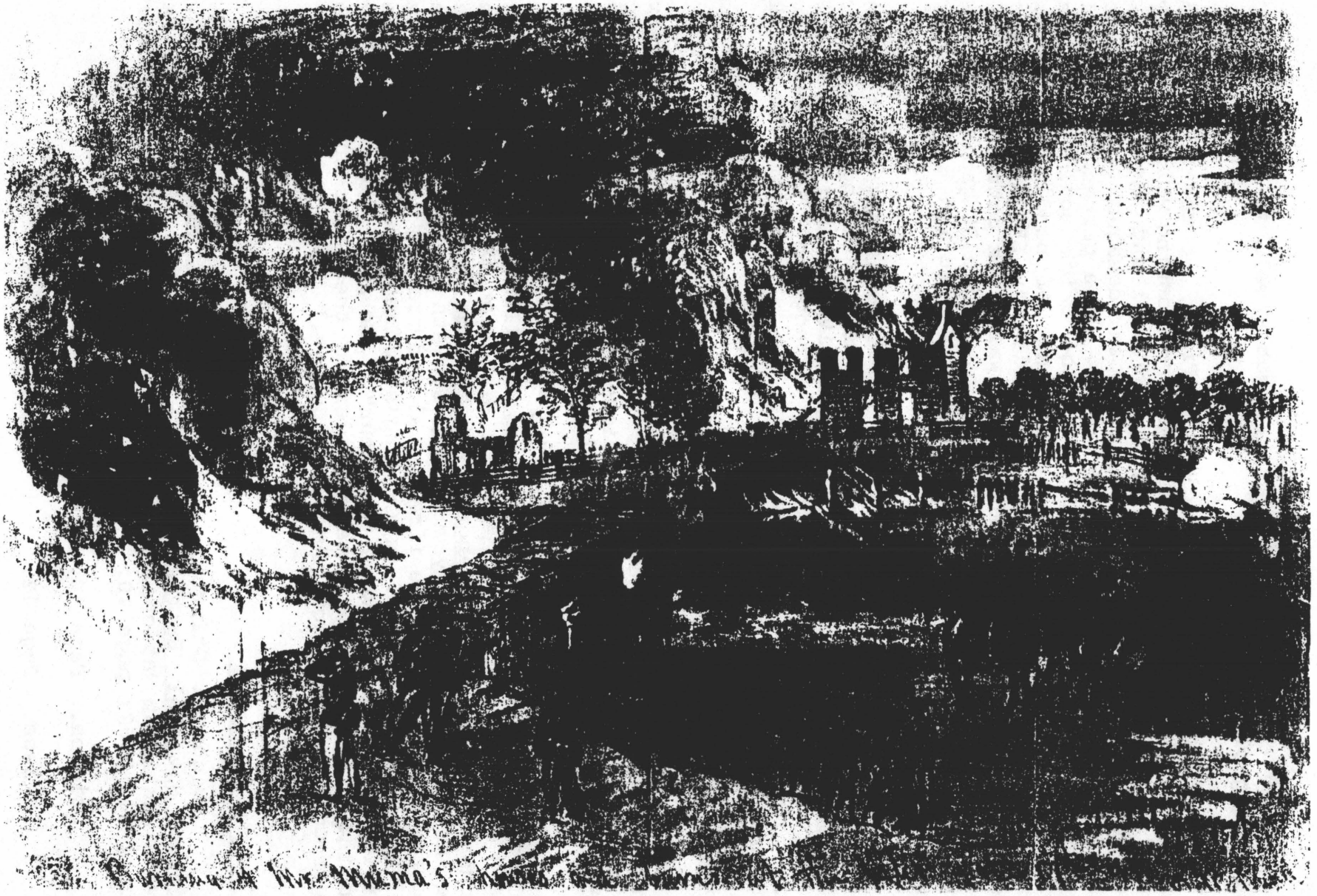
The fire was of such intensity that is was reported as a landmark in several military reports recalling the activities of that fateful morning. Former Park Historian Dwight Stinson has calculated in his Field Report of the Mumma Farmstead[42] that the fire was set in the early morning, between 6 and 6:45 AM. He reports, "By 8 o'clock the fire was already raging as evidenced by the report of a Captain in Garland's Brigade which was in the vicinity of the farmstead at that hour".[43] He also states that, "By noon the fire seems to have subsided to the point where it no longer constituted a conspicuous landmark".[44]

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[42] 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.

[43] Stinson. Page 10.

[44] Stinson. Page 12.



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

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."[45] 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 remains after the fire are the structural walls of the brick house. But there are also clues and fragments of the interior finishes which were used.

There are three brick walls visible in the photograph which form the shell of the structure. They 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.

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.

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[45] Stinson, ibid.

Mumma Post War Configuration - Reconstruction

Facing the prospect of having to rebuild their lives as well as their house, the Mummas 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.[46]

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).[47] Either structure would accommodate the spatial requirements of this large family.

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

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[46] Wilshin. Page 6.

[47] See footnotes 32 and 33.

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.[48] Surely they would have required more space than was available within the confines of the walls of the reconstructed brick house.

Changes which 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 ownerships 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 Fabric Analysis section.

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.[49]

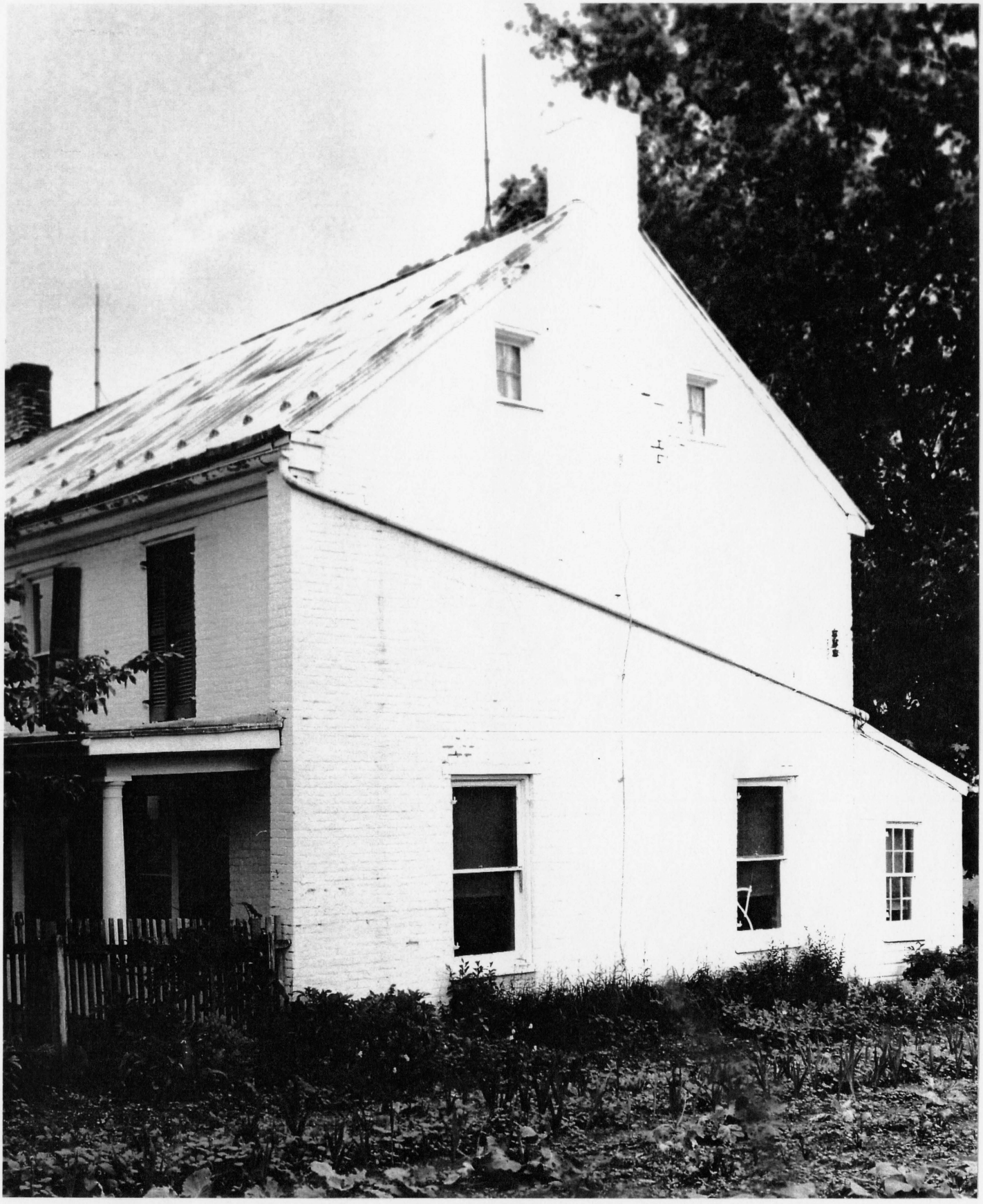
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[48] Wilshin. Pages 15 & 16. Family data provided by Mrs. Virginia Hildebrand, Hagerstown, Maryland, as reported by Wilshin.

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



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



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

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. The survey was conducted by J. Clarke Seibert, a prominent appraiser from Hagerstown, Washington County, Maryland.[50]

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".[51] 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. (Illustration ()).

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".[52]

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".[53]

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[50] 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.

[51] Seibert. Page 6.

[52] Seibert. Page 7.

[53] Seibert. Page 6.

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. The condition around the buildings as well as the interiors, denotes good housekeeping and livability".[54]

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 which 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."[55]

Of historical interest, Mr. Brown also conducted "several interviews" with Paul Spielman. As a result of those interviews the following information concerning the evolution of the farmhouse was recorded by Mr. Brown. 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 house was owned by the Fisher's. 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

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[54] Seibert. Page 17.

[55] 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.

foot by 7 foot pantry and porch".[56]

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 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. (Illustration ()).

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 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.

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[56] Richard Brown. Page 4.

(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.

