Ferry Hill Plantation House

Historic Structure Report
NPS Project No. CHOH 74838; GWWO Project No. 0414



Prepared by GWWO, Inc. / Architects

September 2005

Ferry Hill Plantation House

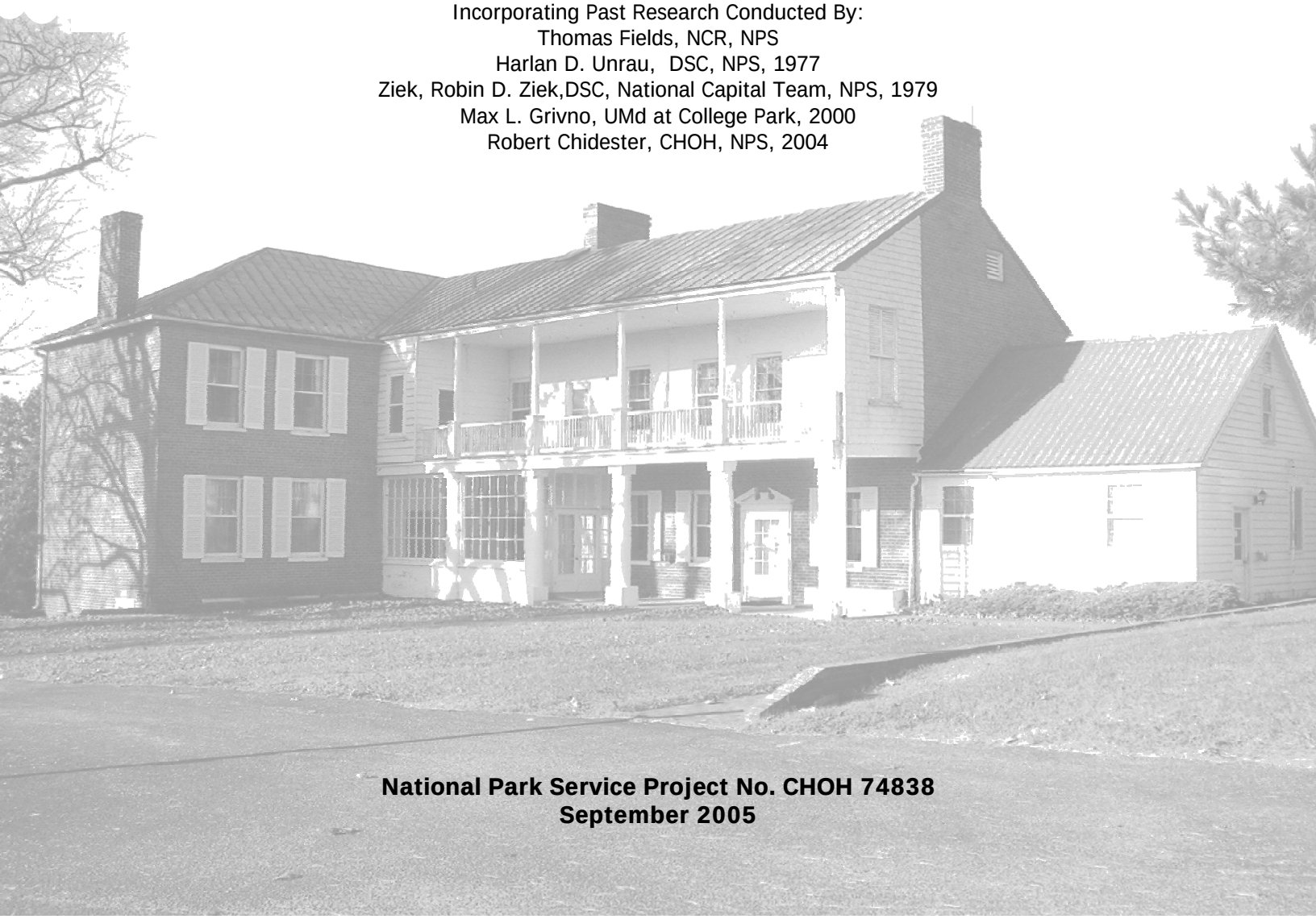
Historic Structure Report
Document No. CHOH D-223

GWWO, Inc. / Architects

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National Park Service Project No. CHOH 74838
September 2005

Cover Illustration: *Ferry Hill Plantation House, South Elevation. (GWWO photo, 2004.)*
Title Page Illustration: *Ferry Hill Plantation House, Southeast Elevation. (GWWO photo, 2004)*

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Executive Summary



Fig. 1-001: Ferry Hill Plantation House seen from the southwest, (GWWO Photo, 2005.)

In September 2004, the National Park Service entered into a contract with GWWO, Inc. Architects from Baltimore, MD, to provide a Historic Structure Report (HSR) for the Ferry Hill Plantation House, Sharpsburg, Maryland. Besides the lead firm, the documentation team included Paula Reed & Associates, Inc., Historical Documentation, Hagerstown, MD; Faisant Associates, Structural Engineers, Baltimore, MD; and Henry Adams LLC, Mechanical, Electrical and Plumbing Engineers, Towson, MD. The project was managed by Kari Grabinski, Historical Architect at the National Capital Region (NCR) of the National Park Service. Representatives from the Chesapeake and Ohio Canal National Historical Park worked closely with the team, including Park Historian, James Perry, and Preservation Project Manager, Mike Seibert. Catherine Dewey, Architectural Conservator with the NCR, assisted the team with the paint studies undertaken at the house.

Built by 1820, the Ferry Hill Plantation House is a significant structure—considered architecturally, historically, and culturally. The property is located in the Conococheague District of the C&O Canal National Historical Park at mile-post 73.02. The house represents a fine example of rural Federal-style design. A great many of the property's character-defining features exist today in exceptional condition. The mansion's location at a promontory on the Maryland side of the Potomac River, with vistas out toward Shepherdstown, West Virginia, proved strategic during much of the Civil War, with forces from both the North and the South occupying the grounds and facilities at various time throughout the conflict. The plantation house pre-dated the construction of the C&O canal, an engineering marvel that ultimately traversed part of this property's land adjacent to the Potomac River. For six generations, under three families related by blood or marriage — the Blackfords, Douglases, and Beckenbaughs — the property was managed as a plantation estate. Much of the social history of the property's early years has been preserved in a series of diaries written by John Blackford, adding to the significance of the complex and increasing our understanding of its operations and economics. Captain Henry Kyd Douglas, a Confederate officer under General Stonewall Jackson's command grew up in the home and wrote memoirs.

The National Park Service purchased the Ferry Hill Plantation House and adjacent property in 1974, and assumed full control in 1979. For over twenty years the property provided administrative space and visitor contact opportunities associated with the operations of the C&O Canal National Historical Park. In 2001, the administrative functions were relocated to facilities in Hagerstown, Maryland, the first step in allowing the property to assume a more public, interpretive function. A Cultural Landscape Report (CLR) for the property was completed in June 2004.

In the spring of 2005, the C&O National Historical Park reviewed six treatment options and four use options for the property, as presented in a draft development of this report. The Park established that the ultimate treatment for the property should include the following: on the exterior a restoration to the Civil War era period, with a demolition of the later east and northeast additions, and later west porch. On the interior a preservation and rehabilitation treatment of remaining spaces will best satisfy anticipated uses. The Park determined that the ultimate and best use of the property will include exterior public interpretation through the use of waysides, and interior limited public visitation by appointment. The interior will be used by the Park as an education center for interpretive activities. Space for meetings for various sized groups will be provided within the current wall configurations. Limited use for Park administrative offices can also be accommodated. Because funding for the ultimate Treatment and Use may not be immediately forthcoming, an interim approach to protect the fabric of the house and to use it for small meetings and for interpretation by appointment has been proposed.

The project team has determined that the preliminary (Class "C") cost estimate to accomplish the targeted Treatment and Use for the property is estimated at $660,923. The cost includes the demolition of the east and northeast additions, and of the current west porch. A new wood shingle roof to replicate that of the Civil War era period is anticipated. As a separate breakdown, the cost needed to repair existing systems and building components, not included in the costs for Ultimate Treatment and Use, is estimated as $309,224.

Administrative Data

Name:	Ferry Hill Plantation House
Location:	16500 Shepherdstown Pike, Maryland Route 34 Sharpsburg, MD 21782
NPS Project Number:	CHOH 74838
HSR Document Number:	CHOH – D223
Drawing File No. (2005):	412/80876
Drawing File No. (1978):	412/26019
Owner:	National Park Service, purchase from Frederick Morrison, April 1974.
Park:	Chesapeake and Ohio Canal National Historical Park (CHOH); Mile 73.02; CHOH Conococheague District.
NPS Property #:	3100-3144.
UTM:	Zone 18, Easting 259260, Northing 4369130.
National Register:	Listed 08-09-79; identification number: 38-06;
National Register Information System Ref. #:	66000036.
LCS Structure #:	073.02
LCS Identification #:	011789
CHOH General Management Plan:	Chesapeake and Ohio Canal National Historical Park is working to generate an updated GMP to include the future uses of Ferry Hill Plantation House.
Drawing Documentation:	A set of 34 measured drawings documenting the building's existing conditions was competed by DSC in August 1978. NPS drawing number: 412/26019.
Proposed Treatment:	Site Treatment Options and Recommendations are included in *Cultural Landscape Report, Ferry Hill, Chesapeake & Ohio Canal National Historical Park,* June 2004, by Quinn Evans Architects for the National Park Service. Options and recommendations for treatment of the Ferry Hill Plantation House are included in this report.
Related Studies:	See Bibliography. Four existing studies provided useful input: Unrau, Harlan D. *Ferry Hill Place, Historic Structure Report, Historical Data Section.* DSC, NPS: September 1977; Ziek, Robin D. *Archeological Survey at Ferry Hill.* DSC, National Capital Team, NPS: February 1979; Grivno, Max L. *Historic Resources Study, Ferry Hill Plantation.* UMd at College Park, December 2000; and Chidester, Robert. *Final Report on Historical Research, Ferry Hill Plantation.* CHOH, NPS: February 2004

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Developmental History and Context

The narrative history begins with the Swearingen family whose ferry operation across the Potomac River between the Maryland shore and Mecklenberg (Shepherdstown) Virginia formed the nucleus of John Blackford's later plantation development.

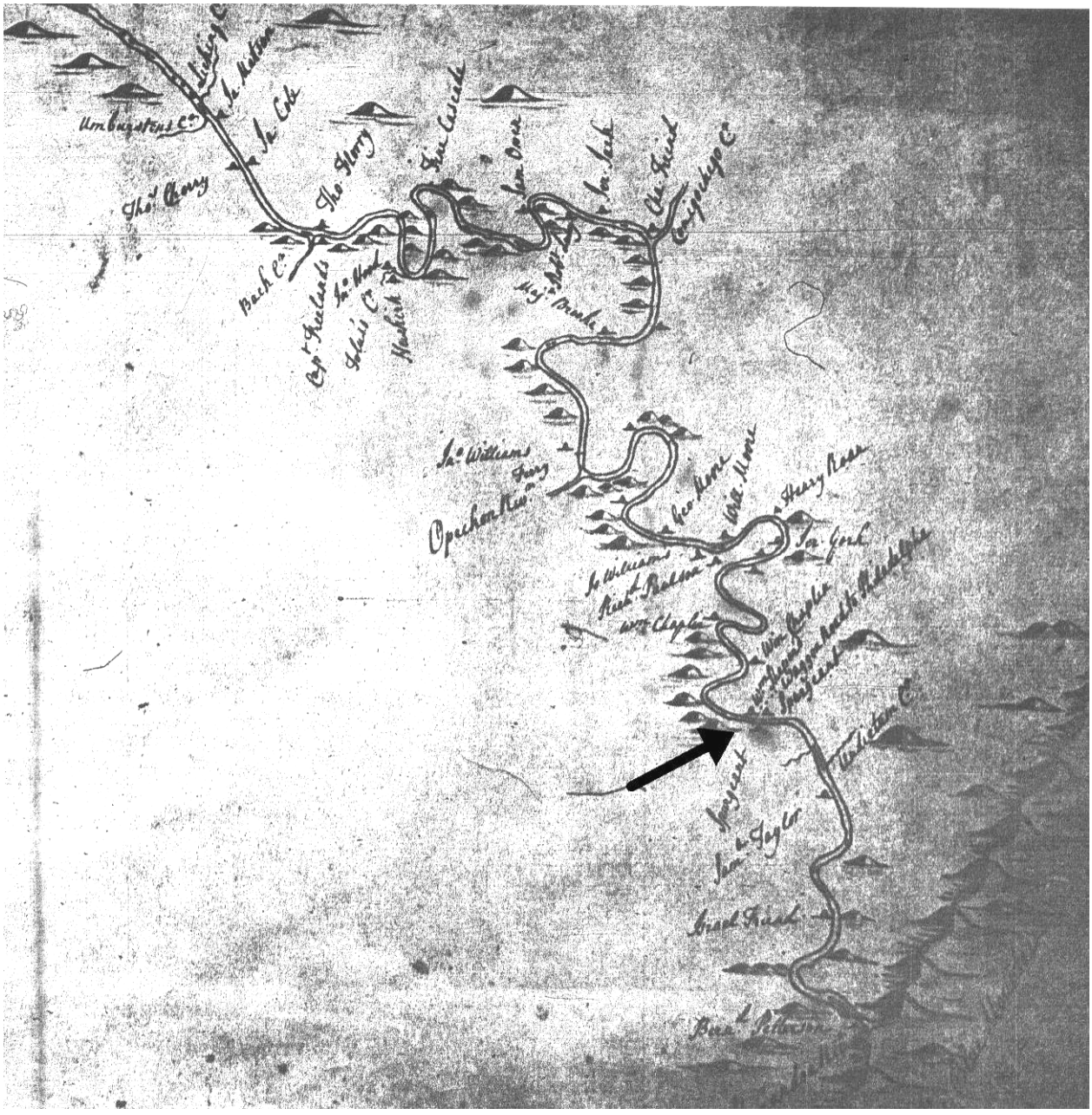


Fig. 2-001: Benjamin Winslow map of the Upper Potomac River (1736). (Microfilm copy of the Arthur Tracey papers, Western Maryland Room, Washington Co. Free Library.)

Settlement of the Back Country of Maryland and Virginia

The Commonwealth of Virginia began its attractive settlement policy in the 1720s. The migration route, known as the "Waggon Road to Philadelphia," became active with families seeking cheap land to farm. The route led from Pennsylvania to Virginia and passed through Maryland to the Pack Horse Ford on the Potomac River. In response, the Maryland Proprietary, Fifth Lord Baltimore, opened the backcountry of Maryland for official settlement in 1732, although a few brave souls had already begun the process. John VanMetre patented land along the Monocacy River (in today's Frederick County, Maryland) in 1726 and Henry Ballenger was documented with a mill on Ballenger Creek adjoining Monocacy by 1729.[1]

The earliest known map showing the Pack Horse Ford leading from Maryland to Virginia is dated 1736, drawn by Benjamin Winslow (Fig. 2-001). A man by the name of "Spurgeant" (Spurgeon) was shown with land on both ends of the ford. The Winslow map (1736) also showed William Shepherd (father of Thomas Shepherd founder of Shepherdstown) on the Maryland side of the ford; nearby were Chapline and Moore. These were among a group of Prince Georges County families who had turned their sights to western Maryland and to Virginia as well.

Thomas Swearingen (later known as Thomas of the Ferry) was born in 1708, son of Thomas and Lydia [or Leady] (Riley) Swearingen in Prince Georges County, Maryland. His father, Thomas Swearingen (husband of Lydia or Leady) was the oldest son of Thomas Swearingen, who was the son of Garritt van Swearingen.[2] His younger brother Van (possibly Vandon) was born in 1719. These births were recorded in the register of St. Barnabas Church, located near Upper Marlboro, Maryland. St. Barnabas church members including Thomas Swearingen (born 1708), William Chapline (father of Joseph Chapline founder of Sharpsburg), Jonathon Simmons, Richard Butt, Lucas Ray, and others, formed the core of Maryland families who joined the Pennsylvania German migration to what would later be the Shepherdstown area in the 1730s and 40s. The Shepherd family was also from this part of Prince Georges County, but not from the same church.

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[1] Frederick County, Patent Record PL 6, p. 496, "Meadow"; Certificate of Survey, Patented, PG Co. #2296, "Wett Work," Maryland Archives, Annapolis, MD.

[2] MCW [Maryland Colonial Wills?], vol. 3, page 203; will written 1708, proved 1711, Maryland Archives. This Thomas may have been the son of Garritt van Swearingen of St. Mary's City. It appears that the family Anglicized their name by dropping the "van" (and joined the Anglican Church) but maintained a relationship with the original name by naming one son in each generation "Van." The full use of Van Swearingen as a surname appears to have returned several generations later with Henry Thomas Van Swearingen and Thomas Van Swearingen (sons of Benoni Swearingen who was son of Thomas "of the Ferry" Swearingen born 1708).

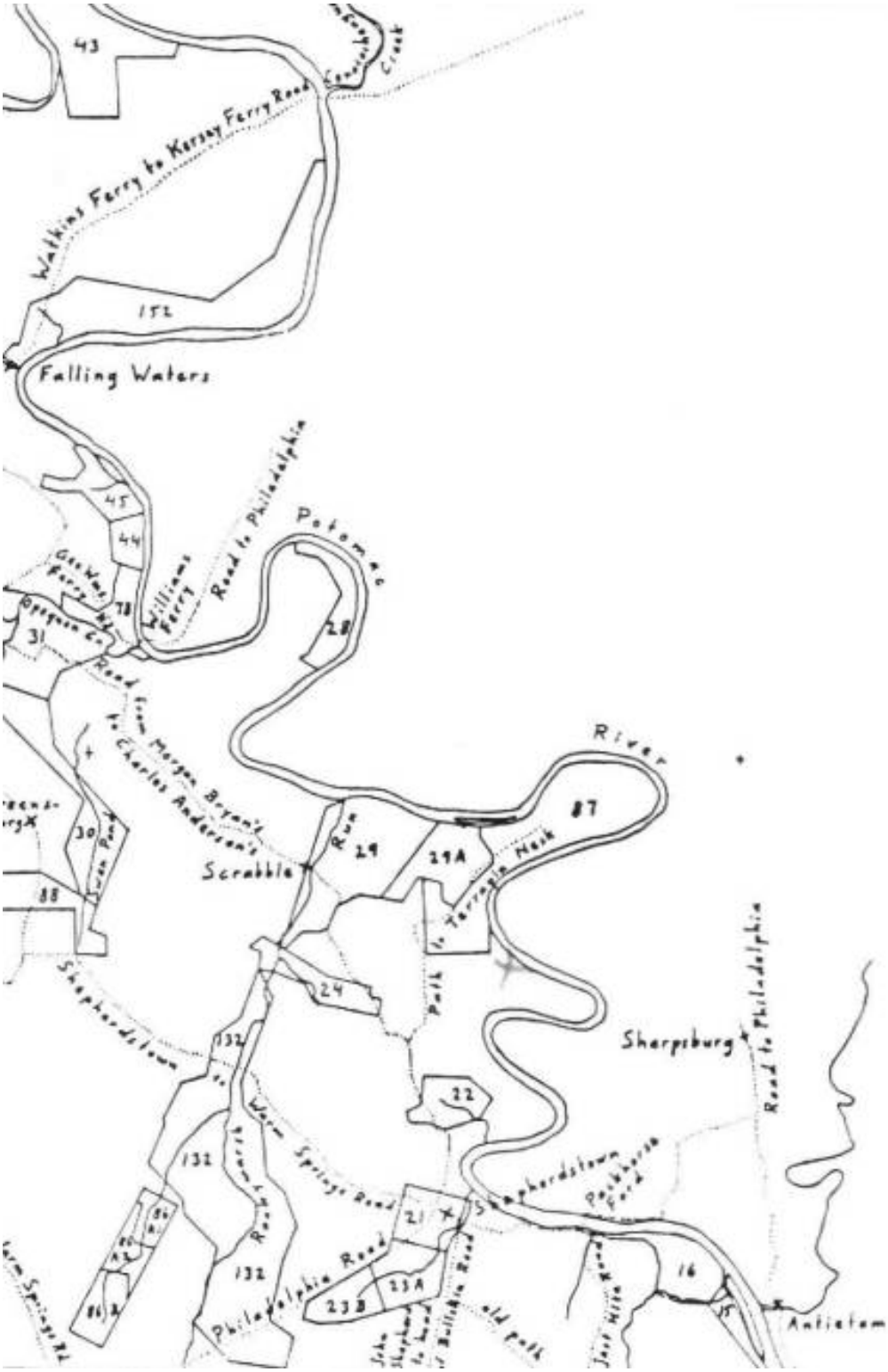


Fig. 2-002: Geertsuma Map. (Cecil O'Dell, *Pioneers of Old Frederick County, VA*.)

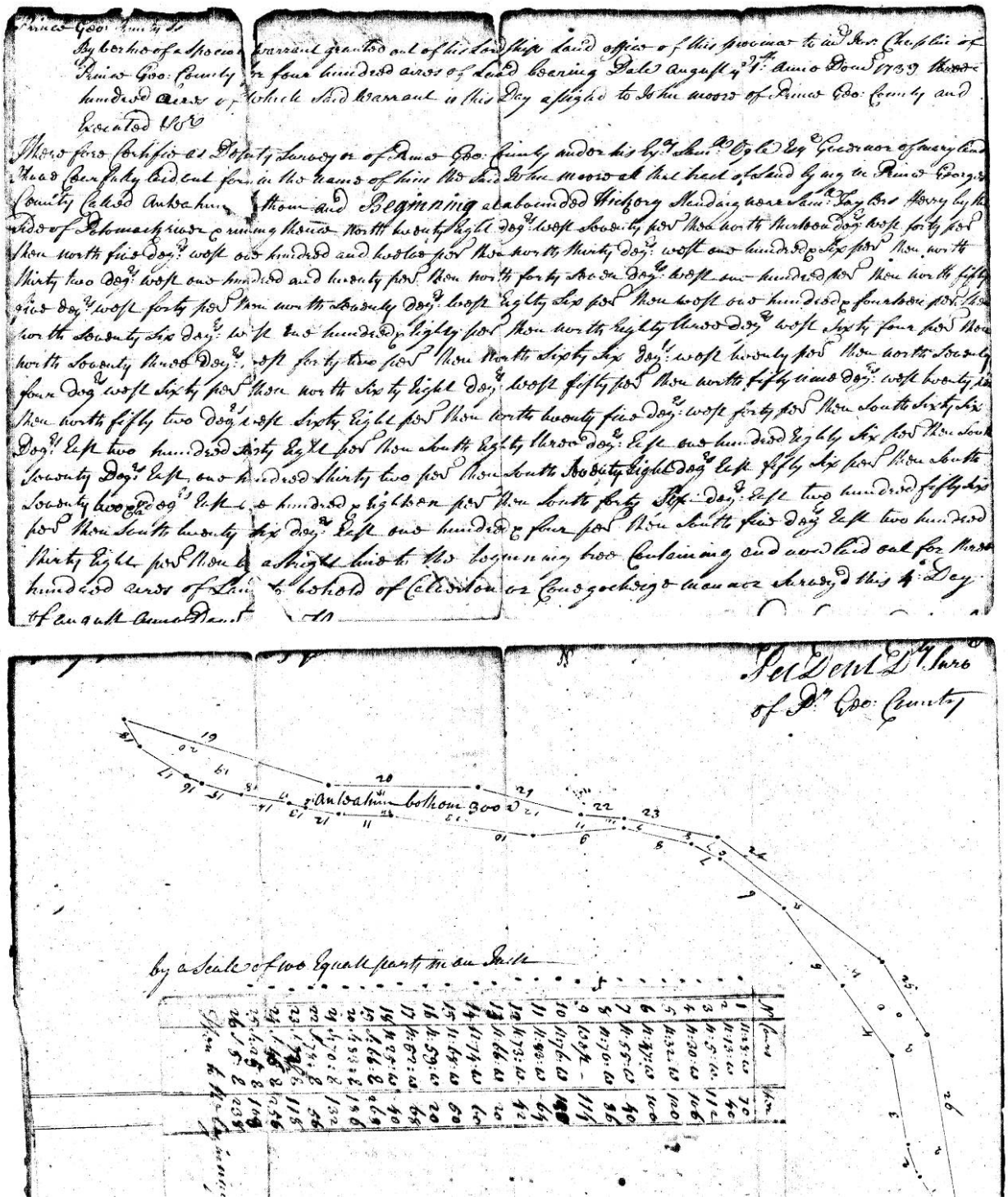


Fig. 2-003: Prince Georges County Patent Certificate for Anteatum Bothom (Antietam Bottom). (PG Patented Certificates, #175, Maryland Archives, Plats.net)

In 1734, Thomas Shepherd had 222 acres surveyed in Orange County, Virginia, nearly opposite his father William's land in Maryland, "on a hill of the SW side of Cohongoroota [Potomac] River, and on the East side of a Branch runing [sic] into the said River called Falling Spring Branch...."[3] This was the land on which Shepherd later established his mills (1737) and town (ca.1758-1762). Significantly, the tract did not include the riverbank (Fig. 2-002), leaving enough land open to be claimed by Thomas Swearingen for his ferry landing ca.1758.

By 1739, settlement in the west country of Maryland and Virginia had progressed enough to warrant a "petition of the Inhabitants about Monoccacy [sic] and above the mountains on Potomack River on the Back part of Virginia...pray a Road may be Cleared through the Country from the City of Annapolis for the more easy Carrige [sic] of their Grain, Provisions, and other Commoditys..."[4] Along the Potomac a tract of 300 acres called *Antietam Bottom* (*Anteatum Bothom*) was surveyed for John Moore (Fig. 2-003). Beginning at a tree "standing near Samuel Taylors [Ferry ?] by the side of Potomack river...," probably near the mouth of Antietam Creek.[5] It was a long, narrow tract that appears to have followed the floodplain 1,262 perches up river (approx. 5 miles), and ended on the curve of the Potomac where the Ferry Hill Plantation was eventually located.

During this first settlement period, the western territory of Maryland remained within the boundaries of Prince Georges County. In 1748, Frederick County was divided from Prince Georges and included all of western Maryland, and in 1776 Washington County, carved from Frederick County, became the western-most county.

The Swearingen Ferry

Across the Potomac, in Virginia, Thomas Swearingen was settling in, serving as one of the overseers for a road between the Opeckon (Opequon) Creek and "Thomas Shepherd's Mill" in 1744.[6] In 1748, Swearingen bought the 222-acre Jones' Mill tract (near today's Scrabble, West Virginia).[7] He also purchased in May 1758 "*Spirgen Lott*, being part of a track [sic] of Land Called *Anteatum Bottom*...Beginning at a bounded Walnut Standing on the Bank of

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[3] Robert Brooke Survey Book, Thornton Perry Collection, microfilm copy, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV. This part of Virginia's Orange Co. became part of Frederick Co. in 1738, then part of Berkeley Co. in 1772, and then Jefferson Co. in 1801; West Virginia was established in 1863.

[4] Proceedings & Acts of the General Assembly 1737-1740, Archives of Maryland, Vol. 40, page 307, Archives of Maryland Online, www.mdarchives.state.md.us.

[5] PG Co. Patented Certificates Plat #175, Plats.net.

6 Frederick Co., VA Order Book 1, page 104, microfilm copy, Handley Library, Winchester, VA.

7 Dan Everson, "A History of the National Conservation Training Center Property and surrounding area," (self-published, Nov. 2000), p.19.

Potomack river and at the South west Corner of a track of Land Called *Shepherds Purchase*." The 50-acre parcel, located in Frederick County, Maryland, was purchased from William Spurgeon, Jr., son of William Sr. and Mary (Molly) Spurgeon.[8]

It appears that Thomas Swearingen, with his properties on both sides of the Potomac River, was poised to begin what would become a long and profitable, if contentious, enterprise. In 1755, an Act of the Virginia General Assembly stated: "That public ferries be constantly kept at the following places…to wit, from the land of Thomas Swearingen in the county of Frederick [Virginia], over Potowmack [sic] river, to the land opposite thereto in the province of Maryland, the price of one man, three pence and three farthings and for a horse, the same."[9] Col. George Washington confirmed the existence of Swearingen's Ferry in a December 1756 letter to Robert Dinwiddie, then Governor of Virginia, referring to members of the Virginia regiment who were "sent ever since the middle of October to Conogochig [sic], Swearinghams [sic] ferry, &c. to encourage that body of Inhabitants to stay at their places, who otherwise were determined to forsake them."[10] Washington's letter further indicates the extent to which the region had been settled and the potential impact on settlement the French and Indian War presented.

A deposition by William Shepherd (son or brother of Thomas) given ca.1780 addressed the question of where Swearingen's Ferry was located during this early period. According to Shepherd, by ca.1758 Swearingen's Ferry emanated from a lot on the riverbank just below Shepherdstown, approximately where the boat landing is now located. William Shepherd's statement reads (spelled as written):

> That he [William Shepherd] was present when Shepherds Town was originally laid off that it was laid off in sixteen lotts upon Thos Shepherds original Tract of 222 acres that Thos Swearingen dec'd was a subscriber for two lots that they were

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[8] FCLR, Liber F, folio 504. *Shepherd's Purchase* was likely the William Shepherd farm (1736 map), later the 114 acres of *Antietam Bottom* owned by Thomas Shepherd (not the Thomas Shepherd of Shepherdstown) on the 1783 tax assessment, who was listed as John Blackford's neighbor on the census of 1800. If this is accurate, then *Spirgen Lott* (or *Spurgeon's Lott*) was what would eventually be resurveyed as Benoni Swearingen's *Ferry Landing* (which makes sense when you read William Shepherd's 1780 deposition, see below). In 1750, Thomas Swearingen also received a grant from Lord Fairfax for 478 acres in then Frederick County, Virginia, now Jefferson Co., West Virginia (Northern Neck Grants, Book G, p.444 as cited by Cecil O'Dell, Pioneers of Old Frederick County, Virginia, (Marceline, MO: Walsworth Publishing Co., 1995), p.38).

[9] Mabel and Ann Henshaw Gardiner, Chronicles of Old Berkeley, 1938, p.57.

[10] Letter Book, GW Papers, http://memory.loc.gov/ammem/gwhtml/gwhome.html. Everson and others believe that Swearingen probably ran his ferry from his Bellvue property north of Shepherdstown (478-acre grant?), although the riverbank in this area is cliffs.

> to be drawn for by Lottery which was done accordingly That some time after sd [said] Town was laid off Thos Swearingen purchased of a Molly Spurgion a plantation in Maryland on Patomack river opisite the sd Town, who had kept a ferry there & landed on the Virginia shore at a place or spot of ground of Thos Shepherds within two or three rods of the mouth of sd Shepherds mill branch. Just above the same that after said Swearingen had made sd purchase he moved his boat down to said purchase, and place, and kept a ferry there...that after sd Swearingen with his son Thos came to sd Thos Shepherd...and told him they were going to survey a Lott as he calld it, tho at that time, there was not nor is there now, any part of the sd Town that reaches to the sd lot...and the deponant further saith that the said Swearingen used the sd landing as a ferry as long as he lived, but he never heard sd Swearingen lay any claim to the same from that time he began to use it as a landing to the day of his death [1760] a period of about Eighteen months...[11]

It was in 1760 that Thomas (of the Ferry) Swearingen died. The division of his property provided the nucleus for the later Ferry Hill Plantation. Thomas devised to his son Benoni the "Maryland Plantation and the Ferry," although all the "profits" of these two properties went to Thomas Swearingen's widow Sarah. His son Van was given "all my right and property in Shepherds Town," but whether this included the ferry landing on the Virginia side (not officially within the town) was not indicated. Son (Maj.) Thomas Swearingen was appointed executor of the will.[12]

Shepherd vs. Swearingen

In 1762, approximately four years after he platted the first sixteen lots, Thomas Shepherd had Mecklenburg (Shepherds Town, later Shepherdstown) incorporated. Shepherd also attempted to preempt Swearingen's Ferry in 1762 by petitioning and receiving from the Virginia Assembly permission to operate a ferry. Apparently the Act was repealed the next year when they found that Swearingen's ferry

[11] From original undated document, Shepherd Collection, Historic Shepherdstown archives, Shepherdstown, WV. The ca.1758 beginning date for the ferry at this spot (and the original platting of Shepherdstown as well) is derived from subtracting the 18 months of use, as stated by William Shepherd, prior to Swearingen's death in 1760.

[12] Frederick Co., VA Will Book 2, p. 402; O'Dell, p.38. Other children mentioned included son Andrew, son Zachariah, son Joseph (who married a Shepherd), and daughters Drusilah [sic] Morgan, Sarah, and Eleanor.

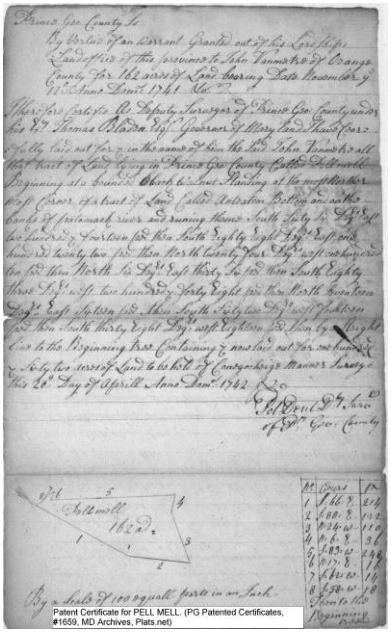

Patent Certificate for PELL MELL. (PG Patented Certificates, #1659, MD Archives, Plats.net)

Fig. 2-004: Patent Certificate for PELL MELL. (PG Patented Certificates, 1659, MD Archives, Plat.net)

was already in operation.[13] David Shepherd, son of Thomas Shepherd and inheritor of the Maryland tract *Pell Mell*, also tried to acquire the ferry franchise in 1765.[14] *Pell Mell* was patented by John VanMetre in 1743.[15] (Fig. 2-004) VanMetre's daughter Elizabeth married Thomas Shepherd and their son David inherited the land (162 acres).[16]

A 1768 Fairfax grant to Thomas Shepherd on the Potomac River bank, "just downstream of a ravine through which Princess Street leads from the town to the river," was the basis for a final Shepherd attempt at preempting the Swearingen Ferry.[17] Abraham Shepherd inherited this land from his father Thomas in 1776 and it was based on this that he acquired permission for the ferry in 1778 for the year 1779. In 1780, the General Assembly again withdrew the license: "(They) have got my act repealed by asserting to the assembly they had paid for the lot [and] have had…possession for a number of years…"[18] It was this dispute between Abraham Shepherd and Thomas Swearingen over whether or not the Swearingen half-acre lot was within the 1768 Fairfax to Shepherd grant that precipitated William Shepherd's deposition (see above). Maj. Thomas Swearingen (son of Thomas of the Ferry) mentioned in his will, written in 1780, that he was at the time engaged in "a suit against Abraham Shepherd to recover" the half-acre lot "at the ferry."[19] The Swearingens won this fight for ownership of their Virginia side landing (although they lost other land on Terrapin Neck to Shepherd in an unrelated lawsuit) and in 1784, Abraham Shepherd conveyed the half-acre ferry landing lot to Benoni Swearingen . Since the

[13] Everson, p.25, citing Henings Statutes vol. 8, p.164.

[14] Everson, p.26, citing Fred. Co., Va. Order Book 10, p.460, and Gardiner, pp.57-58; Gardiner, p.58. In 1764, David Shepherd, son of Thomas and Elizabeth (VanMetre) Shepherd, entered a lawsuit in Maryland to establish the boundaries of his tract *Pell Mell*, inherited from his mother (Everson, p.26, citing Smyth 1909; could not be found in the documentary record). *Pell Mell* adjoined the tract called *Antietam Bottom* on the Maryland bank of the Potomac River. It began at the northern-most point of *Antietam Bottom*, on the Potomac River, and then ran along the 19th line of *Antietam Bottom*, taking it up the hill beyond the floodplain (see attached annotated plat of *Moreland* to see the location of these tracts).

[15] Sheet 380, pg 1659, Arthur Tracey Papers, Carroll Co. Historical Society, microfilm copy at Washington Co. Free Library, Hagerstown, MD. The attached modern map drawn by Galtjo Geertsuma for Cecil O'Dell's Pioneers of Old Frederick County, Virginia, shows the location of the ford relative to Sharpsburg and Shepherdstown (both of which came much later).

[16] Eventually John Blackford, who built the Ferry Hill mansion ca.1820, acquired most of the *Pell Mell* tract and it became part of the Ferry Hill Plantation.

[17] As cited by Everson, p.26.

[18] Everson, p.33, citing a Feb. 13,1780 letter from Abraham to David Shepherd, David Shepherd Papers, vol. 1.

[19] Berkeley Co. Will Book 1, page 414. Swearingen devised the lot to his brother Benoni Swearingen, which he expected to recover in the suit. Of course, Benoni was already technically given the lot by their father Thomas in his 1760 will.

Swearingens technically already owned the ferry landing lot, as the court apparently found, the 1784 deed was perhaps required by the court to get it on record. The sum paid by Swearingen for the conveyance of the lot was £10, a nominal fee. The deed was not recorded until 1790 however the conveyance was official.[20]

Benoni Swearingen

Major Thomas Swearingen died in 1786. His will, written in 1780, devised to his brother Benoni "all my right to a lott of half acre ground at the ferry landing which I have a suit against Abraham Shepherd to recover."[21] Benoni Swearingen lived on the Maryland side, at or near the ferry landing, on the land he inherited from his father Thomas in 1760. He was listed on the 1783 assessment for Washington County with 125 acres of *Antietam Bottom*, 65 acres wooded and 60 acres arable, 4 "black cattle," and £60 value of improvements.[22] The 1790 U.S. Population Census listed "Benona Swearingen" living in the Sharpsburg District with three females, two males under 16 years of age and one over 16 years. Swearingen applied for an official tobacco inspection warehouse in 1786 at his "Ferry on the River Potowmack..." Also competing for the privilege were Gen. Otho Holland Williams in Williamsport and Joseph Chapline in Sharpsburg. Williams won the honor.[23] Two years later, in 1788, Abraham Shepherd won the right to operate a tobacco inspection warehouse on the Virginia riverbank below Shepherdstown adjoining the Swearingen Ferry landing.[24]

The ferry was growing in importance with a movement in Maryland to improve roads. In 1790, the Maryland General Assembly passed "An Act to open a road from Swearingen's ferry on Patowmack [sic] river, in Washington county, to the iron-works and mills at the mouth of Anti-eatem, and from thence into the main road leading to Frederick-town, in Frederick county." William Good, Thomas Cramphin, and Benoni Swearingen were appointed commissioners to "lay off and open as aforesaid, at the expense of the subscribers of the said petition, a waggon road, not exceeding thirty-three feet wide..."[25] In 1791, the Maryland General Assembly passed an act for

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[20] Abraham Shepherd to Benoni Swearingen, 1784, Berkeley Co. Land Record, Liber 6, folio 342.

[21] Berkeley Co., WV Will Book 3, p.282. The will was written in 1780, before the conveyance by Shepherd, which actually went directly to Benoni rather than to Thomas Swearingen (see footnote 20).

[22] 1783 Assessment, Washington County, Lower Antietam and Sharpsburg Hundred, MSA S1161-11-1, Maryland Archives, Annapolis, MD. The 1783 assessment was done for the new federal government to levy taxes on each state in order to pay for the late war for independence.

[23] Scharf Collection, Box 115, Folders 51-60, MD Archives.

[24] Gardiner, p.59, citing Virginia General Assembly Act of November 29, 1788.

[25] Archives of Maryland Online, Vol. 204, p.477; roughly this road follows the modern Canal Road to Harpers Ferry Road (at Antietam Iron Works) to Mills



Fig. 2-005: Section of Dennis Griffith 1794 Map of Maryland. (Papenfuse & Cole.)

Road to Burnside Bridge Road to Porterstown Road to Mt. Briar Road/Trego Road/Townsend Road to Cramptons Gap.

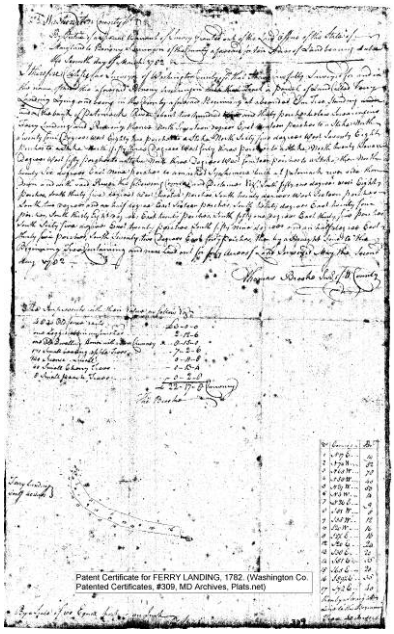


Fig. 2-006: Patent Certificate for FERRY LANDING, 1782. (Washington Co. Patented Certificates, #309, MD Archives, Plats.net)

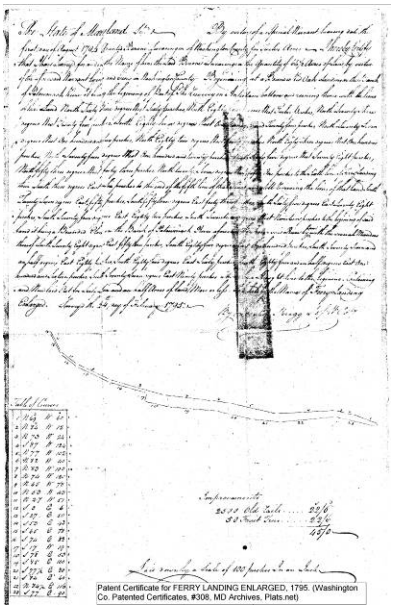


Fig. 2-007: Patent Certificate for FERRY LANDING ENLARGED, 1795. (Washington Co. Patented Certificates, #308, MD Archives, Plats.net)

the construction of "a road in Washington county, leading from Foxe's Gap, in the South Mountain, to the town of Sharpesburgh [sic], and from thence to Swearingen's ferry, on Patowmack river..."[26] This road was illustrated on the 1794 Dennis Griffith map (Fig. 2-005) running from Fox's Gap to Hess' Mill (later Keedysville) to Sharpsburg to "Shepards T[own]" across "Swearingans F[erry]." Interestingly, Griffith did not indicate a tavern at the ferry in 1794. Note that Boonsboro was not established until 1792 and showed as "Margaretsville" on the 1794 Griffith map.

On May 2, 1782, Benoni Swearingen had 40 acres of land in Washington County surveyed called *Ferry Landing*, the survey began approximately 3,800 feet below "Swearingen's Ferry Landing" and probably included the landing itself (hence the name of the tract).[27] (Fig. 2-006) For tax purposes the surveyor Thomas Brooke noted the improvements already located on the tract including "old fence rails," an unfinished "Logged Cabbin," an "Old Dwelling House with a Stone Chimney," and a large number of fruit trees. Swearingen added to his Maryland property in 1795 with a survey of 66 ½ acres called *Ferry Landing Enlarged*. The survey widened the original slightly and lengthened the tract along the Potomac River following "the several Meanders thereof," the eastern tip (the beginning and ending point) touching on a tract called *Resurvey on Antietam Bottom*.[28] (Fig. 2-007)

In 1797, Sarah Swearingen, daughter of Benoni Swearingen, married John Blackford in Berkeley County, Virginia.[29] Beginning as early as 1795 Blackford operated a "dry goods" store in Shepherdstown for which he advertised in the newspaper Potomac Guardian.[30] On October 10, 1798, John Blackford and William Taylor announced their "Partnership Dissolved. – The Partnership at John Blackford & Co. hath this day been dissolved by mutual consent..."[31] The 1798 House and Slave Tax of Berkeley County, Virginia listed John

[26] Archives of Maryland Online, Vol. 204, p.623.

[27] Washington Co. Patented Certificate 309, Plats.net on www.mdarchives.state.md.us. According to the certificate envelope, the survey certificate was not received by the land office until Aug. 1, 1794. And in May 1795 it was "Caveated by Sarah Chapline," and by Jeremiah Chapline in March 1797, meaning there was some dispute about the boundaries of the survey. It was not until 1800 that the tract called *Ferry Landing* was actually patented, by then to Benoni Swearingen's heirs, Sarah Swearingen Blackford and Henry Thomas (Van) Swearingen.

[28] Washington Co. Patented Certificate 308, Plats.net. The boundary seems to overrun *Pell Mell*'s boundary along the river bank. This tract was patented in 1796 and recorded in Patent Record IC M, page 8.

[29] Keesecker's Marriage Records of Berkeley County 1784-1854, microfilm, Berkeley County Historical Society (BCHS), Martinsburg, WV.

[30] 18 July 1795, cited in Natalie Hahn manuscript, vertical file, Historic Shepherdstown archives, Shepherdstown, WV.

[31] Potomac Guardian, 17 October 1798, cited in Hahn manuscript.

Blackford living in Shepherdstown; apparently he did not own slaves at that time.[32]

The Blackford Genealogy

John Blackford was born July 18, 1771 of Benjamin and Abigail Blackford in Berkeley (later Jefferson) County, Virginia.[33] Benjamin, the son of Joseph Blackford, lived on his father's farm near what is now Bardane, West Virginia (near Charles Town). In 1779, Benjamin Blackford purchased a one-acre lot on the northwest side of Warm Springs Road from Peter Burr on which to locate a Blacksmith Shop. He reportedly served in the 8th Continental Line from 1775-1783 during the American Revolution and in 1784, Benjamin Blackford died without a will. His widow, Abigail Blackford later married David Moore.[34]

The 1787 Virginia Personal Property Tax recorded no Blackfords living in Berkeley County. David More (Moore), however, was listed with one male, aged 16 to 21, by the name of "Abenazer." Apparently Abigail Blackford was already remarried in 1787. If her son John Blackford (born 1771) had not yet turned sixteen at the time that the tax list was compiled, he would not appear on the list. John Blackford, therefore, was probably not the oldest son of Benjamin and Abigail Blackford. Berkeley County marriage records show the marriage of Ebenezer Blackford to Sarah Sewell in 1791; this is likely the "Abenazer" listed with David Moore in 1787.[35] Ebenezer Blackford died in 1795 without a will and the Berkeley County Court ordered David Moore, David Sewell, and James Cowan to appraise his property.[36]

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[32] Transcribed and published by the Berkeley Co. Historical Society, 2003.

[33] Blackford family Bible, MdHS, MS 2637; Benjamin Blackford estate records, 1784, Book 1, pp.365-366.

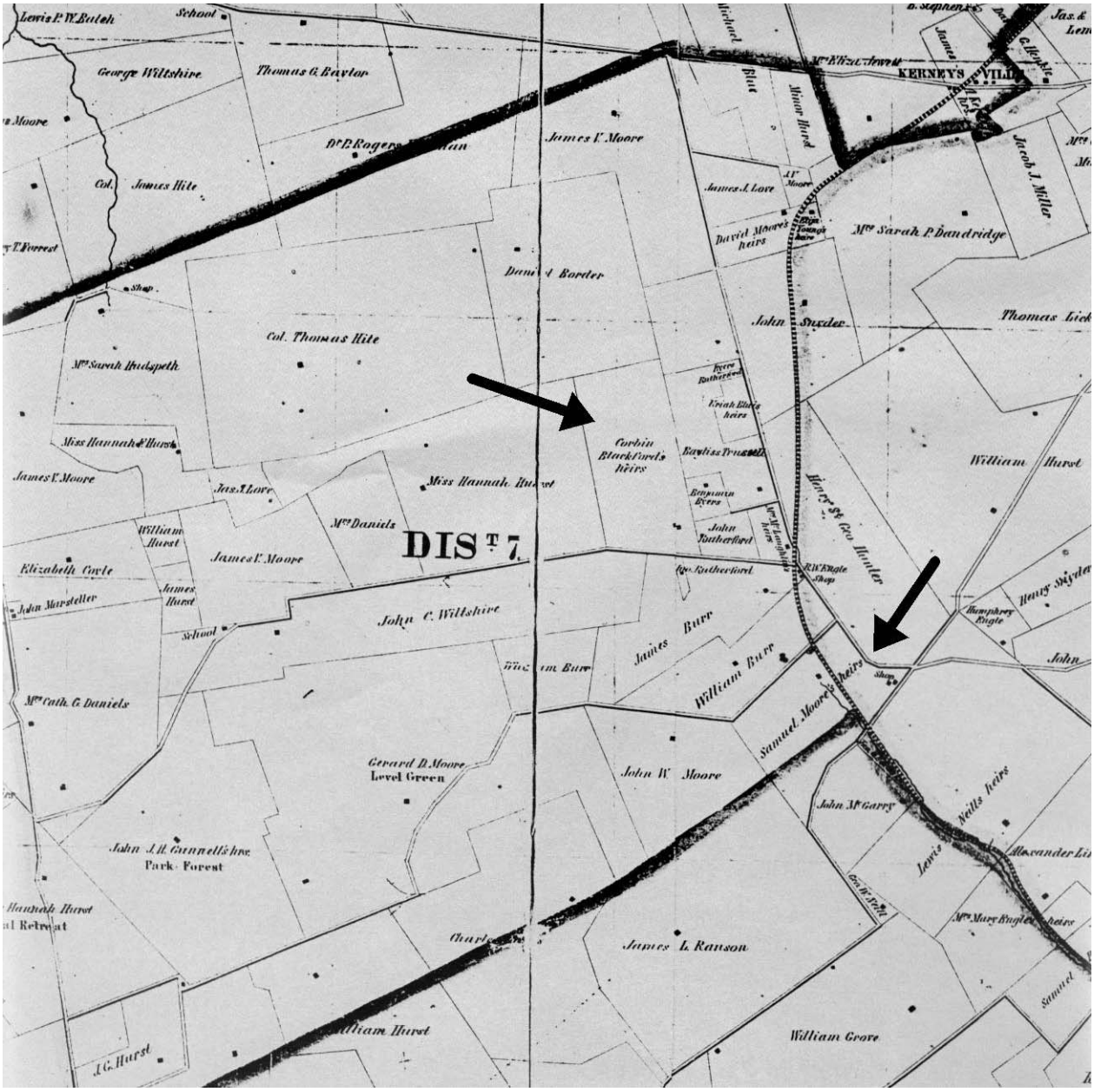
[34] From Historic Shepherdstown, vertical files, Blackford genealogy: Berkeley Co. Land Records, Liber 5, folio 376; BC Estate Records, Estate Appraisal and Account of Sale, Book 1, p.365 and p.366. In 1773 he received a "license to keep an ordinary at his house for one year" from the Berkeley County Court (November 1773, Minute Book 2).

[35] Keesecker, microfilm, BCHS, Martinsburg, WV.

[36] Berkeley Co. Will Book 2, page 351. It is quite possible, but unconfirmed and with lingering questions, that Ebenezer and Sarah (Sewell) Blackford were the parents of Corban Blackford, born 1792. Corban Blackford, listed in 1840 between 40-50 years, is thought by some to be a first (or even illegitimate) son of John Blackford, although no one has provided documentation of an early first marriage for John Blackford, who would have been only 21 in 1792. Corban was a frequent visitor to Ferry Hill, loaned his "man" Barney (slave) for work on the ferry, and even left his children, Abigail and Jackson, at Ferry Hill overnight occasionally. Why, then, is he not in John Blackford's will (and Franklin is specifically noted as "my eldest beloved son") but his widow is in David Moore's will? On the other hand, why did Corban, in his 1840 will, appoint "my brother Franklin in Maryland" as one of his executors?

Joseph Blackford, John Blackford's grandfather, died ca.1792 and it appears that David and Abigail Moore remained on the Joseph Blackford home farm. The farm, referred to as "G. fathers" and "Step fathers" in Blackford's 1838 journal, was located very near to the farm that Corban (Corbin) Blackford settled on (Fig. 2-008). In 1840, the census record listed David Moore between 70-80 years old and Abigail between 80-90 years. David Moore's will, dated 1845, devised $600 to the children of Jane Blackford, widow of Corban who died in 1841.[37]

Fig. 2-008: S. Howell Brown, Map of Jefferson County, VA, 1852. (Jefferson Co. Courthouse)



[37] Jefferson Co. Will Book 10, p.502.

Ferry Hill Beginnings

In 1798, the same year that John Blackford married Sarah Swearingen, her father Benoni Swearingen died. In his will, Swearingen divided everything between his wife, Hester, and his two children, Sarah (Swearingen) Blackford and her younger brother Henry Thomas (Van) Swearingen. Benoni directed that his wife, Hester, should get "one third part of my personal Estate forever...one third part of the Annual profits of my Estate in Virginia and Maryland including the ferry..." and that she should

> ... peaceably enjoy during her natural life the House I now live in with the Improvements thereunto belonging [probably in Sharpsburg] together with a Certain portion of Land to be Laid off by my Executors in the manner following to wit. Beginning at the east Corner of the Garden where William Chapline now lives and running with the Course of the upper pailings and fence until it strikes the river then up the river to a high point of rocks Known by the name of the ravens nest thence to the nearest part of the road leading from the ferry to Sharpsburg, then with the road to the Beginning...[38]

The real estate was divided equally between Sarah Blackford and Henry T. V. Swearingen, but they had to share their halves with the widow Hester (Esther or Hetty) who was specifically devised her one-third dower right "forever," apparently regardless of her future marital status. Hester soon married nearby neighbor John Good who lived on part of *Resurvey on Piles Delight*.[39]

Having dissolved his merchandising partnership in Shepherdstown the year before, John Blackford took over operation of the Swearingen Ferry and possibly began the tavern business in 1799.[40] The following year, Sarah (Swearingen) Blackford and Henry Thomas (Van) Swearingen were granted the patent for their father's survey of 40 acres called *Ferry Landing* (see above). The 66 ½ -acre *Ferry Landing Enlarged* was already officially patented and was devised to Sarah and Henry as part of the "undevised" land (that which was not specifically devised to Hester) in the will.[41] Thus, by 1800, through

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[38] Washington Co. Will Book A, page 396. This tract of land sounds remarkably like the 22 ½ acres that John Blackford bought in 1816 [for our purposes, the "Raven's Nest" parcel], including the apparent reservation of possibly the ferry lot (where William Chapline lives?).

[39] 1800 census; Hagerstown Gazette, March 5, 1811, microfilm collection, Washington Co. Free Library, Hagerstown, MD.)

[40] Berkeley and Jefferson Intelligencer, May 9, 1806 announcement by Blackford that he was leaving the business he had been running "for the last six years..."

[41] Washington Co. Patented Certificate 309, Plats.net.

his marriage to Sarah Swearingen, John Blackford had one-half interest in the Swearingen Ferry, the ferry house, and approximately 104 ½ acres of the "Maryland Plantation."

The 1800 U.S. Population Census listed John Blackford, who was 29 years old, in the Sharpsburg District with one older man over the age of 45 (unknown), one 16-25 (Henry T.V. Swearingen?), and one boy under 9 years old (son, Benoni Swearingen Blackford, b.1798). The two females were his wife Sarah (16-25, d.1805 age 24) and a girl under 9 years old (daughter, Eliza P., b.1800). Blackford also listed seven slaves in his household in 1800.[42] Listed immediately before John Blackford on the 1800 census, and therefore probably a neighbor, was John Good (~40 yrs.) with one female (~40, Hester Swearingen?), one male under 9 years and two females under 9 years. John Good listed nine slaves. Listed immediately after John Blackford was Thomas Shepherd (over age 45) with nine family members and three slaves.

In an 1801 Memorandum of Agreement, John and Esther (Hester Swearingen) Good declared their intention to sell their right to the acreage devised to Esther (Hester) by her deceased husband to John Blackford. The document stated that, for the sum of $200 to be paid by Blackford on April 15, 1802, John and Esther "have agreed and hereby do agree to relinquish their exclusive right…reserving for themselves no more than their Legal one third [dower] therein as of the other parts of the estate." It continued with an interesting description of the ferry farm as it appeared in 1801:

> It is further expressly agreed by the parties that the piece of new ground adjoining the field now in wheat and whereon the said John Blackford has cut the timber and made rails shall be by the executors put in cultivation as far as may be, that it may with the rest of the farm be rented or worked to mutual advantage and that no more orchard or fruit trees shall be planted or any part of said lot that is within the present fencing of the new ground mentioned above but the hill side between Mr. Blackford's garden and Mr. Good's present enclosure, may be put in grass or orchard at the discretion of the executors…"[43]

Thus, while retaining her one-third dower right to the profits from the farm and ferry, Hester (Swearingen) Good sold her life estate

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[42] Genealogy info from the Blackford Bible (MdHS, MS 2637), Green and Hahn, Epilogue, and from Max Grivno, "Historic Resources Study, Ferry Hill Plantation," 2000 p.18; U.S. Population Census from HeritageQuest Online, scans of original records.

[43] Washington Co. Land Record (WCLR) Liber N, folio 383.

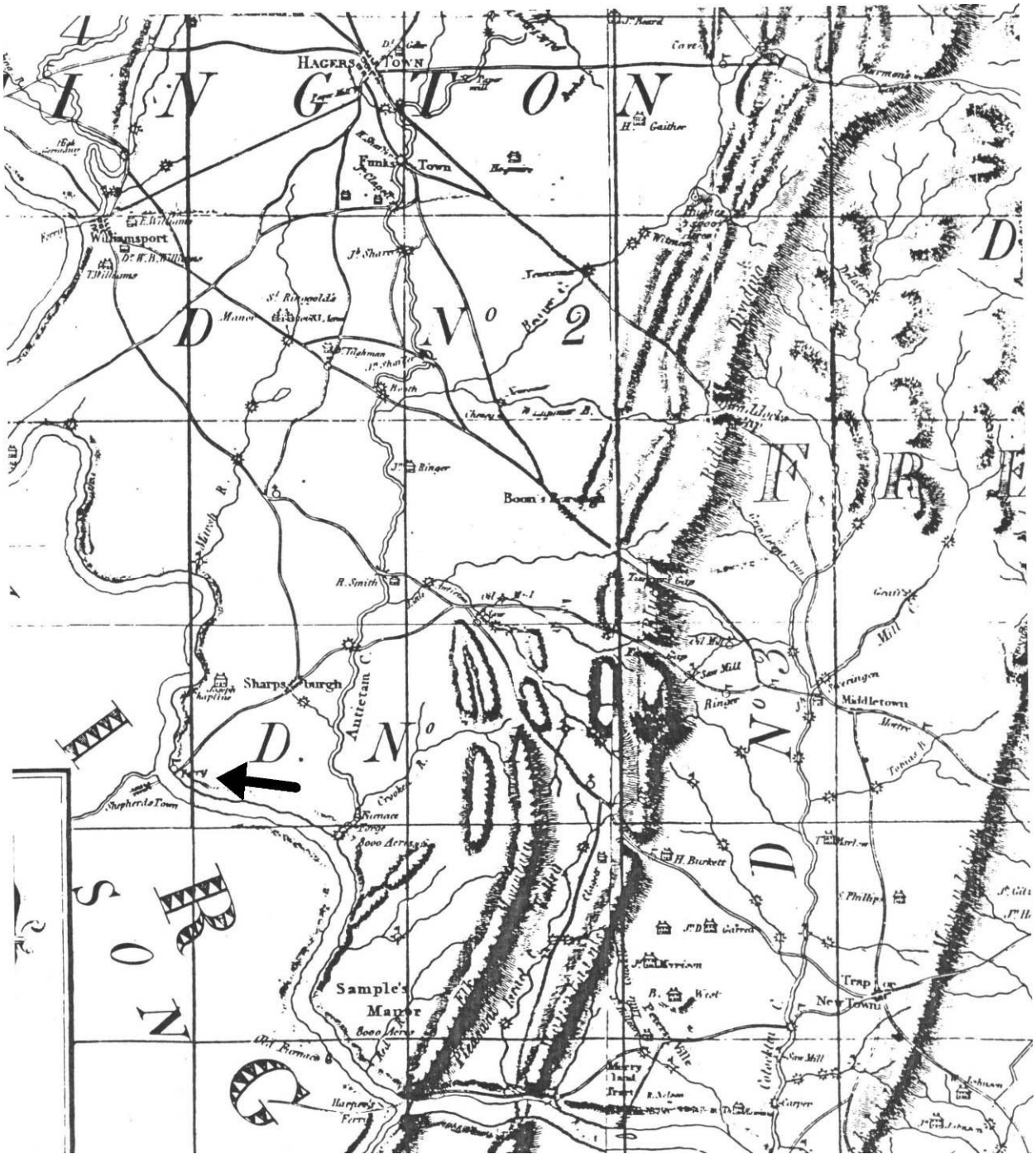


Fig. 2-009: Section of Charles Varle's, Map of Frederick & Washington Counties, 1808. Collection of Eddie Wallace.

right to the "Raven's Nest" parcel. It was on this parcel that Blackford would eventually build his mansion house called Ferry Hill.

Blackford's dreams for the future were dashed in 1805 by the death of his young wife Sarah (Swearingen) Blackford. She died leaving John Blackford with two children under the age of nine. Sarah's estate fell to her children, only one of which, Benoni Swearingen Blackford survived into his teenage years. Eliza Pinkney Blackford died in 1806 at the age of six.[44] In 1806, Blackford gave notice in the Berkeley and Jefferson Intelligencer that he had "withdrawn himself from the Ferry and Tavern opposite Shepherd's-Town..." and that Presly [sic] Marmaduke would be taking over. Blackford apparently did not give up all rights to the ferry property, tenuously held through his son Benoni S. Blackford, a minor. The arrangement with Presley Marmaduke to run the ferry and tavern was a partnership that was dissolved in 1810 according to an announcement in the Hagerstown Gazette.[45]

Road Improvements

Despite his loss, Blackford continued the effort to improve the road from the ferry to Sharpsburg, recording three bonds in 1805, 1807, and 1808 with the State of Maryland, to serve as a commissioner overseeing the construction of the road.[46] The 1808 Charles Varlé map of Frederick and Washington Counties showed the Ferry as well as a symbol for the tavern (Fig. 2-009), clearly an important and active crossing of the Potomac River. In 1809, the Maryland General Assembly passed an act "to survey and lay off a road, not exceeding thirty feet wide, from Boonsborough to intersect the Sharpsburgh road at the most direct and convenient point near to the town of Sharpsburgh, and thence in a direct course from the town of Sharpsburgh to captain Blackford's ferry, on the Patowmack river..."[47] The section between Boonsboro and Sharpsburg was completely new (see Varlé map) and would directly connect the ferry with the National Road and Pike system under construction.

The "turnpike fever" which began in 1796 with proposals for the National Road from Baltimore to Wheeling, hit its pitch between 1810 and 1830, a period when numerous toll roads where chartered and constructed in Washington County. The National Road/Pike, which passed through Boonsboro to Hagerstown and beyond, was completed in 1825. A turnpike leading from Boonsboro through

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[44] Blackford Family Bible, Blackford-Grove-Mayer Collection, MdHS, MS 2637.

[45] Berkeley and Jefferson Intelligencer, May 9, 1806, microfilm collection, Martinsburg Public Library, Martinsburg, WV; Hagerstown Gazette, as cited in Grivno, p.20, footnote 22.

[46] WCLR, Liber R, folio 272; Liber S, folio 884; Liber T, folio 154, as cited in Robert Chidester, "Final Report on Historical Research, Ferry Hill Plantation," 2004, p.5.

[47] Archives of Maryland Online, Vol. 570, page 13.

Sharpsburg to the Potomac River ferry was chartered in 1815 and completed by 1833.[48]

Whether Blackford ever actually vacated the ferry house after the death of his wife Sarah (Swearingen) is not known, however, by 1810 he was again listed on the U.S. Population Census in the Sharpsburg District. Also listed in the Blackford household was one boy between the ages of 10-15 (Benoni S., b.1798) and one young man between the ages of 16-25 (unknown, Henry T.V. Swearingen?). There were no women in the household, however there were eight free blacks and five slaves. Listed immediately before Blackford was his old neighbor Thomas Shepherd who lived on the farm east of the ferry along the Potomac River (later called the Lower Farm).

Development of the Ferry Hill Plantation

In 1812, John Blackford married Elizabeth Knode.[49] Up to this point Blackford had been occupying the Swearingen's ferry property and operating the ferry based on his marriage to Sarah Swearingen, who died in 1805. With his marriage to Elizabeth Knode, it appears that the Swearingen family – Henry Thomas Swearingen in particular – no longer would allow him to do this without some pretty hefty purchases.

Blackford began acquiring the lands that would eventually make up the Ferry Hill Plantation in 1813. Beginning in February of that year, Henry Thomas Van Swearingen (Blackford's deceased wife Sarah's brother) sold his half interest in the ferry land that he got through his father's (Benoni Swearingen) will to John Blackford. The conveyance was for land only, not the ferry operation or the tavern. The other half interest belonged to Benoni S. Blackford, son of John and Sarah (Swearingen) Blackford, who was still a minor. The lands involved in this sale were:

- *Springers Lott* – purchased by Thomas (of the Ferry) Swearingen from William Springer in 1758 – 50 acres [this must be *Spurgions Lott* from William Spurgeon, and here the date jives with William Shepherd's memory]
- *Easy Got*, part of *Resurvey on Antietam Bottom* – purchased by Benoni Swearingen from Levi Mills in 1773 – 75 acres
- *Pell Mell* – "an undivided fourth part" (not quite sure how he claims his ¼ interest in the ownership of this tract) – 162 acres
- *Ferry Landing Enlarged* – 66 ½ acres
- *Ferry Landing* – 40 acres

Specifically reserved from this sale was Henry T.V. Swearingen's interest in the parts of *Ferry Landing Enlarged* and *Ferry Landing*,

[48] Williams, History of Washington County, pp. 151-155.
[49] Blackford Family Bible, Blackford-Grove-Mayer Collection, MdHS, MS 2637.

> ...contained and included by a set of lines and courses running with the great road leading from the ferry landing to Sharpsburgh to a point on the river Cliffs called and known by the name of the "Ravens Nest" the same lines and courses being intended to include all the buildings and improvements on the left hand side of the main road leading from the Ferry to Sharpsburgh but especially the house called the Granary standing on the right hand edge of the said road.[50]

Within the reserved parcel Henry retained ownership of the Ferry House and a Granary located at the landing. Swearingen also reserved his interest in the parcel laid out by his father Benoni and devised to his mother Hester "during her natural life," although Blackford purchased her "life estate" to the land in 1802 (MOA, 1801). The total acreage described in this deed was 268 acres, minus the road and buildings, at a cost of $35/acre or approximately $9,000, however it is not clear exactly how much acreage Blackford actually acquired with this deed.

There must have been a disagreement over the February 1813 conveyance between Henry T. Swearingen and John Blackford, probably concerning what exactly would constitute the one half interest that was being conveyed. In July 1813, Henry Thomas Swearingen entered a suit in Chancery Court in Maryland (not county court), in which he requested a division of the lands devised by his father Benoni to himself and his sister Sarah Blackford. As Sarah's heir, Benoni S. Blackford was the defendant in the suit, represented by his guardian and father John Blackford. The court agreed to survey the land and divide it into two parcels. Neighbors George Smith and Jacob Mumma, who served on the commission appointed to survey the property, wrote in their completed survey record on August 18, 1815:

> ...by and with the consent and approbation of the said Henry Thomas Swearagen [sic] and John Blackford natural Guardian for his son Benoni S. Blackford we have surveyed and laid off four acres and twenty perches of land attached to the Ferry and Tavern Stand which appears on the annexed plat marked F which is to be held in partnership as it would not admit of being divided – The balance of said land we have divided in quantity and quality as appears by the annexed plat – and after we had divided the aforesaid land in quantity and quality and struck the division lines through the land and

[50] WCLR, Liber Y, folio 598.

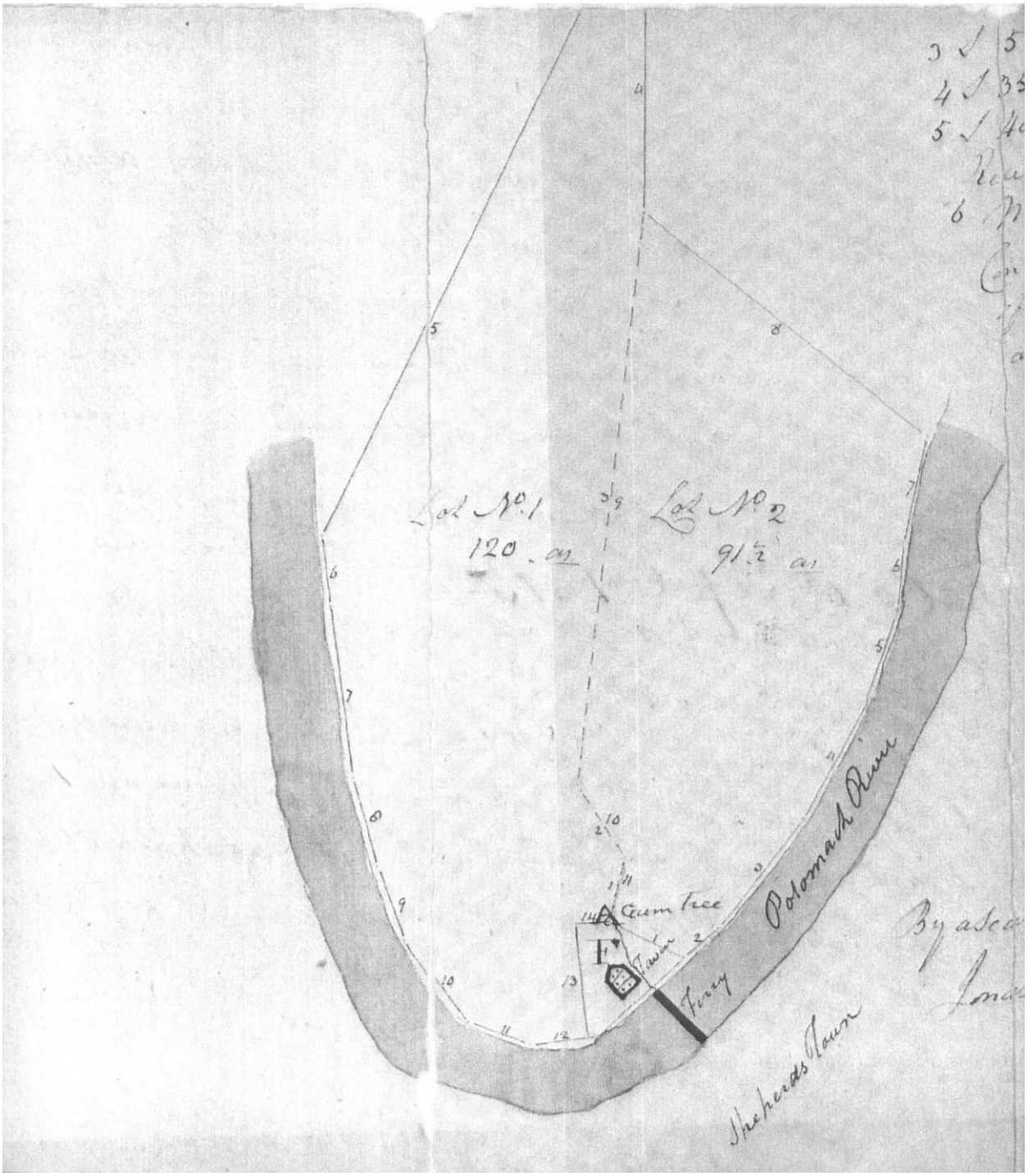


Fig. 2-010: Plat drawn in 1815 for Chancery Court suit, Henry Thomas Swearingen vs. Benoni S. Blackford. (MSA S512-6-5084, Maryland Archives.)

> had Each part assurtained [sic] we find that there is in Lot No. 1 one hundred and twenty acres and in Lot No 2 ninety one and one half acres – exclusive of the aforesaid four acres and twenty one perches laid off to the Ferry & Tavern – and after the whole was completed the parties whare [sic] at a loss to know which part Each one was to have – and requested we should allot to Each one his respective part, and according to their request we have allotted to Henry Thomas Swearagen [sic] Lot No. 1 Containing one hundred and twenty acres – and to Benoni S. Blackford Lot No 2 Containing ninety one and one half acres...[51]

The survey plat (Fig. 2-010) shows the extent of the property, 215 acres according to the survey totals. Swearingen claimed in the February 1813 Chancery suit that the property included *Ferry Landing*, *Ferry Landing Englarged*, part of *Antietam Bottom*, and part of *Pell Mell*. What he based his claim on for part of *Pell Mell* is unknown, although Swearingen may have already entered into an agreement with Abraham Shepherd for a coming conveyance.

On November 27, 1813 Abraham Shepherd sold 70 ¾ acres of *Pell Mell* to John Blackford, while another 70 ¾ acres was sold by Shepherd to Henry T. V. Swearingen and Benoni S. Blackford. Neighbor Adam Myers purchased the remaining 9 ¾ acres. John Blackford paid the hefty price of $2,122.50, the same price paid by Swearingen and young Benoni Blackford.[52] Both of the 70-acre parcels had Potomac River frontage; Swearingen's was down-river of John Blackford's half.

In August of 1815, apparently immediately following the settlement of his Chancery suit, Henry [Thomas] Van Swearingen sold to Thomas Van Swearingen (probably a cousin) his half interest in the Ferry operation for $10,000. The conveyance included the half-acre landing lot on the Virginia side as well as "about four or five acres of land...attach'd to said Ferry on the Maryland side...which four or five acres includes the Ferry House now occupied by John Blackford and all buildings & improvements..."[53] Then, three days later, on September 2, 1815, Henry T. V. Swearingen sold to John Blackford his half interest in "parts of...*Antietam Bottom*, the *Resurvey on Antietam Bottom*, *Ferry Landing*, *Ferry Landing Enlarged*, & *Pell Mell*" for a total of 189 acres. It is not clear how they arrived at the 189-

[51] Chancery Court Papers, 1813-1814, MSA S512-6-5048, #4897 Henry Thomas Swearingen vs. Benoni S. Blackford, Maryland Archives, Annapolis, MD.
[52] WCLR, Liber Z, folios 282-288.
[53] WCLR, Liber BB, folio 35. It was in this deed that Henry Thomas Swearingen first added the Van to his name. The deed says: "Henry Van Swearingen sometimes called Henry T. Swearingen."

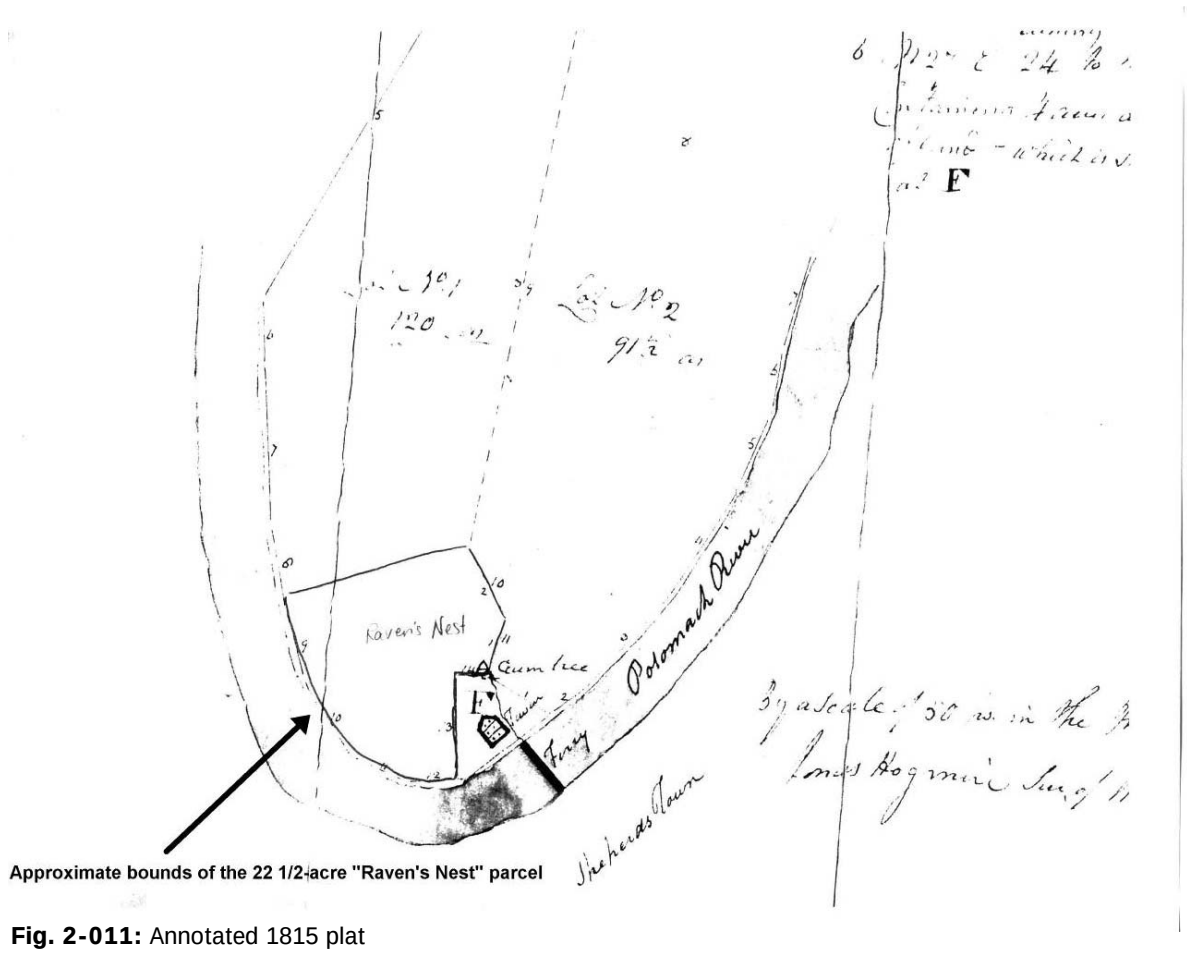


Fig. 2-011: Annotated 1815 plat showing approximate bounds of the 22.5 acre "Raven's Nest" parcel. (MSA S512-6-5084, Maryland Archives.)

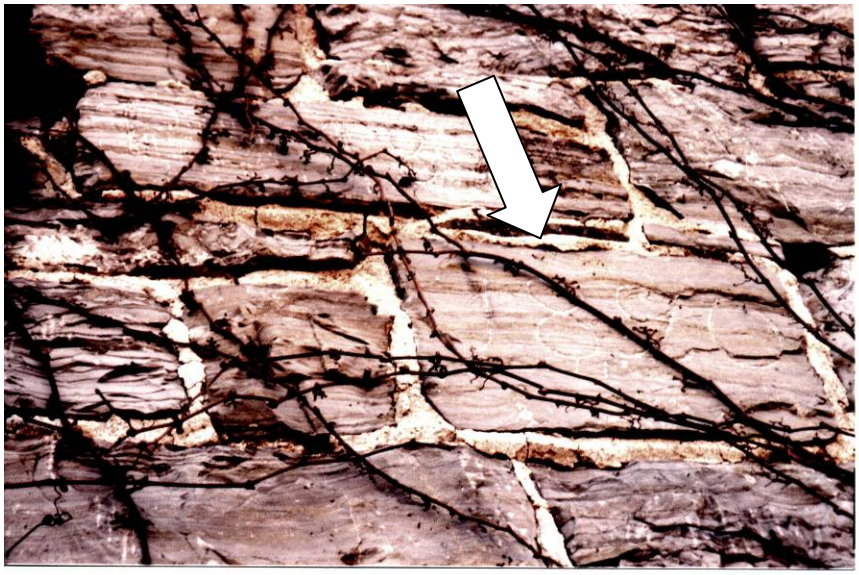


Fig. 2-012: Barn date stone. The arrow points to the "8" in 1820. PRA photo, 2005.

acre total, considering Swearingen had just a few days earlier received his Chancery settlement showing his half totaling 120 acres (Lot No. 1). This deed apparently included Swearingen's 70 ¾ acres of *Pell Mell* plus approximately 118 acres of land, but still excluding the ferry landing and the "Ravens Nest" parcel (22½ acres). The beginning point of the deed was described as "a small distance above the improvements of the Ferry being the improvements now occupied by John Blackford and on the north side of the great road leading from the Ferry to Sharpsburgh..."[54] Finally, in October John and Hester (Swearingen) Good, living in Ohio County, Virginia, sold her one-third dower right in the ferry operation, its buildings and land for $3,000 to John Blackford.[55] This meant that Blackford had a controlling interest in the ferry (one-half interest through his son Benoni S. Blackford, still a minor, plus the one-third dower interest from Hester Good). Thomas Van Swearingen, of Shepherdstown, owned the other one-half interest.

In May of 1816, Blackford made a final important purchase from Henry T. V. Swearingen for $900. It was the remaining interest in the 22 ½ -acre lot devised to the widow Hester by her husband Benoni Swearingen. The parcel was made up of bits of *Antietam Bottom*, *Ferry Landing*, and *Ferry Landing Enlarged*, "beginning for the outlines to include the three parcels into one entire tract at a stone [set] up and planted near a Gum tree standing on the north side of the Waggon road leading from Swearagens [sic] Ferry to Sharpsburgh a small distance above the Ferry House and [running] and bounding from thence with the Deed heretofore conveyed by Henry Thomas Van Swearingen to John Blackford," south and east with the road, then north and east with the road then northwest to the river and down the river to "The Ferry Lot" and around that lot to the beginning (Fig. 2-011).[56] This was part of the acreage originally reserved from the first conveyance in 1813 by Henry Swearingen (but not all of it because "The Ferry Lot" remained separate), and was likely primarily the parcel referred to as "Raven's Nest" in the earlier (1813) deed.

With what appeared to be his final purchase of Swearingen land, Blackford turned his thoughts to construction of buildings to house his growing, new family and to operate his developing plantation. But Henry Thomas Van Swearingen found one more obstacle for his former brother-in-law. In September 1816, Benoni S. Blackford, the only surviving child of John and Sarah (Swearingen) Blackford, died at the age of 18, still a minor. His maternal uncle, Henry T. V. Swearingen claimed young Benoni's inheritance of Sarah Blackford's one-half interest in the ferry "by descent...subject to the life estate of his said Father John Blackford." Based on this claim, Henry T. V.

[54] WCLR, Liber AA, folio 519.
[55] WCLR, Liber BB, folio 255.
[56] WCLR, Liber BB, folio 252.

Swearingen sold Benoni Blackford's one-half interest in the ferry to John Blackford for $5,000.[57] Thomas Van Swearingen still held the other one-half interest in the ferry operation (see above).

In 1818, Blackford's long-time neighbor Thomas Shepherd (Sheppard) died, apparently in debt. His will instructed the executors (John Blackford and Adam Myers) to sell his home plantation (the Lower Farm on *Antietam Bottom*) and *Grounds Dwelling* to cover any unpaid debts.[58] Five years earlier, in 1814, Blackford recorded a mortgage for Shepherd for his several properties purchased from the estate of Philip Ground for *Grounds Dwelling*.[59] Shepherd used the Ground property and his home plantation on part of *Antietam Bottom* and part of *Antietam Hills* as security. Blackford released his claim on both properties after Shepherd's death so they could be sold. The *Grounds Dwelling* parcel sales (see footnote 55) were apparently enough to pay the debt. The Shepherd 114-acre home plantation, or Lower Farm, remained in the Shepherd family for another ten years, occupied by Joseph Shepherd. The Shepherd home plantation is what Blackford later called the Lower Farm in his journal, where first Henry Piper and later Joseph Knode lived as Blackford's tenant, and was later devised to his son William M. Blackford.[60]

By 1819, John Blackford had purchased the bulk of the acreage that made up the Ferry Hill Plantation. At this time, Blackford apparently embarked on a building campaign completed by 1821, during which the two main buildings on the farm were erected, the brick mansion house and stone barn. In 1818, Blackford wrote a letter to his friend (and relative through the Swearingen marriage) Thomas Worthington in Ohio asking for his barn plans. Worthington noted on the back of the letter that the plans were sent in 1819, and in 1820, the stone barn was constructed, the date inscribed on one of the foundation stones (Fig. 2-012).[61] In a "Memorandum," which appears to be dated 1821, Blackford noted the "22 a. [acre] lot reserved on which I Built my House..." and the "Expense Building

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[57] WCLR, Liber BB, folio 949.

[58] WCLR, Liber DD, folio 249. Thomas Shepherd was listed on the 1783 assessment for Washington County, living on 114 acres of *Antietam Bottom*, with 1 horse and 8 cattle (Maryland Archives).

[59] WCLR, Liber AA, folio 61. These were part of a large tract called *Piles Delight* and *Addition to Piles Delight* located northeast of Ferry Hill. The 122-acre farm called *Grounds Dwelling* was sold to John Youtsey (Yountsey) who appeared on the next year's 1820 census as a nearby neighbor of John Blackford. (WCLR, Liber DD, folio 693); another 35 acres of *Grounds Dwelling* was sold to John Beard. (WCLR, Liber EE, folio 142).

[60] Henry Piper later (1848) purchased a farm on Antietam Creek that was part of the Antietam Battlefield in September 1862. There were several other tenants on the Lower Farm described in the Franklin Blackford diaries including Huse (Hughes) and Needy.

[61] Chidester, Appendix A, from Blackford Family Genealogical Folder, Washington Co. Historical Society, Hagerstown, MD.

Dwelling House & Barn" was noted as $8365.62 ½.[62] In the text of the Memorandum, Blackford described the lands as those purchased "previous to 1825." It is not clear whether the Memorandum was written therefore in 1821 or 1825.