IX. CONDITION ASSESSMENT

Summary: This data included in the Historic Structure Assessment Report (HSAR), Samuel Mumma Farm, Volume 1: Mumma Farm House completed in October, 1990. The information was compiled using the Inventory and Condition Assessment Program, Version 1.0.[57] It is presented in the HSAR in four sections. These sections relate to the methodology used to inventory the structure. The four sections are as follows: 08045A, Brick House; 08045B, Frame House (Addition); 08045C, Kitchen Addition; and 08045D, Shed Addition. Graphic illustrations indicate which parts of the house correspond to these designations.

The condition of each work element is recorded as being either Good, Fair, or Poor according to the ICAP definitions of those terms. For each fair and poor deficiency cited, a work recommendation is required. The inspectors prepared a work recommendation giving a concise explanation of the problem and the seriousness of the deficiency. The estimated quantity of each element is also given.

The Inventory and Condition Assessment Reports are followed by the Work Recommendations Reports. These reports list all deficiencies for all inventory units. In this case the information was formatted to present the information in two ways; by CSI specification division, and by priority (Critical, Serious, Minor).

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[57] Inventory and Condition Assessment Program, National Park Service, Version 1.0; prepared by the Center for Architectural Conservation, College of Architecture, Georgia Institute of Technology, Atlanta, Georgia; January, 1989.

X. PROPOSED TREATMENT AND RECOMMENDATIONS

Treatment Options as Related to Significant Building Periods

It is unlikely that the structure could be returned to its appearance at the time of the battle. To date, little conclusive evidence has come to light to indicate the appearance of the Mumma Farm House prior to its destruction.

To interpret the house as it appeared the day of the fighting the entire extant structure save two exterior brick walls would have to be demolished. This action does not meet NPS Cultural Resource Management policies or the parks' current management objectives to use the structure as administrative offices.

To best interpret the house as it may relate to the Battle at Antietam the relationship with the Mumma family should be drawn upon. When seen through the eyes of the Mumma family the house begins to develop a contextual relationship with the landscape and the socio-economic fabric of the day. Its current notoriety as a military target, i.e., the only civilian structure to be purposefully destroyed, does not adequately represent the cultural significance of the resource.

Careful physical investigation together with archeological and historical research may be able to identify the appearance of the house either as it was reconstructed in the spring of 1863 or as it last appeared during the Mumma occupation in March, 1885. With one of these two dates as a target date the extensive work about to commence at the house could have a narrower focus.

Certainly the latter date of March, 1885 would represent the structure after a generation of the Mumma family had lived there, restored, and possibly added to and improved their home. It would be more appropriate to interpret the house at this stage in its development than as the rather hastily reconstructed dwelling the Mumma family returned to in the spring of 1863.

PRELIMINARY DESIGN RECOMMENDATIONS FOR REHABILITATION

Recommended Treatment: Exterior Preservation and Selected Restoration of Exterior Elements and Interior Adaptive Use

The treatment option which would preserve the house as it currently exists is one which 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 which characterize the evolution of a farmhouse through the 20th century. Major changes were made to the house both by the Mummas' and by suceeding owners. Most would agree that all Mumma related fabric be retained and preserved into the future. But do these Post Mumma Ownership (after 1885) changes have any merit ?

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."[58] Have those Post Mumma Ownership changes at the Mumma Farm House acquired any historic significance ? 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 this 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.

Preliminary recommendations for treatment action was presented in the Historic Structure Assessment Report, Volume 1. Recommendations were given at two levels of intervention; Stabilization, and Adaptive Use.

Stabilization: The Stabilization work recommendations are presented in priority order. They are based upon the needs anticipated to complete the proposed action of stabilizing the Mumma Farm House until such time as the proposed adaptive use project of rehabilitating the structure to serve as park administrative offices becomes a reality. The stabilization work is designed to preserve the integrity and character defining features of the structure for a five to ten year period, assuming

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[58] cite reference

that remedial and cyclical maintenance is performed in the interim.

Adaptive Use: The Adaptive Use work recommendations are presented in priority order. They are based upon the anticipated needs required to complete the proposed action of adaptively using the Mumma Farm House for park administrative offices. The work recommendations will also maintain the integrity and character defining features of the historic structure.

Summary: The Adaptive Use Work Recommendations are more aggressive in terms of 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.

XI. COST ESTIMATES for RECOMMENDED TREATMENTS

Class 'C' Cost Estimate for Stabilization: See Volume 1, Historic Structure Assessment Report, October, 1990.

Class 'C' Cost Estimate for Adaptive Use: See Volume 1, Historic Structure Assessment Report, October, 1990.

XII. SUGGESTIONS for FUTURE RESEARCH

Archeological:

1. Develop and implement comprehensive archeological program to prepare for FY92 - FY93 continued stabilization phase of activity at and around the Mumma Farm House.

2. Develop and implement comprehensive archeological program to aid in the historical interpretation of the Mumma Farm 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 his October 31, 1990 Memorandum to Historical Architect Tom Vitanza, 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 Appendix () for copies of previous archeological correspondence.

Historical:

1. 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.

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

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

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

Architectural:

1. No future architectural research is required.

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XIV. APPENDICES

1. Field Investigation Notes, September 4 - 12, 1990.
2. Historic American Buildings Survey drawing set MD-950A, Samuel Mumma Farm - House, 5 sheets, 1988.
3. List of Classified Structures Inventory Form
4. ICAP Recommended Treatment Plan - Stabilization
   ICAP Recommended Treatment Plan - Adaptive Use
5. ICAP General Information Reports
6. National Register of Historic Places Nomination (Applicable pages only)
7. Cultural Resources Bibliography
8. Archeological Correspondence
9. Inventory of Interior Finish Material Samples
10. Door Schedule
11. WPTC Weekly Reports, 1990
12. WPTC Weekly Reports, 1991

E N D

APPENDICES

APPENDIX 1.

ANTIETAM

MUMMA FARM HOUSE

PHYSICAL HISTORY
AND
ANALYSIS REPORT

FIELD INVESTIGATION NOTES

September 4 - 12, 1990

by

Ken Sandri

Williamsport Preservation Training Center
Williamsport, Maryland

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.

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.

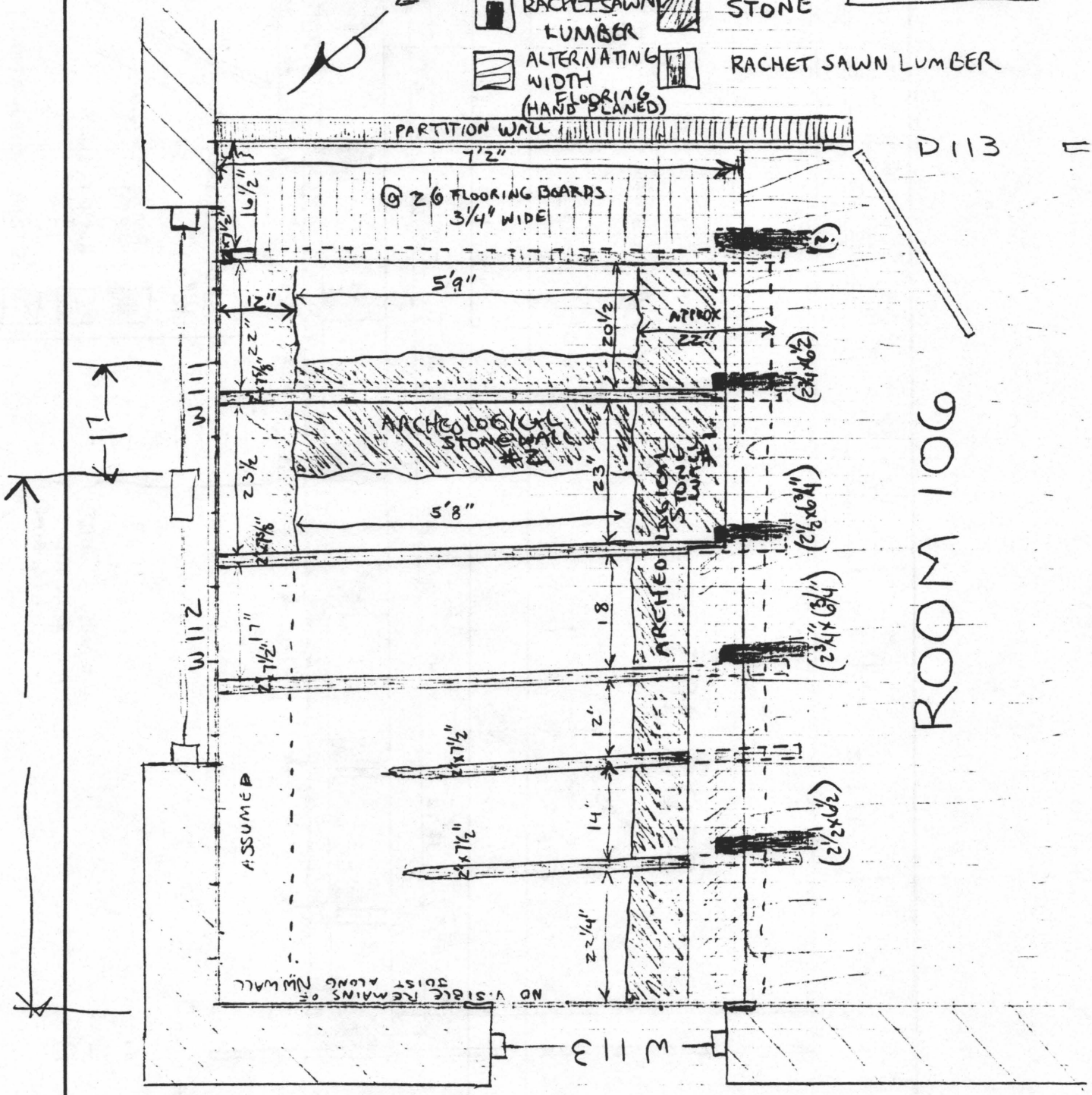
FORM DSC - 44

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

+ FLOOR SYSTEM W/ASSOCIATED ARCHEOLOGICAL WALLS

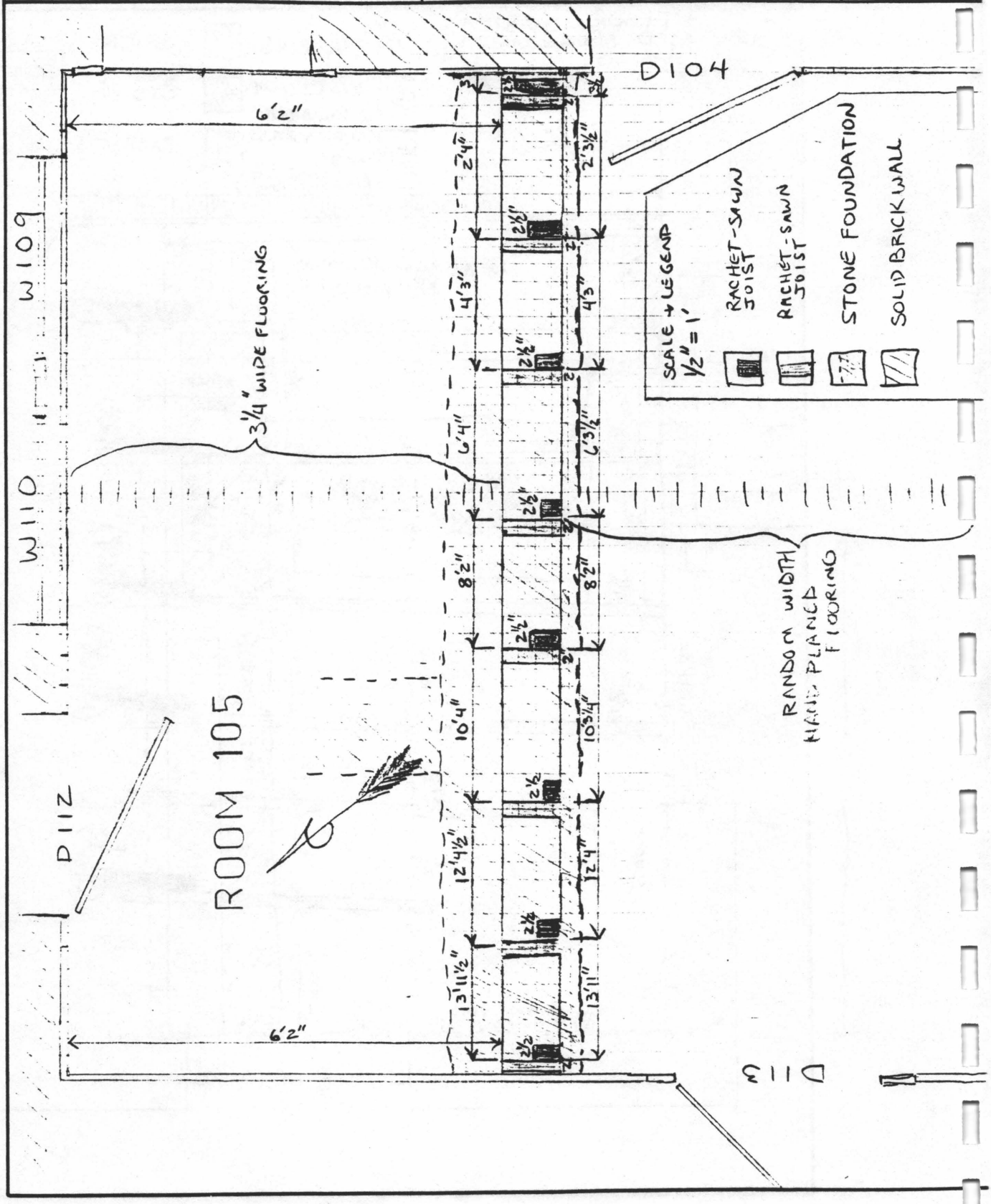
FLOORING
RACHET SAWN LUMBER
ALTERNATING WIDTH FLOORING (HAND PLANED)
BRICK
STONE
RACHET SAWN LUMBER

SCALE 1/2" = 1'



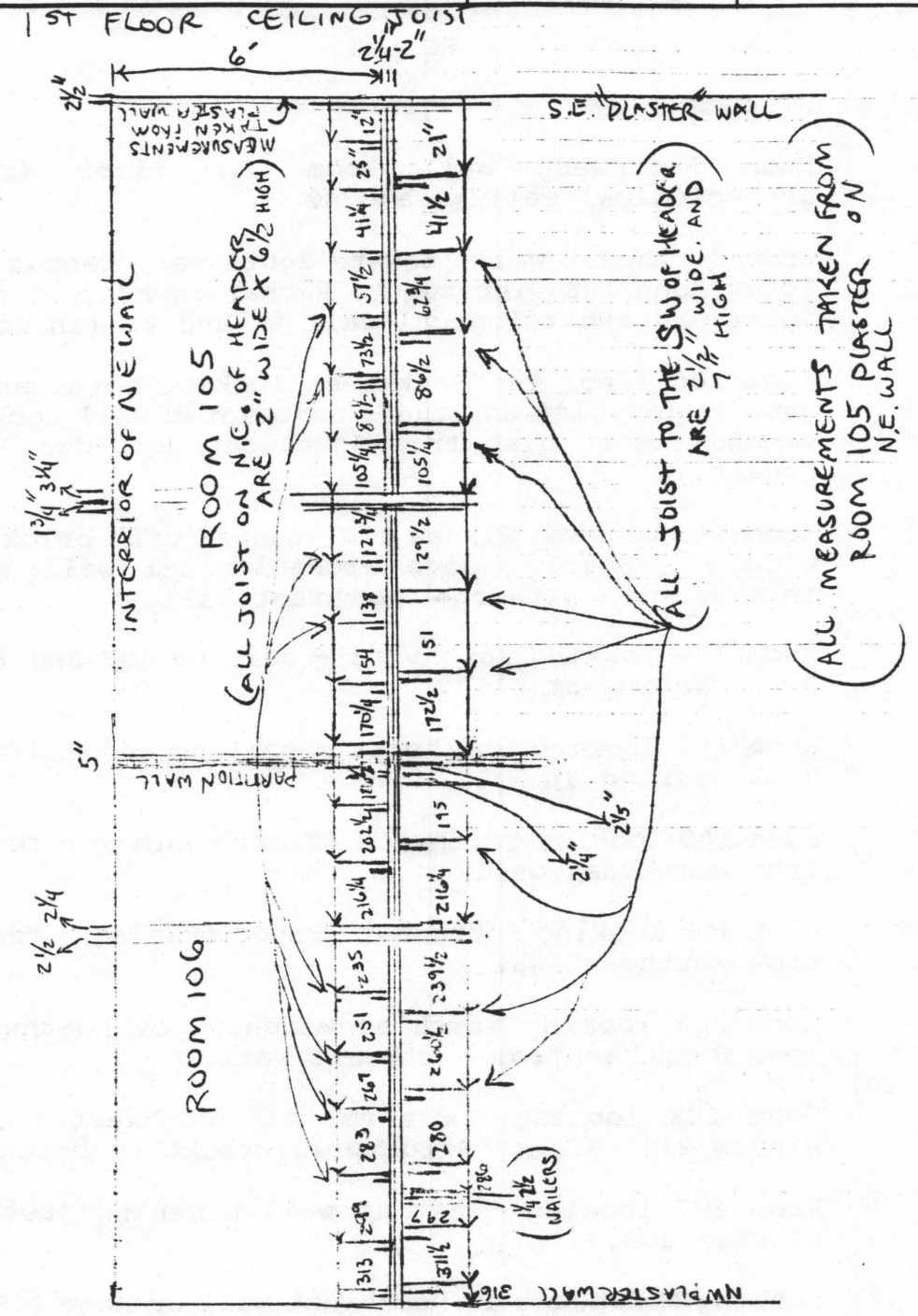
FORM DSC - 44

Park ANTIETEM	NATIONAL PARK SERVICE DENVER SERVICE CENTER		Sheet 2
Area NUNNA 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 JHAR	By SANDRI	Checked	Pkg.
Feature 2ND FLOOR JOIST SYSTEM	Date 9/13/90	Date	Account



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

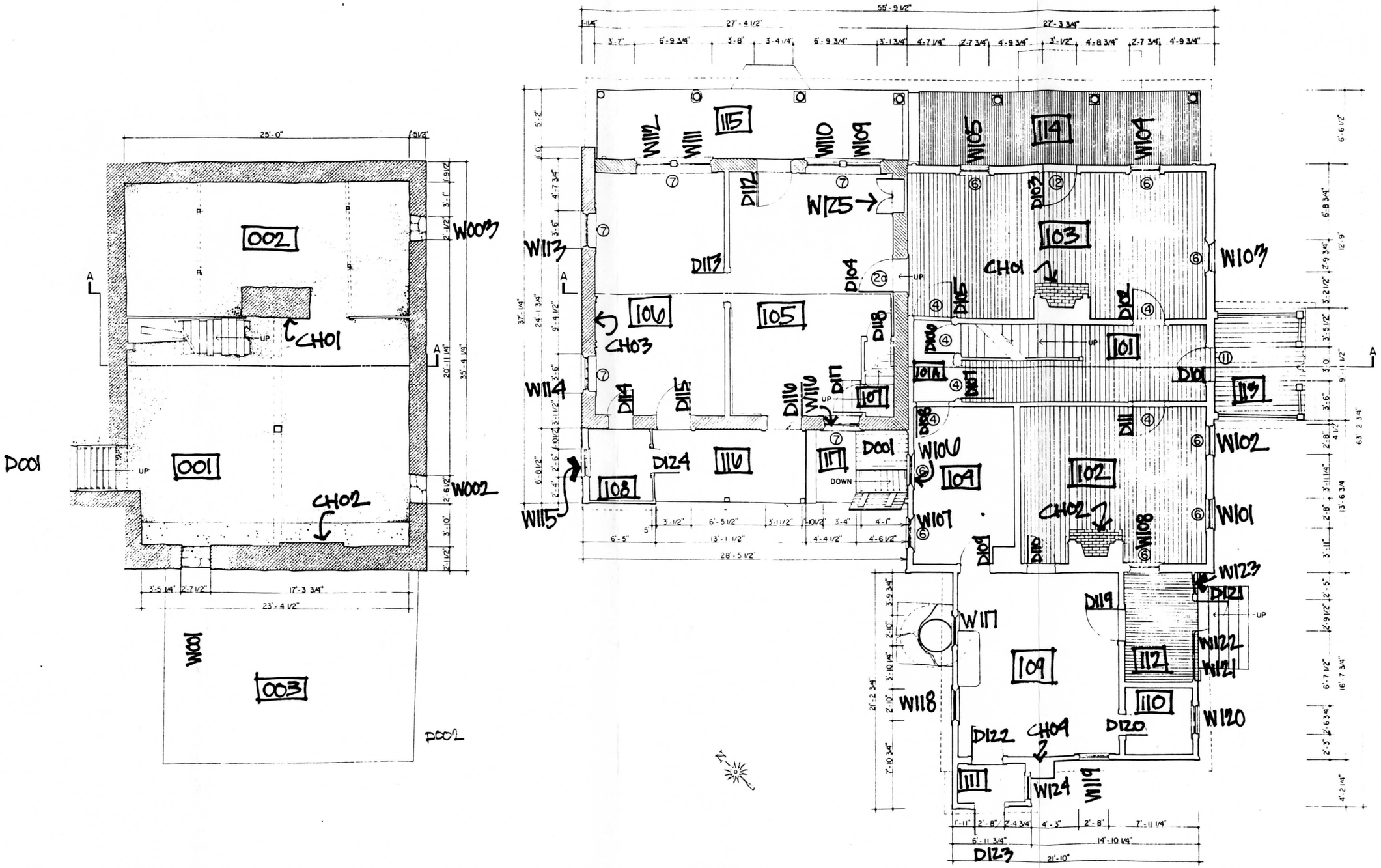
APPENDIX 2.