Blackford's household by 1820, however, was certainly large enough to require a mansion house. The U.S. Population Census for that year listed John Blackford, then over the age of 45 (49), with three males and one female under age 9 (Franklin, John? or Otho?, Henry V. S., and Janette), one male and one female age 16-25 (unknown), two females 25-44 (wife Elizabeth and her sister Catherine?), and one female over 45 years (unknown). He also listed twelve slaves in his household, four of them young children. Four of his household members were "engaged in Agriculture."

1820 was the peak census year for slave ownership in Maryland. Blackford's twelve enslaved laborers were not unusual, even in Washington County. Among his 43 neighbors listed on the same census page, seventeen were slave owners, including Joseph Chaplin (Chapline) who listed fifteen slaves, Jacob Muma (Mumma) with one, Samuel D. Price listed seven slaves, Isaac Willson (Wilson) had six, Archibald Richey listed sixteen, while Samuel Showers listed thirty-eight slaves (twenty-four of them in manufacturing).

In 1824, the Maryland General Assembly passed legislation to help finance construction of the Chesapeake & Ohio (C&O) Canal, planned to run along the north (Maryland side) bank of the Potomac River from Georgetown to Cumberland and eventually to the Ohio River. The canal was a replacement for the never quite successful Potomac Navigation Company. Plans for the Baltimore & Ohio (B&O) Railroad were also being formulated, and in 1828, the first shovel of dirt for the canal was turned at the same time that the first rails were laid for the railroad. An 1831 editorial in the Hagerstown newspaper Torchlight and Public Advertiser stated in monetary terms the advantages of such modes of transportation:

> Our farmers are now paying from $1 to $1,50 [$1.50] per barrel, for carriage to Baltimore. The Canal or Rail Road, will, it is believed, produce a saving of 70 cents per barrel in the price of transportation to market, which will be about $90,000 upon the whole crop, making that addition to the income of the county. But flour is but one item–the same result will take place in regard to our corn, beef, rye, pork, whiskey, lumber, lime, iron, fruit, vegetables, &c.[63]

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[62] Beckenbaugh Collection, Boonsborough Museum of History, Boonsboro, MD.
[63] Torchlight and Public Advertiser, March 10, 1831, microfilm collection, Washington Co. Free Library, Hagerstown, MD.

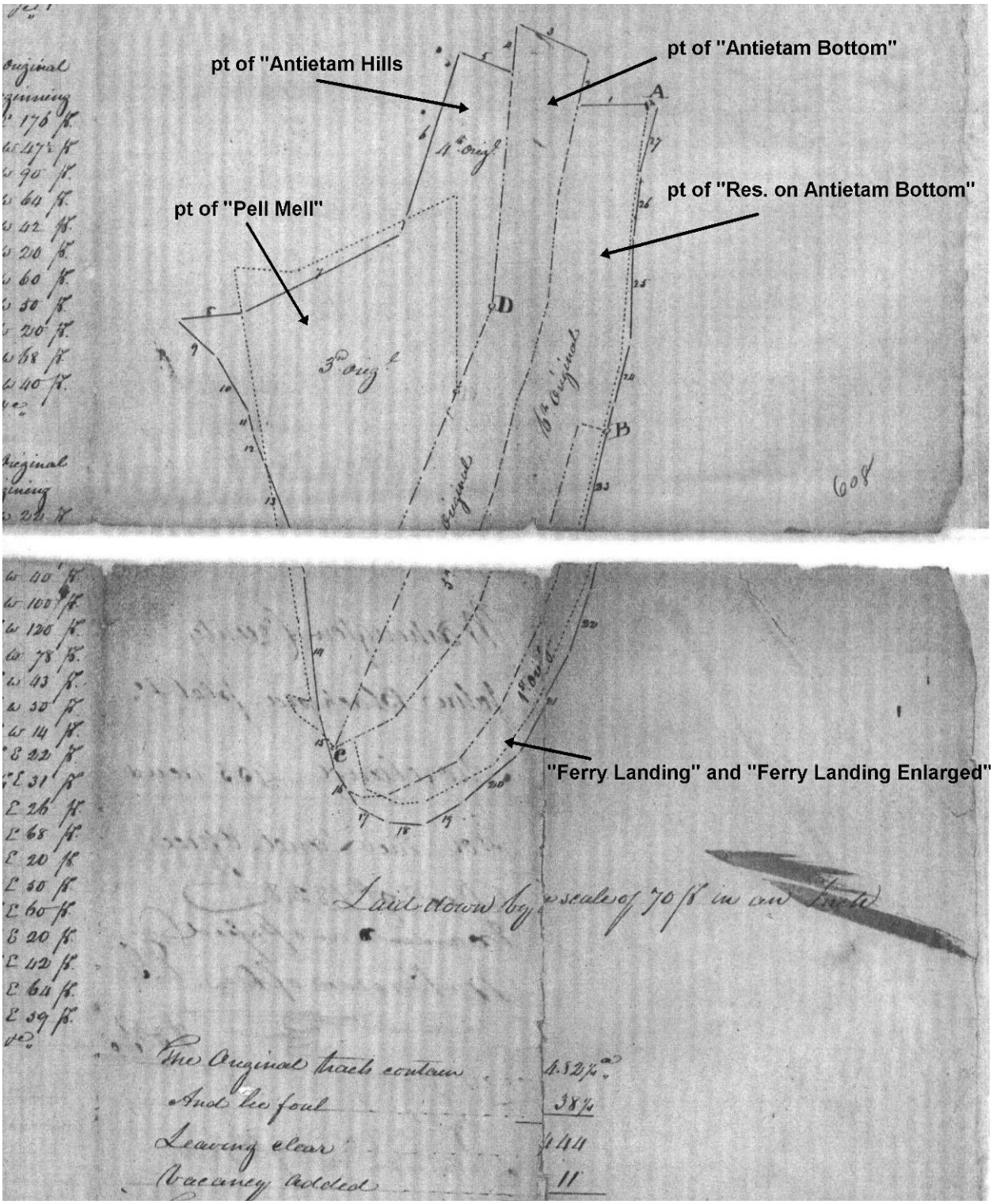


Fig. 2-013: Certificate of Survey for "Moreland" Patent #608 (MSA S1208-9, Maryland Archives.)

The competition between the two forms of transportation, both highly anticipated by the isolated farmers beyond South Mountain, would change life along the river through the 19th and into the 20th century.

Ferry Hill Peak Years

After a ten-year hiatus, Blackford began purchasing land again in 1827, primarily along the Potomac River southeast of the Ferry hill. From William Price, executor for the estate of John J. Hays, he purchased 36 ½ acres of *Antietam Hills* for $730. The parcel adjoined *Pell Mell*, *Antietam Bottom*, and *Resurvey on the Addition to Piles Delight*.[64] Then, on May 9, 1828, John Blackford and Adam Myers, still acting as the executors of Thomas Shepherd's will (1818), sold the old Shepherd home plantation (Lower Farm) to David Moore, John Blackford's stepfather. Moore then reconveyed the farm to Blackford. The tract was 113 1/8 acres, part of *Antietam Bottom* and *Resurvey on Antietam Bottom*, costing $4,751.25.[65] The price implies that there were some improvements on the property. Blackford applied for a "special warrant to resurvey" all the various parts of his land into one tract in June 1827. In 1828 the warrant was extended to include the land purchased from Shepherd's heirs and the resurvey was completed (Fig. 2-013). Blackford's resurvey, called *Moreland*, totaled 455 acres and was recorded in 1830.[66]

By this time, John Blackford was a well-established "Gentleman Farmer" on his Ferry Hill Plantation estate. Commissioned a Captain in the Maryland Militia in 1807, he served during the War of 1812 as a Major in the 10th Regiment in the Battle of Bladensburg, and was promoted to Colonel.[67] Col. John Blackford was active in local matters, serving as Justice of the Peace. He was also a remarkably generous man, relatively quick to loan money and to hand out food, shelter, and work to the less-fortunate, both white and black. Anne Royall, an American travel journalist, visited Ferry Hill during her travels and, writing in 1828, described her impression as she crossed the Potomac on Blackford's ferry, although apparently could not remember Blackford's name:

> Seeing a beautiful mansion perched on the summit of a lofty eminence, on the opposite shore, I was told it was ----, and wishing to take a near view of the site, I left my baggage to come with the stage, and crossed the river. After a pretty fatiguing walk up a moderate mount, I found myself on a level

[64] WCLR, Liber II, folio 173.
[65] WCLR, Liber DD, folio 249.
[66] Land Office (Certificates, Patented, WA), MSA S1208-9, Moreland Certificate #608, Maryland Archives, Annapolis, MD.
[67] Grivno (2000), p.21; the 10th Regiment was nicknamed "The Bladensburg Racers" after the battle due to their hasty retreat from the fight.

> plain, where sits the mansion, or palace, rather of ----. It is built in the form of an L, and is the most splendid building of any country house in the state, and the view from it is equally grand. But the house appears to more advantage when viewed from the Virginia shore. It, however, lacks nothing to render it a paradise; it is well built, of brick, and magnificently finished; the terraces, network, gardens, and shrubbery all correspond. ---- was sitting in his cool portico, which overlooks the whole country, and was watching me, he said, from the time I left Shepherdstown. He is a middle aged man, married to a beautiful young wife, if I remember, his second wife.[68]

John Blackford's Diary from 1829-1830 provides a glimpse not only of the daily plantation operation, but also how individual buildings on the farm and rooms within the mansion house were being used by the Blackford family, slaves, and hired hands. The diary also described some of the decorative plantings around the house:

> February 5—"Thursday the last night has been extremely coald have put up the new stove in the bedroom it does not appear to do well..."
> February 8—"Sunday...rose in bad health...Mr Talbert and lady came over he remained with me in my sick room..."
> February 12—Bowers and Eversole working at and commenced framing the wagon shed."
> March 3—"...old Negro Sam still in the hospital laid up with his foot..." [on 2/28/29 Blackford noted that Sam ("Old Sambo") moved to the quarter]
> March 4—"Bowers and Eversole working on the shed frame..."
> March 6—"Bowers making foundation for the shed..."
> March 11—"...Bowers finished the bee house..."
> March 12—"...George Bowers came at 12 and we collected 8 or 10 hands and raised the wagon shed in the course of the afternoon..."
> March 14—"...G Bowers & M Cookus to assist him put up the gable ends of the shed..."
> March 27—"...G Bowers & Alsip comensed to prepair for nailing on shingles on wagon house..."
> March 31—G Bowers making bee hives...Bowers has finished the wagon house and some other

[68] Anne Royall, Black Book, or, a Continuation of Travels in the United States, vol. 1 (Washington, D.C.: Printed by the Author, 1828), pp. 294-295, as cited in Grivno (2000), pp. 23-24.

small jobs has worked in all sice [sic] he commensed which was December 29th 1828 33 days—he went home after supper."
April 1—"...have not been out of the house have been ingaged poasting my books..."
April 3—"...John Frantern [Frantesn?] [hired man] ...planted a snow ball tree, an Athenian poplar and a locust..."
April 17—"...planted some gourd seed in front of the house..."
April 20—"Mr. Hort [piano instructor] arrived with one waggon load of furniture..."
May 12—"...JK [Joseph Knode]and myself nailed on the lath on one side of ice house..."
May 14—"...JK [Joseph Knode] and myself nailed on lath for thatching..."
May 15—"Jacob Gouss finished tying on the [straw] faggots on ice house..."
May 16—"...C Pickley [hired woman] whitewashing the kitchen..."
June 2—"...Franklin planted some potatoes adjoining the privy..."
June 7—"...M Varble brought the carpet from GM Conradts Frederick Town with the bill of $33.25..."
June 20—"...Henry M. cutting some grass about the house..."
July 9—"strewing elder leaves through the wheat to prevent weavle [sic]"
July 17—"...Julious fixing up the cistern that has given way..."
October 26—"...brought up from the office 3 bushel salt..."
October 27—"...Benjm Engle brought a wire window screen and my umbrella new covered from Balto—pd 2-75 for the repairs of the umbrella..."
November 4—"...Limen has been prepairing to shingle the quarter..."
November 7—"...Pd. M Lemen $5 on acct of work he finished shingling the quarter last night says he nailed on 870 shingles a. 15 cents..."
November 10—"...Mrs. B bought a gross screws at ST pd 37 ½ which is intended to fasten the brass steeples to hold the stair rods..." [The "brass steeples" (staples) held stair carpet rods in place. They were screwed into the joint of the stair treads and risers.]
November 11—"...moved the piano into the little parlor..."
November 17—"...I remained in the house writing all day..."

November 18—"...have trimmed the grape vines in the garden..."
November 19—"...Mrs B sat out 3 pear trees which with 3 others planted a few days since all from George Knode's nursery..."
November 26—"...Capt. Highbarger came from home this morning has brought 6 lights glass from Robinsons...Highbarger ingaged glazing windows and altering pantry..."
November 28—"...Highbarger working at windows & old table...gave my notes [in Sharpsburg] for articles bt at Myerses sale amt $86.35 ½..."
December 7—"...set poison for the rats in the cellar..."
January 1, 1830 – "...a peach tree in bloom near the well."
March 12 – "I sat [set] out a Mulberry tree on the west side of the house. – ...had my chimneys swept."
April 6 – "Sam Bell whitewashing...paid for Cromak [Chrome] yealow [sic], 12 ½ for the walls of the Room." [no specific room mentioned]
April 7 – "...the girls cleaning House all the furnature out of Plase [sic] for the last two days."
April 8 – "Negroe Sam Bell whitewashing up stairs..."
April 9 – "Negroe Sam Bell finished white & yealow washing..."
April 22 – "...paid Negroe Sam Bell $1.68 ¾ for white washing House."
May 21 – "Stifler [a mason] at the wall in front of the barn..."
May 22 – "Murphy digging out the old lime kiln..."
June 3 – "Julious digging the Cisterns larger..."
June 9 – "Stifler & Jefferson ["his black journeyman mason"] commensed the walling the Cistren [sic]." [William Mose had been quarrying stone for the Cistern wall]
June 14 – "Stifler...set to plastering the inside of the Cistren [sic] with Cement morter [sic]..."
June 15 – "Stifler finished the Brick pipe to the Cistren [sic]."
Oct. 7 – "...obtained some straw burry [sic] plants from Joseph J. Merrick Esq. and Genl. Otho H. Williams."
Oct. 11 – "Dutch John working in the Garden fixing strawberry beds [6' x 6' x 6']..."

Nov. 9 – "...manure for the Asparagus bed..."[69]

Blackford's August 20, 1829 entry included a reference to his resurvey of all of his land into one parcel, noting, "...Met A. Hogmire who gave me a plot of resurvey on Moreland..." His resurvey (see attached plat), patented in 1830 under the name *Moreland*, was apparently a play on David Moore's name as well as the fact that Blackford was gathering a large amount of land for his plantation.[70] The resurvey of his land may in fact have been in preparation for the coming C&O Canal, which planned to run along the entire river frontage of John Blackford's property. Few Maryland landowners were satisfied with the compensation offered by the canal company for their right-of-way purchases, and many went to court as a result.[71] The advance of canal construction, finished through Washington County in 1834, sparked a frenzy of work on the turnpike road leading from the ferry – and what would be Lock 38 on the canal – as well. Blackford's 1829 diary included multiple notations for September about working on the turnpike road from Mumma's (the mill on Antietam Creek east of Sharpsburg) to the river.

On April 1, 1830, the Hagerstown Torch Light and Public Advertiser carried an advertisement placed by John Blackford for the sale of Ferry Hill:

FARM & FERRY
FOR SALE
That beautiful Estate called FERRY HILL...on the Potomac river opposite Shepherdstown, commanding an extensive view of that Town, River, and of the rich and picturesque country in a circle of many miles; it contains 500 Acres, one half of which is in a high state of cultivation, with extensive Orchards, the residue covered with a great variety of large and valuable timber. The MANSION HOUSE is of Brick, built in the most substantial manner, forming a L, one front fifty and the other seventy feet, two stories high, all of the very best materials and in the modern style; cost $10,000 to construct; the lawn consisting of about five acres, is adorned with a variety of fruit and

[69] John Blackford Diary, 1829-1831, MS 1087, Special Collections, MdHS, Baltimore, MD. Blackford refers to "JK" for Joseph Knode, his wife's brother [?] and a tenant on the plantation, and to "Mrs. B" for his wife Elizabeth (Knode) Blackford.
[70] Washington Co. Patented Certificate 608, Patent Record GGB 1, page 190, Plats.net.
[71] John Blackford's court proceedings are recorded in Washington Co. Judgment Records, Liber 20, folio 23, Washington Co. Courthouse, Hagerstown, MD. .

ornamental trees; attached is a large and fertile Garden well enclosed and stocked with fruits; a Carriage and Ice House, with every other necessary building. Near the house is a Well of excellent Water and two spacious Cisterns; the Barn is of Stone, 90 by 40 feet, with Stabling underneath the whole. The Tenant's House is situated at a suitable distance, is large and convenient, attached to which is a large Barn, two well enclosed Gardens and all necessary out buildings, with abundance and variety of fruit; a large Stone Spring House with a large never-failing Spring which affords a splendid situation for a Distillery.

The FERRY is one of the best and most productive on the Potomac; attached thereto is an extensive TAVERN HOUSE, two stories, rough-cast, has 12 rooms, 6 on each floor, with Stableage, Granary and a Stone Smith Shop. The most important advantage in the location of this Estate, is its having the Turnpike Road leading from Winchester in Virginia to Baltimore, passing through it, and is directly on the line of the Chesapeake and Ohio Canal and the Baltimore and Ohio Rail Road, and must necessarily become a place of deposite. This property binds on the Potomac more than two miles, the curve in which River includes nearly all the Estate, which gives it a singular advantage, as the whole of the land can be enclosed by a short line of fence. It has likewise the advantage of being in the vicinity of Iron Works, and several large and extensive Flour Mills. For further particulars, apply to MARMADUKE W. BOYD, Esq. Hagers-town, and for Terms to the proprietor, on the premises.

JOHN BLACKFORD.[72]

In fact, Ferry Hill Plantation was not sold in 1830 and there was no indication in Blackford's diary from that year that he ever actually intended to sell, although he noted on October 8, 1830, "pd. Wm. D. Bill [Bell] $12 for advertising my land."[73] It is possible the advertisement was an attempt to obtain a current value for his property to aid in negotiations for the best price for the C&O Canal rights-of-way.

[72] April 1, 1830, page 3; as transcribed by Robert Chidester.

[73] John Blackford Diary, 1829-1831, MS 1087, Special Collections, MdHS, Baltimore, MD.

Blackford's sale advertisement provided a relatively detailed description of the Ferry Hill Plantation in 1830. There were three areas described: the Mansion House Area, the Tenant House Area, and the Ferry Area.

The Mansion House Area:
- Brick Mansion House, L, 50 by 70 feet, 2 stories
- Stone Barn, 90 by 40 feet, stabling below
- Carriage House
- Ice House
- Well
- Cisterns (2)
- Other necessary buildings [typically this includes smokehouse, out-kitchen, privy, slave quarters, other sheds]
- Five-acre lawn with ornamental trees and fruit trees
- Fenced garden, fruit

The Tenant House Area:
- Tenant House, large
- Barn, large
- Stone Springhouse, large
- All necessary outbuildings
- Fenced gardens (2), fruit

The Ferry Area:
- Tavern House, rough-cast (stuccoed) [over timber frame], 2 stories, 12 rooms, 6 each floor
- Stable
- Granary [on the right (southeast) side of the road?]
- Stone Smith Shop [none of the stone buildings now standing in this area appear to have been this smith shop,the stone cottage and stone store/house had not yet been built]

The 1830 U.S. Population Census listed Blackford, now about 59 years old, with ten white adults and children in his household including his wife (30-40), two boys and two girls under the age of 10, two boys between 10 and 15, two young men and one young woman between the ages of 20 and 30. Blackford also listed five male slaves and three female slaves, four of whom were young children. The following year (1831), Blackford recorded a Certificate of Slaves in the Washington County Courthouse, in which he certified the importation from Virginia of four slaves, William (22), Hannah (20), and her children John (3) and David (1).[74]

John Blackford, slave-owner, was a man of his time for whom enslaved black men, women, and children was an acceptable aspect

[74] WCLR, Liber M, folio 522.

of his farm and ferry operations. His relatively benign treatment of his slaves, although he did beat them occasionally, his care and even apparent fondness for Ned (Edmund), all recorded matter-of-factly in his diary, represent a statement of daily life for the slaves living on the Ferry Hill Plantation. On December 16, 1829 Blackford noted, "...Mrs Noftsinger cutting and making up clothes for the Negroes...," and on other days he remarked on the purchase of shoes or other items for his slaves. But on February 9, 1830 Blackford wrote: "Gave negroe Daphney a pretty severe flogging for her impudence..." In fact, Blackford had repeated problems with Daphney and in March 1838 she apparently committed an act of defiance by depriving him of her offspring. Noted Blackford after her miscarriage of twin girls at four months, "It is thought she took medicine to produce their distruction."[75] Despite this, Daphney was cared for in the plantation "hospital" for eleven days. Throughout January 1830, Blackford remarked on the illnesses of Ned and Julious, providing an indication that the "small room above the kitchen" was perhaps, in fact, the hospital:

> January 3—"...moved Ned [who had been very sick] into the small room above the kitchen..."
> January 4—"...Ned mending, Old Judy here..."
> January 7—"...Julious laid up in the hospital with strained knee behaved very bad last night..."
> January 8—"Julious and Ned both in the hospital..."
> January 10—"Ned in hospital tho recovering Julious hobbling out a little. Dumb Elsey called..."
> January 11—"Ned still in the hospital..."
> January 21 – "moved Ned into the quarter from upstairs"[76]

Ned (Edmund) and Julious (Jupe), both slaves for life, served primarily in the operation of the ferry. Other slaves on the farm worked in the fields plowing, planting, weeding, and harvesting. They delivered threshed wheat to the mills, cut and delivered cordwood, and assisted in construction and repair projects. Through the month of March 1830, Blackford's slave named Murphy worked for Shepherdstown merchant George Entler, taking five trips down the Potomac River on Entler's flat boats. Ned and Julious often lodged on the ferryboat, although there were slave quarters on the farm. In October 1830, Blackford employed John Stifler, a mason, and his "man" Jefferson, at

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[75] Green & Hahn (1975), Ferry Hill Plantation Journal, 1838-1839, pp. 25-26.

[76] John Blackford Diary, 1829-1831, MS 1087, Special Collections, MdHS, Baltimore, MD. We do not know if the "small room above the kitchen" actually refers to the room above the kitchen in the mansion house, however, the reference to moving Ned "to the quarter from upstairs" seems to indicate so, and that this was probably the "hospital." Old Judy appears to be Ned's (Edmund) mother who lived on David Moore's (stepfather) farm. Thus, John Blackford had probably known Ned since Ned was born.

"plastering the upstairs of the quarter" which Will (William) later white washed. On January 6, 1831 he recorded "preparing timber for a shed at the end of the quarter."[77] In 1841, Franklin Blackford wrote in his diary that he purchased a log "house" (probably a slave quarter) from his brother Henry on the Ferry Hill mansion farm, which he then rebuilt as a "quarter" on the Lower Farm where he was living at that time.[78]

Throughout the Blackford years at Ferry Hill slave labor served as the core of the farm labor force. Despite the relatively relaxed atmosphere established by John Blackford as a slave master, several of his slaves either attempted escape or failed to return from trips as scheduled. After the C&O Canal reached the Ferry Hill property, Blackford and his son Franklin recorded several incidents of other people's runaway slaves using the canal towpath for their passage to freedom. Wrote Franklin in June 1839:

> We went down the canal a short distance and we discovered five – one woman and a child, two girls, and one man. We arrested them and brought them up to the house. Joe Knode came up we hitched Joes mare and mine to the wagon to take them to town to have them committed to jail. We did so, the woman being pregnant and complained very much.[79]

Several days later, Franklin was informed "that the owner of those runaways we took up the other day has left $200 for us in Hagerstown."[80]

The C&O Canal reached the Sharpsburg District by 1834 and continued nearly to Williamsport. The railroad, however, crossed to the Virginia side of the Potomac River at Point of Rocks, before reaching Washington County, because of the narrow right-of-way passage at that point, which was already owned by the canal company. The railroad would likely have made a greater impact on Washington County farm production than the advent of canal transportation appears to have. It is likely that the Ferry Hill Plantation's stone cottage and store were constructed in anticipation of the canal. Lock 38 on the canal was located directly adjoining Blackford's Ferry.

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[77] John Blackford Diary, 1829-1831, MS 1087, Special Collections, MdHS, Baltimore, MD.
[78] Franklin Blackford Diary, Nov/Dec. 1841, copy from C&O Canal National Historical Park.
[79] Franklin Blackford Diary, June 1, 1839, copy from C&O Canal NHP; see also Underground Railroad Network to Freedom Application Form, "Ferry Hill Plantation," January 2002.
[80] Ibid, June 14, 1839.

John Blackford was in negotiations with the canal company as early as 1832 for the purchase of canal right-of-way through his property. It is likely that his *Moreland* patent and advertisement for sale of the property, both in 1830, were to establish the highest value of his land prior to negotiations. In August 1832, the Washington County Court instructed the Sheriff and a "Jury of eighteen inhabitants of said county" to take an Inquisition of Blackford's property. The inquisition was returned to the court in November 1832 and was immediately challenged by Blackford. The following month, "good cause having been shown by the said John Blackford against the said Inquisition," another one was ordered, the Sheriff and a new Jury to meet on Blackford's land January 3, 1833. Forty-one acres, three rods, and one perch were measured out of *Moreland*, for which Blackford was awarded $1,500. John Blackford was apparently satisfied with this payment and the court proceedings were documented: "Ordered by the Court this 28th day of March 1833, that the aforegoing be and the same whereby affirmed, no good cause having been shown against the same and the same be recorded as the law directs."[81]

In December 1833, Blackford suffered another setback in his negotiations with the C&O Canal Company. They condemned a one-acre parcel, part of "the ferry lot," in order to construct a lift lock for boats to leave the canal and cross the river to the Virginia side to pick up cargo. In the court proceeding one year earlier (November 1832), Blackford and the Swearingen heirs expressed their fears that such a lift lock would adversely affect their ferry business. The Canal Company assured them that a lift lock was not in their immediate plans. With no foreseeable damage to the business, the compensation offered to the ferry owners in 1832, including John Blackford and the heirs of Thomas Van Swearingen (John and Mary Quigley, Hannah Van Swearingen, Virginia Van Swearingen, and Julia Van Swearingen) was "one cent." With the 1833 condemnation of the ferry lot, the owners took the company to court to get "just compensation," not just for the land but also for the potential loss of ferrying business. They argued that people would not have to ferry their produce across the river to load it onto the canal boats. But the court found in favor of the canal company and the one-cent compensation remained in place.[82] In his 1835 diary, Blackford recorded the impact the lift lock had on his ferry business: "...have been assertaining [sic] the Receipts at the ferry for the last five years to assertain [sic] the depression in consequence of the Canal

[81] Washington Co. Judgment Record Book 20, page 23.

[82] December 3, 1833 letter from John Blackford & others attorneys to the President and Directors of the Chesapeake and Ohio Canal Company, National Archives, Record Group 79.

which I find the last year to have depreciated 50 per cent from the preceeding [sic] year."[83]

Despite the loss of income from the ferry, Blackford's plantation and investments continued to generate enough income to sustain a comfortable life. In 1835 and 1836, Blackford purchased additional land, although his acreage totals never appear to reach the 750 acres cited in previous histories of Ferry Hill. In 1835 he purchased 5 ¾ acres of *Antietam Hills* from Joseph and Mary Hayes, apparently the result of a dispute recorded in Blackford's 1835 diary in which Hayes claimed that Blackford had already fenced the acreage and should therefore buy it.[84] Blackford bought 50 acres of the Jacob Bedinger property, part of *Antietam Bottom* and *Resurvey on Antietam Bottom*, adjoining the eastern boundary of *Moreland* in 1836.[85] This brought Blackford's total acreage to approximately 556 acres, including the 500 listed in the 1830 ad, plus 5 ¾ from the Hayes' and 50 acres from Bedinger. Subtract from this total the 42 acres lost to the canal, and his property was approximately 514 acres. The 1836 tax assessment recorded in Blackford's diary listed only 466 acres, apparently taken prior to his purchase of the Bedinger land.[86] In fact, the 1836 tax assessment valued Blackford's property at $20,059 and valued the ferry separately at $7,000. Blackford ranked among his wealthiest neighbors, including Philip Grove (Mt. Airy), whose property was valued at $34,003; Joseph C. Hays (Hayes), valued at $17,625; and Col. John Miller, valued at $18,651.[87]

Blackford's diaries reveal important details about the land and monetary transactions that he was engaged in throughout the 1830s, the peak years of the plantation. They also record detailed accounts of the farm operations, plowing, planting, harvesting, threshing, and milling as well as various wood products. Hidden among these details though are references to construction, repairs, and other activities relating to the gardens, individual buildings, and to rooms within the mansion house used every day by its occupants. However, Blackford did not provide directions as to where each room was located within the house or on the grounds, perhaps because he and his family already knew these details:

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[83] John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS.

[84] WCLR, Liber RR, folio 334. John Blackford Diary, 1835-1836, Sept. 22, 1835, "Doct. Hays again applied to me for pay for the lot of land I included within my fence."

[85] WCLR, Liber TT, folio 165.

[86] John Blackford Diary, 1835-1836, March 6, 1836.

[87] 1835-1836, Washington Co. Board of Co. Commissioners (Tax Book), MSA C1980, Maryland Archives.

Dec. 2, 1835 – "the hands put up a stove in the Dining room."
Dec. 10 – "Will and Murphy ingaged [sic] making a Hovel for the Hoggs near the Canal Pit."
Dec. 15 – estimates 230 bushels of corn in the "Corn House."
Dec. 24 – "Franklin came down stares [sic] and is so much recovered..."
Jan. 18, 1836 – "C.K. [Catherine Knode, Mrs. Blackford's sister] Jennett & Helena quilting in the upper parlor" [unknown which room this indicates]
Feb. 2 – "Mr. Cease [Siess] the mason called wants to rent the stone cottage; wants a garden to it."
Feb. 18 – "I put a lock on the Kitchen doore [sic]."
March 18 – "Salley Shepherd lodged with the girls"
March 23 – "fixed a latch on the dining Room doore."
April 2 – "G. [George] Reynolds and Quigley agreed to take [rent] the ferry House for George Unseld to keep as a tavern, to Board the hands and Repair stable, pump and all the necessary repairs the materials...to be furnished."
April 7 – "two of the tax asesors [sic] ...took an account of my Property. 466 acres of land, 17 negroes, 11 head Horses, 15 Cattle, 36 head Sheep, 15 lambs, carriage & gig furniture and plate copper Kettle."
April 15 – John T. Cookus, wife, and two girls, "lodged with us not meeting with accommodations at the ferry House."
April 16 – purchased from O.H.W. Stull in Hagerstown, 3 silver leaf poplars, and 6 peach trees, "some Shrubbery and trees"
April 20 – "Enoch all day taking up and seting [sic] out young mulberrys [sic] and poplars on the Clifts [sic] and about the little spring in the Clifts."
May 9 – "William Bowen called to enquire about painting and papering; sent Dick for lime to Jacob Millers Brought half Bushel to white wash with"
May 11 – "Negroe Sam Bell white washing two Rooms"
May 19 – Bowens Boys painting the Dineing [sic] and bed Rooms"
May 25 – "young Hersey came after Breckfast [sic] and commenced painting the out side of the House."
May 26 – "Bowens two Boys painting and pensyling [sic] the wall of the House."
May 27 – "Bowens Boys painting...William Bowen called says he will stain and paint the house by the day."

May 30 – "Bowens apprentice painting a Doore." [probably inside, raining that day]
June 3 – "Franklin and Will making an arbor on the Clift above the spring"
June 5 – "M. Shellman [a white hired hand] returned to lodge and did lodge above the office. "
June 14 – "William Bowens Boys came over in the afternoon and made a small beginning to stain the House outside."
June 15 – Bowens boys staining the house.
June 17 – "Bowens two boys came and are staining and varnishing the stair Railing and the Thermometer frame."
July 2 – "Pd S. Bill [Bell] $2.25 for white washing 9 Rooms."
July 5 – Bowens Boys have been pensiling [sic] the House again this day."
July 6 – "Mr. Bowen called with a pattant [sic] pulley for a passage lamp."
July 7 – "Bowens Boys are here and about to finish"
July 16 – "the two Boys Duke & Neal [Blakeney] came over in the evening supped and lodged in the office"
July 21 – "Mr. Shindler called to see the spouting of the House"
July 22 – "Conrad Shindlers Col'd man came over and repaired the spouting which was done in a few minutes."
July 26 – "Mr. Powell [carpenter] and his man went down to Unselds to supper, my family not being satisfyed [sic] to Board them."
Aug. 2 – "Mr. Powell and his 3 hands framing the straw house"
Aug 4 – "Powell and man was 4 days Boarding at G. Unseld....Capt. D. Highbarger, Abm. Smith, J. Knode and two lads that work with him...assisted with my own hands to raise the straw house...Powells hands commenced to pull off the old Barn roof and nail on new shingles"
Aug. 5 – "sent Ned up to C. Shindlers for 30 sheets of Tin for the Barn Roof"
Aug. 12 – removed shingles from the ferry house stable and replaced them – 1,932 shingles[88]

[88] John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS. The reference to "CK" is Blackford's sister-in-law, Catherine Knode.

From Ferry Hill Plantation Journal 1838-Jan. 1839:

> March 17 – "Murf and Will brought up 10 bu. Clover seed, deposited in office upstairs." [This could mean that the "office" is in another building separate from the main house.] [89]
> June 20 – reference to 200 bricks to repair oven.
> August 2 – reference to making paling fence for the garden "in rear of my office." [Could mean that the office was in a separate building east of the house. See footnote below.]
> August 14 – Blackford wrote to G. Conradt of Frederick about making carpeting.
> August 14 – Reference to working on cistern
> September 3-4 – reference to the "breakfast room." J. Moore [Blackford's step-brother?] commenced pulling down fireplace in the breakfast room" preparatory to making alteration.
> September 5 – measured for cupboard by the fireplace, presumably in breakfast room
> September 16 – money missing from Blackford's desk in his office. Sash of "gable end window removed by which house was entered." [There is no gable end window in the room designated as the office in the main dwelling. See footnote below.]
> September 17 – reference to finding the empty cash drawer from Blackford's desk "upstairs hid under some wool."
> October 4 – note that 50 bushels of apples were placed in the cellar.
> October 15 – bought 1 lb of wrought nails for cistern shutters.
> November 1 – took 280cwt carpet yarn to Conradt to have woven.
> November 13 – sent a sample pattern of striped carpet (from Mrs. Parren's carpet) to Conradt, as an example of what Blackford wanted.
> December 6 – Samuel Barnett came to fix the windows and put in new cord and pulleys. He also

[89] Room 105 was identified in the 1978 Harlan Unrau Historic Structure Report for Ferry Hill as the "Office," based on Unrau's interpretation of John Blackford's 1838-1839 journal, the only journal available at that time. Since then, several additional years of the Blackford diaries have been made available and were thoroughly researched for this report. We believe that Blackford's references to an "office" refers to a stand-alone outbuilding, possibly the frame building then still standing to the east of the mansion house on the 1939 maps drawn for the bridge and Route 34 realignment (Fig 2-024).

> set up CK's [Catherine Knode] stove in the breakfast room.[90]

On October 7, 1838, after a long illness, Elizabeth (Knode) Blackford died.[91] John Blackford was not left alone however. Two of his children were married, Janette (Janet) to Dr. Otho Smith in Boonsboro, and Franklin to Elizabeth Miller of Sharpsburg who were living at the Ferry House. But Blackford still had Helena (Helen) and his youngest son William living at home, as well as his deceased wife's sister Catherine Knode (CK) and still quite numerous visitors. Henry Blackford was attending Mercersburg College, but came home for visits. With his large farm/plantation and ferry still to attend to, what turned out to be John Blackford's last year of life was full of activity.

In January 1839, Blackford transferred a mortgage he held on Abraham Barnes and Melchim B. Mason for personal property (including slaves) to Dr. John Hanson Thomas. The mortgage was security for a loan of $10,000 Blackford made to Barnes and Mason previously. Although the document said only $1 was exchanged there were also "valuable considerations," meaning that perhaps Blackford owed Thomas money or payment was made to Blackford previously or in some other form.[92] In January 1836, Blackford first noted the request for the loan by Abraham Barnes. He several times refused to make the loan, but was later convinced by his lawyer to do so, an unfortunate choice it appears.[93]

The following entries are from John Blackford's final diary, January 16, 1839 – October 19, 1839:

> Jan. 18 – "...ingaged this morning [minding?] the catch of the room door..."
> Jan. 21- "...I have remained in my office all day..."
> Jan. 28—"...sent Enoch off at sunrise with the cart for Boonsb. He took...a letter to Mr. S Bentz ordering the parlor stove and some small articles beside"
> Jan. 29—"...I put up the parlor stove..."
> Feb. 5—"...had the stove in the cellar removed to the quarter and the cooking stove put in its place..."

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[90] Fletcher M. Green and Thomas F. and Nathalie W. Hahn, eds, Ferry Hill Plantation Journal, ...4 January 1838 – 15 January 1839, (Thomas F. Hahn: Shepherdstown, WV, 1975, 2nd edition).

[91] Green and Hahn, p. 96.

[92] WCLR, Liber TT, folio 774. This document notes that the original loan was made in 1835, however Blackford's diary records the original loan in January 1836.

[93] John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS.

Feb.12—"...in the evening CK came home sick and went to bed. Had a bed fixed for Martin [Shellman] upstairs in my office..."
Feb. 13—"...M. Shellman lodged in the office & Betsy Mahafey in the house..."
Feb. 14—"...Franklin brought up a ten plate stove for which I gave him a cooking stove [the one in the cellar?] and the apparatus which cost me 36 Dollars..."
Feb. 24—"...wrote a letter to Docr John Quigley in answer to one from him of the 20th on the subject of repairing the wall inclosing the graveyard and respecting the ferry. Which I offered to buy or sell at $5,000. or pay 300$ annually; I asked for an answer to my proposition..."
March 2—...lease to Reynolds of the ferry lot [Virginia side] to commense Feb. 16,1836 to continue eleven years to Feb.16, 1847.
March 7—"...Martin about the kitchen, quite intoxicated..."
March 9—"...sent Jupe with dog [walice?] to old Mr. Folks and brought a pine table from Samuel Barnetts painted by Bowen..."
March 10—"...I passed the day pretty much in my office. Martin says Henry Selby and some more such characters was drinking, quarreling and making much noise down at Franklins..."
March 11—"...Wm Bowens boy came over and varnished the pine table which Barnett had made and which Bowen painted.
March 17—"...caught Isaiah examining my small drawers in the bookcase for which I gave him a correction..."
March 20—"...Martin making faggots in the barn to patch the ice house roof..."
April 7—"...Franklin came to whom I gave a lecture for his conduct..."
April 17—"...Negroe Sharlott's age I find from examining a bill of sale that she is 54 years of age I bought her in 1798 28th April from William Thornbury..."
April 24—"...Sharlott sat out for home..."
May 16—"..."sent Enoch over with the sopha to Conner to have it stuffed over again..."
May 30—"...David Conner called with an account for repairing a sofa amt $10.75 which I conceived exorbitant. I offered to pay him $6.75 which he refused to take and went off..."
June 3—"S. Barnett called to measure for the timber for the Balconey [south porch?] he then rode my mare to the iron works to see about the iron and spikes for the

[boat? – Blackford was having a new ferry boat constructed]..."
July 18—"...the 68th anniversary of my birth..."
Aug 26—"...N. Carusi called. Paid him $250 for a piano..."
Aug 31—Blackford sleeping in the "large chair" [he had been ill for the last month or more with difficulty breathing, chest pain, head ache and upset stomach—congestive heart failure?]
Sept. 3—"He [Brantner] has commenced the balcony this morning..."
Sept 5—"...Dr. Dorsey came ½ after one o'clock, sent for Parran who did not come until 4...." Dorsey remained all night. [Blackford was not responding to Dr. Parran's treatments and so Dr. Dorsey was called in.]
Sept 6—new ferry boat done and painted.
Sept 8—"...Franklin called and did not speak to JK [Joseph Knode, who was also there visiting Blackford] his wife called on her return from S Town..."
Sept 10—"...2 of Barnharts young men at work repairing the Belcona [balcony]..." Doctors Perry, Dorsey and Smith all met to discuss Blackford's condition and stayed for dinner. They all concluded that he was much better.
Sept 12 – "...I rode round by JK [Joseph Knode] and up the canal Corban and Franklin with me on horseback. I am very weak. I said to Corban that I should expect him to pay me two thousand dollars on or before May next, he sat out for home. Sent the lounges and 8 brass rods over to H. Kimer..." [Blackford extended two other deadlines for Corban to pay money owed, May 1839 and July 1839. The amount owed increased substantially each time]
Sept 15—"...Elizabeth Franklins wife delivered last night a fine perfect girl child..."
Sept 17—"...S Barnharts hands finished the ballcony. Conrad Shindler called. Ingaged him to adjust the tin spounting..."
Sept 27—"...Barnhart putting up mantle[?] and the cupboard. Ferrel painting ballcony floor..."
Sept 29—"...Ferrel came at one o'clock and resumed the painting..."
Oct 3—"...Doct. Quigley ...signed the agreement with Julia Swearingen and Hannah Van her daughter..." [for Blackford to purchase their rights to the ferry]

In September of 1839 Blackford entered into an agreement with Thomas Van Swearingen, his wife Ella E. and Hannah Van Swearingen of Fayette County, Kentucky, and John Quigley, his wife Mary and Julia Van Swearingen of Jefferson County, Virginia to purchase their half interest in the ferry, including the half-acre lot on the Virginia side and the 4-5 acres on the Maryland side with "the

ferry house and all buildings and Improvements…"[94] The agreement was not officially finalized until 1840, probably due to Blackford's illness which ultimately led to his death in November 1839.[95]

On November 1, 1839, John Blackford wrote his Last Will and Testament and died on November 5th at the age of 68. He divided the Ferry Hill Plantation into three farms, much like the three areas described in the 1830 sale advertisement:

- To Franklin he devised the ferry property, "including the undivided moiety or half part which I have lately purchased from the widow and heirs of Thomas Van Swearingen, the purchase money of which is to be hereafter paid of my estate at large [$5,000]," to which he added 10 acres of orchard and specifically excluded the "stone cottage;"
- To Henry V. S. he devised "the home or farm whereon I now reside [Ferry Hill farm]," to which he attached the stone cottage;
- To William M. (Moore) he devised "my lower farm whereon Joseph Knode now lives with the three parcels of land at different times acquired and purchased from the heirs of Thomas Shepherd, Dr. Hays, and the trustees appointed to sell the real estate of Jacob Bedinger." William was still a minor and Joseph Knode was given a 2-year lease to continue on the property;
- To his daughter Janet (Janette) Smith, wife of Otho J. Smith, one of the executors, he gave money and personal property;
- To his unmarried daughter Helen he gave money;
- And to his sister-in-law, Catherine Knode, he devised a $200 annual payment.

After months of remarking on his father's illness, Franklin Blackford recorded in his diary on November 5th, 1839: "Father left us this morning 10 minutes after 9 o'clock he was perfectly rashanal [sic] until the last. He has gone I hope happy to meet his redeemer in Heaven his disease was a dropsieal affection [sic]. This is a debt that we all owe and it must be paid…" Three days later Franklin noted that the will was read, "he divided his property equally among his 5 children to their satisfaction."[96] John Blackford was buried in the Swearingen family cemetery (Fig. 2-014) at Bellevue near Shepherdstown.[97]

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[94] WCLR, Liber WW, folio 605. The Quigley's and Van Swearingen's were the heirs of Thomas Van Swearingen who purchased the ferry interest from Henry Van Swearingen in 1815.

[95] WCLR, Liber WW, folios 605 and 609; Franklin Blackford paid $5,000 plus another $50 to the Swearingen heirs for the ferry interest.

[96] Franklin Blackford Diary, Nov. 5, 1839 and Nov. 8, 1839. On Nov. 14th Franklin went to visit Grandfather Moore and Corban Blackford and noted: "Corban made some threats concerning the will," however no explanation was given.

[97] Robin D. Ziek, "Archeology Survey, C&O Canal, Ferry Hill," 1979, Plate 1a, photo of John Blackford's gravestone.

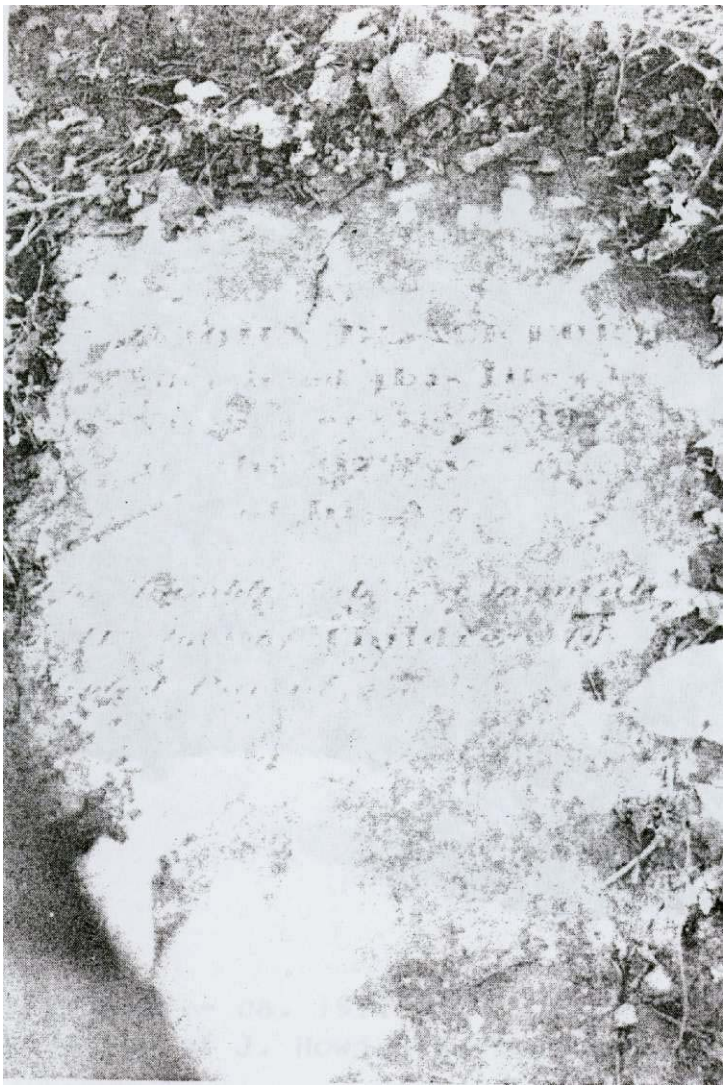


Fig. 2-014: Tombstone of John Blackford, family graveyard located in Shepherdstown, WV on Shepherd property. (Ziek Archeology Report, June 1979.)

A public sale of John Blackford's personal property was held in December 1839, as instructed by his will, to provide the cash payments to Janet, Helen, and Catherine. For this an inventory was recorded, the details of which provide, in effect, a furnishing plan for the mansion house. The inventory also listed all of Blackford's livestock and his slaves. The slaves, according to the will, were not to be "sold out of state." Among the 16 slaves inventoried (Edmund and Julious went to Franklin with the ferry) were Daphney valued at $300, who was later sold by Franklin to a man in Florida, and the four slaves imported into Maryland by John Blackford in 1831: Bill (William) valued at $550, Hannah (and a new child Mary) valued at

$475, and her two boys John ($300) and David ($275).[98] Franklin recorded his purchase of Murphy and a slave named Aaron at the estate sale, but his diary indicates that Bill, Hannah, and John also remained on the farm.[99]

Ferry Hill under Franklin Blackford

Franklin Blackford began keeping a diary, much like that of his father, in December 1838. It was clear from his writings, however, that Franklin lacked the social refinement of John Blackford as well as his business acumen. With Henry Blackford still away at school (or possibly working in York, PA), Franklin and his family moved into the Ferry Hill mansion house. Joseph Knode (JK in John Blackford's diaries but called "Joe" by Franklin) stayed on the Lower Farm while William Blackford was apparently at school in Georgetown and a man named Elgin operated the ferry and tavern business. In addition to working the farm and making numerous trades and purchases of horses, Franklin made some changes to the buildings:

> Oct. 2, 1840 – "...Colbert blasted some of the rock away..." for a "cave" or root cellar, which was later built of stones laid with lime and sand mortar, covered with earth and sod, and fitted with steps and a painted door (through Nov. 30th) [unknown exactly where on the grounds this was located]
> Nov. 14 – "Joe off to Sharpsburg for bricks to build an oven."
> March 10, 1841 – "Capt. Shryock came he and I went to the woods to cut some timber for pumpstocks..."
> March 15 – "Colbert came over to go in the well but he found two [sic] much water Capt. Shryock found his stock was too short he cut another piece..."
> March 16 – "Capt. S. finished the pump I paid him $15,41¢ - I sent Joe over for some plank for a trough Linch made a frame for the well Wright made a trough for my stable room."
> March 25 – A man named Corban Reed began working in Franklin's smith shop and continued to work on and off for several years.
> June 26 – "I rode with Dr. Smith and Lawyer Lee to Gr. Father Moor's [sic] to take his deposition conserning [sic] a suit between Corban [Blackford] and our Estate..."
> August 12 – "Linch came up to put some posts under the porch he went with Joe to the woods for a [?] they

[98] WCRW, Inventories, Liber L, folio 23, transcribed by Chidester, p.50; Chidester, p.57.
[99] Franklin Blackford Diary, Dec. 13, 1839.

> cut the posts and we fixed the porch…" [unknown which porch this refers to]
> August 13 – "I drove some of my stock down to the [Lower] farm I intend moving on Wednesday…I saw Joe and we closed the bargan [sic] I am to give him $2,800 for all he has now on the place and the furniture in the house…"

William M. Blackford, the youngest son of John Blackford who had inherited the Lower Farm was apparently going to school in Georgetown at this time.

Significantly, on April 5, 1841 Franklin wrote: "Joe Knode hauling Hellens things over to town [Shepherdstown?] Helen left." Several months later, on November 16, 1841, Helen married Rev. Robert Douglas.[100] Douglas was mentioned frequently in John Blackford's 1835-36 and 1838-39 diaries, preaching in Shepherdstown where Helen (Helena) attended his services on many occasions. Helen was Douglas' second wife, his first wife, Mary (Robertson) Douglas, having died several years before. He brought his 4 year-old son Henry Kyd Douglas to the marriage.[101]

After Franklin's move to the Lower Farm, Henry V. S. Blackford, with his wife Eliza (Mayer), moved into the Ferry Hill mansion that he inherited from his father. Franklin mentioned Henry and his family, sometimes socially and sometimes in shared work on the farms, but the brothers appear to have had a relatively distant relationship.

In February 1844, Franklin Blackford noted in his diary that Mr. and Mrs. Ganon, who were living in the Ferry House since August 1842, were preparing to move to Hagerstown. In a post-script Franklin wrote: "they moved some time in March I then moved up to the fery hous [sic]." Nothing was entered into Franklin Blackford's diary for the next five months, but in August 1844 he returned to writing in his journal saying: "for the last two months I have been very unhappy [sic] on account of what I have heard & seen but I hope it will wear away, we must expect to have some cloudy days in the world. Let this sufice [sic] as I shall not disclose this secret while I remain here below."[102] For the next two years, Franklin remained at the Ferry House, his diary entries filled with fox hunting, horse-trading, and the occupation of his farm laborers at planting, harvesting, and threshing.

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[100] Blackford family Bible, Blackford-Grove-Mayer Collection, MdHS, MS 2637.

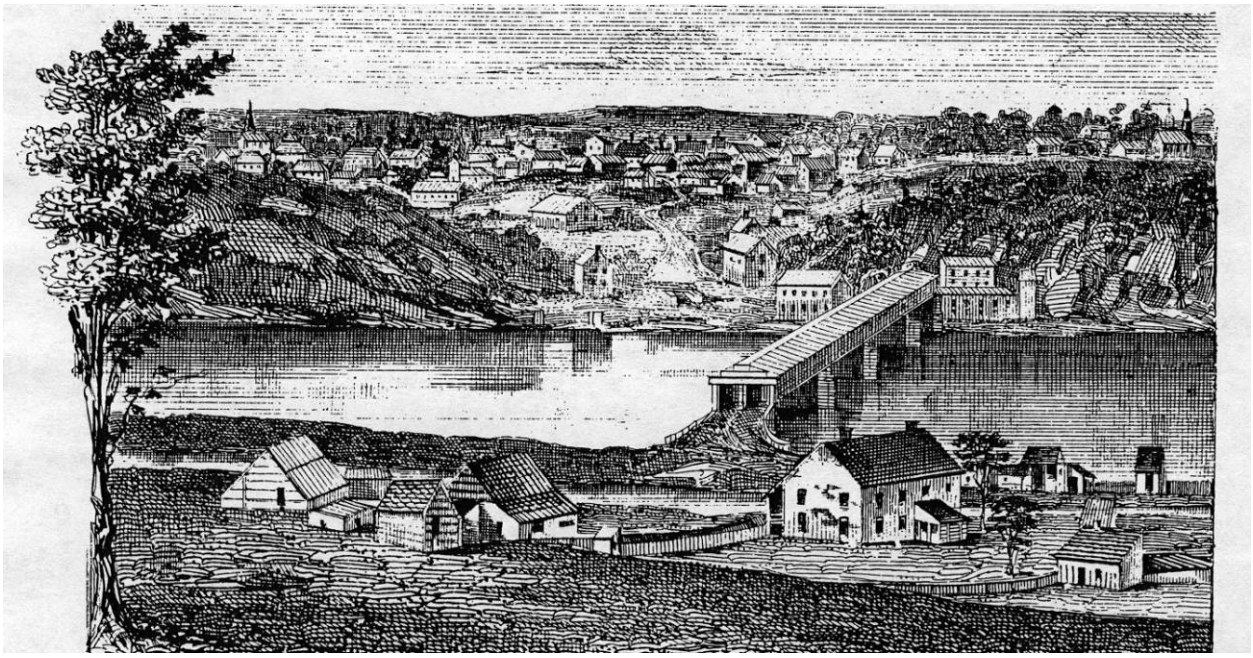
[101] Henry Kyd Douglas was likely named after Henry Kyd, Robert Douglas' minister in Ireland (Doug Bast, lecture, Feb. 7, 1983, Washington Co. Free Library). Bast believes the pronunciation of the name is "Kide," said to be the Irish pronunciation of Kyd. However, locals traditionally pronounce the name "Kid," which follows the English pronunciation as in the English writer Thomas Kyd.

[102] Franklin Blackford Diary, August 1, 1844.

Although not mentioned in his daily record, he may have also been operating the inn at the Ferry House. In an 1845 account at the Shepherd distillery in Shepherdstown, Blackford purchased "36 gallons of Apple Brandy at $13.45."[103] One month before he ended his journal, in January 1846, Franklin Blackford received news that Miss (Mary) Hughes, who was "in a family way," "wished to swer [sic] a rape on me, I was perfectly astonished." Franklin's last entry was on February 19, 1846 with no indication of the outcome of the lawsuit.[104]

On June 16, 1846 Henry V. S. Blackford and his wife Eliza M. (Mayer) sold the Ferry Hill mansion farm, approximately 300 acres, to Henry's brother Franklin Blackford for $17,180. The conveyance did not include the stone cottage that was included as part of Henry's inheritance.[105] Two days later, on the 18th of June Franklin Blackford and his wife Elizabeth R. (Miller) sold the Ferry operation, Ferry House, and orchard 10 acres to Henry V. S. Blackford for $13,000.[106] No explanation was given for this transaction except that, on the same day (June 18) Franklin mortgaged the Ferry Hill mansion farm for $10,000. The mortgage holder was John Mayer of Pennsylvania, an uncle of Henry Blackford's wife Eliza (Mayer).[107]

Fig. 2-015: ca 1850 wood engraving from Ferry Hill looking towards Shepherdstown, WV. (C&O National Historical Park Image.)



[103] Henry Shepherd Day Books, Thornton Perry Collection, microfilm, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV.
[104] Franklin Blackford Diary.
[105] WCLR, Liber IN 1, folio 886.
[106] WCLR, Liber IN 1, folio 738.
[107] WCLR, Liber IN 1, folio 741; Blackford-Grove-Mayer Collection, MdHS, MS 2637.

It does not seem likely that Henry and Eliza Blackford would have occupied the Ferry House after this sale. Indeed, the purchase for Henry may have been viewed as an investment – in 1849, Henry V. S. and Eliza M. Blackford sold the ferry property to The Virginia & Maryland Bridge Company for $15,000. The conveyance included the ferry operation, boats, etc. as well as the ten acre lot and the stone cottage.[108]

Efforts to build a bridge across the Potomac River between Sharpsburg and Shepherdstown began as early as 1818. In that year the Maryland General Assembly reviewed "An Act incorporating a Company to erect a Toll Bridge across the Potomac River, opposite Shepherd's Town." In order to raise the estimated $100,000 to build the bridge, "books" were opened in Sharpsburg "under the direction of John Blackford, George Smith, Jacob Miller, Joseph Heddrick, and John Miller," and in Shepherdstown "under the direction of John Baker, Thomas Van Swearingen, James S. Lane, Henry Boteler, and Thomas Toole." Additional subscription books were located in Middletown, Frederick, Hagerstown, Boonsboro, Baltimore, Winchester, and Martinsburg. Section 17 of the Act stated: "That the proprietor or proprietors of the ferry, and ferry landing, at Shepherd's town, shall be permitted to subscribe on the day the books are first opened, the whole amount of the sum they may be entitled to receive as a compensation for their property taken by the company aforesaid..."[109] The bridge was never built, apparently the necessary amount never collected. In 1827, the Virginia legislature sent the Maryland General Assembly a copy of a similar law with a request that Maryland pass legislation "providing for the erection of a toll bridge across the Potomac river, at or near Shepherdstown." Maryland's Internal Improvement committee answered, "that the object contemplated by the aforesaid law of Virginia, is fully provided for by an act of the General Assembly of Maryland, passed at December session, 1821," perhaps referring to the final passage of the 1818 Act.[110] Again, this bridge was never constructed and John Blackford and Thomas Van Swearingen continued as co-owners of the ferry. The 1849 Virginia & Maryland Bridge Company was more successful in bringing to reality the long-sought bridge across the Potomac. The frame covered bridge structure was constructed circa 1850 (Fig. 2-015).

Meanwhile, Franklin and Elizabeth Blackford sold the Ferry Hill mansion farm (~300 acres) to Rev. Robert Douglas, husband of Helen (Blackford) in 1848. The Douglases were apparently living in Frederick County, Maryland at the time of their purchase of Ferry Hill

[108] WCLR, Liber IN 5, folio 50. The conveyance was subject to a mortgage of $3,333.33 owed to the John Blackford executors John Miller and Otho Smith, presumably by Franklin Blackford.
[109] Archives of Maryland Online, Vol. 192, page 2257.
[110] Archives of Maryland Online, Vol. 474, page 291.

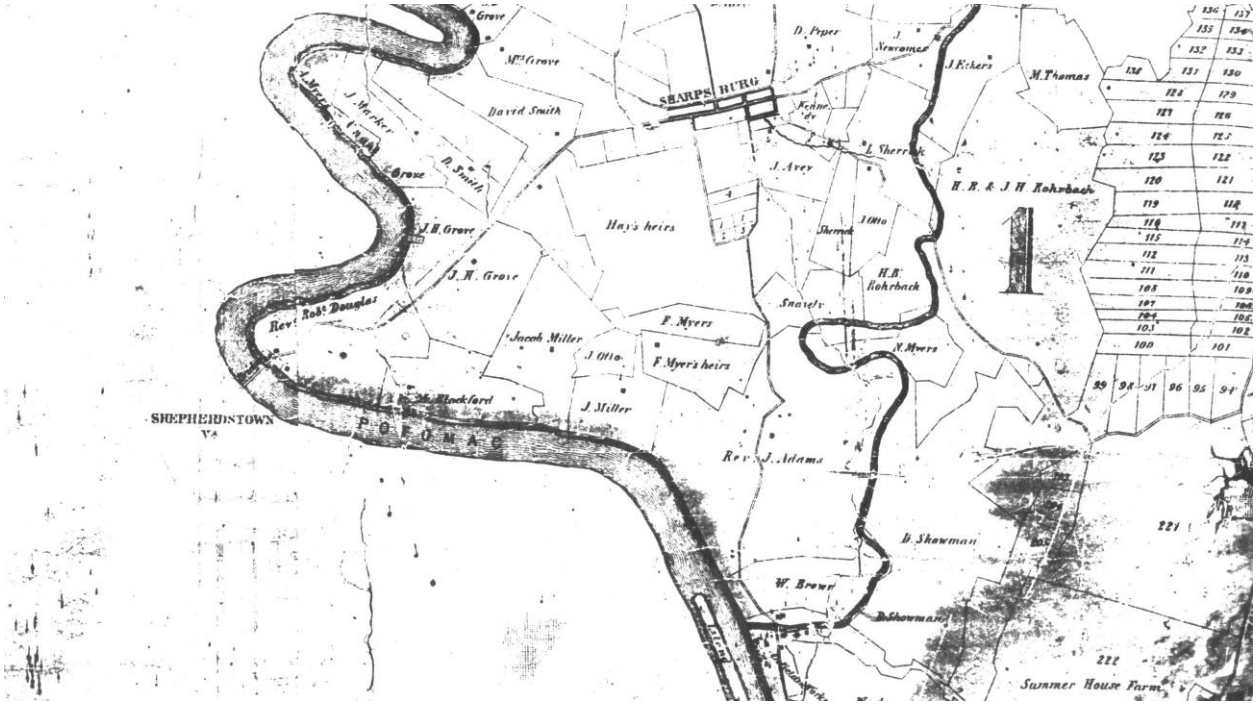


Fig. 2-016: Thomas Taggert, Map of Washington County, 1859. (Washington County Courthouse)

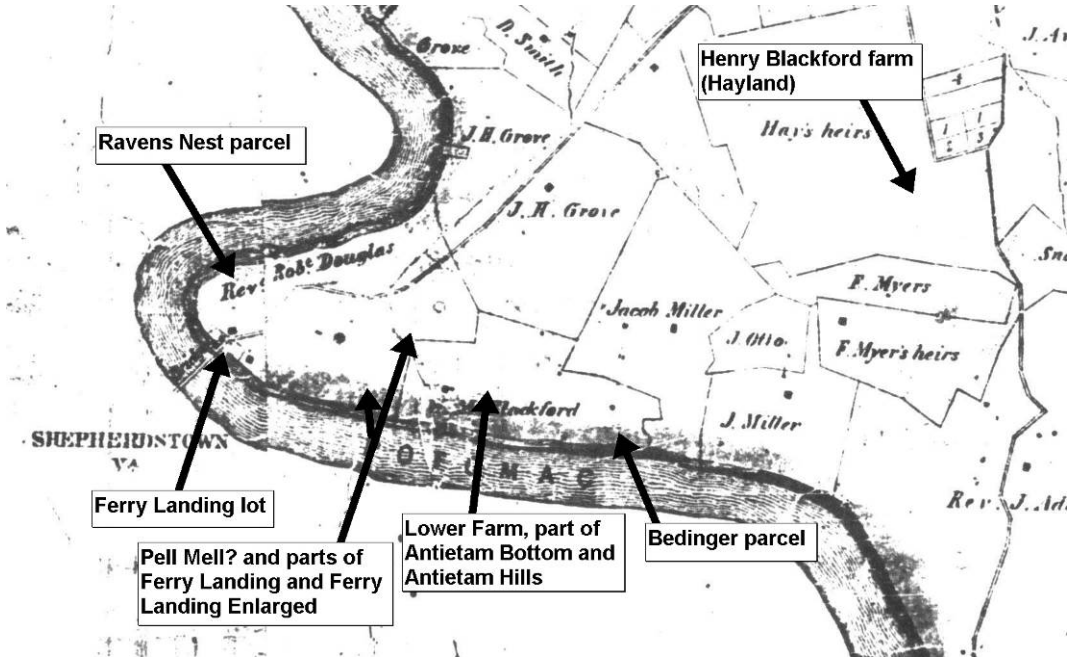


Fig. 2-017: Detail of Thomas Taggert map (above).

for which they paid $16,000.[111] This represents a $1,000 loss for the Blackfords. It is not clear where Franklin and Elizabeth lived after the sale of Ferry Hill. However, it appears they may have stayed on the Lower Farm owned by William M. Blackford who was apparently still in Georgetown. In a March 1852 letter written by Jacob Miller, Elizabeth R. (Miller) Blackford's father, he wrote (spelled as written): "Franklin, Elizabeth, and famly are stil living at Williams, all in good Helth Frank is gon out into Westeren Virginia again to look for a Situation...offers as he Says first rate land at one dollar per acre if any one or Set of men will take five thousand acres or more. he sais that land is covered with the finest timber he ever Seen of the best variety..."[112] Franklin Blackford was killed in a hunting accident in Nicholas County (West Virginia) in October 1852.[113]

The Douglas Family, Ferry Hill, and the Civil War

Robert and Helen (Blackford) Douglas had three children together, all born prior to their purchase of Ferry Hill: John Blackford Douglas, born 1842; Nancy Cowan Douglas, born 1844; and Robert Douglas, born 1846.[114] Henry Kyd Douglas, from Rev. Douglas' first marriage to Mary (Robertson), was 12 years old when he arrived at Ferry Hill with his father and stepmother. He began a diary of his life at Ferry Hill in 1853, describing work and play on the farm and around the canal, but included little reference to the buildings of the farm and their maintenance.[115] In 1856, Henry Kyd Douglas left Ferry Hill to attend Franklin & Marshall College in Lancaster, Pennsylvania.[116]

Thomas Taggert's Map of Washington County, published in 1859, showed the detailed outlines of the "Rev. Robt Douglas" and "Wm Blackford" farms. The combined boundaries of the Douglas (Ferry Hill Farm) and Blackford (Lower Farm) farms essentially represent the former Ferry Hill Plantation. The relatively new bridge and the outline of the Ferry Lot were also shown (Fig. 2-016 and 2-107). The 1860 U.S. Population Census listed Rev. Robert Douglas, a German Reformed Minister born in Ireland, aged 51, and his wife Helen, aged 37 [40? born 1820]. The farm they occupied was valued at $26,000. Also listed in the household were Henry, a Lawyer aged 21, John, a Student aged 17, Nannie aged 16, and Robert aged 14. Douglas also listed ten slaves on the separately enumerated 1860 Slave Census. Nearby was listed William Blackford, a Farmer aged 36 [32? born 1828], his real estate (the

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[111] WCLR, Liber IN 3, folio 816.

[112] From the Jacob Miller letters, transcribed by Paul Chiles and Jan Wetterer, Antietam National Battlefield, 1992.

[113] Green and Hahn (1975), Epilogue.

[114] Blackford family bible, Blackford-Grove-Mayer Collection, MdHS, MS 2637.

[115] See Grivno (2000), p. 56, from Doug Bast 1983.

[116] H. K. Douglas also wrote a diary while at Franklin & Marshall College (1856-1858), which was published by the college in 1973 under the title The Douglas Diary.

Lower Farm) valued at $13,000. Henry and Eliza Blackford were listed nearby, probably on Miller's Sawmill Road on the former Joseph C. Hays farm called Hayland. William Blackford listed six slaves and Henry listed five on the separately compiled slave census.

Although Henry Kyd Douglas was listed in the Rev. Robert Douglas' household in 1860, it appears that H. K. Douglas never returned to Ferry Hill for any extended stay. After graduating from Franklin & Marshall in 1859, he took a position teaching at the Hagerstown Academy and served as its Principal. Throughout this period he studied law and in 1860 moved to Lexington, Virginia to complete his studies. Douglas began his private practice in St. Louis, Missouri.[117]

When the American Civil War broke out in April 1861 there was almost immediate impact on the daily lives of the Douglas family at Ferry Hill and their neighbors. Washington County was a border county in the border state of Maryland. Nearly equally divided between Northern and Southern sympathizers, literally brother faced brother in numerous battles throughout the war. The Douglas-Blackford family, with roots and continuing ties in Virginia, was known to sympathize with the Confederate cause. Henry Kyd Douglas joined the 2nd Virginia Infantry and eventually served on the staff of Confederate General Thomas J. "Stonewall" Jackson.

The Ferry Hill neighborhood, located directly on the North-South border (the Potomac River), was most directly affected throughout the war by troop encampments. The Union presence was nearly ubiquitous in order to protect the C&O Canal and the B&O Railroad lines just across the river in Virginia. Jacob Miller, neighbor and father of Elizabeth R. Blackford (Franklin's widow), noted in a letter dated August 20th, 1861 (spelled as written): "...there has been a Masichusets Regiment encampt on Captn D. Smiths farm in the woods above Grove's Spring for the last two weaks a part of which ware encamped...on Billy Blackfords land....The Southern troops burned the Harpersferry & Shepherdstown bridges before they left for Martinsburg & Winchester."[118] In fact, Henry Kyd Douglas was among the Southern troops whose duty it was to destroy the bridges:

> I was with the regiment that marched to Shepherdstown to destroy the bridge over the Potomac at that point. I was with the company that set fire to it, and when, in the glare of the burning timbers, I saw the glowing windows in my home on the hill beyond the river and knew my father was a stockholder in the property I was

[117] Grivno (2000), pp.57-58.

[118] From the Jacob Miller letters, transcribed by Paul Chiles and Jan Wetterer, Antietam National Battlefield, 1992.

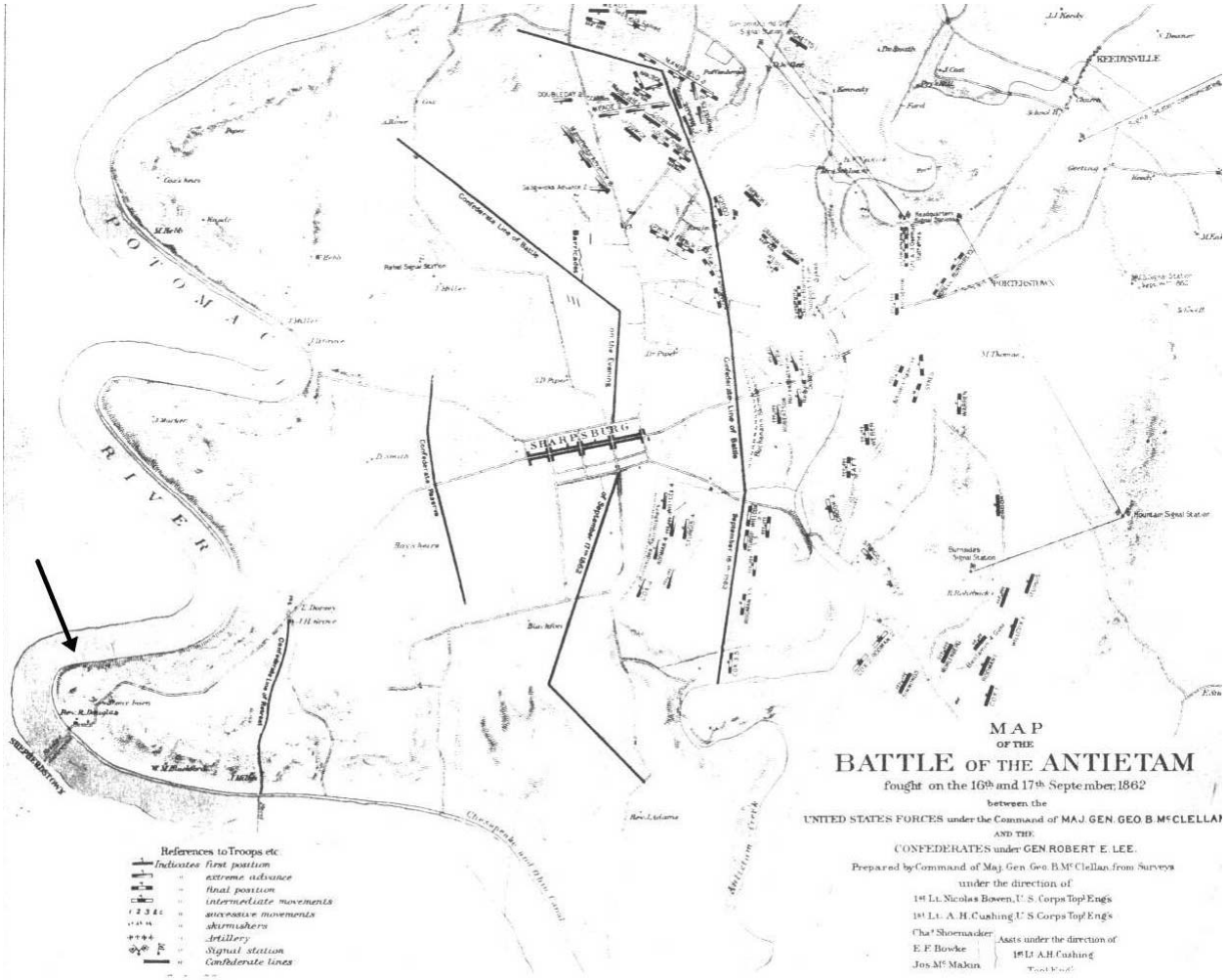
> helping to destroy, I realized that war had begun.[119]

In September 1862, Confederate General Robert E. Lee led the Army of Northern Virginia across the river into Maryland. The Maryland Campaign, as it was called, culminated on September 17th with the Battle of Antietam or Sharpsburg, fought on the farms adjoining the town of Sharpsburg and the Antietam Creek. The Confederate retreat crossed the Potomac River at the Pack Horse Ford on the 18th and 19th, the bridge having been burned the year before.

Although the Antietam Battle was fought several miles east of Ferry Hill, the farm and its buildings did not escape the battle unscathed. In his later memoir, Douglas described his beloved home farm, as it appeared following the Antietam/Sharpsburg battle, including the barn, which was probably burned in 1861:

> ...the barn was a black mass of ruins, and its bare stone walls, still standing, told the story of its early destruction. Now in a night, as it were, a beautiful farm was laid waste, its fences disappeared up to the doors of the mansion house, artillery parks fill the wheat fields; corn and fodder and hay soon became contraband of war. In front of the house, which from its high eminence looked into Virginia, were rifle pits; and several rifled cannon, with their angry muzzles pointing across the Potomac decorated the lawn.[120]

[119] Henry Kyd Douglas, I Rode With Stonewall, (Chapel Hill: University of North Carolina Press, 1940), p. 6.
[120] Douglas, pp. 180-181..



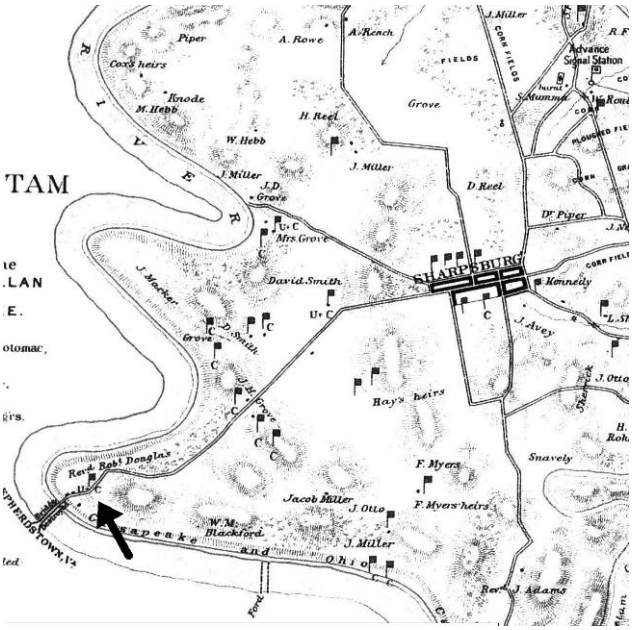


Fig. 2-018: Map of the Battle of Anteitam (above); Official Antietam Battle map showing the location on Union (U) and Confederate hospitals (left). (Official Atlas Plate 28, #2) Black arrow points to the site of the Ferry Hill Plantation House.

A "Map of the Battle of the Antietam," drawn October 1862, (Fig. 2-018) described specifically the location of the "Stone barn" on Rev. Robert Douglas' farm. And as H. K. Douglas passed through the farm again in 1863, on his way to the battle at Gettysburg, Pennsylvania, he noted that, "the blackened walls of the burnt barn stood up against the sky as a monument of useless and barbarous destruction."[121]

Another map from the Antietam Battle (2-018), drawn to accompany the official report of Union Surgeon J. Letterman, indicated the use of Ferry Hill as a Confederate and Union hospital.[122] Dr. Elisha Harris, who visited the hospitals following the Antietam battle reported the mansion's use as a Confederate hospital but noted the presence of four Union soldiers as well. Historian John Nelson notes that these were probably the result of the September 19th Battle of Shepherdstown, the Union attempt to follow Confederate forces as they retreated across the Potomac River into Virginia.[123]

Adding insult to injury, following the Battle of Antietam, Rev. Robert Douglas was arrested on suspicion of signaling to the enemy. The story is told that a windstorm blew the mansion house shutters open as Helen Douglas passed by the window with a lamp. As reported by Frederick diarist Jacob Engelbrecht, "The Reverend Robert Douglass [sic] was arrested at his home near Sharpsburg Maryland on the 28 instant for signaling to the Rebels. He was taken to Harpers Ferry to General McClellan. Mr. Douglass has always been a notorious Rebel or secessionist."[124] After several nights sleeping on the ground while held by General Burnside at Berlin (Brunswick) Maryland, Douglas was taken to Fort McHenry and housed in a "horse stable" until his release after six weeks by the Provost Marshall. When Rev. Douglas died in 1867, his illness was thought to be the direct result of his 1862 confinement.[125]

The location of Ferry Hill, near the old Pack Horse Ford and overlooking the C&O Canal and the boundary of Virginia (in 1863, West Virginia), ensured that a Union presence would be felt throughout the war, and that Confederate forces would pass through with each campaign into Northern territory. In June of 1863, Confederate General Edward Johnson's Division, with Henry Kyd Douglas on his staff, encamped at Ferry Hill while en route to Gettysburg.[126] Again, in July 1864, Confederate General Jubal Early,

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[121] Henry Kyd Douglas, I Rode With Stonewall, p. 243..
[122] Plate 28, Official Atlas of the Civil War, (Barnes & Noble edition, 2003), p.97.
[123] John H. Nelson, "As Grain Falls Before the Reaper," The Federal Hospital Sites and Identified Federal Casualties at Antietam, CD-ROM version, 2004, p.13.
[124] Jacob Engelbrecht Diary, CD-ROM version, The Historical Society of Frederick County (2001), p.957.
[125] John Marshall, American Bastille, 1870, pp.156-164. See also Douglas, pp. 181-182.
[126] Grivno (2000), p.67.

accompanied by Douglas, crossed into Maryland at Ferry Hill on his way to Washington, D.C. He was held up at Frederick by the Battle of Monocacy on July 9, 1864 and Washington was saved from destruction.

In April 1865, the American Civil War ended at Appomattox, Virginia. Henry Kyd Douglas remained in Virginia, occupied as a lawyer in Winchester. Douglas, an eloquent writer, wrote often to the local newspapers, first in Winchester and later in Hagerstown, offering opinions and memoirs of the Civil War. In an undated editorial clipping from the Winchester Times Douglas wrote on "Our New Citizens":

> Second only in importance to the Revolution which aimed at the independence of the Confederate States, is the social and political revolution now at its height, which is converting property into persons, and making citizens and voters of our former slaves. In witnessing this sudden transformation, we are at first bewildered and fail to grasp, at once, the new situation and our consequent duties...
> But it is time for us to recover from our natural bewilderment, to look clearly and calmly upon the situation, and to meet the difficulties which beset us, with a determination to over come them or palliate their evils...Argument cannot restore the institution of slavery, and they are not many who would wish to see it restored in Virginia...
> ...the colored man should be encouraged to go to work, should be kindly treated, well and promptly paid, that he may be enabled to clothe and feed and house himself and his family comfortably and honestly. Between the capital of one class and the labor of the other there will be a community of interest and sympathy; and this feeling it is our duty and policy to promote.[127]

Douglas championed "moral improvement and religious training" for the freedmen, but emphasized that "the Negro must be educated." He became a much-sought-after speaker on the battles and the issues of the Civil War, both in the North and the South.

As the wounds across the land began to heal following the Civil War, Rev. Robert Douglas weakened and died in 1867 "in his 60th year."[128] The next year, his daughter Nannie C. (Nancy Cowan) Douglas

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[127] Winchester Times, n.d., from Henry Kyd Douglas scrapbook, Beckenbaugh Collection, Boonsborough Museum of History, Boonsboro, MD.
[128] Blackford Family Bible, Blackford-Grove-Mayer Collection, MdHS, MS 2637.

married John M. Beckenbaugh D.M. (doctor of medicine) of Baltimore City.[129] The 1870 U.S. Population Census listed only the widow Helen (Ellen) Douglas (age 46 [50?]) and her youngest son Robert (age 24) living at Ferry Hill. An Irish domestic servant named Jane McClellan, also listed in the Douglas household, assisted in the care of the large mansion house. The Ferry Hill property was valued at $14,000, a significant decrease from ten years earlier. It was probably young Robert Douglas who constructed the new frame barn on the ruins of the old stone Blackford barn at Ferry Hill. A datestone inscribed "R.D. 187[?]" was located just above the original 1820 datestone on the west foundation wall. Presumably the stone walls of the old barn were removed down to the foundation and replaced with the standard timber framed Pennsylvania bank barn still standing today (2005).

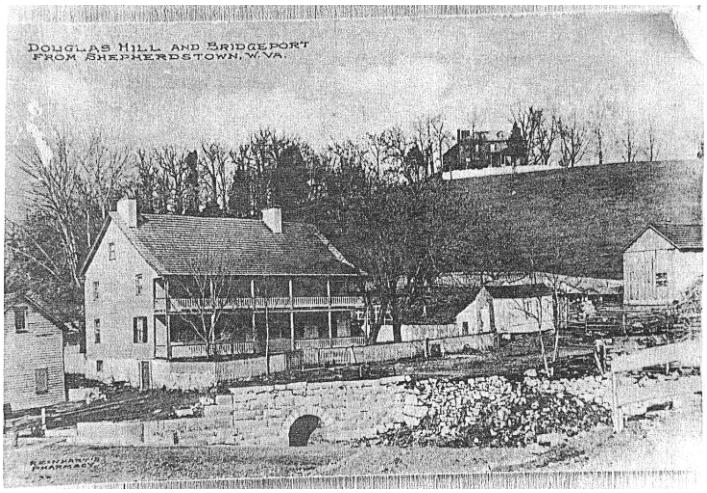


Fig. 2-019: Douglas Hill and Bridgeport from Shepherdstown, WV. (Collection of C&O Canal National Historical Park, L38-19.)

Henry Kyd Douglas, a Lawyer, aged 30, was listed on the 1870 census living in the Washington House Hotel in Hagerstown. Although he never married, Douglas was apparently engaged twice. His first engagement, early in the 1870s, was to Annie Dorsey Washington, the daughter of a Maryland Unionist who reportedly did not approve of the planned marriage. He sent his daughter on a European tour in 1875 from which she never returned, having died of an illness in Italy. Just days after her death, Henry Kyd Douglas received a letter from her, enclosed was a Lily of the Valley. Douglas wrote of his beloved in a poem "Thy Love Beyond the Grave,"

> But here I stand within the rayless gloom
> Waiting, My Annie, by the opening tomb
> Weeping and hoping that God in his good will
> May grant the immortal boon I crave
> Thy love beyond the Grave.[130]

[129] Ibid.

[130] Henry Kyd Douglas scrapbook, Beckenbaugh Collection, Boonsborough Museum of History.

Many years later, in the 1890s, rumors circulated that Henry Kyd Douglas was engaged to marry Mrs. Nellie Grant Sartoris, the widowed daughter of Union General Ulysses S. Grant. The marriage never occurred, however, because Mrs. Sartoris would have lost her substantial endowment from her late husband had she remarried.[131]

The Beckenbaugh Period

Dr. John and Nannie Beckenbaugh, ages 30 and 26, lived in Sharpsburg by 1870, in the household of Catherine Knode (aged 79), Nannie's great-aunt. However, by 1873 the Beckenbaughs had apparently moved to Ferry Hill. John Beckenbaugh "departed this life at Ferry Hill" on July 21, 1873.[132] Dr. Beckenbaugh was only 33 at the time of his death. Nannie C. (Douglas) Beckenbaugh was left with two young children, Helen and John Kyd.