Historic American Building Survey

Samuel Mumma Farm - House, MD-950A

5 Sheets

1988



BASEMENT PLAN
LPT

FIRST FLOOR PLAN
JDB

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 5 SHEETS

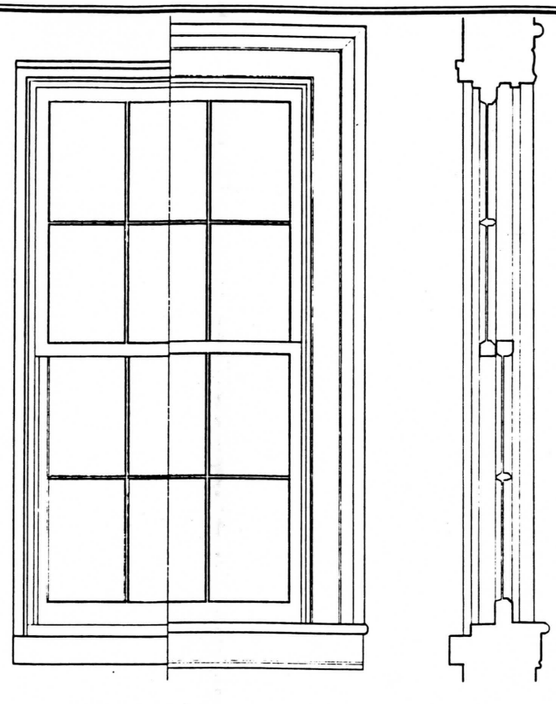
SURVEY NO.
MD-950A

SAMUEL MUMMA FARM - HOUSE
WASHINGTON CO.
MARYLAND

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

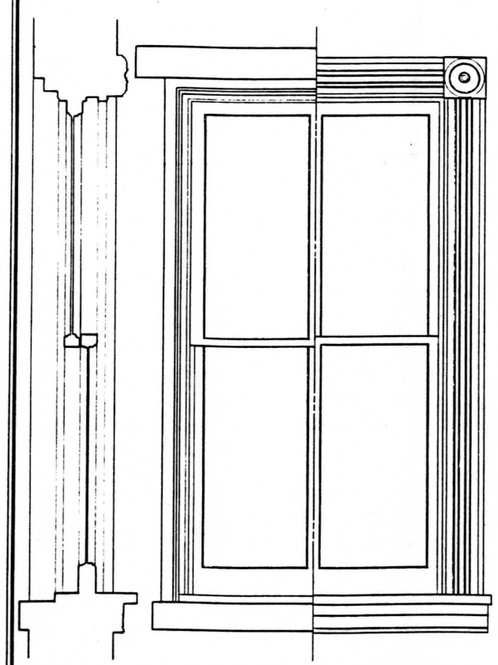
SHARPSBURG

drawn by: JOSEPH D BALACHOWSKI, LESLIE P TERGAS, 1988



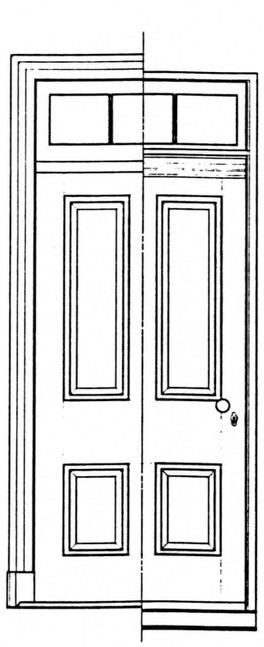
WINDOW 6
TLFjdb

FEET 1 1/2"=1'-0"
CENTIMETERS 1:8