In 1880, the Shenandoah Valley Railroad Company purchased a right-of-way through the Ferry Hill Farm from Helen B. Douglas, Henry Kyd Douglas, and Nannie C. Beckenbaugh. The sale implies that the widow Helen and her two surviving children each had a one-third interest in the farm in 1880.[133] The youngest son, Robert Douglas, predeceased his mother in 1872, a victim of pneumonia.[134] In 1882 Helen (Helena Blackford) Douglas died and Henry Kyd Douglas was given two-thirds interest in the Ferry Hill Farm while Nannie C. (Douglas) Beckenbaugh retained her one-third interest. John B. Douglas was given half of the personal property value.[135]

The 1900 U.S. Census listed Henry Kyd Douglas on his North Potomac Street property in Hagerstown with his sister Nancy (Nannie) C. Beckenbaugh and nephew John [Kyd] Beckenbaugh, a Shipping Clerk. Nancy was described as a "Land Lady," presumably because she was tenanting out the Ferry Hill Farm. In March of 1897, a mention in the "Little Locals" column of The Shepherdstown Register noted, "Mr. Philip G. Needy has rented the Ferry Hill farm of Col. Henry Kyd Douglas, opposite Shepherdstown, which will be vacated by Mr. John Entler."[136] The 1900 census for the Sharpsburg District No. 1 where Ferry Hill is located listed Philip Needy, still renting the farm, with his wife Mamie, their three children, and a servant named Josh Turner.

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[131] Various newspaper clippings, Henry Kyd Douglas scrapbook, Beckenbaugh Collection.
[132] Grove Family Bible, Blackford-Grove-Mayer Collection, MdHS, MS 2637; Washington Co. Will Book F, page 539.
[133] Washington Co. Plat Book, Liber GBO 79, folio 100, Plats.net.
[134] Shepherdstown Register, Dec. 21, 1872, clipping in Henry Kyd Douglas scrapbook, Beckenbaugh Collection, Boonsborough Museum of History, Boonsboro, MD.
[135] Unrau, HSR Report, 1977, p.32, citing Washington Co. estate records.
[136] The Shepherdstown Register, March 4, 1897, microfilm collection, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV.

Henry Kyd Douglas died in 1903, his death noted with long eulogies in the newspapers of the region, particularly Hagerstown and Shepherdstown. He was buried in the Elmwood Cemetery in Shepherdstown, among his Confederate comrades. Nannie (Nancy) Beckenbaugh, Douglas' sister, was given his two-thirds interest in Ferry Hill on the condition that she pay $2,000 to the wife of their brother John B. Douglas, living in Missouri. To make it official, after making the $2,000 payment to Cornelia Douglas (John B.'s wife) she recorded in the Washington County Courthouse a Release of the "lien" on Ferry Hill Farm.[137] Nannie Beckenbaugh was then the sole owner of Ferry Hill. Nannie and her son John Kyd probably continued to live in the house on North Potomac Street in Hagerstown, also given to her in Douglas' will.[138]

John Kyd Beckenbaugh married Harriet Louise Howard , a Hagerstown debutant who lived on South Prospect Street. They had one son, John Howard Beckenbaugh in 1903. The 1910 U.S. Census listed John K. Beckenbaugh in Hagerstown, his occupation in a "Glove Factory." Also listed in his household were his wife and son, and his mother Nancy C. Beckenbaugh, aged 66. Beckenbaugh moved his family, including his mother, to the Ferry Hill mansion house after the death of his sister Helen (Beckenbaugh) Cotton in 1911.[139] Capt. John Kyd Beckenbaugh, of Company B of the Maryland National Guard, was called to the Mexican border shortly after this move and was probably gone through the WWI period.[140] The 1920 U.S. Census listed John K. with Harriet, his wife, son John H. [Howard], and mother Nannie C. (age 75) in the Sharpsburg District.

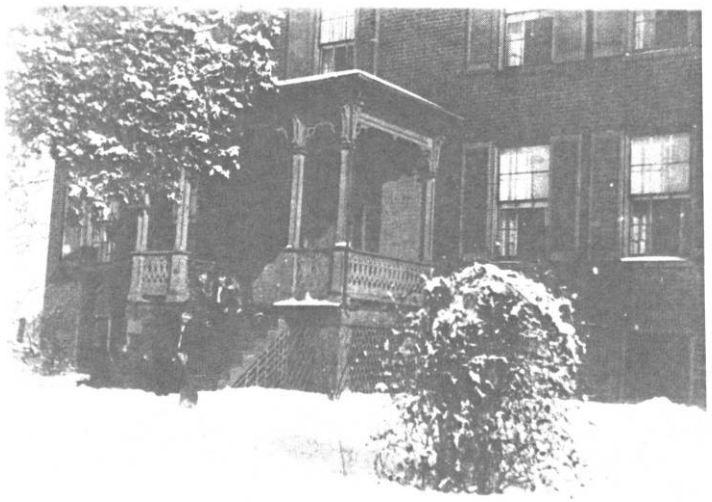


Fig. 2-020: ca. 1912 Porch. (Collection of J. Howard Beckenbaugh, copy with C&O National Historical Park.)

[137] Washington Co. Will Book J, page 270, written 1895, probated 1903; WCLR, Liber GBO 120, folio 368.
[138] Unrau, p.33.
[139] Unrau, p.34, citing WCLR Liber 136, folio 481, Douglas and Dudley Cotton (sons) to John Kyd Beckenbaugh, purchase of Helen's interest in farm.
[140] 1978 (Ziek) interview with John Howard Beckenbaugh.

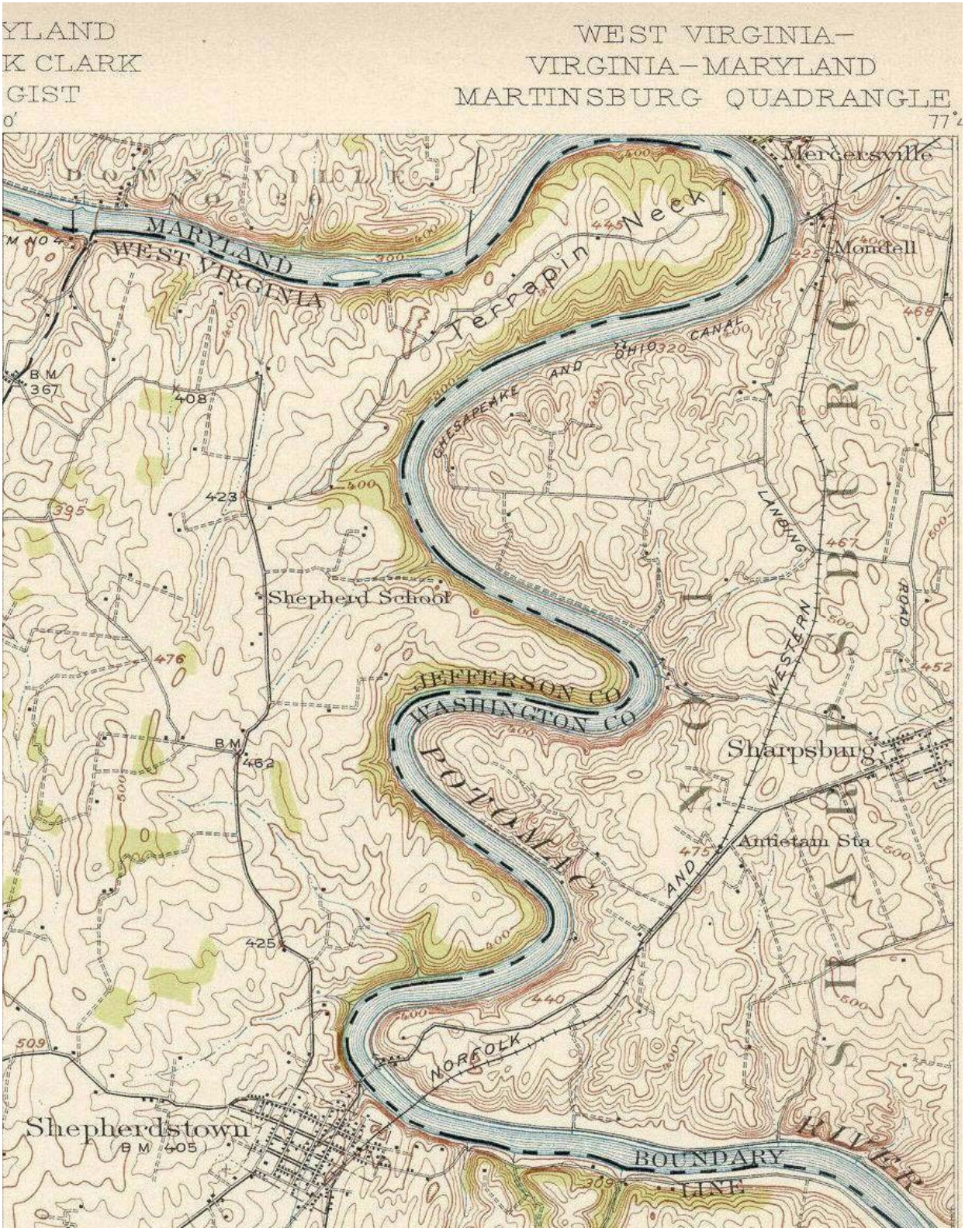


Fig. 2-021: USGS Martinsburg Quadrangle, 1916. (www. maptech.com, historic USGS maps.)

Nannie C. (Douglas) Beckenbaugh was still listed in the John Kyd Beckenbaugh household on the 1930 census. However, she died in September 1930. In her will she devised "my farm, known as 'Ferry Hill Farm,' of about two hundred acres of land and improvements" to her son John K. and daughter Helen Cotton (by then deceased), "share and share alike."[141] Among the personal items devised in her will, Nannie left to John Kyd a "large writing desk which formerly belonged to my brother, Henry Kyd Douglas," and to her daughter Helen Cotton she left the family portraits – there were two in the inventory - a silver tea set, a mahogany Davenport, and a marble statue called "Psyche." The appraisal of Nannie Beckenbaugh's furniture after her death revealed that she lived relatively modestly, the total value being only $806, and the most valuable piece being the Davenport. Among the furniture appraised was a "Mahogany Square Piano," valued at $5.00, perhaps the piano purchased by John Blackford in Georgetown almost 70 years earlier.[142]



Fig. 2-022: Panoramic View of Ferry Hill ca. 1920. (Photo courtesy Earl Roulette.)

John Howard Beckenbaugh, son of John Kyd and Harriet Beckenbaugh, recalled in a 1978 interview with archeologist Robin Ziek, the operation of the Ferry Hill Farm. Drawing on the information from that interview, Ziek concluded:

> The Beckenbaughs ran Ferry Hill as an active farm from 1914-1928. There was an orchard along the Potomac River bluff, but sixty breed sows were kept as the main cash crop. Each sow had to have at least 10 piglets twice yearly, or they were slaughtered. There were small A-frame shelters scattered through the fields and orchards, and

[141] Washington Co. Will Book 16, page 482.
[142] Washington Co. Inventory and Appraisements, book 41, page 449.



Fig. 2-023: Photo of Ferry Hill and Iron Bridge, ca. 1920. (Photo courtesy Earl Roulette.)

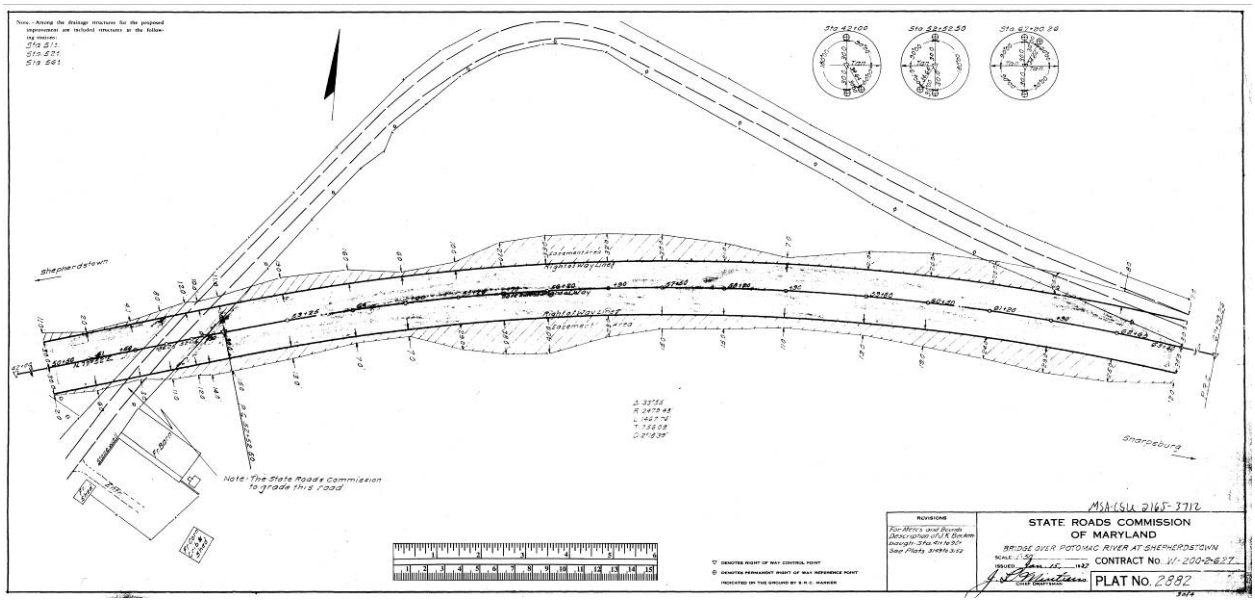
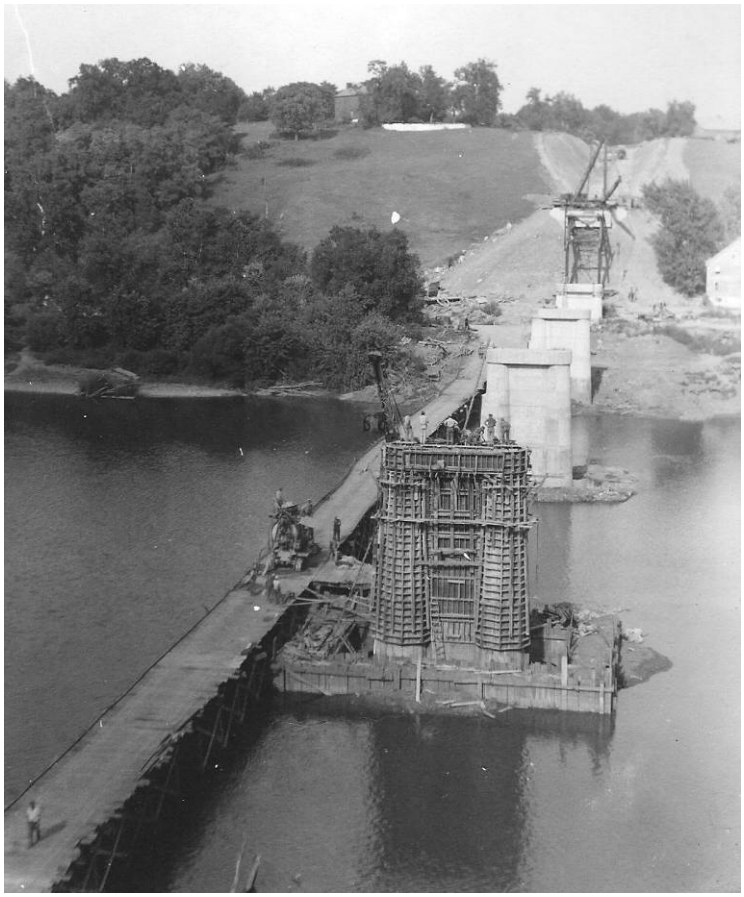


Fig. 2-024: State Road Commission of Maryland map of Rt. 34 realignment. (MD Dept. of Transportation.)



Figs. 2-025 and 2-026: 1939 Bridge Construction (right and below). (Photos courtesy Earl Roulette.)



> Howard had to make sure that there was always water at each hut.
>
> In 1924, a cholera epidemic wiped out over 700 hogs, although most of the breed sows had been inoculated and did not die. The Beckenbaughs decided to stop actively farming in 1928, in spite of the fact that Howard had gone to Agriculture School at the University of Maryland and wanted to run the farm. He left home at this time, but his parents continued to live at Ferry Hill.[143]

In fact, John Kyd Beckenbaugh, on the 1930 census, listed himself as a "Flower Gardener" at the age of 67.

The Beckenbaughs may have considered discontinuing farming in 1922, according to the diary of F. Pauline Blackford, a granddaughter of Henry V.S. Blackford, living in Sharpsburg at the time. In her entry for January 6, 1922 she noted: "Beckenbaughs have decided to leave farm – Sad news indeed."[144] It appears that the family changed their mind about leaving, however, the cholera, and floods – a massive Potomac River flood in 1924 permanently closed the C&O Canal – and economic decline in the late 1920s brought an end to the Beckenbaugh's Ferry Hill farm operation. After 1933 John K. Beckenbaugh was appointed superintendent of the Antietam National Battlefield Park and Antietam National Cemetery.

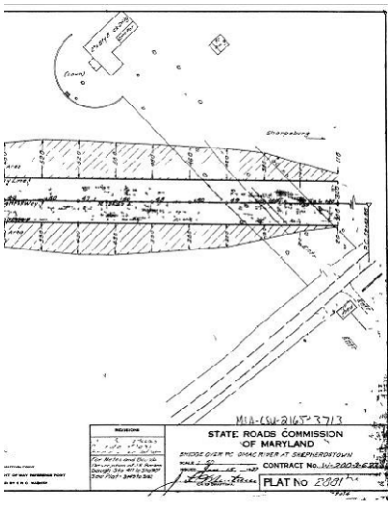


Fig. 2-027: State Road Commission of Maryland map of Rt. 34 realignment, 1939. (MD Dept. of Transportation.)

The 1924 flood also took out the iron truss bridge (Fig. 2-023) built in 1890 to replace an earlier bridge destroyed by flood, a frame structure constructed in 1868 to replace the one burned in the Civil War.[145] For more than ten years the old ferry crossing was revived. In 1937, plans were drawn for the construction of a new bridge over the Potomac River to Shepherdstown. It required a realignment of the old turnpike road, now known as Maryland Route 34, which cut directly across the front hillside of Ferry Hill (Fig. 2-024).[146] The small frame dwelling shown east of the Ferry Hill mansion house (Fig. 2-027) was probably John Blackford's office building, from which $170 were stolen from Blackford and where Martin Shellman, one of Blackford's laborers, lodged when he was sober. The new bridge was constructed in 1939 (Figs. 2-025 and 2-026).

When John K. Beckenbaugh died in 1941, John Howard Beckenbaugh took over the Ferry Hill Farm. According to (John) Howard Beckenbaugh, he and his first wife (Josephine?) converted

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[143] Robin D. Ziek, "Archeology Survey, C&O Canal, Ferry Hill," 1979, p.22.
[144] F. Pauline Blackford Diary, F. Pauline Blackford Collection, MS 2637, MdHS, Baltimore, MD.
[145] Archives of Maryland Online, Vol. 396, page 549 (1890) and Vol. 142, page 2576 (1868).
[146] Washington Co. Plat No.2881, Plats.net.



Fig. 2-028: Ferry Hill Plantation House, c1945. (Collection of J. Howard Beckenbaugh.)



Fig. 2-029. Ferry Hill photo, c1938. (Henry Kyd Douglas, *I Rode with Stonewall*, pg. 26.)

part of the mansion house to a restaurant, "rather than reactivate the farm," but continued to live in the second story of the house. A frame kitchen was added to the rear of the house to accommodate the restaurant "run by his wife and mother."[147] Howard and his first wife divorced some time in the mid-1940s and in March 1948, he married a second time, to Helen N. Poole a school teacher.[148] In June 1948, Beckenbaugh and his new wife Helen conveyed to Harriet L. Beckenbaugh (widow) and Josephine M. Beckenbaugh (unmarried [ex-wife?]) one-sixth interest to each in Ferry Hill Farm. The property was by this time divided into two parcels by the new road alignment, the larger parcel of 38 acres roughly encompassing the "Ravens Nest" lot and including the house and its remaining outbuildings. The second parcel of 3 ½ acres was on the south side of the new road.[149] Harriet and Josephine then took out a mortgage on their interest in the farm for $10,500.[150]

In 1950 by Charles F. Wagaman, trustee (for Howard and Helen?) sold the property to Josephine Beckenbaugh and Frederick W. Morrison as partners "trading as Ferry Hill."[151] The Ferry Hill Inn, as it was known, continued as an active restaurant. The following year, Josephine sold her interest in Ferry Hill to Morrison.[152] Morrison continued the restaurant business adding the concrete block wing to serve as the barroom and removing many of the associated outbuildings from the mansion house property.

Frederick and Dorothy Morrison sold the remaining remnant of Ferry Hill Farm, minus a reserved lot containing the mansion house, to the National Park Service in 1974. "This reservation to include the main house, the garage, the existing restaurant and bar, the existing parking lot and sufficient of the herein described lands to provide for full use thereof as presently used and conducted including ingress and egress for residential and public commercial use" (Fig. 2-030).[153] The reserve, "not to exceed five (5) acres," was agreed to last five years from the sale of the property. However the Morrison's

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[147] Ziek, Archeology Report, 1979, pp.23-24.

[148] Washington Co. Marriage Record #94624, Washington Co. Courthouse, Hagerstown, MD.

[149] WCLR, Liber JGW 247, folio 646. According to Doug Bast, Helen Norton was John Howard Beckenbaugh's second wife; that he and his first wife had given the Blackford diaries etc. to the University of North Carolina library and that Helen had the collection recalled and donated to the Washington Co. Historical Society. She later withdrew them from the WCHS and gave them to the Maryland Historical Society in Baltimore and to Bast's Boonsborough Museum of History. Each of the repositories that held the collection supposedly kept a few pieces so that the collection is now scattered. Helen N. Beckenbaugh wrote a history of Ferry Hill for a college class in which she cited an 1825-1826 Blackford diary, its location is now unknown.

[150] WCLR, Liber JGW 247, folio 647.

[151] WCLR, Liber JGW 259, folio 363.

[152] WCLR, Liber 264, folio 204.

[153] WCLR, Liber 575, folio 421, Exhibit A and B.

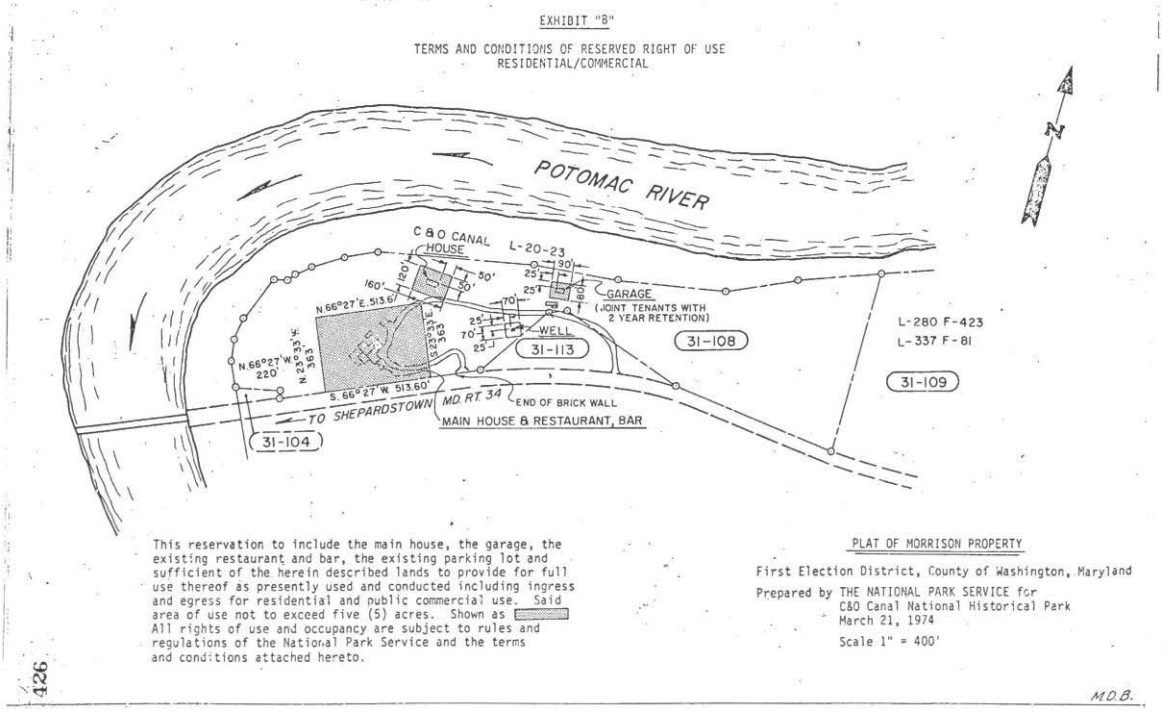


Fig. 2-030: 1974 Reservation Exhibit B Plat. (Washington Co. Land Record, Liber 575, folio 421-426.)

released their right to one of the reserved buildings, called the "C&O Canal House," in 1977.[154]

The reservation term period ended in 1979 and the Morrisons turned over the Ferry Hill mansion house to the National Park Service. Used as the administrative headquarters for the C&O Canal National Historical Park, the rear "ell" of the house, formerly used for the restaurant, was converted to office space using moveable partitions. In the front section of the house, individual rooms were used as offices although little of the original fabric was altered. The remaining two ancillary buildings, the garage and the "C&O Canal House" were converted to maintenance and archives use, respectively.

Today (2005) the Ferry Hill mansion stands vacant, still overlooking the Potomac River crossing established by 1755. A new bridge, fifth in the succession of bridges at this location, is currently under construction below the Ferry Hill summit. Despite changes to the building and the landscape around it, the Ferry Hill mansion remains as a dominating physical presence, a testament to the men and women, both white and black, who cultivated the crossing, the plantation, and the canal with their vision and their labor.

[154] WCLR, Liber 649, folio 428.

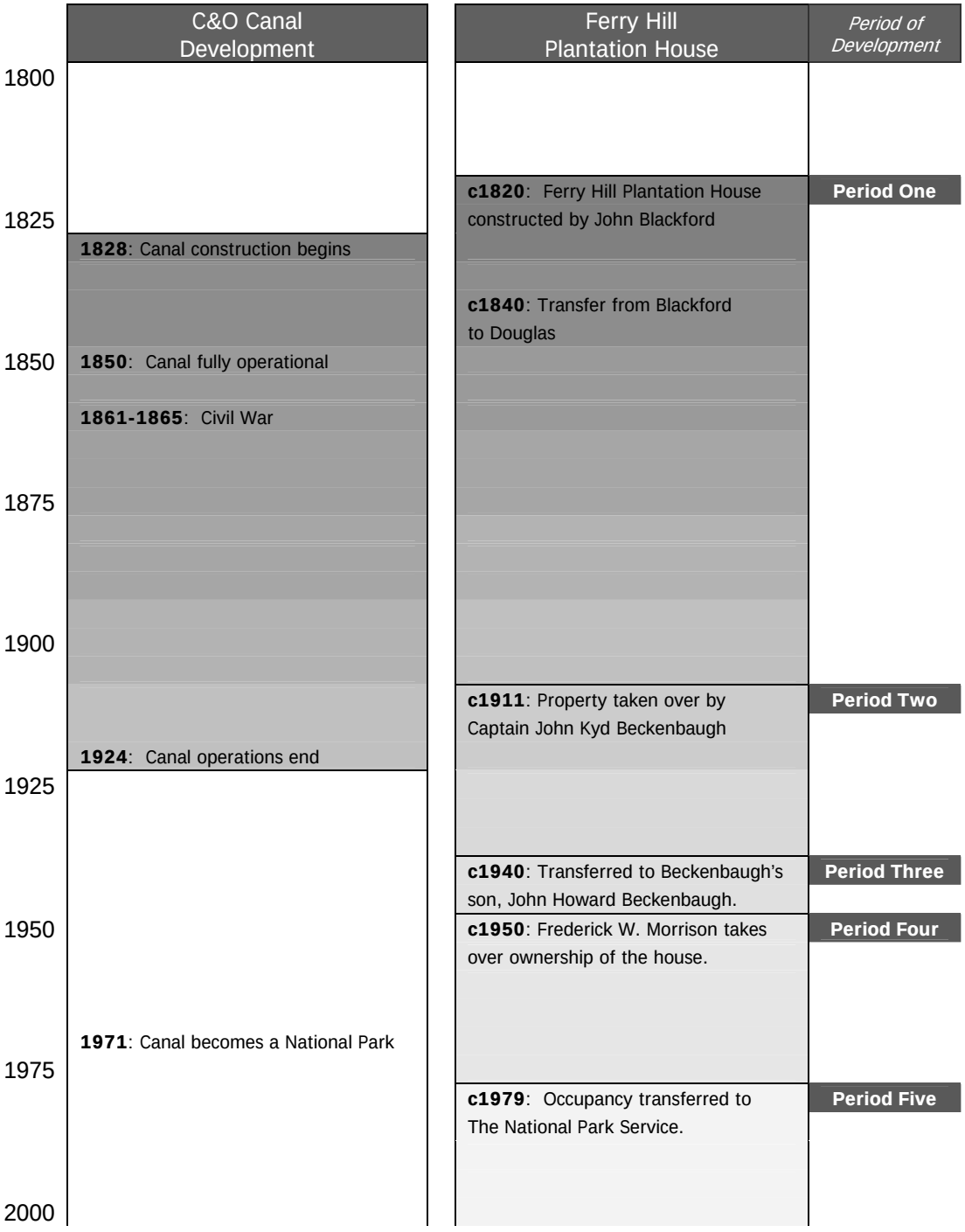
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Chronology of Development and Use

Graphic Timeline

This graphic timeline (Fig. 3-001) juxtaposes the development of the C&O Canal and the Ferry Hill Plantation House. Periods of Development for the plantation, as designated for this report, are indicated to the right.

Fig. 3-001: Graphic timeline of development.



Overview of Development

The development and use of the Ferry Hill Plantation House can be separated into five distinct periods. These periods are discussed below, sequentially. Period One includes the time from the house's construction, through the occupancy of the Blackford and Douglas families, from c1820 to c1911. Period Two includes the time the house was owned by Captain John Kyd Beckenbaugh, from c1911 to c1940. Period Three includes the time the house was owned by the Captain's son, John Howard Beckenbaugh, from c1940 to c1950. Period Four includes the time the house was owned by Frederick W. Morrison, from c1950 to 1979. Period Five includes the time the house was fully controlled by the National Park Service, from 1979 to the present. Creating these periods helps to organize and categorize changes in the physical arrangement to the house, changes in occupancy, and changes in spatial use.

Floor plans for each period are included, with "plan" north always toward the top of the page. The National Park Service documentation team established this convention during their 1978 field research and included it within their drawing set (number 412/26019, see Appendix A). This convention is continued here, both in the textual descriptions and in the drawings. The actual orientation for the north elevation is west-northwest.

As originally constructed c1820, the house had an L-plan arrangement (Fig. 3-002). Typically, in an L-plan, the longer leg of the "L" is called the "main block" and the shorter leg is called the "ell." The term "ell" typically refers to a building component that is significantly smaller, a later addition, or an after-thought. However, at Ferry Hill, both segments of the L-plan had considerable—almost equal—massing significance, and both were built simultaneously. To avoid confusion in the terminology of the pieces of the L-plan, the formal western portion of the house will be termed the "west block" and remainder of the house the "north leg."

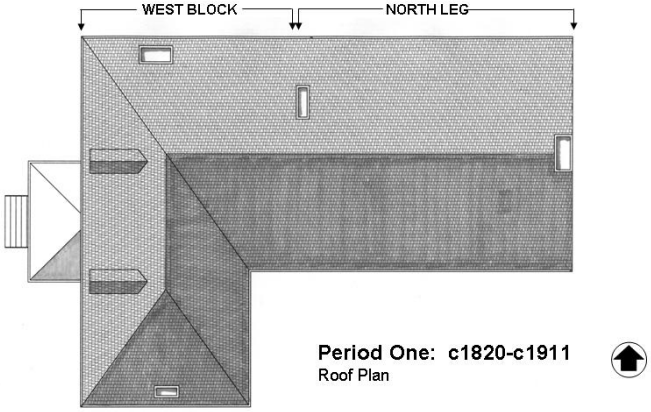


Fig. 3-002: Roof plan showing the massing of the original Period One layout of the Ferry Hill Plantation House. (GWWO, 2005.)



Fig. 3-003: The Ferry Hill Plantation House and grounds, Bridgeport, and the C&O Canal, as seen from across the Potomac River in Shepherdstown, c1890. (C&O National Historical Park).



Fig. 3-004: Period One roof shingles sandwiched below the side framing member for the dormer. West roof, north dormer, north side, viewed from the attic. (GWWO photo, 2004.)

Period One: c1820 – c1911

Exterior:

Massing and overall arrangement:

John Blackford oversaw construction of the Ferry Hill Plantation House, which was probably completed by 1820. The building's masonry mass formed an L-shaped plan, with the overall outside dimensions of the west block measuring 55'-7" by 31'-11" and the outside dimensions of the north leg measuring 41'-9" by 22'-4". The west block was built with a structurally hipped roof at each of its ends. The north leg continued the roof slopes of the west block in a gable form, and had a gable end at the east. The original roofing material consisted of 22"-24" wood shingles laid with a 6" exposure (Fig. 3-004). Shingles were treated with a "Spanish Brown" stain. Remnants of this material can be seen under the dormer framing on the west side of the attic. The placement of this framing above the shingles indicates that the dormers were cut into the roof after the shingles were in place. Certainly the dormers appeared early in the property's history, and before the installation of the slate roof (see *Later Period One Exterior Alteration* below). The original dormers exist today, with arched-headed double hung wood windows with narrow muntins. The four original chimneys still exist, with one at each end of the west block, one central to the overall massing, and one at the east end of the north leg.

Windows and Door Openings:

For the most part, the original arrangement and location of window and door openings (Fig. 3-009) has not been altered and remains today. Alterations are noted in the discussions that follow for each development Period.

The original windows were six-over-six double-hung wood units, with narrow wood muntins (Fig. 3-005). All of the windows have been partially renovated more than once, making it difficult to establish, without additional investigation, the extent to which original window



Fig. 3-005: Typical Period One window opening, west block, west elevation. (GWWO photo, 2004.)



Fig. 3-006: Remnant of penciled masonry dating to Period One; west block, south elevation. (GWWO photo, 2004.)



Fig. 3-007: South porch, 2004. The western enclosures on the first and second floors date to Period Two; the second story wood columns date to Period Five. (GWWO photo, 2004.)

fabric remains. Wood shutters flanked the windows. The design of the shutters is not certain; with the first documented photographs of the early 20th century (dating to late Period One or early Period Two) showing louvered wood shutters. The western formal front door, with its fan-light, side lights, and wood trim detailing, was original construction and survives intact. The other exterior doors appear to be original. However, some of the surrounding casings and trims have been renovated, as described in later Periods.

Foundation:
The west block of the building was constructed over a basement area; the north leg was over crawl space. The exposed foundation material at the majority of the west block was brick masonry, the lower portions of the wall are stone. On the north leg and the portions of the west block (the northern two-thirds of the east elevation) rough-laid local limestone was used above grade.

Four three-over-three double hung wood basement windows on the west elevation had shutters and probably no window wells (with wells the shutters could not have opened into a flat position.) Two three-paned hopper basement windows were on the east, and one on the north side, toward the east side of the basement. Because the land sloped to the west, the western windows could be taller. The foundation window opening on the north was altered later (see Period Three).

Brick Masonry:
The brick masonry of the house included a molded cornice that survives today. Window openings were headed with jack arches that survive. The western façade was laid in Flemish bond, and the remainder in common bond with headers every fifth or sixth course. The brick surface may have been left natural before 1835. At that time, Blackford improved both exterior and interior finishes. The exterior masonry was coated with a reddish-brown stain and then joints were lined ("penciled") with a white paint. Two small remnants of this penciling survive on the south elevations, in areas above the door to the basement (Fig. 3-006). Other areas of penciling may survive on portions of the east elevation of the north leg, behind the Period Three kitchen addition.

Porches:
The south, two-story porch was original to the house, and opened to the south fully on both levels (Fig. 3-009). The first story columns were constructed of curved bricks, with the masonry exposed. This masonry survives under a parging that dates to Period Three (Fig. 3-023). Second floor columns were solid round wood, of unknown construction. The easternmost column that currently exists may be original to the porch construction, although it is heavily weathered and has been scraped and repainted, making it difficult to discern the method of construction. The other columns are known to be replacements during Period Five (see below). The ground level floor



Fig. 3-008a: The federal-style front of the Sherrick House, Antietam Battlefield. The porch design may be similar to the original west porch at Ferry Hill. (Seibert Photo, July 2005.)

of the south porch was brick masonry and does not survive. The wood wall on the east side second floor was original and survives. The double-hung, two-over-two wood louvered shutter in the opening within this wall may be original to Period One. The casing surrounding this louvered opening matches that found in the upper hall (currently room 208).

The original one-story west porch was wood, with a low-pitched roof. Two separate sets of anchoring holes for the porch roof's ledger board exist in the masonry. The remnants of the holes are located between the second and fourth brick courses over the masonry arch of the fan light of the western door. The porch was approximately 8' wide by 16' long with a western set of steps that included seven risers to reach grade. The design and detailing of this original porch are not known. The general character of this original porch may be reflected on the extant Sherrick House, Antietam Battlefield (Fig. 3-008a).

Later Period One Exterior Alterations:
It is known that the roofing material was changed from wood shingle to a blue-gray slate shingle sometime during Period One, perhaps c1866-c1870 when the property was repaired from damages incurred during the Civil War (see Section 2: Developmental History). Several pieces of the slate are currently stored in the attic. A snowboard was used on the slate roof. The north and south gutters of the north leg sloped to the east and fed sloping downspouts mounted on the east elevation of the north leg. These tied together into one downspout at the edge of the south porch (Fig. 3-011).

Also during Period One, the west porch detailing was adjusted. It is unknown if the whole porch was rebuilt or if only the detailing was modified. The carved fascia boards, bracketed column capitals,

Fig. 3-008b-d: Below, clockwise from left: The west front of the west block, c1912, showing the Period One porch. (Photo, Ziek Archeological Survey, June 1979.) Two examples of neighboring porches of similar design, seen on houses at 207 and 133 West Main Street, Sharpsburg, MD. GWWO photos, 2004.







"gingerbread" railings, and lattice skirts documented in a photograph (taken toward the end of Period One or early in Period Two) show a Victorian period, c1870-1890 design (Fig. 3-008b). Porches with some similar details still exist on several houses located in downtown Sharpsburg (Fig. 3-008c and d).

At some time during late Period One, the columns of the south porch may have been painted an ivory color. Remnants of this paint were uncovered below the parging (applied Period Two, see below) during column repairs undertaken in 2004 (Fig. 3-023). However, the bricks that were painted may have been miscellaneous base repair bricks set in before the parging. They are set in mortar that is distinctly different in color from their neighbors.

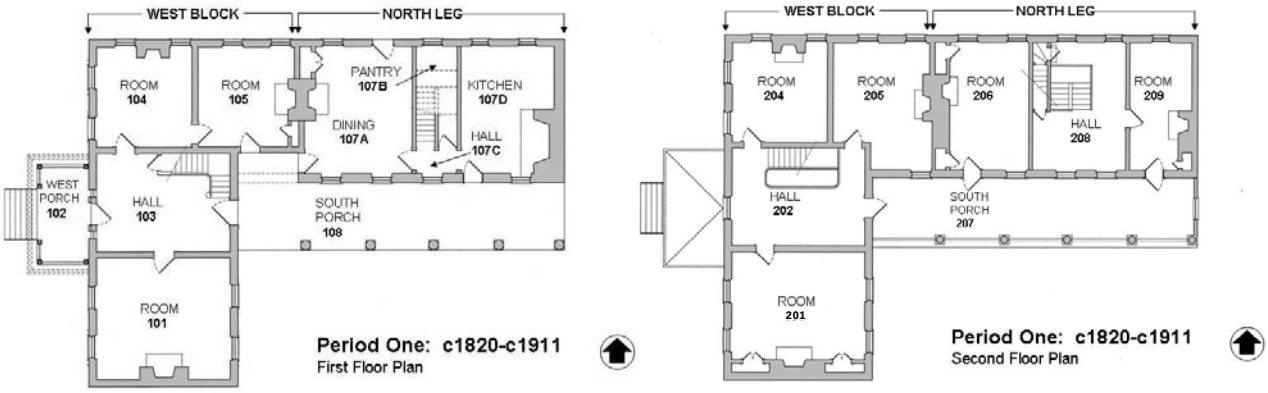


Fig. 3-009: Period One Floor Plans. (GWWO, 2005.)

Interior:

General layout, arrangements, and uses:

Although built simultaneously, the two wings of the house had separate internal circulation. An occupant could not go between the west block and the north leg without going outdoors. Each leg had its own stairway. The attic, which spans both sections, was only accessible from the stair in the north leg. Access to the basement was limited to the stairway in the west block.

West Block:

The rooms on the first floor of the west block served formal, social, and perhaps some business (office) functions. One large room to the south (room 101), was undoubtedly used as a formal parlor and sitting room. Room (104) may have been used for music, holding a piano that the Blackford family is known to have owned. Both these rooms were accessed directly from the central, formal hall (103). This hall also had direct access to the open south porch (108). The other northern room (105) did not communicate directly with the hall but was accessed through room 104 or from the south porch (108). Much of the detailing of the woodwork, windows and doors throughout these first floor spaces of the west block remains, and

dates to this original Period One (see Physical Description section for specifics). The formal, open stair to the second floor is original to Period One.

The second floor of the west block had a room arrangement that mirrored the first floor, however circulation was slightly different, in that all three rooms (201, 204 and 205) were accessed from the central hall (202). There was no passage between the two northern rooms (204 and 205), as existed on the first floor. Probably all three rooms served as bedrooms. From the second floor central hall (202), one could directly access the open south porch (207). Much of detailing of the woodwork, windows and doors throughout these spaces remains, and dates to this original Period One (see Physical Description section for specifics).

North Leg:
The first floor spaces of the north leg included the dining room (107A), a back stair, pantry (107B), hall (107C) and kitchen (107D). Documentation concerning the original arrangement of the back stair, hall and pantry (spaces which no longer exist) is included in Appendix C-1. An exterior door from the dining room to the south porch was located at the alcove outside room 105. The original alcove opening configuration is unknown (see Period Two below, for the addition of the arched opening that exists today). An exterior door from the kitchen opened directly onto the south porch. Portions of the window and door casing details in this area date to Period One (see Physical Description section for specifics).

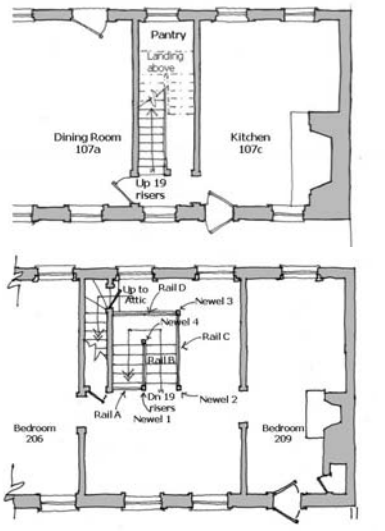


Fig. 3-010: First floor plan, east end of current Room 107, showing the original arrangement of the back hall, stairs, and pantry (above); Second floor plan, east end, current Room 207, showing the original arrangement of the back stairs, opening, and access to the attic (below). (GWWO, 2005.)

The second floor of the north leg included three interior spaces (206, 208, 209) and the south porch (207). The two eastern rooms (208, 209) were distinctly separate from the rest of the house, with simpler detailing and limited access. Early diary records indicate that the spaces may have been used by the house slave(s)/ servant(s), or as the slave hospital. (See Blackford's diary entry for Jan. 3, 1830.) Some of the existing casework at the windows and doors are from Period One (see Physical Description section for specifics).

The upper hall (208) contained the open stair that led down to the kitchen (Fig. 3-010). The upper hall also had a door to the attic stairs. The first step of the attic stairs extended out into the room in front of the door. The southern portion of the upper hall was large enough to be used, perhaps, as additional sleeping or work space. Views from the two southern windows in this area provided a clear view of anyone coming or going from the southern side of the property. Neither the main hall (202) nor this back hall (208) had a fireplace. The back hall did not communicate directly with the south porch (207) but did access the narrow east bedroom (209), which had an exterior door to the south porch (207). Please see Appendix C for photographs, evidence and a more detailed description of this configuration.

The westernmost room (206) of the north leg was used either as a bedroom or an office. The detail in this room was of a high level, more closely resembling that found in the west block. This room was difficult to reach. From the west block, one came up the formal stairs into the front hall (202), exited to the south porch (207), and then entered room (206). From the north leg, one came up the back stairs into hall (208), crossed through room (209) to access the south porch and finally entered room (206).



Fig. 3-011: Exterior of Ferry Hill Plantation House during Period Two (c1938), showing the east side of the west block and the east and south sides of the north leg, prior to the construction of the east addition. Note, east side downspouts, west block snowboard at roof, and lattice on columns. (Henry Kyd Douglas, *I Rode with Stonewall*, pg. 26.)

Period Two: c1911 – c1940

Captain John Kyd Beckenbaugh took ownership of the mansion in 1911, but may not have actually occupied the property until sometime after c1917. The majority of changes that occurred during his tenure probably were undertaken during the period c1917-c1920, to make the house more usable for him and his family. Changes to the exterior during his ownership were not extensive. The major exterior alterations occurred at the area of the south porch.

Exterior:

Porches:

On the first level of the south porch, a glazed-in entry vestibule was added to the west end, enclosing the westernmost two bays. The glazing units were double hung, six-over-six wood windows set above a parged base. The arched opening at the alcove outside the dining room door was created, and the masonry walls of the glazed entry parged and painted. At this same time, the exposed brick surfaces of the south porch columns were parged. With the creation

of this side vestibule, an interior enclosed path was provided at the first floor from the rooms of the west block to those in the north leg.

On the second floor of the south porch, the westernmost six feet were enclosed to create an inside bathroom (Figs. 3-011 and 3-012). This is the first appearance of an indoor bathroom in the house. The exterior of this frame addition was clad with painted horizontal wood siding. With this addition, the formal circulation path to the second floor room 206 was interrupted. This mandated additional interior alterations.

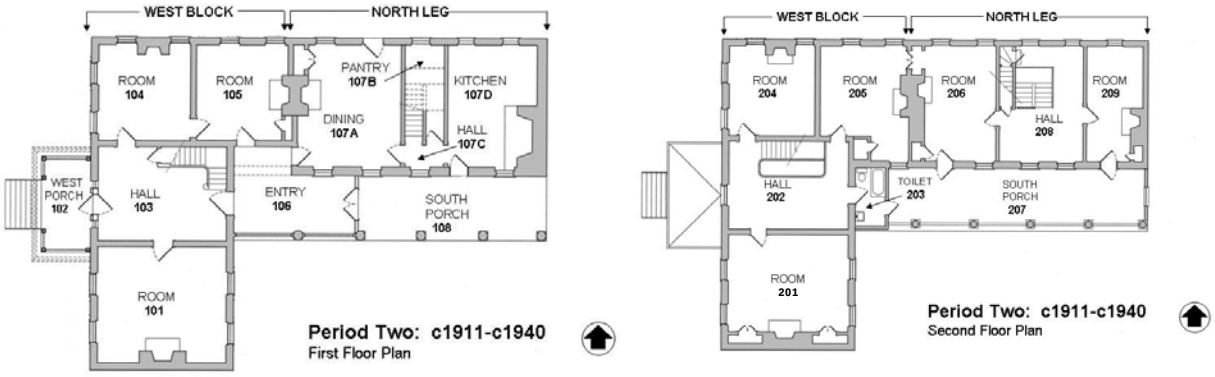


Fig. 3-012: Period Two Floor Plans. (GWWO, 2005.)

Interior:

West Block:

Because the bathroom (toilet 203) was added to the second floor south porch, an alternative circulation path was necessary to reach the north leg. The wall north of the fireplace in room 205 was opened to create a passageway to bedroom 206. Other alterations that occurred during this period included the addition of a closet on the south wall of bedroom 205. For detailed descriptions of the evidence of these alterations, see room 205 and 206 descriptions in Section 4.

North Leg:

A second access to bedroom 206 was created on the east side of the room by adding a door to the upper hall (208), which allowed access to the bedroom, via the kitchen stairs, without going through any other bedroom. For detailed descriptions of the evidence of these alterations, see room 206 descriptions in Section 4. On the first floor, the fireplace in the kitchen was remodeled with side cabinets and a new brick surround. The overall size of the hearth maintained its large, walk-in arrangement.

Mechanical, Electrical:

During this Period, Beckenbaugh probably introduced central heating into the house, with a coal fired steam furnace and system of radiators fed by a single pipe steam system. The use of coal is an assumption because coal was the fuel of choice for this area during this period. The trademark of a single pipe steam system is large diameter pipe allowing for the steam to flow up and then condensate

down. This is evident with a large circular floor patch adjacent to some of the 1950's vintage hot water radiators. The extent of the single pipe steam system or layout can not be determined. With the installation of Toilet 203, it is assumed plumbing was also extended to Kitchen 107D. The house probably received its first electrical systems during this Period for electric light and to drive a water well pump. A water well pump is assumed due to lack of evidence of a cistern located in the attic space to feed plumbing fixtures.



Fig. 3-013: Exterior of Ferry Hill Plantation House during Period Three (c1945), showing the south and west side of the west block. Note: storm windows, slate roof, snowboard at roof, loss of shutters, and masonry cracks between the windows of the first and second floors. (Collection J. Howard Beckenbaugh.)



Fig. 3-014: Exterior of Ferry Hill Plantation House during Period Three (pre-1950), showing the west elevation of the west block. Note arrangement of front porch, slate roof, and loss of shutters. (C&O National Historical Park.)

Period Three: c1940 – c1950

At the death of Captain John Kyd Beckenbaugh in 1941, the ownership of the property transferred to his son, John Howard Beckenbaugh. At this time, the use of the property changed as well, from that of a plantation to that of a restaurant. John made several substantial changes to the house to help facilitate this change in use.

Exterior:

East Kitchen Addition:

A one-story wood framed kitchen addition (Room 114) was added to the east side of the north leg. The addition had a gable roof clad with wood shingles, and had painted, horizontal wood siding on the walls. The addition was built over a shallow crawl space. The south



Fig. 3-015: Window 4A, where the change in brick shows evidence of an originally larger window. (GWWO photo, 2004.)

and east elevations of the addition survive, appearing as they did when they were originally built, but with some replacement siding installed during Period Five (see below). The north elevation does not currently survive, since it was modified and enclosed in a later addition (see Period Four, below). Based upon the addition's roof slope, and upon surviving interior partitions, the location (position in plan) of the north elevation can be established. The arrangement of windows (Fig. 3-016) to mirror the south elevation is conjecture; additional destructive investigation at this wall may reveal actual window placements. The placement of a northwest exit door is also conjecture; the corner may have had only a window, or no opening at all. Additional destructive demolition, as well as archeology, undertaken in this area, may shed light on the original layout of this northwest corner of the addition.

Window and Door Openings:
Wood steps outside of the dining room (107A) north door were added at this time. The north side basement window (window 4A) was made smaller (Fig. 3-015).

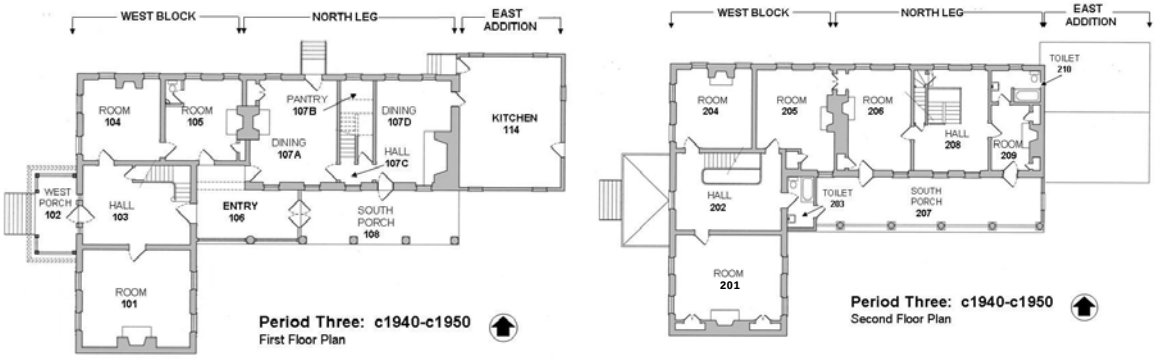


Fig. 3-016. Period Three Floor Plans. (GWWO, 2005.)

Interior:

West Block:
A small downstairs powder room was added inside room 105, in the northwest corner (Fig 3-016). This choice of location may have been due to the access available in the basement below this area to run piping. It is unclear if the formal rooms of the west block were used as sitting rooms and bar areas, actual dining areas, or kept partially private for family use.

North Leg and East Addition:
A second bathroom (210) for the second floor was added at the north end of the eastern bedroom (209). The interior of the new east addition served as the kitchen for the restaurant. The precise layout of the kitchen has not been determined. Also unknown is whether it had additional bathrooms. For sure, the existence of the addition allowed the old kitchen (107D) to be renovated and used as one of the dining areas for the restaurant. To accommodate this more social function, the kitchen equipment that had been located here was removed. A new board subfloor in this area was probably

installed at this time. This Period Three subfloor exists and stops at the west wall of room 107D. Farther west of this, the older, Period One subfloor exists. The front of the kitchen fireplace was renovated for a second time. The flanking side cabinets were removed, the large hearth re-exposed and now the face of the masonry was clad in stone. A new door opening on the east wall of the old kitchen (107D) provided access to the new kitchen addition (114).

Mechanical, Electrical:
During this Period, Beckenbaugh probably upgraded the systems. The original electric service and plumbing systems were probably inadequate for the needs to run a restaurant. The single pipe steam heating system is assumed to have been extended into the kitchen addition, due to no evidence of a new fireplace. A new water well and septic systems were most likely installed and an upgraded electrical service was probably provided, but all are assumptions.



Fig. 3-017: Exterior of Ferry Hill Plantation House during Period Four (c1972), showing the east and south sides of the north leg, following the construction of the east and the northeast addition. Note east side downspout, wood shingle roof on the east addition, and white paint color of the northeast addition. (C&O National Historical Park.)

Period Four: c1950 – 1979

Frederick W. Morrison worked with John Howard Beckenbaugh at the restaurant during the 1940s, and took over ownership by mid-1951. A considerable number of alterations were made during his ownership (Fig. 3-021); some in an attempt to improve his restaurant business, and some to keep the house in repair.



Fig. 3-018: Northeast CMU addition to Ferry Hill, used as a bar area. (GWWO photo, 2004.)

Exterior:
Northeast Addition
A one-story, concrete masonry unit (cmu) northeast addition was added to the north side of the earlier kitchen addition, with the intention of using this space as a bar area (Fig. 3-018). A fireplace was constructed on the east side of the addition, and "picture" windows and doors were located on the north side, overlooking the woods and river. The exterior of this addition was originally painted white, and later a reddish brown.



Fig. 3-019: Exterior of Ferry Hill Plantation House during Period Four (c1972), showing the west elevation of the west block. (C&O National Historical Park.)

Porches:
The second significant exterior change undertaken by Morrison was to demolish the one-story western porch, and to replace it with the two-story, four-columned porch that exists today (Fig 3-019). This porch covered a new brick terrace that was approximately three times wider than the area of the earlier wood porch floor. In constructing this new porch, the two basement windows that flanked the old porch were blocked off. The porch was probably used during pleasant weather by guests as a seating area, overlooking the Potomac River.

Brick Masonry:
The third significant exterior change involved sandblasting and repointing the masonry. On two areas on the south elevation of the west block, above the basement door, electrical panel boxes were mounted on the brick. These boxes prevented the sandblasting from reaching the brick surfaces. These boxes are now gone (removed either later in Period Four, or during Period Five), revealing the remnants of the Period One staining and penciling.

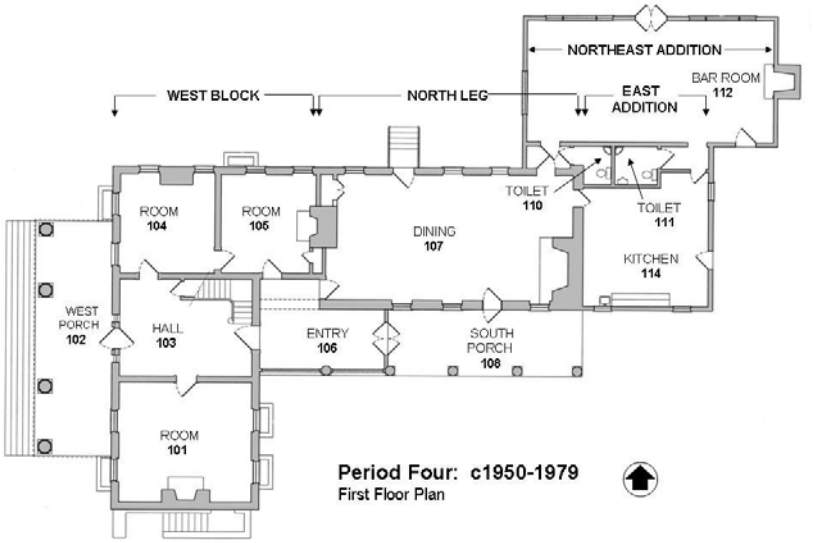
Roofing:
The fourth significant exterior change undertaken during Period Four was the change in roofing material on the main house from slate to painted (originally dark gray) standing seam metal. The wood shingle roof on the kitchen addition remained. The north gutter of the north leg was changed to discharge through a downspout located midway on the north elevation, and the sloping downspout on the east elevation of the north leg was removed.

Other Exterior Alterations:
A number of ancillary exterior alterations were also completed during Morrison's occupancy. Window wells were constructed around the basement windows of the west block. The backfill against the south face of the west block was excavated down to the basement floor

level and a new withe of brick laid up as high as the line of a new water table. This brickwork integrated with a new brick areaway and concrete steps leading down to the south basement door (door 1). The exterior brick paving at the south porch was replaced with concrete. The exterior wood steps from the north side of the dining room were replaced with concrete. At the south entry porch, the double-hung wood windows were replaced with larger fixed multi-paned sash. The exterior trim at the south door into the original kitchen (door 16) was replaced with wide side casings supporting a broken pediment architrave. Some fencing and several of the deteriorating support buildings close to the house were demolished (see Cultural Landscape Report).



Fig. 3-020: Exterior of Ferry Hill Plantation House during Period Four (c1972), showing the north side and portions of the west side. Note, the northeast addition and two story porch exist. Shutters are missing from the north elevation. (C&O National Historical Park.)



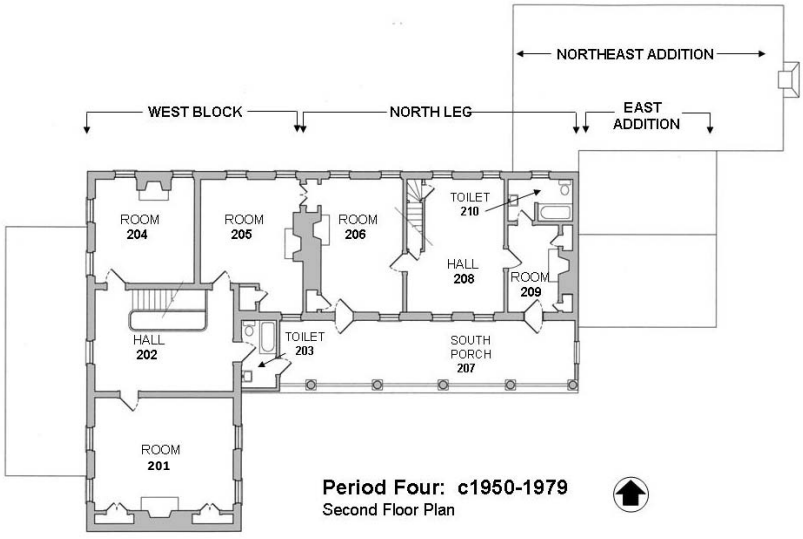


Fig. 3-021: Period Four Floor Plans. (GWWO, 2005.)



Fig. 3-022: Interior of Hall (room 103) looking east toward glazed entry, c1972. Note, the wallpaper above the wainscot, no longer extant; missing balustrade in handrail; and what appears to be wood flooring in glazed entry area. (C&O National Historical Park.)

Interior:

West Block:

With new toilet rooms provided on the first floor off the new bar area, the Period Three lavatory located in room 105 was removed, returning this room to its Period One and Two plan configuration. In the adjacent room 104, the fireplace opening was closed off with masonry to accommodate the furnace flue, but the mantle was left in place.

North Leg:

The most significant change that Morrison completed on the interior of the house involved the demolition of the pantry (107B) and back hall (107C) that had separated the original dining room (107A) from the original kitchen (107D). The entire space became one large dining room. Steel I-beams were set below the second floor at the locations of the demolished walls, bearing on the exterior north and south walls, and trimmed out in wood. On the south elevation of the dining room, the western-most window that had opened into the entry (106) was removed and the opening bricked in. The front of the original kitchen fireplace was altered for a third time, with the stone facing removed and with painted wood paneling introduced to surround the renovated masonry hearth opening.

At the northeast corner of the dining room, on the north elevation, a window was converted to a door opening, in order to access the new bar area from the dining room, without going through the kitchen addition. The fireplace that had been in the original dining room (107A) was closed up, the mantle removed and the masonry covered with plaster. The wood chair rail and base trim throughout the new dining room (107) was patched where changes had occurred, and repainted (see Physical Description for specifics). New hardwood strip flooring was laid throughout the expanded dining room, over the original floor of the dining room and pantry area, and over the

Period Three sub-floor of the old kitchen area. The room was wallpapered.

On the second floor, in the north leg, the hall (208) was adjusted due to the demolition of the back stair. New framing and sub-floor spanned between the steel beams, filling the location of the demolished stairs. A new hardwood finish floor was laid over the entire room. The single step that projected out into the room at the base of the attic stairs was also removed, and a new 4-step winder (replacing an original 3-step winder) was constructed at the base of the attic stairs.

Mechanical, Electrical:
During this Period, Morrison probably upgraded some systems again due to mechanical fatigue. The new second floor bathroom (210) and Toilets (110 and 111) were plumbed. Other changes included the replacement of the single pipe coal fired steam heating system with an oil-fired hot water heating system similar to the one installed today. This is evident by the 1950's vintage hot water radiators present in the house.

Period Five: 1979 – Present

The National Park Service (NPS) took title to the Ferry Hill Plantation House and adjacent land in 1974, but the purchase agreement allowed Morrison to remain in the property, and use four acres of land in order to continue the restaurant business, for not more than four years. The agreements mandated that Morrison maintain the property in its 1974 condition, at his responsibility and cost. Morrison exceeded his occupancy time limits by almost a year, and ultimately vacated the house in January 1979. The NPS planned to move administrative functions into the property. During 1979-1980, the building was converted to office/administrative use, with some limited visitor use as a Park contact station. This use existed until 2001, when the Park relocated these administrative functions to Hagerstown, in order to prepare the site and the building for more expanded interpretation. For room layouts during this Period, see the floor plans in Appendix A.

The condition of the property had deteriorated considerably during the final years of Morrison's tenure. The NPS found many areas in need of preservation. In some cases, materials had so deteriorated that new fabric had to be introduced. The NPS contemplated bringing a lawsuit against Morrison, the specifics of which are contained in a Memorandum to File written by Attorney-Advisor Barbara I. Berschler dated 12/17/79 (files currently held at Williamsport, MD maintenance facilities). Over the next several years, the NPS completed substantial work on the property, which is summarized below.

Exterior:

Roofing:

The roof over the northeast addition was patched and repaired to stop leaks. The metal roof over the main house was patched and repainted. The shingle roof over the east (kitchen) addition was demolished and replaced with a 29-gauge, galvanized, double rib metal roof, painted green. All gutters and downspouts were replaced with a painted galvanized material.

Woodwork:

All exterior woodwork was in a state of disrepair and was scraped, sanded and repainted. All but one (the eastern-most) of the columns on the second floor south porch were replaced with new wood columns. Sixteen pairs of exterior shutters were missing from the building (location not specified but from c1972 photographs it appears to be the north elevation) and were replaced. Shutter hold-back hardware was replaced on some units, replicated to match the existing style, and embossed with the modern date of installation. On the kitchen addition, the wood horizontal lapped siding had deteriorated beyond repair and was replaced with new material to match the original profile, and painted.

Brick Masonry:

One of the most recent exterior repairs involved work at the base of the masonry columns at the south-side first floor porch. Parging was removed from the bases of the two columns that flank the walkway, new plywood forms created, and a new concrete base poured. During the repair, the painted masonry finish on the brick base prior to the initial parging (Period Two) was exposed and documented (Fig. 3-023.)



Fig. 3-023: South porch column bases, repair work undertaken in June 2004. Note paint remnants on several base bricks. This may indicate the columns were painted prior to the application of parging (Period Two). However these bricks are set in a grey mortar that does not match the adjacent mortar. (C&O National Historical Park.)

Interior:

Walls:

New frame partitions for office uses were constructed in the bar area and the kitchen addition. Most of the interior rooms throughout the original parts of the house had been wall papered at least by Period Three or Four, and perhaps considerably earlier. However, the wall

paper was in such poor condition (peeling, cracking and faded) that it (together with all earlier layers) was removed from all the rooms except for the Dining Room (107) and one upstairs room (205). Plaster walls were repaired throughout the house, and all plaster walls and trim were repainted.

Adjustments and additions to walls in rooms 208 and 210 occurred to create chase spaces for the air conditioning system, and to accommodate storage in the bathtub area.

Window and Door Openings:
The wood windows in the west block and north leg received preservation treatment. All sash were removed, reglazed as necessary (122 pieces of broken glass were replaced), the wood components were restored and repainted, and the sash reinstalled. Window screens required "extensive repair."

Stairs:
Several balusters in the main hall staircase were missing and were replaced. The railing itself was reinforced with a tubular metal rail, painted black, installed to the inboard side of the wood railing.

Floors:
The floor and framing at the east (kitchen) addition was rotted and termite infested. The entire floor was demolished, gravel was laid in the crawl space, and a new reinforced concrete slab on grade provided in this area. The floor in the bar area was damaged from leaks in the roof, and was repaired. New carpeting was laid throughout the additions, as well as in the glazed entry (106), in the north rooms 104 and 105, in the upstairs main hall (202), and in several of the north rooms (203, 205, 206, 208, and 209).

Mechanical, Electrical:
During this Period, the NPS upgraded and adjusted some systems. The oil-fired boiler was replaced in 1979 and a fifth heating zone, 7 radiators and 7 convectors were added. Since then, the boiler was replaced in 1996 and 2004. A 40-gallon electric water heater was installed for domestic water heating. This time period introduced air conditioning to Ferry Hill. In 1992 the NPS installed four Unico High Velocity air conditioning systems.

In 1981 the current transformer serving Ferry Hill was installed and the electric service was again upgraded in November of 1991 to handle the new air conditioning load. In 1979 the current septic system and drainage fields were installed and in 1985 the well water system was upgraded to its current configuration. All of the above was referenced in the "CHOH Park Maintenance Records, Williamsport."

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Physical Description

Summary of Character Defining Features

The character-defining features of the Ferry Hill Plantation House are discussed in four categories: siting, massing, material use, and detailing. Each category will be addressed separately, although often features discussed within one area have significance and influence on another.

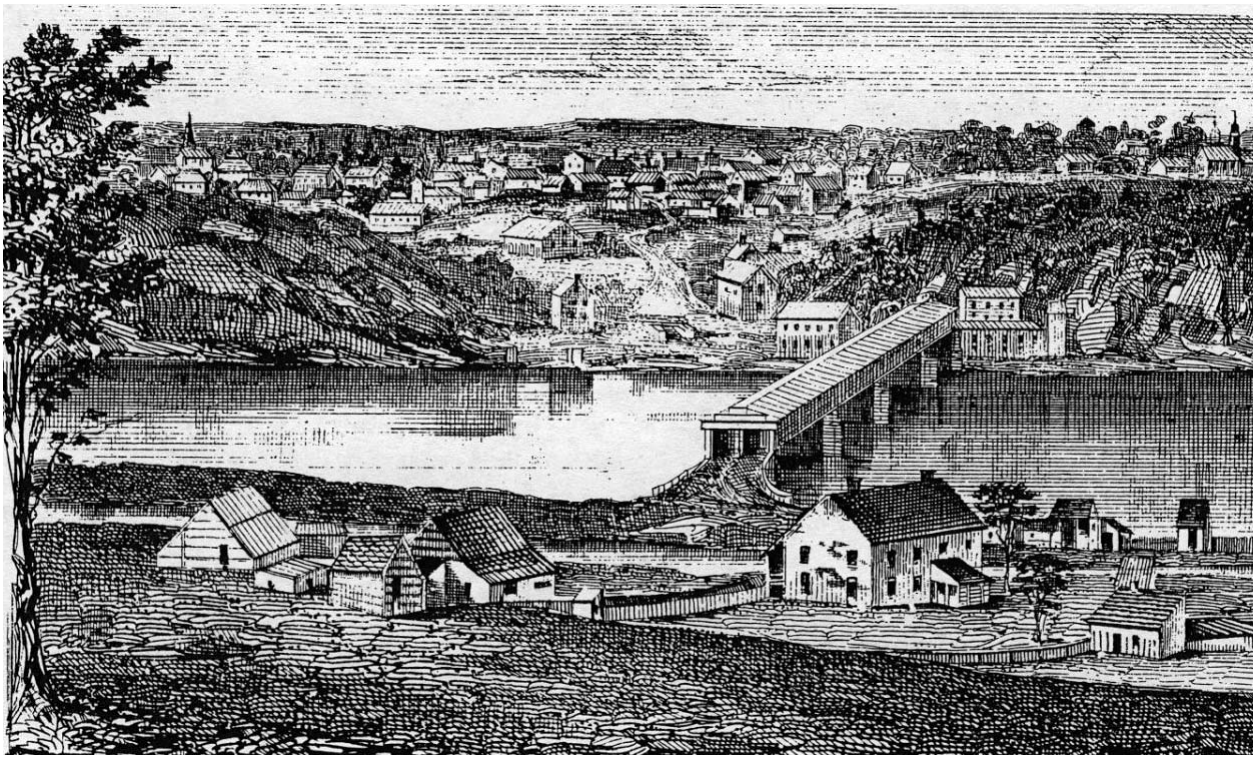


Fig. 4-001: "View of Shepherdstown" from the Maryland side c1850. The wood engraving depicts the view that would have been seen from the vicinity of the plantation house west porch. (C&O National Historical Park.)

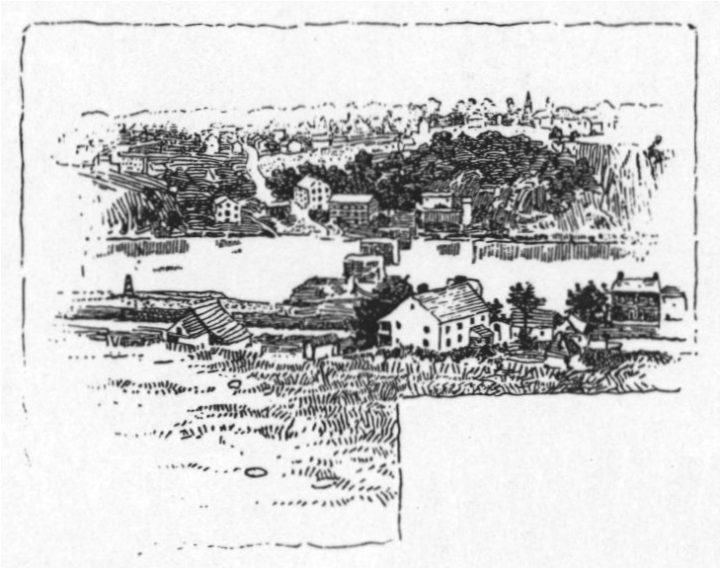


Fig. 4-002: "Shepherdstown, from the Maryland side. (From a [Civil] war-time photograph.)" Sketch published in July 1886 in *Century Magazine* in an article by Maria Blunt, aka Mary Bedinger Mitchell, titled "In the Wake of Battle." The sketch depicts the view that would have been seen from the vicinity of the plantation house west porch. (GWWO.)

Setting/Siting:

The setting, location and general siting of the building are character-defining. The building's position within the landscape has historical, architectural and cultural significance. Positioned on the highest part of a promontory surrounded on almost three sides by the Potomac River, the plantation house commanded the views of the Maryland and (West) Virginia countryside. The views afforded for the occupants a heightened knowledge of the movement of people and of weather— two aspects that proved significant during John Blackford's tenure in the property and during the building's occupation in the Civil War. John Blackford in his diaries commented almost daily on river and canal traffic and on weather patterns.



Fig. 4-003: View of Ferry Hill Plantation House, Bridgeport, and the C & O Canal from Shepherdstown, c1890. (C&O National Historical Park.)

Equally important, the siting allowed the property to be seen from significant distances. In many ways the home served as a landmark for travelers along the river and canal.

The significance of the siting of the property has been recognized and discussed in the *Ferry Hill Cultural Landscape Report*, completed in June 2004. Any decisions affecting the property's future use need to consider this relationship between the building and its site. Uses that reinforce the appreciation and magnitude of the historic view sheds will help protect this character-defining feature.

Massing:



Fig. 4-004: View of the major massing elements of Ferry Hill Plantation House. The north elevation is seen to the left in the picture, and the main west front elevation is seen to the right. The two-story western porch dates to Period Four and is not character-defining. (GWWO photo, 2005.)

The original Period One massing of the building, with an L-shaped plan configuration capped on the west with a hip roof and on the east with a gable end, was and remains character-defining. The long north side and the west public side of the house afforded expanded views out over the countryside and the river. The more protected and contained inside portions of the L-plan contained two levels of porches and entries for service and family use. This location and arrangement provided a level of privacy and control to these uses. A character-defining aspect of the original massing, no longer extant, was the total isolation—for circulation—between the west block and north leg (see Period One plan (Fig. 3-009) and discussion, under Development and Use). This character defining circulation system included the original back stair, which is no longer present.



Fig. 4-005: View of the massing elements of Ferry Hill Plantation House, seen from the southeast. The character-defining porches are located on the south side of the north leg of the original, Period One construction. The east (kitchen) addition, seen on the right in the photograph, dates to Period Three. (GWWO photo, 2005.)

Later additions to the L-plan have diminished the strength and significance of the original arrangement. The east (kitchen) addition (Period Three), located as a telescoping volume off the east gable



Fig. 4-006: View of the mass of the Period Four northwest addition to the Ferry Hill Plantation House, seen from the north. This addition interferes with the character-defining massing of the original plantation house. (GWWO photo, 2005.)



Fig. 4-007: View of the main west entry to the Ferry Hill Plantation House. (GWWO photo, 2005.)

end of the Period One north leg, was the least intrusive of the additions. Given the use of such a traditional expansion arrangement, and the use of wood materials that were compatible and yet not confusing with the original masonry materials, this addition has architectural integrity, if not a significant historical association. Later, Period Four additions, including the northeast barroom and the west porch, not only interfered with, but actually diminished the character-defining massing features of the earlier property. The one-story, flat massing of the barroom prevented a visual appreciation of the original Period One massing when viewed from the east or northwest. The exposed concrete masonry units used for the addition conflicted with the property's original masonry materials. The out-of-scale western porch, with its two-story high columns, replaced a much more modest one-story porch with railing arrangements that dated to Period One. The current porch has no context with the building's significant history, and diminishes and interferes with the overall original massing. Only if the Period of Significance were extended to include Period Four, should it be considered a Character Defining Feature.

Materials:

Almost all of the exterior brick masonry dates to the original Period One construction and is a character-defining feature of the property. (The exception includes the masonry below the new water table on the south elevation of the west block, which dates to Period Four.) The Flemish bond used on the formal, western front shifts to a more economical common bond on the other facades. From Period One until Period Four, this masonry was stained and penciled (remnants remain on the south elevation of the west block, see Physical Description), which was a character defining feature.

The current roofing material of painted standing seam metal dates to Period Four on the original house and to Period Five on the east (kitchen) addition. Earlier roofing materials on the main house included wood shingle (Period One) and slate (later Period One through Four). The first roof on the east addition (Period Four) was wood shingle.

Exterior Details:

The front entry door and detailing, including the distinctive fan light and sidelights of leaded glass, and the wood detailing and trim, are original to Period One, of high quality and character-defining. The storm door and storm side panels date to Period Three.

The double-hung wood windows in the west block and north leg date to Period One original construction and are character-defining. Portions of all of these windows have received preservation treatments in many, if not all, subsequent Periods.

The shutters currently on the house (Period Four and Five) provide a scale and level of detail that is important to the understanding of the

proportions of the exterior architecture. It is known that louvered shutters of similar design to those now used on the house were on the west front during the latter part of Period One or the beginning of Period Two (Fig. 3-008). As such, the shutters are considered character-defining. The style or use of earlier shutters is not known.

Some detailing at the second floor south porch probably dates to Period One (definitely extant by Period Two) and is character-defining. This includes the wood framed east wall of the porch, and the eastern-most column. Other columns are Period Five replacements that failed to replicate the earlier profiles. Railing components are Period Five replacements.



Fig. 4-008: View of the main southwest parlor room, first floor, Ferry Hill Plantation House, showing grained door, painted casing and central hall stair in background. (GWWO photo, 2005.)

Interior Details:

The grained paneled doors (for locations, see Physical Description) are original construction dating to Period One. These doors exist throughout much of the house and have survived in many cases uncompromised. These doors are an extremely significant, character-defining decorative element.

The elaborate casing details surrounding the doors and windows, found not only in the major, formal rooms but also in many of the more humble back service areas, date to Period One and are character-defining.

The smooth, plain plastered walls and ceilings found throughout most of the rooms of the original house (see Physical Description for locations) are original to Period One, and are character-defining.

The painted wood chair rails and bases found in the formal rooms of the west block, and in portions of the north leg (see Physical Description for locations) survive from Period One and are character-defining.

The baseboard faux painting, used in several of the principal rooms (see Physical Description for locations) to simulate marble, survives intact and is character-defining.

The wood flooring currently exposed in the formal parlor room 101 and bedroom 201 is original to Period One and character-defining. The exposed wood floor in the front hall, room 103, is a Period Three installation over what is believed to be Period One flooring. It too should be considered character-defining unless the ultimate Period of Significance is designated not to extend to Period Three.

The relatively simple, yet elegant central stair, with its carved and turned railings, balustrades, and carved stringer board, is a character-defining element dating to Period One, setting the tone and dominating the interior character of the central hall.

The fire places and mantles that survive in the six rooms of the west block (rooms 101, 104, 105, 201, 204 and 205) and on the second floor of the north leg (rooms 206 and 209) date to Period One and are character-defining. Some of these fireplaces have had later renovations affecting portions of their fabric (see section on Development and Use.)

That so much of the original fabric of the interior detailing remains intact is significant. These details should be respected and protected. Although certain details were either changed or lost during the property's long history—for example the kitchen hearth and surround, a majority of the wallpapering, and the back pantry and stairs—much actually remains to interpret the story of the Blackford, Douglas and Beckenbaugh families who occupied the house for most of its history.

Exterior



Fig. 4-009: Exterior view of the south and west elevations of the west block. (GWWO photo, 2005.)

Overview of Orientation and Period Dates:

As described in the previous section on Development and Use, the building's major elevation is oriented toward the southwest. The National Park Service completed existing condition drawings in 1978 and designated this orientation "plan" west, a convention being perpetuated here to maintain consistency. For the components of the L-plan, the names "west block" and "north leg" will be used. Dating of the elements discussed within the Physical Description section will be according to the Periods described in the Development and Use section: Period One c1820-c1911; Period Two c1911-c1940; Period Three c1940-c1950; Period Four c1950-1979; and Period Five 1979-present.

The five Periods of Development, as described in the Development and Use Section and graphically shown in Fig. 4-010, are referenced throughout the individual room descriptions to indicate dates of origin, when known.

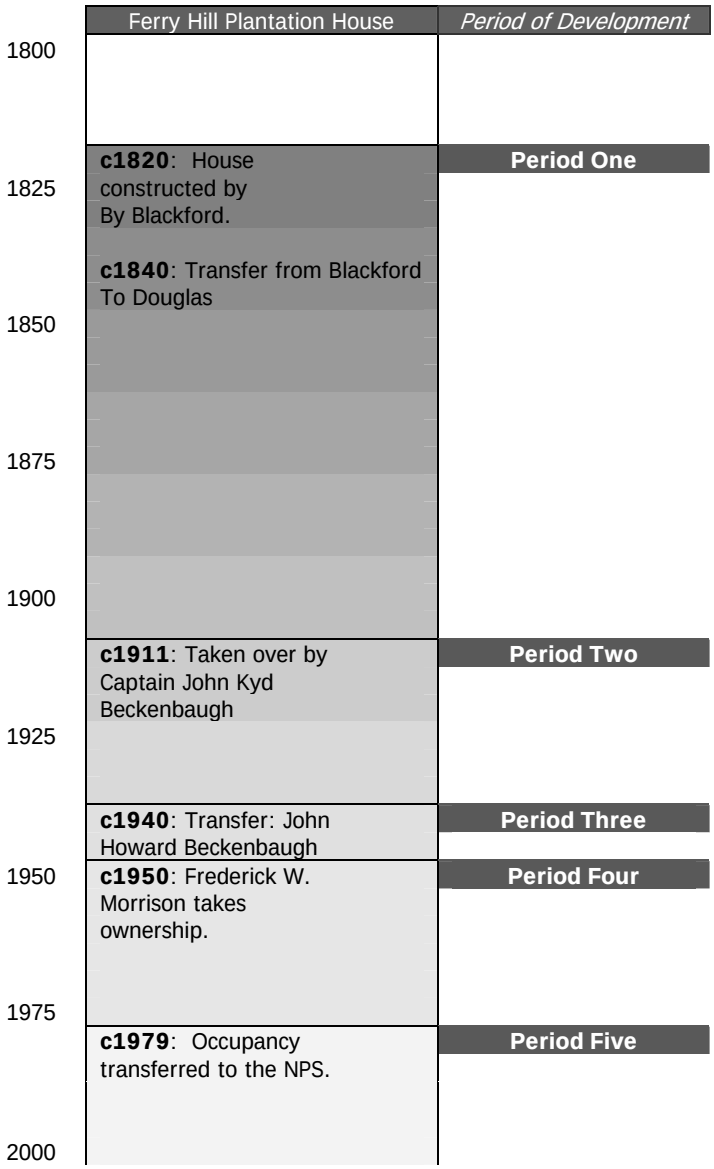


Fig. 4-010: Graphic depiction of Periods of Development.

Siting:

The Ferry Hill Plantation House is located west of Sharpsburg, Maryland, on the eastern side of the Potomac River, at the top of a promontory overlooking the water. Portions of Shepherdstown, WV, can be seen in the distance. The site history of the property and the current conditions of the site have been addressed in depth in the *Cultural Landscape Report, Ferry Hill, Chesapeake and Ohio Canal National Historical Park,* completed in June 2003. The reader is directed to that report for site information. This section of the report will focus on the architectural aspects of the Plantation House itself.



Fig. 4-011: Exterior view south elevation. (GWWO photo, 2005.)

Exterior Massing Overview:

The Period One masonry portion of Ferry Hill Plantation House forms



Fig. 4-012: Northwest corner showing the west elevation of the west block and the north elevations of both the west block and north leg. (GWWO photo, 2005.)

an L-plan, composed of a west block and north leg. The western facing block has a rectilinear footprint of approximately 55'-7" by 31'-11". This volume includes a basement area and is capped with a hipped roof, enclosing attic space. The north leg, which forms the top of the "L" projecting off the west block, has an overall exterior dimension of approximately 41'-9" by 22'-4". This volume sits above a crawl space and is capped with a gable roof that seamlessly extends the slope of the hip at the northwest corner. The north leg has first and second floor open porches facing south. To the east of the north leg, the house has a one-story wood-frame addition (Period Three) with a gable roof. To the north of this addition, the house has a one-story concrete masonry units (cmu) addition (Period Four) with a minimum-slope roof. The following discussion address the original brick-masonry massing elements first and then the additions.



Fig. 4-013: West elevation of the west block looking southeast, 2005. (GWWO photo, 2005.)

West Block, West Elevation:

Roof:

The hipped roof of this principal elevation is clad in standing seam metal (Period Four), seams spaced approximately 1'-6" on center. The roof is painted green (Period Five, Fig. 4-014). A line of fan-shaped metal snow-guards (Period Four, Fig. 4-014) attached at each seam is set approximately two feet above the eave line. 6" half-round, painted metal gutters (Period Five, Fig. 4-024) surround the roof of the main block and of the portico, and are sloped toward two 6" round painted metal downspouts (Period Five) mounted against the north and south elevations, immediately around the corners from this principal front. Two gabled dormers (Period One) break the roof plane. These are symmetrically located but do not



Fig. 4-014: Roof material and snow guards. Standing seam metal roof over porch is seen at the top. (GWWO photo, 2005.)



Fig. 4-015: Exterior view of door 5, the central west door opening. (GWWO photo, 2005.)



Fig. 4-016: West block, west elevation, first floor window. (GWWO photo, 2005.)



Fig. 4-017: Basement three-over-three window, with shutter hardware, and surrounding window well. (GWWO photo, 2005.)

align over the windows below or under the peaks of the hips above. Each dormer has a nine-over-six double hung wood window with an arched-headed top.