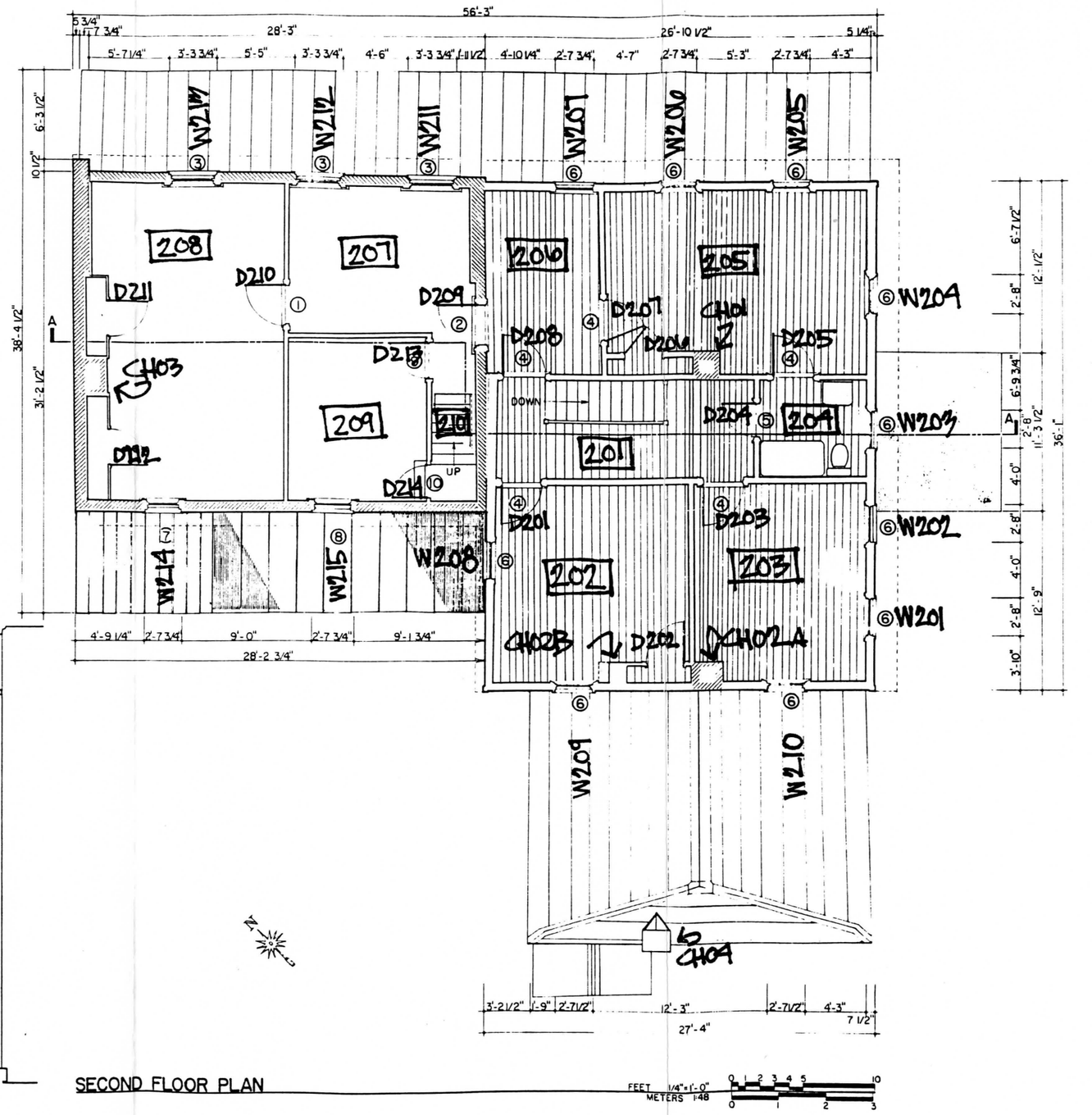
WINDOW 7
TLFjdb

FEET 1 1/2"=1'-0"
CENTIMETERS 1:8



DOOR 11
STJjdb

FEET 1"=1'-0"
CENTIMETERS 1:12



SECOND FLOOR PLAN

FEET 1/4"=1'-0"
METERS 1:48

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 5 SHEETS

SURVEY NO
MD-950A

NAME AND LOCATION OF STRUCTURE

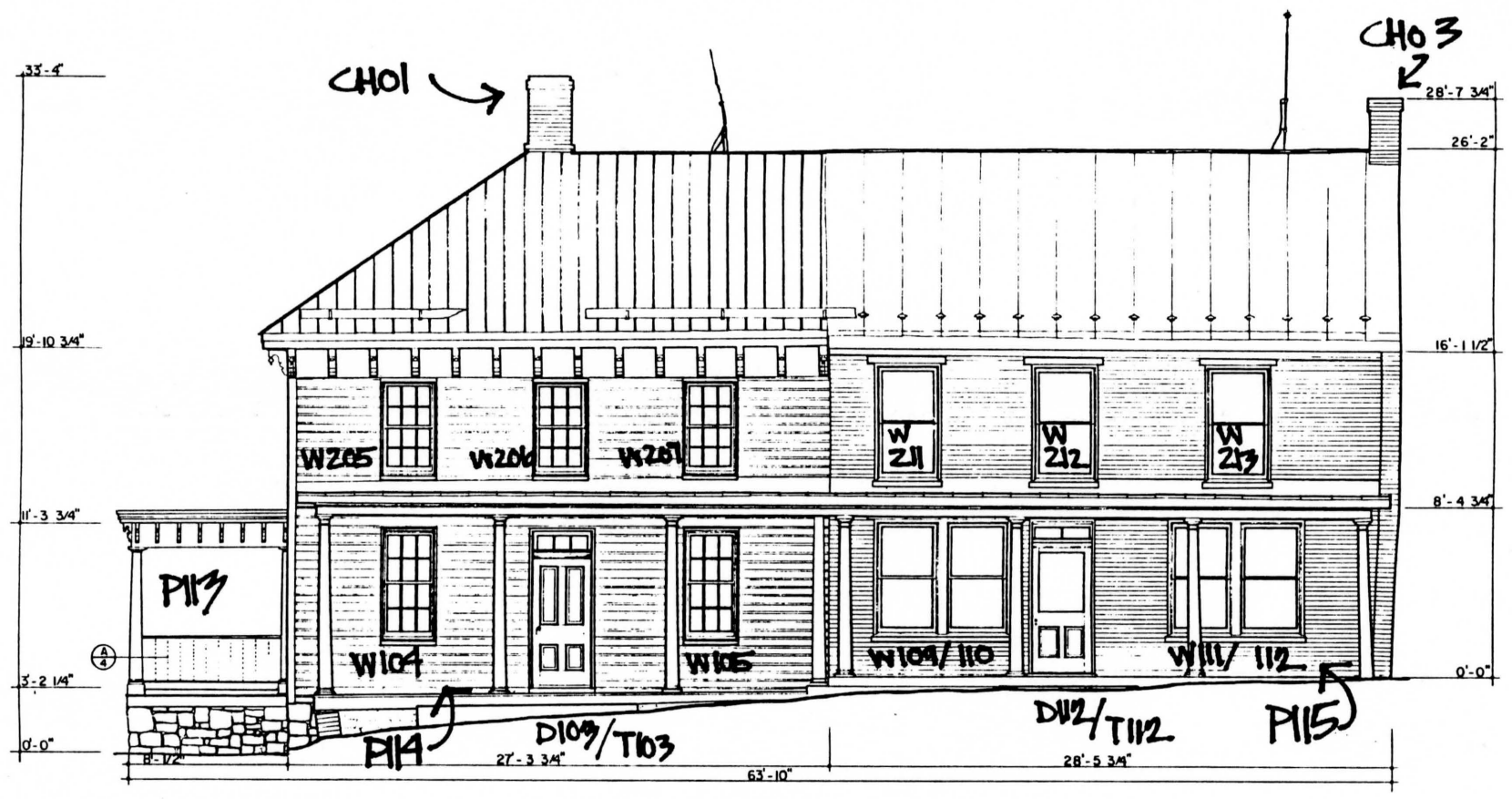
SAMUEL MUMMA FARM - HOUSE

MARYLAND

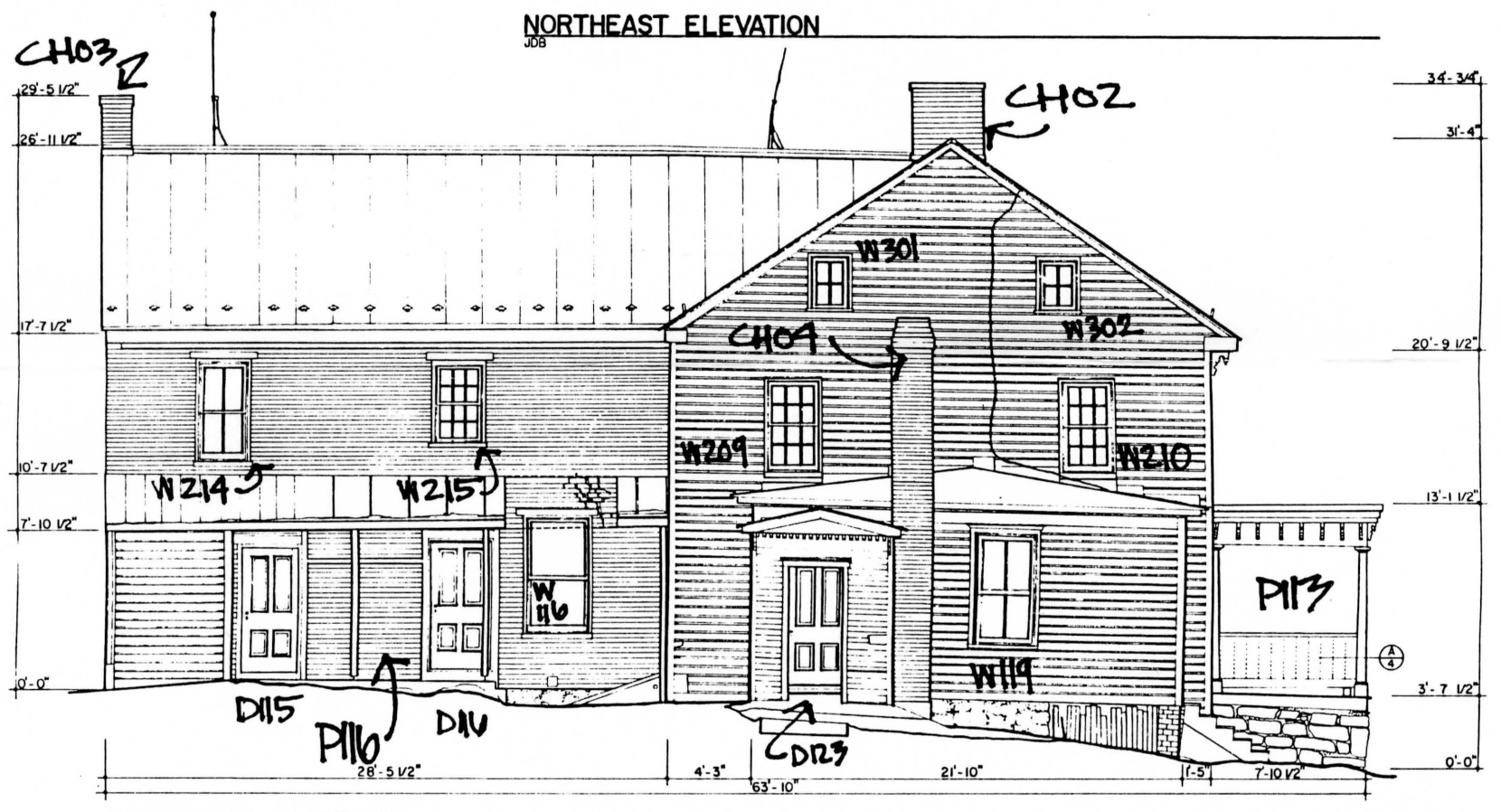
SHARPSBURG VICINITY

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

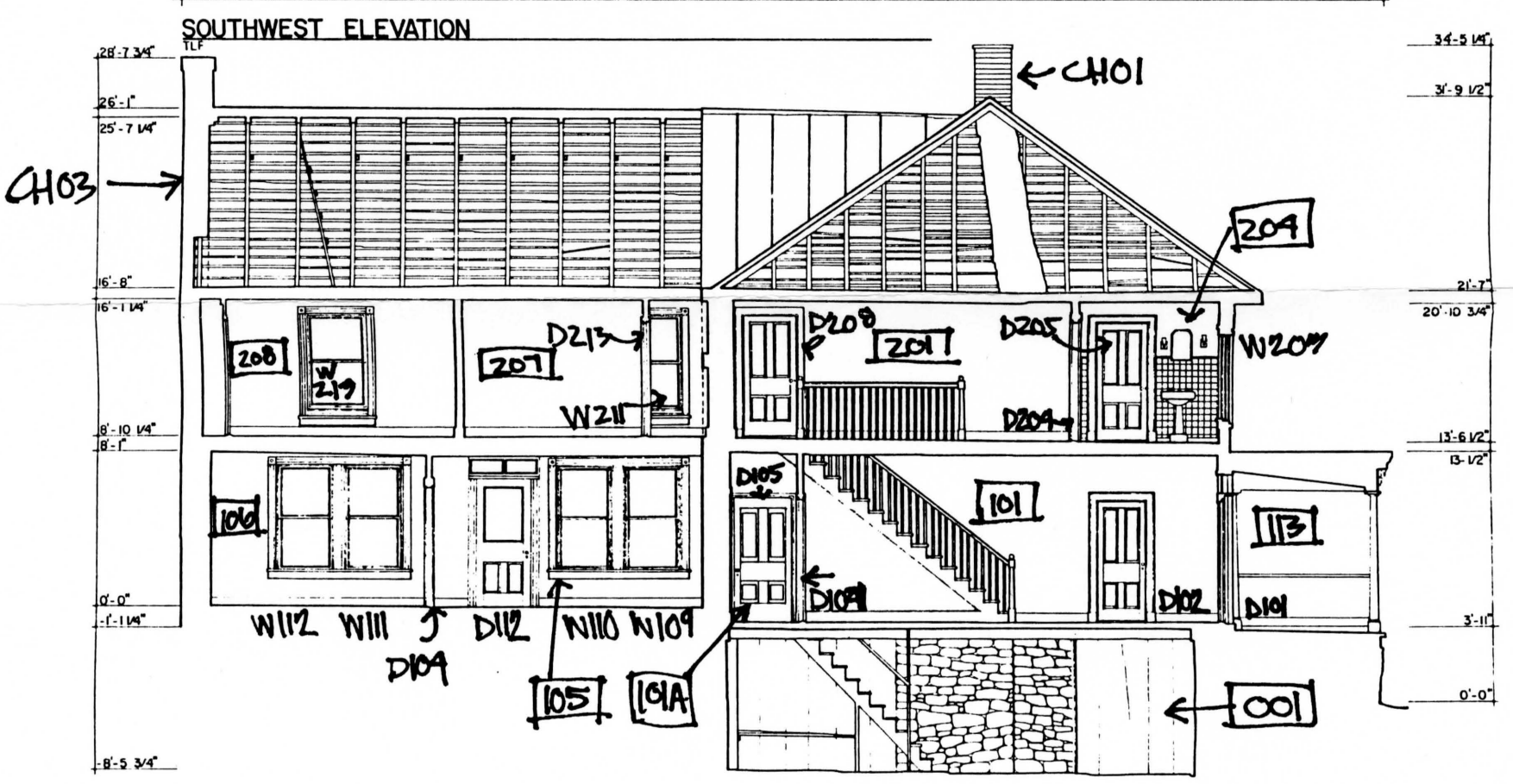
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR



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

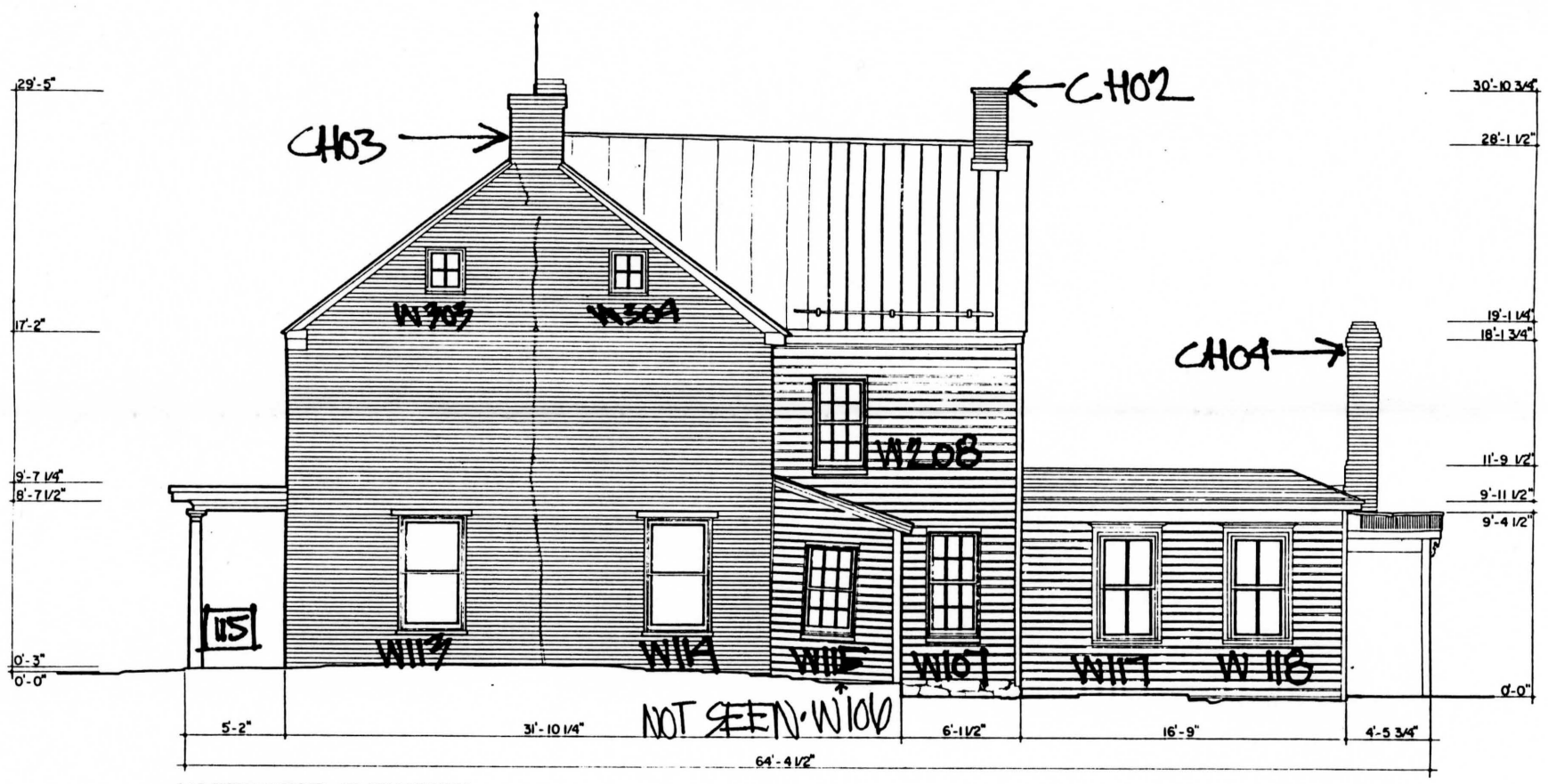
ANTIETAM NATIONAL BATTLEFIELD PROJECT, 1988
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

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

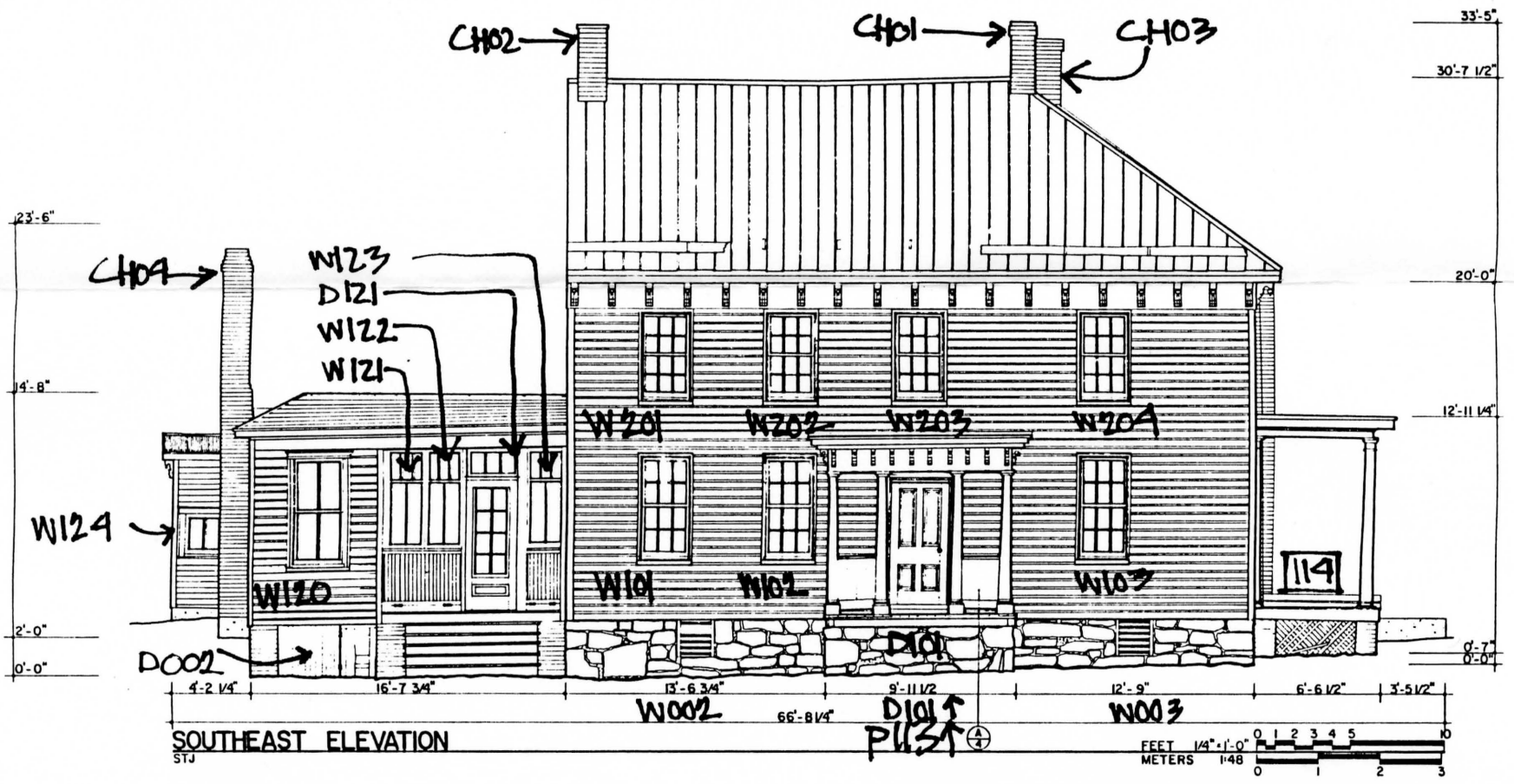
SURVEY NO. MD-950A

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 5 SHEETS

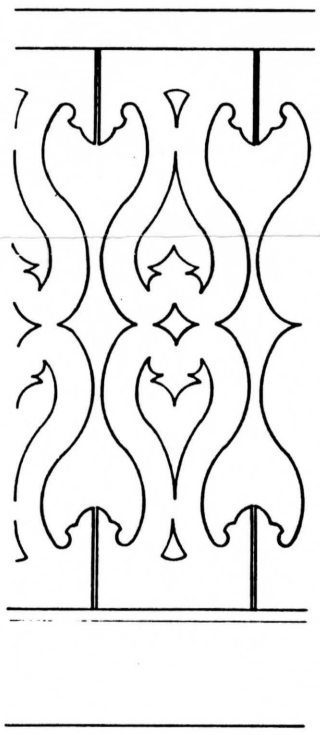
IF REPRODUCED, PLEASE CREDIT HISTORIC AMERICAN BUILDINGS SURVEY - NATIONAL PARK SERVICE. NAME OF DELINEATOR, DATE OF THE DRAWING



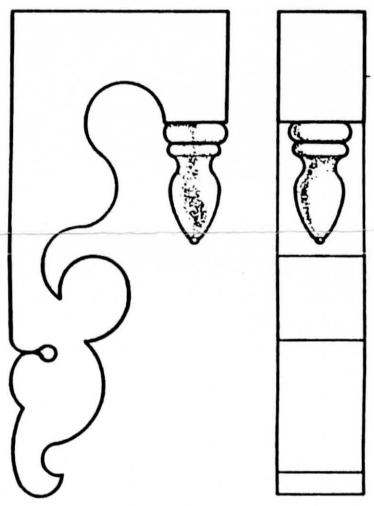
NORTHWEST ELEVATION
LPT

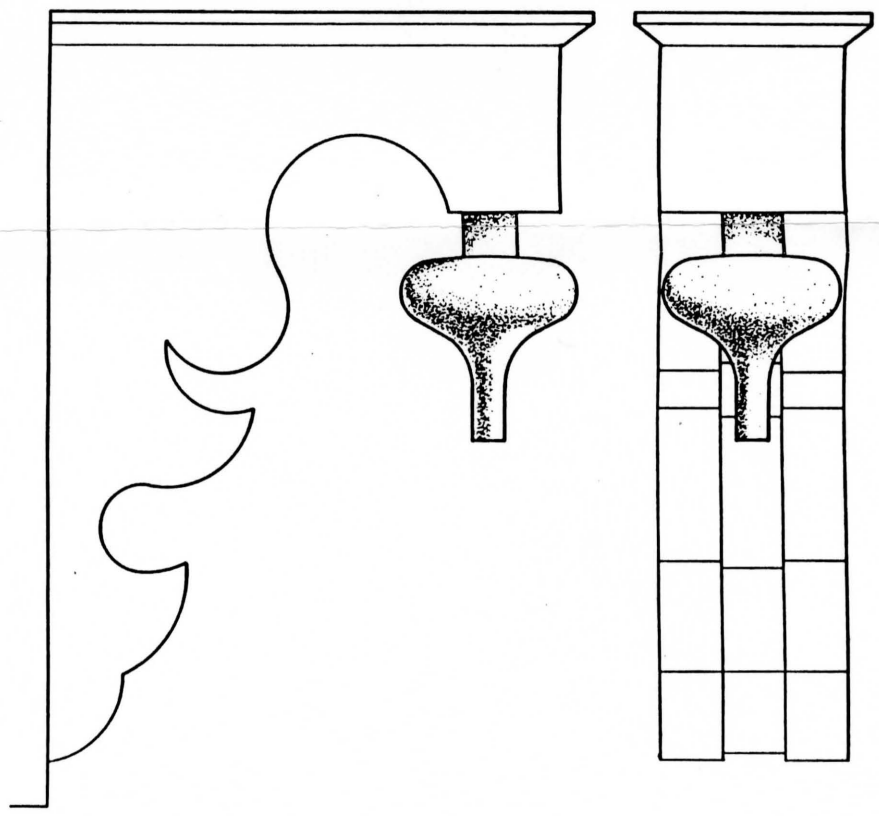


SOUTHEAST ELEVATION
STJ



A 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

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

DRAWN BY: STEPHEN T JAMES, 1988

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

SHARPSBURG

APPENDIX 3.

List of Classified Structures

Inventory Form

IDLCS: 08045

LIST OF CLASSIFIED STRUCTURES (LCS)

--IDENTIFICATION----------

IDLCS:08045 STRC #:042
STRUCTURE NAME 1:MUMMA, SAMUEL, FARM - HOUSE
STRUCTURE NAME 2:
STRUCTURE NAME 3:

ALPHACODE:ANTI ORGCODE: REGION:
PARK:
STATE: COUNTY:
PARK SUBUNIT:

UTM:ZONE 18 /EASTING 264200 /NORTHING 4373105

--SIGNIFICANCE----------

SIGNIFICANCE:N NR STATUS:1 DATE:101566 NHL:N DATE:
( )

[PG DN]=NEXT SCREEN [PG UP]=PREV.SCREEN [ALT] [C]=ESCAPE [ANY KEY]=EDIT

--HISTORICAL INFORMATION----------

PER.CONSTRUCTION:
DATE:1790-1800 CODE:BU DESIGNER:OLD ORNDORFF FARM CODE:C
DATE:1863- CODE:BU DESIGNER:MUMMA FAMILY-(BURNED DURING BATTLE) CODE:C
DATE:1870-1930 CODE:AL DESIGNER:MUMMA FAMILY CODE
DATE: - CODE: DESIGNER: CODE.

FUNCTION CODES:HISTORIC: CURRENT:
1:01A 1:01A
2:13D 2:13D
3: 3:
MATERIALS:(FOR BUILDINGS) (FOR STRUCTURES)
FOUNDATION:40 SUB-STRUC.1:
WALLS:03 2:
ROOF:54 3:
OTHER:30 SUPER-STRUC.1:
FRAMING:03 2:
3:

VOLUME:(IN CUBIC FEET) B
TEXT:41'X36' L-SHAPED PLAN; 1863, BURNED PLAIN BRICK PART REBUILT AND ADDITIO
OF ORNAMENTED WOOD FRAME PORTION; WHITEWASH; PORCH ACROSS BOTH PARTS; MAJOR ADDI
TION IN 1930 OF KITCHEN AREA ON SE OF BLDG; CONSTRUCTION METHODS TYPICAL TO GE
ANS IN REGION
[PG DN]=NEXT SCREEN [PG UP]=PREV.SCREEN [ALT] [C]=ESCAPE [ANY KEY]=EDIT

--MANAGEMENT INFORMATION----------

NPS LEGAL INTEREST:FEE
MGT.CATEGORY:A
(DATE):091490
CONDITION:P

PROPOSED TREAT:
PROPOSED DOC:
DATE:
TREAT RESPONSIBILITY:NPS (NPS or OTH)
NPS (NPS or OTH)
NPS (NPS or OTH)
NPS (NPS or OTH)
COSTS:INTERIM: 117655 DATE:1290
LEVEL OF ESTIMATE:C

MGT.AGREEMENT:NO
IMPACTS:LEVEL:S
TYPE:DET
WEA
NEG
APPROV.ULT.TREAT:RH
APPROVAL DOC:E
DATE:123190
INTERIM TREATMENT
APPROVED ULTIMATE TEATMENT
ROUTINE MAINTENANCE
CYCLIC MAINTENANCE
APPROVED ULT: 642865 DATE:1290
ESTIMATOR:R
APPROV.ULT.TREAT.COMPLETED ?:N

TEXT:ARCHEOLOGICAL DIGS CURRENTLY UNDERWAY, AS WELL AS STABILIZATION BY WPTC; RESTORATION WILL OCCUR UNDER GMP JULY 1991

[PG DN]=NEXT SCREEN [PG UP]=PREV.SCREEN [ALT] [C]=ESCAPE [ANY KEY]=EDIT

--MAJOR BIBLIOGRAPHICAL REFERENCES----------

NR REFNUM:66000038 CSI:N NAT.CAT:N
HABS:MD-950 & MD-950-A HAER:N
BRIDGES:N DAMS:N HOUSING:N

CRBIB (HS ASSESS):123190 (HSPG): (HSR):123190 (OTH):001067

OTHER(1):DRAWINGS ON MICROFILM (2):PHOTOS WITH HABS
(3):ICAP 1990 (4):

DOCUMENTATION LEVEL:G

--DESCRIPTION/TEXT----------

DRAWINGS ON MICROFILM AT DENVER SERVICE CENTER UNDER #D 12; HSR, ICAP & HSAR DRAFTS 1990; HISTORICAL & ARCHEOLOGICAL RESEARCH DONE-SEE REGION.

DATE ENTERED/UPDATED:01/08/92

[PG DN]=NEXT SCREEN [PG UP]=PREV.SCREEN [ALT] [C]=ESCAPE [ANY KEY]=EDIT

APPENDIX 4.

ICAP Recommended Treatment Plan

ADAPTIVE USE

RECOMMENDED TREATMENT/ PROPOSED SCOPE of WORK: ADAPTIVE USE

****

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.

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 5.

ICAP

General Information Report

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--EXECUTIVE SUMMARY----------

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.

--IDENTIFICATION/MANAGEMENT INFORMATION----------

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

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--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

****

--EXECUTIVE SUMMARY----------

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...

--IDENTIFICATION/MANAGEMENT INFORMATION----------

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-1B
- 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
- ROOF 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: ~~43 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

****

--EXECUTIVE SUMMARY----------

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.

--IDENTIFICATION/MANAGEMENT INFORMATION----------

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

--EXECUTIVE SUMMARY----------

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.

--IDENTIFICATION/MANAGEMENT INFORMATION----------

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~~ 19
- 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

-57
+19

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--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 6.

National Register Nomination

(Applicable Pages Only)

<< END >>

XIV. APPENDICES 126

1. Field Investigation Notes, September 4 - 12, 1990

2. Historic American Buildings Survey drawing set MD-950A, Samuel Mumma Farm - House, 5 sheets

3. List of Classified Structures Inventory Form

4. ICAP Recommended Treatment Plan - Adaptive Use

5. ICAP General Information Report

6. National Register Nomination (applicable pages only)

7. Archeological Correspondence

8. Inventory of Interior Finish Samples

9. Door Schedule

Changes: Appendix 7 (Cultural Resources Bibliography) is contained within Appendix 5 and so has been deleted. Appendix 8 has not been completed and is not included with this printing. Appendices 11 and 12, as listed, (WPTC Weekly Field Reports for 1990 and 1991) have been deleted from this report; they will be included in the Project History Reports for the first two phases of stabilization.

APPENDIX 6.

National Register Nomination

(Applicable Pages Only)

Form 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 RESIDENCE
— SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	— ENTERTAINMENT	— RELIGIOUS
— OBJECT	X IN PROCESS	— YES: RESTRICTED	— GOVERNMENT	— SCIENTIFIC
	— BEING CONSIDERED	X YES: UNRESTRICTED	— INDUSTRIAL	— TRANSPORTATION
		— 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 River 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, the 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 Piper, 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

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3249.63

UTM REFERENCES See Continuation Sheet

	ZONE	EASTING	NORTHING		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 ex 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 6-A.