Brick Masonry:
The red brick masonry (Period One, Figs. 4-015 and 4-016) on this elevation is set in a Flemish bond pattern, with flat jack-arches over all the windows, and with a shallow elliptical arch over the fan-light associated with the central door (Fig. 4-015, for description, see below). The basement and first-story jack arches over window openings are three full brick courses high, but second story arches are only two courses high. Immediately above these second story arches, a banding course of brick is located that creates the base of the projecting brick cornice. The cornice is composed of a series of molded bricks, a lower course with a large cavetto flanked by fillets, and an upper course with a large ovolo flanked by fillets. These two courses are separated by a corbelled header course (Figs. 4-024 and 4-025). Two brick chimneys rise from the north and south ends of this main block. The chimneys terminate with a corbelled arrangement of standard running brick: two courses projecting out about 1-1/2", surmounted with one course inset back to the main plane, and then capped with two courses again corbelled out. The south chimney is approximately 1'-4" taller than the north chimney. All the bricks of this elevation appear to have been lightly sandblasted and repointed with a creamy-tan colored mortar.

Two masonry window wells (Period Four) are located at the far north and south window bays of this elevation. The wells are capped with a bull-nose brick shape for their final course.

Opening Arrangement and Windows:
The primary, west-facing block is organized with a five-bay symmetrical opening arrangement having a 2-1-2 horizontal rhythm (Fig. 4-009). The outer two side bays each contain two large, double-hung 6-over-6 wood windows dating to Period One that have 3'-8" masonry opening widths. The windows (Fig. 4-016) have simple bull-nosed wood casings around the head and jambs that terminate at rectangular wood sills. The sills project out beyond the face of the adjacent brick by approximately 2". The horizontal wall spacing between windows is slightly wider than the windows themselves, allowing room for the wood louvered half-shutters (late Period One or Period Two, with some Period Five replacements) to sit fully open, and leaving a narrow 6" clear space between the edges of the shutters. Two black-metal forged knuckle hinges support each shutter (Period Unknown). Shutter tie-backs are flat metal, bent to create an inset that friction-fits to the bottom of each shutter at its center. The central bay of the elevation is set in a wider field of masonry with an upper double-hung 6-over-6 wood window centered over the main door-transom-sidelight arrangement.



Fig. 4-018: Detail at porch steps (Period Four). (GWWO photo, 2004.)



Fig. 4-019: Detail of west elevation masonry at porch floor. The top of a jack arch for basement window 02 is visible above the porch deck. (GWWO photo, 2004.)



Fig. 4-020: Main Block, south elevation. (GWWO photo, 2004.)

Two shallow, three-over-three double hung wood basement windows (Period One with restorations through Period Five, Fig. 4-017) are aligned below the first floor windows at the extreme north and south bays. Originally these windows probably did not have window wells (Period Four) surrounding them, because they did have shutters. Shutter hardware exists on the wood jambs that match the hardware of the windows above. With window wells, the shutters could not fit or function properly. The shutters were probably removed at the time of the well installation (Period Four).

Main West Door Opening:
The 4' wide, 6-panel wood door is surmounted by a leaded-glass fanlight and flanked by leaded-glass sidelights (Fig. 4-015). The glazing is held with thin, radiating metal muntins that also incorporate tiny surface-applied decorative floweret details. A shallow elliptical brick arch surmounts the transom assembly. An exterior wood storm door (Period Two) has a 16-light glass panel located above three vertical wood lower panels. Exterior glazed storm panels also protect the sidelights and fanlight. The door-sidelight assembly is flanked with wood trim, including two simple wood pilaster columns surmounted by beaded capitals and supporting a rectangular beaded headboard. The entire door-sidelight assembly sits on a cut limestone sill with a projecting bull-nose edge that transitions in a reverse curve back to the vertical. The sill is raised approximately 6-1/2" above the adjacent exterior brick terrace.

Porch:
A large, 36' wide, Period Four two-story open terrace projects out approximately 12'-4" from the central three bays of the west elevation. Four Doric columns (Fig. 4-013) located at the west side of the terrace support the roof covering over the terrace. The painted wood columns sit on painted metal plinth blocks in order to elevate the base of the column to protect it from water. The brick terrace steps down by six risers (each approximately 7.1" high) to adjacent grade (Fig. 4-018). The steps extend across the entire front of the terrace. This terrace covers over two basement windows that align with the openings flanking the central bay. The jack arches to these earlier openings are visible above the plane of the brick terrace. Two basement windows remain at the end bays of this elevation. These windows are 3-over-3 double-hung wood windows (Period One), surrounded on the exterior with brick window-wells (Period Four).

West Block, South Elevation:

Roof:
The hipped roof is standing seam metal (Period Four, Fig. 4-020); seams are spaced approximately 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards (Period Four) attached at each seam is set approximately two feet above the



Fig. 4-021: Main Block, south elevation, showing brick areaway and water table (Period Four). (GWWO photo, 2004.)



Fig. 4-022: Main Block, south elevation, detail at remnant of penciling. (GWWO photo, 2005.)



Fig. 4-023: Main Block, east elevation. (GWWO photo, 2004.)

eave line. A 6" half-round, painted metal gutter(Period Five, Fig. 4-024) is mounted at the eave line and slopes toward a 6" round painted metal downspout (Period Five) mounted at the far west side of the elevation.

Brick Masonry:
Brick coursing (Period One, Fig. 4-020) on the south is common bond with headers located every sixth course. The south chimney (Period One) penetrates the hip roof and terminates in the corbelling pattern as described for the west elevation. The Period One cornice of molded brick matches that described on the west elevation. Near grade on the south elevation there is a projecting Period Four brick water-table (Fig. 4-021). The water-table changes vertical location at the basement door opening, positioned five courses lower on the west side of the opening than on the east. This transition at the opening accommodates the rising grade change toward the east of the site, while keeping the water-table's relationship to grade relatively constant throughout. The water-table is formed with brick of reddish-brown color. The flat jack arch over the basement door opening aligns with three courses of adjacent brick.

Most of the bricks on this elevation have been sandblasted and repointed (Period Four), as described for the west elevation. The remnants of early staining and penciling (Period One, Fig. 4-022) are located in two areas on the south elevation, above the basement door, that were covered by utility boxes when the brick sandblasting took place.

Opening Arrangement, Windows and Doors:
The south elevation contains no windows and one basement door. The door is surrounded by a modern brick areaway (Period Four, Fig. 4-021) and stoop, accessed by a descending concrete flight of steps containing eight risers. The wood door (Period Five) has a 6-panel wood stile and rail design, and modern hardware.

West Block, East Elevation:

Roof:
The roof is standing seam metal (Period Four, Fig. 4-023) and slopes toward the south to form a hip; seams are spaced approximately 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards (Period Four) attached at each seam is set approximately two feet above the eave line. A 6" half-round, painted metal gutter (Period Five, Fig. 4-025) is mounted at the eave line and slopes toward the south. There is no downspout mounted on this elevation, and the gutter continues its slope around the corner and ultimately discharges into the downspout at the west side of the south elevation (described above.)

Brick Masonry:



Fig. 4-024: West Block, south and east elevations, detail at cornice and gutter, seen from below. (GWWO photo, 2004.)

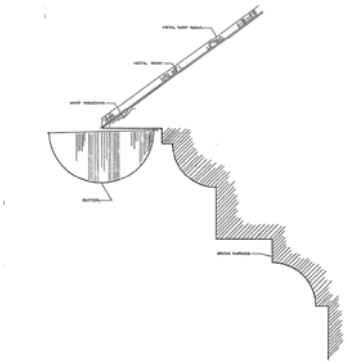


Fig. 4-025: Section detail at cornice and gutter, 1978 NPS drawing set.

Brick coursing (Period One) on the east elevation continues the common bond of the south elevation with headers located every sixth course. The east elevation of the south chimney matches the south elevation, described above. The cornice is composed of a series of molded bricks, a lower course with a quarter-round inset curve, and an upper course with a quarter-round bull nose. These two courses are separated by a corbelled header course (Figs. 4-024 and 4-025). All the bricks of this elevation have been sandblasted and repointed with a creamy-tan colored mortar, matching that found on the other elevations.

Masonry window wells (Period Four) surround the two basement openings. The red-brown bricks match those found in the window wells of the west elevation. The detailing is also the same, with bull-nose cap bricks used as the final course.

Windows are headed with masonry jack arches. At the basement and first floor windows, these arches align in height with three running courses of masonry. At the second floor windows the arches align with two running courses. This arrangement is similar to that found on the west elevation.

Opening Arrangements and Windows:
The east elevation has six windows arranged in two vertical bays of three windows each (Fig. 4-023). The windows' position and arrangement mirror that found on the south side of the west elevation. The windows on the first and second floor are large, double-hung 6-over-6 wood windows (Period One with renovations through Period Five) with 3'-8" masonry opening widths. The windows have simple bull-nosed wood casings around the head and jambs that terminate at rectangular wood sills. The sills project out beyond the face of the adjacent brick by approximately 2". The horizontal wall spacing between windows is slightly wider than the windows themselves, allowing room for the wood louvered half-shutters (late Period One or Period Two design, with Period Five replacements for this elevation) to sit fully open, and leaving a narrow 6" clear space between the edges of the shutters. Two forged iron knuckle hinges support each shutter. Shutter tie-backs are flat metal, bent to create an inset which friction-fits to the bottom of each shutter at its center.

Each bay has one basement window that aligns in width with the windows above. These three pane hopper wood windows have wood heads and jambs with bull-nose edges that match the detailing on the openings above. There are no remnants of shutter hardware on the casings of these windows.



Fig. 4-026: North Leg, south elevation. (GWWO photo, 2004.)

North Leg, South Elevation

The south elevation of the north leg of the Plantation House is composed of a two-story partially-open porch, five-bays wide.

Roof:
The roof is standing seam metal (Period Four, Fig. 4-026) and at the east side terminates with a gable end; seams are spaced 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards (Period Four) attached at each seam is set approximately two feet above the eave line. A 6" half-round, painted metal gutter (Period Five) is mounted at the eave line and slopes toward the east to a downspout mounted at the east end.



Fig. 4-027: North Leg, South Elevation, detail at west side showing glazed first floor Entry 106 and enclosed second floor Bath 203. (GWWO photo, 2004.)

Soffits / Exposed Ceilings:
The ceiling of the second floor porch is painted smooth stucco. A set of ten painted hooks (Period Four?), arranged in two rows of five, with equal spacing all around, may have held the cords for exterior canvas awnings or other shading devices. No cords or shades are currently present. The exposed ceiling of the first floor porch is painted wood, with variable-width boards running in the north-south direction (Fig. 4-028).

Brick Masonry and Other Wall Materials:
The walls at the back of the porches are common coursed masonry, with headers every sixth course. Openings within the wall are headed with jack arches. On the second floor the walls are parged (probably Period Two) and painted (Period Five). On the first floor the exterior brick masonry is sand-blasted and repointed (Period Four). Inside at the glazed hall, this masonry wall is painted.

The western-most half-bay of the second floor porch is enclosed with a wood framed wall (Fig. 4-026 and 4-027), clad with horizontal wood siding with 7-3/4" exposure (Period Two). The eastern side of



Fig. 4-028: First floor south porch, looking west to glazing at Entry 106 (GWWO photo, 2004.)

the second floor porch has a wood-framed wing wall with painted wood lapped-siding with a 6" exposure (Period One, Figs. 4-029 and 4-031).

The two western-most bays of the first level have been glazed and enclosed (Period Two, with later alterations, discussed below), creating the interior space, Entry 106. The glazing on the south side sits above a painted concrete curb (probably Period Four) that extends up approximately 1'-6" (Fig. 4-027).

Floors:
The painted wood floor (Fig. 4-030) of the second level porch slopes away from the house, down approximately 6" over the width of the area. Wood floor joints run in the north south direction, probably indicating a sub-framing running in the east-west direction. The exterior ground floor (Fig 4-028) is exposed concrete (probably Period Four), laid with a slight slope away from the house. There is a portable wood ramp (Period Five) providing access for persons with special needs through door 13. To the east of door 16, there is a cistern lid (Fig 4-254) and a simple plywood bench (Period Five). The bench is easily removed, revealing numerous electrical conduit.

Porch Columns and Railings:
The porch bays are defined on the first level by large circular masonry columns (Period One), which were later parged and painted (Period Two). Currently they are painted the cream trim color that is used throughout the exterior (Figs. 4-026 and 4-029). The columns sit on square cement parged (Period Five) masonry (Period One) plinths, approximately 1'-2" high. The bays vary in width from approximately 9'-4" to 10'-1".



Fig. 4-029: North Leg, South Elevation, detail at east side. (GWWO photo, 2004.)

The second level open porch has the same five-bay arrangement seen at the first level, but here defined by tapered wood columns (Period Five Fig. 4-029) set upon 3'-0" high, 12"-square wood plinths (Period Five) located in line with the masonry columns below. The easternmost column (perhaps Period One and certainly by Period Two, Figs. 4-029 and 4-031) does not match the others. It is a 10" column without taper. A simple, painted wood guardrail, composed of 1" square balusters spaced approximately 3-1/2" on-center and capped with a 2" round handrail, spans between each of the plinths.

Opening Arrangement, Windows and Doors:
Considered from east to west, the first floor wall has a window, door, and then two windows. The opening placement has no relationship to the bays defined by the outside columns that support the porch (see discussion in section above). The double-hung, six-over-six painted wood windows, (Period One with restoration through Period Five) have 3'-2" masonry openings, narrow muntins and exterior glazing compound to hold the glass panes.

The six-panel wood door (Period One, see interior descriptions for

the door itself) at the first floor provides the main access to the rear block of the house. The exterior sides of the opening are cased with painted wood pilasters supporting a broken pediment (Period Four). The door is protected by an exterior wood and glass stile-and-rail storm door (Period Two?) with 12 lights of glass above one horizontal wood panel in the kick-plate location (Fig. 4-029).



Fig. 4-030: Second floor south porch, looking west to wall of Bath 203. (GWWO photo, 2005.)

At the second level, the east wood-framed wing wall contains one louvered opening—no window—with a 3'-4" sash width (Fig. 4-031). The louver (probably Period One) is a double-hung, 2-over-2 sash design with fixed louver blades. The casing surrounding this opening matches that found on the interior of the room 208.

Considered from east to west, the second floor masonry wall has a door, three windows, door, and then a final window. The opening size and placement generally aligns with the openings below, but has no relationship to the bays defined by the outside columns that support the porch. The double-hung 6-over-6 wood windows (Period One with renovations through Period Five) have narrow muntins with exterior glazing compound to hold the glass panes. The two doors are painted, six-panel wood (Period One, see interior descriptions for more detail.) Wood heads and jambs (Period One) at both windows and doors have a bull-nose edge detail. Door heads are lower and do not align with the window heads.



Fig. 4-031: Second floor south porch, east elevation of east wing wall, showing wood siding (Period One), double-hung louver (Period One), and downspout (Period Five) running straight down beside both second and first floor columns. (GWWO photo, 2005.)

One wood door and wood window (both Period Two, Figs. 4-027 and 4-030) are located in the wood framed wall that encloses the second floor bath at the west end of the south porch. The door and window are described with the interior of the space, Room 203. The storm door (Period Two) has a side-hinged in-swinging upper storm panel covering an exterior screen panel.

North Leg, East Elevation

This elevation consists of the gable end of the north leg (Fig. 4-031 and 4-036). The east kitchen addition was added to this elevation, and covers a considerable portion of the original Period One end.

Brick Masonry:
The northern portion of this elevation is composed of common bond masonry with headers every sixth course. This bond pattern changes at the base of the free-standing chimney to running bond (with no headers). An attic vent opening (two feet by two feet masonry opening) filled with a painted wood louver is located high on the gable end, north of the chimney area.

Wood Siding and Louver:
The southern portion of this elevation comprises the east end of the south porch, and is made of horizontal wood siding and a large louver unit. This portion of the elevation is described with the south porch, second floor, above.



Fig. 4-032: North Elevation. The west block includes the four bays to the right of the downspout; the north leg includes the six bays to the left. (GWWO photo, 2005.)





Fig. 4-033: Two views of the brick areaway and basement window. North elevation, west block. The foundation material changes from brick to local limestone at the east side of this opening. (GWWO photo, 2005.)

Main Block and North Leg, North Elevation:

Roof:
The gabled roof of the east side of the north leg continues the slope that is established by the hip of the west block. The roof (Fig. 4-032) is clad in standing seam metal (Period Four), seams spaced approximately 1'-6" on center. The roof is painted green (Period Five). A line of fan-shaped metal snow-guards attached at each seam is set approximately two feet above the eave line. 6" half-round, painted metal gutters, mounted at the eave line, slope toward two 6" round painted metal downspouts. One downspout is located at the west corner of this elevation, the second between the fourth and fifth bay of windows. This second downspout marks the division between the West Block set of rooms and the North Leg set of rooms.

Brick Masonry:
Brick coursing (Period One) on the north elevation is common bond with headers located vertically every sixth course. The Period One cornice of molded brick matches that described on the west elevation (Fig 4-024). The central and east chimneys (Period One) belonging to the North Leg penetrate the roof and terminate in the corbelling arrangement consisting of two courses projecting out approximately 1-1/2", one course inset back to the main chimney plane, one course corbelled out, and a final course inset.

Masonry openings are headed with jack arches that align with three courses of masonry at the basement and first floors, and with two courses at the second floor. The north elevation has one basement window opening (Fig 4-033). The width and height of the basement window opening have been reduced with the introduction of new masonry (Period Four?) at the sides, under the original jack arch, and at the area below the window sill. The window is surrounded by a brick window well (Period Four) that projects above the surrounding grade by approximately one foot.

Foundation masonry changes from running bond brick to rough-cut local limestone at the east side of the basement window (Fig. 4-033). The stone extends eastward from this location. It matches that found on a portion of the east elevation of the west block (described above). This change in foundation material coincides on the inside with the change from basement to crawl space.

Opening Arrangements, Windows and Door:
The window opening size and arrangement on the north elevation differs from that found on the west or east elevations of the west block. The masonry openings of the north-facing windows average approximately 3'-3" in width, 5" smaller than the principal west and east facing windows (see drawings A1.1 and A1.3 in Appendix A for precise widths). Window heights on the north elevation average 5'-10". This is 1'-2" shorter than the principal west and east facing windows. The windows and doors on this elevation are headed with jack arches. Windows align vertically, between the first and second floors, and window heads align horizontally. However, there is no apparent horizontal rhythm between openings. Progressing from the west toward the east, the horizontal spacing between the first four masonry openings changes from 64" to 57" to 50" to 56". Such spacing would be more understandable if the windows formed a logical placement when considered from the interior. However, there is no interior symmetry, with windows in both rooms 104 and 105 located directly against the east walls.



Fig. 4-034: North elevation, north leg, Door 15. (GWWO photo, 2004.)

The one basement window has a fixed, two-paned metal-framed sash (Period Four or Five, Fig. 4-033). The basement window location does not align vertically with any of the upper windows. It is positioned mid-way between the second and third windows of the elevation, counting from the west. Its location places it at the northeast corner of the excavated basement area.

A door (Fig. 4-034) from the dining room is located in the sixth bay in from the west corner, centered under the second floor window. The 6-panel wood door (Period One, described with the interior) is protected by a wood and glass storm door (Period Four?) with 12-lights of glazing above a single lower wood kick-plate panel. The door is headed with a fixed, rectangular transom panel (Period One, described in the interior) that is protected on the exterior with a single storm panel (Period Four). The head of the transom light aligns horizontally with the heads of the adjacent windows. A concrete landing and five concrete steps (Period Four) lead from the door to the adjacent grade.



Fig. 4-035: South and east elevations of the east addition. To the right (north) of this addition, portions of the subsequent northeast (cmu) bar addition are visible. (right). Detail of double-ribbed metal roofing (above). (GWWO photo, 2005.)



Fig. 4-036: East Elevation showing east addition. To the left (south) of the addition, the east elevation of the north leg and the east elevation of the west block are both visible. To the right (north) of the addition, a segment of the later northeast (cmu) addition is visible. (GWWO photo, 2005.)

East (Kitchen) Addition



A one-and-one-half story wood-framed, east addition (Period Three, Fig. 4-035) is attached to the easternmost portion of the north leg. The plan dimensions of the addition are approximately twenty feet wide by twenty-four feet deep. The south wall of the addition aligns with the plane of the masonry under the south porch (Fig. 4-036).

Roof:
The gable roof is clad in standing, double-ribbed metal (Period Five), painted green. Double-ribbed metal is similar to standing seam, although there are two adjacent seams (Fig. 4-035). The pitch of the roof (8.5 in 12) is steeper than that found on the main house (6.5 in 12). Double ribs are located approximately every 8". A line of snow-guards is located approximately 1' above the eave line; guards are mounted on every fourth rib. On the south elevation, a half-round painted metal gutter slopes to the west, and terminates at a painted round downspout mounted on the adjacent masonry wall of the south porch.

Walls:
The south and east walls of this addition are exposed. The north wall has been incorporated as part of the northeast addition. Assuming this east addition was roofed symmetrically, it appears that the north wall would have been located approximately 8" inside what is now the northeast addition. (When constructed, the northeast addition interfered with the termination detail at the eave of the roof, see Fig. 4-035.) The theoretical position of that wall aligns with the north wall of bathrooms 110 and 111, which further supports this theory. This interior wall may conceal the original framing for the exterior north wall of the east addition.

The addition's lapped wood siding (Period Five replacement to match Period Three original siding) has a 6-1/2" exposure, and is painted the trim color used on the exterior of the house. The southeast corner of the addition has 4" corner boards into which the siding terminates.

Opening Arrangement and Windows (Fig. Front Cover and 4-036): Two double-hung, six-over-six wood windows (Period Three, with renovations through Period Five) face south, and are cased with flat wood stock at the head and jambs. The jamb casings terminate at a narrow projecting wood sill. The east elevation has a door (Period Three) and similar window (Period Three with renovations through Period Five). A second smaller six-over-six window (Period Three) is centered under the gable roof, serving the attic area. This opening currently appears to be the only access to the attic space. A square attic vent (Period Three?) with metal louvers is centered above this attic window. The stile and rail door has three, full-width, horizontal glass lights above two, full-width, horizontal wood panels.

Originally, a door or window may have been located on the west side of the east addition, providing access and/or light and air into the kitchen addition. This opening, if it existed, would have been positioned in the approximate location of the current women's bathroom door (door 20 on floor plan, Sheet A-1.2, Appendix A).

Originally, the north side of the addition may have had two six-over-six double hung wood windows to match those located on the south elevation. Further investigation into the framing of the north wall of the two bathrooms (rooms 110 and 111), should provide more information.

Northeast (Bar) Addition



Fig. 4-037: Northeast (Bar) addition. (GWWO photo, 2005.)

The most recent addition to the property is a one-story rectangular volume located north of the east kitchen addition (Fig. 4-037). The outside footprint is approximately 20'-6" by 39'-6".



Fig. 4-038: Northeast Bar addition showing the attachment to the eastern-most end of the north leg. (GWWO photo, 2005.)

Roof:
The shallow-sloped roof (Period Five) is a standing seamed metal (detail Fig. 5-003), surface coated with asphalt, sloping down from south to north. Seams are approximately 1' apart. The north side of the roof has a boxed wooden eave (Period Four, Fig. 4-038) projecting out from the plane of the north wall by approximately one foot. A painted metal half-round gutter is mounted to the eave, and slopes to a round, painted metal downspout mounted at the west edge of the north wall. The downspout discharges to grade. The east and west sides of the roof are trimmed with flat wood fascia boards, painted the trim color.

Walls:
The exterior of the northeast addition is constructed of 8" high by 16" wide concrete masonry units (cmu), currently painted a reddish-brown (Period Four or Five). Openings in the wall are spanned with steel lintels; no special masonry treatment is used above the heads of openings. A cmu chimney is centered on the east elevation (Fig. 4-037, detail Fig. 5-010.).

Opening Arrangements, Doors and Windows:
On the north elevation, a central opening with a pair of stile-and-rail "French doors" is flanked on either side by "picture" windows (Fig. 4-037). The masonry opening for each window is 4'-8" tall and 10'-5½" wide. The windows are tri-partite units: a central light approximately 4' high by 5' long is flanked on each side by a narrow vertical casement unit divided into four lights. The side casements are operable.

The doors (5'-4" wide masonry opening) are protected by storm doors that match the interior ones. Each leaf has 8 glazed lights above a single wood kick-plate panel. Outside the door, there is a (Period Four) concrete landing followed by two treads (total of three risers) that lead to the adjacent grade.

On the west elevation there is one large fixed "picture" window, with no muntins. This masonry opening is 4'-8" tall and 6'8" wide. Also mounted on this elevation is a through-the-wall air conditioning unit, located to the north of the window opening. There are no openings on the east elevation.

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Interior

The interior of the Ferry Hill Plantation house is remarkably intact given the history of the property. A large amount of original historic fabric remains and is in relatively good condition.

This section will first describe the typical finishes and details that are common throughout the house. Following this section, each room will be addressed individually, and exceptions to the described typical conditions will be noted.

Typical Finishes and Details:



Fig. 4-039: Example of typical faux-marble base. (GWWO photo, 2004.)

Ceilings: The ceilings are painted plaster and there is no crown molding.

Walls: The walls are painted plaster, with a painted wood chair rail and base. Some of the original base in the west block is painted in a faux marble design (Fig. 4-039).

Floors: The floors are either exposed stained wood or covered in carpeting.

Doors: Many of the original six-panel doors remain. Some of the doors have been painted, but many reflect the original staining that gives a faux inlay appearance (Fig. 4-040). These doors are grained in a faux cherry wood finish. Each door panel has a 3/4" inlaid darker band of faux mahogany flanked by 1/16" gold leaf strips. These bands are inset from the panel edges by 1½". There is a small gold band at the very edge of each panel.



Fig. 4-040: Example of typical faux-inlay door graining. (GWWO photo, 2004.)

The door hardware is inconsistent throughout the house. Some Period One hardware can be found, but most of the doors have been fitted with hardware components that date to various periods. As such, the hardware for each door is indicated in its description.



Fig. 4-041: Examples of Period One hardware found on interior doors. Room 201 side of door 28 (left) and room 204 side of door 29 (right). (GWWO photo, 2005.)



Fig. 4-042: Examples of Period One hardware on interior doors that led to the exterior. Entry Hall 103 side of doors 5 (left) and 6 (right). (GWWO photo, 2005.)



Fig. 4-043: Examples of various alterations and later period additions to door hardware. Clockwise from upper left: Entrance Hall 103 side of door 8; Room 105 side of door 10; Room 206 sided of door 35; and Room 209 side of door 39. (GWWO photo, 2005.)

Windows: The windows in the house are primarily 6-over-6, double hung wood windows. Some of the existing lites contain bubbles and appear to be from Period One or Two. The windows have been renovated and modified throughout all five Periods, making it difficult to determine the exact age of what is seen today. With the few exceptions, (which are noted) the windows are counter-weighted. There are four types of window hardware, which are referenced as follows (Figs. 4-044 – 4-047):



Fig. 4-044: Type 1 (Period 1). (GWWO photo, 2004.)



Fig. 4-045: Type 2 (Period 4 or 5). GWWO photos, 2004.



Fig. 4-046: Type 3 (Period 4 or 5). (GWWO photo, 2004.)



Fig. 4-047: Type 4 (Period 4 or 5). (GWWO photo, 2004.)

Radiators: All of the radiators are hot water. In early Period Four, the steam system was replaced with a hot water system (Fig. 4-048). In 1979, (Period Five) the National Park Services installed a new system (Period Five). For a complete description of these systems, please refer to Section 4, Mechhanical/Electrical/Plumbing.



Fig. 4-048: Example of Period Four radiator (left); Example of Period Five radiator (right). (GWWO photo, 2004.)

General Layout:

Each room shows a small diagram for the purpose of orientation only, for more detailed plans, see the drawings section of this report. The following show the current 2005 layout (Fig 4-049 and 4-050) of the house:

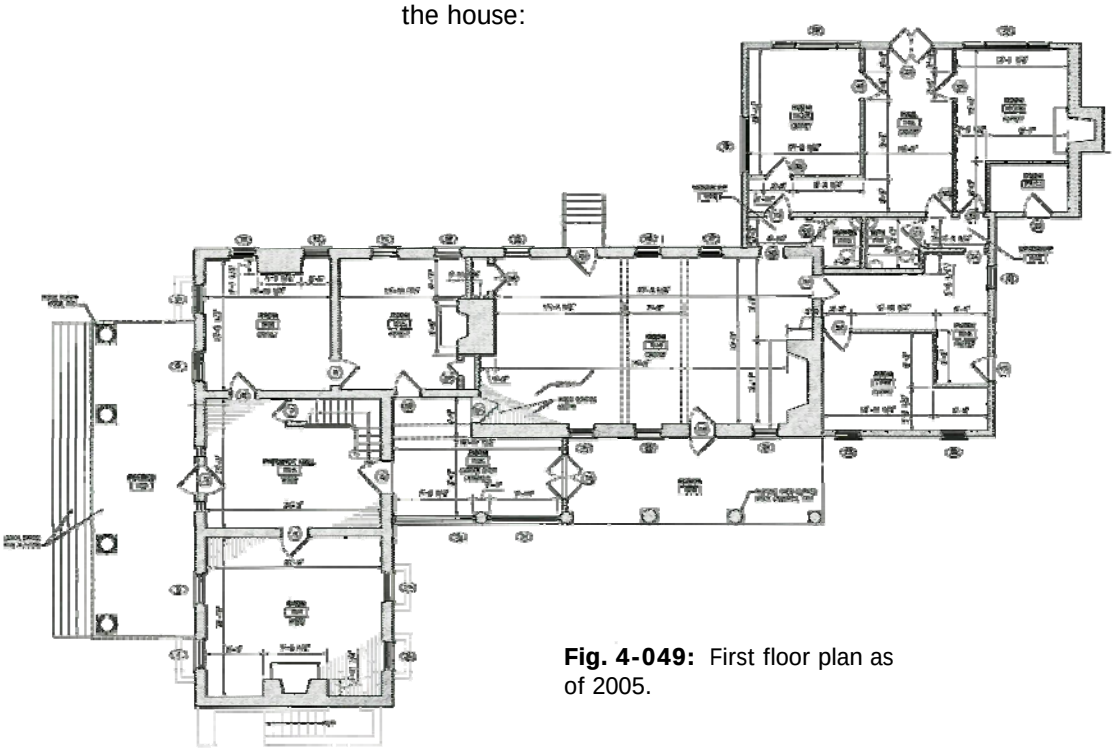


Fig. 4-049: First floor plan as of 2005.

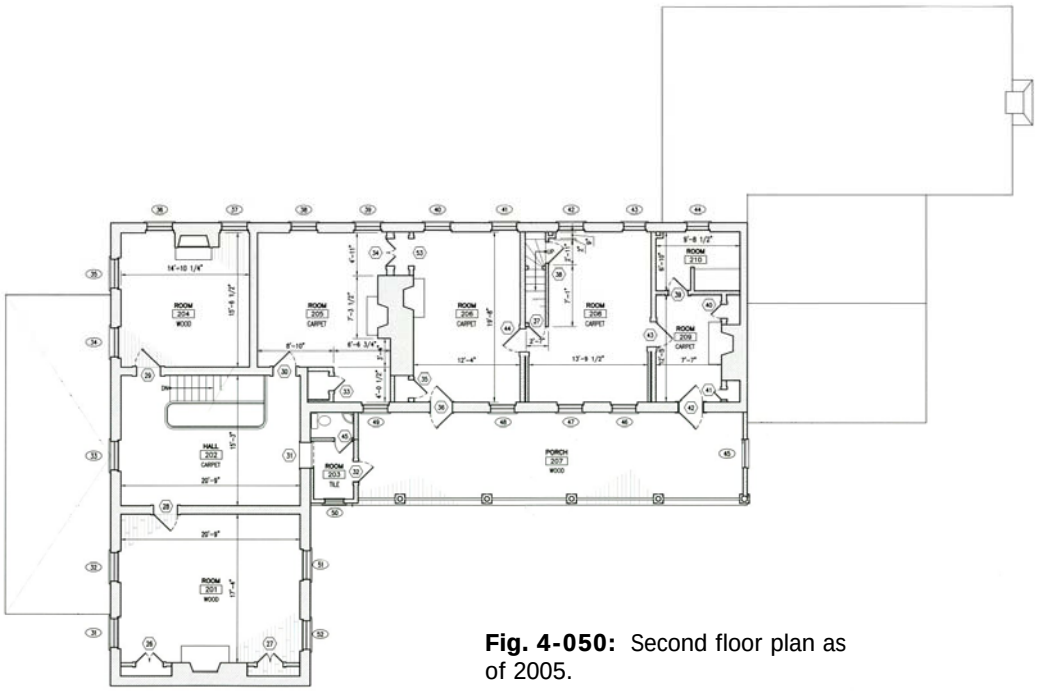


Fig. 4-050: Second floor plan as of 2005.

Room 101

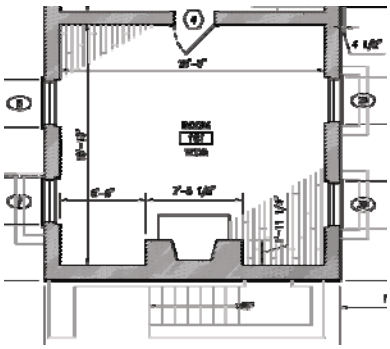




Fig. 4-051: Room 101 floor plan (above) and view looking southwest (right). (GWWO photo, 2005.)

Ceiling: The flat plaster ceiling (Period One) is painted off-white. There is some minor cracking in the northwest and southwest corners.



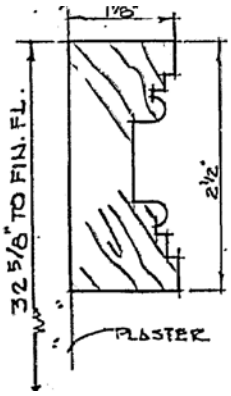


Fig. 4-052: Detail photograph, GWWO, 2005; and 1978 DSC detail sketch of rail in room 101. *Note: all detail sketches included in this section are from the same source unless noted otherwise.*

Wall: The flat plaster walls (Period One) are painted off-white. The room has a 2 1/2" wood chair rail (Period One), which is painted a light greenish-tan color (Fig. 4-052). The top edge of the rail is 32 5/8" above the floor. The recessed center frieze of the chair rail is flanked by a symmetrical formation of a large quirked bead, followed by a small fillet and then a large edge fillet. There is a wood trim corner guard (Period One) that runs up the outer edges of the fire place projection that is painted to match the trim in the room.

Base: The base (Period One) of the room is a 4½" flat wood board, painted in the manner of faux marble with no quarter-round (Fig. 4-053). Above the faux marbled board, there is a 5/8" frieze that is capped with an upper quirked bead trim. At each of the window and door casings there is a plain projecting wood plinth board that is



Fig. 4-053: Detail photograph, GWWO, 2005; and detail of room 101 base.

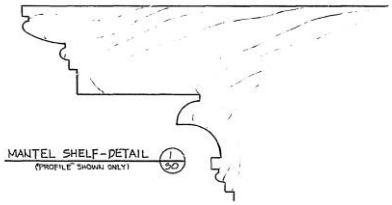


Fig. 4-054: Fireplace on South Wall of room 101.



Fig. 4-055: Fireplace, room 101 (right). Detail of Fireplace Mantle Shelf and upper pilaster (above). (GWWO photo, 2005.)

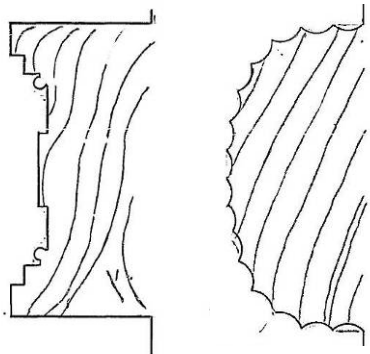


Fig. 4-056: Section at pilaster: upper portion (left) and lower portion (right).

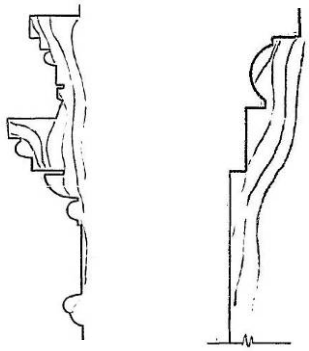


Fig.4-057: Profile of transition from upper to lower pilaster (left). Base profile of pilaster (right).

simply painted black. At the windows, the base steps back with curved side pieces, similar to the plinth, into the inset panels of the windows, where the marbled base continues (Fig. 4-065).

Floor: The exposed wood floor (Period One) is stained a medium brown. Wood boards vary in width from 5" to 6" and run north-south.



Fireplace: There is a fireplace on the south wall that has a wood mantle and surround (Period One) that are painted greenish-tan to match the rest of the trim in this room. The wood surround has a projecting wood shelf and two side pilasters (Fig. 4-055) The mantle shelf is ornately carved with a series of fillets and beaded fillets. Above each of the pilasters the mantle shelf projects beyond the rest of the shelf. Between the pilasters, the mantle shelf bows out in a gentle curve.

Below the mantle shelf, there is a large cavetto trim piece with a lower edge of fillets that caps a large frieze area above the firebox. There is a decorative center panel in the frieze that is made up of a series of concentric rectangles. The cavetto trim projects out slightly above this section of the frieze. The portion of each pilaster that aligns with the frieze is rectangular in shape, articulated with inset rectangles similar to those found in the central panel (Fig 4-055).

A horizontal course of fillet and beaded fillet trim separates the bottom of the frieze area from the firebox brick. This trim extends along the entire length of the fireplace, including around the pilasters. A second course of several projecting fillets surround each pilaster (Fig 4-056). Below this, the pilasters transition, first to a smooth oval cross-sectional shape—with an upper and lower bead—(Fig 4-057) and below this to a fluted design (Fig 4-056). The flutes



Fig. 4-058: Detail of Fireplace lower pilaster and plinth. (GWWO photo, 2005.)



Fig.4-059: Room 101 light fixture. (GWWO photo, 2005.)

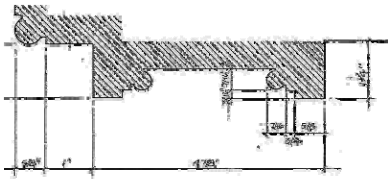


Fig. 4-060: Detail photo (right), GWWO, 2005; and detail (above) of window/door trim and corner block found in room 101.



Fig. 4-061: Door 4, (GWWO photo, 2005.)

terminate at the base of the pilaster into a lower bead that caps the projecting plinth block (Fig 4-057). The block is painted black in keeping with the other plinths found in this room (Fig 4-058). The remainder of the surround is plain with a simple beaded trim around the opening to the brick firebox. This molding is typical of that found in the late Federal Architectural Period.

The fire chamber and exposed masonry surround has been rebuilt at some point, including the addition of an interior steel lintel and fire damper (Period Four or Five). The existing bricks (Period Five) along the head of the box (Fig 4-055) are laid in a soldier course (vertical), while the bricks at each side are laid stacked (horizontal). The 1978 DSC drawings indicate that the face of the firebox was marble before this change.

The bricks inside the firebox are set in standard running bond (Fig 4-055). The inner hearth appears to be older brick, but if this brick is from Period One, it has been removed, cleaned and replaced. The brick hearth transitions to marble (Period One) as it extends into the room. There is a wood trim where the marble transitions to the wood flooring.

Fixtures: A brass chandelier (Period Five) with faux candles is mounted from a chain in the center of the room (Fig 4-059).



Door 4: The door trim (Period One) has a symmetrical cross-section with a large center inset frieze flanked on each side by a quirked bead and a large edge fillet. This profile of outer fillet and inner bead is repeated in the projecting square corner medallions. The trim turns the corner with a return bead into the casing. The door opening is encased in wood trim with inset panels (Fig 4-060). There is a wide wooden threshold (Period One).

The wood door (Period One), with six raised panels (Fig 4-061), has a faux graining to imitate mahogany with a cherry inlay banding. Two five-knuckle brass hinges secure the door to the frame casing.



Fig. 4-062: Typical door casing. (GWWO photo, 2005.)



Fig. 4-063: Typical door hardware (Period One). (GWWO photo, 2005.)



Fig. 4-064: Lower window inset panel. (GWWO photo, 2005.)



Fig. 4-065: Detail of window plinth curved step-back condition to lower inset panel. (GWWO photo, 2005.)

The door hardware (Period One) consists of a small thumb-turn lock for the inset mortise hardware. There is also a decorative key opening with a closure piece that exists on both sides of the door (Fig 4-063).

Windows 7, 8, 29 and 30: (Period One with renovations through Period Five). The four windows in the room are identical. They are tall 6' 11" windows with a sill height of 2' 3" (Fig 4-051). The windows are six over six double-hung windows with rope pulleys, narrow muntins. The windows have Type Three brass thumb throw locks (Period Four or Five). The sash ropes on windows 29 and 30 are no longer attached.

The window trim is painted the same greenish-tan as the rest of the trim in this room. Below each window there is an inset wood panel (Fig 4-064) that is painted the same as the trim. The panel has a single large rectangular inset panel with a bead trim.

The window jamb casing terminates in a projecting plain wood plinth block with a curving side piece which steps back into the window panel (Fig 4-065). The plinth is painted black.

Specialty: There are three radiators in this room. They are located on the north side of the west wall (Period Four), the west side of the south wall (Period Five) and the north side of the east wall (Period Four).

Room 102

This exterior space is described in: Physical Description Exterior.

Room 103

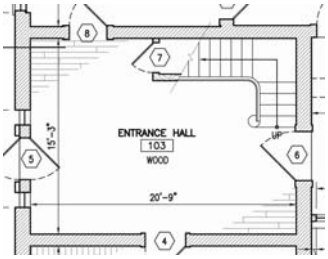


Fig. 4-066: Room 103 floor plan (above) and view looking west (right). (GWWO photo, 2005.)



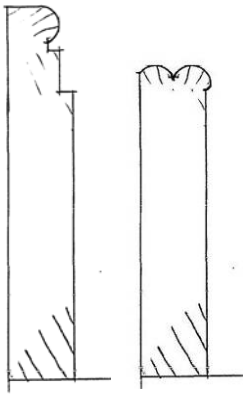


Fig. 4-067: Profile of primary base (left) in room 103, and secondary base along the stair wall.



Fig. 4-068: Room 103, base where it transitions to the soffit of the stair stringer. (GWWO photo, 2005.)

Ceiling: (Period One) The flat plaster ceiling is painted off-white.

Wall: The flat plaster walls (Period One) are painted off-white. There is some cracking at the vent on the north wall. The room has a wood chair rail (Period One), which matches the rail in room 101. The railing is not applied to the curved north wall of the stairs.

Base: The base of this room (Period One) matches the base found in room 101. At each of the door casings there is a plain projecting wood plinth block that is painted black. At the side panels of the large front door (5), the base steps back with curved side pieces, similar to the plinth of the windows in room 101, into the inset panels of the side windows, where the marbled base continues.

On the wall below the open stair rail, the base changes to a different profile (Period One). The faux marble face of the base board remains the same, but there is no frieze area (Fig 4-067). Instead a simple double bead (one behind the other, rather than on top of one another) caps the marbleized base.

Floor: The stained wood floor boards in this room are of a similar size to those found in the adjoining room 101. However, there are several indications that this may be overlay wood flooring (Period Three on top of Period One Flooring). The wood in this room has a lighter stain than that used in room 101, and the joints run in the opposite direction, which is typical for stair halls. In addition, the flooring in this room is approximately ¾" higher than the flooring in room 101. There is significant wearing in front of door 7.

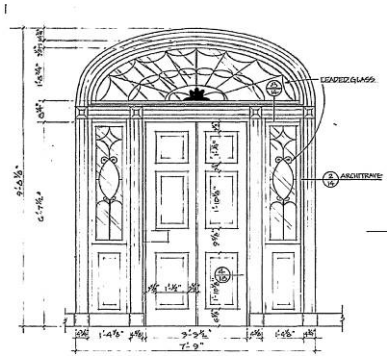


Fig. 4-069: Door 5, Room 103.



Fig. 4-070: Door 5 hardware, (GWWO photo, 2005.)

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Fig. 4-071: Door 6, (GWWO photo, 2005.)

Fixtures: There is a brass chandelier (Period Five) as in room 101. There are three brass wall sconces (Period Five) with faux candles and glass hurricane lamps (Fig. 4-066). Two are centered on either side of door 4 on the south wall. The third sconce is on the west wall, to the north of door 5, but is not centered in this space.

Door 4: The casing and graining (Period One) for this side of the door are identical to that found on the room 101 side. This side of the door has the (Period One) brass knob and key hole cover.

Door 5: This large door (Period One) serves as the formal main entrance to the house. This 4' wide, six panel wood door has a vertical central bead running its entire height creating the appearance of two side-hinged doors (Fig 4-069). The inside face of the door is faux-grained matching the other doors in the house. There is an existing, brass, surface-mounted box lock (Period One), with a surface mounted keeper aligned on the adjacent jamb casing. There is a key-hole in the box lock as well as a brass doorknob (Fig 4-070). Two side lites and a large glass transom flank this main door. The trim around the door, side lites and transom is all painted green to match the trim in the room, and the trim (Period One) profile on this door is identical to the door trim in room 101.

Door 6: The trim and casing of this door (Period One) are identical to the door trim in room 101, but the inner casing is painted white instead of green. This 4' wide, six panel wood door (Period One) has a vertical central bead running its entire height that makes the door appear as if it were two, side-hinged doors (Fig 4-071). The hall side of the door is faux-grained, with significant scratches in the lower portion. Three five-knuckle hinges secure the door; although the center hinge pin is missing. There is a surface mounted brass box lock (Period One), approximately 6" x 9" x 1.5" with a brass knob. There is a large 18" limestone threshold (Period One).

Door 7: This six panel wood door (Period One) is faux-grained with a small brass knob (Period One) on each side. A key-hole opening with decorative closure (Period One) is on each side of the door. A missing brass thumb-throw at one time operated a recessed mortise lock. The hall side currently has a surface-mounted throw lock (Period Four or Five). The trim and casing of this door are identical to the door trim from room 101, although the left side of the trim is truncated by the north wall of this room. There is significant wear around the hardware, and deep scratches at the bottom of the door.

Door 8: This six-panel wood door (Period One) is faux-grained. There is a significant amount scratching damage to his door. There is a decorative key hole with a cover and a white porcelain knob (Period One with possible Period Two additions). The trim and casing of this door are identical to the door trim from room 101.

Specialty: There is a radiator on the north corner of the west wall (Period Four) and one on the west corner of the south wall (Period Four). There is a large door bell unit (Period Four) mounted near the ceiling to the south of door 6.

Main Stair



Fig. 4-072: Second story opening (above). View looking northeast (right). (GWWO photo, 2005.)



Fig. 4-073: Mitered transition of chair rail. (GWWO photo, 2005.)



Fig. 4-074: Curved transition of base trim. (GWWO photo, 2005.)

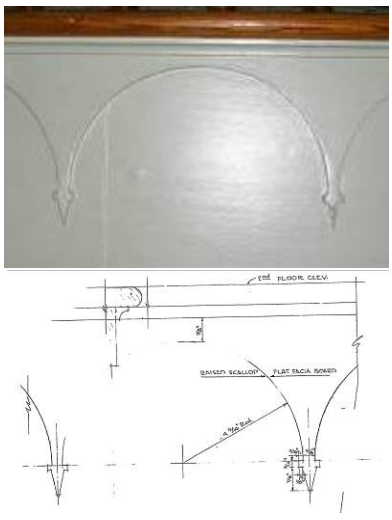


Fig. 4-075: Stair opening face casing design. (GWWO photo, 2005.) and detail drawings.



Basic Structure and Opening: This L-plan stairway (Period One) has four treads (five risers) up to a landing, and then turns and continues with 13 treads (14 risers) to the second floor. The stairwell opening extends approximately three feet to the south beyond the actual stair.

Wall: The flat plaster walls (Period One) are painted off-white. There is a wood chair rail (Period One) that matches the profile and paint color of room 101. The chair rail follows the slope of the stair, and transitions at the landing with mitered joints (Fig 4-072 and Fig. 4-073). The chair rail terminates into the jamb of door 29.

Base: The base at the stairway walls (Period One) is similar to the base in 201, although the inset frieze is omitted so that the upper bead and fillet courses sit directly on the faux-marble base board. At the northwest and southeast corners of the landing, the trim above the baseboard (Fig. 4-074) transitions with a curve, rather than the mitered joints of the chair rail above.

Stringer: The stringer face (Period One) is painted greenish-tan and is primarily a flat wood board with a double-bead on the soffit. There is a decorative curvilinear wood design (Fig. 4-076) applied to the stringer face which transitions to the underside of the tread with a painted cavetto trim piece. The stringer face transitions at the upper opening of the stair to a different profile. This upper section is decorated with half-round scallops, each ending in small stylized fleur-de-lys (Fig. 4-075).

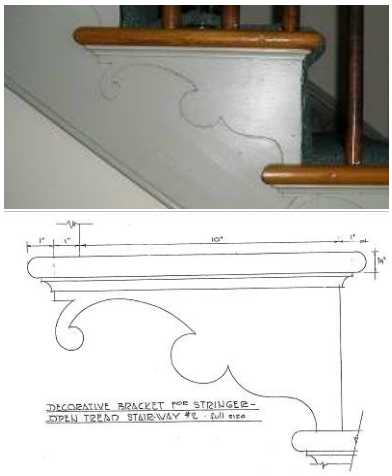


Fig. 4-076: Stair stringer face design. (GWWO photo, 2005), and detail drawing.



Fig. 4-077: Lateral scroll terminus at lowest stair tread. (GWWO photo, 2005.)



Fig. 4-078: Lateral scroll handrail terminus. (GWWO photo, 2005.)



Fig. 4-079: Grained wood balusters, with one metal baluster at the left. (GWWO photo, 2005.)

Treads and Risers: The treads and risers (Period One) are carpeted (Period Five) from the wall up to the line of the balusters. The stained wood risers and treads are visible beyond the carpet (Fig. 4-077). The lowest stained tread and riser follow the lateral scroll of the handrail above, and transitions rather seamlessly into the faux marble base of the entry hall 103.

Railing: The stained wood hand rail (Period One), which is turned and carved, has a 2-1/4" diameter cross-section. The railing begins at the base of the steps in a lateral scroll (Fig. 4-078) and is supported by simple round balusters (three to a tread) that taper slightly, from about 7/8" at the top to 1" at the bottom. Interspersed among the wood balusters are four metal balusters (Fig. 4-079) which serve to reinforce the railing stability. Research (Ziek, 1979) indicates that these metal balusters were at one time painted to appear as if they were wood. Their current finish is darker than the adjacent wood balusters.

Inboard of the carved wood handrail there is a smaller, more modern bent iron pipe railing (Period Five, Fig. 4-072) supported by round posts that are not tapered, and mount into approximately every third tread.

The original wood handrail and balusters (Period One), as well as the more modern bent iron pipe railing (Period Five), continue around the opening of the stair and terminate into the wall to the west of door 30.

Room 104

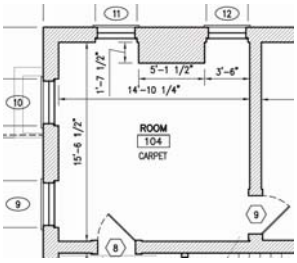


Fig. 4-080: Room 104 floor plan (above) and view looking north (right). (GWWO photo, 2005.)





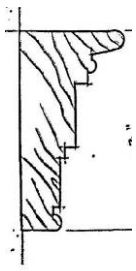


Fig. 4-081: Room 104 rail. (GWWO photo, 2005.); and section detail.



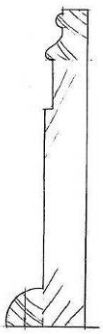


Fig. 4-082: Room 104 base. (GWWO photo, 2005.); and section detail.

Ceiling: The flat plaster ceiling (Period One) is painted cream. Cracking in the ceiling around the fireplace is evident.

Wall: The flat plaster walls (Period One) are painted cream. The room has a wood chair rail (Period One, Fig. 4-081), which is painted white. The upper course of the rail has a projecting bead above a bead and a small lower beaded fillet. Below that, there is a fascia with a lower fillet, followed by another fascia which is slightly inset with a lower quirked bead.

Base: The 2 7/8" wood base (Period One, Fig. 4-082) is painted white and the top edge of the base is 34" above the floor. The base is made up of a plain stock wood board below a 1" inset frieze that is capped by a projecting bead and then a smaller bead course. At the foot of the base, there is a stained wood quarter-round.

Floor: This room has a speckled looped carpet (Period Five) that is primarily aqua-blue. It is unknown what is under this carpet.

Fireplace: Between windows 11 and 12, the north wall projects approximately 1'-8" into the room. The fireplace is centered on this projection and has a simple carved wood mantle and surround that are painted white. The mantle shelf (Period One, Fig. 4-083 amd 4-084) has an upper fillet above an elongated ogee and then a beaded fillet above a large fillet. A large cavetto trim with several beaded bands, including one at the base of the trim, appear to support the shelf. At each of the pilasters, this trim is slightly projected.

Below this trim there is a large frieze area. The corresponding portion of each pilaster has an inset rectangular panel with a beaded

trim. Below that, there is a course of trim made up of a double stepped fascia with upper and lower beading that spans the entire



Fig. 4-083: Mantle shelf and upper pilaster (above), and overall fireplace (right). (GWWO photo, 2005.)



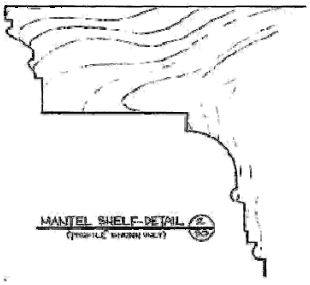


Fig. 4-084: Section detail of mantle shelf (lower left).

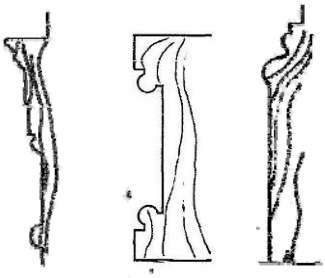


Fig. 4-085: Section details. Profile of Upper Pilaster (left), cross-section of pilaster column (center) and profile of pilaster base (right).



Fig. 4-086: Door Trim, Room 104. (GWWO photo, 2005.)

length of the fireplace, including around each pilaster (Fig. 4-085). The pilasters continue down with another tall thin rectangular inset panel edged with a beaded trim, all terminating in a tall plinth (Fig. 4-085). The plinth corresponds in height and profile with the base trim of the room.

The remainder of the surround is simple painted wood with a beaded transition to the brick firebox. The upper course of the chair rail extends in front of the edge of the surround and terminates into the side of each pilaster.

The exposed brick surround and jack arch (Period One, cleaned and repaired Period Four, Fig. 4-083). This fireplace has been filled in with horizontally laid brick (Period Four or Five). Any projecting hearth is not visible, as the area has been covered by the room carpeting.

Fixtures: There are two ceiling mounted fluorescent lighting fixtures (Period Five).

Door 8: The profile of the white painted trim (Period One, Fig. 4-087) incorporates a wide fillet adjacent to an echinus ovollo and then a beaded fillet. The molding then steps down to a fascia and cavetto, with a second fascia leading into the casing return bead. The inside casing of this door is painted green to match the trim on the Entry Hall (103) side. The room 104 side of the door is also faux grained, and in better condition than the opposite, hall side. This door has a white porcelain knob in a box lock with a keyhole (Period One with possible Period Two additions). The original (Period One)

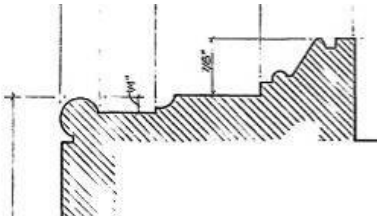


Fig. 4-087: Trim for Door 8 and Windows 9 and 10. Section detail.

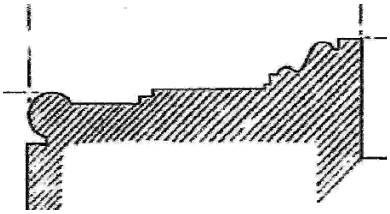


Fig. 4-088: Trim for Windows 11 and 12. Section detail.



Fig. 4-089: Windows, room 104. (GWWO photo, 2005.)



Fig. 4-090: Windows plinth, room 104. (GWWO photo, 2005.)

hardware is gone. There is significant wear on the west portion of this side of the door.

Door 9: The trim and casing (Period One) for this door are identical to door 8, although the inner casing of the door is also painted white. The six-panel wood door (Period One) has faux graining. There is significant wear in the location where the hardware once was, and only the decorative key-hole cover (Period One) remains. This door has two hinges that are similar to door 8, although the upper hinge is not working well, and the door does not shut properly.

Windows 9 and 10: (Period One with modifications through Period Five) These two windows' trims are painted white and match the profile of door 8 (Fig. 4-087). These two 6' 11" windows, with sill heights of 2' 3", have head casings with mitered corners. The jamb casings extend from the base board to the heads of the window. The windows are six over six double-hung units with sash ropes and narrow muntins. Below each window, a fillet-and-beaded-edged wood panel fills the space between the sill and baseboard. The window jamb casing terminates into a fillet and ogee plinth block that curves back into the base below the inset panel (Fig. 4-090). These two windows have Type Two window locks (Period Four or Five) and the sash rope is unattached on window 10.

Windows 11 and 12: (Period One with modifications through Period Five) These two windows are not as tall (5' 11") as windows 9 and 10, but the base plinths and sill height (2' 3") are the same. (Fig 4-089). The casing reaches from the base board to the head of the window. The windows are six over six double-hung windows with rope pulleys and narrow muntins.

The trim profiles of these windows are different from the trim on the other two windows in the room. It appears that both profiles are Period One, and it is unclear why two profiles were used. The same condition is found in the room directly above this space (room 204).

The trim of these two windows (Fig. 4-088)has an outer fillet, followed by a quirked bead that steps down to a closely placed inner beaded fillet. The remainder of the trim is virtually identical to windows 9 and 10. The outer fillet of the eastern side of window 11 is partially embedded in the plaster. Both sides of the window 12 trim are partially embedded in the plaster. This condition is typical for houses of this period, since trim was applied prior to plastering. These two windows have Type Two window locks (Period Four or Five) and the sash rope is unattached on window 11.

Specialty: There are two radiators in this room. One radiator is located under the window that is west of the fireplace (Period Four) and is painted white. The other smaller unpainted radiator (Period Five) is located between the two west windows.

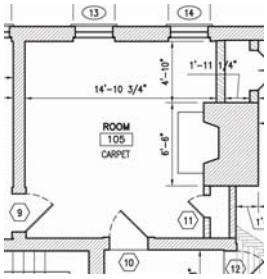


Fig. 4-091: Room 105 floor plan (above) and 2005 view looking southeast (right). (GWWO photo, 2005.)



Fig. 4-092: Room 105 typical chair rail. GWWO photo, 2005; and GWWO section detail.



Fig. 4-093: Room 105 chair rail found on the northwest wall. (GWWO photo, 2005) and section detail.

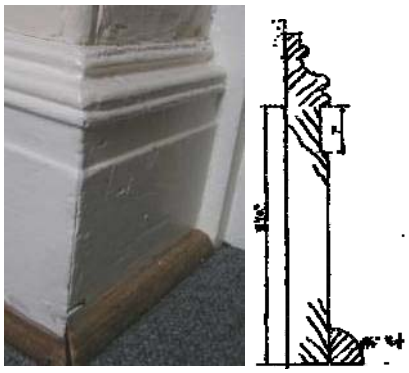


Fig. 4-094: Room 105 base. (GWWO photo, 2005), and section detail.

Room 105



Ceiling: The flat plaster ceiling (Period One) is painted cream. Cracking is evident in the ceiling around the fireplace.

Wall: The flat plaster walls (Period One) are painted cream. The room has a wood chair rail, which is painted white. There are two chair rail profiles found in this room. Both 3 ¼" railings are mounted with the top edge of the railing 33" above the floor.

The predominant railing (Period One, Fig. 4-092) in this room is capped with a beaded fillet which transitions down to a small quirked bead. Below this, a fascia with a lower fillet caps another smaller fascia with a lower fillet, all above a small quirked bead. The detail in the 1978 DSC Drawings depicts a different profile, that is not currently found in this room. The detail in (Fig 4-092) reflects the profile of the existing railing, which is believed to be Period One.

On the north wall to the west of window 13, there is a railing (Period Four, Fig. 4-093) with a distinctive center ogee that is capped by a quirked bead, a cavetto and ending with an upper fillet. Below the ogee, there is a quirked bead.

Base: The wood base (Period One, Fig. 4-094) is painted white. The base is made up of a plain stock wood board below an inset frieze that is capped by a double bead and then an elongated ogee that steps back to an upper bead and fillet course. At the foot of the base, there is a stained wood quarter-round.

Floor: This room is carpeted in a speckled looped carpet (Period Five) that is primarily aqua-blue. It is unknown what is under the carpet.





Fig. 4-095: Mantle shelf and upper pilaster (top left); Fireplace overview (right); Lower pilaster and hearth (bottom left). (GWWO photo, 2005.)



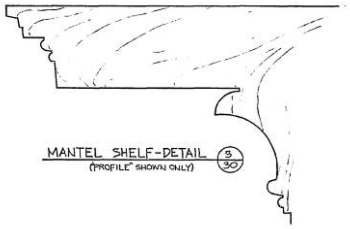


Fig. 4-096: Section profile of mantle shelf.

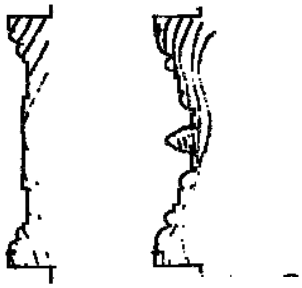


Fig. 4-097: Section profiles at pilaster: upper portion (left) and lower portion (right).

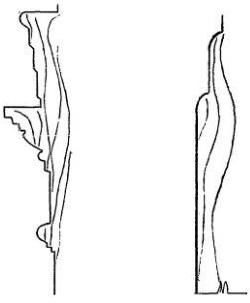


Fig. 4-098: Section profiles of transition from upper to lower pilaster(left). Base profile of pilaster(right).

Fireplace: There is a fireplace on the east wall of the room (Fig. 4-095). The north edge of the mantle shelf is flush with the edge of the fireplace projection, whereas the south edge terminates several inches before the beginning of the recessed cupboards in this room. The white painted wood mantle (Period One) is somewhat similar to the one found in room 104. The mantle shelf (Fig 4-096) has several stair-stepped fillet edges, some with beads, and there is a large projected area above each of the pilasters. A tall cavetto trim with a lower fillet and beaded edge appears to support the shelf. This trim continues across each of the projecting pilasters.

Below the mantle shelf and its trim, there is a frieze area with a lower trim of two repeating fillets and fascias. The corresponding area of the pilasters has a single recessed panel with a beaded trim and a smaller interior raised panel (Fig. 4-097).

Below the frieze area, each of the pilasters has a graduated fillet and bead capital transition area above a frieze with a lower bead (Fig. 4-098). The main shaft of the pilaster has a symmetrical cross-sectional profile that incorporates a large central bead flanked by two fascias (Fig. 4-097). The design continues outward with a series of bead courses that terminate at each side with an outer edge fillet. The plinth block at the base of the pilaster (Fig. 4-098) has a small recessed portion at the top, where it meets the ridged portion of the pilaster.

The remainder of the surround is simple plain wood with a beaded trim around the opening. Inside the firebox, a cast metal fireback, with side plates (Period Unknown, Fig. 4-099) covers most of the masonry. The side panels are embossed with an image of a fountain and flowers. At the upper back corner of either side of the firebox, there are Period One firebricks visible (Fig. 4-099). On the back wall of the firebox, below the fireback, the firebrick has been cleaned and



Fig. 4-099: Rm. 105 fireplace insert. (GWWO photo, 2005.)

replaced, possibly during Period Four or Five (Fig. 4-095). The hearth (Period Four or Five) is brick, dry laid in a plain running bond set parallel to the fireplace.

Cabinets: There is a built-in cupboard (Period One) in the east wall to the south of the fireplace (Fig. 4-100), filling the alcove left by the fireplace projection. The cupboard is made up of a taller upper cupboard with a two-panel door and a smaller lower cupboard with a single panel door. The trim around the overall cupboard matches the door and window trim of the room, and is also painted white. The outside of the doors of the cupboards are grained in the faux inlay pattern seen throughout the house, and there is a white painted strip of trim between the two cupboards at the height of the chair rail.

There are four shelves in the upper cupboard and two shelves in the lower cupboard. Each of the shelves has a double bead front face. The inside face of both doors has the original blue paint, which is in remarkably good condition. Traces of the blue paint are also seen inside the cupboard. The majority of the insides of the cupboards has been whitewashed, except on the uppermost shelves. On the underside of the shelves, the original blue paint is still visible.



Fig. 4-100: Rm. 105 Upper Cabinet (L) and Lower Cabinet (R). (GWWO photo, 2005.)

The cupboard doors show evidence of earlier hardware. The inside of the upper cupboard door has staining that indicates there may have been a box lock with a key opening on the front. The cupboard casing has a recess where the keeper for the lock would have fallen. Currently, there is only a small glass pull (Period Unknown). The lower panel has the original metal box lock mounted on the inside. The door is falling off its hinges. Each door has two small three-knuckle hinges with drop pins from the top.

Fixtures: There are two ceiling mounted fluorescent lighting fixtures (Period Five).



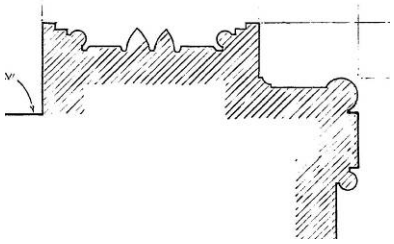


Fig. 4-101: Room 105 door and window trim and cornerblocks (L). GWWO photo, 2005. (GWWO photo, 2005.)

Door 9: The upper corner blocks of the door casing (Period One) are square with a double beaded circular inset area with a central circular molding that is similar to the bullet-shaped projections found in other rooms, but here with the center hollowed out (Fig 4-101). The running trim at the head and jambs (Fig. 4-101) has a symmetrical cross-sectional design that starts at the outer edges with a fillet and steps down and inward to a quirked bead. Moving inward, narrow raised fascias meet two bullet-shaped linear projections at the center. The inner casing of this door is painted white. On this side of the room, the door (Period One) is also faux-grained. There is significant wear in the location where the hardware once was, and only the decorative key-hole cover (Period One) remains. This upper hinge is not working well, and the door does not shut properly.



Fig. 4-102: Room 105, door 10, showing detail of bird's eye tiger maple painted graining. The reason for the change in graining style from the rest of the house, is unknown. (GWWO photo, 2005.)

Door 10: This door (Period One) has the same trim as door 9, but the door itself is quite different. The room 105 side of this door is faux-grained in a bird's-eye tiger maple (Fig. 4-102), as opposed to the typical mahogany-cherry inlaid design. The reason for the change in graining style on this door is unknown.

This door has three projecting hinges, each with five knuckles and a top drop pins (Period One). The hardware on this door is an early surface-mounted box lock with a metal knob (later Period One or Period Two) mounted above evidence of an earlier, wider, box lock. There is also a surface-mounted thumb throw lock (Period Five).

Door 11: See Cabinet discussion above to see a detailed description of Door 11 (Period One).

Windows 13 and 14: The two windows (Period One with modifications through Period Five) in this room are similar to windows 11 and 12 in size and construction, but with casing and trim to match door 9. Both windows have Type Two (Period Four or Five) hardware.

Specialty: There is a large radiator (Period Four) in the west corner of the north wall.

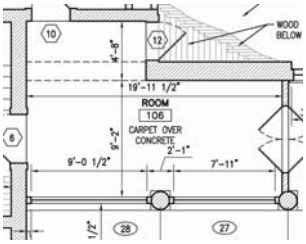


Fig. 4-103: Room 106 floor plan (above), and view looking Southeast (right). (GWWO photo, 2005.)



Fig. 4-104: Damage to the ceiling. (GWWO photo, 2005.)



Fig. 4-105: View looking northeast and the archway to the alcove. (GWWO photo, 2005.)



Fig. 4-106: Remaining jack arch shows evidence of the previous opening. (GWWO photo, 2005.)

Room 106



This space, originally part of the open south porch, was enclosed in Period Two, and then completely modified in Period Three and Four. For a complete description of the modifications made to this space, see the Development and Use section.

Ceiling: The ceiling (Period Three or later) appears to be a cementatious board painted white. There is an area above door 6 where the paint is peeling (Fig. 4-104).

Wall: The north and west walls (Period One) were originally exterior walls of the house, and have been painted white (Period Two through Five). The west portion of the north wall has a large brick archway (Fig. 4-105) that leads into a brick alcove outside of doors 10 and 12. While the alcove is original to the house (Period One) the archway has been significantly modified (Period Three of Four) and it is unknown how this area was originally finished. The eastern portion of the north wall shows evidence of where a Period One window was removed and the opening filled in with masonry during Period Four (Fig. 4-106). The east wall (Period Four) is entirely made up of Door 13 and its surrounding windows (Fig. 4-103). The



Fig. 4-107: Column paint peeling. (GWWO photo, 2005.)



Fig. 4-108: Door 6 (above), 10 (center) and 12 (right). (GWWO photo, 2005.)



Fig. 4-109: Door 12 details, bullnose door trim (upper), and wood threshold (lower). (GWWO photo, 2005.)

South Wall (Fig. 4-103) is made up of Windows 27 and 28 above a low painted concrete base (Period Four), set in between the masonry columns (Period One) covered with parging (Period Two). There is some damage to the columns where the paint is peeling away.

Base: There is no base in this room.

Floor: This room is carpeted in a looped blue speckled carpet (Period Five) above a concrete slab floor (Period Four).

Fixtures: On the west wall, between doors 6 and 10, there is a wall sconce (Period Five) similar to the ones found in the entrance hall (106), but the glass hurricane lamp is missing. There are three fluorescent lights (Period Five) mounted in the ceiling.





Door 6: This 4' wide door (Period One, Fig. 4-108) is painted white and was originally an exterior door. The inner casing is 5" deep and has the typical inset panels. On this edge face of the casing panel, there is a large 7/8" bullnose trim (Period One) that transitions the casing to the outer brick. The jack arch above this door is made up of bricks, laid in an alternating soldier and header arrangement. There is an 18" limestone threshold (Period One) into room 103.

Door 10: Door 10 (Period One, Fig. 4-108) is painted white, and was originally an exterior door. The inner casing is 3 7/8" deep and has the typical inset panels. On this edge face of the casing panel, there is a large 1 3/8" bullnose trim (Period One) that transitions the casing to the outer brick. The jack arch above this door is a single course bricks. There is a 14" wood threshold (Period One) into room 105.

Door 12: Door 12 (Period One, Fig. 4-108) is painted white, and was originally an exterior door. The inner casing is 7 1/4" deep and has the typical inset panels. On this edge face of the casing panel, there is a large 1 1/2" bullnose trim (Period One) that transitions the casing to the outer brick. The jack arch above this door is a single



Fig. 4-110: Door 13, French doors with transom and side lites. (GWWO photo, 2005.)



Fig. 4-111: Window 28. (GWWO photo, 2005.)



Fig. 4-112: Window 28 muntin. (GWWO photo, 2005.)



Fig. 4-113: Windows 27 and 28 sill and trim paint peeling. (GWWO photo, 2005.)

course of bricks. There is an 16 1/2" wood threshold (Period One) into room 107.

Door 13: A pair of french doors with transom and side lites (Period Four, Fig. 4-110). Each leaf has 8 divided lites above a wood kickplate with two recessed panels.

Windows 27 and 28: These windows are identical (Fig. 4-111). Each window has 32 lites, with wide muttons (Period Four, Fig. 1-114)

Specialty: There are floor-mounted electric base heaters (Period Four) along the eastern portion of the north wall, and along the entire length of the south wall.

Room 107





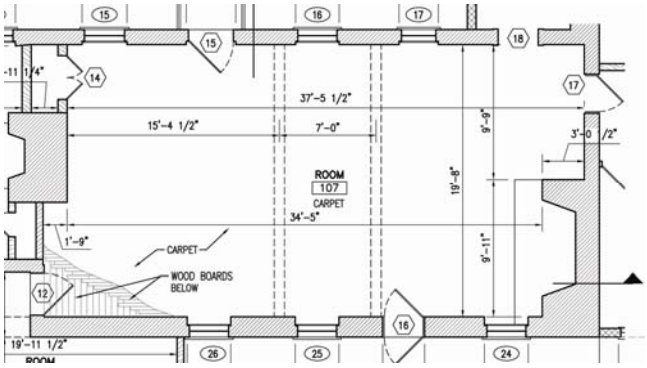


Fig. 4-114: View looking southwest in room 107 (top left); View looking northeast (top right). GWWO photo, 2005. Floor Plan room 107 (bottom).



Fig. 4-115: Exposed lath to the west of the western beam on the south portion of the ceiling. (GWWO photo, 2005.)



Fig. 4-116: Eastern ceiling beam, showing portion opened for investigation. (GWWO photo, 2005.)

During Periods One through Three, this room had three separate spaces: a western dining area, a central pantry and stairway, and an eastern kitchen. A detailed description of the changes made to this space can be found in the Development and Use section of this report. The variations in chair rail and base profiles are a result of these modifications.

Ceiling: The plaster ceiling is painted white (Period One, with major modifications in period Four and Five). To the west of the two ceiling beams (see description below) there is a large patch of missing plaster and exposed wood lath (Fig. 4-115). Several areas of ceiling were exposed in order to more fully understand the framing and structure of the beamed area and the part of the ceiling between these two beams (Fig. 4-116). A nail (nail 3) was removed from the ceiling and is discussed in Appendix C.

Ceiling Beams: There are two large beams (Period Four) running north-south that are trimmed in wood and painted cream to match the other trim color in the room. The wood trim covers steel I-beams, 4-1/2" wide by 12" high. Between the two beams, an original 2-3/4" x 8-1/2" header cross-beam is located 3'- 7-1/2" from the inside face of the north wall to the opening face of the header. Another original header of the same dimension is located on the south side, 8'- 1-1/2" in from the south wall to the opening face of the header. These headers defined the second-floor opening for the pantry stairs that have since been removed.



Fig. 4-117: Older wallpaper (period unknown) seen below existing paper. (GWWO photo, 2005.)

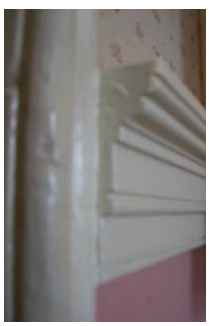
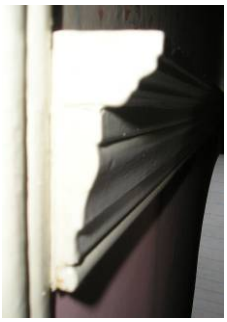




Fig. 4-118: Room 107 primary (Period One) railing. (GWWO photo, 2005.)



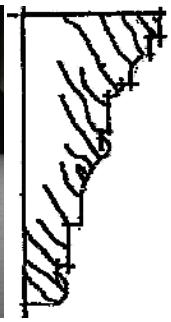


Fig. 4-119: Room 107 secondary (Period Four) rail. (GWWO photo, 2005.)



Fig. 4-120: Transition from Period Four replacement trim to Period One trim north of the fireplace (above). South wall, below chair rail which shows peeling, cracking and exfoliation (center and right). (GWWO photo, 2005.)

Wall: The walls (Period One with major modifications in Period Four and Five, as indicated) are covered in modern (Period Four) wallpaper. In several places, the modern paper has peeled, revealing a dark tan/scarlet floral paper below (Period unknown, Fig. 4-117).

Above the chair rail, the wall paper on the north, west and east walls has a cream background with vertical blue stripes that create alternating thick and thin sections of design. The wall paper above the chair rail on the south wall is a complimentary design that is made up primarily of the design found in the thinner section of the other walls. All the walls have an upper border that has a dark tan background with white streaming ribbon intersecting various floral arrangements. There is also an undulating pattern of repetitive blue flowers that course the center of the border.

As a result of the major modifications to this space, there are two different chair rail profiles in this room. Both 3 ¼" wood railings are painted cream and installed with the upper edge 32 1/2" above the floor. The predominant railing (Period One, Fig. 4-118) is distinctive to room 107. The upper course of this railing has an upper fillet with a lower projecting bead above a beaded fillet and then another fillet. Below that, there is a fascia with a lower quirked bead, followed by a smaller fascia with a lower quirked bead. This profile is found throughout the room, with the exception of the areas indicated below.

The other railing (Period Four, Fig. 4-119) found in this room has an ogee design identical to the railing found in the northwest corner of room 105. This trim is found between window 17 and door 18, between door 18 and door 17, and between window 24 and door 16. This railing is also found to the south of door 17 on the east wall, and transitions back to the other profile a few inches before reaching the northern side of the fireplace.

Below the chair rail, the paper has been painted bright pink (Fig. 4-114). There are several patches where the paper is cracking, peeling and exfoliating, particularly on the south wall (Fig. 4-120).





Base: The cream painted base (Period One and Four, as indicated) is similar in profile to that in room 104. What appear to be two different base profiles in this room are actually the same base trim



Fig. 4-121: Room 107 base, showing transition from Period Four base to Period One base, north of the fireplace (left). GWWO photo, 2005. Period One base profile (right).

components, installed differently, which gives the appearance of a second profile type (Fig. 4-121). At the foot of the base, there is a wood quarter-round. Throughout, the base is made up of a plain stock wood board below an inset frieze. The trim above this includes a projecting torus that steps back to a beaded fillet. With the exception of the areas indicated below, this trim is installed so that the torus is projecting out beyond the frieze. In selected areas, the trim above the frieze is installed (Period Four) flush with, or recessed from the lower portion of the base, as if it were imbedded into the wall (Fig. 4-121). This installation is found on the north wall to the east of door 15, the east wall, (until the rail and base transition a few inches north of the fireplace), and the south wall on each side of window 24, between door 16 and the fireplace.

Floor: The central and west areas have the original (Period One) variable width board flooring running east to west. Above that, there is a Period Four Hardwood narrow board flooring (running north to south) and then the blue speckled carpet (Period Five). The eastern 1/3 of the room has no original flooring. There is a Period Three variable width board flooring below the hardwood flooring and carpeting found throughout the rest of the room. The carpet and hardwood flooring have been removed from the central section of the room, in order to expose the original (Period One) wood flooring. A nail (nail 4) was removed from the floor and is discussed in Appendix C.

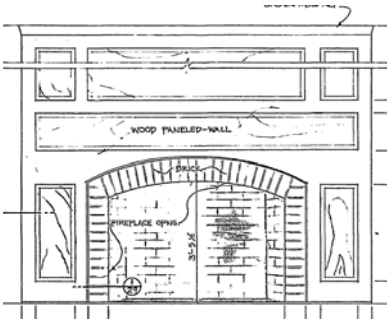


Fig. 4-122: Room 107 Period Four fireplace elevation drawing (above), and photo (right(GWWO photo, 2005.)



Fireplace: The entire southern portion of the east wall is encased (Period Four, Fig. 4-122) from floor to ceiling with wood paneling that surrounds the fireplace. There is cream painted crown molding



Fig. 4-123: Firebox and outer masonry surround, room 107. (GWWO photo, 2005.)



Fig. 4-124: Built-in cabinets (Door 14) in the northwest corner of the room. (GWWO photo, 2005.)

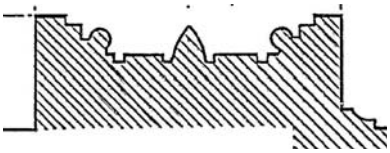


Fig. 4-125: Trim sectional profile for door 12, 14, 15 and windows 15 and 26.



Fig. 4-126: Door 15. (GWWO photo, 2005.)

where the paneling meets the ceiling. The wood casing is made up of large recessed panels with smaller interior raised panels and is painted cream. Along the top there is a very large square center panel flanked on each side by a large rectangular panel of the same height. Below these upper panels, a large horizontal panel stretches the entire length of the casing. The lowest row of panels is made up of two smaller rectangles that flank the firebox. The tops of these panels line up with the lowest point on the arch of the firebox. On the north side of the casing, the panel pattern is repeated, with a large rectangle, a square, and a smaller rectangle.

The edge of the casing against the firebox (Period Four) is trimmed in a simple quirked bead. The face of the firebox is made up of exposed brick with an arch along the top, and one row of horizontally laid, stacked brick up either side (Fig. 4-123). The inside of the firebox is brick, and the outer hearth has been completely covered by the carpeting of the room.

Cabinets: At the north end of the west wall, built-in cabinets (Period One) fill the alcove created by the fireplace projection from room 105. The trim and cabinet doors are painted cream to match the trim in the room (Fig 4-124). The lower cabinets have a set of side-hinged, single-panel doors that are slightly taller than the height of the chair rail. There is one round thumb throw piece of hardware on one of the lower doors. The upper cabinets have a set of side-hinged, double-paneled doors. There is no hardware on the upper doors. On both sets of doors, there is a rabbet, so that the south door closes first, and the north door closes to secure the pair of doors. The cupboards have small three-knuckle hinges.

Inside, the board shelves are also painted, and have a double bead on the face. A horizontal bead separates the upper doors from the lower doors. There are four shelves in the upper cabinet. In the lower cabinet, there is a shelf and then the floor itself. The floor of the cabinet is painted white wood boards, which run north-south. It appears that there is blue paint below the white paint where the paint has come up in the southeast portion of the cabinet.

Fixtures: There are eight ceiling-mounted florescent light fixtures (Period Five).

There are four double bracket wall sconces (Period Five) mounted to the west of doors 15 and 18, to the east of door 16, and centered between door 12 and the window on the south wall.

Door 12: This door (Period One) has trim and cornerblocks similar to that found in room 105, although there is only one center bullet piece (Fig. 4-125). The south portion of the trim is truncated by the southern wall. The door is a six panel wood door that is painted cream. There is a large box lock (Period One).

Door 14: See Cabinet discussion above for a detailed description of door 14.

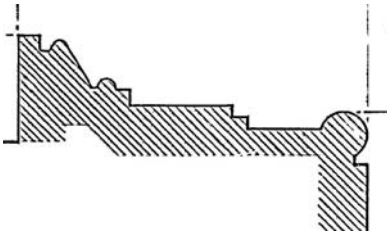


Fig. 4-127: Trim for Door 16 and Window 25



Fig. 4-128: Door 18 (left) and 17 (right). (GWWO photo, 2005.)

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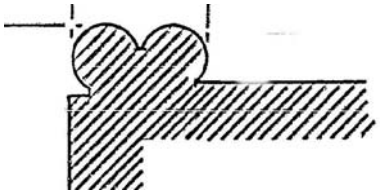


Fig. 4-129: Trim for Windows 16, 17 and 24.

Door 15: This door (Period One) has trim and cornerblocks similar to that found in room 105, although there is only one center bullet piece (Fig. 4-125). The door is a six panel wood door (Period One) that is painted cream. There is a leaded glass transom lite (Period One). There is a large box lock (Period One) above a thumb throw dead bolt (Period Five).

Door 16: This door (Period One) has mitered trim (Fig. 4-127) similar to that found on Window 25. The door is a six panel wood door (Period One) that is painted cream. There is a large box lock (Period One) above a thumb throw dead bolt (Period Five)

Door 17: This opening (Period Three, Fig. 4-128) has been modified (Period Four and Five.) There is a 17" flat board inner casing and mitered trim (Period Four or Five) are painted cream. The door is a modern (Period Five) door that is painted white and has a cut-through view panel.

Door 18: This opening (Period Unknown, Fig. 4-128) has been modified through Period Five. There is a 16" flat board inner casing and mitered trim (Period Four or Five) that are painted cream. There is no door in this opening, although hinges remain on the western casing.

Window 15 and 26: These six over six, double-hung windows (Period One) are virtually identical to the windows in 105 in construction, trim and lower inset panels. However, there is only one "bullet" center trim piece (Fig. 4-125). Both windows have Type Four hardware (Period Four or Five) and the sash rope is missing on Window 26.

Window 16, 17 and 24: have the same simple double bead trim (Fig. 4-129). The six over six, double-hung windows have Type Four (Period Four or Five) hardware. Window 16 has sash weights as found throughout the house. Windows 17 and 24 do not have counterweights. These three windows do not have lower inset panels.

Window 25: This six over six, double-hung window (Period One) has mitered trim that matches Door 16 in this room (Fig. 4-127). This window has a lower inset panel. This window has Type One (Period One) hardware, and is not counterweighted.

Specialty: There are three large radiators (Period Four) that are painted cream. They are located to the east of door 16, and to the west of doors 15 and 18. There is also a baseboard radiator (Period Four) located between door 12 and the fireplace.

Room 108

This exterior space is described in: Physical Description Exterior.

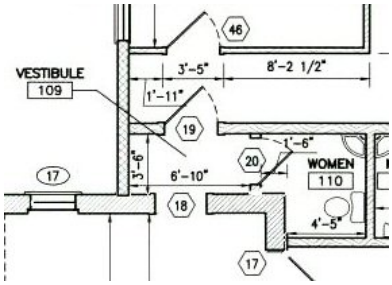


Fig. 4-130: Room 109 floor plan.

Room 109

This room is a Period Three space with modifications through Period Four and Five.

Ceiling: The ceiling is gypsum wall board painted white.

Wall: The ceiling is gypsum wall board painted white.

Base: The plain wood base is capped by a large ogee trim and painted white. There is a stained quarter-round.

Floor: The floor has the same blue speckled carpet as found in the rest of the house.

Fixtures: There is one ceiling-mounted circular light fixture.

Door 18: This doorway is cased in wood and painted white. This opening does not have a door, although the hinges remain.

Door 19: Modern single white door with simple white painted trim and brass hardware. This door has a small cut through opening similar to door 50.

Door 20: Modern single stained door with simple white painted trim and brass hardware.

Room 110

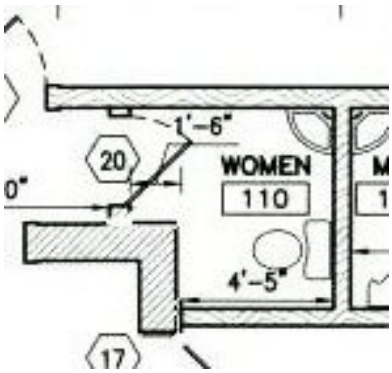




Fig. 4-131: Room 110 floor plan (above) and view looking northeast (right). (GWWO photo, 2005.)

This room is a Period Three space with modifications through Period Four and Five.

Ceiling: The ceiling is gypsum wall board painted white.

Wall: The upper portion of the wall is gypsum wall board painted white. There are square 4" x 4" sage ceramic tiles on the lower 5 feet of the wall, capped by a horizontal running band of 2" x 6" tiles with an upper bull nose trim.

Base: The white painted base is made up of a plain board capped by a large bead trim.

Floor: The floor is sheet vinyl flooring with a 4" square grid design.

Fixtures: This bathroom contains a modern toilet, a small corner sink, a soap dispenser, a paper towel dispenser, and a wall mounted mirror.

Door 20: This door is a Period Five door and frame with simple trim and hardware.

Room 111

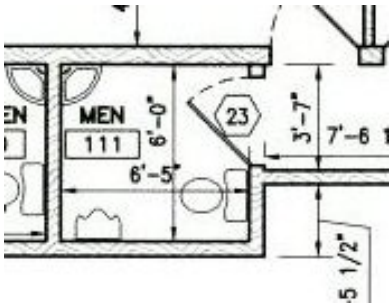


Fig. 4-132: Room 111 floor plan (above) and view looking west (right). (GWWO photo, 2005.)



This room is a Period Three space with modifications through Period Four and Five.

Ceiling: The ceiling is gypsum wall board painted white.

Wall: The upper portion of the wall is gypsum wall board painted white. There are square 4" x 4" sage ceramic tiles on the lower 5 feet of the wall, capped by a horizontal running band of 2" x 6" tiles with an upper bull nose trim.

Base: The white painted base is made up of a plain board capped by a large bead trim.

Floor: The floor is sheet vinyl flooring with a 4" square grid design.

Fixtures: This bathroom contains a modern toilet, urinal, a small corner sink, a soap dispenser, a paper towel dispenser, and a wall mounted mirror.

Door 23: This door is a Period Five door and frame with simple trim and hardware.

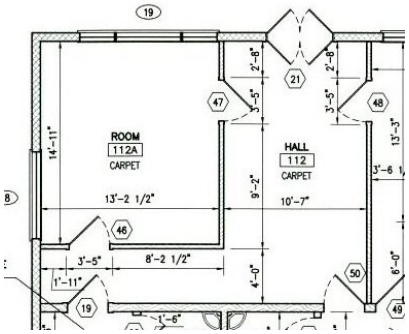


Fig. 4-133: Room 112 floor plan (above) and view looking north (right). (GWWO photo, 2005.)



Fig. 4-134: Hallway leading to doors 19 and 46. (GWWO photo, 2005.)



Fig. 4-135: Door 50. (GWWO photo, 2005.)

Room 112



This room is a Period Four space with modifications through Period Five.

Ceiling: The ceiling in this room is made up of white acoustical tiles.

Wall: The walls are covered in varying width faux-wood sheet paneling. There is a simple wood chair rail, painted gold.

Base: The base is a simple board painted gold.

Floor: The floor is covered in the same blue speckled carpet found throughout the house.

Fixtures: The lighting fixtures are ceiling-mounted fluorescent lights.

Door 19, 46, 47, 48 and 50: Modern single stained doors with simple gold painted trim and brass hardware. Doors 19 and 50 each have a small cut-through vision panel (Fig. 4-135).

Door 21: This modern set of double doors (Fig. 4-133) has typical brass hardware. The frame and trim are painted gold and each door has five rows of two lites for a total of ten lites in each door.

Specialty: There is an air conditioner mounted through the wall to the west of door 21. There is a convector along the west wall south of door 47.

Room 112A

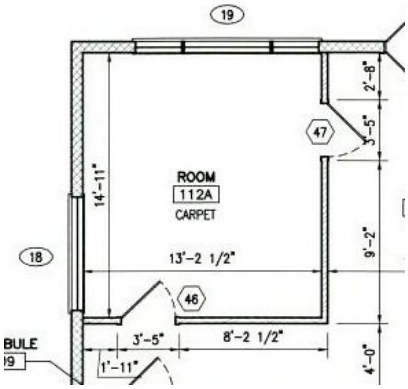


Fig. 4-136: Room 112a floor plan (above) and view looking north (right). (GWWO photo, 2005.)





Fig. 4-137: Window and chair rail trim. (GWWO photo, 2005.)

This room is a Period Four space with modifications through Period Five.

Ceiling: The ceiling in this room is made up of white acoustical tiles.

Wall: The walls are covered in varying width faux-wood sheet paneling. There is a simple wood chair rail, painted white.

Base: The base is a simple board painted white.

Floor: The floor is covered in the same blue speckled carpet found throughout the house.

Fixtures: The lighting fixtures are ceiling-mounted fluorescent lights.

Door 46: Modern single stained door with simple white painted trim and brass hardware.

Door 47: Modern single stained door with simple white painted trim and brass hardware.

Window 18: This large square single lite window has simple wood mitered trim that matches the doors in this room (Fig. 4-137).

Windows 19: This large picture window (Fig. 4-136) is flanked by two four-lite casement windows with and brass hardware. The simple wood mitered trim matches the doors in this room.

Specialty: There is a convector (Period Five) beneath each of the windows.

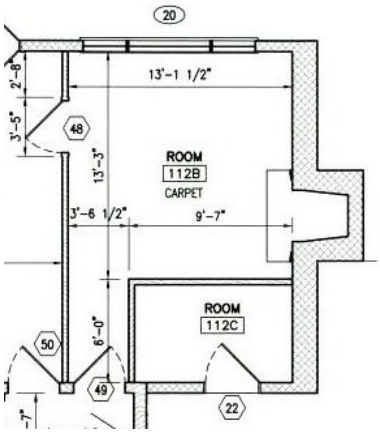


Fig. 4-138: Room 112b floor plan (above) and view looking northwest (right). (GWWO photo, 2005.)



Fig. 4-139: Fireplace room 112B. (GWWO photo, 2005.)



Fig. 4-140: Wide threshold at door 49. (GWWO photo, 2005.)

Room 112B



This room is a Period Four space with modifications through Period Five.

Ceiling: The ceiling in this room is made up of white acoustical tiles.

Wall: The walls are covered in varying width faux-wood sheet paneling. There is a simple wood chair rail, painted pink/tan.

Base: The base is a simple board painted pink/tan.

Floor: The floor is covered in the same blue speckled carpet found throughout the house.

Fixtures: The lighting fixtures are ceiling-mounted recessed fluorescent lights.

Fireplace: The mantle and surround for the fireplace in this room are carved and stained (Period Five) to mimic other mantle surrounds found throughout the house. The face of the firebox has a soldier course along the top, and horizontally laid brick down the sides. The hearth is common bond firebrick (Fig. 4-139).

Door 48: Modern single stained door with simple mitered and painted (pink/tan) trim and brass hardware.

Door 49: Modern single stained door with simple mitered and painted (pink/tan) trim and brass hardware and a large threshold (Fig. 4-140).

Window 20: This large picture window is flanked by two four-lite casement windows with and brass hardware. The simple wood mitered trim matches the doors in this room.

Specialty: There is one convector (Period Five) beneath the window.

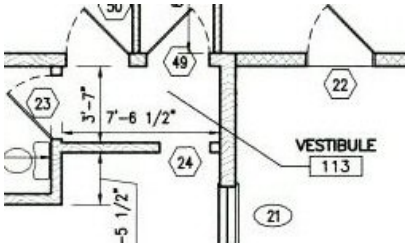


Fig. 4-141: Room 113 floor plan.



Fig. 4-142: Room 115 ceiling damage. (GWWO photo, 2005.)



Fig. 4-143: Room 115 doors, showing wider casing of door 50. (GWWO photo, 2005.)

Room 113

This room is a Period Three space with modifications through Period Four and Five.

Ceiling: The ceiling is gypsum wall board painted white. There is some water damage and cracking in center of the ceiling. (Fig. 4-142.)

Wall: The ceiling is gypsum wall board painted white.

Base: The plain wood base is capped by a large ogee trim and painted white. There is a stained quarter-round.

Floor: The floor is covered in speckled tan sheet vinyl.

Fixtures: There is one ceiling-mounted circular light fixture.

Door 23, 49 and 50: All three of these doors have modern white painted doors with simple white painted trim and brass hardware. Door 50 has a small cut through opening (Fig. 4-135). Door 49 has a wide casing and threshold (Fig. 4-140 and Fig. 4-143).

Door 24: This door opening has simple modern trim, but there is no door in this opening.

Room 114

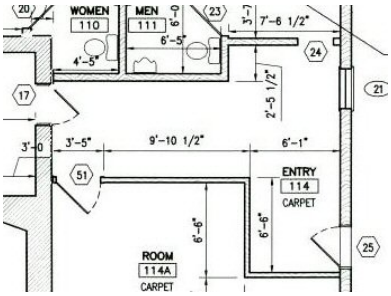


Fig. 4-144: Room 114 floor plan (above) and view looking southeast (right). (GWWO photo, 2005.)





Fig. 4-145: Door 17. (GWWO photo, 2005.)

This room is a Period Three space with modifications through Period Four and Five.

Ceiling: The ceiling is covered in acoustical tile.

Wall: The walls are covered in varying width faux-wood sheet paneling.

Base: There is a simple wood board base that has an upper bullnose and is painted brown.

Floor: The floor is covered in vinyl composition tiles (Period Four) over a concrete floor (Period Four). The concrete replaced the original wood framing (Period Three) that was over the crawl space.

Fixtures: There are three fluorescent light fixtures.

Door 17: This opening (Period Three) has been modified (Period Four and Five.) There is a 17" flat board inner casing that is painted cream. The mitered trim (Period Four or Five) and the door (Period Five) door are painted brown. The door has a small cut-through view panel.



Fig. 4-146: Door 25. (GWWO photo, 2005.)



Fig. 4-147: Door 17 trim profile. (GWWO photo, 2005.)



Fig. 4-148: Window 21. (GWWO photo, 2005.)

Door 24: This opening is framed with simple mitered trim that is painted, and there is no door in this opening.

Door 25: This door is a painted wood door with brass hardware and trim that matches the other doors and windows in this room (Fig. 4-146). The door has three lites over two wood inset panels.

Door 51: This painted wood door has a simple mitered and painted wood trim.

Window 21: The double-hung, six-over-six window is trimmed in simple mitered wood trim that is painted brown.

Room 114A

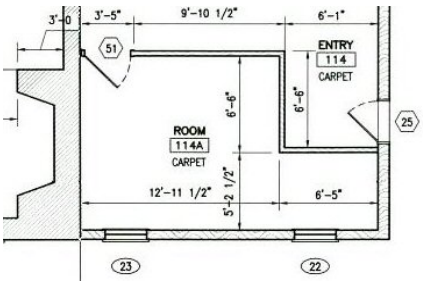


Fig. 4-149: Room 114a floor plan (above) and view looking south (right). (GWWO photo, 2005.)





Fig. 4-150: Window 23 trim and sill. (GWWO photo, 2005.)

This room is a Period Three space with modifications through Period Four and Five.

Ceiling: The ceiling is covered in acoustical tile.

Wall: The walls are covered in varying width faux-wood sheet paneling.

Base: There is a simple wood board base that has an upper bullnose and is painted brown.

Floor: The floor is covered in vinyl composition tiles (Period Four) over a concrete floor (Period Four). The concrete replaced the original wood framing (Period Three) that was over the crawl space.

Fixtures: There are three fluorescent light fixtures.

Door 51: This painted wood door has a simple mitered and painted wood trim.

Window 22 and 23: These double hung six-over-six windows with simple mitered wood trim (Fig. 4-150) that is painted brown.

Specialty: There is a convector below window 23 (Fig. 4-149).

Room 201

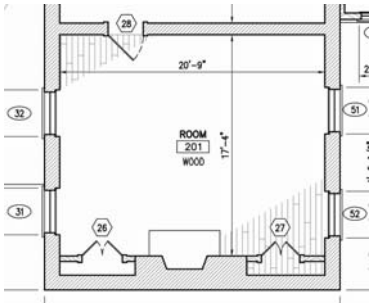


Fig. 4-151: Room 201 floor plan (above) and view looking south (right). (GWWO photo, 2005.)



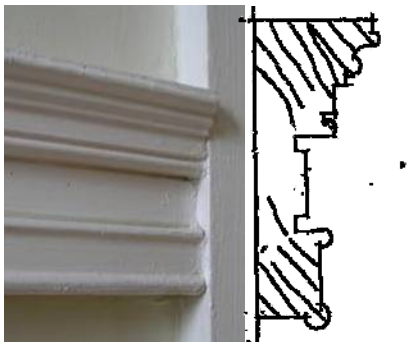


Fig. 4-152: Room 201 rail with section profile. (GWWO photo, 2005.)

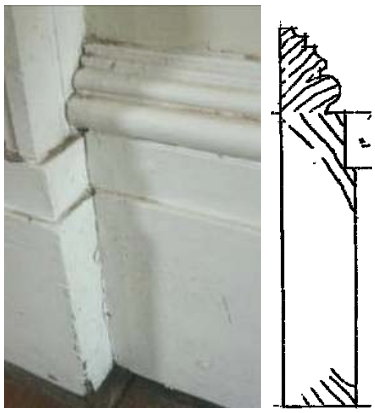


Fig. 4-153: Room 201 base with section profile. (GWWO photo, 2005.)

Ceiling: The flat plaster ceiling (Period One) is painted cream. There is some cracking in the ceiling and around the fireplace.

Wall: The flat plaster walls (Period One) are painted cream, and there is some minor peeling on the south wall. The room has a 3 ¼" wood chair rail (Period One, Fig. 4-152), which is painted white and installed with the upper edge 33 ½" above the floor. The upper course of the rail has a quirked bead capped by a large fillet with a center bead. The lower fillet of the quirked bead sits above a small fascia with a projecting lower bead above a recessed frieze. The lower course of the rail includes a less recessed frieze flanked by an upper bead and a significantly larger lower bead.

Base: The wood base (Period One, Fig. 4-153) is painted white. The base is made up of a plain stock wood board below an inset frieze. The upper trim has a large rounded bead course below a slightly smaller bead course and two stepped fillets.

Floor: The stained wood floor (Period One) shows minor wear near the door. The floor is stained a honey golden color. The wood appears to be pine, with joints running north-south. The floorboards vary in width from approximately 3.5" to 6", but average about 4-4.5".



Fig. 4-154: Rm. 201 fireplace (right). Detail of mantle shelf and upper pilaster (upper left); detail of lower pilaster (lower left). (GWWO photo, 2005.)

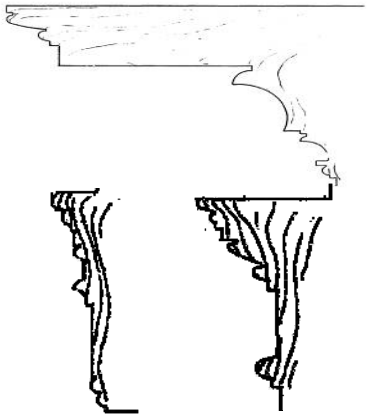


Fig. 4-155: Profile of mantle shelf (upper) lower frieze trim (lower left) and upper pilaster (lower right)

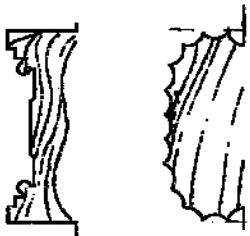


Fig. 4-156: Fireplace pilaster section: upper portion (above left) and lower portion (above right). Mitered border at front face of hearth (right). (GWWO photo, 2005.)



Fireplace: The fireplace is located on the south wall between the two large cabinets. However, the fireplace is not centered between the cabinets, and sits significantly closer to the western side (Fig.4-151). This fireplace has a white painted wood surround (Period One) that is applied to the wall with a beaded trim opening that is much larger than the firebox, revealing the painted plaster wall beneath, (rather than brick as is found in room 101). The mantle shelf (Period One, Fig. 4-154) has a series of graduated fillets and has projected portions above the pilasters. Below the shelf, the fireplace frieze and pilasters (Fig 4-155 and 4-156) are virtually identical to the one in room 101, although here there is no decorative center panel on the frieze.

The firebox has been rebuilt, including the addition of an interior steel lintel and fire damper (Period Four or Five). The existing firebox is lined with brick, set in a running bond with a tan mortar. The inner and outer hearths (Period Four or Five) are dry laid brick in a herringbone pattern. On the two sides of the outer hearth, there is no transition, and the floor boards butt the sides of the recessed brick. Along the front face of the outer hearth, there is a single band of wood border that is mitered into the floorboard at each side (Fig. 4-156).





Fig. 4-157: Cabinets to the east and west of the fireplace. (GWWO photo, 2005.)

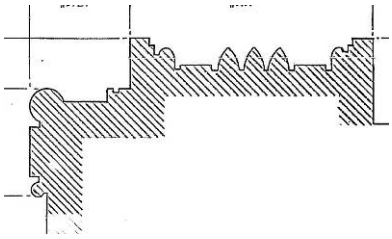


Fig. 4-158: Room 201, section detail of door and window trim.





Fig. 4-159: Door and window trim and corner block (above); Window trim and inset panel. (below). (GWWO photo, 2005.)

Cupboards: Two recessed cupboards (Period One, Fig. 4-157) are built in to the alcoves on either side of the fireplace made up of a set of upper and lower cabinets (doors 26 and 27) that are separated by a painted white beaded strip of trim at the height of the chair rail. The casing and trim around the cupboards match the window and door trim (Fig. 4-158) in this room and are also painted white.

The cupboard doors are grained in the faux inlay manner found throughout the house and have brass key holes. Each lower cupboard door leaf is single-paneled, side-hinged. The upper door leaves are three-panel, side-hinged.

Fixtures: There are four ceiling mounted fluorescent lighting fixtures. A brass chandelier with faux candles is ceiling mounted in the center of the room from a chain. Research indicates that this, as well as other similar fixtures found in the house, is not historic.

Door 26 and 27: See Cupboards description above for information on these cabinet doors.

Door 28: The door (Period One) to this room is the standard six panel faux-grained door found throughout the house. On the room side of the door there is a brass knob, a key surround that is sculpted and a small pull-knob for a privacy lock (Period One).

The white painted wood trim (Period One, Fig. 4-158) in this room is very similar to the trim in 105, although in this room there are three center bullet projections. This trim terminates at the base into square painted plinth blocks that project from the base in the room. The inner casing of this door has the standard inset panels, and is painted green to match the trim in the hallway 102. The upper corner blocks are square with a circular inset panel with a beaded trim (Fig. 4-159). There is a center bullet projection that is surrounded by a circle of trim with a bullet profile.

Windows 31, 32, 51 and 52: The four windows (Period One with modifications through Period Five) in this room are identical. They are tall, 6' 11" windows, with sill heights of 1' 9". The six-over-six double-hung units have counter weights and narrow muntins. The casing (Fig. 4-158 and 4-159) reaches from the baseboard to the head of the window. There are lower stepped-back inset panels under the windows, with inner beading. These windows have Type Four hardware (Period Four or Five) and the sash ropes on windows 51 and 52 are not connected.

Specialty: Two radiators (Period Four) are located on the north end of the east and west walls. A slightly smaller radiator (Period Five) is located between the windows on the east wall.

Room 202

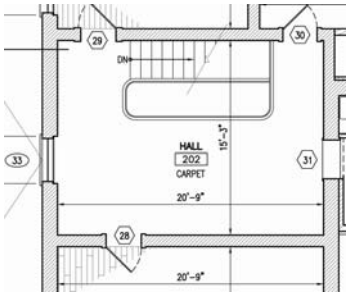


Fig. 4-160: Room 202 floor plan (above) and view looking east (right). (GWWO photo, 2005.)





Fig. 4-161: Room 202, base detail. (GWWO photo, 2005.)



Fig. 4-162: Ceiling Fan. (GWWO photo, 2005.)

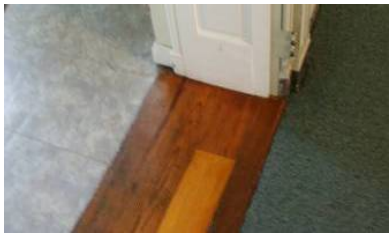


Fig. 4-163: Detail of wood threshold at door opening 31. (GWWO photo, 2005.)

Ceiling: The flat plaster ceiling (Period One) is painted off-white.

Wall: The flat plaster walls (Period One) are painted off-white. The room has a wood chair rail (Period One), which is identical to room 201, although it is painted the same greenish-tan as is found in the entry hall 103.

Base: The base of the room is identical in profile to that in room 201 (Fig. 4-161), but the paint treatment differs. Here, the base painting matches that found in entry hall 103, with a faux-marble lower portion and a greenish-tan frieze and upper trim. The plain projecting wood plinth blocks at the each of the window and door casings are painted black. At the window, the base steps back with curved side pieces, similar in height to the plinth, into the inset panels of the windows, where the faux marbled base continues.

Floor: This room has a speckled looped carpet (Period Five) that is primarily aqua-blue. It is unknown what is under this carpet.

Fixtures: A ceiling fan (Period Five, Fig. 4-162) with three white opaque glass light fixtures is mounted in the center of the ceiling.

Doors: The four doors in this room are virtually identical, and any unusual or notable features are indicated for each door. Each door opening includes a wide wood threshold. The trim and corner blocks on these doors are identical in profile to that found in room 201, although they are painted greenish-tan. The doors are six-panel doors that have been stained in the faux-graining style found throughout the house.



Fig. 4-164: Room 202, example of door trim, casing and corner block (above). Door 30, with the eastern corner block and jamb truncated by the east wall of this room (lower). (GWWO photo, 2005.)

Door 28: The hall side of this door (Period One) has a single brass knob.

Door 29: The hall side of this door (Period One) has a single brass knob (Period One) and the decorative key hole and cover (Period One). There is some scratching and wear around the hardware on this door.

Door 30: The eastern jamb of the door trim and the cornerblock (Period One) are truncated by the east wall of this room (Fig. 4-164). The hall side of this door has a single brass knob (Period One).

Door 31: The inner casing of the door is painted white, and there is no door mounted in this opening (Period One).

Windows 33: This window (Period One with modifications through Period Five) has greenish-tan painted trim and corner blocks that match the windows in room 201. The plinths are similarly shaped, but are painted black to match the base in this room. This window also has Type Four hardware (Period Four or Five).

Specialty: There is a radiator (Period Five) on the south corner of the west wall.

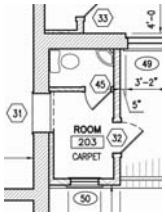


Fig. 4-165: Floor plan room 203



Fig. 4-166: Trim profile for door 32 and window 50. (GWWO photo, 2005.)



Fig. 4-167: Door 32 (Period Two). (GWWO photo, 2005.)

Room 203

During Period Two, a room was created by enclosing a portion of the second floor porch. During Period Five, this room was divided into two smaller rooms.

Ceiling: The plaster ceiling (Period Two) is painted cream. A portion of the ceiling has been furred-out and painted cream.

Wall: With the exception of the newer Period Five wall that creates door 45, the walls of the room are from Period Two. The north and west walls are cream painted plaster over brick. The east wall is furred-out and painted cream.

Base: There is a simple wood base (Period Five) in the small room outside the bathroom. Inside the bathroom, there is vinyl base (Period Five).

Floor: There is Period Five vinyl composition tile (Period Five) in this room.

Fixtures: The bathroom has a modern toilet (Period Four or Five) and a small corner sink (Period Four or Five), similar to the bathrooms found in the downstairs addition.

Door 31: The inner casing of the door is painted white, and there is no door mounted in this opening (Period One).

Door 32: This Period Two wood door has the same trim (Fig. 4-166) as the window in this room. The door is a 4-lite storm screen door (Period Two, Fig. 4-167) with Period Five brass knobs.

Door 45: This door has plain mitered Period Five trim and casing (Fig. 4-166), and a painted wood Period Five door with a brass knob (Period Five.)

Window 50: This double-hung one-over-one wood window (Period Two, with modifications through Period Five) is counterweighted and has Type Four hardware. The trim and casing match Door 32 in this room.

Specialty: There is a small radiator (Period Four) below the window.

Room 204

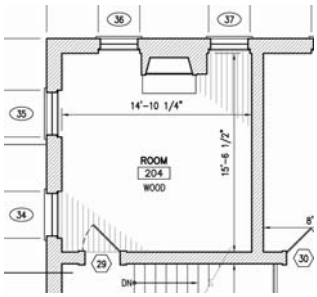


Fig. 4-168: Room 204 floor plan (above) and view looking north (right). (GWWO photo, 2005.)







Fig. 4-169: Room 204 rail with section profile. (GWWO photo, 2005.)



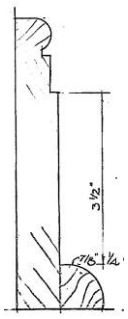


Fig. 4-170: Room 204 base with section profile. (GWWO photo, 2005.)

Ceiling: The flat plaster ceiling (Period One) is painted cream. There is some cracking on the ceiling in the northwest corner between windows 35 and 36.

Wall: The flat plaster walls (Period One) are painted cream. The paint is cracked and peeling in the west corner of the north wall. There is also cracking above windows 34, 35 and 36 that extends into the ceiling and onto the chimney. The room has a 3 ¼" wood chair rail (Period One, Fig. 4-169), which is painted white and installed with the upper edge 33 ½" above the floor. The upper course of the rail has a projecting torus. Below this, there is a fascia with an upper cavetto. A similar profile is repeated immediately below this, though smaller and slightly inset with a lower quirked bead. There is a portion of chair rail on the side of the fireplace that is partially covered with plaster and installed unevenly (Fig. 4-171).

Base: The wood base (Period One, Fig. 4-170) is painted white. The base is made up of a plain stock wood board surmounted by an inset frieze capped by a large projecting quirked torus course. At the foot of the painted base is a stained quarter-round.

Floor: The 6" wide wood floor boards (Period One) are stained a honey golden brown. The joints run in the north-south direction.







Fig. 4-171: Chair rail on north face of chimney projection, which is unevenly installed and has a crudely truncated end (above); detail of mantle shelf and surround (center); overall fireplace (right). (GWWO photo, 2005.)

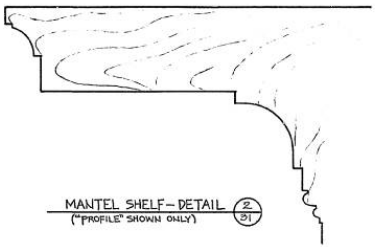


Fig. 4-172: Mantle shelf section detail.

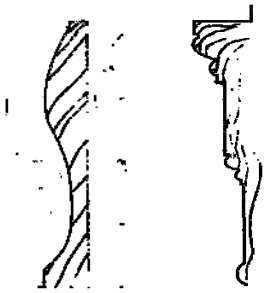


Fig. 4-173: Profile of frieze molding (left); profile for mitered molding surround (right).



Fig. 4-174: Door hardware for door 29. (GWWO photo, 2005.)

Fireplace: The simple fireplace in this room is located on the north wall. The surround is mounted off-center (Fig. 4-171) on the projecting wall/chimney area, with its western edge flush with the edge of the projection, and actually truncated and unfinished in its installation. This arrangement leaves nearly a foot of space on the eastern end of the projection, to accommodate the flu from the first story fireplace below.

The very simple wood mantle shelf has a cavetto trim with a large upper and lower fillet. Below the shelf there is a large cavetto trim with lower fillets that runs the entire length of the surround (Fig. 4-171 and 4-172). There are no pilasters on this fireplace, but in the large frieze area, there are two modillions in a simplified scroll arrangement. The mantle shelf and the cavetto and fillet trim project outward above each of the modillions below (Fig. 4-173).

Below this frieze area there is a thick mitered trim made up of a series of fillets that surround what would have been the opening to the firebox. This opening has been completely covered by a painted piece of flush plywood. The outer hearth of the fireplace incorporates the same detail of herringbone non-mortared brick and the same hearth trim as found in room 201.

Fixtures: There are two fluorescent light fixtures (Period Five) in the ceiling.

Door 29: The hall side of the door (Period One) has a single brass knob (Period One) and the decorative key hole and cover (Period One). There is some scratching and wear around the hardware on this door (Fig. 4-174).

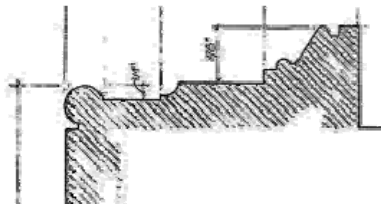


Fig. 4-175: Section profile at trim for windows 34 and 35.

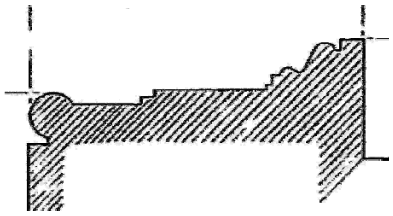


Fig. 4-176: Section profile at trim for windows 36 and 37.

Windows 34 and 35: These two 6' 11" windows (Period One with modifications through Period Five) are identical to windows 9 and 10 in construction and trim (Fig. 4-175), although they are installed at a lower elevation (sill height of 1' 9"), and therefore have a much smaller lower inset panel. Also, the room base continues between the plinths, with no flat board trim as found in room 104.

Windows 36 and 37: These two 5' 11" windows (Period One with modifications through Period Five) are identical in construction and trim (Fig. 4-176) to windows 11 and 12, although they are installed at a lower elevation (sill height of 1' 9"), and therefore have a much smaller lower inset panel. Also, the room base continues between the plinths, with no flat board trim as found in room 104.

Specialty: There are two radiators in this room. The radiator (Period Four) in the west corner of the north wall is covered, while the radiator (Period Five) between the windows on the west wall is fully exposed.

Room 205

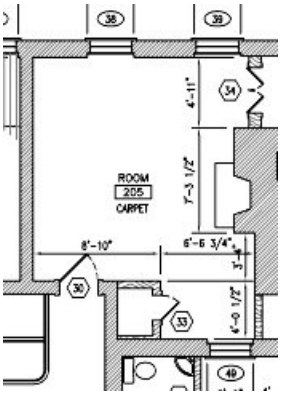


Fig. 4-177: Room 205 floor plan and view looking east in room 205. (GWWO photo, 2005.)



Originally, this room did not connect to room 206. During Period Two, an opening was created through an existing closet (now doors 34 and 53). Also during Period Two, a closet was created in the southwest corner of the southern leg of the room (now door 33).



Fig. 4-178: Room 205 predominant rail, with section profile. (GWWO photo, 2005.)



Fig. 4-179: Room 205 rail at closet, with section profile (GWWO photo, 2005.)

Ceiling: The ceiling (Period One) in this room is painted white. In various areas, the paper underlayment is flaking off. Earlier wall papering may still exist under the paint, or some taping and spackling repair. Some damage to the ceiling is evident.

Wall: The walls (Period One) in this room are wallpapered with a modern paper (Period Unknown) that is peeling at the edges. The background of the paper is a mossy green with a repeating white design of two leaves and a center abstract blossom design.

There are two different profiles of 3¼" chair rail, both painted white and installed with the upper edge 34¼" from the floor. With the exception of the area around the newer built-out closet, the entire room has the same railing profile (Period One, Fig. 4-178). The upper course of this profile has a projecting fillet with a large center bead that caps a slightly smaller and inset version of that same profile. Below that there is a large fascia above a smaller inset frieze with a lower bead.

The two walls surrounding the closet addition have a different chair rail design (Period Two, Fig. 4-179). This rail is more ornate, and is found in several areas of the house where alterations have been made. An upper course shelf, with a fillet and lower quirked bead,

projects over an ogee with a large lower fillet. The rail cross-section continues with a fascia with a lower quirked torus. This pattern is repeated again, though slightly inset from the fascia above. This more ornate rail begins to the west of the jamb casing of door 30, and continues around the closet to the southwest corner, west of window 218, where it terminates into the more typical trim of this room.

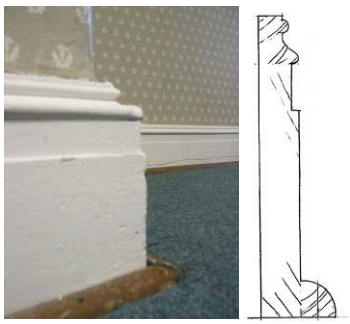


Fig. 4-180: Room 205 base, with section profile. (GWWO photo, 2005.)

Base: The base (Period One, Fig. 4-180) in this room has the same profile and installation method as the primary base found in room 107. This base has a stained quarter round at the shoe.

Floor: This room is carpeted (Period One) in a speckled looped carpet that is primarily aqua-blue.

Closet: The closet (Period Two), which is located west of the south window, appears non-original to the room. The door to the main portion of the closet is modern. It is a six panel door with modern hardware and lockset. Above this door, a pair of two-paneled, side hinged doors access the upper portion of the closet. The closet door opening is cased in simple molding that does not terminate into a plinth, and appears to be modern.

Fireplace: The white painted wood fireplace surround (Period One, Fig. 4-182) in this room is similar in design to the one found in room 105. The pilaster frieze design has a center vertical bead strip, as do the lower pilaster designs (Fig. 4-181). This fireplace also has brick on the face of the firebox surround, whereas the 105 fireplace has exposed plaster.

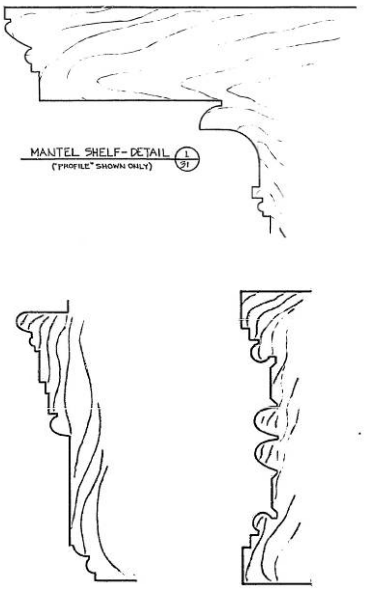


Fig. 4-181: Profile of mantle shelf (top); profile of upper pilaster transition (lower left); section of lower pilaster (lower right).

The brick surround has been cleaned and reworked (Period Four or Five, Fig. 4-182). The brick at the head of the firebox is laid in a soldier course, and there is one course of horizontally laid, stacked brick at each side of the face (Period Four).



Fig. 4-182: Photograph of fireplace. (GWWO photo, 2005.)

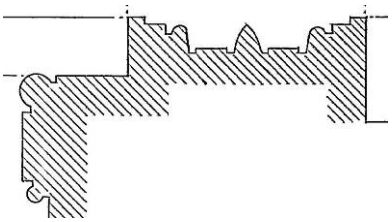


Fig. 4-183: Room 205 section detail of window and door trim.



Fig. 4-184: Damage at lower window panel, window 39. (GWWO photo, 2005.)

The inside of the firebox has been cleaned and repointed (Period Four) and reset with a damper insert (Period Two or Three). The inner and outer hearth of this fireplace exhibit the same dry laid herringbone pattern as found in room 201 (Period Four or Five). The carpet is covering the wood flooring, so it is unknown if the hearth-to-floor transition is similar.

Fixtures: There is one fluorescent light (Period Five) mounted in the ceiling. There are also two square glass flush-mounted ceiling light fixtures (Period Four) that do no appear to function.

Door 30: The casing and trim (Period One) of this door are similar to the basic symmetrical trim found in 105, although there is only one center bullet bead (Fig. 4-183). This door (Period One) has the typical graining as is found throughout the house. The door hardware includes a brass knob, swing key and a thumb throw. The rosette is missing on both sides of the door.

Door 33: See the Closet discussion above for a detailed description of door 33 (Period Two with renovations through Period Five).

Door 34: This opening (Period Two) is cased in trim that matches the profile of Period One trim found in room 206 (Fig. 4-190). The pair of side- hinged doors in the opening date to Period Four or Five, as do the brass pulls.

Windows 38, 39 and 49: These three windows (Period One with modifications through Period Five) have trims that match Door 30 (Fig. 4-130). Windows 38 and 39 have Type Three hardware, and also sash ropes. Window 49 is not counterweighted and has a damaged Type One hardware. On window 39, the paint is peeling on the wood sill, and the panel below the window is peeling and warping (Fig. 4-184).

Specialty: There is one very long metal radiator (Period Five) on the north wall of this room.

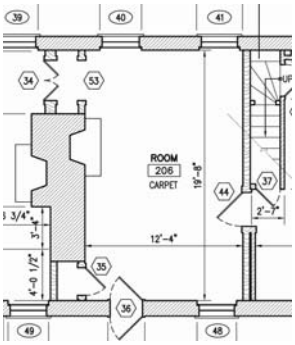


Fig. 4-185: Room 206 floor plan and view looking east. (GWWO photo, 2005.)

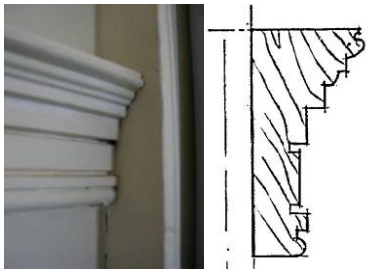


Fig. 4-186: Room 206 Period One railing, with section profile. GWWO photo, 2005.

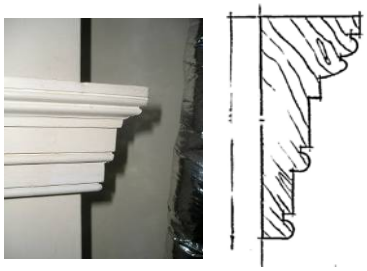


Fig. 4-187: Room 206 Period Two railing, with section profile. (GWWO photo, 2005.)

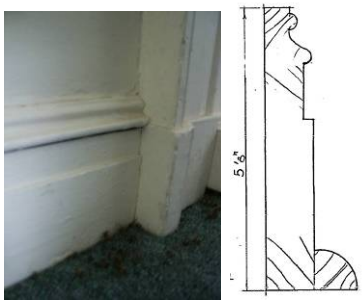


Fig. 4-188: Room 206 Period One base, with section profile. (GWWO photo, 2005.)

Room 206



Originally, this room did not connect to either room 205 or 208. This room was only accessible from the upper porch (207). During Period Two, an opening was created through an existing closet (now doors 34 and 53). Also during Period Two, door 44 was created to access room 208)

Ceiling: The flat plaster ceiling (Period One) is painted white.

Wall: The flat plaster walls (Period One) are painted white. There is a 3¼" wood chair rail which is installed with the upper edge 34" above the floor and painted white.

Two chair rail profiles exist in this room. The chair rail at the arched opening (Door 53) north of the fireplace matches the profile of the chair rail around the closet in room 205 (Period Two, Fig. 4-187). This trim extends from the north side of the fireplace to the northwest corner of the room. The rail returns around the arched cased opening and terminates into the north and south walls of the alcove/former closet.

The rail (Period One, Fig. 4-186) throughout the rest of the room has an upper course with a projecting beaded fillet placed above a slightly recessed beaded fillet. Below this, a large recessed fillet is flanked by two large projecting fillets. The lowest course of the railing includes a thick quirked bead.

Base: The wood base (Period One) in this room is painted white. The base (Fig. 4-188) is made up of a plain stock wood board surmounted by an inset frieze. This is capped by an elongated ogee with an upper double bead. There is no base found around the walls that form the arched opening.

Floor: This room is carpeted (Period Five) in a speckled looped carpet that is primarily aqua-blue above Period Four hardwood floors.

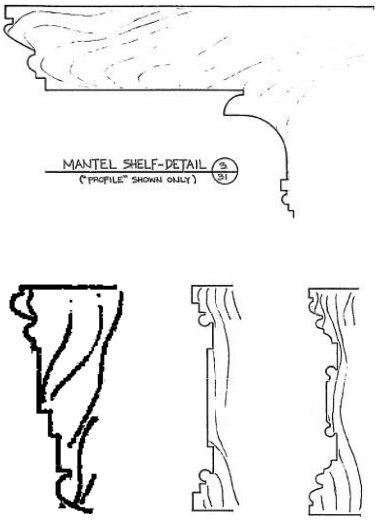






Fig. 4-189: Profile of mantle shelf (top); profile of transition between pilaster and frieze (lower left); section of upper pilaster (lower center); section of lower pilaster (lower right); photograph of fireplace (right); detail of plaster curve at side of hearth. (GWWO photo, 2005.)

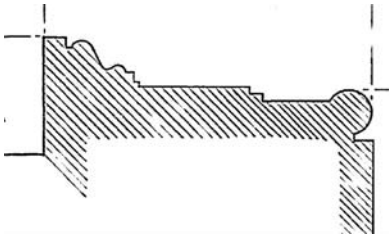


Fig. 4-190: Trim profiles for doors 34 and 36 and windows 40, 41 and 48.



Fig. 4-191: Pegboard inside closet behind door 35. (GWWO photo, 2005.)

Fireplace: The white painted wood fireplace surround (Period One) in this room is very similar to the one found in room 205, with a slightly different pilaster design (Fig. 4-189). The frieze portion of the pilaster has a recessed panel with a series of concentric rectangular beads and a raised center panel. The lower portion of the pilaster has a raised center strip with bead trim on both sides separated from a series of bead courses by a small frieze. The opening of the wood surround reveals the plaster wall. This fireplace is unique in that rather than the plaster transitioning to the interior of the firebox at a right angle, the plaster is rounded as it curves into the firebox (Period Four, Fig. 4-189).

The inner and outer hearths (Period Four or Five) are herringbone laid brick with mortared joints, which is different from the other fireplaces. There is a steel lintel and damper (Period Four). A wood trim surrounds the brick as it transitions to the carpet in the room.

Closet: This closet (Door 35, Period One) has a six-panel 36" wide stained door with a Period One Box Lock. The trim and casing to this door match door 36 in this room (Fig. 4-190). Inside the closet the Period Four hardwood floors are visible, and (Period One) peg rail is along three walls (Fig. 4-191).

Fixtures: There are three fluorescent light fixtures in the ceiling.

Door 35: See the Closet discussion above for a detailed description of door 35.

Door 36: This door opening (Period One) has a 37"-wide, six-panel door (Period Five) with period five hardware. The door is painted white on the exterior and is left unfinished on the interior.

Door 44: This opening (Period Two) has a 37"-wide faux-stained (Period One) door that appears to have been relocated from some unknown location in the house. This side of the door is weathered,



Fig. 4-192: Door 44, weathered side. (GWWO photo, 2005.)



Fig. 4-193: Trim found on both sides of door 44 that is also found in room 203. Both these alterations occurred during Period Two. (GWWO photo, 2005.)

as if it had been exposed to the elements for some time (Fig. 4-192). The profile of the trim and casing (Period Two, Fig. 4-193) of this door matches the trim in the Period Two bathroom (room 203). The door has a box lock (Period One or Two) with a brown porcelain knob.

Door 53: This arched opening has no door or casing (Fig. 4-185). (Period Two with possible modifications in later periods.)

Windows 40, 41 and 48: These three windows (Period One with modifications through Period Five) have trims that match Doors 35 and 36 of this room. All three windows have sash ropes, although the ropes on window 41 are not attached. Window 40 and 41 have Type Three hardware and Window 48 has a damaged Type One hardware. On windows 40 and 41 the paint is peeling on the wood sill and on the panel below the window.

Specialty: There is one radiator (Period Four) on the north side of the east wall of this room.

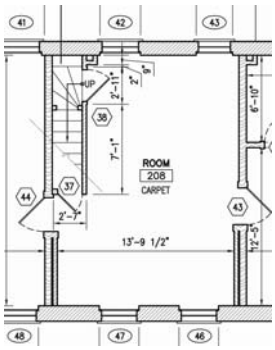


Fig. 4-194: Room 208 floor plan and view looking west. (GWWO photo, 2005.)

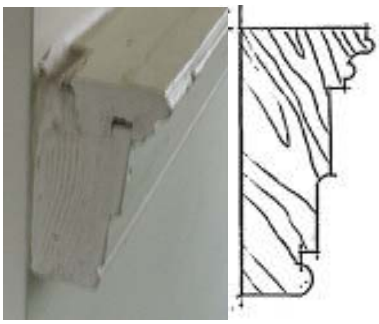


Fig. 4-195: Room 208 Period One railing, re-applied to a southern, Period Five, furred-out wall. (GWWO photo, 2005.)

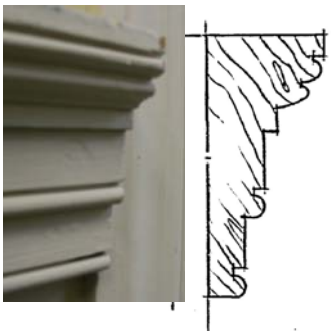


Fig. 4-196: Room 208 Period Two railing on the west wall that creates the closet under the attic stairs. (GWWO photo, 2005.)

Room 207

This exterior space is described in: Physical Description Exterior.

Room 208



During Periods One through Three, this room had a stair leading to the pantry below. A detailed description can be found in the Development and Use Section.

Ceiling: The flat plaster ceiling (Period One) is painted white.

Wall: The flat plaster walls (Periods One through Five) are painted white. There is a wood chair rail, painted white. The primary rail profile (Period One, Fig. 4-195) in the room has an upper projection of a large bead with an upper fillet. Below this, a quirked bead with lower fillet caps a 1" fascia above a slightly inset ¾" fascia with a lower quirked bead. This trim is found on all four walls, although there are several areas with anomalies. The chase wall (to accommodate Period Five installation of air system) in the northwest corner only has chair rail on the eastern portion. On the north portion of the east wall, the chair rail is partially-to-completely embedded in the plaster, indicative of a wall re-plastering episode. The walls south of doors 43 and 44 on the east and west sides were furred out during Period Five to accommodate the new air system. The chair rail has been roughly re-applied to the outside of these furred walls, but does not appear on the projecting sides.

There is a different chair rail (Period Two installed during Period Four, Fig. 4-196) on the portion of the west wall that is south of door 38 (to the attic) that makes up the east wall of the closet. This chair rail is the same profile that is found around the room 205 closet.

Base: The wood base in this room is painted white. There are several different base profiles in this room. The primary base (Period

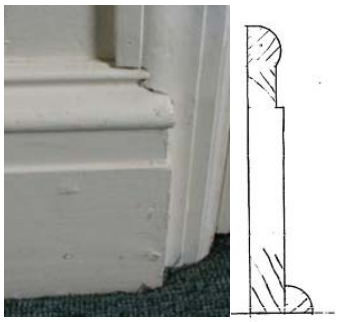


Fig. 4-197: Room 208, Period One base. (GWWO photo, 2005.)
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Fig. 4-198: Room 208 Period Five base. (GWWO photo, 2005.)

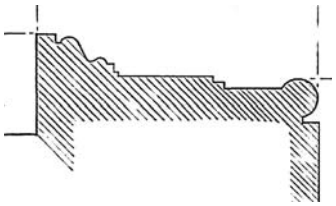


Fig. 4-199: Room 208 trim profiles for door 43 and windows 42, 43, 46 and 47.

One, Fig. 4-197) is made up of a plain stock wood board surmounted by an inset frieze. This is capped by a projecting torus which is flush with the base board below. This base is found on the north wall, south wall, and the northern portion of the east wall. The chase wall in the northwest corner, and the southern portion of the east and west walls have a simple base (Period Five, Fig. 4-198) that is the same overall height as the other base in the room. However, this plain wood board base has a simple quirked bead at the top and a painted quarter-round at the shoe (Period Four). South of door 38 on the outer side of the closet wall there is a third base that is very similar to the base found in room 107 (Period One and Four).

Floor: This room has blue speckled carpet (Period Five) above hardwood strip flooring (Period Four). This is over variable board flooring (Period One) with north to south joints, except in the center of the room where the stair once was. This area has a plywood subfloor (Period Four) that aligns with the Period One flooring.

Fixtures: There are three fluorescent lights (Period Five).

Closet: There is a closet (door 37) built-out under the stairs that lead up to the attic. The wood floor of the closet is exposed flooring with joints that run north-south. On the west wall of the closet, there is a chair rail (Period One) that matches the rail found in the rest of the room and continues clear to the sloped ceiling that runs under the attic stairs. There is no chair rail on the east wall (Period Four) of the closet. The base (Period One) on the west wall of the closet is of similar profile to the primary base in the rest of the room. The base (Period Four) on the east wall of the closet matches the newer, simpler base that is found on the furred-out walls.

Door 37: See the Closet discussion for a description of door 37.

Door 38: This door opening (Period One, with modifications in Period Four and Five) has a Period Four or Five six-panel door that is painted white. The door has modern hardware. The trim to this door is simple Period Four of Five mitered trim with no corner blocks.

Door 43: This six panel door (Period One opening, Period Five door) is unpainted. The casing and trim match the windows in this room (Fig. 4-199). It has modern hardware (Period Five), one set of modern latch set and no evidence of earlier hardware.

Door 44: This opening (Period Two) has a (Period One) door that has been painted. The trim and casing (Period Two, Fig. 4-193) match the trim in room 203. The door has a box lock (Period One or Two) with a brown porcelain knob.

Windows 42, 43, 46 and 47: These windows trims (Period One with modifications through Period Five) match Doors 43 (Fig. 4-199). None of the windows are counterweighted. Windows 42 and 43 have Type Three hardware, while 46 and 47 have Type One.

Specialty: There is one large radiator (Period Four) in this room on the north wall between the windows.

Room 209

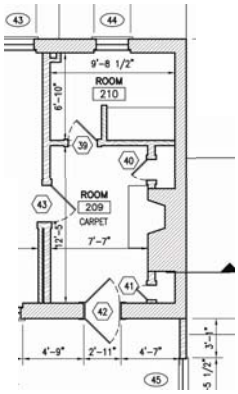


Fig. 4-200: Room 209 floor plan (above) and view looking east (right). (GWWO photo, 2005.)



Rooms 209 and 210 were originally one room. During Period Three, the rooms were separated into two by the addition of a wall. In Period Four, the alcove between the new wall and the fireplace was made into a closet.



Fig. 4-201: Ceiling and wall tiles and corner edge molding. (GWWO photo, 2005.)

Ceiling: The ceiling (Period One) in this room is covered in square white acoustical tiles (Period Five, Fig. 4-200). A molding is installed where the wall meets the ceiling, and there is a medallion at each corner where the molding transitions and runs vertically down each corner of the room (Period Five, Fig. 4-201).

Wall: The walls (Period One, except the north wall) in this room are covered in square white acoustical tiles (Period Five, Fig. 4-200). The north wall of this room was added in Period Three to create a bathroom (room 210). At this time, a closet (Period Three) was created by closing in the alcove between the new wall and the fireplace.

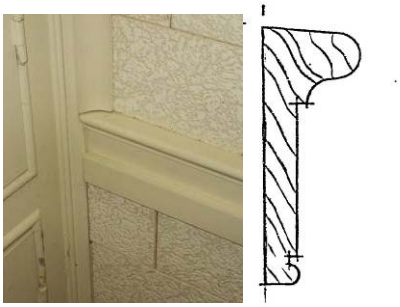


Fig. 4-202: Room 209 Period One rail, with section profile. (GWWO photo, 2005.)

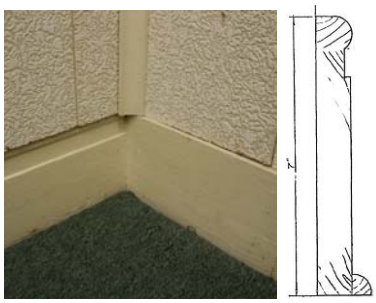


Fig. 4-203: Room 209 base detail showing northwest corner where Period One and Period Five base meet. (GWWO photo, 2005.) Period One base section profile.

There is vertical molding in each corner of the room (Period Five, Fig. 4-201) that reaches from the base to the ceiling. There is a chair rail (Period One, Fig. 4-202) on the west and south walls and south of the fireplace on the east wall. The acoustical tiles have been installed around it, so that it appears that the chair rail is partially embedded in the tiles. The profile of the rail has an upper torus shelf with a lower cavetto above a middle frieze section. Below that, there is a large projecting fillet.

Base: The base on the north wall of this room is a plain wood board (Period Four), painted cream. The south, east and west walls have what appears to be the original base (Period One), which matches the primary base in room 208 (Fig. 4-203).

Floor: This room is carpeted in a blue speckled looped carpet (Period Five) above strip hardwood flooring (Period Four). This is above the Period One variable board flooring.

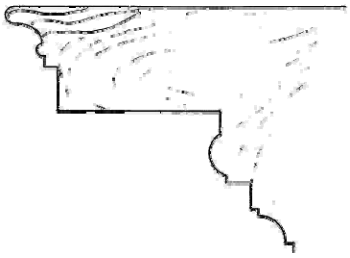




Fig. 4-204: Profile of mantle shelf (above); profile of wood surround (right); overall fireplace (right center); detail of mantle shelf and surround (far right). (GWWO photo, 2005.)

Fireplace: The fireplace in this room is on the east wall. The white painted wood surround (Period one) has a single large panel that covers the entire background of the surround. The shelf does not extend beyond this panel. The shelf edge profile has an upper torus with a lower beaded fillet and then a large lower fillet. Under the shelf, where it meets the paneling below, there is a thickly beaded fillet and cavetto course that is centered horizontally and terminates several inches inboard of where the shelf ends (Fig. 4-204).

A very simple beaded molding (Fig. 4-204), made up of a series of flat panels with beads and indentations, surrounds the opening to the firebox. The firebox has been reworked, similar to room 205, however, this firebox displays the most authentic interior brick, as it is aged and carbon stained (Fig. 4-205). The face of the firebox is made of horizontally coursed, stacked bricks. The inside of the firebox is coursed with running bond; a metal lintel runs along the top of the opening (Fig. 4-205). The hearth and wood transition strip match that of the fireplace in room 206 (Fig. 4-205).



Fig. 4-205: Steel lintel and inner firebox stained by carbon (above); outer hearth and transition to the carpeting (below). (GWWO photo, 2005.)

Cupboards: There is a recessed cupboard on either side of the fireplace. To the north of the fireplace there is a narrow six-panel, side-hinged closet door (door 40, Period Four, Fig. 4-206) with modern hardware that opens to reveal four shelves. The closet is trimmed in a simple modern trim that is painted to match the trim in



Fig. 4-206: Period Four cupboard to the north of fireplace (left); Period One cupboard to the south of fireplace. (right). (GWWO photo, 2005.)



Fig. 4-207: Interior of Period Four cupboard to the north of the fireplace, showing Period One base. (GWWO photo, 2005.)

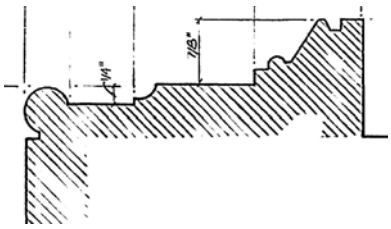


Fig. 4-208: Doors 41, 42, 43

the room. The outside of the door is painted to match the trim, and the inside is stained. The inside of this closet is painted blue (Period One) and the floor is not carpeted, which reveals 4" wood flooring with joints running north-south (Period Four). The base on the east and south walls inside the closet matches the Period One base of the room, here painted a pale pink (Fig. 4-207). There is a stained quarter round at the shoe of the base, which is not found in the rest of the room. Above the closet is another storage area, trimmed similarly to the closet, but with two side-hinged, two-panel doors. The doors are painted on both sides to match the trim.

To the south of the fireplace, (door 41, Fig. 4-206) there are two smaller recessed cupboards (Period One) that were original to the room. There is an upper and a lower cupboard which meet just below the level of the chair rail. The trim of these cupboards matches the trim profile of door 42 that leads outside, and the heads align, indicating that this cupboard is historic. The upper cupboard has a two-panel, side-hinged door, and the lower cupboard has a single-panel, side-hinged door. Both doors are painted on both sides, and both cupboards have older historic shelves. Inside the cupboard, there are areas of old blue stain and whitewash (appears Period One),as well as remnants of some pieces of hardware (appears Period One).

Fixtures: There are two fluorescent lights (Period Five) in the ceiling.

Door 42: This door (Period One) leads to the outside porch. It is a 6-panel door with mitered molding and casing that matches door 8 in room 104 (Fig. 4-208). The hardware is the smaller, surface mounted box locks, black cast iron with a brown porcelain knob (Period One). Below it is a modern thumb throw, surface mounted lock (Period Five). The door also has an older thumb throw latch lock on the upper cross rail. The door sits with three, five-knuckle hinges.

Door 43: This door (Period One opening, Period Five door) is unpainted. The casing and trim match window 44 in Room 201 (Fig. 4-212). It has modern hardware (Period Five), one set of modern latch set and no evidence of earlier hardware, major hardware. There are five plugged holes however, around that hardware that indicates something earlier had been drilled in it.

Door 39: This 2-panel wood door (Period Three) has a plain mitered wood board trim that is 3½" wide. Both the door and the trim are painted cream. It has a very simple, Victorian, rectangular hardware (Period Three) with a metal bronze knob that is on both sides of this door. Above the hardware is a lock hasp (Period Five).

Door 40: See the Cupboard discussion above for a detailed description of door 40.

Door 41: See the Closet discussion above for a detailed description of door 41.

Specialty: There is a radiator (Period Five) to the south of door 43.

Room 210

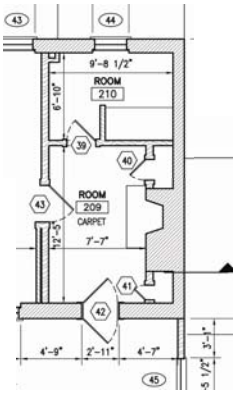


Fig. 4-209: Room 210 floor plan (above) and view looking east (right). (GWWO photo, 2005.)





Fig. 4-210: Room 210, chase wall in northwest corner. (GWWO photo, 2005.)

This room was originally part of room 209, before the addition of the wall during Period Three. There is a chase wall (Period Five) on the northwest corner of the room that was installed to accommodate HVAC systems. This room has been used as a bathroom in its past history, but has most recently been converted to storage.

Ceiling: The plaster ceiling (Period One) is painted off-white. A vent remains in the ceiling of the alcove where the bathtub once was located.

Wall: The plaster walls (Period One with modifications through Period five) are painted off-white, and there is no chair rail in this room. The south wall of this room was constructed in Period Three

to create a bathroom (with modifications through Period Five). The chase wall (Fig. 4-210) in the northwest corner is from Period Five.



Fig. 4-211: Room 210, detail of Period One base (right) and base on chase wall (left). (GWWO photo, 2005.)

Base: The base in this room is a mixture of new and historic base. The original base (Period One, Fig. 4-211) can still be found on the west wall and on the north wall between the chase wall and the window. The historic base is similar to that found in room 208. The historic base also has a painted quarter round shoe. The rest of the room, except the chase wall in the northwest corner, has the plain 6" wood board base (Period five) that is found in room 209, with a painted quarter-round. The chase wall (Fig. 4-210) has the same painted base that is found on the chase wall in 208 (Period Five), with no quarter-round. The enclosed tub area does not have a base, but there is a painted quarter-round.

Floor: The floor in this room is 12" x 12" vinyl composition tile (Period Five).

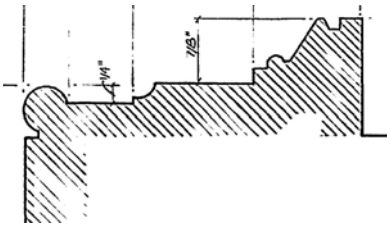


Fig. 4-212: Room 210, trim profile for window 44.

Fixtures: There is a single bulb light in this room with a glass jar-like globe fixture (Period Five).

Door 39: This 2-panel wood door (Period Three) has a plain mitered wood board trim that is 3½" wide. Both the door and the trim are painted cream. It has a very simple, Victorian, rectangular hardware (Period Three) with a metal bronze knob that is on both sides of this door.

Window 44: This window (Period One) is identical in construction and trim profile to windows 9 and 10 in room 104 (Fig. 4-212). The window has Type Four hardware and this window is not counterweighted.

Specialty: The alcove along the south wall where the tub once was has been converted to shelving (Period Five). The tub itself has been boxed out with a simple wood covering. The tub may still remain under the boxed-out covering. Stained boards have been installed above the tub area. The modern soap dish remains on the south wall of the alcove and holes exist in the west wall where the showerhead, faucet and knobs once were installed.



Fig. 4-213: Access panel for enclosed tub. (GWWO photo, 2005.)

There is a small radiator (Period Four) below the window on the north wall that is painted white. There is an access panel (Fig. 4-213) on the east wall that surrounds the tub next to door 39 that is framed in simple mitered boards and painted white.



Fig. 4-214: Stairs leading to the basement. (GWWO photo, 2005.)

Basement

Unless otherwise noted, the fabric of the basement is Period One. The basement is only under the west block, although there is a small crawl space beneath the north leg.

The only access to basement is through stair in west block. The stairs are located in room 103, through door 7. The wood stairs have rubber tread runners (Period Five). The walls of the stairway are plaster, and there is a wooden handrail (Period Five) on the southern wall.

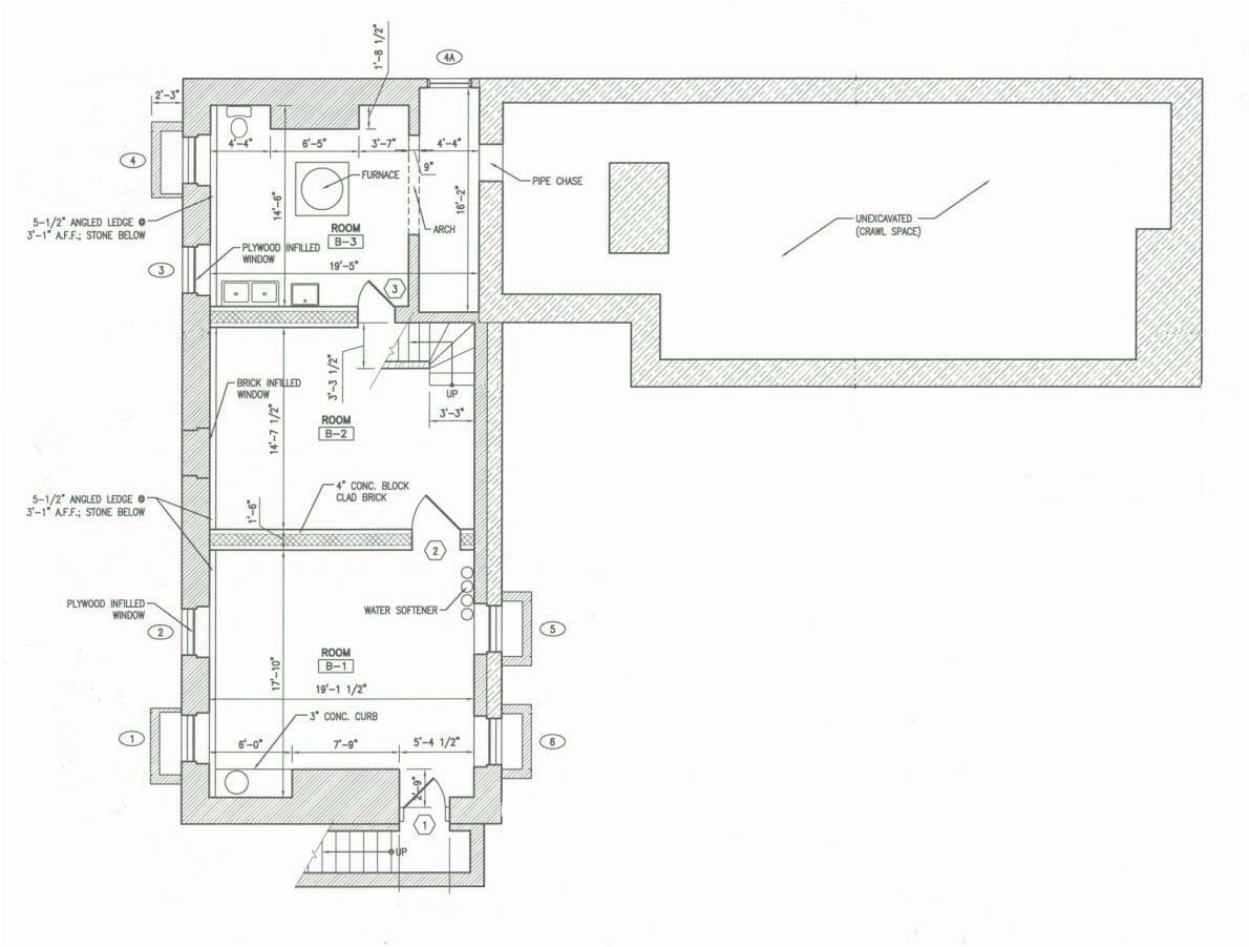


Fig. 4-215: Basement floor plan.

Room B-1



Fig. 4-216: Overview of room B-3 looking southwest. (GWWO photo, 2005.)



Fig. 4-217: Alcove on the south wall. (GWWO photo, 2005.)



Fig. 4-218: Window 5. (GWWO photo, 2005.)



Fig. 4-219: Lantern (Period Four or earlier). (GWWO photo, 2005.)

Ceiling: Painted plywood (Period Four) nailed to the underside of floor joists (Period One).

Walls: The south, west and east walls are masonry (Period One), parged with an unknown white coating. The north wall is CMU (Period Four), painted white. On the south wall, there is an arched alcove, which provides structural support for the fireplaces above (Period One, Fig. 4-217). The arched construction is 3'-10" wide by about 1'-7" high. The base of the shelf is about 4'-10" off the floor, its depth is 2'-3".

Floor: The floor is concrete (Period Four).

Window 1: This window (Period One, modifications through Period Five) is a 3-over-3 double-hung wood window with narrow muntins.

Window 2: This window opening (Period One) has been filled in and covered with a painted wood bookcase unit, and it is unknown if a sash still remains.

Windows 5 and 6: These three-lite windows have narrow muntins (Period One, modifications through Period Five, Fig. 4-218).

Door 1: This 6-panel wood door (Period Unknown), which leads to the outside areaway, is painted cream.

Door 2: This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

Specialty: On the floor is a large lantern fixture (Period Four, possibly earlier, Fig. 4-219) that may have been used on the west porch. The overall height is approximately 3'-1". The lantern is an eight-sided glass lantern. The widest part of the lantern is located 7" from the top of the body and 1'-4" up from the bottom.

Room B-2



Fig. 4-220: Room B-2 showing equipment, looking west. (GWWO photo, 2005.)



Fig. 4-221: Lower portion of the stairs to basement. (GWWO photo, 2005.)

Ceiling: Painted plywood (Period Four) nailed to the underside of the floor joists (Period One).

Walls: The east and west walls are masonry (Period One), parged with a white coating. The north and south walls are CMU (Period Four), painted white. In the northeast corner of the room, the stairs have five winders at the bottom, leading to the straight run of stairs up to the entrance hall (Fig. 4-221).

Floor: The floor is concrete (Period Four).

Previous Opening: There was a 3' 6" wide window or vent opening (Period One) on the west wall, located under the area of the original porch. This opening was in-filled with masonry (Period Four).

Door 3: This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

Door 2: This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

Room B-3



Fig. 4-222: Masonry arch and alcove. (GWWO photo, 2005.)



Fig. 4-223: Former window 3, north wall. (GWWO photo, 2005.)

Ceiling: The ceiling is made up of Styrofoam and plywood (Period Four) nailed to the east-west joists (Period One)that form the first floor.

Walls: The north, west and east walls are masonry (Period One), parged with a white coating. The south wall is also painted white, but is made of CMU (Period Four). On the north wall, there is an arched alcove in the wall which provides structural support for the fireplaces above. The arched construction is 3'-10" wide by about 1'-7" high. The base of the shelf is 4'-10" off the floor, its depth is 2'-3".

A low, wide masonry arch (7'-1" wide by 6'-3" high) on the north east side of the room opens into a small alcove that is approximately 4'-2" wide. The masonry (Period One) in this alcove has been parged with an unknown white coating. In the northeast alcove there is also toilet and a small shower room with a six panel modern door (both Period Four)

High on the east wall of the alcove, there is a small masonry opening to access the crawlspace below the north leg. The opening is small, and is currently filled with piping and ductwork.

Floors: The floor is concrete (Period Four).

Window 3: This opening (Period One) is partially enclosed with plywood toward the south. The northern third of the window has an inoperable, louvered vent (Period Unknown, Fig. 4-223). It is unknown if the sash remains behind the closure.

Window 4: This window (Period One) is a 3-over-3 double-hung wood window. The window has a very narrow muntin.

Window 4a: This opening (Period One) was made smaller and in-filled and made smaller with side masonry, and now houses this metal framed three-lite fixed unit (likely Period Three).

Door 3: This plain wood door (Period Four) has brass hardware and simple mitered wood trim and casing that are painted white.

Specialty: This room houses the furnace. For more information on the furnace, see the Mechanical/Electrical Section. Leaning against the wall there is a faux-grained door (Period One, from an unknown location in the house) with hinges on the right hand side and a flush mounted box lock on the left hand side. The back side is painted and has a Period One knob. The width of the door is 36.5 inches.

Attic





Fig. 4-224: Door 52 (above) into the attic and stairs leading up to the to attic (right). (GWWO photo, 2005.)

The attic is the only area of the house where the West block and North Leg are connected as one space (Fig. 4-225). The attic is only accessible through the stair in North leg. The stairs, which are located through door 38 in room 208, are stained wood (Fig. 4-224), with a simple cavetto trim under the lip of the treads. Typically, the fabric in the attic is Period One.

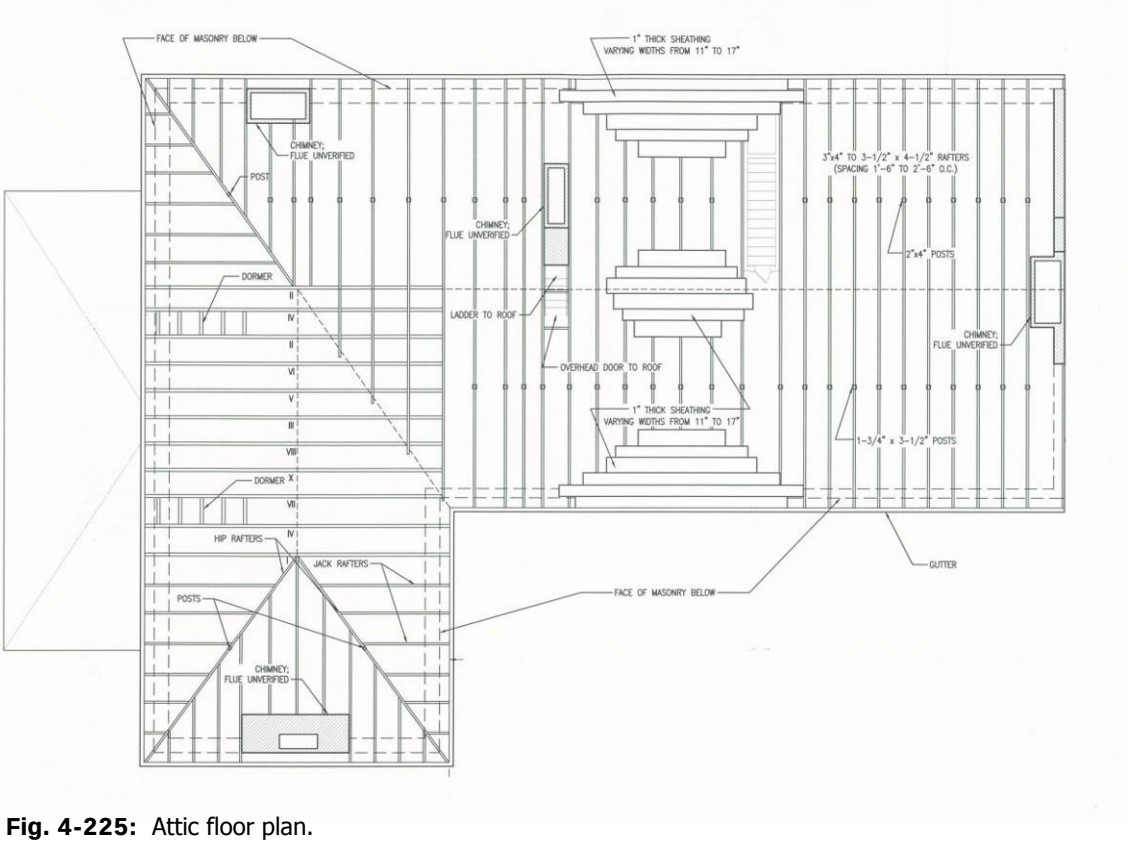


Fig. 4-225: Attic floor plan.

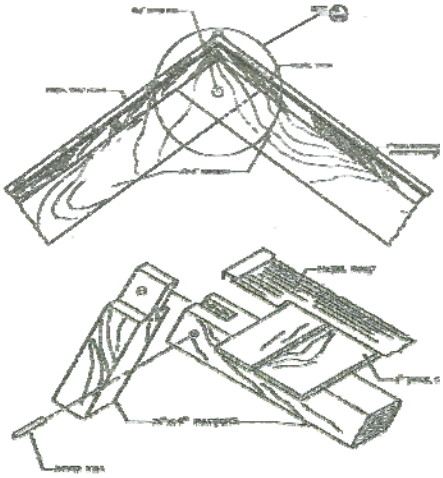


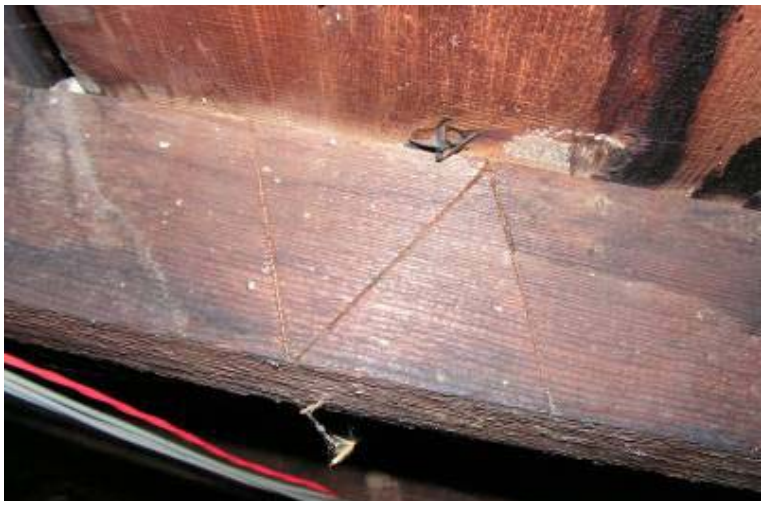
Fig. 4-226: Detail drawings of the roof ridge section and construction connections (above); hip peak with mortise and tenon joints (right). (GWWO photo, 2005.)



Roofing/Rafters: The west portion of the attic, the skipped sheathing above the roof-rafters runs in the north-south direction. The boards vary in width, with some 14"-16" wide, and some 12" wide. The seamed metal roofing can be seen between the openings in the skipped sheathing. The skipped sheathing is held up by the main roof rafters that are approximately 4" x 3" in cross-section and are variably spaced approximately 1'-10" to 1'-11" apart.



Fig. 4-227: Examples of marriage marks on the rafters (above and right). Marriage mark that appears to be a reverse "N" (right). (GWWO photo, 2005.)



Also in the western portion of the attic, the central roof rafters are paired with roman numeral marriage marks (Fig. 4-227). Proceeding from north to south rafters have the following paired construction assembly numbers: II, IV, II, VI, V, III, VIII, X, VII, next what appears to be a reverse "N" (Fig. 4-227) and then finally an I. At the peak of the hip, the rafters come together in a mortise and-tenon joint (Fig. 4-226).



Fig. 4-228: Exposed lath behind the finished plaster on the two walls that flank the steps. (GWWO photo, 2005.)



Fig. 4-229: Attic floorboards looking west. (GWWO photo, 2005.)

Fig. 4-230: At right: edges of the original (Period One) wood shingles that are visible at the dormers. (GWWO photo, 2005.)



Fig. 4-231: Ladder to roof hatch. (GWWO photo, 2005.)

Walls: The exposed lathing (Fig. 4-228) is visible behind the plaster finish on the walls that flank each side of the attic stairs. The eastern wall is brick masonry and has the louver, as discussed in the exterior description.

Dormers: The northern dormer is located between the rafters that are marked with the IV and the second set of II's. The southern dormer is between the VII and the reverse "N".

On the north face of the southern dormer, the edges of wood shingles are visible (Fig. 4-230). These are located in a roof plane underneath the exterior wood siding to the dormer itself. On the northern dormer, the shingles are visible on north and south sides. These remnants indicate the house began its life with wood shingles, and the dormers were cut into the roof after the shingles were in place.



Floor: The floor joists (Fig. 4-229) are dimensional 2½"-3" x 9" sawn lumber joists spaced at 16" to 24" on centers. These floor joists are covered with 1" thick tongue and groove sawn lumber boards oriented perpendicular to the joists.

Several nails were recovered in the attic for analysis which are discussed in detail in Appendix C. For additional discussion of attic structure, see Structural Physical Description below.

Door 52: This door (Possibly Period One, Fig. 4-224) is a plain stained single-panel solid door.

Specialty: In the center of the attic, there is a ladder up to an access hatch to the roof. The roof hatch and ladder are both warn and aged with patina, and appear original to the construction (Period One, Fig. 4-231).

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Structural
The following areas were observed during the investigation of the existing structure.

1. First floor: A small area of the existing plaster ceiling is spalled in the room 107, located in the North Leg of the building. (Sheet no. A1.1) Spalled plaster is located in the center of the room, near the south wall. Existing wood lath attached to the bottom of the second floor joists is intact. In addition, several small holes were cut into the ceiling and the underside of the encased beam (and one existing hole in the floor was re-opened), at the location of the previously removed stair and pantry, for inspection.
2. Basement: In the furnace room, room B-3, located at the southwest corner of the building, portions of ceiling board are missing and joists are exposed.
3. Second Floor: None of the walls, floor or ceiling is exposed.
4. Attic: Partial floor framing, (second floor ceiling), and the entire roof structure is exposed. Roof and floor framing supports at the exterior walls are partially exposed to view.

Observations of exposed areas of the framing indicate that the structure is constructed using a combination of several framing types. The attic structure is a post and beam type construction, but remaining structure is floor joists supported by masonry walls. The structure does not strictly fit the definition of any traditional house framing type (post and beam, balloon frame or platform frame.) In general, the roof and floor rafters and joists that are visible are vertically sawn timber members supported by exterior brick bearing walls.

Foundation
The building has a full basement under the West Block and a crawl space under the North Leg. The crawl space is inaccessible for inspection. The foundation of the North Leg is solid stone. This is most easily visible on the north elevation of the North Leg. The foundation of the West block is also solid stone, but changes to brick above grade, giving the appearance of a brick foundation. However, a small portion of the lower stone foundation is visible on the east elevation of the west block.



Fig. 4-232: First Floor framing at Room 107, below original pantry area. (GWWO photo, 2005.)

First Floor Framing
The first floor joists were inspected through a very limited exposed ceiling above the furnace room and an approximately 4" x 5" hole at the dining room floor (Fig. 4-232). The first floor structure above the furnace room and at the dining room is dimensional 2" x 9"sawn lumber joists spanning in east-west direction above the furnace room and north-south direction at the dining room. These joists are spaced at 16" to 18" on centers and are supported on a masonry walls. The floor structure was inaccessible for direct view. The photographs were taken by lowering a camera through the floor hole at the dining room. These photographs revealed stacked concrete

masonry units from grade to the underside of floor joists, approximately near mid span.



Fig. 4-233: Second floor framing above room 107, above area near original pantry. (GWWO photo, 2005.)

Second Floor Framing

The second floor structure above the first floor dining room, room 107, is dimensional 2½" x 9" sawn lumber joists, spanning in north-south direction, are spaced at 16" on centers with a wood plank deck. These joists bear on an exterior brick wall (Fig. 4-233). Two steel "I" beams, with 4-1/2" wide flanges and 12" high webs, are a recent (Period Four) insertion. These beams align with the location of earlier walls that defined the pantry area and stair.

Porch

The exposed porch floor is a 1"x3" painted wood deck (Fig. 4-234). Water damage to the floor decking was observed at several locations at the porch. Floor joists were not exposed for inspection.



Fig. 4-234: At right: water damage at porch deck, space 207. (GWWO photo, 2005.)



Fig. 4-235: Hand hewn wooden nail at joint between roof rafters. (GWWO photo, 2005.)

Roof and Attic Floor Framing

The roof structure is post and beam construction. Roof rafters are generally 4"x4" spaced at 24" to 29" on centers. These rafters are generally vertically sawn members with several hand hewn members. Rafters are connected at the ridge using open mortise and tenon joints with a single hand hewn wooden nail (Fig.4-235). Rafter pairs are supported at the exterior brick walls and at two

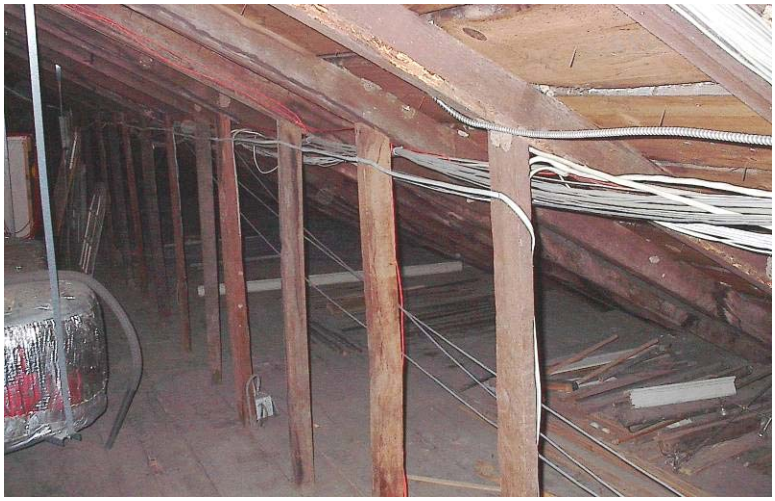


Fig. 4-236: Interior post supports at roof rafters, typical. (GWWO photo, 2005.)



Fig. 4-237: Roof rafter and deck, showing "skipped" sheathing. (GWWO photo, 2005.)



Fig. 4-238: Roof rafter and deck deterioration caused by water infiltration at the eave line. (GWWO photo, 2005.)



Fig. 4-239: Scarf joint at end of roof rafter. (GWWO photo, 2005.)

Fig. 4-240: Scarf joint failure condition at end of roof rafter. (GWWO photo, 2005.)



intermediate posts, located approximately at one-fourth of the span (Fig. 4-236). These posts are made of irregular shapes, ranging from 1x3 boards to 4x4 posts and are connected to the rafters using iron nails. It appears that these posts were not part of the original construction but added at a later date. They may have been introduced when the roofing material changed from wood shingle to slate (later Period One alteration), due to the added roof loads associated with the slate material. Several of these posts are missing.

Approximately 12" from the masonry wall support, rafters have a stepped scarf joint with two wooden nails (Fig. 4-239). Several of these joints are failed (Fig. 4-240). Roof sheathing boards are 1" thick and 6" to 12" wide, nailed to the rafters with a ¾" to 2" gap—traditionally called sheathing boards—between them (Fig 4-237). Metal roofing is nailed to the roof sheathing boards. Several of the rafters were rotted at their bearings, located on the south side of the west wing, above the porch. Water damage from old roof leaks was observed at these areas (Fig. 4-238). The ceiling above the main east side entrance also exhibited water damage, but the structure was not exposed for inspection.

The attic floor structure is dimensional 2½"-3" x 9" sawn lumber joists spaced at 16" to 24" on centers. These floor joists are covered with 1" thick tongue and groove sawn lumber boards of varying width oriented perpendicular to the joists.

Mechanical/Electrical/Plumbing



Fig. 4-241: Unico System. (GWWO photo, 2005.)



Fig. 4-242: Unico System. (GWWO photo, 2005.)



Fig. 4-243: Air Diffuser. (GWWO photo, 2005.)



Fig. 4-244: Air Cooled Condensing Units. (GWWO photo, 2005.)

Existing Mechanical System

Ventilation/Cooling:

Up until the installation of a mechanical cooling system in 1992, Ferry Hill was tempered by cross ventilation. Windows and doors would be opened to allow for the natural air movement through the structure.

In 1992 the NPS had a Unico High Velocity air conditioning system installed as referenced in "CHOH Park Maintenance Records, Williamsport." (Figs.4-241 and 4-242) Four separate zones were created with the air-handling equipment located in the attic and basement and each associated air cooled condensing unit located outside on grade tucked into the L created by the northern wall of Room 107 and the western wall of Room 112A. (Fig. 2-243) The high velocity air handling unit system delivers cooled air to each space through 2-inch round openings at a velocity that is 3 to 4 times greater than a standard system. (Fig. 2-243)

AHU-1 is located in Basement Room B2. AHU-1 is a 2.5-ton unit that provides cooling to the following rooms:

- Room 101 – 4 floor outlets
- Entrance Hall 103 – 3 floor outlets
- Room 104 – 3 floor outlets
- Room 105 – 2 floor outlets and 1 sidewall above the southeast closet door

The return air to AHU-1 is transferred to the basement stairwell by a grill (16x26) in Entrance Hall and Stair.