Inventory Form for State Historic Sites Survey

Maryland Historical Trust

WA-II-350
District 1
Map 76
Parcel 85
MAGI # 2209121435

WA-II-350
District 1
Map 76
Parcel 85
MAGI # 220912

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/HUMANITAR	
__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 Mil 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 7.

Archeological Correspondence

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.

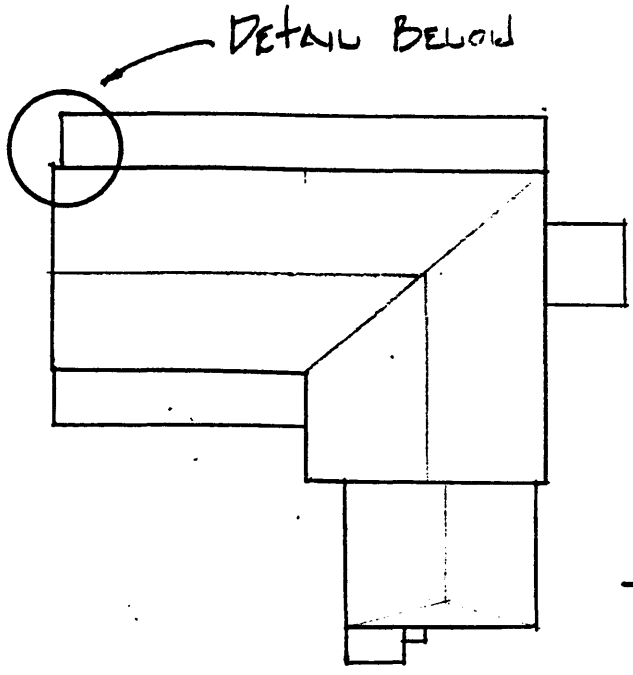
The first soil horizon removed was the sod layer. This lens extended to an approximate depth of 0.3 feet below surface. No artifacts were recovered from this layer.

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.

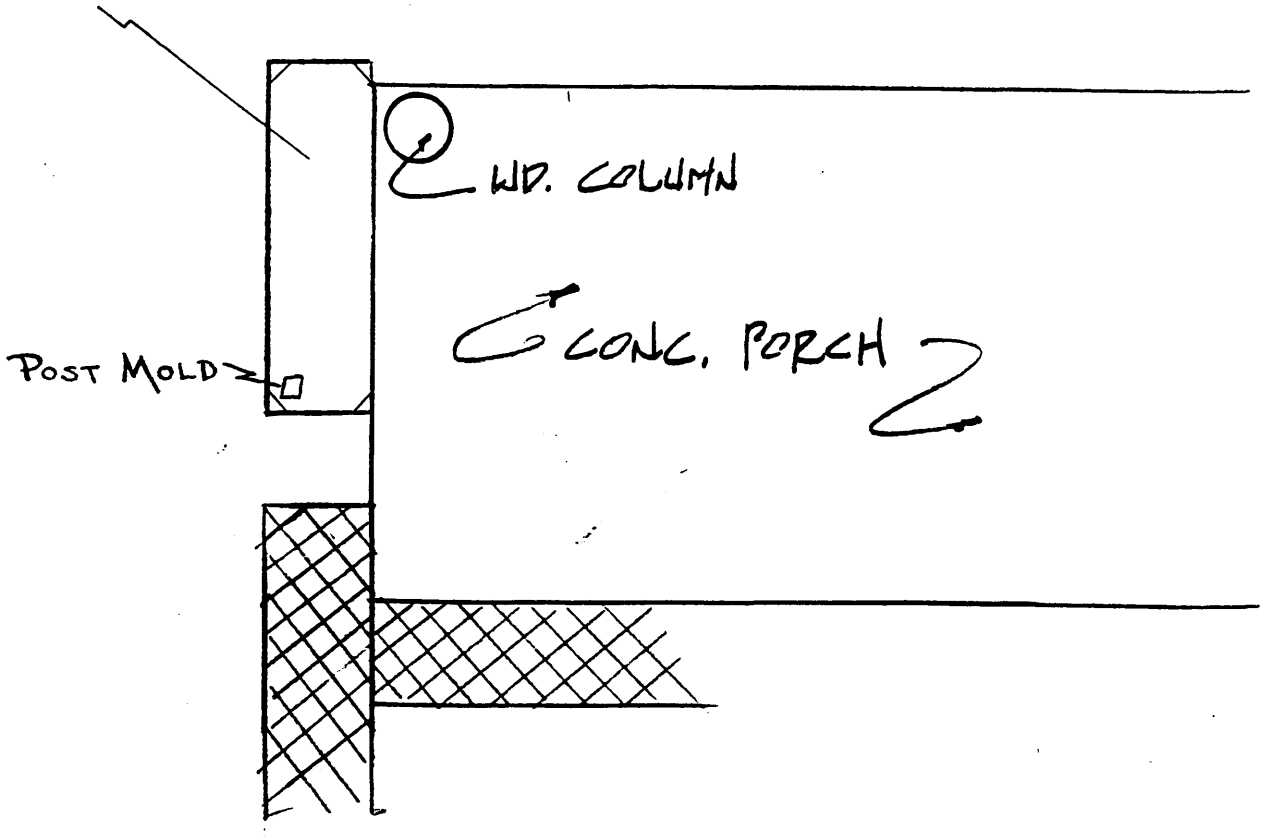
In conclusion, the archeological excavations revealed the remains of a single post from a probable fence line dating to at least the 1920's. No other cultural features were observed that would be affected by the proposed grading. Assuming that no alterations are made to the plans for the original right-of-way, it is recommended that construction proceed without delay.

Park ANTI	NATIONAL PARK SERVICE		Sheet 1
Area MUMMA FARMHOUSE	WILLIAMSPORT PRESERVATION TRAINING CENTER		of 1
Project	By Copeland	Checked	Pkg.
Feature	Date 9 July 91	Date	Account



ROOF PLAN

NORTH



☆U.S. GPO: 1991—293-526

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 Hoss

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

APPENDIX 8.

Inventory of Interior Finish Samples

(Not Included at This Printing)

APPENDIX 9.

Door Schedule

DOOR SCHEDULE, MUMMA FARM HOUSE

Door No.	Location/ Type	Size and Notations
D001 - Extr		
D101 - Extr	4PM	3'-0" X 6'-3" X 1-3/4"
D102 - Intr	4PM	2'-11-1/2" X 6'-3" X 1-3/4"
D103 - Extr	4PM	3'-0" X 6'-3" X 1-3/4"
D104 - Ex/In	4PP	3'-7/8" X 6'-1-3/8" X 1-1/4"
Grained Room 103 side, reverse painted white.		
D105 - Intr	4PP	3'-3-3/4" X 6'-8" X 1-1/4"
D106 - Intr	4PM1	2'-6" X 6'-3-1/2" X 1-3/4"
D107 - Intr	4PM	2'-10" X 6'-3-1/2" X 1-3/4"
D108 - Intr	4PDM1	2'-10" X 6'-3" X 1-3/4"
D109 - Ex/In	2PWG	2'-7-1/2" X 6'-4" X
D110 - Ex/In	4PDM	2'-7-1/2" X 6'-6" X
D111 - Intr	4PM	2'-9-1/2" X 6'-3" X 1-1/2"
D112		
D113		
D114		
D115		
D116		
D117		
D118		
D119		
D120		

Door No.	Location/ Type	Size and Notations
D121		
D122		
D123		
D124		
D201 - Intr	4PP	2'-10" X 6-'3-1/2" X
D202 - Clos	T&G	2'-8" X 5'-11-1/2" X
D203 - Intr	4PP	2'-10" X 6'-3-3/4" X
D204 - Intr	Mod	2'-5-3/4" X 6'-3-1/2" X
D205 - Intr	4PP	2'-9-3/4" X 6'-3-3/4" X
D206 - Clos	T&G	2'-7-3/4" X 5'-11-1/2" X
D207 - Intr	4PP	2'-9-3/4" X 6'-3-3/4" X
D208 - Intr	4PP	2'-9-3/4" X 6'-3-1/2" X
D209 - Ex/In	4PP	3'-7/8" X 6'-1-3/4" X 1-1/4"
Grained brick house side, painted white frame addition side.		
D210 - Intr	4PP	2'-10" X 6'-5-1/4" X 1-1/4"
D211 - Clos	T&G	2'-6-3/4" X 5'-11-3/4" X 7/8"
D212 - Clos	T&G	2'-6" X 5'-11-1/2" X 7/8"
D213 - Intr	4PM	2'-6-3/4" X 6'-2-1/4" X 1-1/4"
Reused door, strips added to top rail and locking stile, grained both sides.		
D214 - Intr	T&G	2'-6-1/2" X 5'-6-5/8" X 1"
14 inch wide boards, now split; grained on room side, reverse unfinished.		
D301		

Door No.	Location/ Type	Size and Notations

KEY TO TYPOGRAPHY

4PM: 4 panel design with raised panels and molded trim both sides - applied moldings at rails and stiles.

4PP: 4 panel design with raised plain square panels, no trim either side. Each door custom built for its opening: center rails constant at 12 inch width; bottom panels constant at 16 inch length, width varies; upper panels width and length varies depending on door size; top rail and stiles constant at approximately 4 inches, bottom rail at 9 inches. Construction uses double tenons through side rail at bottom and center rail panels, top rail has single tenon through side rails.

4PM1: 4 panel design with raised panels and molded trim applied on 1 side and plain raised square panel at the obverse.

2PWG: 2 panel design at bottom with glass replacing upper panels - may be remodeled 4 panel door.

4PDM: 4 panel design with different style molded trim.

T&G: Vertical tongue and groove boards with 2 beveled battens on reverse, T&G boards clinch nailed thru battens.

MOD: Modern 2 panel door, plywood panels with premolded edges at rails and stiles.