AHU-2 is located in the attic space above the bar addition. AHU-2 is a 3-ton unit that provides cooling to the following rooms:

- Entry 114 – 2 ceiling outlets
- Storage 114A – 3 outlets
- Women 110 – 1 ceiling outlet
- Men 111 – 1 ceiling outlet
- Hall 112 – 2 ceiling outlets
- Office 112A – 5 ceiling outlets
- Meeting 112B – 3 ceiling outlets

The system has two ceiling return air grills. One is located on the Entry 114 side of door 17 and the other is in the new corridor in the Hall 112 slightly west of door 19.

AHU-3 is located in the original attic space in the western end above Hall 202. AHU-3 is a 2.5-ton unit that provides cooling to the following rooms:



Fig. 4-245: Fireplace, room 104. (GWWO photo, 2005.)



Fig. 4-246: 1950's Radiator. (GWWO photo, 2005.)



Fig. 4-247: Boiler and 5 Zone Circulators. (GWWO photo, 2005.)



Fig. 4-248: Exterior, north side, oil tanks. (GWWO photo, 2005.)

- Room 201 – 6 ceiling outlets
- Hall 202 – 3 ceiling outlets
- Bath 203 – 2 ceiling outlets

A single ceiling return air grill located in Hall 202 south of door 31 collects the system return air.

AHU-4 is located in the original attic space just west of Stair. AHU-4 is a 4-ton unit that provides cooling to the following rooms:

- Entry 106 – 4 ceiling outlets (assumed)
- Room 107 – 8 ceiling outlets and 1 sidewall outlet located above door 14.
- Room 204 – 3 ceiling outlets
- Room 205 – 3 ceiling outlets
- Room 206 – 4 ceiling outlets
- Room 208 – 4 ceiling outlets
- Room 209 – 2 ceiling outlets
- Room 210 – 2 ceiling outlets

AHU-4 had a ceiling mounted return grill located above door 12 in Dining Room 107 and the second located in Bedroom 208 east of door 37.

Two window self contained air conditioning units supplement AHU-2 One is in the center of the northwest wall of Room 112A, and the other is located in Room 112, west of Door 21.

Heating System:

Ten wood burning fireplaces provided heat to individual spaces. When Bar 112 addition was built, 1 additional wood-burning fireplace was added. The fireplaces are located as follows:

- Room 101 – centered on the southern wall
- Room 104 – centered on the northern was and has been sealed off (Fig. 2-245)
- Room 105 – centered on the eastern wall
- Room 107 – centered on the western wall and has been sealed off
- Room 107 – on the eastern wall in the southeast corner
- Room 112B – centered on the eastern wall
- Room 201 – centered on the southern wall
- Room 204 – centered on the northern wall
- Room 205 – centered on the eastern wall
- Room 206 – located towards the top of the western wall
- Room 209 – centered on the eastern wall

During Period 2, it is assumed that Beckenbaugh probably introduced central heating into the house, with a coal fired steam furnace and system of radiators fed by a single pipe steam system. The use of coal is an assumption due to coal being the fuel of choice for this part of the country during Period 2. The trademark of a single pipe steam system is large diameter pipe allowing for the steam to flow up and the condensate down. This is evident with a



Fig. 4-249: 1950's Radiator. (GWWO photo, 2005.)



Fig. 4-250: 1979 Radiator. (GWWO photo, 2005.)



Fig. 4-251: 1979 Convector. (GWWO photo, 2005.)



Fig. 4-252: Well Equipment. (GWWO photo, 2005.)

large circular floor patch adjacent to some of the 1950's vintage hot water radiators. (Fig. 2-246)

Probably in early Period 4 the steam heating system was replaced with a system similar to the current. This is evident by the 1950's vintage hot water radiators. An oil-fired boiler and two above grade fuel oil tanks were installed. The age of the fuel oil tanks could not be determined. The boiler is located in Furnace Room B3 and the fuel oil tanks are located on grade outside the north wall of Room 104 (Fig. 2-248). The system was comprised of smaller heating water piping serving 4 heating zones, each with its own circulating pump (Fig. 2-247). The zones are assumed since they were present in the 1979 design of heating zone 5 as referenced in "CHOH Park Maintenance Records, Williamsport." Hot water was pumped to hot water radiators and the boiler also provided the domestic hot water, and Bar 112 had propane gas heat (both are referenced in "CHOH Park Maintenance Records, Williamsport."). The heating zones were as follows:

- Zone 1 – western zone
- Zone 2 – Entry 106 and central zone
- Zone 3 –Room 107 zone
- Zone 4 – Second Floor east zone
- Zone 5 – Room 112 had a separate propane gas fired heating system.

Hot water radiators rely on natural convection to heat spaces. The air near the radiator warms, causing it to rise, pulling in cooler air to take its place. Spaces heated by hot-water radiators were as follows:

- Room 101 – 2 radiators with 1 in the northwest corner and the other in the northeast
- Entrance Hall 102 – 2 radiators with 1 on either side of the front door
- Room 104 – 1 radiator in the northwest corner
- Room 105 – 1 radiator in the northwest corner
- Entry 106 – baseboard radiators along the south wall and north wall adjacent to Dining 107 only
- Room 107 – 3 radiators and 1 baseboard radiator. The baseboard radiator is located along the baseboard between door 12 and the fireplace. 1 radiator is located west of door 15, another is located west of door 18 and the other is located east of door 16. (Fig. 2-249)
- Room 201 – 2 radiators with 1 in the northwest corner and the other in the northeast
- Room 203 – There is one radiator located below the window.
- Room 204 – 1 radiator in the northwest corner
- Room 206 – 1 radiator in the northeast corner
- Room 208 – 1 radiator centered between the windows on the north wall
- Room 210 – under the north wall window



Fig. 4-253: Well Water Treatment Equipment. (GWWO photo, 2005.)



Fig. 4-254: Cistern cover and plywood bench. (GWWO photo, 2005.)



Fig. 4-255: Septic Tank Cover. (GWWO photo, 2005.)

In 1979 the National Park Service replaced the existing boiler with a new Burnham 380 MBH model. A separate 40-gallon electric domestic water heater was installed, 7 radiators (Fig. 2-250), 7 convectors (Fig. 2-251) and a 5th heating zone were added. Heating Zone 5 serves the rooms 112, 112A, 112B, 114 and 114A, as referenced in "CHOH Park Maintenance Records, Williamsport." The new radiators and convectors were added in the following locations:

- Room 101 – 1 radiator in the southwest corner
- Room 104 – 1 radiator between the two west facing windows
- Room 112 – 1 convector centered on the wall separating the 112a from 112.
- Room 112A – 2 convectors: 1 convector below window 19, and one below window 18.
- Room 112B – 1 convector below window 20
- Room 112C – 1 convector
- Room 114 – 1 convector, centered between door 24 and window 21
- Room 114A – 1 convector below window 23.
- Room 201 – 1 radiator centered between the two eastern windows
- Room 202 – 1 radiator in the southwest corner
- Room 204 – 1 radiator centered between the two western windows
- Room 205 – 1 radiator beneath the northwest window
- Room 209 – 1 radiator located in the southwest corner perpendicular to the exterior wall.

In 1996 and 2004 the National Park Service replaced the boiler with Burnham Model V-903 WB, 380 MBH.

Domestic Water System:

There is no evidence that Ferry Hill originally had indoor plumbing.

The earliest evidence of indoor plumbing was the addition of Toilet 203 during the 1917-1920-time period.

Ferry Hill was converted to a restaurant in the early 1940s. The kitchen wing was added and plumbing was extended through the crawl space to the Kitchen. A Ladies powder room was installed in the northwest corner of Room 105. It is assumed that a water well was drilled with an electric well pump due to no evidence of a cistern located in the attic.

In the 1950s the Bar 112 addition was built, toilet rooms 110, 111and 210 were added. The powder room in Room 105 was removed.



Fig. 4-256: Storm Water Outfall. (GWWO photo, 2005.)



Fig. 4-257: Existing Transformer. (GWWO photo, 2005.)



Fig. 4-258: Freestanding Meter. (GWWO photo, 2005.)



Fig. 4-259: Existing Panel boards. (GWWO photo, 2005.)

When the National Park Service took over Ferry Hill in 1974 the existing oil fired boiler provided the domestic hot water to the building. In 1979 a 40-gallon electric hot water heater was installed, as referenced in the Williamsport maintenance files. This was replaced in 2004 with a new 30-gallon Ruud Model No. PE2-30-2 electric water heater.

Presently, the ¾-inch domestic water service enters Ferry Hill in the southwest corner of Work Room B1. The well water treatment system is located in both Work Room B1 and B2. (Figs 2-252 and 2-253) The electric water heater is located in the southwest corner of Furnace Room B3. The domestic water system is piped horizontally through the basement and crawl space up feeding the plumbing fixtures. The extent of the kitchen plumbing system cannot be determined. The present plumbing fixtures locations are as follows:

Work Room B1
- Wall hydrant – southwest and northeast corners of the room
- Sink – west of door 2

Furnace Room B3
- Sink – west of door 3
- Water Closet – northwest corner

Storage 114A
- Sink – beneath southwest window
- Extent of former kitchen is unknown

Bath 110
- Water Closet
- Lavatory

Bath 111
- Water Closet
- Urinal
- Lavatory

Room 112
- Extent of former bar is unknown

Bath 203 – 1920
- Bathtub
- Water Closet
- Lavatory

Bath 203 – Present
- Water Closet
- Lavatory

Bath 210 – it is not clear when these fixtures were removed from the structure
- Bathtub
- Water Closet
- Lavatory

See Appendix D for existing utility information.



Fig. 4-260: Power and telephone outlets. (GWWO photo, 2005.)



Fig. 4-261: Broken support mast. (GWWO photo, 2005.)



Fig. 4-262. Unused service disconnect. (GWWO photo, 2005.).



Fig. 4-263: Fluorescent lighting. (GWWO photo, 2005.)

Sanitary/Storm Water System:

There is no evidence that Ferry Hill originally had indoor plumbing.

See Appendix D for existing utility information.

Roof drainage is collected by gutters and channeled to downspouts. One PVC storm water outfall is located near the stonewall at the southwestern corner of the house. (Fig. 2-256) A large cistern type chamber is located under the northern end of Porch 108. (Fig. 2-254) Its function is unknown and could have been the early holding chamber for water.

The sanitary system is drained by gravity to a septic system that was installed in 1979, as referenced in the Williamsport maintenance files. The basement sanitary is routed to the second septic tank and the first and second floor fixtures are routed to the first septic tank. (Fig. 2-255)

Existing Electrical Power System:

The existing electrical service to the Ferry Hill Plantation originates at a 120/240V, single phase, three-wire, 60 hertz, 50 KVA pole-mounted transformer (Fig. 2-257). The pole-mounted transformer is located approximately 125 feet west of the plantation. The utility company is Allegheny Power, and their records indicate the transformer being installed in 1981.

From the pole-mounted transformer, the primary feeder is routed underground to the freestanding meter (Fig. 2-258). The utility meter (Fig. 2-258) is mounted to a 4"x4" wooden post located to the South of the Portico 102 and to the West of Work Room 81. The meter is hidden among several large bushes, making it difficult to read.

The secondary then enters the building below grade through the exterior wall of Work Room 081 into a locked pull box (Fig. 2-259). From the pull box, the secondary enters a wire trough and is distributed to two, 200 amp panelboards and a 200 amp enclosed circuit breaker labeled "Main Breaker for Garage Office."

An additional main lug only 24-pole load center is located in former Kitchen 114, and the size is not listed. This load center is most likely fed from the two-pole, 60 amp circuit breaker in the 200 amp panelboard located in the basement labeled "Sub."

The two, 200 amp panelboards in the basement are Square D QO series, 120/240-volt panels with 40-poles. Each panelboard has a 2-pole, 200 amp main circuit breaker. The ampere interrupting capacity for the panelboard circuit breakers is 10,000 amps at 240 volts. The panelboards are located above a wire trough on the



Fig. 4-264: Decorative chandelier. (GWWO photo, 2005.)



Fig. 4-265: Fire alarm panel. (GWWO photo, 2005.)



Fig. 4-266: Smoke detectors. GWWO photo, 2005.



Fig. 4-267: Intrusion alarm panel. (GWWO photo, 2005.)

south wall of Work Room 81. In addition to the panelboards, the 200 amp enclosed Square D circuit breaker is also located along the south wall.

The panelboard directories have been completed, but many of the descriptions are too vague to indicate the actual loads being served. Several of the descriptions are labeled with numbers, possibly former workstation or room numbers. For example, circuit three of one of the panelboards is labeled "#2." Most of the remaining descriptions indicate mechanical equipment.

The majority of the wiring in the basement is non-metallic sheathed cable, but some wiring is installed in Metal Clad, EMT, and surface raceway.

Convenience receptacles are located throughout the first and second floor. The receptacles are mounted in a variety of ways including wall recessed, wall surface, recessed baseboard, surface baseboard, and floor tombstones (Fig. 2-260). The wiring and conduit for the recessed wall and floor tombstone receptacles are concealed within the building finishes. The wiring for the surface receptacles is generally routed in surface raceway.

The wiring in the attic is a combination of non-metallic sheathed cable and metal clad cable. A section of attic flooring had been previously removed and non-metallic sheathed cable was visible running under the floor and through holes in the structural members, probably serving the lighting for the second floor.

Outside to the West of Portico 102, there are overhead utility power lines that are hanging at approximately 5'-6" above grade. There is a broken overhead support mast (Fig. MEP-21) to the North of the site that the power lines connect to before connecting to the utility pole on the site.

There is a 100 amp disconnect labeled "Service Disconnect" located on the exterior South wall of Work Room 81 that is in the "Off" position (Fig. 2-262). Although the disconnect is in the off position, the building electrical distribution system is energized. This disconnect is most likely left over from a previous electrical service or distribution upgrade.

Existing Electrical Lighting System

The lighting in Basement Work Rooms 81 and 82 consist of fluorescent wrap-around luminaires controlled by switches. Incandescent lamp holders are used in Furnace Room 83.

Lensed fluorescent luminaires (Fig. 2-263) are used throughout the first and second floor except in the Entrance Hall 103 and Parlor 101. The fluorescent luminaries were probably installed in the 1980's

when parts of the plantation were used as administrative spaces. The Entrance Hall and Parlor have decorative chandeliers (Fig. 2-264) with incandescent candelabra lamps. The Entrance Hall 103, Entry 106, and Room 107 also have decorative wall sconces. A ceiling fan with three glass shades is located in Room 202. Wall switches are located in each room and control the lighting within that room. The wiring for the lighting is concealed within the building finishes.



Fig. 4-268: Motion detector. (GWWO photo, 2005.)

The lighting in the attic consists of incandescent lampholders. A working decorative chandelier, similar to the chandeliers on the first floor, is wired to a switch in a corner.

There is a battery powered emergency lighting unit with two heads located in Hall 202 with a remote head located in Entrance Hall 103 and in the stair leading to the basement.

Existing Fire Alarm System

The plantation has a Silent Knight IntelliKnight 5820XL Fire Alarm Control Panel (Fig. 2-265) located in Work Room 81 with a Silent Knight digital Fire Alarm Annunciator Panel located in former Kitchen 114. The Fire Alarm Control Panel is the same type and model number that the National Park Service is currently installing in other new and renovated buildings.



Fig. 4-269: Telephone protection blocks. (GWWO photo, 2005.)

There are smoke detectors, combination strobes and horns, and manual pull stations located throughout the building. In addition to the smoke detectors connected to the Fire Alarm Control Panel, single-station, battery-powered, spot type smoke detectors are also located throughout the building (Fig. 2-266).

The fire alarm system wiring in the basement is installed in surface mounted EMT conduit. The fire alarm wiring to the smoke detectors located on the first and second floors is concealed. The fire alarm wiring to the fire alarm strobes and horns on the first and second floors is concealed in surface wireway.



Fig. 4-270: Telephone punchdown blocks. (GWWO photo, 2005.)

In the attic, smoke detectors are mounted to the bottom of the joists. Non-metallic sheathed fire alarm cabling is run exposed throughout the attic.

Existing Intrusion Detection System

The plantation has a DSC International MAXSYS intrusion detection system. The control panel is a MAXSYS PC4020 and is located in Work Room 81 (Fig.2-267). Located adjacent to the control panel is an access control module, MAXSYS PC4820. The Intrusion Alarm Panel is the same type and model number that the National Park Service is currently installing in other new and renovated buildings.

There are motion detectors located throughout the building. Magnetic door position switches are located on all exterior doors. There is also an intrusion detection keypad located at the entry to former Kitchen 114.

Intrusion detection system motion detectors are located in the corners of most rooms (Fig. 2-268). The intrusion detection system wiring is routed in surface raceway. In the former Kitchen 114 and Bar 112, ceiling mounted motion detectors are utilized. The wiring for ceiling mounted motion detectors is concealed in the building finishes.

Existing Telephone Service

There are several telephone and data distribution components located in the plantation house. There are three wooden wall mounted cabinets located in Work Room 81 that house the buildings punch down blocks. In addition to the punch down blocks, two of the cabinets have fused protection (Figs. 2-269 and 2-270) of the incoming telephone service with grounding. The majority of the existing telephone service was most likely installed or upgraded when parts of the Plantation were being used as administrative spaces.

There are also network distribution components including a computer hard drive, a 450 watt UPS, and a router that are located on a freestanding metal rack. Adjacent to the metal rack is a 48-port patch panel.

There are telephone and data outlets located throughout the first and second floor. An additional cabinet with punch down blocks is located in former Bar 112. The outlets are surface mounted with the wiring being generally exposed. Several telephone and data cables run exposed in the corner of Parlor 101 and Bedroom 201. Existing holes in the floor and additional holes in the baseboard are utilized to route the wiring to the telephone and data outlets.

A small telephone terminal board with punchdown blocks is mounted to an attic wall. Exposed telephone and data wiring is routed throughout the attic.

Existing Lightning Protection System

The plantation is currently not equipped with a lightning protection system.

Fire Protection System:

No fire suppression system exists.



Fig. 5-001: View of joint between west block and west porch, looking north. Ponding of water is evident two days after last rain. (GWWO photo, 2005.)



Fig. 5-002: Roof over Northeast addition is actively leaking. (GWWO photo, 2005.)



Fig. 5-003: Double-rib metal roof over east addition. Over half the paint from the north face has peeled off, and needs repainting. (GWWO photo, 2005.)



Fig. 5-004: Gutter over window 51, west block, east elevation. Daylight can be seen through the holes of the gutters. (GWWO photo, 2005.)

Condition Assessment

Overall, the Ferry Hill Plantation House is in good condition, with only limited areas that need maintenance attention. These areas will be discussed individually below, with suggested actions for repair. Scopes of work are divided into two categories: Category One includes those items that should be addressed immediately in order not to cause additional damage to the existing fabric, and Category Two includes those items that should be addressed within three-to-five years. Besides these scopes, a general plan for cyclic maintenance should be developed. Such a plan is beyond the scope of the current study.

Exterior

Roof:

The metal roof over the west block and north leg was installed in c1950-c1970, and has been repaired and repainted at least twice in its history. At best, the thirty-five year old material is approaching its life-expectancy. Replacement of this roof should be considered over the next several years (Category Two).

The roof over the west porch appears not to drain effectively (Fig 5-001). Water ponds at the joint between the house and the porch covering, and may be the cause of plaster damage evident on the porch ceiling. The roofing in this area should be removed, the roof framing should be shimmed up to create a more positive slope to prevent the ponding. A supplemental underlayment should be placed in the joint between the two roofs; and a new roof installed over the porch. (Category One, if west porch is to be retained).

The standing seam metal roof over the northeast addition was put on c1980. At some time after this it was coated with asphalt, perhaps to control leaking (fig. 5-002). Currently this roof is actively leaking with water dripping in the Hall (112) and Meeting (112B) areas. These leaks should be located and patched (Category One).

The double-rib metal roof over the east addition (Period Five) has lost almost all of its paint on the north side (Fig. 5-003). The metal needs to be protected with a painted finish. This roof should be stripped of all loose existing paint, primed and repainted (Category One).

All of the gutters on the house were replaced c1980. Many areas are completely rusted through (Fig. 5-004). They are beyond their useful life and need entire replacement. (Category One).



Fig. 5-005: Cracks in masonry over window 10, west block, west elevation. (GWWO photo, 2005.)



Fig. 5-006: Above: Brick jack arch over window 11, west block, north elevation. Cracks over the jack arch have caused the arch to sag in the center. Cracks actually shear bricks in several locations. At right: detail of cracks above the same window. (GWWO photo, 2005.)

Brick Masonry:

The most critical masonry problem appears to be the cracking and bowing of masonry located at the north end of the west elevation, between the windows of the first and second floors (below window 35 and above window 10, Fig. 5-005). The damage may be caused by moisture entering into the brick plane from behind the window sill of window 35, and during a freeze cycle expanding and pushing the masonry outward. The outward shift is currently as much as ½" out from the original plane of the masonry. Cracks are generally following the line of masonry joints and not shearing bricks themselves. Interior damage to the plaster in the area is evident.

This crack should immediately be repaired by installing repair anchors in the mortar joints, repointing, and caulking all dissimilar joints to keep surface water from entering into the cavity of the wall. The crack should then be monitored for a one-to-two year period to see if the movement is progressing (Category One). Once the source of the failure is identified and eliminated, reconstruction of the brick surfaces can be considered (Category Two).



A cracked area is located at the west end of the north elevation, between the first and second story windows (below window 36 and above window 11, Fig. 5-006). Cracks located in this region actually shear bricks in several locations. This condition may be the result of problems discussed above on the west elevation. Alternatively, the problem may be due to settlement of the corner of building.

This crack should be treated as discussed above, and the area monitored for at least one-to-two years to see if the movement is progressing (Category One). Once the source of the failure is identified and eliminated, consideration should be given to reconstructing this area of the wall. (Category Two).



Fig. 5-007: Above: Jack arch over window 8, west block, south side, first floor of the west elevation. Joint surrounding keystone brick has cracked, and brick dropped about 1/8". (GWWO photo, 2005.)

Fig. 5-008: Right: Masonry stretcher course above jack arch over window 51, west block, east elevation, second floor. Two bricks have lost the entirety of their surface, and are disintegrating. (GWWO photo, 2005.)



Fig. 5-009: Masonry stretcher course immediately below first header course, south elevation, north leg, under south porch, below window 26. One brick has lost the entirety of its surface, and over half of its body, to spalling. (GWWO photo, 2005.)



There are several miscellaneous masonry problems that currently fall into Category Two. The jack arch over window number 8 on the west elevation is in the earliest state of partial failure, with the key-stone brick joint cracking and the brick beginning to drop down approximately 1/8" from its original positions (Figs. 5-007). The arch should be temporarily shored, the brick carefully removed and reset in a new full mortar bed, and the shoring removed.

Two areas of spalling brick were observed. One area is located above the jack arch over window 51, on the east elevation of the west block, second floor (Fig. 5-008). The second area is on the south elevation, under the south porch (Fig. 5-009). In both cases, the spalling is attributable to one of the following causes: the original bricks in question were made from poor clay, the bricks were inadequately fired during their original formation, and/or the surfaces of the bricks were sufficiently destroyed during the sandblasting episode (Period Four) that moisture and the freeze-thaw cycles have destroyed their integrity. The individual bricks should be replaced with new material to match as closely as possible the original in size and color. Currently in the attic there are several stacks of unused brick located near the eave line. These bricks should be checked for size and color for use as possible replacements.

CMU Masonry at Northeast Addition:

The exterior concrete masonry units that surround the hearth and chimney have deteriorated and several areas have lost their surface (Fig. 5-010). Other areas have been patched, and these patches are themselves beginning to exfoliate and spall. The past heat buildup in the fireplace (when it was operational) may have adversely affected the exterior masonry. The blocks used in the construction

may not have been manufactured to withstand the heat generation (heat-resistant masonry units, or fire-block).

If the fireplace is not intended to be used, attempts can be made to repair the failing surface conditions of the blocks. However, as is clearly visible, past repairs are having difficulty adhering to the substrate. Ideally, the outside blocks should be replaced with fire-block, and repainted to match the adjacent cmu material. (Category Two concern, since the fireplace is not being used.)



Fig. 5-010: CMU masonry at east elevation of northeast addition . The corbelled block surrounds the fire chamber of the fireplace located on the inside. Block surfaces have exfoliated and spalled, probably due to their inability to withstand the heat generated in the fireplace. (GWWO photo, 2005.)





Fig. 5-011: Examples of paint failure. Top: window 29, east elevation, west block, first floor. Paint is exfoliating from sill and portions of window casing. Bottom: painted concrete base below glazing of Entry 106, south elevation, north leg. (GWWO photo, 2005.)



Fig. 5-012: View of deteriorated floor decking at south porch. Water has rotted the material. (GWWO photo, 2005.)

Exterior Painted Woodwork, Masonry and Plasterwork:

The majority of the exterior woodwork and parging was repainted in c1980 (Period Five) and some areas more recently. Many areas are showing signs of paint failure, mostly due to age and degradation of the paint surface (Fig. 5-011). All existing painted surfaces of wood (excluding the shutters which appear to be in serviceable condition), masonry, plaster or concrete should be scraped, primed and repainted (Category Two).

At the second floor south porch, the painted wood floor is showing signs of rot (Fig. 5-012). The outer third of the floor should be replaced with new treated wood decking. While the old material is off, the floor joists should be inspected to assess their condition.



Fig. 5-013: Two views of deteriorated plaster ceiling at west porch. Water damage has been caused by failure in the roof. (GWWO photo, 2005.)

West Porch Ceiling:

On the west elevation, at the ceiling of the two-story porch, there is a definite line of water damage (Fig. 5-013), caused by the faulty roofing joint between the main roof and the low roof that covers the porch (discussed above under roof condition assessment). After the leaks are corrected, the ceiling should be repaired and repainted. The entire ceiling should be surface cleaned of dirt using damp rags. The damaged areas of the wood ceiling should be allowed to completely dry out. Locally, the damaged areas should be scraped of all loose paint and then primed. A coat of primer should then be applied to the entire ceiling. Two finish coats of paint should then be applied. (Category Two, assuming that the leaks are corrected in the work described under the roof condition assessment.)

Interior

Roof and Attic Framing Repairs

As discussed in the section on Existing Conditions, there are several areas in the attic that are exhibiting localized failure or material deterioration.



Fig. 5-014: Scarf joint failure condition at end of roof rafter. (GWWO photo, 2005.)

At 10 locations, the scarf joints at the end of the roof rafters have opened up. This is, in effect, a failure of the structural member that should be addressed (Category Two). At most of these locations, temporary shims have been placed below the localized failure. The structural engineer has suggested two more permanent options for repairing the failed scarf connections:

- provide a glued and screwed splice to match an existing connection, or
- provide a sister rafter adjacent to the existing rafters.

The second option preserves the existing material in-situ, and as such is the favored treatment. The sister rafter needs to be applied only to one side of the rafter, so that one side of the original connection will still be visible for study.



Fig. 5-015: Roof rafter and deck deterioration caused by water infiltration at the eave line. (GWWO photo, 2005.)

At 5 locations, on the south side of the north leg, the ends of the roof rafters have deteriorated due to past water damage. This water damage probably occurred due to a failure in one of the earlier roofs at the area of the roof eave. The water infiltration has also damaged approximately 50 square feet of floor decking. At one location, at the center of the south side of the north leg, several rotted floor beam ends, as well as deteriorated floor decking, were observed. In these areas of water damage, the decking is no longer providing a diaphragm action with the floor joists, which is a concern for the flooring system to transfer lateral loads, such as wind, to the rest of the structure. These areas should be repaired (Category Two). Rotted rafters at the bearing should be repaired by providing a sister rafter adjacent to the existing rafters. Damaged floor beams should be sistered as well. Damaged floor decking should be replaced with a new wood deck to match the existing in species (thought to be oak or chestnut) and dimension. This new decking should be nailed to the floor joists to reestablish the diaphragm action.

To provide uniform interior supports to roof rafters, new posts should be installed at the missing posts locations in the North Leg (Category Two).

Interior Finishes



Fig. 5-016: Room 101, southwest corner at ceiling, showing sagging plaster that has lost its key to the lath above. (GWWO photo, 2005.)



Fig. 5-017: Room 104, north wall and ceiling above window 12, showing plaster that has lost its key. (GWWO photo, 2005.)

The interior materials and components of the Ferry Hill Plantation house are, in general, in good condition. The areas discussed below are damaged and in need of repair/conservation. Scopes of work are divided into two categories: Category One includes those items that should be addressed immediately in order not to cause additional damage to the existing fabric, and Category Two includes those items that should be addressed within three-to-five years. The conditions noted below address defects in the existing conditions, and do not respond to changes mandated by any of the Treatments for the property that could be adopted. These Treatments are discussed in the next section of the report.

Plaster:
Three types of plaster deterioration have been noted based upon their treatment recommendations: 1) cracking, bulging, or partial failure of the plaster; 2) completely missing plaster, or crumbling and disintegrating plaster; and 3) hairline cracking of the plaster. These conditions will be discussed individually.

Plaster Deterioration Type 1:
Severely cracked or bulging plaster, most likely due to the plaster losing its key, is observed in the following areas: Room 101, southwest corner of ceiling, Fig. 5-016, (bulging and cracking of plaster in an area of about 30 square feet); Room 104, north wall above windows 11 and 12, Fig. 5-017, (cracking with some serious bulging over window 12 that extends into the ceiling, total area approximately 60 square feet); and Room 204, north wall above windows 34 and 35 (cracking and bulging, with a total area approximately 40 square feet). The urgency for treatment is Category One, following resolution of the root causes.

The cause for the loss of key varies with location. The northwest corner of the property has masonry problems on the exterior (see discussion on exterior masonry, above), the cause of which may translate to the plaster problems being seen on the interior. Further monitoring of the masonry may provide added information. These causes and possible relationships should be further investigated prior to the repair of the plaster in these locations. The cracks in Rooms 101 are less understood.

Repair of the plaster that has lost its key is possible and recommended once the causes for the failures are fully understood. Flat head wood screws with plaster washers can be set to achieve attachment to the backup lath. Following this, the cracks can be covered with a fiberglass mesh, and a skim coat of plaster patch material applied. This technique is fully described and illustrated in



Fig. 5-018: Room 107, ceiling above window 26, showing area of missing plaster. (GWWO photo, 2005.)



Fig. 5-019: Room 107, south wall, showing spalling plaster due to moisture damage. (GWWO photo, 2005.)

the National Park Service *Preservation Brief 21*, "Repairing Historic Flat Plaster—Walls and Ceilings."

Plaster Deterioration Type 2:
Completely missing, or crumbling and disintegrating plaster probably due to moisture infiltration is observed in the following areas: Room 107, ceiling, Fig. 5-018, (missing plaster area of approximately 25 square feet, as well as three exploratory ceiling holes of a total of about 20 additional square feet); Room 107, south wall, Fig. 5-019, (in areas below the chair rail, approximately 40 square feet); and Room 204, north wall, west corner above radiator (with peeling paint revealing areas of unstable plaster, approximately 30 square feet). The urgency for treatment is Category Two, following resolution of the root causes, which should be classified Category One.

The damage in these areas may be the result of moisture migrating through the masonry surfaces from the exterior. Both locations where this damage is noted are against exterior walls. On the north wall, damaged gutters may be causing excessive roof runoff to splash back onto the second floor wall surfaces. At the south wall in Room 107, the source of the moisture is more difficult to understand because this area is somewhat protected from the elements by the south porch. Continued monitoring is recommended.

Repair to moisture damaged plaster requires its removal and replacement. Damaged, crumbling plaster should be removed back to solid, sound plaster (or to the lath if necessary), with a feathered termination, allowing the first brown coat to be exposed for at least one-half inch, then the second brown coat, and finally tapering back to the solid historic plaster surface. New plaster material, in two layers of brown coat followed by a finish coat are then applied, and feathered into the exposed historic layers.

Plaster Deterioration Type 3:
Hairline cracking, perhaps due to the cyclic movement of the building and the overall age of the plaster is noted in the following areas: Entrance Hall 103, north wall below stair stringer (a long crack runs from the corner of the louvered vent up towards the stair stringer, approximately 10 square feet affected); Room 204, some areas of the ceiling, approximately 15 square feet; and Room 206, some minor ceiling hairline cracking (approximately 10 square feet) and wall cracking at the south portion of the east wall (approximately 16 square feet.) The urgency for treatment is Category Two.

Repairs for hairline cracks in otherwise stable plaster are relatively easy. For larger hairline cracks, fiberglass tape should be applied, and then a skim coat of plaster patching material applied. Smaller cracks can simply be skim-coated with plaster patching material.



Fig. 5-020: Room 205, north wall, under window 39, showing warped wood panel probably due to moisture infiltration. (GWWO photo, 2005.)



Fig. 5-021: Entrance Hall 103, outside basement door 7, showing discolored wood floor area. (GWWO photo, 2005.)

Wood

Damage to wood primarily falls into two categories: 1) water/ moisture damage; and 2) excessive past wear. The conditions will be discussed separately.

Wood Deterioration Type 1:

The wood panel below the north window 39 in Room 205, Fig. 5-020, shows severe warping probably due to moisture problems. Surrounding painted surfaces are demonstrating moisture problems as well. The source of moisture may be that discussed above concerning plaster damages found on this north wall: failure of the guttering system and excess roof water splashing against the second story wall surfaces. Other possible areas for water infiltration include the exterior head, jamb, and sill of the window itself. These areas should be closely examined and re-flashed and re-caulked as required. Once the moisture problem is corrected (Category One concern), the wood panel should be removed, flattened through the combined use of moisture, pressure and mild heat, and left to slowly dry under pressure. It can then be refinished and reinstalled (Category Two concern).

Wood Deterioration Type 2:

Several areas of exposed wood finish in the house have deteriorated beyond normal wear and should be conserved. The urgency for treatment is Category Two, and may also depend upon the ultimate Treatment and Use selected by the Park for the property.

The exposed wood floor in Entrance Hall 103 in the area in front of the basement door 7, Fig. 5-021, is highly worn and darkened. This may in part be the result of a water stain, because the area is so discolored. The area should be locally treated by a wood conservator to remove the dark tones and blend the area in with the surrounding floor finish color.





Fig. 5-022: Basement door 7, showing wear at the hardware area and scratches at lower panel and stile. (GWWO photo, 2005.)

Several of the faux-grained wood doors display damage beyond normal wear and should be conserved. Door 7, Fig. 5-022, at the head of the basement stairs, has considerable wear and loss of finish





Fig. 5-023: Left to right: A) Door 8 to Room 104, has scratching on the hall side; B) Door 9 between Rooms 104 and 105 has excessive wear at the zone of the hardware; and C) Door 28 to Room 201 has scratches on the hall side. (GWWO photo, 2005.)

in the area of the hardware, and scratches in the lower panels and stiles. Door 8, located between the Entry Hall 103 and north Room 104, Fig. 5-023A, has similar scratches, and some wear around the hardware. Door 9, between Rooms 104 and 105, Fig. 5-023B, has considerable wear at the area of the hardware. Door 28 located between Rooms 201 and Hall 202, Fig. 5-023C, has significant scratches and gouges on the hall side.

The scratches on all of these doors date to Period Four, probably created by the dog owned by Fred Morrison. The wear at the area of the hardware has been an ongoing deterioration, probably dating back to Period One or Two.



Fig. 5-024: Door 28, between Rooms 206 and 208, showing wear from exterior exposure. (GWWO photo, 2005.)

One of the faux finished doors has extreme weathering, as if it was at one time located in an exterior opening. The original location for this door, Door 44, has not been established. It is currently located in the opening between Rooms 206 and 208, Fig 5-024. This opening was introduced during Period Two (see Development and Use section.)

A specialist in the care and application of faux painting of wood grains should be consulted prior to the conservation of the doors discussed above.



Fig. 5-025: Window 28, west side sill, showing peeling paint due to moisture exposure. (GWWO photo, 2005.)

Windows:
All of the windows of the house were rehabilitated at the beginning of Period Five when the National Park Service took over the property. Most windows are in good condition, with no work required. However, several of the windows need work, the urgency of which currently is classified as Category Two.

Ropes for the sash weights in east windows 29 and 30, in Room 101, are broken or missing and should be replaced. Ropes for the sash weights in the west and north corner windows 10 and 11, in Room



Fig. 5-026: Parged column located between windows 27 and 28, Entry 106, showing peeling paint from the parging, due to moisture exposure. (GWWO photo, 2005.)



Fig. 5-027: Entry 106, showing finish damage at ceiling. (GWWO photo, 2005.)



Fig. 5-028: Room 204, large patch of paint peeling. (GWWO photo, 2005.)

104, are broken or missing and should be replaced. Ropes for the sash weights in south window 26, in Room 107, are missing and should be replaced. On the second floor, ropes for the sash weights in east windows 51 and 52, in Room 201, are broken and should be replaced. Ropes for the sash weights in south window 49 in Room 205, are missing and should be replaced. Ropes for the sash weights in north windows 41, in Room 206, are broken and should be replaced.

Replacing the sash rope requires the removal of portions of the window casing, removal of the sash, opening up of the weight box, re-hanging the weights with new cords, and finally reassembly of the box, sash, and casings. Care must be taken to protect the historic trim profiles during this work.

Miscellaneous Surface Finishes:
Paint: The interior surfaces are typically with sound paint. A few areas require surface preparation and treatment, in addition to the plaster or wood areas discussed above.

In the glazed Entry 106, on the south wall, the paint is peeling from both the windows (Fig. 5-025) and the parged masonry column (Fig. 5-026). The cause is moisture, with the construction directly exposed to the exterior. During Period Three and Four, canvas awnings covered these windows, which would help in reducing the moisture penetration into this area (Category Two). The way the area is constructed will undoubtedly require frequent maintenance of the painted surfaces.

An area of damaged ceiling finish is also found in Entry 106, Fig. 5-027. It appears that the ceiling was scraped by some object while it was being moved in or out of the house. The area needs to be cleaned, spackled and repainted (Category Two).

An area of ceiling and wall (approximately 15 square feet) of gypsum wallboard (Period Four or Five) in Bathroom 110 has been damaged by a roof leak. After confirmation that the leak is no longer active (Category One), the area needs to receive new gypsum wallboard, tape, spackle and paint (Category Two).

In Room 204, a large area (approximately 40 square feet) of paint is peeling away from the wall behind and above the radiator on the north wall (Fig. 5-028). The plaster appears fairly stable, but may be suffering some moisture damage, with pink wall paint behind the peeling off-white paint. This condition is probably related to that discussed under the Plaster Deterioration Type 2, above, but is mentioned here as well, since the painted surface must be addressed (Category Two).

Mechanical/Electrical/Plumbing Systems

Mechanical Systems

Cooling System:
The Unico High Velocity air conditioning systems installed in 1992 are approaching the end of their life expectancy. Under the current building use, as a stabilized and protected structure with limited public access, we recommend continual maintenance on the current system. If the building's use changes, providing mechanically supplied fresh air may be considered to improve indoor air quality. This will require replacement of the existing cooling systems or the addition of a separate system (see Ventilation System, discussed below.)

Heating System:
The oil-fired hot water boiler was replaced in 2004 and should be adequate for current building use. The piping does not show signs of leakage; therefore we recommend no change to the existing system.

The fuel oil tanks are old and weathered. Immediate replacement is not necessary since no sign of leaks are present, however there is no way to monitor the existing tanks for leaks. Since placement of a pan beneath the tanks would most likely just catch rain water, tank replacement may be the only option.

Ventilation System:
Currently there is no mechanical system within the house that supplies ventilation air to the spaces. Codes require that all occupied spaces receive a small percentage of fresh air. However, these same codes will allow this ventilation air to be supplied through operable windows or doors, which the house has in all occupied rooms.

If the future interior uses of the house include high occupancies, the National Park Service may want to consider the introduction of fresh air into the mechanically supplied heating and cooling systems. The size of the boiler will need to be reevaluated if mechanically supplied fresh air is introduced.

Domestic Water System:
The present domestic water well system is approximately 20 years old and the water treatment and domestic hot water heater are maintained. If an alternative use of the building is planned the domestic water system should be reevaluated for adequacy of water supply to meet new requirements.

Due to the age of the piping, it should be analyzed for lead solder and replaced if lead exists.

Sanitary/Storm Water System:
The 1979 septic system is adequate for the existing building use, which has only limited public access. It should be reevaluated if an alternative use of the building is planned.

Electrical Systems:

Throughout the basement, the non-metallic sheathed (NM) cable is not properly supported at required intervals. The cabling should be checked for cracking and tears should be replaced if any damage is found. Some of the NM cable is discolored due to age. There are a few locations on the first and second floors where receptacles and surface raceway are not attached to the wall and are resting on the floor. Raceway receptacles should be re-attached and connections for these devices should be checked by an electrician.

Most of the interior building lighting is in working condition. There are a few light fixtures that have burnt out lamps or ballasts, and these should be replaced.

On the first floor, there are several locations where telephone outlets and cable are hanging from the ceiling. In other locations, there are telephone outlets and coiled cabling resting on the floor, with adjoining cabling running down through the floor. Outlets should be secured or removed.

Fire Protection System:

Under current NPS directive, Ferry Hill should be sprinklered.

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Code Analysis

Code Requirements for Treatment

The code analysis for this review is predicated upon application of the year 2000 International Building Code (IBC), the local code having jurisdiction, as well as NFPA-5000 Building Construction and Safety Code, the recommended code for National Park Service projects. These codes will be augmented by consideration of the ADA Accessible Guidelines (ADAAG) as amended through January 13, 1998, where the latter code is more stringent than either of the previously mentioned documents. Additionally, aspects of the code analysis that might be affected positively by special State of Maryland "Smart Code" will be highlighted.

Building Occupancy and Construction

Code application must be based upon the anticipated use(s) of the building. For this analysis these uses could involve assembly uses for education and meetings, and for interpretive functions. At times the total building occupancy can be expected to be in excess of 50 people. These uses are considered "Assembly" in both the IBC and NFPA codes. Assembly is further classified as A-3 in IBC to cover museum or exhibition uses. Ancillary office uses in portions of the house by the C&O Canal National Historical Park may be anticipated.

The fire-separation distance between the building and the nearest other occupied structure, the NPS garage, is greater than 30 feet.

The existing building is considered a two-story structure, with attic and partial basement, having direct access to surrounding grade. The total main floor area of the complex, excluding porches is 4,310 square feet. This breaks down into 2,913 square feet for the original Period One building, 579 square feet for the east kitchen addition, and 818 square feet for the northeast bar addition. Building height measured from the average grade line to the mid-point of the gable roof is 27'-2".

The building is of mixed construction type. The main property and the northeast bar addition are classed as exterior masonry wall, with interior wood-frame, unprotected. Under IBC, the fire-resistant classification is termed Type III-B (exterior masonry wall, frame-unprotected). Under NFPA-5000, the type is Type III-200, "in which exterior walls ... are of approved noncombustible or limited combustible materials, and in which interior structural members, including walls, columns, beams, girders...are entirely of wood..." (Section 7.2.4.1). The east kitchen addition is entirely of frame construction, with an IBC class of V-B (frame-unprotected) and an NFPA-5000 class of Type V-000 (frame-unprotected).

Under a strict interpretation of the code, a building of mixed construction must be analyzed based upon the most restricted construction class. However, in the case of Ferry Hill Plantation House, since the overwhelming majority of the property is of Type III construction, and since the property is historic, the following

analysis will ignore the presence of the frame addition. Ultimate use of the property may preclude public access to this kitchen addition. Further, the final code analysis will need to be reviewed by the Authority having Jurisdiction.

Allowable building height and area tables (IBC table 503) indicate that assembly use A-3 in structures of Type III-B construction are limited to 9,500 square feet per floor, for each of two stories, and a maximum height of 55 feet. The Ferry Hill Plantation House is easily in compliance with this height and area limitation. Allowable building height and area calculations (NFPA-5000, table 7.4.1) indicates that assembly use (<300) in structures of Type III-200 construction are limited to 8,500 square feet of floor area, but of only one story, and a maximum of 55 feet in height. If the building is fully sprinklered, the allowable number of stories increases to two. The house is in compliance with the height and area limitations, but exceeds the number of useable stories if not fully sprinkled.

Means of Egress and Exiting

Assembly for meetings and educational uses on the first floor are fully compatible with the current exiting systems in place at the house. Currently six doors that open to the exterior are available from the first level, and only two are required by code. Exits will need to be signed and lighted in accordance with emergency systems and regulations, and access to exits must be signed and kept open and clear.

Use of the second floor for any public activity without two means of egress (two stairways) is not allowed by code. If use of the second floor is contemplated, the Authority having Jurisdiction should be consulted. Since the property is historic, and since it has been used for offices in its recent history, exceptions to the letter of the code might be attainable. Normally, if the property is fully sprinklered, discussed below, the Authorities look more favorably upon such adjustments.

Fire Protection and Access to Water Supply

If full coverage with sprinklers is introduced to the property, the property could potentially be used on both levels. Installation of sprinklers will increase occupant life-safety, and in this case, will significantly increase the protection of the historic fabric, in the event of fire. To install sprinklers, some degree of historic fabric will be compromised, and a small level of visual intrusion must be tolerated. A mist system of fire suppression is not recommended for this property, since this type of suppression may necessitate containment areas that would be difficult to achieve without significant intervention into the historic fabric.

Currently, there is an 8" public water service located in MD Route 34, in the vicinity of Sharpsburg, but not beyond. No public water is located near the Plantation property. If the building is to be

sprinklered, an on-site water storage system and a fire pump with emergency generator will be necessary.

Access for Persons with Special Needs

Allowing any public access to the property will require the accommodation of persons with special needs to an equal extent. Fortuitously, in this building, there is direct "at-grade" access to all of the first floor spaces through the side porch door entering into the old kitchen area (Door 16, now part of Dining Room 107). Several thresholds exceed the ½" "letter" of the ADAAG code, but most of these are within reasonable tolerance (generally less than ¾") given the historic nature of the interior flooring. One exception to this is Entry 106, where thresholds are currently 2-1/2" tall. In this area, either the floor could be raised with a new plywood subfloor to within the handicap tolerances, or a temporary platform could be placed between doors 10 and 12 to get people from the rear of the house to the front rooms. Entry to the existing front, west porch is currently not accessible, given the 6" sill stone that separates the front hall from the porch. Currently the basement and second level spaces are not accessible.

If the decision is made to interpret the second level, and provide public access to the second level, then, by the "letter" of the code, an elevator or other type of mechanical lift will need to be introduced into the property to provide the universal access. In Section Six of this report, under Use Alternative Four, several options for the location of such a lift are presented.

Code Summary

The property can be stabilized and/or restored to an earlier period and accommodate anticipated education, meeting, and interpretive uses on the first floor without the insertion of a fully compliant sprinkler system. The entire first floor level can be considered available for occupancy by code limitations. If the second floor is used, either a second means of egress stairway will be required, or an exception to the code will need to be secured from the Authority having Jurisdiction.

Although not required by code, the installation of a fully-compliant sprinkler system will be able to protect more completely the historic fabric from fire. With the additional introduction of a lifting mechanism, the second floor can be made universally accessible.

Structural System – Analysis

Analysis:

Our analysis is based on field measurements of the exposed existing members and parameters included in Appendix C.

Basement Floor: This floor is a slab on grade and is satisfactory for office, mechanical and storage type use.

First and Second Floor Framing: Based on the above assumption for wood species, existing first and second floors have a live load capacity of 40 psf. This allowable live load will typically accommodate average person in every 5 square feet in a room without furniture. As an example, for the existing room 107, this capacity will equate to approximately 140 people without furniture. Based on the current building code, assembly areas with fixed seats requires a live load capacity of 60 psf and with movable seats is 100 psf. At the same time, for alteration to an existing structure, building code allows to use reduced live load by posting a wall sign with an approved live load and occupancy limits. Before any new occupancy is undertaken, we recommend that the existing floor structure receives further evaluation.

Roof and Attic Floor Framing:

The calculated live load capacity of the attic floor joists is 28 psf, when analyzed for the clear-span between exterior walls. This loading will allow for lighter storage and the limited lighter mechanical equipment. The attic should not be used for heavier storage, which requires a higher loading capacity based on a material being stored.

The roof rafter's live load capacity is 17 psf, when analyzed for the clear-span from wall support to the ridge line. This capacity is lower than an unbalanced snow load of 20.5 psf. This indicates that interior post supports are necessary for the roof rafters to carry live load to meet present code requirements. Present structure with assumed wood stresses is not satisfactory to carry proposed slate roof. To determine feasibility of installing a slate roof further testing and details analysis is recommended.

Recommendations:

1. *Second Floor Porch*: Deteriorated floor decking should be repaired or replaced. Floor joists at the porch should be exposed for inspection to determine deterioration.

2. *Roof & Attic Framing:* Rotted rafters at the bearing should be repaired by providing a sister rafter adjacent to the existing rafters. In addition damaged floor deck should be replaced with a wood deck to match existing deck. Failed scarf joint connections should be repaired using a glued and screwed splice to match an existing

connection or by providing a sister rafter adjacent to the existing rafters.

To provide uniform interior supports to roof rafters, new posts should be installed at the missing posts locations in the north leg. Posts should match those existing in the West Block.

3. *Exterior brick wall:* Cracks at the northeast corner should be repaired by installing masonry repair anchors in the mortar joints and filling cracks with the mortar. These anchors should be installed on each side of the cracks, which will help to hold the outer wythe of brick in place. In addition, all brick joints at window openings should be sealed to stop moisture penetration.

Structural Summary			
Floor / Room	**Available Live load capacity(Assumed material stresses)**	**Live Load per IBC/NFPA code**	**Proposed Occupancy ***
Basement	100 psf or better	40 psf for residential 60 psf for office	Satisfactory for office, storage and mechanical uses.
First Floor	40 psf	40 psf for residential 60 psf for office & fixed seating assembly use 100 psf for movable seating assembly use	Satisfactory for office, educational and meeting use with proper posting.
Second Floor	40 psf	40 psf for residential 60 psf for office & fixed seating assembly use 100 psf for movable seating assembly use	Satisfactory for office, educational and meeting use with proper exiting and posting.
Attic	20 psf without roof load	10 psf for uninhabitable space 20 psf for light storage	Satisfactory for light residential type storage and small mechanical units.
Roof	17 psf for snow load	20.5 psf unbalanced snow, 12.3 psf balanced snow	Satisfactory for metal roof.

- Material testing and detail analysis is required.

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Treatment and Use

Treatment Options

The Period of Significance of the Ferry Hill Plantation House must be determined before recommendations are formulated concerning its treatment and use. Several options exist for establishing the Period of Significance. With each option, there is a related approach toward treatment to allow for its interpretation. In several cases, more than one approach toward treatment exists, and these will be discussed. Finally, a number of uses that are compatible with any of the suggested Periods of Significance or treatments will be discussed. Because ultimate treatment will depend upon available funding, a phase-in of treatments and uses may be required. Where this has impact on the treatments being recommended, it will be noted.

Option One: c1828 – c1924.

The building is located within the boundaries of the Chesapeake and Ohio Canal National Historical Park. Based on the park's enabling legislation, the park generally interprets the canal construction and operation from 1828 to 1924. One option for the designated Period of Significance for the Ferry Hill Plantation House is to have it coincide with this park period. Certainly the property was directly involved with events that occurred during the development and operation of the Canal. The period also includes the entire Civil War era, a significant event not only for the Canal and the Plantation, but also for the entire region and country.

One disadvantage with this designation is that it fails to include other significant aspects of the history of the house, for example the original construction or the later demise of the plantation operation. Additionally, such a designation does not correspond precisely to any of the Periods established in the property's ownership history or architectural development, as outlined in the previous section, Development and Use.

Option One Treatment:

Exterior:

If this Period of Significance is adopted, an exterior restoration of the plantation house to the c1920 period would appropriately cover the full time span under consideration. This target period would include all of the important changes to the house that were undertaken by Captain John Beckenbaugh between 1917 and 1920. These have been discussed in the section on Development and Use, through Period Two. To achieve this restoration, the following exterior changes would be required:

- The northeast concrete masonry unit (cmu) bar addition would be removed. It would be demolished carefully so investigation and documentation of any remaining, original construction of the east kitchen addition could occur, as well as investigation and documentation of any other evolutionary evidence.
- The east wood-frame kitchen addition would be removed and the exposed east gable end of the original north leg would be re-exposed and restored. This façade might still contain remnants of the penciling that was used on the brick, since it was covered by the addition before the masonry was sandblasted.
- The west porch would be demolished and replaced with the smaller, one-story porch with Victorian period details, as documented in photographs.
- At the west elevation, the four, three-over-three double-hung wood basement windows would be restored where possible, and reconstructed where missing. Shutters would be installed. Grade would be adjusted to preclude the need for western window wells.
- North side basement window (window 4A) would be enlarged to period configuration.
- Concrete steps from the north side of the dining room would be removed.
- The south porch second floor wood columns would be restored to their larger cross-section. First floor masonry columns would keep their parging.
- Wide side casings and the broken pediment architrave at south door 16 would be removed in order to re-expose and restore the simpler bull-nosed casing detail, as found on door 12.
- The south exterior basement entrance and associated brickwork would be removed. The basement entrance dating to this period would be investigated and reopened.
- The metal roofs would be removed and replaced with slate.
- The exposed masonry would be stained a dark-reddish color and penciled.
- The two large glazed panels on the south side of the south entry (106) would be replaced with four large double-hung windows, as reflected in early photographs.

Interior:

Interior restoration and/or rehabilitation will depend upon the ultimate use of the property, discussed later. If the public is invited in for interpretive opportunities, several adjustments on the first

floor would be necessary to be consistent with the c1920 exterior period:

- The kitchen hall, pantry, and back stair up to the second floor hall, room 208, would be reconstructed, using the existing railing pieces found in the attic.
- The paneling at the fireplace in the original kitchen would be removed, and a masonry facing reintroduced.
- The door opening from the kitchen to the removed east addition (door 17) would be closed up and replaced with wall.
- The door opening from the kitchen to the removed bar addition (door 18) would be replaced with a window to match the adjacent windows.
- The closed-in window opening to the south porch (Room 106) would be reopened and a reproduction window installed.
- The painted masonry in Room 106 would be stripped, and the exposed brick would be stained a dark-reddish color and penciled.
- The fireplace in the original dining room would be uncovered and restored. Once the wall is exposed, markings should be compared with the back of the extra mantle currently stored in the house (faux-marble painted). It is anticipated that proof will be uncovered that indicates this mantle was originally located at this fireplace.

On the interior at the second level, other than the adjustments in the upper back hall (208) to accommodate the back stair, several changes could be considered optional, depending on the level of interpretation and use for the property, discussed later.

- The second floor toilet (203) could be returned to its original 1920s layout. This arrangement is reflected in the 1978 drawings (Appendix A).
- The small bedroom (209) could be restored as a single room, by removing the partitions that form room 210.

Option Two: c1820 – 1865.

This option for Period of Significance captures the construction of the house and includes events through the end of the Civil War. This allows for the interpretation of multiple themes: Western Maryland settlement before the canal, slavery in Western Maryland, impacts of the canal on settlement and development of Western Maryland, early plantation life in Western Maryland, the canal and the Civil War, the Battle of Antietam, and the impact of the Battle and War on local landholders and their property.

The Blackford and Douglas families managed Ferry Hill during this Period of Significance. Much primary source material is available to assist with an interpretation of family life on the plantation for this period.

Option Two Treatment:

A restoration treatment to the Civil War era period would require additional changes to the exterior of the plantation house beyond those described in Option One. The most significant added change would involve the removal of the enclosures around Entry 106, returning this to exterior space. On the first floor, circulation between the west block and the north leg would be through exterior space, as it was during the target period. On the second level, the toilet 203 would be eliminated, allowing door opening 31 to have direct access to the upper south porch. Specifically, the exterior changes for this Option would include:

Exterior:

- The northeast concrete masonry unit (cmu) bar addition would be removed. It would be demolished carefully, as described in Option One.
- The east wood-frame kitchen addition would be removed and the exposed east gable end of the original north leg would be re-exposed and restored. As noted previously, this façade might still contain remnants of penciling.
- The south glazed-in porch at the first floor (106) and the enclosed toilet room (203) at the second floor above this entry would both be demolished, and the south elevation of the porch restored to a fully open condition. The second floor porch columns would be restored to the larger cross-section and the parging of the first floor masonry columns would be removed and the original treatment restored. The ground floor of the south porch would be restored to brick masonry.
- The closed-in window opening at the south porch entrance (Room 106) would be reopened and a reproduction window installed. Paint would be stripped from the exterior brick wall to allow for the staining and penciling of the entire exterior.
- The west porch would be demolished and replaced with the smaller, one-story porch (approximately 8' x 16' long) with a low-pitched roof. Steps would have seven risers to reach grade. Other details are unknown, however there are several examples of porches with period-appropriate details located in the area.
- At the west elevation, the four, three-over-three double-hung wood basement windows would be restored where possible, and reconstructed where missing. Shutters would

be installed. Grade would be adjusted to preclude the need for western window wells.

- The south exterior basement entrance and associated brickwork would be removed. The basement entrance dating to this period would be investigated and reopened.
- North side basement window (window 4A) would be enlarged to period configuration. Further research is necessary. It is currently unknown whether the window was surrounded with a window well, during this period, or if grade was low enough to preclude its necessity. There is conjecture that this may have been the original basement entry location.
- Concrete steps from the north side of the dining room would be removed.
- Wide side casings and broken pediment architrave at south door (door 16) would be removed and replaced with simpler bull-nosed casings found on door 12.
- The exposed masonry would be stained a dark-reddish color and penciled.
- The metal roofs would be removed and replaced with wood shingles (22"–24" laid with 6" exposure treated with Spanish Brown stain).
- Storm windows and storm doors would be removed. If required, an interior mounted storm panel would be designed and installed.

Interior:

All of the interior modifications discussed in Option One would remain valid for this earlier target date, and are not repeated here. Several additional modifications consistent with the target date of restoration are noted below. The extent to which these interior modifications are undertaken will depend in part on the ultimate uses anticipated for the property.

- Doorway between stair hall (room 208) and room 206 could be closed-up.
- Doorway (door 34) between room 205 and room 206 could be closed-up.
- North closet in room 206 could be reestablished.
- South closet in room 205 could be removed.
- Partition between room 209 and 210 could be removed.

All of the finishes (floorings, casings, running trim, and paint colors) at restored areas would need to be reevaluated to determine their appropriateness to the target date of restoration.

Option Three: c1820 – c1911.

This option for Period of Significance is very close to Option One, but ties more closely to the history of the Plantation House than to the history of the C&O Canal. The time span relates to Period One as described in the report section on Development and Use. The most significant property owners, the Blackford and Douglas families, are included in the period. The significant property use, as a plantation, is covered throughout its most productive periods.

Option Three Treatment:

Because Option Three extends only through Period One, to c1911, a restoration approach to the exterior would closely parallel modifications discussed in Option Two, above. Two exceptions exist for the exterior:

- The west porch would be replaced as discussed above in Option One, with Victorian detailing, not Federal detailing.
- The roof material would be slate, with wood snowboards.

On the interior, the changes discussed for Option Two (see above) would be appropriate with this Option.

Option Four: c1820 – c1940.

The Period of Significance can be extended to include additional plantation history, from c1911 to c1940, and the occupation of the property by Captain John Kyd Beckenbaugh. The ownership history still includes only direct descendents, by blood or marriage, from the original construction. The time span relates to Period One and Two as described in the report section on Development and Use.

From an operational standpoint, this period encompasses the property's most significant and longest lasting use, that of a plantation—accommodating farming and husbandry operations. This use continued relatively intact from 1820 until 1940. By including these years of the twentieth century in the Period of Significance, one is able to interpret the demise of the plantation operations in the shadow of the economic downturn of the 1930s.

Option Four Treatment:

Since Option One extended through c1920 and included the initial changes to the property undertaken by Beckenbaugh, the treatment alternatives for Option Four are identical to those of Option One.

Option Five: c1820 – c1950.

For this option, the Period of Significance is extended to include the full span of property ownership by direct descendants through blood or marriage. After 1950, the property changed hands to Frederick W. Morrison, who was not related to the Blackford, Douglas or

Beckenbaugh families. The Option Five time span includes Periods One through Three as described in the report section on Development and Use.

From an operational standpoint, this period encompasses two historical uses. Besides covering the property's most significant and longest lasting use, that of a plantation, this Period of Significance also includes the time from 1940 to 1950 when the property was used as a restaurant. By including this time period and restaurant use in the Period of Significance, one can more easily interpret economic and social pressures that this estate faced in the shadow of the economic downturn of the 1930s.

Option Five Treatment:

Including the decade of the 1940s in the Period of Significance has an impact on the exterior appearance and the interior arrangement and opportunities of the property.

Exterior:

- The northeast concrete masonry unit (cmu) bar addition would be removed.
- The east kitchen addition would be retained, and restored to its c1940s condition: The exterior north wall would be reclad in wood siding; and window openings re-introduced to match the south side. Roofing on the addition would be wood shingle.
- The west porch would be demolished and replaced with the smaller, one-story porch with Victorian period details.
- The south porch second floor wood columns would be restored to their larger cross-section. First floor masonry columns would keep their parging.
- The metal roofs on the west block and north leg would be replaced with the earlier roofing material of slate.
- The exposed masonry would be stained and penciled.
- The two large glazed panels on the south side of the south entry (106) would be replaced with four large double-hung windows, as reflected in early photographs.

Interior:

Interior restoration/rehabilitation will depend upon the ultimate use of the property, discussed later. If the public is invited in for interpretive opportunities, several adjustments on the first floor would be necessary to be consistent with the c1940s exterior period:

- A corner bathroom would be reconstructed in room 105.
- The kitchen hall, pantry, and back stair up to the second floor hall, room 208, would be reconstructed, using the existing railing pieces found in the attic.

- The paneling at the fireplace in the original kitchen would be removed, and a masonry facing reintroduced.
- The door opening from the kitchen to the removed bar addition (door 18) would be replaced with a window to match the adjacent windows.
- The fireplace in the original dining room would be uncovered and restored. Once the wall is exposed, markings should be compared with the back of the extra mantle currently stored in the house (faux-marble painted). It is anticipated that proof will be uncovered that indicates this mantle was originally located at this fireplace.

Second floor interior alternatives for restoration match those discussed under Option One, and include:

- Second floor back hall (208) would be reworked to include the back stair and salvaged railing system.
- The second floor toilet (203) would be returned to its original 1920s layout. This arrangement is reflected in the 1978 drawings (Appendix A).

Option Six: c1820 – c1979.

This option considers the entire pre-National Park Service evolution of the property as the Period of Significance. The time corresponds to Periods One through Four as described in the section on Development and Use. The ownership history for this option includes both the direct-line families, as well as a final, non-family owner, Frederick W. Morrison, who occupied the property for the last twenty-nine years prior to the NPS takeover. The restaurant use of the property continued for these later years. The justifications for this Option, both historically and architecturally, are less strong than for some of the others under consideration. Little is added to the interpretive opportunities by extending the Period of Significance from Period Three through Period Four. However, this approach allows for the least intervention from a treatment standpoint, as discussed below.

Option Six Treatment:

Morrison changed the exterior and interior of the house considerably. These changes are not considered character-defining, and do not contribute to the overall architectural or historical significance of the property. However, if the Period of Significance is determined to include his tenure, these changes can and should be maintained:

Exterior:

- The east and northeast additions would be kept. On the east, kitchen addition, the roof would be changed to wood

shingle. On the bar addition, the roof would be flat seam metal.

- South porch glazed entry would remain as is.
- West, double-height porch would remain as is.
- Roofing on the main west block and north leg would remain standing seam.
- Masonry surfaces would remain as is, not stained and penciled.

Interior:

On the first floor, the large dining room (107) would remain, without the back stair and pantry. Other adjustments that could be pursued:

- Interior partitions in the bar (northeast addition) and kitchen addition (east addition) that were introduced by the NPS after 1979, could be removed or could remain. If the additions are restored to Period Four, the interior partitions should be removed.

Additional Fire Protection

In order to more fully protect the historic fabric from fire, the NPS should consider providing a sprinkler system throughout the building. This consideration should be seriously evaluated independently of the treatment option selected, and of the use options pursued (discussed below.) The sprinkler recommendation is discussed more fully in Section V, with the code analysis.

Coordination with Landscape Treatment

Three Treatment Alternatives are offered for the Ferry Hill Core Treatment Area, developed and discussed in the *Cultural Landscape Report, Ferry Hill,* (CLR) completed in June 2004. The Core Treatment Area includes the Plantation House and grounds, and forms a significant portion of the overall Ferry Hill Component Landscape. The three landscape alternatives that the referenced report discusses are distinguishable by their varying levels of intervention, from minimal to moderate to maximum. Any of these three treatment approaches for the site and landscape can be integrated into the final treatment and use for the Ferry Hill Plantation House. However, certain landscape approaches integrate more logically with each of the Options discussed above. Minimal landscape intervention is most compatible with Option Six, which interprets the longest historical range and ends in 1979. Moderate intervention can be considered appropriate for any of the other options. Maximum intervention seems most appropriate for Option Two or Three, either of which restores the exterior of the plantation house close to its nineteenth century, original appearance. The final landscape approach for the Core Treatment Area should be coordinated with the Period of Significance and treatment recommendations adopted for the house.

Use Alternatives

At least four compatible uses for the Ferry Hill Plantation House can be identified and discussed: 1) building stabilization without any interpretive program; 2) exterior restoration and interpretation with only limited public interior access or interpretation; 3) exterior restoration and partial interior restoration and interpretation open to the public (first floor); and 4) exterior and interior restoration and interpretation for two levels. Any of these uses can work with any of the Options discussed above for Period of Significance and treatment. However, some uses work more seamlessly with some treatment approaches. Uses can be phased in, with the least intrusive selected as an initial approach, and with more intensive uses adopted when funding and restorations permit.

For any of the uses that include interpretation, an exhibit story plan and installation design must be developed. Such a development is beyond the scope of this report.

Administrative use requirements of the NPS are not specifically discussed below. Such uses can be incorporated into any of the alternatives, but primarily as an ancillary use. Extensive administrative use by the NPS is not recommended. Such uses existed at the property for over twenty years and have intentionally been relocated to Hagerstown, in order to facilitate a greater level of public interpretation at the plantation house.

Alternative One: Building Stabilization Without Interpretive Program

The property is currently managed under this use. The property is being maintained by the National Park Service in its current condition, with the greatest attention given to providing exterior weather-tightness, and to maintaining minimum interior heating conditions during the winter to forestall damage to interior finishes. In fact, the low (approximately 50 degrees F) wintertime interior temperatures in the property actually increase the relative humidity of the spaces and provide a conservation benefit to the wood surfaces. Although the property has not been observed during the summer months, it should either be ventilated naturally or mechanically conditioned to eliminate humidity peaks and excessive temperature buildup.

This current use is compatible with the Option Six Treatment approach, presented previously. No major exterior restoration changes are recommended with that treatment, and no such changes are required with this use.

Although this use preserves the property in its current condition, it provides no additional benefit to the public.

Alternative Two: Exterior Restoration and Interpretation with Limited Interior Public Access

This use requires the Park to establish a Period of Significance and then apply the exterior restoration treatment recommended with that Period. The extent of the restoration effort (and overall renovation costs) will depend on the Period selected. The reader is referred back to the six Options for Treatment in order to understand the specific scope associated with any of the restorations.

This use includes only limited public access to the interior of the property, and hence would not mandate significant interior alterations to the property. The interior could continue to operate under the parameters discussed above for stabilization, or could be upgraded for use in education and interpretive programs, meetings, and limited administrative activities.

Alternative Three: Exterior Restoration and Limited Interior (first floor) Interpretation

Similar to Use Alternative Two, the Park must identify a Period of Significance and then apply the exterior and—in this case — interior first floor restoration treatment recommended for that Period. The extent of the restoration effort (and overall renovation costs) will depend on the Period selected. The reader is referred back to the six Options for Treatment in order to review the specific scope associated with any of the restorations.

This use is most compatible with treatment Option One thorough Option Five, in that these allow for a more effective interpretation of the kitchen and dining functions that occurred in the house for the vast majority of its history. Of these five options, Options Two or Three are less effective, since the glazed south entry is removed. This implies that a visitor would have to go outside to move between the west block (formal rooms) and the north leg (kitchen and dining).

The entire first floor of the house is on one level, which allows for universal access. Only minimal, and reversible, adjustments to several thresholds (at doors 6, 10, and 12 to accommodate the 2" to 3" change in level) will be required. Door opening widths to all major spaces are in excess of the minimum 2'-10" required by code. The public would have to enter the house through the south kitchen door or southeast glazed hall door, either of which are currently accessible from the exterior. Entry via the west porch would be precluded due to the stairs associated with it. Since the west porch surface is one sill-step (6") down from the first floor level, access onto it from the inside hall (103) would also be precluded. If the

replacement Victorian Porch were rebuilt one step higher than originally designed, it could allow for universal access, achieved from the inside hall.

If Park Service administrative uses are planned for the second level in this option, and universal access is not provided, then at least one area on the first level must be capable of serving the same functions as those located on the second floor. Such accommodations can most easily be handled if one or both of the additions are retained, indicating a preference for treatment Option Five or Six.

Alternative Four: Exterior Restoration and Full Interior (first and second floor) Interpretation

Similar to Use Alternatives Two and Three, the Park must identify a Period of Significance and then apply the exterior and—in this case—interior first and second floor restoration treatments recommended with that Period. The extent of the restoration effort (and overall renovation costs) will depend on the Period selected. The reader is referred back to the six Options for Treatment in order to review the specific scope associated with any of the restorations.

For this use, the most compatible treatment Options include One through Five. Option Two or Three would introduce internal circulation difficulties that might challenge some interpretive programs. Visitors would have to go outside between the first floor blocks. At the second level, there would be no easy communication between western bedrooms and eastern rooms without going outside via the south porch. Some exhibit designers might argue that this is precisely part of the lesson needing to be conveyed, if this Period of Significance is chosen.

Although universal access is easily achievable for the first floor, it is more challenging when considering the second level. Universal access regulations mandate that an accessible route be provided to the second floor if the public is offered access to it. In this property the introduction of a handicap lift might be possible in the back pantry area, incorporated into the reconstruction of the back stairs. If the kitchen addition is kept, an alternative location for the lift might be in this addition, with access up to its gabled attic area and then into bedroom (209) through a new door inserted north of the fireplace. The center of the kitchen gable, the highest line in the attic, conveniently aligns with the center of the closet north of the room 209 closet. Either of these access options would slightly alter the authenticity of any restoration, but would open the second level for the required access.

Ultimate Treatment and Use

Representatives from the Park and National Capital Region met during the winter, spring and summer of 2005 to discuss the options for treatment and the alternatives for use as presented in the draft HSR. These options and alternatives are included in the previous pages of this section of the HSR.

Ultimate Treatment—Exterior

Because the Ferry Hill Plantation House has a significant history associated both with the events of the Civil War and with the development of the Chesapeake and Ohio Canal, the Park believes that the exterior of the property should reflect more closely its appearance during these eras. A restoration of the property to mid-Period One would achieve the Civil War era appearance. This ultimate treatment corresponds to treatment Option Two, discussed earlier.

The major visual elements of the exterior restoration will include:

1. Removal of the north kitchen addition and the northwest bar addition.
2. Removal of the Period Four west porch and restoration of an earlier, smaller, Period One, one-story west porch.
3. Removal of south porch infills on both the first and second floor, and restoration of the full, open porches at both levels.
4. Removal of the Period Four metal roofing on the West Block and North Leg, and restoration of the earlier, Period One, wood shingle, stained a “Spanish brown” color.
5. Reintroduction of the brick painting and penciling that existed during Period One through Period Three.

The complete list, itemizing exterior changes for this treatment, is included under treatment Option Two, discussed earlier.

The recommended treatment for the site surrounding the Ferry Hill Plantation House is discussed in Chapter Seven, *Cultural Landscape Report, Ferry Hill,* June 2004.

Ultimate Treatment—Interior

For the interior of the house, the treatment approach is a combination of preservation and rehabilitation, but not restoration. This treatment is designed to preserve what is intact and not preclude restoration at a future date.

The major historical elements that were removed during Period Four (the back stair, hall and pantry that separated the dining room from the original kitchen) will not be reconstructed at this time. The large space, room 107, will be retained in order to satisfy specific park uses discussed in the Ultimate Use section below.

At the second level, the interior modifications that have occurred in the north leg since the Civil War will be retained. Specifically, the doorway between the back stair hall (room 208) and room 206 will remain; the doorway (door 34) between room 205 and room 206 will remain; the north closet in room 206 will remain; and the south closet in room 205 will remain. The partitions between rooms 209 and 210 will be kept.

This use includes only limited public access to the interior of the property, and hence would not mandate significant interior alterations to the property. The interior could continue to operate under the parameters discussed above for stabilization, or could be upgraded to an education center for interpretive activities. It could also provide meeting space, as well as space for minimal administrative activities, such as a for a park ranger's office.

Ultimate Uses—Exterior:

The ultimate uses planned for the exterior of the Ferry Hill Plantation House and estate follows fairly closely that described in the section on Alternative Uses, Alternative 2.

The exterior grounds will be open and accessible to the public, and the history of the property and site will be interpreted by waysides. The precise number and location of waysides, as well as a specific delineation of topics covered by them, are beyond the scope of this HSR.

Ultimate Uses—Interior:

The building will be used as an education center for interpretive activities. In addition some rooms might serve as meeting spaces. Only minimal administrative activities will take place in the building.

The park has determined that the Ferry Hill Plantation House will not be used as a visitor contact station. The interior will be open to the public by appointment only.

Private tours will be offered to the public on a limited schedule throughout the year. Because the tours are private and of a limited nature, the accommodation of those with special needs will be addressed on an individual basis, either through adjustments in the tour route or by providing individual assistance. It is not anticipated at this time that the second level of the house will be made universally accessible.

Ferry Hill offers a unique opportunity and setting in which to gather large groups. No other facilities within the Park can effectively or appropriately satisfy these needs. Therefore, it is currently

anticipated that the Ferry Hill Plantation House can provide group meeting space.

On the first floor, it is anticipated that the existing room 107 will remain in its current configuration (created during Period Four) and function as a large education/meeting room. Other first floor spaces will function as smaller meeting rooms. In order to offer historical background about these spaces for the limited public tours, interpretive panels will be created for the significant spaces. One such panel may explain the original layout and arrangement of the back stair and pantry that no longer remains.

On the second floor, it is anticipated that the rooms will serve as meeting rooms. Since these same functions are provided for on the first floor, the second floor need not be made universally accessible. For groups that include people with special needs, arrangements can be made to use the accessible spaces within the first floor. The second floor will also satisfy needs for some additional office space and storage.

The ultimate treatment option adopted includes the removal of the additions, and as a result, the property's three operating bathrooms will be eliminated. A new location for toilet facilities will have to be established, either in the property or in an adjacent building.

Interim Treatment

The group also agreed that the interim treatment would be to maintain and preserve the existing conditions until funding for design and implementation of phased, exterior restoration becomes available.

In addition, once the implementation of the ultimate treatment is underway, the process of the restoration of the structure could also serve as an interpretive opportunity.

Interim Use

In the interim, the building would be maintained in its current state and continue to serve as a meeting place for small groups and be open to the public only on special occasions. Interior spaces will continue to be used for meetings and limited visitor activities. The public will have access to the grounds and to the interior by appointment and for special occasions. Restoration activities will be used as an interpretive opportunity.

Ultimate Uses—Code Considerations:

Meeting use can be considered either Assembly or Business Use by code, depending upon how it is interpreted by the Authority having

Jurisdiction. Under Assembly Use the code requires new structures have a 100 psf live load carrying capacity for a movable seating, 60 psf live load capacity for a fixed seating, and under Business Use the requirement is 60 psf. Neither load carrying capacity is currently met with the floor structures at Ferry Hill. However, because of the historic nature of the property, code requirements for the alteration of an existing structure allow for evaluating the actual anticipated uses and seeing if the loading can be accommodated with the existing structure. In the case of Ferry Hill, the first floor structure at room 107 (with interior floor supports added to the crawl space) will handle in excess of 40 psf. This extrapolates to an accommodation of over 100 people in an area equivalent to existing room 107.

Unless a second stairway (means of egress) is provided from the second floor, the public should not be allowed to use that area. Even private office use of the second floor is not allowed under current codes without a second stairway. If such uses are pursued, the Authority having Jurisdiction should be consulted. Because of the historic nature of the property, exceptions might be granted, especially since the second floor of the property has served as office use in the recent past.

Ultimate Uses—Structural Considerations:

As mentioned in the Code section immediately above, evaluated for its load-carrying capacity, the first floor structure can accommodate a 100-person occupancy. With repairs to the existing roof framing, the roof structure will be able to accommodate a wood shingle replacement roof. Both statements are based upon assumptions concerning the existing wood species that should be verified.

Ultimate Uses—Mechanical / Electrical Upgrades:

In order to provide an appropriate environment for meetings and limited assembly uses at the Ferry Hill Plantation House, some modifications to existing systems is proposed. However, since the building was recently used for offices and small meetings, most of the systems are adequate and appropriate for the anticipated new uses.

Cooling:
The Unico High Velocity air conditioning systems installed in 1992 are approaching the end of their life expectancy. We recommend replacement of the outside condensing units and inside air handling units to satisfy the anticipated use. We recommend the opening of windows to provide the required ventilation air for the building. Providing mechanical ventilation would require a separate ventilation system, which may require electrical system upgrade and will include further intrusion of ductwork into the historic fabric.

Heating System:
The oil-fired hot water boiler was replaced in 2004 and should be adequate for the recommended building use, which does not include a mechanical ventilation system. The piping does not show signs of leakage; therefore we recommend no change to the piping system. The age of the pumps is unknown; we recommend replacement of the five zone circulators. The addition of a boiler water treatment system is recommended. The fuel oil tanks are old and weathered and replacement has been recommended for these under the condition assessment section of this report.

Domestic Water System:
The present domestic water well system is approximately 20 years old and the water treatment and domestic hot water heater are maintained. Domestic cold and hot water are only required for hand washing at sinks and the flushing of water closets, the existing well system should be adequate unless unforeseen changes in the ground water levels are experienced. Due to the age of the piping, it should be analyzed for lead solder and replaced if lead exists.

Sanitary/Storm Water System:
The current septic system was installed in 1979 to serve these same toilet fixtures. The evaluation of the septic system is beyond the current scope of work. Recommendations for its evaluation have been included in Section 7 of this HSR.

Electrical:
Outside to the west of Portico 102, there are overhead utility power lines that are hanging approximately 5'-6" above grade. It is not clear whether these lines are currently in use, but the utility company should be notified. On the exterior south wall of the basement workroom B-1, there is a disconnect labeled "Service Disconnect" that is in the off position, even though the building's power is energized. An electrician should verify that the disconnect is not in use and it should be removed.

Throughout the basement, the non-metallic sheathed (NM) cable is not properly supported at required intervals. The cabling should be checked for cracking and tears and should be replaced if any damage is found. There are a few locations on the first and second floors where receptacles and surface raceway are not attached to the wall and are resting on the floor. All surface raceway and receptacles should be re-attached to the building walls and all electrical connections for these devices should checked by an electrician.

Most of the interior building lighting is in working condition. There are a few light fixtures that either have burnt out lamps or ballasts that need replacement. We would either recommend replacement of all T12 fluorescent lighting with more energy efficient T8 fluorescent

fixtures or a group relamping of all light fixtures, cleaning, and replacement of non-functioning ballasts.

On the first floor, there are several locations where telephone outlets and cable are hanging from the ceiling. In other locations, there are telephone outlets and coiled cabling resting on the floor, with adjoining cabling running down through the floor. These outlets should be secured to a building surface or removed. Because of the extensive existing telecommunications system located in the house, it is unlikely that additional telecommunications cabling or components will be required unless teleconferencing or computer labs are anticipated.

Ultimate Uses - Fire Protection System:

Under current NPS directives, Ferry Hill should be sprinklered. A minimal NFPA 13D compliant system is recommended.

Further Recommendations

Research, Studies and Investigations

Since the Ultimate Treatment and Use of the house has targeted the Civil War era period for the date of the restoration, documentation of the earlier, Period One west porch would be useful. This earlier porch was in place during the Civil War. The later Period One porch is shown in photographs (Fig. 3-008) and could be replicated, but the detailing of the earlier porch is currently unknown. If the existing west brick terrace is removed as a separate contract prior to the design and construction of the replacement west porch, the open site will allow for an archeological investigation of the original front porch area. Although the site has been partially disturbed from later construction, some information may be found.

The attic area above the east kitchen addition was not accessible at the time of this study. It is recommended that this area be investigated further when it becomes accessible.

The earlier configuration of current window opening 4a, on the north side of the basement, needs further investigation. The opening may have originally been a larger window or a door. Archeological investigations on the exterior may indicate the existence of steps or an earlier window-well treatment. It is also recommended that there be some additional investigation of the original cellar entry.

Original wood shingles from the Period One roof can be seen from the attic under the framing of the dormer (Fig. 3-004). This wood should be tested to determine species. The stain color on the shingles should be analyzed and documented.

The exterior masonry cracks between windows 10 and 35 and between windows 11 and 36 should be monitored for progressive movement. If movement is found be on-going, the cause(s) for the movement must be identified. Moisture infiltration at the sills of the upper windows, building foundation settlement, and/or interior structural framing conditions at these exterior walls are three possible causes for the cracks. Causes for the movement must be eliminated before the areas of masonry are repaired.

Due to the age of the piping systems, lead solder may exist at the piping joints. Water collected from the various domestic systems should be tested for lead.

Paint analysis needs to be undertaken in all of the rooms of the house to establish the definitive history of all of the painted surfaces. Limited paint studies have been somewhat useful in establishing patterns in certain spaces of the house. These studies, however, were necessarily limited.

Investigation and evaluation of the existing well and septic systems were beyond the scope of this HSR. It is recommended that these systems be evaluated by professional civil engineers in order to determine their current conditions and useful life.

During demolition, any exposed areas of the original structure should be investigated for additional information about the development of the house. For instance, there is little existing evidence to indicate weather the openings which are now doors 17 and 18 were originally windows or doors. Therefore, when the casings of these two doors are removed, it is recommended that these openings be investigated for further information.

Repair and Maintenance:

Under the physical condition assessment, Section Five, two categories of repair urgency are discussed: Level One issues that should be addressed in the short term in order not to cause additional damage to the historic fabric, and Level Two issues that should be addressed but can be delayed without any immediate additional damage to the fabric. It is strongly recommended that the Level One concerns be corrected within the next year.

Summarized Cost Data

The following pages summarize the anticipated construction costs associated with the scopes of work described within this HSR. The costs are subdivided into two major categories: 1) stabilization costs associated with the work described in Section Five of the HSR, and 2) costs associated with the implementation of the Ultimate Treatment and Use. Not all stabilization work will be necessary if the Ultimate Treatment and Use work is undertaken. For example, replacement of the metal roof on the west block and north leg with new painted metal will not be required.

Costs are broken down by individual line item tasks and each is estimated separately. Each line item includes its own general conditions, including mobilization, as well as its own overhead and profit, assuming that a General Contractor as well as a sub-contractor is involved with the work.

Costs are based upon the assumption that the work will be completed within one phase and by one General Contractor. If individual line items are broken out and scheduled to be completed separately, it is probable that the cost for each piece of work will be 20 - 100% higher. The ultimate cost differential will depend upon how large a scope of work is contracted.

Costs are based upon mid-2005 construction costs. A yearly escalation factor should be added to the estimates provided, figured from this time until the mid-point of the actual construction. During the first several years of this decade, a 4% yearly escalation factor was appropriate. However, during the past year, international demands upon construction materials, especially wood products, steel, and concrete (and products made from these materials), and the rise in oil prices have caused the construction escalation factor to be figured at between 6% and 8% per year. It is unknown to what extent future changes in the global economy will affect this factor.

Class C Cost Estimate for Repairs
Mid-2005

Work Item	Qty.	Unit	Unit Cost	Cat. One Sub-Total	Cat. Two Sub-Total	Comments
EXTERIOR						
Replace Metal roof on west block and north leg	37	sq.	$1,925		$71,225	inc. demo. & repaint.
West Porch roof repair	5	sq.	$1,600	$8,000		include repainting
Northeast Add. roof repair	10	sq.	$650	$6,500		
Repaint East Add. Roof	750	sq.ft.	$16	$11,813		inc. stripping
Gutter replacement	282	lin.ft.	$32	$9,024		inc. demo. & repaint.
Window 10-35 Masonry						
caulk cracks	50	sq.ft.	$12	$600		
monitor	1	unit	$9,500	$9,500		
repair masonry	50	sq.ft.	$600		$30,000	reconstruct area
Window 11-36 Masonry						
caulk cracks	50	sq.ft.	$12	$600		
monitor	1	unit	$9,500	$9,500		
repair masonry	50	sq.ft.	$600		$30,000	reconstruct area
Window 8 Jack arch repair	1	unit	$2,400		$2,400	
Spalled Brick Replacement	4	units	$400		$1,600	
CMU firebrick at chimney of northeast addition	144	sq.ft.	$55		$7,920	inc. demo. & repaint.
Windows						
Paint wood sills and jambs	49	units	$450		$22,050	inc. strip & recaulk
Doors						
Paint wood jambs	8	units	$400		$3,200	inc. strip & recaulk
Paint masonry at porch	50	sq.ft.	$28		$1,400	inc. stripping
S Porch decking replace	135	sq. ft.	$86		$11,610	inc. demo and paint
W Porch Plaster Clg repair	13	sq.yd.	$255		$3,315	inc. demo. & repaint
scaffold rental for repair	1	unit	$1,200		$1,200	
Replace Ext. Oil Tank.	2	each	$1,850		$3,700	275 gal. Dbl.wall units
SUB-TOTALS:				**$55,537**	**$189,620**	
Exterior Total Repair:						**$245,157**

Class C Cost Estimate for Repairs
Mid-2005

Work Item	Qty.	Unit	Unit Cost	Cat. One Sub-Total	Cat. Two Sub-Total	Comments
INTERIOR						
Attic Work						
Repair scarf joints	10	each	$950		$9,500	
Repair Damaged Rafters	5	each	$800		$4,000	
Replace rotted floor	50	sq.ft.	$44		$2,200	inc. demo.
Plaster Repair Type 1						
Room 101	30	sq.ft.	$52	$1,560		inc. painting
Room 104	60	sq.ft.	$52	$3,120		inc. painting
Room 206	40	sq.ft.	$52	$2,080		inc. painting
Plaster Repair Type 2						
Room 107 (moisture)	40	sq.ft.	$65	$2,600		inc. demo & painting
Room 107 (missing)	45	sq.ft.	$65	$2,925		inc. painting
Room 204	30	sq.ft.	$65	$1,950		inc. demo & painting
Plaster Repair Type 3						
Room 103	10	sq.ft.	$32		$320	inc. painting
Room 204	15	sq.ft.	$32		$480	inc. painting of 40sq.ft.
Room 206	26	sq.ft.	$32		$832	inc. painting
Wood Repair Type 1						
Room 205/window 39	1	units	$2,500		$2,500	inc. painting
Wood Repair Type 2						
Room 103/floor refinish	40	sq.ft.	$48		$1,920	
Door restoration	5	units	$2,500		$12,500	inc. hardware
Window sash-weight repair	9	units	$1,600		$14,400	inc. demo. & repaint
Painting						
Room 106 south wall	30	sq.ft	$20	$600		inc. prep of surface
Room 106 ceiling	15	sq.ft	$20		$300	inc. prep of surface
Room 110 ceiling	15	sq.ft	$20		$300	inc. prep of surface
SUB-TOTALS:				$14,835	$49,252	
Interior Total Repair:						**$64,087**

Class C Cost Estimate for Ultimate Treatment and Use
Mid-2005

Work Item	Qty.	Unit	Unit Cost	**Sub-Total**	Comments
EXTERIOR					
Selective Demolition/Repair					
Demo Northeast (Bar) Add'n.	820	sq.ft.	$55	$45,100	
Demo East (Kitchen) Add'n.	520	sq.ft.	$55	$28,600	
Repair East Wall of N. Leg	350	sq.ft.	$35	$12,250	
Demo South Glazed Porch	200	sq.ft.	$45	$9,000	
Provide Brick Floor@South Porch	200	sq.ft.	$28	$5,600	
Repair Masonry Walls	200	sq.ft.	$45	$9,000	inc. demo. brick@window
Repair/Replace Brick Col's.	5	ea	$3,200	$16,000	
Demo Toilet Rm 203	65	sq.ft.	$55	$3,575	
Repair Masonry / Wood Walls	150	sq.ft.	$35	$5,250	
Restore Wd. Deck @ Porch	65	sq.ft.	$32	$2,080	inc. railing
Restore Wd Trim@Door/Windows	3	ea	$1,800	$5,400	inc. new window to rm. 107
Restore/Replace 2nd fl. Wd. Cols.	6	ea	$1,600	$9,600	inc. painting
Demo Brick @ South Bsmt.	1	ea	$8,000	$8,000	remove modern bricks
Repair/Replace Brick @S.Bsmt.	1	ea	$24,000	$24,000	
Regrade at South Basement	1	ea	$12,000	$12,000	
Demo North Side Conc.Steps	1	ea	$600	$600	
Replace/adjust Window 4A	1	ea	$2,500	$2,500	inc. masonry
Replace North Steps w/ Wood	6	risers	$350	$2,100	
Selective Demo/Repair Subtotal:				**$200,655**	
West Porch (12'x16')					
Demo of porch/terrace	1	each	$8,500	$8,500	inc. labor
Replacemnent Footings	4	each	$600	$2,400	inc. labor
Wood Floor/Roof Framing	1	each	$8,600	$8,600	inc. labor
Columns	6	each	$1,800	$10,800	inc. labor
Finish Wood Trim	80	l.f.	$180	$14,400	inc. labor
Railings	46	l.f.	$280	$12,880	inc. labor
Wood Steps	7	each	$350	$2,450	inc. stringers
Repair Windows/Trim	2	ea	$2,800	$5,600	inc. painting
Replacement Shutters	4	pairs	$980	$3,920	inc. painting
Regrade: Elim. Window wells	2	ea	$5,000	$10,000	inc. regrading
Roofing (metal)	2	sq	$1,550	$3,100	inc. membrane underlay
Paint exposed wood	1	each	$3,800	$3,800	inc. prime and prep.
Porch Subtotal:				**$86,450**	
Roofing					
Demo of Exist. Metal Roof	3700	sq.ft.	$3	$10,730	
Wood Shingle Roof	37	sq.	$2,350	$86,950	inc. red-brown staining
Wood Snowboards	225	l.f.	$21	$4,725	
Stainless Stl. Fasteners	75	each	$56	$4,200	
Chimney Flashing (copper)	4	each	$1,600	$6,400	
Roof Subtotal:				**$113,005**	
Masonry Painting/Striping					
Paint Masonry	5860	sq.ft.	$9	$50,396	2coats plus prep.
Apply Joint Painted Striping	5860	sq.ft.	$6	$33,402	
Scaffolding Rental	1	each	$12,000	$12,000	
Masonry Treatment Subtotal:				**$95,798**	

Class C Cost Estimate for Ultimate Treatment and Use
Mid-2005

Work Item	Qty.	Unit	Unit Cost	**Sub-Total**	Comments
HVAC/Elect/Fire Protection					
HVAC/Elect Demo / Disposal	1	each	$15,000	$15,000	
AHU-1 2.5-Ton	1	each	$5,875	$5,875	
AHU-2 3-Ton	1	each	$6,475	$6,475	
AHU-3 2.5-Ton	1	each	$5,875	$5,875	
AHU-4 4-Ton	1	each	$7,675	$7,675	
Pump Circulator	5	each	$2,225	$11,125	
Domestic Water Piping	1	l.f.	$110	$110	
Boiler Water Treatment	1	each	$6,100	$6,100	
Remove Aband. Disconnect	1	each	$930	$930	
Reattach Raceway/Check	1	each	$1,450	$1,450	
Clean / Relamp Lights	50	fixture	$220	$11,000	
New Light Fixtures	50	fixture	$295	$14,750	
NFPA 13D Fire Sup. Sys	1	each	$73,000	$73,000	
Fire Alarm System	1	each	$5,650	$5,650	
Systems Subtotal				**$165,015**	

TOTAL Ultimate Treatment and Use Costs: $660,923

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Appendix A: Drawings

CAD Generated Base Drawing Set (2005)

Drawing Number 412/80876
Package Number CHOH/74838

Included within this submission:

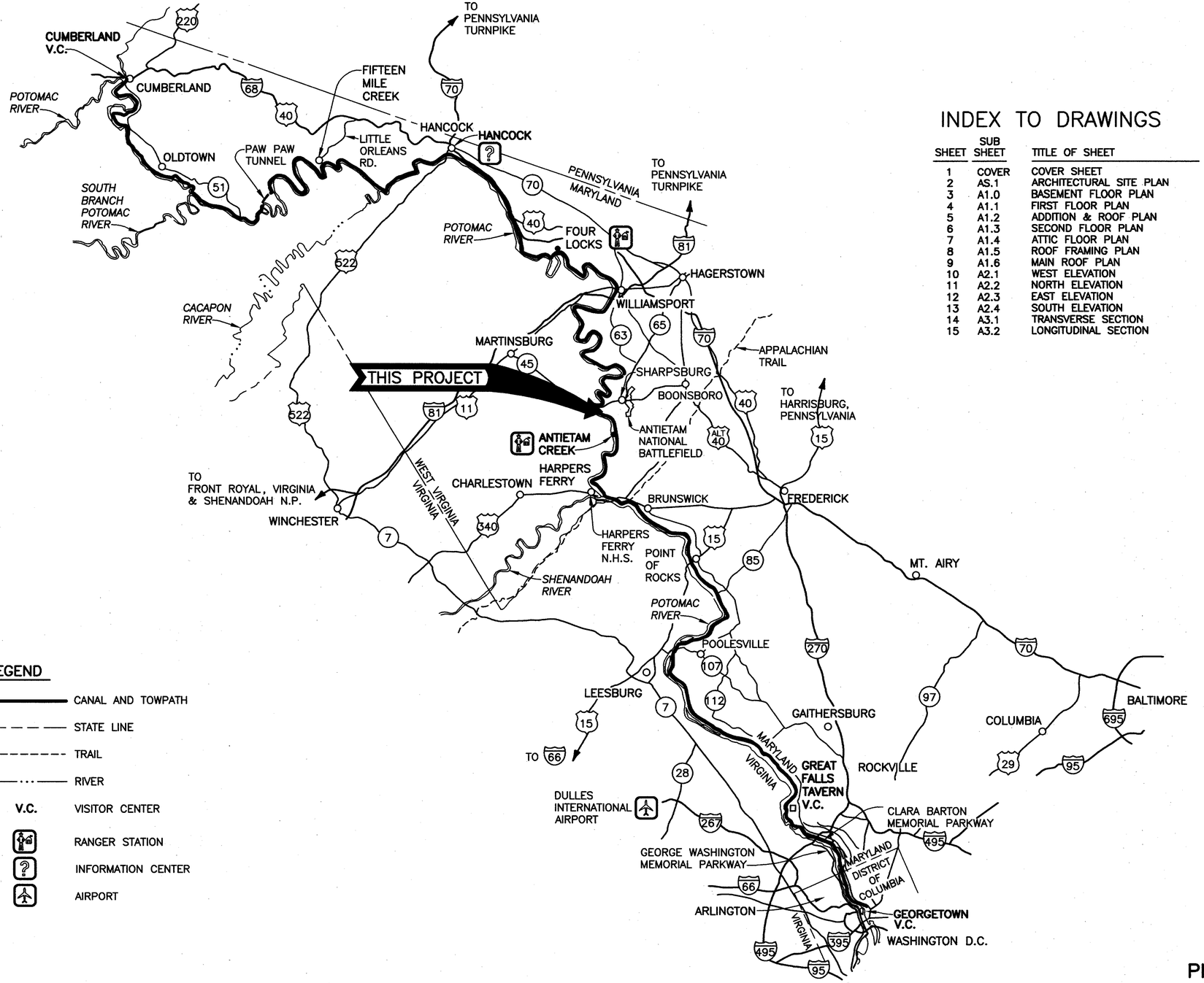
Sub Sheet No.	Title	Sheet/Total
Cover	Cover Sheet	1/15
AS.1	Architectural Site Plan	2/15
A1.0	Basement Floor Plan	3/15
A1.1	First Floor Plan	4/15
A1.2	Addition Plan & Roof	5/15
A1.3	Second Floor Plan	6/15
A1.4	Attic Floor Plan	7/15
A1.5	Roof Framing Plan	8/15
A1.6	Main Roof Plan	9/15
A2.1	West Elevation	10/15
A2.2	North Elevation	11/15
A2.3	East Elevation	12/15
A2.4	South Elevation	13/15
A3.1	Transverse Section	14/15
A3.2	Longitudinal Section	15/15

DSC Generated Documentation (1978)

Drawing Number 412/26019
Package Number CHOH/na

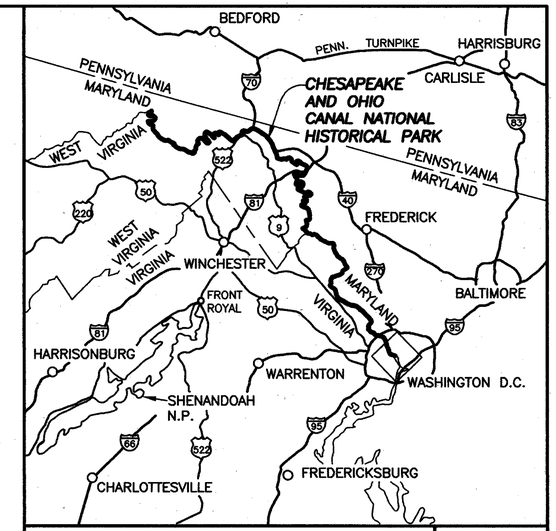
Available from C&O National Historical Park. Also available on the final HSR CD. The following is an index of these drawings, not included herein:

Sub Sheet No.	Title	Sheet/Total
1	Cover Sheet	1/34
2	Basement Plan	2/34
3	First Floor Plan	3/34
4	Second Floor Plan	4/34
5	Attic Floor Plan	5/34
6	Roof Framing Plan	6/34
7	West Building Elevation	7/34
8	North Building Elevation	8/34
9	East Building Elevation	9/34
10	South Building Elevation	10/34
11	Transverse Section	11/34
12	Longitudinal Section	12/34
13	Finish, Window, Trim, Fireplace and Door Schedules	13/34
14	Door Details	14/34
15	Door Details	15/34
16	Door Details	16/34
17	Door Details	17/34
18	Door Details	18/34
19	Door Details	19/34
20	Door Details	20/34
21	Window Details	21/34
22	Window Details	22/34
23	Window Details	23/34
24	Window Details	24/34
25	Window Details	25/34
26	Basemold, Chair-rail Details	26/34
27	Fireplaces /Room 105; Room 201	27/34
28	Fireplace Details	28/34
29	Fireplace and Misc. Details	29/34
30	Mantel Sections & Details	30/34
31	Mantel Sections & Details	31/34
32	Misc. Details	32/34
33	Stair & Misc. Details	33/34
34	Stair #2 & Misc. Details	34/34



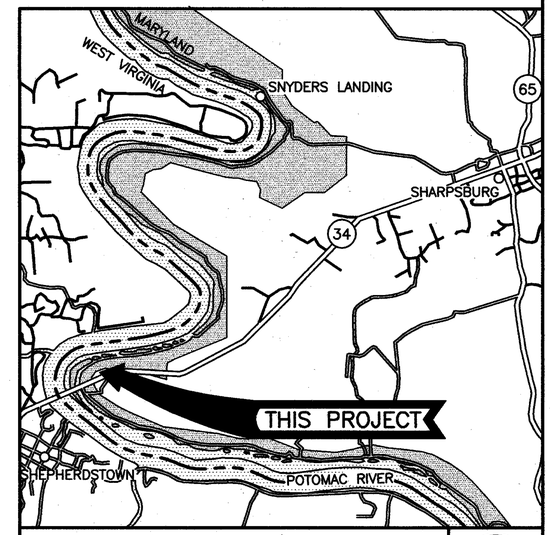
INDEX TO DRAWINGS

SHEET	SUB SHEET	TITLE OF SHEET
1	COVER	COVER SHEET
2	AS.1	ARCHITECTURAL SITE PLAN
3	A1.0	BASEMENT FLOOR PLAN
4	A1.1	FIRST FLOOR PLAN
5	A1.2	ADDITION & ROOF PLAN
6	A1.3	SECOND FLOOR PLAN
7	A1.4	ATTIC FLOOR PLAN
8	A1.5	ROOF FRAMING PLAN
9	A1.6	MAIN ROOF PLAN
10	A2.1	WEST ELEVATION
11	A2.2	NORTH ELEVATION
12	A2.3	EAST ELEVATION
13	A2.4	SOUTH ELEVATION
14	A3.1	TRANSVERSE SECTION
15	A3.2	LONGITUDINAL SECTION



VICINITY MAP

SCALE IN MILES 22 0 22



LOCATION MAP

SCALE IN MILES .5 0 .5 1

LEGEND

- CANAL AND TOWPATH
- STATE LINE
- TRAIL
- RIVER
- V.C. VISITOR CENTER
- RANGER STATION
- INFORMATION CENTER
- AIRPORT

CHESAPEAKE AND OHIO CANAL NATIONAL HISTORICAL PARK

SCALE IN MILES 5 0 5 10

PMIS 74838

A/E FIRM – A/E CONTRACT NUMBER		CONSTRUCTION DOCUMENTS	TITLE OF DRAWING	DRAWING NO.
ARCH/PRIME: GWWO INC. BALTIMORE, MD	MECH/ELEC: HENRY ADAMS BALTIMORE, MD	UNITED STATES DEPARTMENT OF THE INTERIOR	FERRY HILL PLANTATION HOUSE	412 80876
HISTORIAN: PAULA REED HAGERSTOWN, MD	STRUCTURAL: FAISANT BALTIMORE, MD	NATIONAL PARK SERVICE DENVER SERVICE CENTER	LOCATION WITHIN PARK: CHOH FOUR LOCKS DISTRICT; NAME OF PARK: CHESAPEAKE & OHIO CANAL NATIONAL HISTORICAL PARK	PKG. NO. CHOH 74838 — SHEET 1 OF 15
			REGION: NATL CAPITAL; COUNTY: MONTGOMERY; STATE: MARYLAND	

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\CS-1.DWG

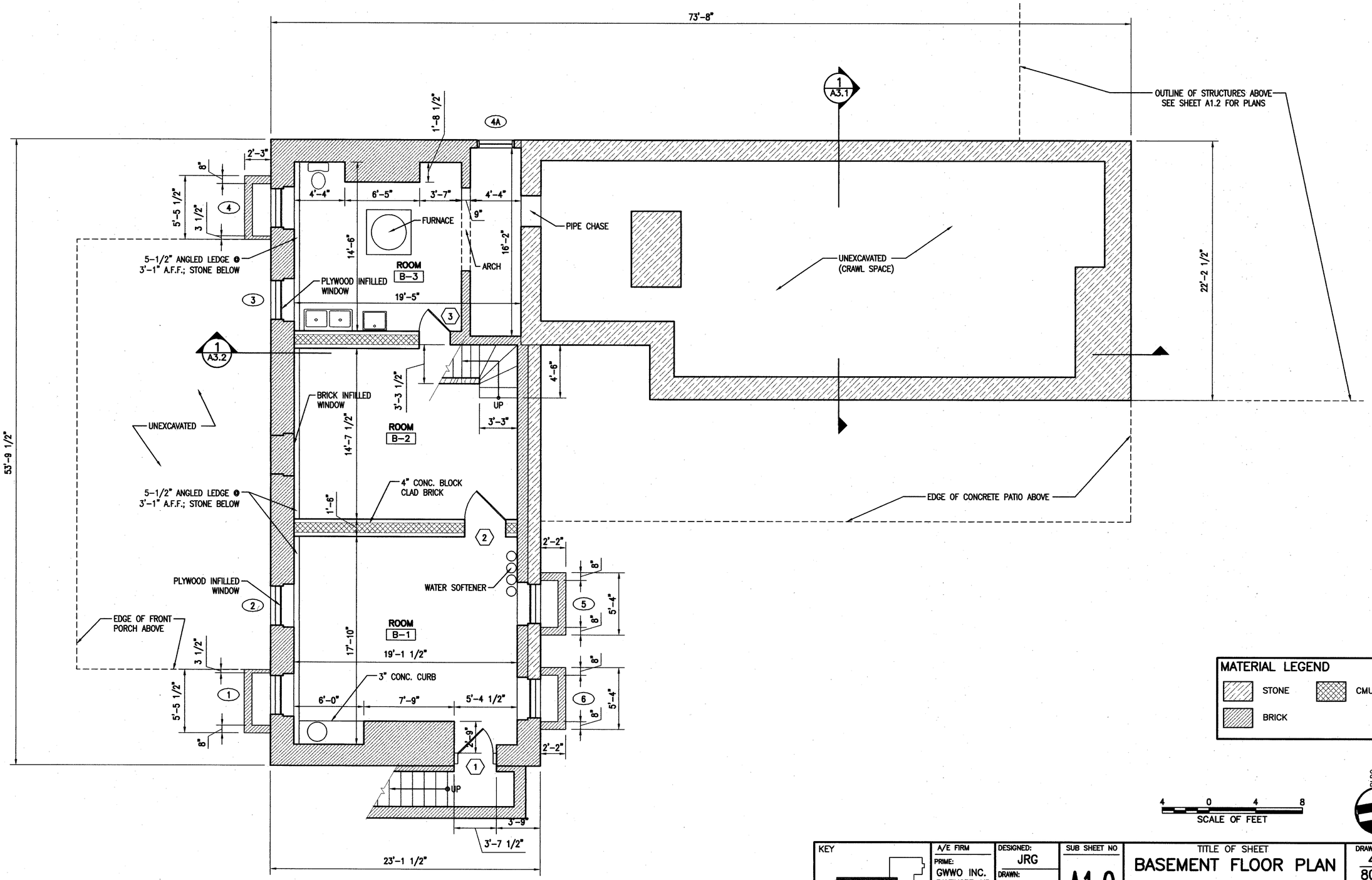


NOTE: SITE INFORMATION HAS BEEN PROVIDED BY THE NATIONAL CAPITAL REGION OF THE NATIONAL PARK SERVICE.

100 0 100 200
SCALE OF FEET

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: SEE NOTE DRAWN: SEE NOTE TECH. REVIEW: DGW DATE: 09–05	SUB SHEET NO AS.1	TITLE OF SHEET ARCHITECTURAL SITE PLAN FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 2 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\AS-1.DWG



MATERIAL LEGEND

- STONE
- CMU
- BRICK

4 0 4 8
SCALE OF FEET

BLDG NORTH

KEY

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A1.0	TITLE OF SHEET BASEMENT FLOOR PLAN FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 3 OF 15	

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-0.DWG

103'-9 1/2"
TO EASTERN FACE OF ADDTION

1
A3.1

64'-1 1/2"

SEE SHEET A1.2 FOR PLAN

4'-0 1/2" | 3'-3" | 5'-4 1/2" | 3'-3" | 4'-9 1/2" | 3'-3" | 4'-2" | 3'-3" | 4'-10" | 3'-3" | 4'-3 1/2" | 3'-7" | 4'-4" | 3'-2" | 4'-4" | 2'-10" | 2'-1 1/2"

11 | 12 | 13 | 14 | 15 | 16 | 17 | 18

WOOD PORCH POST, TYP.

BRICK PAVED PORCH & STAIR

PORTICO
102

ROOM
104
CARPET

ROOM
105
CARPET

ROOM
107
CARPET

ENTRANCE HALL
103
WOOD

ROOM
106
CARPET OVER CONCRETE

ROOM
101
WOOD

PORCH
108

CARPET

WOOD BOARDS BELOW

UP

PARGING OVER CURVED BRICK COLUMNS, TYP.

1
A3.2

53'-9 1/2" | 36'-10 1/2" | 8'-7" | 8'-4"

4'-0 1/2" | 3'-8" | 4'-3" | 3'-8" | 7'-7" | 7'-7" | 7'-4" | 3'-8" | 4'-0" | 3'-8" | 4'-4"

1'-7 1/2" | 5'-1 1/2" | 3'-6" | 14'-10 1/4" | 14'-10 3/4" | 15'-6 1/2" | 15'-3" | 20'-9" | 20'-9" | 18'-10"

4'-10" | 1'-11 1/4" | 6'-6" | 1'-9" | 4'-8" | 19'-11 1/2" | 9'-2" | 9'-0 1/2" | 2'-1" | 7'-11" | 4 1/2"

15'-4 1/2" | 7'-0" | 37'-5 1/2" | 34'-5" | 9'-9" | 19'-8" | 9'-11" | 3'-0 1/2"

3'-2" | 4'-8" | 3'-2" | 3'-2" | 4'-4" | 3'-2" | 6'-6 1/2" | 3'-0 1/2"

26 | 25 | 24

6'-0 1/2" | 3'-8" | 4'-5 1/2" | 3'-8" | 4'-1"

28 | 27 | 29 | 30

9'-11 1/2" | 9'-9" | 10'-1" | 9'-4" | 40'-1"

6'-9" | 7'-6 1/2" | 1'-11 1/4" | UP | 10'-5 1/2"

12'-0 1/4" | 23'-1 1/2"

MATERIAL LEGEND

- STONE
- CMU
- BRICK
- WOOD

4 0 4 8
SCALE OF FEET

BLDG NORTH

KEY

A/E FIRM
PRIME: GWWO INC. BALTIMORE, MD
SUB:

DESIGNED: JRG
DRAWN: BJB
TECH. REVIEW: DGW
DATE: 09-05

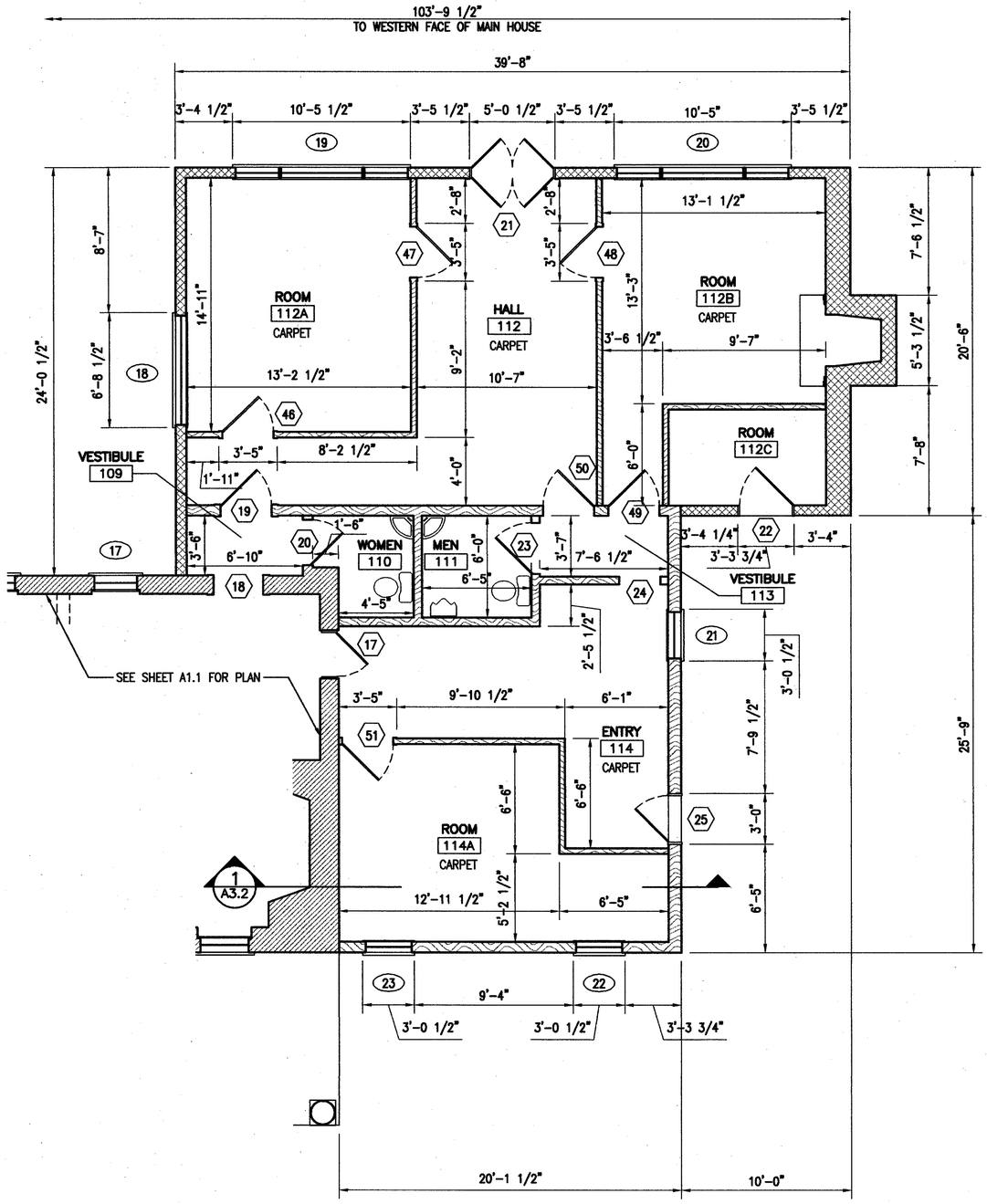
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A1.1

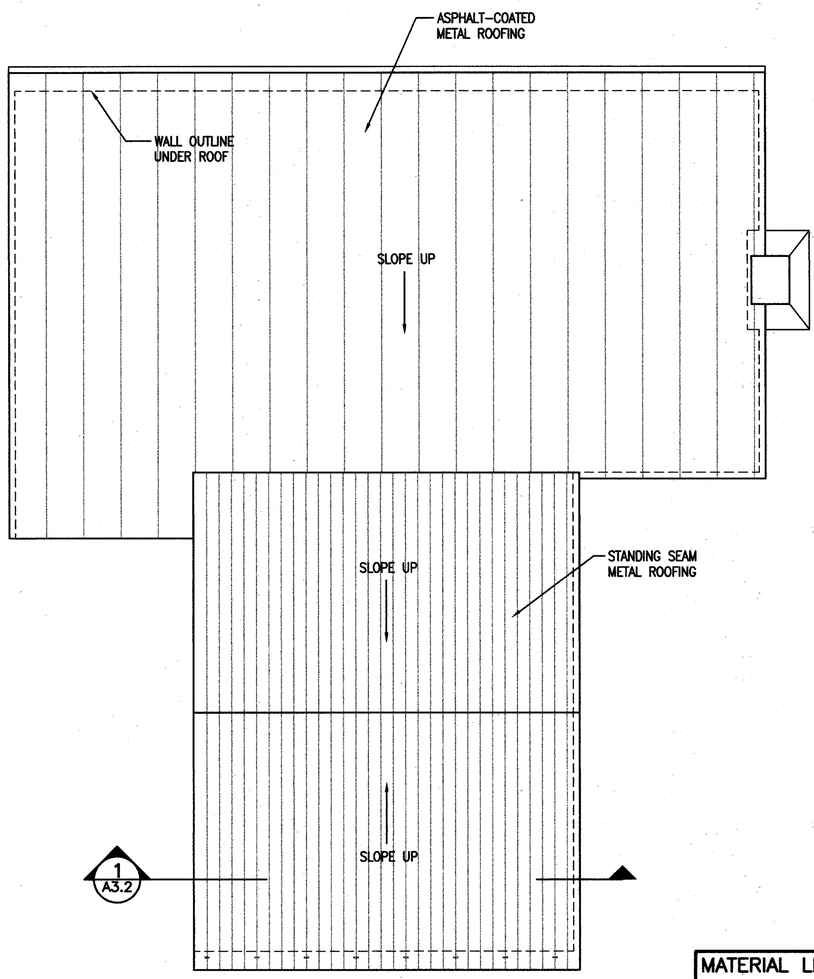
TITLE OF SHEET
FIRST FLOOR PLAN

FERRY HILL PLANTATION HOUSE
C&O CANAL NATIONAL HISTORICAL PARK

DRAWING NO. 412 80876
PKG. NO. CHOH 74838
SHEET 4 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-1.DWG





MATERIAL LEGEND

STONE	CMU
BRICK	WOOD

4 0 4 8
SCALE OF FEET

BLDG NORTH

KEY

A/E FIRM
PRIME: GWWO INC. BALTIMORE, MD
SUB:

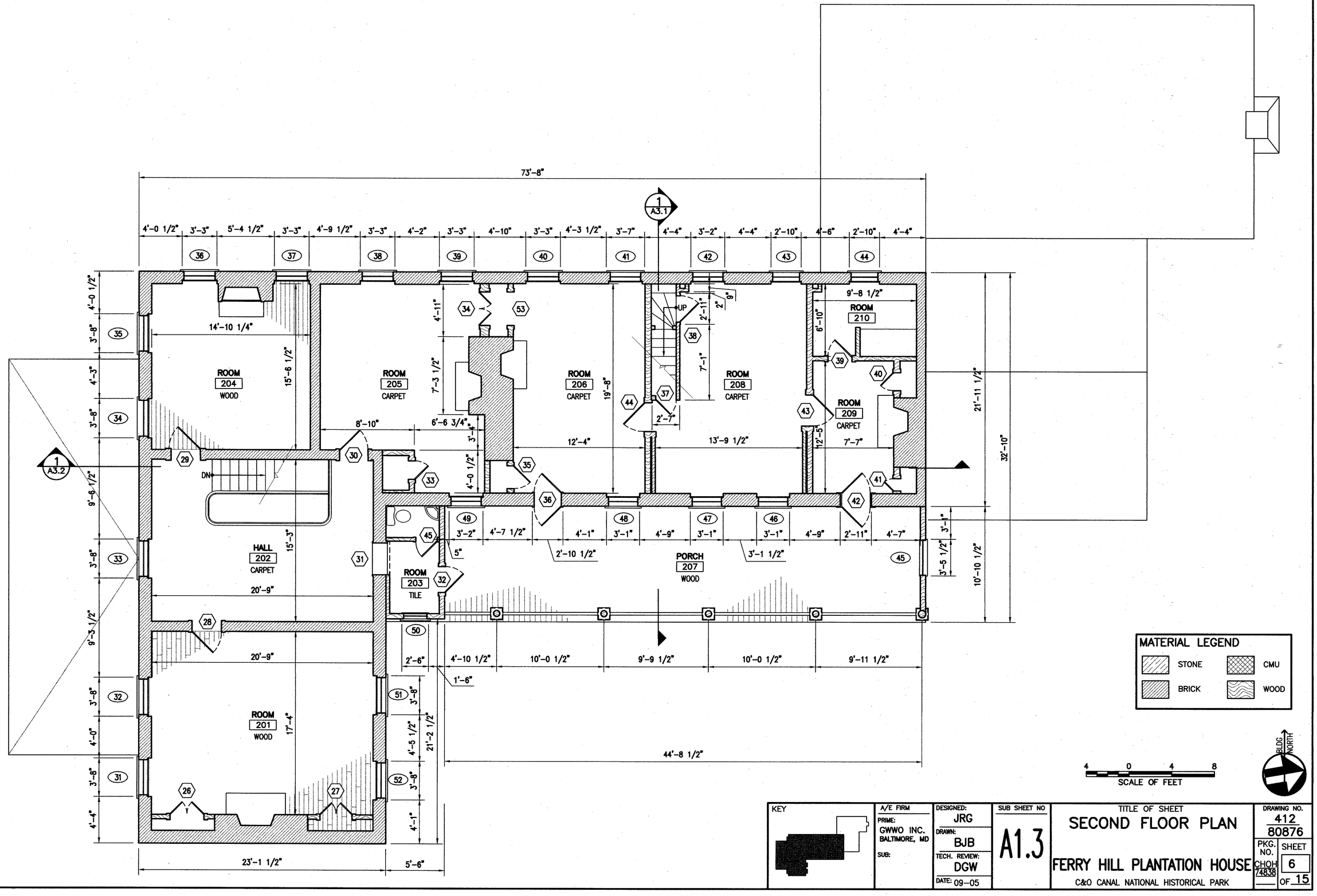
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DRAWN: BJB
TECH. REVIEW: DGW
DATE: 09-05

SUB SHEET NO: A1.2

TITLE OF SHEET
ADDITION & ROOF PLAN
FERRY HILL PLANTATION HOUSE
C&O CANAL NATIONAL HISTORICAL PARK

DRAWING NO. 412 80876
PKG. NO. CHOH 74838
SHEET 5 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-2.DWG



MATERIAL LEGEND

STONE	CMU
BRICK	WOOD

4 0 4 8
SCALE OF FEET

BLDG NORTH

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-3.DWG

KEY

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SUB:

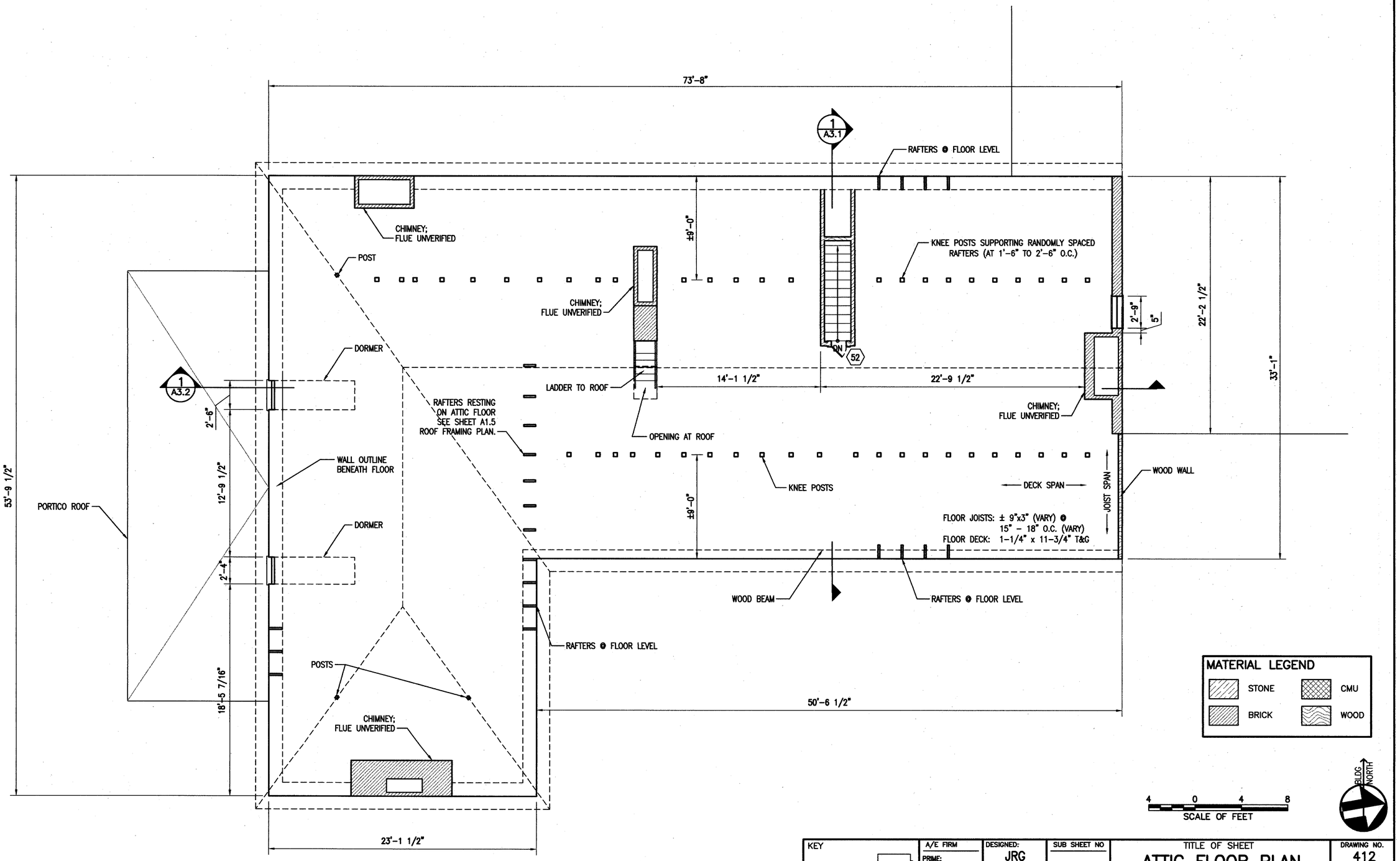
DESIGNED: JRG
DRAWN: BJB
TECH. REVIEW: DGW
DATE: 09-05

SUB SHEET NO
A1.3

TITLE OF SHEET
SECOND FLOOR PLAN

FERRY HILL PLANTATION HOUSE
C&O CANAL NATIONAL HISTORICAL PARK

DRAWING NO. 412 80876
PKG. NO. CHOH 74838
SHEET 6 OF 15



MATERIAL LEGEND

STONE	CMU
BRICK	WOOD

4 0 4 8
SCALE OF FEET

BLDG NORTH

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-4.DWG

KEY

A/E FIRM
PRIME: GWWO INC. BALTIMORE, MD
SUB:

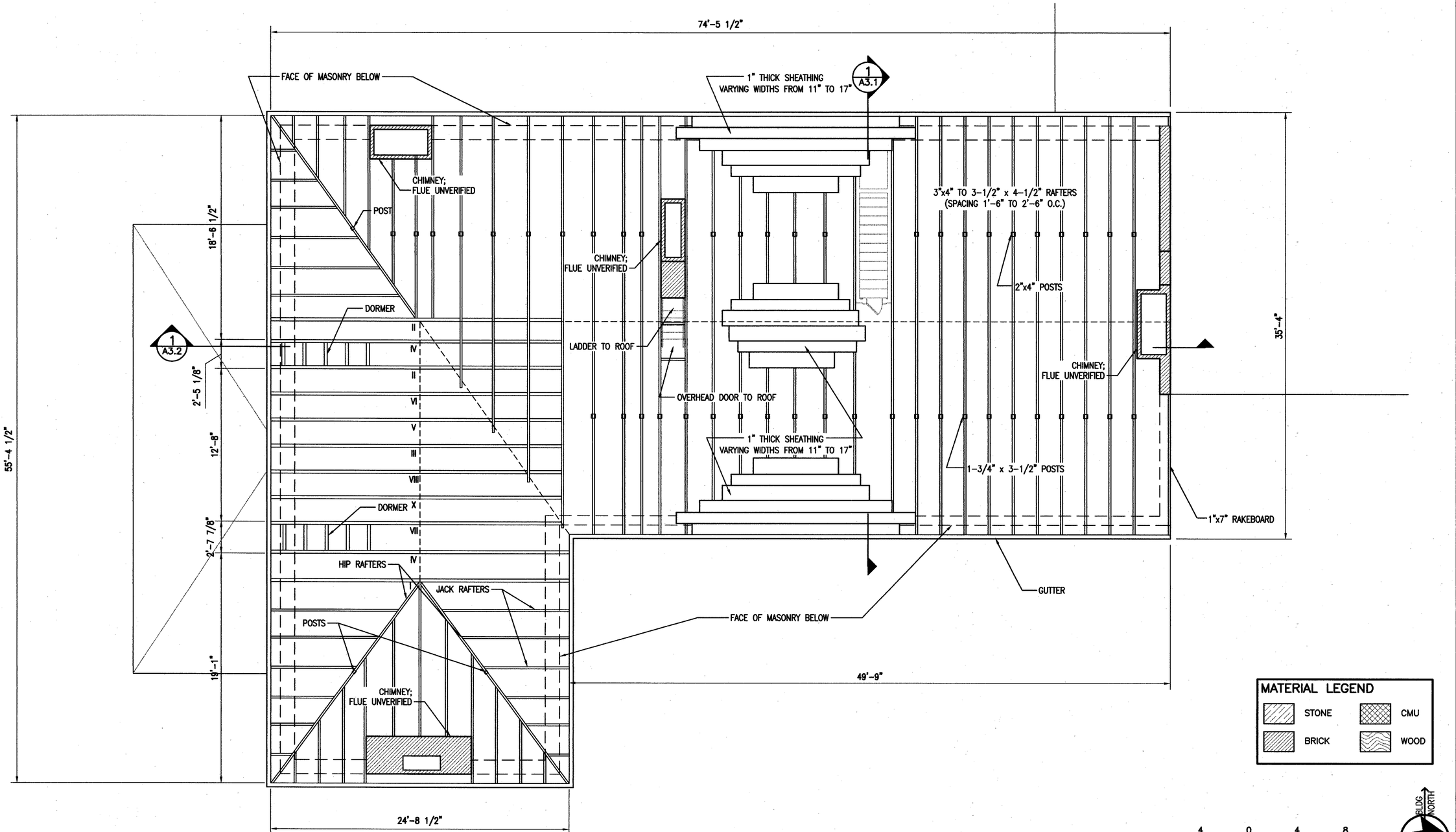
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DRAWN: BJB
TECH. REVIEW: DGW
DATE: 09-05

SUB SHEET NO
A1.4

TITLE OF SHEET
ATTIC FLOOR PLAN

FERRY HILL PLANTATION HOUSE
C&O CANAL NATIONAL HISTORICAL PARK

DRAWING NO. 412 80876
PKG. NO. CHOH 74838
SHEET 7 OF 15



MATERIAL LEGEND

STONE	CMU
BRICK	WOOD

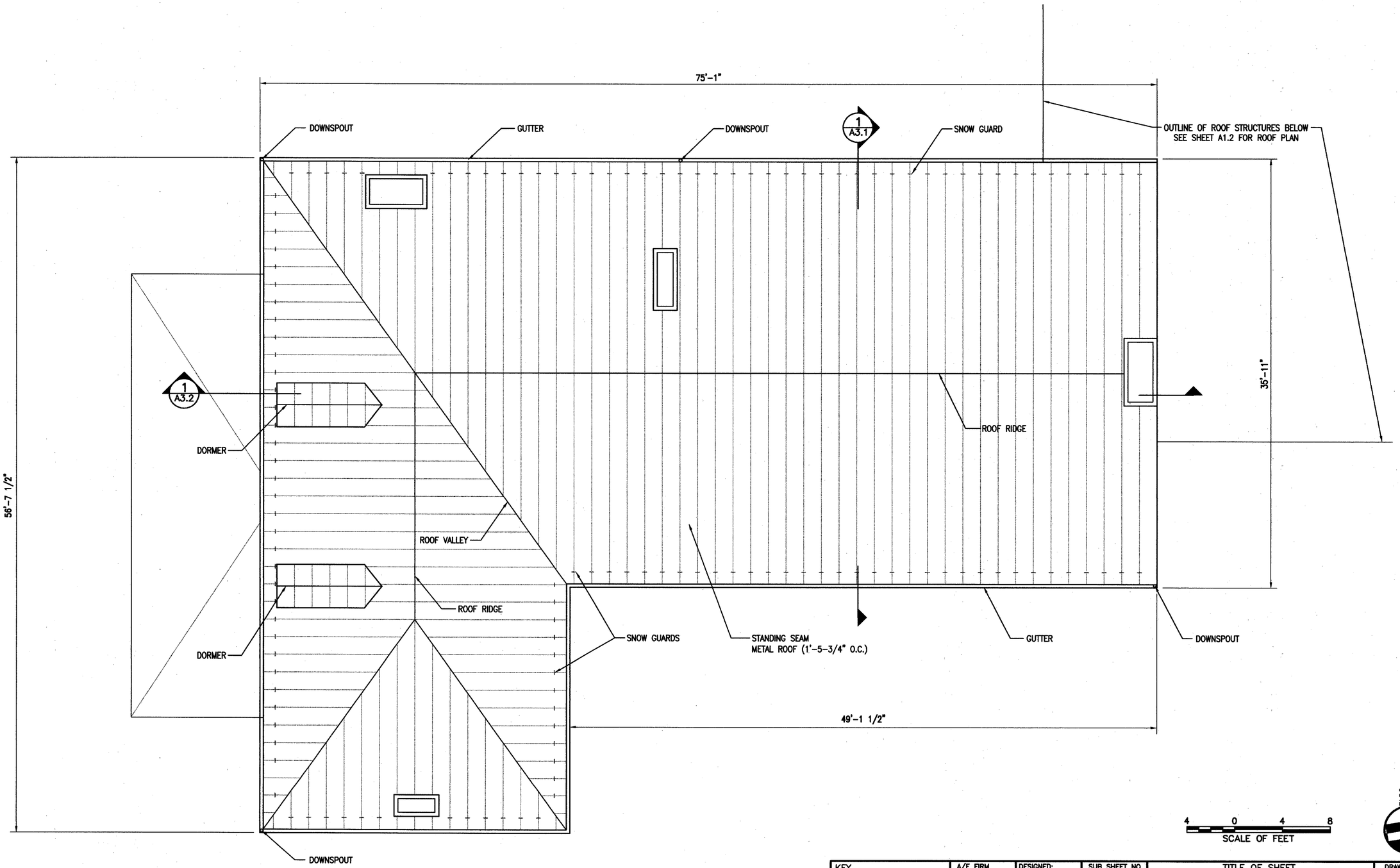
4 0 4 8
SCALE OF FEET

BLDG NORTH

KEY

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A1.5	TITLE OF SHEET ROOF FRAMING PLAN FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 8 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-5.DWG



4 0 4 8
SCALE OF FEET

BLDG NORTH

KEY

A/E FIRM
PRIME: GWWO INC. BALTIMORE, MD
SUB:

DESIGNED: JRG
DRAWN: BJB
TECH. REVIEW: DGW
DATE: 09-05

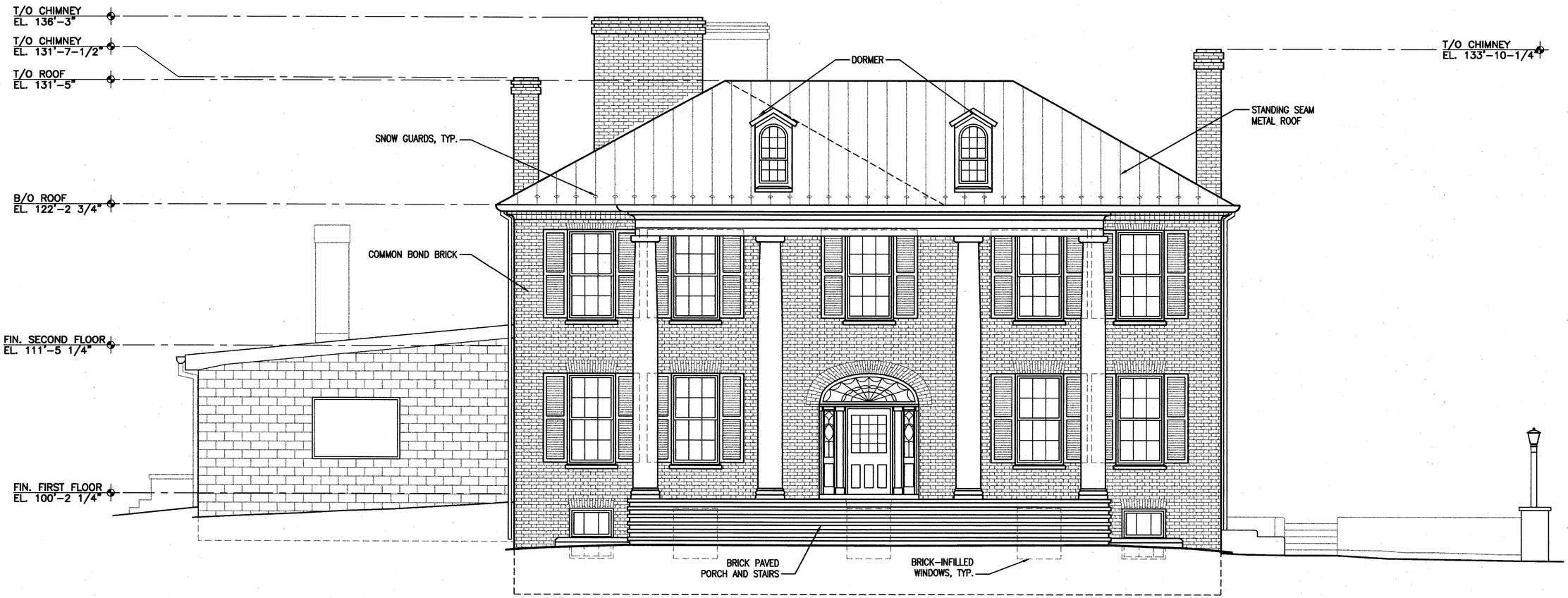
SUB SHEET NO
A1.6

TITLE OF SHEET
MAIN ROOF PLAN

FERRY HILL PLANTATION HOUSE
C&O CANAL NATIONAL HISTORICAL PARK

DRAWING NO. 412 80876
PKG. NO. CHOH 74838
SHEET 9 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A1-6.DWG



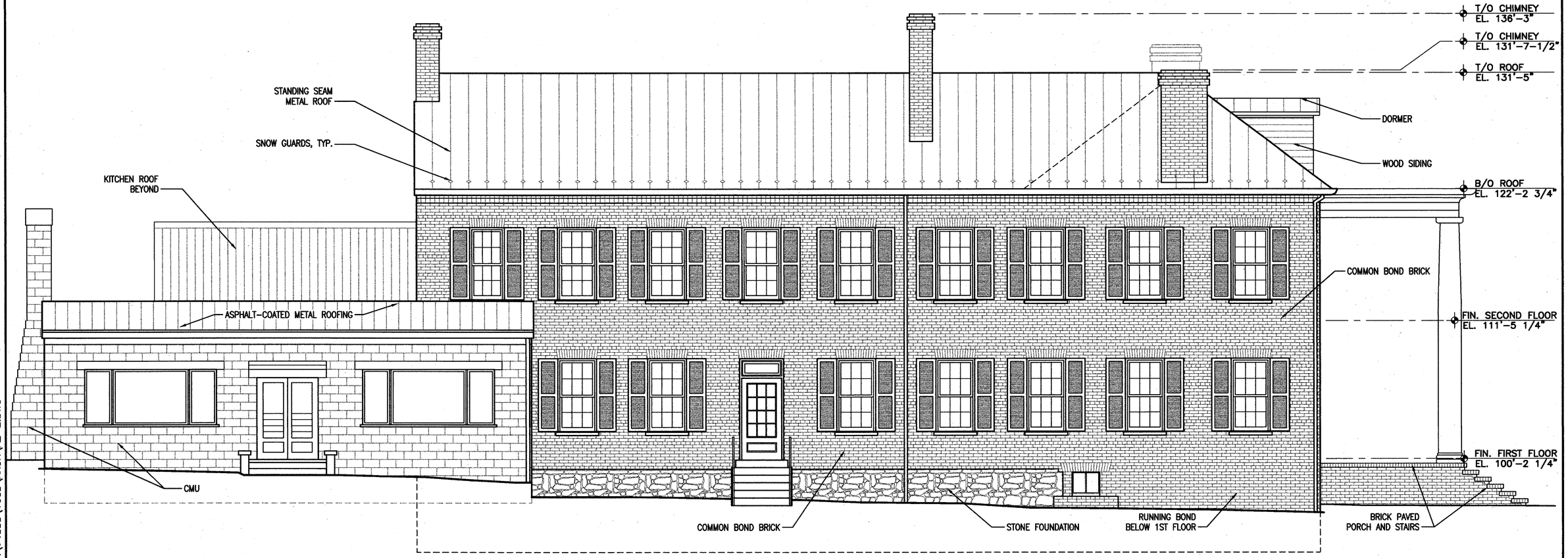
1 / A2.1 WEST ELEVATION
SCALE (A)

MATERIAL LEGEND
BRICK
CMU
METAL ROOF

4 0 4 8
SCALE OF FEET

SEPTEMBER 2005 · AUTOCAD2000 · P:\CHOH\74838\16CD\ARCH\A2-1.DWG

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A2.1	TITLE OF SHEET WEST ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 10 OF 15



1 / A2.2 NORTH ELEVATION
SCALE A

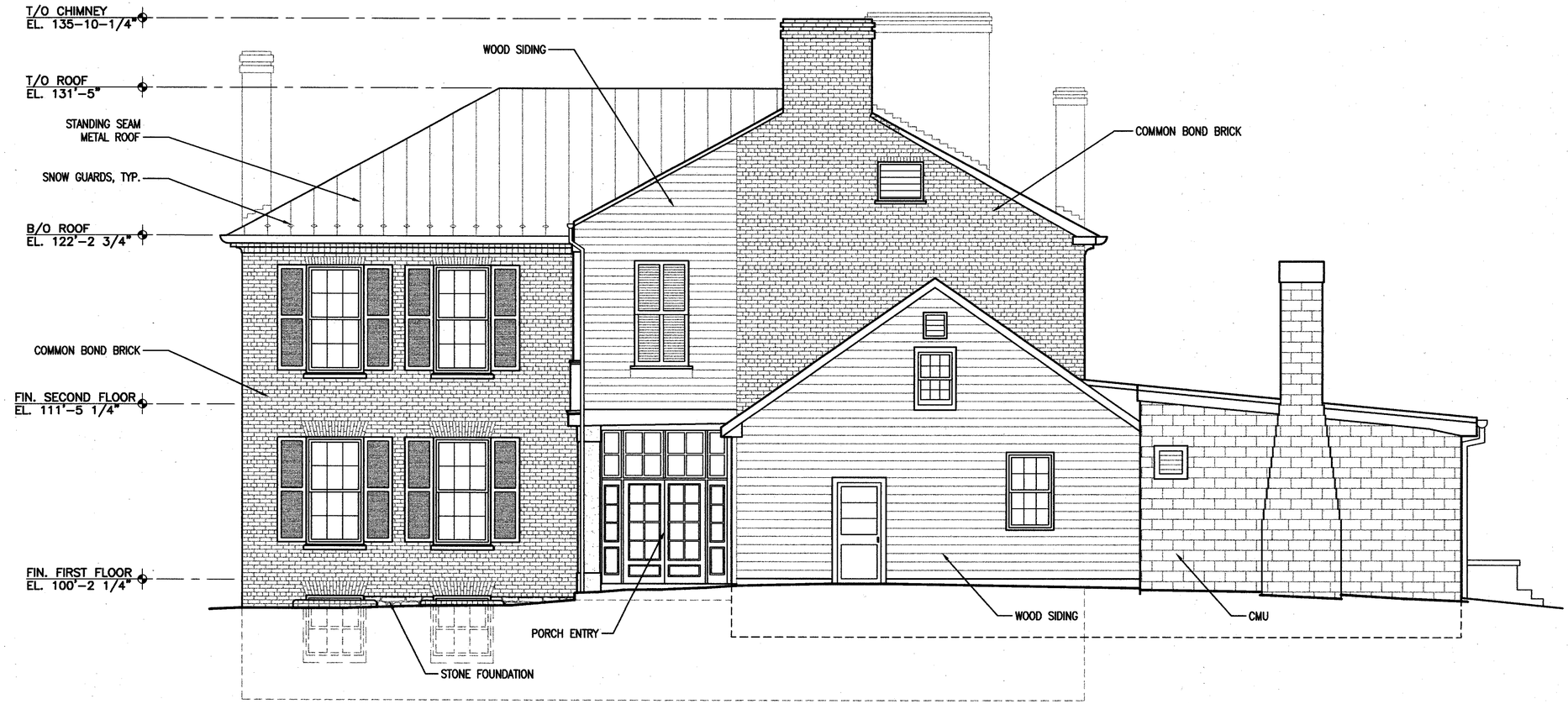
MATERIAL LEGEND

BRICK	CMU
METAL ROOF	STUCCO
WOOD SIDING	STONE

4 0 4 8
SCALE OF FEET

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A2.2	TITLE OF SHEET NORTH ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 / 80876 PKG. NO. CHOH 74838 SHEET 11 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A2-2.DWG



1 / A2.3 EAST ELEVATION
SCALE A

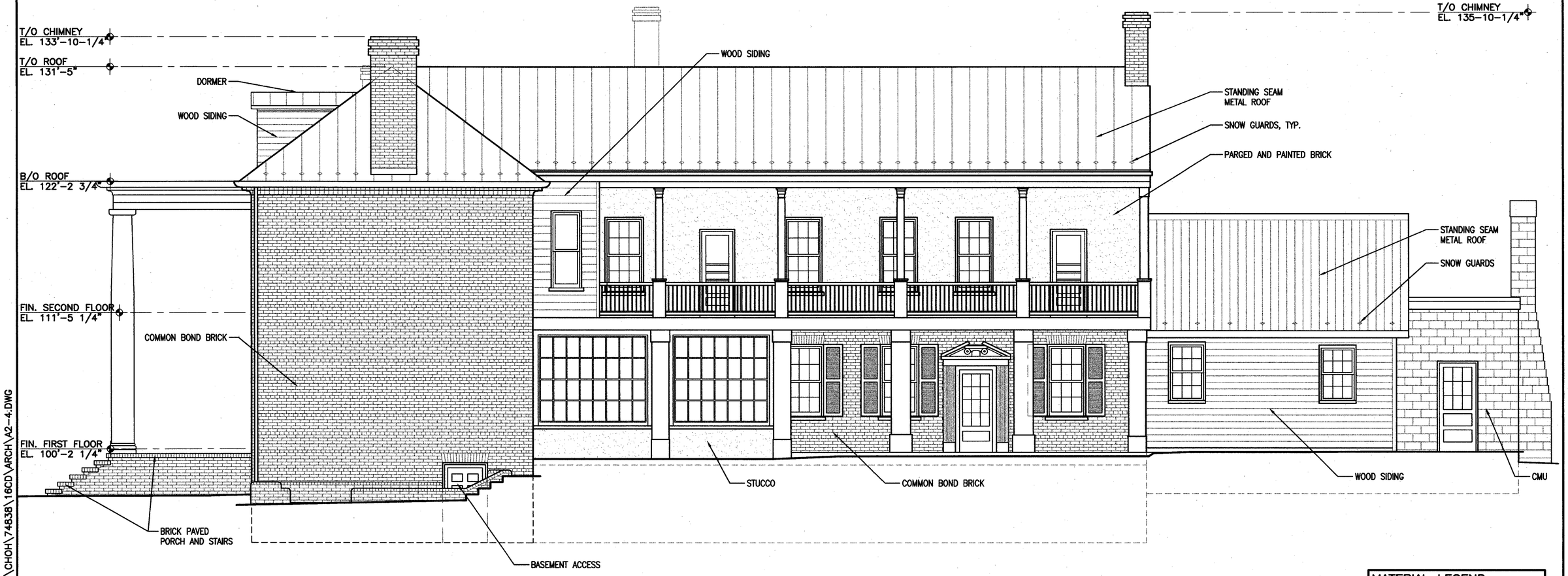
MATERIAL LEGEND

BRICK	CMU
METAL ROOF	STUCCO
WOOD SIDING	STONE

4 0 4 8
SCALE OF FEET

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A2.3	TITLE OF SHEET EAST ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 12 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A2-3.DWG



1 / A2.4 SOUTH ELEVATION
SCALE A

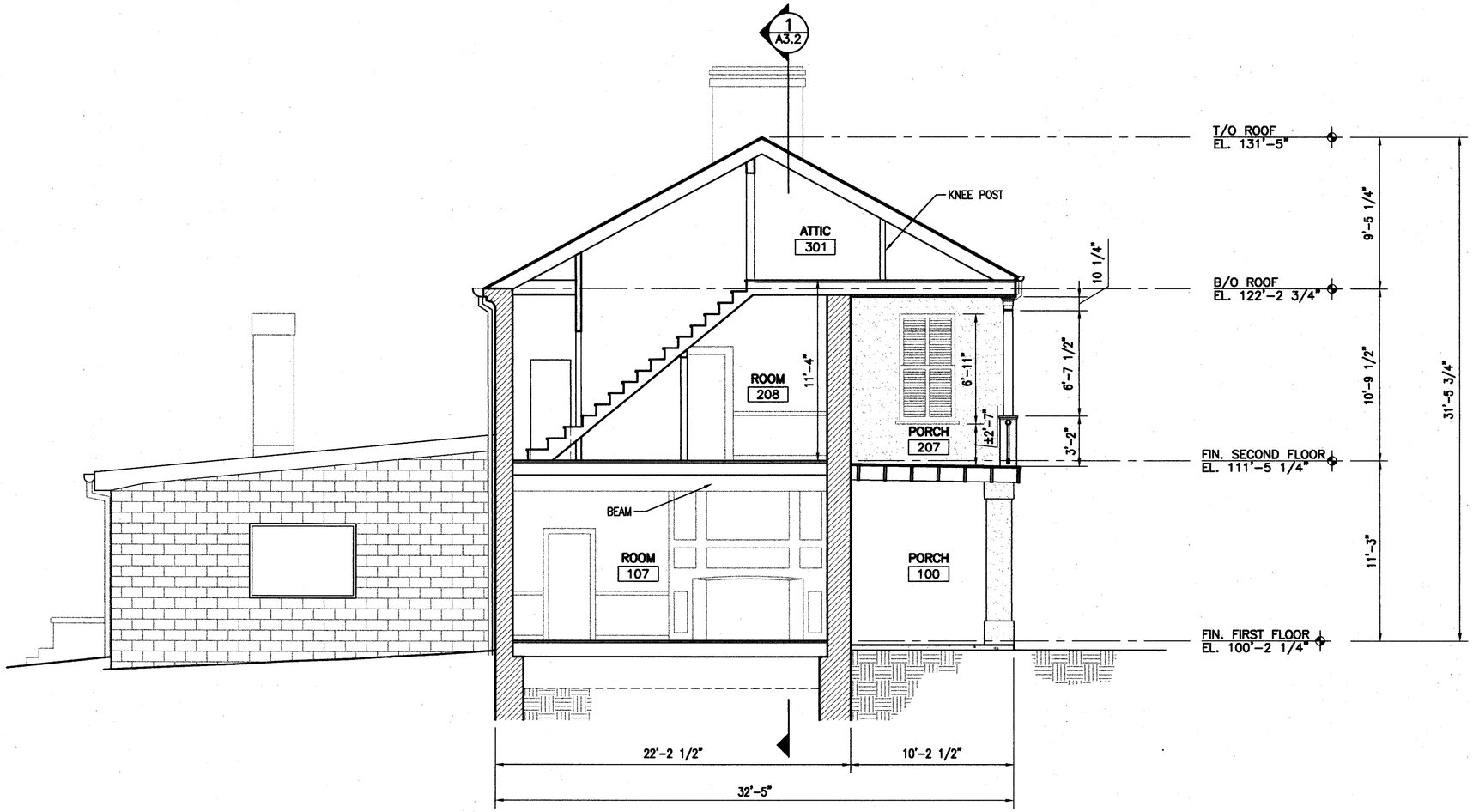
MATERIAL LEGEND

BRICK	CMU
METAL ROOF	STUCCO
WOOD SIDING	

4 0 4 8
SCALE OF FEET

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A2-4.DWG

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A2.4	TITLE OF SHEET SOUTH ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 13 OF 15



1 A3.1 TRANSVERSE SECTION

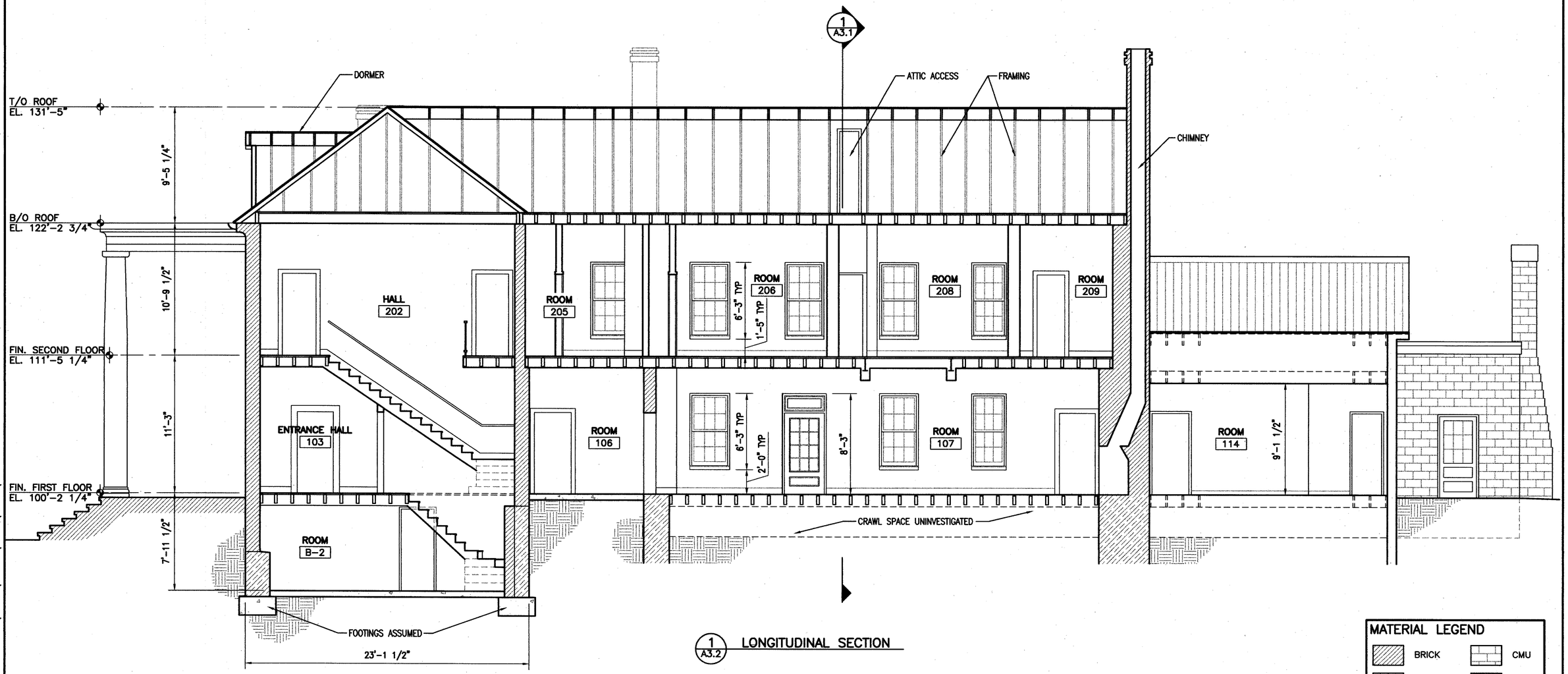
MATERIAL LEGEND

BRICK	CMU
STUCCO	CONC.

4 0 4 8
SCALE OF FEET

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A3.1	TITLE OF SHEET TRANSVERSE SECTION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 14 OF 15

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A3-1.DWG



1 A3.2 LONGITUDINAL SECTION

MATERIAL LEGEND

BRICK	CMU
METAL ROOF	EARTH
STONE	CONC.

4 0 4 8
SCALE OF FEET

P:\CHOH\74838\16CD\ARCH\A3-2.DWG
AUTOCAD2000
SEPTEMBER 2005

A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB:	DESIGNED: JRG DRAWN: BJB TECH. REVIEW: DGW DATE: 09-05	SUB SHEET NO A3.2	TITLE OF SHEET LONGITUDINAL SECTION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK	DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 15 OF 15

Appendix B: Photographic Inventory

35mm Black and White Documentation

The following photographs were taken by Paula Reed Associates in the fall of 2004.

01 of 113 Front Elevation, east view
02 of 113 Front Elevation, SE view
03 of 113 Front Elevation, NE view
04 of 113 Detail, stone retaining wall and steps
05 of 113 Detail, iron gate, stone retaining wall
06 of 113 Front elevation, east view
07 of 113 Molded brick cornice, SW corner
08 of 113 Detail, modern porch deck covering
09 of 113 Detail, front elevation window
10 of 113 Detail, door sill, main entrance
11 of 113 Detail entrance transom and side lights
12 of 113 Detail side light
13 of 113 Front elevation detail entrance transom and arch
14 of 113 Detail, front entrance
15 of 113 Possible brick repair at location of earlier porch attachment
16 of 113 South elevation, front section
17 of 113 Detail, original painting, staining and striping
18 of 113 West view, east elevation
19 of 113 Upper porch, SW view, replaced posts
20 of 113 South elevation, north view
21 of 113 South wall, entrance into room 107
22 of 113 Detail, second story porch. Note older columns on right
23 of 113 Upper porch, post and hand rail detail
24 of 113 Upper porch, east end wall
25 of 113 North elevation
26 of 113 South view, concrete block addition
27 of 113 North entrance to room 107
28 of 113 Detail, North wall
29 of 113 Detail, north foundation with original painting
30 of 113 East elevation, west view
31 of 113 East wall of upper level porch
32 of 113 Detail, original window in east wall porch
33 of 113 Detail architecture and chair rail room 101
34 of 113 Room 101, floor detail
35 of 113 Fireplace room 101
36 of 113 Room 101, mantel detail
37 of 113 Mantel detail, room 101
38 of 113 Door from room 101 to room 103
39 of 113 East window room 101
40 of 113 Room 103, main entrance, west view
41 of 113 Room 103, stair and rear entrance
42 of 113 Room 103, Stair detail

43 of 113	Room 103, stair detail
44 of 113	Room 104, Dado, chair rail detail
45 of 113	Room 104, fireplace
46 of 113	Door from Room 104 to Room 103
47 of 113	Room 105 E. view
48 of 113	Room 105, S view
49 of 113	Room 105, South view
50 of 113	Room 105, chair rail alteration, NW corner
51 of 113	Rear porch area with arched entrance to dining room and “office”, Room 106
52 of 113	Infilled opening, near porch area, room 106
53 of 113	Infilled window room 107 S. wall, Room 106
54 of 113	Room 107 location of former partition, South view
55 of 113	Room 107 South view, kitchen entrance
56 of 113	Boxed steel beam, first floor, room 107
57 of 113	Room 107 Chair rail alteration
58 of 113	Room 107, west view, cupboard
59 of 113	Room 107, former door in south wall
60 of 113	Room 107, locating former pantry, back stair wall
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Digital Documentation

A CD containing all the digital images were provided along with the final copy of this report. The following naming convention was used for the digital images:

Example: CHOH FEHI Fig4-064 Rm101 2005

CHOH:	Chesapeake & Ohio Canal National Historical Park
FEHI	Ferry Hill Plantation House
FigX-XXX	Figure number as found in this document for more detailed information about the photo.

The next notation in the convention serves as a general tag to indicate the general type of photo. Some tags include:

RmXXX	Room number
ext	Exterior
hist	Historic Photo
typeX	Window hardware type as described in Section 4.

The final notation in the convention is:

200X	Indicating the year the photo was taken.

Appendix C: Analyses and Tests

Back Stair Rail

In order to determine the character and arrangement of the area referred to as the "Back Hall/Stair/Pantry," the team relied upon the following:

- existing written documentation;
- physical railing components stored in the attic of the property;
- physical exposed evidence in the vicinity of the hall and stair construction, both on the first and second floors; and
- selective demolition of more modern materials that covered clues to the original construction.

The following discussion reviews the information uncovered and summarizes the results of the investigation. The sketch floor plans highlight the layout of the walls, stairs, and openings.

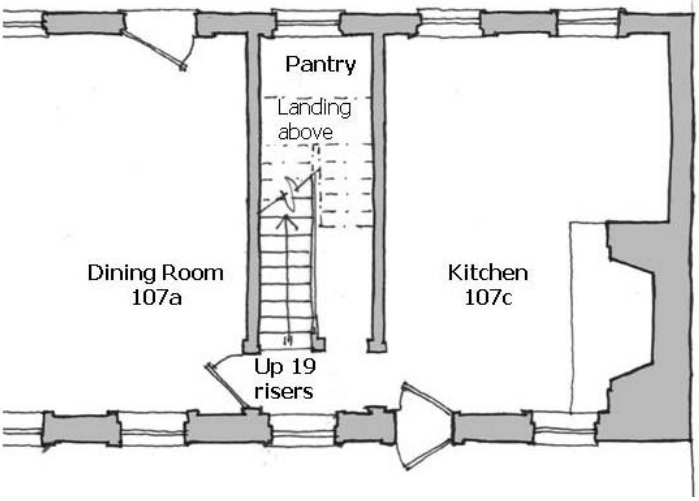


Fig. C-001. First floor plan, east end of current Room 107, showing the original arrangement of the back hall, stairs, and pantry. (GWWO, 2005)

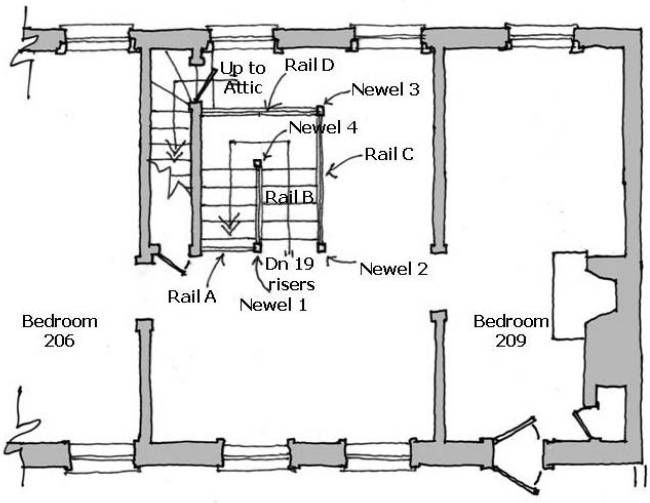


Fig. C-002 Second floor plan, east end, current Room 207, showing the original arrangement of the back stairs, opening, and access to the attic. (GWWO, 2005)

Existing Written Documentation:

In 1978, John Howard Beckenbaugh, the last owner of Ferry Hill Plantation House to live in the property while the back stairs were still in place, described the arrangement to archeologist Robin Ziek:

"When you came in the side door, turned left…hall was to your right…with a door straight ahead into the dining room. The stairs were to the left, leading up to a landing, and then headed up again, along the right side of the hall. The pantry opened up along side of the steps, starting smaller, and opening the entire width of the hall under the steps. There was a window in the pantry." [Ziek, from interview with John Howard Beckenbaugh, June 15-16, 1978.]

"Back Bedroom off the Porch [currently identified as Bedroom 206]: This was used as H.B.'s [John Howard Beckenbaugh's] bedroom. At first, he could only get to the front upstairs area by going out to the porch and inside. Then his father broke through one of the closets and adjoined the rooms. Back Hall: This ran between the two rear rooms. The staircase from downstairs next to the pantry led up here. There was a banister, and you would turn, walk west then south, and go upstairs into the attic. There is, of course, no fireplace in this room. Back room: Bathroom was added by Morrison. It was originally one skinny room…" [Ziek, from interview with John Howard Beckenbaugh, June 15-16, 1978.]

These descriptions help to place the general arrangement of the back stair and pantry area, as drawn in Figures C-001 and C-002. The run of stairs begins to the west side of the hall, and then gets to a landing and continues up on the east. The number of risers on the west has to be great enough to allow for headroom under the landing, in order to access the remainder of the pantry, which is beyond the landing area. The written documentation does not give any indication of the number of risers in each run, or of the size of risers and treads.

Physical Railing Components:

Four newel posts, three hand railings, and two bottom railings have been stored in the attic of the house. A nail was removed from the railing and is described in detail in Appendix C. Although not labeled in any fashion, the design team is confident that these railing components were originally used in the second floor area of the back stair. The newel posts are all of the same cross section, equal to 2-1/2" square with a slightly eased top. The bottoms are notched in

various ways, which accommodated connections to the adjacent floor framing. In most cases, nails are still attached. The railings are 2" round, with a slightly flattened bottom of 1" in width, to receive the balusters. Balusters are rectangular, approximately 1" deep by ¾" wide. The height of the balusters average 34-1/2", creating a top-of-railing height of approximately 36" when fully assembled. Balusters were spaced apart approximately 3-1/2" on-center, with the 1" dimension perpendicular to the stair opening. The base moldings that accept the balusters vary slightly and are discussed separately below.



Fig. C-003. View of Newel post 1, showing ghost of railing and base condition. (GWWO photo, 2005)

Newel post 1:
This newel has the longest overall length, equal to 49-1/2". An elliptical ghost of a hand rail attachment location can be seen on the north side, 9" down from the top. A second round ghost mark of a different hand rail can be seen near the top on the west side. These ghosts confirm its location at the top west side of the stairs, with one rail running along the west side of the upper run of stairs, and the second rail closing off the floor from the stair opening along the west.

The lower portion of this newel was notched into the header that framed the opening. This dimension is 8-1/2", with an inset of 1-1/2" along the bottom. This notch is located 3" above the bottom of the newel, and is the only one of the newels to have this added lower portion. The ¼" notch beyond the upper edge of the main notch conforms to the zone of the flooring covering the floor framing.





Fig. C-004. View of Newel post 2, showing ghost of railing and base condition. (GWWO photo, 2005)

Newel post 2:
This newel terminated the upper run of stairs on the southeast side of the second floor opening. The length of this newel is 45". There is no ghost mark of a railing that ran along the stairs themselves, only a ghost of an upper railing that closed off the floor opening from the adjacent floor area to the east. This ghost conforms to a perpendicular (not oblique) intersection with one of the round railings.

The lower portion of this newel was notched into the header that framed the opening. This length dimension of the notch is 7-1/2". This notch width is 1-1/4" and it almost spans from side to side of the newel, but is cut back the last 5/8" from the side. The outboard side has remnants of off-white trim paint. Ghosts of the flooring line are also evident.





Fig. C-005. View of Newel post 3, showing ghosts of railings and base condition. (GWWO photo, 2005)

Newel post 3:
This newel closed off the northeast corner of the floor opening at the second floor for the back stair. The length of this newel is 44-1/2". There are two ghost marks of railings that ran along two sides of the floor opening. These ghosts conform to a perpendicular (not oblique) intersection with the round railings.

The lower portion of this newel was notched into the header that framed the opening. The arrangement is almost identical to Newel post 2. This length dimension of the notch is 6-1/2". This notch width and depth is 1-5/8" set against one side of the newel. The outboard side has remnants of off-white trim paint. Ghosts of the flooring line are also evident.





Fig. C-006. View of Newel post 4, showing ghost of railing and base condition. (GWWO photo, 2005)

Newel post 4:
This newel was positioned at the center of the landing between the first and second floors. The western hand railing to the upper run of stairs was supported off this newel. The length of this newel is 45". There is one elliptical ghost mark of the railing, which conforms to an oblique intersection with the round railing.

The lower portion of this newel was notched into the framing member of the landing. The length dimension of the notch is 7-1/2". This notch width is the full width of the newel, or 2-1/2" and the depth is 1-1/2". The outboard side has remnants of off-white trim paint. A ghost of the first riser from the landing up to the second floor line is also evident.



Fig. C-007. View of the Railing A, looking toward the end with the projecting tenon that inserted into the wall. (GWWO photo, 2005)

Railing A:
This short piece of rail closed off the south side of the second floor opening, west of the top of the final run of stairs. The piece is 32" long, and held 8 balusters. (End of railing A is shown in Fig. XX, above.)

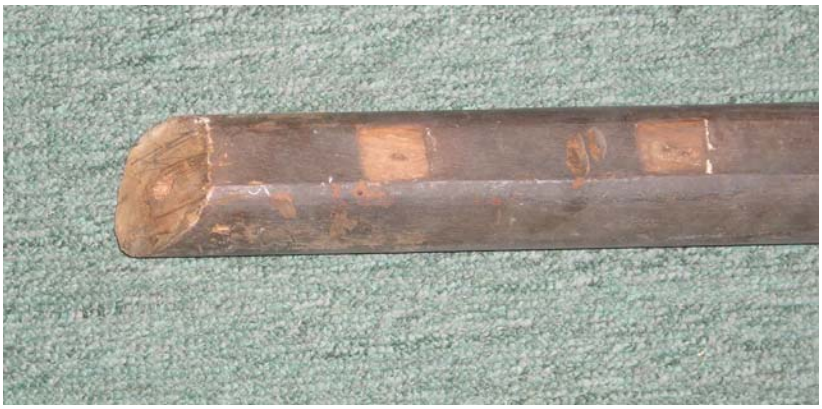


Fig. C-008. (left) View of railing B, upper portion where it connected to newel post 1. (GWWO photo, 2005)

Railing B:
This rail ran from the landing newel no. 4 to the second floor newel no. 1. Ends of the rail are cut obliquely to the line of the rail, matching the ghost marks on the newels. Balustrades were not cut into the bottom of this rail, which is unlike the condition found with the other railings.



Fig. C-009. (left) View of the base components of the second floor rail system. Upper piece is the north Base D showing bull nosed edge. Lower piece is east base C, seen from its side that butted the adjacent flooring. (GWWO photo, 2005)

Railing C and Base C:
This section of rail and base closed off the east side of the second floor opening, held between Newel posts 2 and 3. The pieces are 80-1/2" long and held 22 balusters. The base piece has a dimension of 3" wide by 1" thick, with a bull nosed leading edge that faced the stair opening. The base is finished and meant to be exposed.

Railing D and Base D:
This section of rail and base closed off the north side of the second floor opening, held between Newel posts 3 and the edge of the attic door opening. The pieces are 76-1/4" long and at one time held 21 balusters. The base piece has a dimension of 4" wide by 1" thick, with a finished exposed surface and leading bull nose. The railing has a tenon that is 1-3/8" long by ¾" wide, and a screw hole on the

other end. There is a ghost on the base near the west end that shows the edge of one riser. This must be the first step up to the attic, which originally projected outside the wall that contains the attic stair. Currently this condition has been altered with a series of four winders located at the base of the attic stairs, and fully contained within the width of the attic run.



Fig. C-010. View of the rail mockup, looking northeast. (GWWO photo, 2005)



Fig. C-011. View of the rail mockup, looking north. (GWWO photo, 2005)

In December 2004, the stair components were positioned in the second floor space where they were originally located. In the photographs, the newels extend higher than their original positions because of the lower anchoring projections. On the west side, the

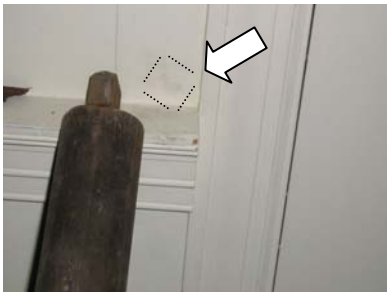


Fig. C-012. View of the west end of rail D, set adjacent to patch mark (indicated by white arrow and the dotted lines) where it was originally positioned in the wall. View is at south casing of attic door. (GWWO photo, 2005)

two east-west rails originally anchored into the west wall (the east enclosure wall of the attic stairs).

Physical Exposed Evidence:

When the second floor railing was mocked up in position, it was noted that the west end of the railing had to have been supported in the wall that flanks the attic stairs. At the area of original attachment, patch marks are still clearly evident (Fig. C-012), and are at the correct height for the original railing installation.

At the first floor, cuts in the original baseboard were noted, in the vicinity where the original pantry walls had been located. Following the wall's removal, the base and chair rail were patched. The two beams in the ceiling of the first floor mark generally where the walls from the pantry/back stair had been located.

Selective Demolition:



Fig. C-013. Selective demolition at first floor dining room 107, showing remnants of the wall conditions of the pantry. Images clockwise from upper left show northwest, northeast, southeast and southwest corners. The west wall of the pantry was located approximately 35" east of the north door in the original dining room. Ghost marks and stud holes from the original walls are evident. The threshold mark lending to the dining room is evident in the southeast image, beginning approximately 6-3/4" off the south wall. (GWWO photo, 2005)

The team requested that the NPS open up several areas in the floor and ceiling of the first floor to better understand where the original walls of the back stair were located. The carpeting and modern wood flooring were removed in four areas to locate the ghosts of the

original floor plates of the missing walls (Fig. C-013). Analysis of these conditions provided the following information:

- the stud walls were approximately 4-1/2" thick
- the inside width of the pantry area, from stud to stud was approximately 6'-4½ ". Considering thickness of lath and plaster, the clear width of the pantry was approximately 6'-2".
- the threshold for the door between the pantry and the old dining room began approximately 6-3/4" off the south wall. The width of the threshold was approximately 5-7/8"
- remnants of ghost marks for possible cabinetry is visible in the ghost marks of the wall at the northeast corner of the pantry.

Further selective demolition was requested and accomplished by NPS personnel in March 2005. The carpeting and finish floor located between the two lines of the pantry wall were removed (Fig. C-014 and C-015). This revealed the original finish floor of the Period One construction. Analysis of these conditions provided the following information:

- the first riser of the stair was located 3'-11-1/2" from the south wall baseboard, indicating that the riser began immediately after the face of the door trim (fig. Xxx.)
- a 32" wide by 3-1/4" deep threshold existed at the entry to the pantry area, to the east of the stairs (fig. Xxx). This indicates that perhaps there was a door that closed off the pantry. A stud mark in the flooring at the west end of this threshold further supports the conjecture that there was at least a framed opening here.

Fig. C-014. Room 107, south end of the stair-pantry area, looking west. The central stud hole marks the transition from pantry portal (east of the hole) to first riser of the stairs (west of the hole). The clear line of the first riser is visible, as is the casing marks for door to the dining room. (GWWO photo, 2005)





Fig. C-015. Room 107, south end of the stair-pantry area, looking east. Two studs flank the ends of the threshold that defined the entry into the pantry zone of the floor plan. (GWWO photo, 2005)



Fig. C-016. Stud hole at west wall of pantry. The "ghost" of the full 4" by 4" stud is clearly visible. The 1-1/2" tongue extended down below the floor. The floor boards were cut out after their installation. (GWWO photo, 2005)

- the first run of stairs was probably separated from the pantry by a wall that ran from the stringer to the first floor ceiling. This would negate the need for a handrail, and since this is the only portion for which no railing was found, this further supports this theory.
- the original flooring was a variable width tongue and groove wood (widths varying from 2-3/4" to 5-3/4", with the majority varying from 4-1/2" to 5") with the joints running in the east-west direction. This indicates a north-south framing direction below.
- based upon the position of the first riser, the arrangement of the second floor railing, and the overall floor to floor height, it appears that there were 19 risers in this back stair.
- A landing separated the first 13 risers from the last six risers. This landing could not have extended all the way to the north wall, based on the fact that the second floor ran along the north wall only 36" above the landing, in order to access the attic door (Fig. C-001 and C-002).
- Based on this configuration, it is believed that the north pantry was open to the full ceiling height. The underside of the landing, and then the underside of the second run of stairs most likely served as the ceiling for the remainder of the pantry.
- the walls were framed with full 4" by 4" studs, with 4" by 1-1/2" tongues cut into and through the floor for anchorage (Fig. C-016). The floor boards were in place before the walls of the pantry were erected.

Nail Analysis

Nail No. 1: Attic Flooring Nail.
Retrieved: 12 October 2004

Location: Removed from the north side of the northwest dormer, attic level. A similar looking, slightly bent, nail was retrieved from between two floorboards, east side of attic, east of stair no. 3.

Description: Common nail, 2-1/2" long (64mm). Shaft size cross-section is, at its largest point, 3/16" x 1/8" (4.8mm x 3.2mm). Head dimension is approximately 13/32" x 1/4" (10.3mm x 6.4mm). Shaft is a machine cut piece, head is handmade with two discernable facets.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet,* September, 1977) the nail is a machine-cut common nail with a handmade head. The cross-section appears to be the "type-A" variety, with burrs located on diagonally opposite sides. Nelson dates this type of nail from c1790 to the mid-1820s, with "very large sizes [of which this one could be classified] until 1830s."

Dating Summary: Nail in common use c1790 – c1825.

Photographic Image:

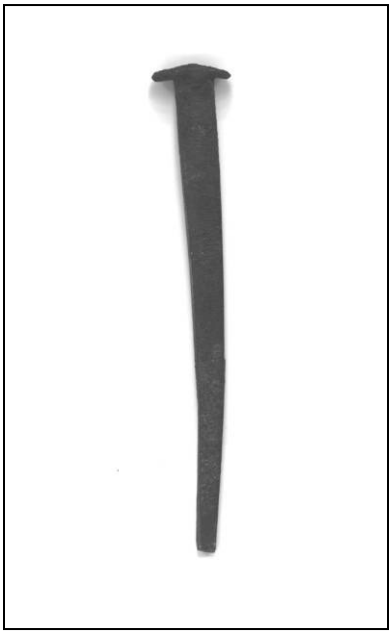


Fig. C-017. Attic flooring nail. (GWWO photo, 2005)

Nail No. 2: 2nd Floor Back Stair Railing, from pieces located in Attic. Retrieved: 10 November 2004

Location: Removed from base of newel post, located among dismantled railing components in the attic at Ferry Hill. The conjecture is that these pieces formed the "open railing" described by John Howard Beckenbaugh to Robin Ziek in 1978, and included in "Archeological Survey, C&O Canal, Ferry Hill" dated February 1979. The nail (and several similar ones) were embedded in the newel posts and bottom rails of the railing system.

Description: Common nail, bent, but if straight approximately 2-1/2" long (64mm). Shaft size cross-section is, at its largest point, 3/16" x 1/8" (4.8mm x 3.2mm). Head dimension is approximately 11/32" x 1/8" (8.7mm x 3.2mm). Shaft and head are a machine cut, head is square edged, without side notch.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet,* September, 1977) the nail is a completely machine-cut "L-headed" nail (sprig) with a cut head. The cross-section appears to be the "type-A" variety, with burrs located on diagonally opposite sides. Nelson dates this type of nail from c1810 onward. The direction of iron fibers is across the nail, not lengthwise, indicating a date of pre-1840. The sample photographed had partially sheared in the direction across the nail.

Dating Summary: Nail in common use c1810 – c1840.

Photographic Images:



Fig. C-018. Back stair framing nail, detail showing "L-head." (GWWO photo, 2005)



Fig. C-019. Framing nail, full view showing portion of shear. (GWWO photo, 2005)

Nail No. 3: Dining Room 107, from open area of ceiling plaster. Observed: 13 December 2004

Location: Removed from the pine lath exposed on the south side of the Dining Room 107, west of the porch door.

Description: Small lath nails, with lengths that vary between 1" and 1-1/8" long (25-29 mm). Shaft width, at its largest point, is 3/32" (2.4mm). Head shape is oblong, approximately 7/32" x 3/16" (5.5mm x 4.8mm). Shaft is machine cut, head could be handmade, but more closely resembles the earliest of machine-made heads.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet,* September, 1977) the nail is a machine cut lath nail, with an early machine head. The cross-section appears to be the "type-A" variety, with burrs located on diagonally opposite sides. Nelson dates this type of nail from c1815 to late 1830s. The direction of iron fibers is across the nail, not lengthwise, indicating a date of pre-1840.

Dating Summary: Nail in common use after c1815.

Photographic Image:



Fig. C-020. Lath nails, details showing "irregular heads which vary in size and shape." As noted by Nelson, the nails generally have "rather distinct rounded shank (under head)." (GWWO photo, 2005)

Nail No. 4: Dining Room 107, from floor area at north side of demolished (c1950) west pantry wall.
Retrieved: 13 December 2004

Location: Removed from the original floor after the upper maple strip-flooring was removed from a small exploratory search area. The location is approximately 35" east of the leading edge of door 15.

Description: Flooring nails, with lengths of approximately 2-3/16" long (56 mm). Shaft dimension at the head is 9/32" x 1/8" (7mm x 3mm). Head shape is almost rectangular, with a slight outward flare at the center of the long sides. Shaft and head appear to be machine cut.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet,* September, 1977) the nail is a machine lath nail, with a slightly beveled machine-formed rectangular head. Although not distinct, the cross-section appears to be the "type-B" variety, with burrs located on the same sides. Nelson dates this type of nail from c1810 onward. The direction of iron fibers is across the nail, not lengthwise, indicating a date of pre-1840.

Dating Summary: Nail in common use after c1810.

Photographic Image:



Fig. C-021. Flooring nail at pantry, detail showing slightly beveled and flared heads. (GWWO photo, 2005)

C and O Canal National Historical Park
Ferry Hill Plantation House
Historic Finishes Analysis –July 7, 2005

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Introduction

The intent of this analysis was to assist in the building chronology assessment as part of the 2005 Historic Structures Report effort for the Ferry Hill Plantation House. GWWO, Inc. / Architects requested several samples to be taken to confirm their theories regarding the interior plan of Ferry Hill. This analysis is not meant to be a guide to choosing "restoration" colors.

Background[1]

Built in 1820, Ferry Hill Plantation House is a significant structure both historically and architecturally. It's location at a promontory overlooking the Potomac River was a strategic location during the Civil War with forces from both the North and South occupying the grounds at various times. The social history of the families that lived in the house for six generations has contributed to our understanding of the operation and economics of this plantation estate. Architecturally, the house retains many of its character defining features and is a fine example of a rural Federal-style design.

Methodology

Samples were taken only from wood window and door trim. Samples were taken from architectural elements using a precision knife with a No.20 blade from McMaster-Carr. Every attempt was made to include a small piece of the substrate to insure that all sample layers had been sampled. Every effort was made to keep samples from the wooden elements as small as possible. When samples were extremely brittle, a drop of Lascaux Hydrosealer adhesive was applied and allowed to dry before the sample was removed. Samples were noted on architectural drawings and are included in this report.

After removal, the samples were placed in small zip lock bags and marked with the site, the sample number, and the date that each was taken. The sample numbers consisted of a number and a sequential letter (i.e. 1A, 1B). More than one sample was taken from each location of each wooden element were taken.

[1] GWWO, Inc. / Architects. "Ferry Hill Plantation House Historic Structure Report." Document No. CHOH D-233. National Park Service; 2005.

Occasionally a sample disintegrated before mounting and only one sample was examined.

The samples were mounted in BioPlastic, a clear mounting epoxy from Ward's Scientific, sectioned on a Tech Cut 4, low speed cutting saw by Allied High Tech and polished by hand on an M-Prep 3 Grinder/Polisher with 600, 1200 grit and a polishing pads with Diamond suspension and colloidal silica suspension. Cross sections were then mounted to glass slides with Melt-Mount and labeled.

List of Requested Samples

First Floor:
1. Room 103, Opening 4, Casing east side. (For control and overall painting episodes)
2. Room 106, Opening 12 into Room 107, exterior south jamb casing. (Outside painting episodes - this was originally an exterior door.)
3. Room 107 [Original Hall], south middle Window Opening, interior casing west side.
4. Room 107 [Original Kitchen], southeast Window Opening, interior casing west side.
5. Room 107 [Original Kitchen], northeast Window Opening, interior casing east side.
6. Room 107 [Original Hall/Pantry], north middle Window Opening, interior casing west side. (For comparison with sample 3 for color episodes)
7. Room 107 [Original Dining], northwest Window Opening, interior casing east side.
8. Room 104, northeast window Opening, [Original Hall], Window Opening, interior casing west side. (For control, and comparison with hall)

Second Floor:
9. Room 206, south Window Opening, interior casing, west side.
10. Room 208 [Original Back Hall], southwest window opening, exterior porch west side.
11. Room 208 [Original Back Hall], southeast window opening, interior west side.
12. Room 209 [Original Servant's Bedroom], west door south casing.
13. Room 208 [Original Back Hall], northwest window opening, interior east side.
14. Room 208 [Original Back Hall], closet door casing, west side.
15. Room 205, east passage trim [original to bedroom 206 we believe].
16. Room 205, south entry door casing, east side, casing original to room.

Supplemental Samples

18. Room 208, [Original Back Hall], southeast window opening, exterior porch west
    side.
22. Room 208 [Original Back Hall], railing.
24. Room106, Opening 6 into Room 103, exterior south jamb casing.

Microscopy

Characteristics for each paint layer were noted and recorded such as paint color and texture under magnification. The samples were viewed on a Fisher scientific microscope using reflected light under 4x and 10x magnifications. The paint layer colors were described with a general color name. Other traits of the layers were noted where applicable. Some finish layers were distinguished from primer layers by the presence of dirt on the finish layer or poor adhesion between paint layers. Chromochronology charts recording the layer of paint along with a photograph are included in this report.

Findings

The results of this paint study are by no means conclusive. Additional analysis with advanced techniques and further study is recommended to attempt to determine original colors and finish types and to confirm results given in this preliminary report. A more comprehensive report with additional sampling should also provide Munsell color standards for the original paint layers or layers dating back to the significant date to which the building will be restored.

Generally only the more recent layers of the samples are consistent. None of the sample chromochronologies show the same sequence from wood substrate to the most recent layer. This may confirm that throughout the history of the building several of the parts were re-used. There are traces of unusual color is some of the early layers including a coral color, a red color and an “electric” blue color.

Exterior

Due to the brittle nature of the paints, obtaining a definitive exterior sequencing was not possible. In order to achieve this goal, additional samples should be taken from other locations using a paint consolidant where necessary. The two colors used on the exterior and consistently found in the samples are white and dark green. Exterior samples include numbers 2, 10, 18 and 24.

Room 107

Samples were taken from several windows as an attempt to confirm that the eastern most windows may have been in a utilitarian space

(the former kitchen) versus the more formal public space (the former dining room). The windows in the former kitchen and pantry may have received fewer coats of paint because they were more private. Unfortunately, none of the samples reflected this. There were several consistencies in the samples through out the room. In several samples the last four colors are consistently pale blue, off white, white and off white. In several samples an "electric" blue color is visible. Additional samples from other elements might be taken to help clarify painting sequence and the historic interior plan. These samples include 3, 4, 5, 6, and 7.

Rooms 103 and 104
These samples were taken to be used as controls. The only similarities found between the two samples are the number of layers. The same approximate number of layers may indicate that these two rooms were painted approximately the same number of times. However, few of the paint colors appeared in the same place in the stratigraphy. These samples include samples 1 and 8.

Rooms 206, 208, 209
The samples that were removed from the second floor rooms also yielded very little information. The comparison of samples 9 and 15 does not confirm that the east passage trim is original to room 206; fewer of the unusual colors were found as well as fewer layers. Sample 12 is unusual in that a golden brown color was found that appears to be unique to that room. There is an early grey color in some samples (5A, 16A and 16B) that is similar to the grey found on the dismantled stair railing (22B). However, further investigation is needed to confirm this. Samples 9, 11, 12, 13, 14, 15 and 16 were removed from the second floor of Ferry Hill and few similarities were found.

Photomicrographs and Chromochronologies

The following pages include a photomicrograph for each sample examined and a chromochronology. The chromochronology should be read with the layer numbered one as the first layer associated with the wood substrate and therefore the earliest. In the chromochronologies, an attempt was made to align the layers where the colors or the scheme matched between samples. The samples are organized to compare those belonging to the same room or those relating to the same painting campaign.

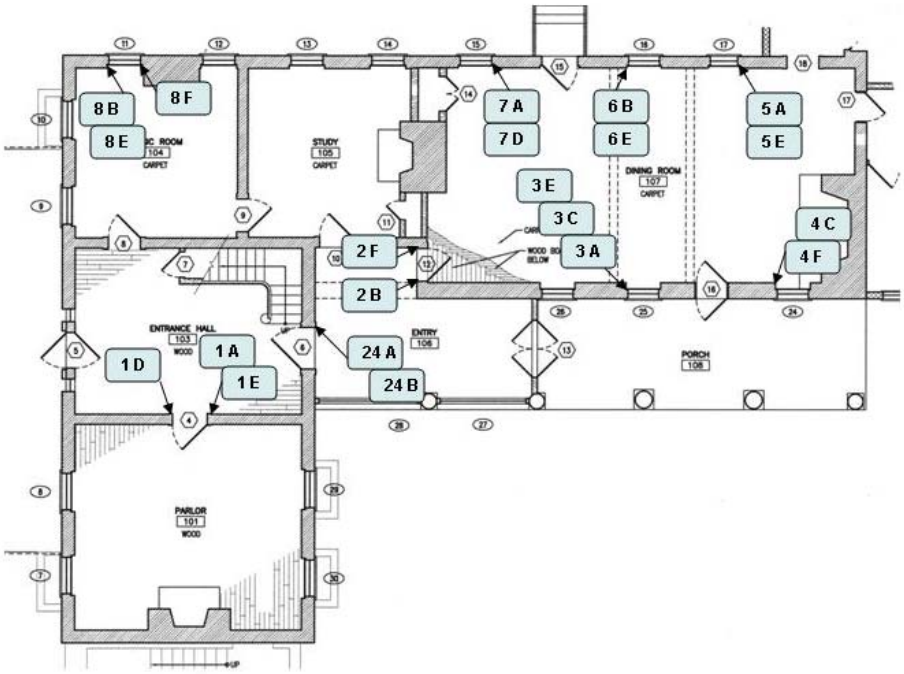


Fig. C-022. First Floor plan, showing locations of paint samples, by the code number and letter, inside grey rectangles. (GWWO photo, 2005)

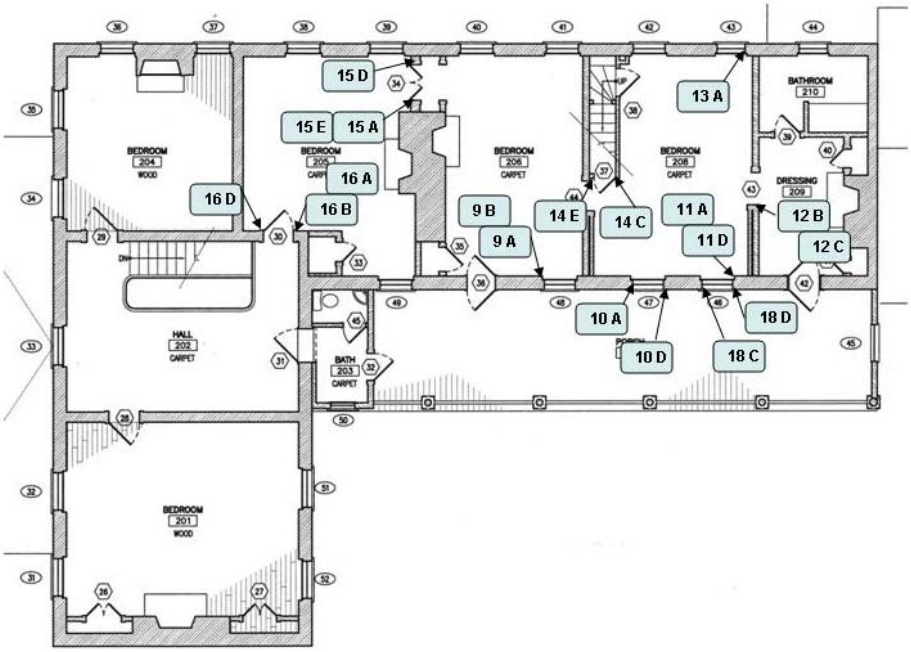
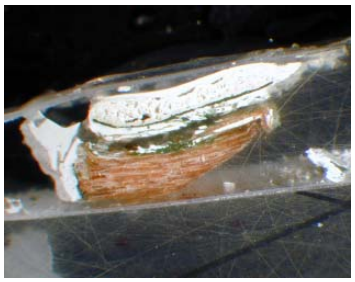
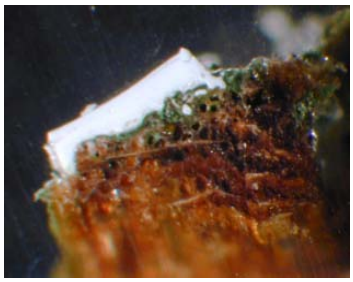


Fig. C-023. Second Floor plan, showing locations of paint samples, by the code numbers and letters, inside grey rectangles. (GWWO photo, 2005)

Exterior, S10
Window 47

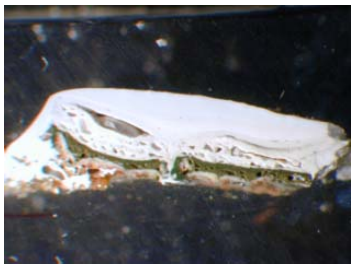


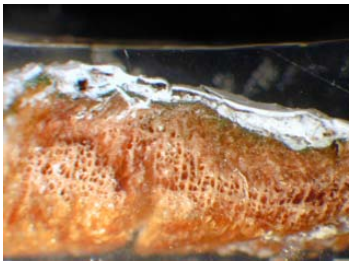


Sample 10A
1. dark green
2. white
3. dark green
4. white
5. white
6. white
7. white

Sample 10D
1. dark green
2. white
3. white
4. white
5. white

Exterior, S18
Window 46

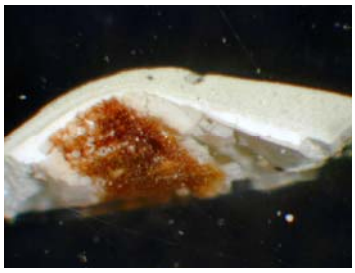




Sample 18C
1. white with orangey pigments
2. white with orangey pigments
3. olive green
4. bright green
5-15 white several gaps, separation

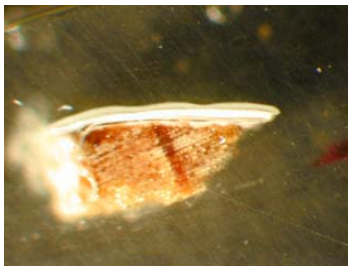
Sample 18D
1. bright green
2. grey (dirt)
3. white
4. dark green (dirt)
5. white
6. white

Room 103, S1
Door 4



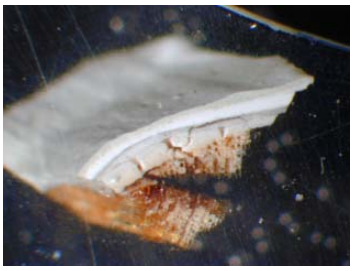
Sample 1A

1. white
2. off-white
3. white
4. white
5. white
6. bright white
7. pale green
8. pale green



Sample 1E

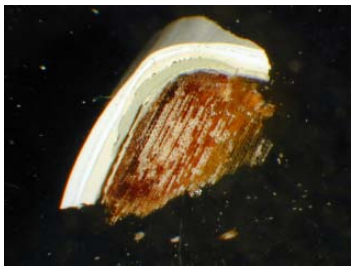
1. greyish white (separation)
2. light grey (dirt)
3. brownish white
4. white
5. pale green
6. pale green



Sample 1D

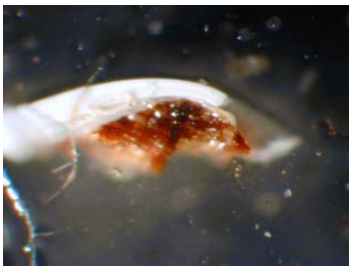
1. creme
2. off white
3. off white (separation)
4. white (dirt)
5. off white
6. grey
7. white
8. off white
9. pale green

Room 104, S8
Window 11



Sample 8B

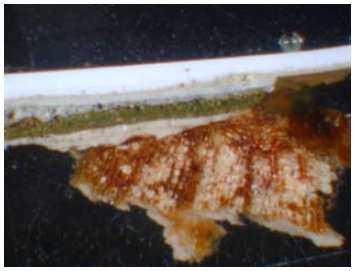
1. white
2. white
3. pale yellow
4. greyish white
5. off white
6. white
7. white
8. white
9. white

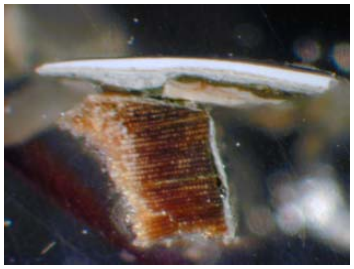


Sample 8E

1. greyish white
2. greyish white
3. greyish white
4. white
5. pale grey
6. white
7. off white
8. white

Room 106, S2
Door 12

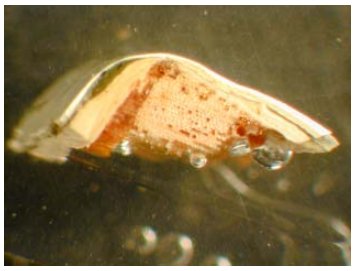




Sample 2B
1. creme
2. creme
3. dark green (separation)
4. pale grey
5. greyish white
6. pale gold
7. white
8. white

Sample 2F
1. off white
2. dark green
3. dirty white
4. white (separation)
5. pale gold
6. white

Room 106, S24
Door 6

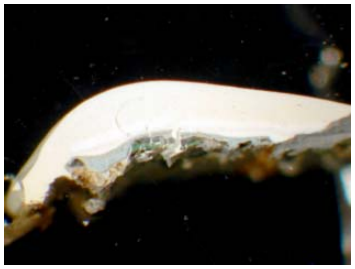


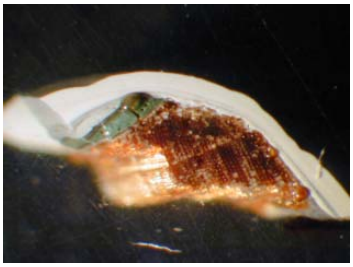


Sample 24A
1. creme
2. creme
3. creme
4. creme
5. Dark green and dirt
5. white
6. pale yellow
6. white
7. white
8. white

Sample 24B
1. white
2. white
3. white
4. white
5. white
6. white
7. dark green (dirt)
8. dirty white
9. pale gold
10. white
11. white

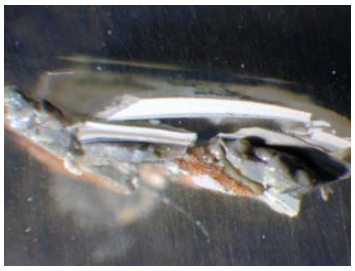
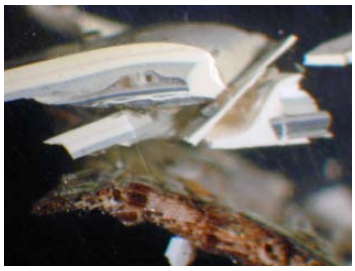
Room 107, S3
Window 25





Sample 3A	Sample 3C	Sample 3E
1. creme	1. creme	
	2. creme	1. creme
	3. sea foam green	2. green (dirt)
	4. blue grey	3. dark grey
	5. medium grey	4. medium grey
	6. electric blue	
	7. dirty white	
	8. bright white	5. white
	9. very pale grey	6. pale grey
2. pale blue	10. pale blue	7. pale blue
3. trace of bright green		
4. off white	11. off white	8. off white
5. white	12. white	9. white
6. off white	13. off white	10.off white

Room 107, S4
Window 24

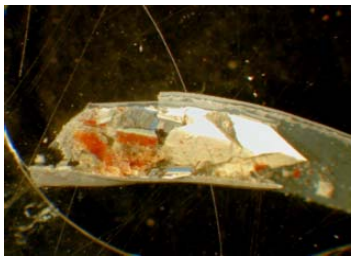



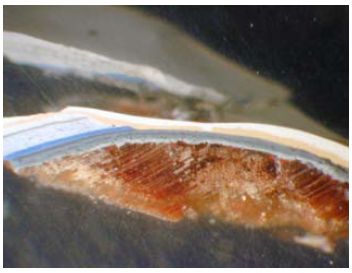

Sample 4C
1. sea foam green
2. several layers thin grey
3. dark grey
4. medium grey
5. electric blue
6. white
7. off white
8. dark off white
9. off white
10. pale blue
11. off white
12. white
13. off white

Sample 4D
1. dark grey
2. sea foam green (dirt)
3. sea foam green
4. blue grey
5. medium grey
6. electric blue
7. white
8. greyish white
9. white
10. pale blue
11. off white
12. white
13. off white

Sample 4F
1. medium grey
2. electric blue
3. white
4. pale grey
5. white (separation)
6. very pale grey
7. pale blue
8. off white
9. white
10. off white

Room 107, S5
Window 17

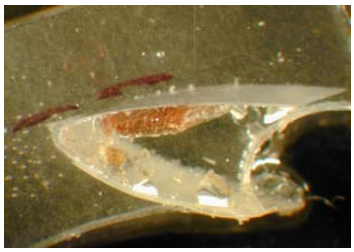




Sample 5A
1. traces of orangey white
2. white
3. pale green
4. grey
5. dark grey
6. electric blue
7. white
8. pale blue
9. off white
10. white
11. off white

Sample 5E
1. coral
2. grey white
3. sea foam green
4. medium grey (dirt)
5. medium grey (dirt)
6. greyish white
7. electric blue
8. dirty white
9. off white
10. pale grey
11. greyish white
12. pale gold
13. off white

Room 107, S6
Window 16

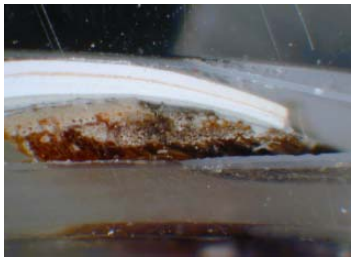
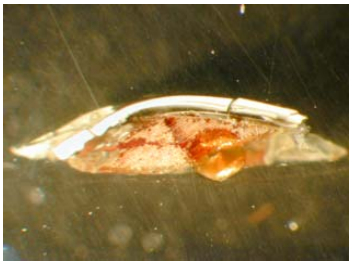




Sample 6B
1. grey
2. very dark grey
3. grey
4. grey
5. greyish white
6. pale blue
7. off white
8. white
9. off white

Sample 6E
1. white
2. white
3. white (separation)
4. white
5. white
6. green
7. light pink
8. white
9. medium blue
10. white
11. off white
12. bright white
13. off white

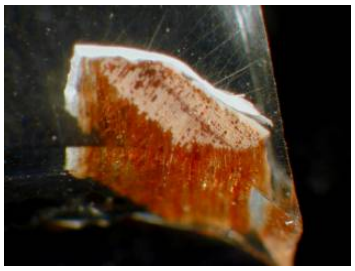
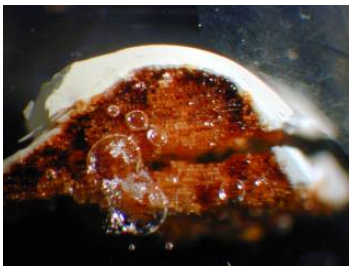
Room 107, S7
Window 15

Sample 7A
1. creme
2. grey (dirt)
3. grey (dirt)
4. off white
5. pale blue green
6. off white
7. white
8. off white
9. pale gold
10.off white

Sample 7D
1. creme
2. pale grey
3. pale grey
4. off white
5. white
6. off white
7. pale gold
8. off white

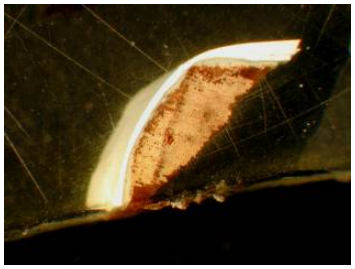
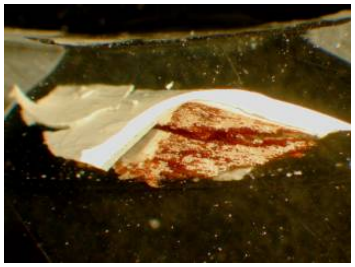
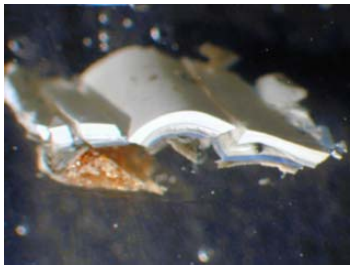
Room 205, S15
Door 34

Sample 15A
1. pale grey (separated)
2. grey
3. white
4. off white (separated)
5. off white

Sample 15D
1. pale grey
2. bright white
3. white
4. white
5. bright white
6. white
7. white

Room 205, S16
Door 30

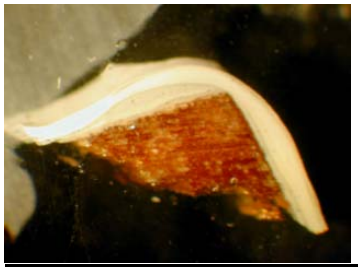
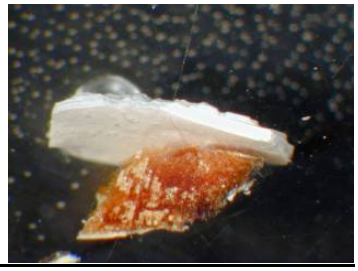




Sample 16A
1. greyish white
2. pale grey
3. grey
4. off white
5. white
6. white
7. white

Sample 16B
1. off white (separation)
2. pale grey
3. grey
4. grey
5. white
6. off white
7. white
8. white

Sample 16D
1. off white
2. green
3. medium blue
4. grey
5. electric blue
6. white
7. grey
8. white
9. grey
10. off white
11. white
12. off white

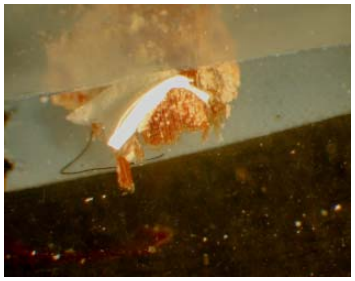
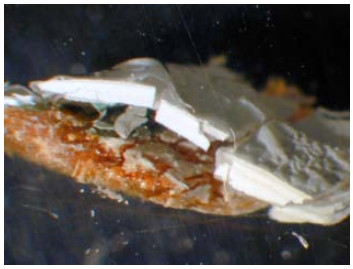
Room 206, S9
Window 48

Sample 9A
1. creme
2. light grey
3. off white
4. light grey (dirt)
5. off white
6. white
7. white
8. white
9. white (separation)
10. off white (separation)
11. off white

Sample 9B
1. white (separation)
2. off white
3. white
4. off white
5. pale grey

Room 208, S14
Door 37

Sample 14C
1. creme
2. white
3. white
4. white
5. white (separated)
6. white

Sample 14E
1. creme
2. sea foam green
3. greyish white
4. white
5. off white
6. white
7. off white

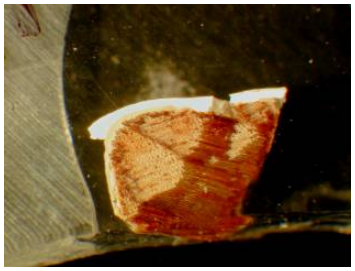
Room 208, S22
Railing

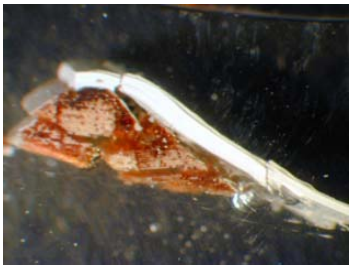


Sample 22B

1. white
2. grey

Room 208, S11
Window 46





Sample 11A

1. off white
2. pale grey
3. greyish white
4. white
5. off white
6. off white
7. off white

Sample 11D

1. off white
2. pale grey
3. greyish white
4. white
5. off white
6. white
7. white
8. off white
9. off white
10. off white
11. off white
12. off white

Room 208, S13
Window 43

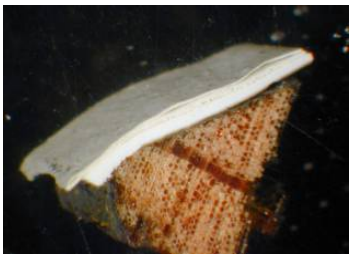


Sample 13A

1. greyish white (separated)
2. white
3. white (dirt)
4. white (separated)
5. white

Room 209, S12
Door 43





Sample 12B

1. dark grey
2. golden brown
3. white
4. off-white
5. white
6. white (separated)

Sample 12C

1.dark grey
2. golden brown
3. white
4. white
5. white (separation)
6. white (separation)

Structural System – Analysis Parameters

Analysis Parameters:

The following design parameters, determined in accordance with NFPA 5000 and ASCE 7-02, were used to calculate live, wind and snow loads:

Wind Loads:
Basic Wind Speed: 90 mph
Exposure: C
Building Category: II
Importance Factor, I: 1.00
Roof Angle: ±35°
Adjustment Factor: 1.29

Snow Loads:
Ground Snow Load, p_g: 30psf
Exposure Factor, C_e: 0.9
Thermal Factor, C_t: 1.1
Importance Factor, I: 1.00
Building Category: II
Roof Angle: ±35°, C_s=0.59

Roof Dead Loads:*

Roofing	= 2.0 psf
Wood plank	= 2.0 psf
Rafters	= 4.0 psf
Total	= 8.0 psf

Floor Dead Loads:

Sheathing	= 3.0 psf
Flooring	= 1.0 psf***
MEP	= 1.0 psf
Structure	= 5.0 psf
Ceiling	= 10.0/2.0 psf**
Total	= 20.0/12.0 psf

* *Structure self-weight included in computer analysis*
** *Ceiling type varies: plaster & lath/acoustic tile*
*** *Flooring & insulation omitted where not applicable*

Main Wind Force Resisting System:

WIND PRESSURES AND ZONES										
LOAD CASE	HORIZONTAL PRESSURE (psf)				VERTICAL PRESSURE (psf)				OVERHANGS (psf)	
	A	B	C	D	E	F	G	H	E_{OH}	G_{OH}
1	18.6	12.8	14.8	10.2	1.4	-11.4	0.5	-9.7	-6.6	-7.5
2	18.6	12.8	14.8	10.2	7.3	-5.5	6.2	-4.0	-6.6	-7.5

Components and Cladding:

WIND PRESSURES (psf)										
COMPONENT LOCATION	ZONE									
	1		2		3		4		5	
ROOF	16.1	-16.5	16.1	-19.7	16.1	-19.7				
OVERHANG			-31.8		-31.8					
WALL							17.5	-19.1	17.5	-22.7

Snow Loading:
Balanced:
$P_{flat} = 0.7C_eC_tIp_g = 0.7(0.9)(1.1)(1.00)(30) = 20.8$ psf
$P_{sloped} = C_s P_f = 0.59(20.8) = 12.3$ psf
Unbalanced:
W = 12'-8"
$P_{unbal} = 1.5P_s/C_e = 1.5(12.3)/0.9 = 20.5$ psf

Attic Space
Live Load = 10 psf without storage and 20 psf with light storage.

Floor Loading
Live Load = 40 psf for residential use
60 psf for office and fixed seating assembly
100 psf for movable seating assembly

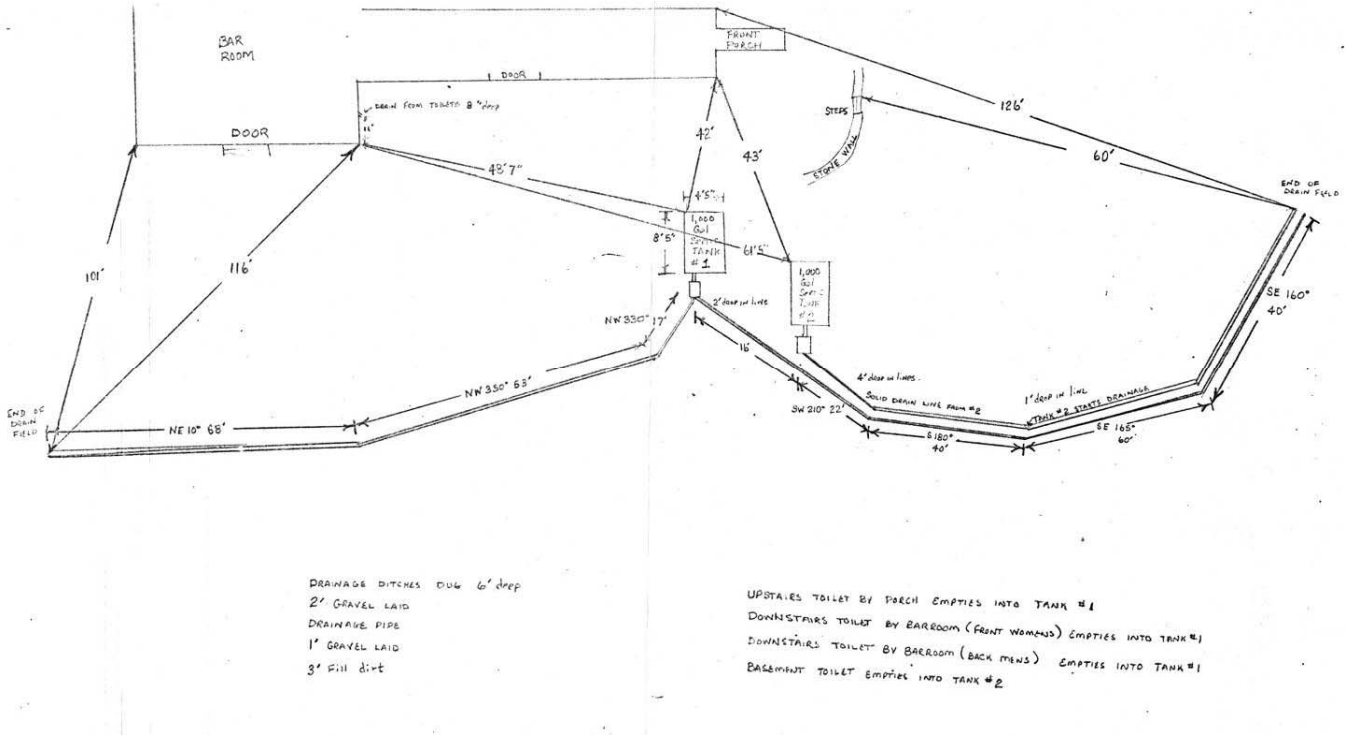
Wood Species (Assumed stresses)
E = 1,100,000 psi
$\mathbf{F_b}$ **=** 1,200 psi
$\mathbf{F_v}$ **=** 110 psi
These numbers are assumed, and based on mid-range values for structural wood. The wood species were not tested. Based on our past experience, the lumber used during the original construction period could be higher grade and can provide higher load-carrying capacity.

Appendix D: Existing Utility Sketches

Although site and civil investigations were not part of this contract, the following two drawings were found during the team's investigation and research. They have been included in this appendix, as they may prove useful during future investigation on the water and septic systems.

Septic Field Documentation

The sketch provided below is dated 12 September 1979, and appears to be signed "S.C. Spiker." Plan NORTH is located pointing downward on the sketch. The sketch describes the location of two new 1,000 gallon septic tanks and their related drainage lines. The Ferry Hill house is shown, truncated, with dimensions given from the northeast and northwest corners of the second (cmu) addition, and from the northwest and southwest corners of the main brick front of the property. A fifth dimension line springs from the south side of the stairs located in the stone retaining wall, located west of the main west front. The penciled notes to the left of the diagram say: "Drainage ditches dug 6' deep / 2' gravel laid / Drainage pipe / 1' gravel / 3' fill dirt." The penciled notes to the right of the diagram say: "Upstairs toilet by porch empties into tank #1 / Downstairs toilet by barroom (front woman's) empties into tank #1 / Downstairs toilet by Barroom (back men's) empties into tank #1 / Basement toilet empties into tank #2." The original remains in the Williamsport Maintenance files for Ferry Hill, located in File Folder marked "Ferry Hill Drawings, Plans, Pictures, Etc." The diagram is included to provide historical information on the septic systems at Ferry Hill, after 1980.

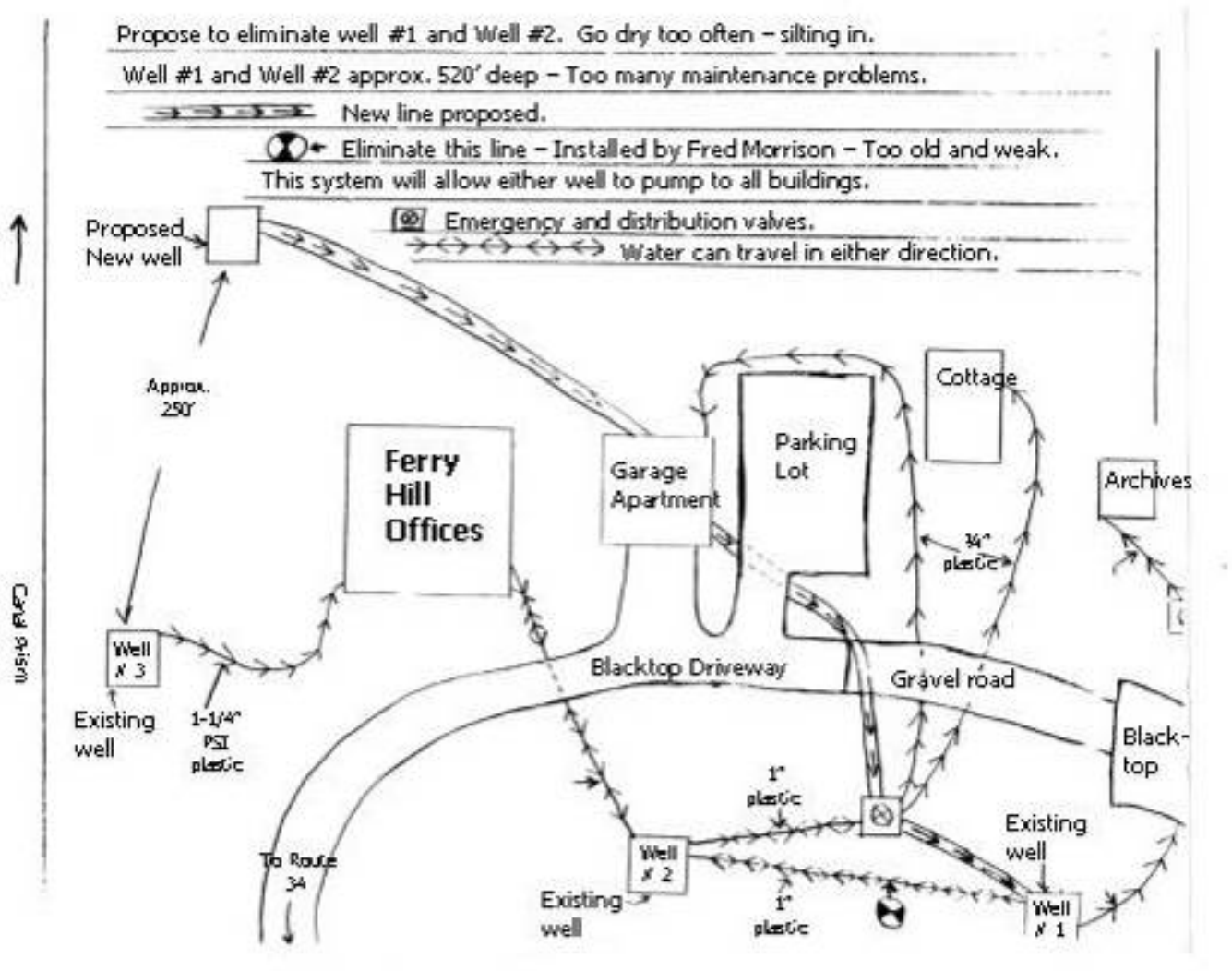


Well Documentation

The sketch provided below is dated 31 January 1985, but is not signed. It is attached to a description of work with the hand-written note "can award to Geo. Hicks."

The handwritten notes on the diagram have been digitally replaced with typed text, in order to increase clarity. The original remains in the Williamsport Maintenance files for Ferry Hill, located in File Folder marked "Ferry Hill Information #1"

The diagram is included to provide historical information on the existing wells at Ferry Hill, in 1985.



Appendix E: Historical Resources

Genealogical Summary of Families

Partial genealogies of individuals (in bold) associated with the Ferry Hill property. These are incomplete family groups (siblings are in many cases left out) and should not be considered definitive genealogies. These are to be used only to help understand the generations and relationships within the Ferry Hill historic context.

Swearingen Family

Thomas Swearingen, m. (married) Lydia Riley (Prince Georges Co.)
Children of Thomas and Lydia (listed in St. Barnabas Church records):
Mary, b. (born) 1710
Laurana, b. 1714
Margaret, b. 1716
Vandon (Van), b. 1716
Thomas (of the Ferry), b. 1708 – d. (died) 1760, m. Sarah
Children of Thomas and Sarah (listed in Thomas' will)
Thomas (Maj.), d. 1786
Andrew, Van, Zachariah, Joseph, Sarah, Elenora
Benoni, d. 1798, m. Elizabeth (Blackford Bible) or Hester (deed records)
Children of Benoni and Elizabeth/Hester
Henry Thomas Van
Sarah, b. 1781 – d. 1805, m. John Blackford 1798
Children of Sarah and John (Blackford Bible)
Benoni Swearingen, b. 1798 – d. 1816
Eliza Pinkney, b. 1800 – d. 1806
John Washington, b. 1803 – d. 1803 (3 months)

Blackford Family

Joseph Blackford, d. ca.1792 (Berkeley Co., Virginia)
Child of Joseph and wife unknown
Benjamin, d. 1784, m. Abigail (Abigail m. David Moore ca.1787)
Children of Benjamin and Abigail
Ebenezer, d. 1795, m. Sarah Sewell 1791
Child of Ebenezer and Sarah (probably)
Corbin (Corban), b. ca. 1792 – d. 1841, m. Jane Jackson ca.1823
Children of Corbin and Jane
William Jackson, b. ca.1824
Eliza P., b. ca.1830
John Corbin, b. ca.1839
John, b. 1771 – d. 1839, m. Sarah Swearingen 1798 (d. 1805, see above)
m. Elizabeth Knode 1812 (d. 1838)
Children of John and Elizabeth (from Blackford Bible)
Mary Abigail, b. 1813 – d. 1818
Franklin, b. 1814 – d. 1852, m. Elizabeth R. Miller

John Hancock, b. 1814 – d. 1817
Jannett Yates, b. 1817 – d. 184?, m. Dr. Otho J. Smith
Henry Van Swearingen (V.S.), b. 1819 – d. 1870, m. Eliza Mayer
Helena (Helen), b. 1820 – d. 1882, m. Rev. Robert Douglas (see below)
Virginia Lafayette, b. 1825 – d. 1828
William Moore, b. 1828 – d. ?
Unknown child – Otho H. W. Blackford, d. 1825 at Fair Hill School in Montgomery Co., Maryland

(Blackford Bible; also mentioned in 1825 diary according to Helen Beckenbaugh)

Douglas Family

Robert Douglas, b. 1807 – d. 1867, m. Mary Robertson (d. ca.1838)
Child of Robert and Mary
Henry Kyd Douglas, b. 1838 – d. 1903
m. Helen Blackford 1841 (d. 1882)
Children of Robert and Helen
John Blackford, b. 1842 – d. unknown
Robert, b. 1846 – d. 1872
Nancy Cowan, b. 1844 – d. 1930, m. Dr. John M. Beckenbaugh 1868 (d. 1873)
Children of Nancy (Nannie) and John
Helen, m. Rev. H. Evan Cotton
John Kyd, b. unknown – d. 1941, m. Harriet Louise Howard (d. 1965)
Child of John and Harriet
John Howard, m. Josephine? (divorced), m. Helen N. Poole 1948
(both John and Helen were divorced at the time of their marriage, Washington Co. Marriage Record #94624)

Blackford's Probate Inventory 1839-40

Probate Inventory of John Blackford's Estate, December 10th, 1839
Washington County Register of Wills, Inventories Section Liber L, Folio 23
Original in the possession of the Maryland Hall of Records, Annapolis

The State of Maryland, to John Miller (of Jno) and Samuel Mumma Greeting: This is to authorise you jointly to appraise the goods, chattels and the personal estate of John Blackford late of Washington County deceased so far as they shall come to your sight and knowledge, each of you first having taken the oath or affirmation hereunto annexed, a certificate whereof you are to return, annexed to an inventory of the said goods, chattels, and personal Estate by you appointed, in dollars and cents, and in the said inventory you are to set down in a column or columns, opposite to each article the value thereof. Witness Thos. Roller Esqr Chief Judge of the Orphans Courth of Washington County, this 19th day of Novr in the year Eighteen hundred and thirty nine.

Dan Schnebly Register of Wills Washington County. We, John Miller (of John) and Samuel Mumma do swear that we will, well and truly, without partiality or prejudice, value and appraise the goods, chattels, and personal estate of John Blackford Dcd, so far as the same shall come to our site and knowledge, and will in all respects perform our duty as appraisers, to the best of our skill and judjment, So help us God.

John Miller (of Jno)
Saml Mumma appr.

I hereby Certify that the foregoing oath was taken and submited by the said John Miller (of John) and Samuel Mumma before the undersigned, a Justice of the Peace for Washington County, duly commissioned and qualified according to (Cuso?) this 4th day of December 1839

John Cumming A Justice of the Peace for WC

A true and perfect Inventory of all + singular the goods chattels + personal estate of John Blackford late of Washington County Dcd., appraised by us the subscribers, each of us having been legally authorised + duly sworn as will be seen by the annexed warrant

26 Fat Hogs $7.00 per head $182.00 4 sows $30.00	212	00
1 Boar $6.00_15 (Shouts?) $37.50_1 Brown Mare $65.00	108	50
1 Bay horse $85.00 1 Iron Gray Horse $90.00	175	00
1 Grey Mare $55.00 1 Bay Horse $75.00 1 Bay Mare $60.00	190	00
45 Sheep $2.50 per head $112.50 1 Half Durham Bull $35.00	147	50
1 Yoke oxen $60.00 1 Fat Steer $40.00 2 steers $50.00	150	"
1 other Steer $8.00 8 Milk Cows @$16.00 $128.00	136	00
5 Calves $25.00_1 sorrel Colt $75.00 1 Rick of Clover Hay 35.00	135	00
1 Rick of Timothy Hay $35.00 1 (Sol?) of Hay in Barn $50.00	85	00

Corn 500 Bus @ 45¢ $225.00 400 Bus Rye 50¢ $200.00	425	00
Wheat 500 Bus @ $105 per bus $525.00 Oats 100 bus 30 $30.00	555	00
Buckwheat 3 Bus 50¢ $1.50 1 Wheat (Han?) $30.00	31	50
1 Lot of Grain Cradles (@?) $5.00 1 (Jack Icrene?) $2.00	7	00
1 Lot of Fodder $8.00 1 Broad Tread Waggon $65.00	73	00
1 Narrow Tread $30.00 1 Wood Waggon $45.00	75	00
1 ox Cart $20.00 2 Cultivators $6.00 1 Rooler $5.00	31	00
Shovel Plough $3.00 1 Lot old Harness $4.00 1 good Harness 6.00	13	00
2 Bar shear Ploughs $8.00 2 (Huy?) Ladders $3.00 (unintelligible) 4.00	15	00
Shovel Plough $3.00 1 Lot Old (Hamon?) $4.00 1 Lot (Hama?) 6.00	13	00
1 Horse Cart $25.00 1 Dray 10.00 1 Lot (unintelligible) 25.00	60	00
1 Set Sleigh Harness $3.00 1 Cutting (Boxset?) Plough 6.00	14	"
1 Shovel Plough $1.00 (Feneing?) Plank $50.00 Scantling $4.00	55	"
1 Saddle + Bridle $10.00 12 acres of wheat in the ground @ $12.00 44	154	'
10 acres of wheat in the ground $10.00 per acre $100.00	100	'
1 Grindstone $1.50 1 Horsenet $3.50	5	'
1 Two Horse Carriage + Harness $250.00	250	'
1 Barouche + Harness $180.00 1 Sleigh $12.00	192	"
1 Cider Mill $6.00 1 Lot Bands $2.00 1 Bus Potatos 25.00	33	'
Shop Lumber $12.00 1 Lot of Hemp $6.00 Sundries $2.00	20	"
1 Chest $4.00 1 (seeritan?) Book Case $45.00 chair (Hatte?) $3.00	52	"
Nails $16.00 1 office (Horce?) $9.00 3 Maps $6.00	31	"
Reese Cyclopedia 47 Vol. $60.00 12 Vol. (Amentt?) Paper $12.00	72	'
Marshall Life of Washington 5 vol. 5.00 Goldsmith (Atlas?) $5.00	10	"
American Farmer 11 vol. $10.00 (Sanners?) Atlas $3.00	13	"
1 Lot of Books $10.00 1 small Waggon $30.00 Loose Iron $10.00	40	"
1 set of Blue (Ksunths?) Tools $30.00 1 Lot of Stone Coal $2.50	32	50
1 Cultivator $1.50	1	50

1 Silver Basket $5.00 1 Ladle Silver $3.00	8	
1 Set of Silver Ware $45.00 1 set of Tablespoons $15.00	60	"
Stew Spoons 6_$6.00 6 other Teaspoons $4.00 Tongs + spoons $3.00	13	"
2 Velvet (Ruinces?) $2.00 Candlesticks +c $2.50	4	50
1 (Custoo?) $8.00 China ware $5.00 1 Lot Saucepan $6.00	19	"
1 Side Board $25.00 2 Mahogany Tables $35.00	60	"
1 other Table $2.00 1 Rock Cradle $4.00 6 Corn Chain $6.00	12	'
2 Looking Glasses $4.00 Portable Desk $1.00	5	
1 Mantle Clock $4.00 1 Franklin (Hace?) without Rugs $25.00	1	'
2 Waiters $1.00 2 Doz Knives + Forks 3.50 Carpeting 35 yds $15.00	19	50
1 Secretary +c $18.00 1 Lot of Bottles +c $2.00 1 Stove $10.00	30	"
1 Rocking Chair $2.00 Carpeting $10.00 1 Bed + Head $2.00	32	"
16 Parlour Stove $20.00 Shovel Tongs Pokers $7.00	27	"
Candle Stick +c $8.00 Sofa $35.00 1 Pan Card Tables $15.00	58	'
1 Piece (Clap?) $12.00 Pictures $3.00 1 Rocking Chair $3.00	18	"
10 Reed Bottoms Chairs $18.00 Carpet + Rug $15.00	33	"
Carpet in Hall + Stairs $4.00 2 Lounges $15.00	55	"
Map + Pictures $4.00 1 Lamp $8.00 1 Eight Day Clock 65.	77	"
19 Brass Rods $1.00 58 yds Carpet $60.00 Bushels Carpet (Ray?) 75.00	145	
2 Pier Drapes $30.00 1 (Set) Mahogany Tables $65.00	95	'
1 (Curtse?) Table $30.00 Mantle (Clap?) $20.00 1 pr Mantle Lamps $10.00	60	00
2 Candlesticks +c $12.00 (Shacel ?rigs + Pokey?) $10.00	22	'
1 Doz Reed Bottom Chairs $20.00 1 Sick Chair $5.00	25	
2 Bed + Bedsteads $60.00 1 Washstand $3.00 1 other st $3.00	66	"
3 Chairs $2.25 Carpeting $20.00 Fenders + Andirons $10.00	32	25
2 Pieces Fulled Linsey $45.00 (Myed?) Casinet 13½ yds $13.50	58	50
4 Baskets $1.25 Carpeting $12.00 1 Fender + Andirons $10.00	23	25

1 settee $2.00 Blankets + Coverlets $30.00 1 (Bidtkeal?) $4.00	72	‘
Carpeting $15.00 1 Stand + Glass $5.00 1 Wash stand $3.00	23	‘
2 Images + 3 Chairs $3.00 1 Bed + stead $28.00 1 (Birwshp?)	36	“
1 stove $9.00 1 Bed + Stead $25.00 1 Wash stand +c $2 50	36	50
Carpeting $8.00 1 Sick Chair $2.50 2 Beds + Bedding $20.	35	5’
1 Crib $3.00 1 Bureau + stand $5.00 Fender + Andirons $100	13	
Carpeting $8.00 1 Shot Gun + Pinch $10.00 2 Beds + Bed(nig?) $5.00	33	“
3 Bls Flour $18.00 1 Bedstead $4.00 1 Lot of Wheels $6.00	28	“
1 Copper Kettle $15.00 The Contents of a small room $25.00	40	‘
1 set of (Hew Scetty?) 3 vol 1/3 amt Molasses $5.00 vinegar 100	18	“
1 Can of Lard $4.00 Potatoes $5.00 1 Lot Lumber $7.00	16	00
1 Cutter + Stuffer $10.00 (Cans?) + Chests $10.00 1 stove $10.00 (12 saddles?)	35	00
2 Chairs $1.00 1 (Thommometes?) + Bayonnettes $5.00 Tinder + (unintelligible) $10.00	16	00
1 Wheel + Reel $2.00 Tubs $4.00 2 stoves $4.00 Bricks 1 Lot $1.00	11	00
Kitchen (Tinsetine?) $20.00 Bags 5.00 Bacon $30.00	55	00
1 (Lott?) Soup + (Heh?) $12.00 Contents of Pantry $5.00 2 axes $2.00 (Madde?) 1.00	20	00
2 Baskets Buckets + ½ Bushel $1.50 1 Lot of Wood $40.00 Saw Logs a	106	50
1 Lot of Shingles $6.00 Wheet 160 Bush @ $1.08 per Bush $172.80	232	80
Rye 60 Bush @ 50 $30.00 1 Lot of Locust Posts $30.00 Locusts Stakes 2000	62	00
Cedar Posts $2.00 Oats $1.50 Clover Seed $40.00	43	50
The Following Slaves are all For Life		
Daphney $300.00 Murphy $150.00 Bill $550	1000	00
Enoch $600.00 Hannah + child Mary $475.00	1075	00
Malvina $250.00 Caroline $500.00 (Isal?) $325.00	1075	00
Aaron $325.00 John $300.00 David $275.00	900	00
Warren $200.00 Ann $175.00 George $150.00	525	00
Fanny $125.00	125	00
	$10489	30

We the subscribers do Certify that the aforegoing is a true + just Inventory + valuation of all and singular, the goods chattels + personal Estate of John Blackford late of Washington County Deceased so far as the same has come to our sight and knowledge and as appraised by us according to the best of our skill and judjment. In Testimony whereof we hereunto set our hands + seals this fifth day of December in the year of our Lord eighteen hundred and thirty nine.

John Miller} John Miller (of Jno) seal
Otho J. Smith} Executors Saml Mumma seal

Washington County to wit: On this 10th day of December 1839 came Jno Miller + Otho J. Smith and (personally?) made oath that the annexed and foregoing is a true and perfect inventory of all and singular the Goods and Chattels of John Blackford late of said County Dcd that had come to their hands and possession at the time of the making thereof; that what hath since or shall hereafter come to their hands and possession they will return in an additional Inventory, that they know of no concealment of any part or parcel of the said Dceds Estate by any person whatever and that should they hereafter hear of any concealment or suspicion of concealment they will acquaint the Orphans Court that it may be enquired into according to law.

Certified by
Dan Schnebly Regr

Addition to Probate Inventory of John Blackford's Estate, April 8th, 1840
Washington County Register of Wills, Inventories Section Liber L, Folio 143
Original in the possession of the Maryland Hall of Records, Annapolis

An additional Inventory of all + singular the goods, chattels + personal estate of John Blackford late of Washington County Dcd. appraised by us the subscribers each of us having been first legally authorised + duly sworn as will be seen by the annexed warrant.

10 Shares Union Insurance stock (nominal)		250	00
1 Share Baltimore Insurance Company		11092	00
188 "o Union Bank of Baltimore $59		30	00
30 "o BoonsBorough Turnpike stock 1.00		3	00
1 Lot Plaster Paris + Boxes		2	35
6 (Cine?) Chairs $1.85 + 1 Bug Wagon 50		6	62½
2 (unintelligible) (Clapes?)		5	00
1 (unintelligible) (Hetstes + Prstot?)		500	00
Grain in the Ground		"	58
2 Locks		100	00
2 (Fortsants?) (Willed to Hellen) $50		200	00
1 Negro man named Edmund a slave (Willed to Franklin)		100	00
1 " " " Julius	(do)	450	00
2 Ferry Boats	(do)	8	00
1 Lot Poultry		130	00
1 Gold Watch (Willed to William)		75	00
1 do do (do to Jennet Smith)		10	00
1 Miniature (do to do do)		1	00
1 Lot (Jenannigs?) +c		1	75
1 Pocket Dial		"	25
Scales + Weights		3	60
6 Saw Logs	60		
10 Shares Baltimore Water Stock			

We the Subscribers do certify that the aforegoing is a true and just additional Inventory and valuation of all and singular the goods + chattels and personal estate of John Blackford late of Washington County Decd. so far as the same has come to our sight and knowledge and as appraised by us according to the best of our skill and judjment. In testimony whereof we hereunto set our hands and seals this 8th day of April in the year Eighteen hundred and forty.

John Miller (of Jno) seal
Saml Mumma seal

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Development and Use Timeline

1816:	John Blackford acquired full title to the 22-acre piece of land on a knoll above the river and ferry landing. He likely began construction on the house shortly thereafter. In 1815 Blackford resided in the Ferry House, as recorded in at least two documents.
c1816-1820:	Mansion is constructed, consisting of a main front volume and side "ell," each with independent access, and no internal connection between the two, on either floor, except by going outside.
1820:	Datestone on the barn foundation
1821/1825:	Memorandum in which Blackford documents that he acquired the land on which his house was built in 1816, and that the house and barn cost $8,365.62 ½ to build.
1828:	Anne Royall visits the property and mentions a west portico as she crossed the river and walked up the hill: "[Blackford] was sitting in his cool portico, which overlooks the whole country, and was watching me from the time I left Shepherdstown..." [Anne Royall, *Black Book, or a Continuation of Travels in the United States,* vol. 1, (Washington, DC, 1828), pp. 294-5.
1829:	A stove is installed in one of the bedrooms, but "it does not appear to do well..." [JB Diary, Feb. 5.]
	The kitchen is whitewashed by C. Pickley, a hired woman. [JB Diary, May 16.]
	The "quarter" is shingled by M. Limen during November. [JB Diary, Nov. 7, 10.]
	Screws are purchased to fasten the brass steeples to hold the stair rods. [JB Diary, Nov. 10.]
	Poison is set out in the cellar "for the rats." [JB Diary, Dec. 7.]
	June, John Blackford notes in his diary that the carpet he ordered arrived, for which he paid $33.25. There is no indication whether this floor covering is a new treatment or whether it replaced old carpet. Blackford does not mention where in the house the carpet was to be installed. Exposed original floors show tack holes for several generations of wall to wall carpet.

October, Blackford notes that he "brought up from the office 3 bu. of salt." This is the first indication among records currently available that Blackford's office was not in the main house.

November, Blackford comments that the pantry was undergoing alterations (but he doesn't say what they were), and six panes of windows were being reglazed.

1830: January, Ned (Edmund, a slave) was ill, wrote Blackford, and had been moved to the "small room above the kitchen." This space could be the small room above the kitchen in the main house, the description fits; or there could have been a separate external kitchen for slave use, which could also have had a small room above. On January 8th Blackford noted that both Ned and Julious were in the "hospital." However, it is not clear whether the hospital was the room above the kitchen, or another space.

In the spring of 1830, Blackford advertised Ferry Hill for sale with a description of the house and grounds: "The *MANSION HOUSE* is of Brick, built in the most substantial manner, forming a L, one front fifty and the other seventy feet, two stories high, all of the very best materials and in the modern style; cost $10,000 to construct; the lawn consisting of about five acres, is adorned with a variety of fruit and ornamental trees; attached is a large and fertile Garden well enclosed and stocked with fruits; a Carriage and Ice House, with every other necessary building. Near the house is a Well of excellent Water and two spacious Cisterns; the Barn is of Stone, 90 by 40 feet, with Stabling underneath the whole." [*Hagerstown Torch Light and Public Advertiser,* April 1, 1830, p. 3.] We speculate that in listing the property for sale, Blackford was merely trying to establish, even inflate, its value for compensation for land taken by the C&O Canal.

1835: May and June, Blackford hired contractors to do extensive updating of the finishes in the house. The interior received paper and paint, specifically the dining room and bedrooms, the stair railing was stained and varnished, and the exterior walls were stained and penciled. There is no indication of whether or not the exterior was stained and penciled originally and this was a renewal, or whether this was the first such treatment. By 1835, the house was nearly 20 years old and probably ready for updating and renewal of finishes. Nine rooms were

	also whitewashed, but these may have been in outbuildings, not necessarily in the main house.
	In July Blackford had spouting repaired and in August he purchased 30 sheets for the barn roof.
1838:	September, J. Moore "pulled down the fireplace in the breakfast room" [JB Diary, Sept. 3-5.] in preparation to making an alteration to it. The next day Moore measured for a cupboard by the fireplace, presumably also in the breakfast room. Also in September Blackford's office was robbed. His description of the way in which the office was broken into confirms that the office was not in the main house.
	Blackford writes to G. Conradt of Frederick about making carpeting. [JB Diary, Aug. 14.]
	November, Blackford took 280 cwt (hundred weight) of carpet yarn to Conradt to have woven into striped carpet. This appears to be a substantial amount of carpet. [JB Diary, Nov. 1.]
	Piano is delivered to the house from Nathaniel Carusi's Salon in Washington. Arrives at Ferry Hill on the canal-boat Packet captained by Mr. Elgen. [JB Dairy, June and July.]
	50 bushels of apples are placed in the cellar. [JB Diary, Oct. 4.]
	Blackford sends a sample pattern of striped carpet (from Mrs. Parren's carpet) to Conradt, as an example of what is desired. [JB Diary, Nov. 13.]
	December, Samuel Barnett comes to fix the windows and put in new cord and pulleys. He also sets up CK's stove in the breakfast room. [JB Diary, Dec. 6.]
1839:	September, Blackford had the balcony repaired, including replacement of the floor, which was painted after completion. He also bought some new furniture including a painted pine table and a new parlor stove.
	John Blackford dies on 5 November. His son, Henry V. S. Blackford inherits the Plantation House. The inventory of John Blackford's personal household property, prepared for the public sale in December of this year, provides for us today a type of furnishings plan for the Mansion House. (transcribed Chidester, p. 50)
1841	Franklin Blackford had the porch posts replaced from tree(s?) cut in the woods. We don't know whether

Franklin was referring to the front porch or the side porch. After Blackford's death, apparently little was done to the house until the Beckenbaughs arrived in the early twentieth century.

1846: In June, Henry V. S. Blackford and his wife Eliza M. (Mayer) sell Ferry Hill Plantation House to Henry's brother Franklin Blackford and his wife Elizableth R. (Miller).

1848: Franklin and Elizabeth (Miller) Blackford sell Ferry Hill Plantation House to Rev. Robert Douglas, husband of Franklin's sister Helen (Helena).

1862: During September, Confederate troops occupy portions of Ferry Hill Plantation House and grounds. The barn is burnt. "...a beautiful farm was laid waste, its fences disappeared up to the doors of the mansion house, artillery parks fill the wheat fields; corn and fodder and hay soon became contraband of war. In front of the house, which from its high eminence looked into Virginia, were rifle pits; and several rifled cannon, with their angry muzzles pointing across the Potomac decorated the lawn." (Douglas, p. 177, cited in Grivno, p. 62.)

1870s: Front porch, with Victorian detailing, is added to surround the front door. This was an Italianate-inspired porch that may have been the result of damage to the original porch during the Civil War, or the original porch had simple deteriorated beyond repair. Also from this period are two or three interior cast iron locks with ceramic knobs. An earlier porch or covering probably existed, documented in an 1829 account written by visitor Anne Royall. See listing of her visit to the property in 1828.



Fig. E-001. Earliest extant photograph of Ferry Hill. View of west front, c1912, showing porch and covering. (Collection of J. Howard Beckenbauch.)

1911: Capt. John Beckenbaugh takes over ownership of Ferry Hill, but removes fairly quickly to the area "near the Mexican border." (Ziek notes with John Howard Beckenbaugh, June 1978.) During this time, the house is probably rented out.

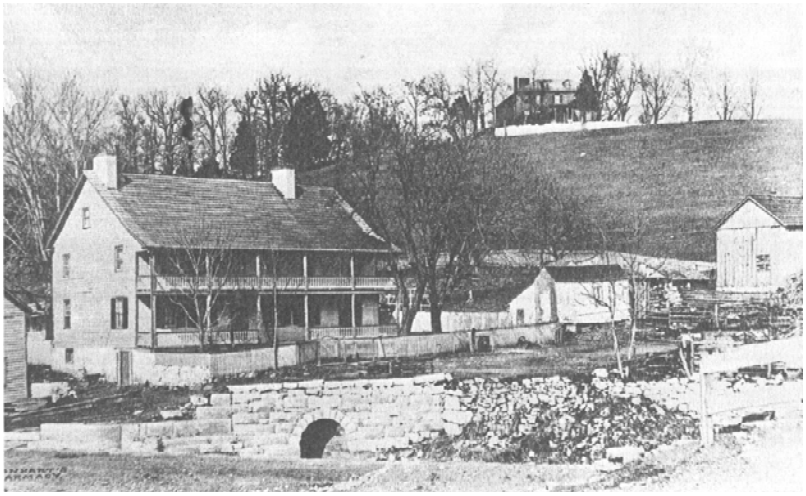


Fig. E-002. "Douglas Hill and Bridgeport from Shepardstown, W. Va," postcard c1917. Ferry Hill Plantation House is seen on the hill. (C&O National Historical Park. L38-19.)

c1914-1920s: Captain Beckenbauch and his wife return to Ferry Hill in 1917 to live permanently; they soon begin to oversee work to update the house:

- A portion of the side porch is glassed-in (which had been all open air before this). This is originally accomplished using double-hung windows, documented in a contemporary photograph.
- Side porch brick columns on the first floor south side are parged. These had been exposed brick prior to the parging.
- Storm doors and windows are provided around main entry doors.
- Kitchen fireplace is enclosed with side cabinets and new brick (the hearth retains its large walk-in brick fire-chamber arrangement.)
- Second floor bath (Room 203), accessed off the hall, is added on what had been the western-most portion of the open, second story side porch.
- Bedrooms 205 and 206 are interconnected through the closet. The closet had opened into Bedroom 206 before this.



Fig. E-003. Detail from photo-graph, Ferry Hill Plantation House, c1937. (Collection of J. Howard Beckenbauch.)



Fig. E-004. View of west front of Ferry Hill, c1945, showing porch and condition of masonry. (Collection of J. Howard Beckenbauch.)

c1941-42: John Howard Beckenbaugh takes over the house after his father's death, and makes changes in order to facilitate the operation of a restaurant:

- Kitchen frame addition, Room 114, is built. Opening (no. 17 on plans) from the former kitchen accessing the new kitchen addition is created. These changes allow for two dining areas, separated by the stair-hall-pantry: one in the original dining room and one in the original kitchen.
- Original kitchen fireplace is re-exposed, and clad with stone-facing (the hearth retains its large walk-in brick fire chamber.)
- Steps outside the dining room north door are added (at opening no. 15). Prior to this, at least within the memory of the Beckenbaugh's, stairs did not exist here. The door is used for "air" only.
- Ladies powder room is added in the northwest corner of the study, room 105.
- Second floor bathroom (room 210) added at north side of bedroom 209.



Fig. E-005. View of south porch of Ferry Hill, c1950, showing original second floor porch columns. (C&O National Historical Park.)

c1951-1960s: Frederick W. Morrison takes over the ownership of the property from Josephine M. Beckenbagh through a deed dated 19 May 1951 and filed for record on 22 June 1951 in *Liber* 264, page 204, Washington County, MD. Morrison runs the restaurant operation and makes changes:

- Second addition made of concrete masonry units is added to northeast, used for the bar area and toilet rooms.
- Sandblasting of the exterior.
- Ladies powder room in the northwest corner of study, room 105, is removed.
- Stone cladding on the old Kitchen fireplace is removed and replaced with brick and paneling. Size of hearth opening is adjusted.
- Westernmost window between the dining room and porch is removed and the opening is bricked in.
- Casing and broken pediment architrave on the porch side of the door to original kitchen is added.

- Back stair and hall between original kitchen and dining room is removed, to create one large dining room. Second floor banister is salvaged in pieces and stored in the attic.
- New hardwood strip flooring is laid over the original board flooring located in the dining room and pantry area. The floor under the original kitchen had—previous to this—been removed and replaced with a more modern board flooring.
- Second floor middle room, Bedroom 208, re-floored with new hardwood strip flooring. At area of removed stair a new wood subfloor added to provide for a flush condition.
- Three winders and one projecting step at the lower area of the stairs to the attic are altered and transformed into four winders. This work is accomplished in conjunction with the removal of the back stair and re-flooring in Bedroom 208.
- Front porch is demolished; a new, two-story, 4-column porch is constructed. Front gutter is adjusted in this area. Exterior brickwork is laid, creating the west, front porch and front steps, and south, side entry to the basement.
- Brickwork at south porch floor is replaced with concrete.
- Fireplaces in front Music Room 104, and in original Dining Room (west portion of current Dining Room 107) are closed off.
- North side steps from door 15 are replaced with concrete.
- Slate roof is removed, and replaced with metal. "At that time [the time of the metal replacement] it seems the roof was painted black or gray." [Curator Lee Struble memo dated 9-24-90, in Williamsport files.]
- Site features like fencing and support buildings were removed.



Fig. E-006. View of north and west elevations of Ferry Hill, 9 October 1972. (C&O National Historical Park.)

1974 The National Park Service takes over ownership of the Ferry Hill Plantation House through a warranty deed dated 29 March 1974. Morrison retains use of a 4-acre part of the property that contains the house, driveway and garage for a period not to exceed four years. Morrison must maintain the property at his cost, and he remains in the house operating the restaurant and bar.



Fig. E-007. View of exterior south porch and kitchen addition, Ferry Hill, 1972. (C&O National Historical Park.)



Fig. E-008. View of interior front hall Ferry Hill, showing view east to glazed porch, 1972. (C&O National Historical Park.)

1976	The NPS moves the C&O headquarters operations to Ferry Hill, but does not have access to the Plantation House. Services operate out of a cluster of four trailers located near the Ferry Hill Inn.
1978	The Morrison legal retentions on the Ferry Hill property expire on 31 March, but Morrison notifies the NPS that he does not intend to move out until "on or about 21 December." In December, Morrison closes the restaurant.
1979	Morrison moves out of the property on 2 January, turning in keys to the NPS. He continues to store property in portions of the garage until the second week of March. [Hand-written notes in file labeled Ferry Hill – Trailers #2, located at Williamsport maintenance facility.]
1979-1980	The Morrison family is finally disentangled from the Ferry Hill property, but considerable unanticipated deterioration to the historic property is encountered. A federal lawsuit *US vs. Morrison* concerning damages to the property is pursued. Specifics of the damage and the repairs to the property are summarized in a Memorandum to File written by Attorney-Advisor Barbara I. Berschler dated 12/17/79, files currently held at Williamsport, MD, maintenance facility. Quotes below are from this source:

- Roof: a roof leak over the bar area (northeast cmu addition) is repaired by NPS, but damage to interior ceiling and joists is encountered. Roof to the kitchen (wood-framed east addition) is entirely replaced. The roof to the whole main building is repainted.
- Termite Damage: Morrison apparently discontinues on-going termite protection services following the transfer of the property from him to the Federal Government. The entire kitchen floor joists are rotten and need complete replacement. A concrete slab-on-grade by the NPS. "Also several window stiles had to be replaced in the building because of termite infestation."
- Exterior: all exterior woodwork is in a state of disrepair and has to be scraped, sanded and repainted. Several second floor porch columns are in such disrepair that they require replacement. All gutters and downspouts are in a state of disrepair and are replaced. Awnings are in such "dilapidated condition" that they need to be replaced. "They are of importance in the summer in aiding to cool the building." Sixteen sets of exterior shutters are missing, and are replaced by the NPS.
- Interior: window screens require "extensive repair." All the historic windows in the main portion of the building are removed, glazing reset (122 pieces of broken glass replaced), wood sash restored and reinstalled. Several balusters of the main staircase are missing and are replaced. The wood floor in the bar (cmu addition) is damaged from water leakage, and repaired. Some of the historic doors have deep scratch marks that appear to be from a dog. "Mr. Morrison owned a German shepherd." Most interior rooms had been wallpapered. However, the condition of the wallpaper is so poor (peeling, cracking, and dirty) that NPS removes it from all but two rooms (Dining Room and Bedroom 205.) Plaster has to be repaired and repainted in the other rooms. The NPS repairs and repaints all of the "trim and woodwork."
- Kitchen: holes in the walls need repair, from where equipment was removed. Although not noted in the review document, the shingles over the kitchen addition are deteriorated. These are

removed and replaced with 29 gauge galvanized double rib metal in February 1979, and painted "green."

- Well: the NPS had purchased a submersible water pump, which Mr. Morrison was to install. Morrison does not install the pump, which goes missing. The well is deteriorated and requires rebuilding.
- The septic system is totally inadequate for anticipated NPS operations, "and must have been for Morrison's operations as well." Although this document does not indicate what actions are taken, the NPS installs two new 1000 gal septic tanks and separate drainage fields to the north of the house. [Plan layout of fields dated 12 Sept. 79; in Williamsport maintenance files, and Appendix of this report.]
- Heating System: the site well water is "hard" water (35 grains/gal.). Morrison removes the water conditioning system from the second floor piping, which results in excessive scale build-up in that piping. The heating system is completely replaced by the NPS. The furnace is replaced with a 326 BTU oil-fired hot water Burnham unit. 7 additional cast-iron radiators are provided, Burnham, 25" high. 7 convectors are provided.
- Electric system: the system is inadequate for the needs of the NPS, and it is assumed that it had been equally inadequate for Morrison's needs. The document does not list remedial action taken by the NPS. Later work addresses new electrical service into the site (see 1990 entry).

1980 The Park Service makes modifications (see above for general descriptions) under a Package Description 10-238, approved 2/8/77; scope of work Package No 206, FY 1979. The NPS uses the building as a headquarters for the operations of the Chesapeake and Ohio Canal National Historical Park; including visitor's contact station, public rest rooms, and audio-visual space.

1981 "The paneling, carpet and various pieces of trim" are "removed from the trailers and utilized at Ferry Hill." The chimneys are "upgraded under the restoration school held at Mather Training Center and here on the Canal." Memos by G. Hicks, 9-16-81, and n.d.

1984	Well pits are treated to improve drainage, and one of the three wells at Ferry Hill (undesignated as to which one) is de-silted. Cyclic maintenance FY-1984.
1985	Partitions and electrical outlets are installed to accommodate administrative personnel. Fireplace hearth (location not identified) is "ramped" and carpet or tile placed across it and "down length of hallway." Dead-bolts installed on exterior doors where needed. Main stairway handrail is reinforced with 1" black-iron pipe located on the inside of the existing." [Job order requests.]
1990	Existing electrical service into house (200amp breaker panel and 100 amp sub-panel served through the main panel) is upgraded to a 600-amp transformer outside building, feeding 3 @200 amp panels inside building.
1990-1991	Several Modifications: ▪ Exterior siding on the kitchen addition (at this time used as the "Xerox room") is completely removed and replaced with custom-milled wood siding to match existing profiles. New material primed and painted to match original in color. XXX-Form #139-90-13; Job Order Request FY-90. ▪ Paint on southwest metal roof (over main brick wings of the house) is power-washed, sandblasted to bare metal, primed and repainted with [Dura-clad acrylic oil paint] "woodland green" color. Job Order Request FY-90.
1991-1992	Heating and high velocity ducted air-conditioning system is installed by Prior Mechanical, Middletown, MD. NPS Drawing No. 412/82229, dated Nov., 1991. Contract is awarded 8 June 1992. Scope includes removal of concrete steps outside of dining room north door, and replacement with new concrete steps and new "L-shaped" concrete pad for four condensing units.
1994-5	Several Modifications: ▪ Gutters and downspouts at main building are replaced in kind with ½ round white aluminum. Loose and flaking parged coatings on the four masonry columns (south side) supporting the upper porch are removed and replaced with in-kind material. The columns are then scraped, and repainted with oil-base primer and finish coat. Amendment to XXX-Form #299-93-33.

- All shutters are relocated to the "log" building, numbered for correct reinstallation, scraped, sanded, repainted and reinstalled. All cracked windowpanes in windows and doors replaced. By amendment to the project 95-12 (95058) 16 shutter hold-backs (mostly on the north side) are remanufactured to match existing and reinstalled. Replacement items are stamped on the back with date.

1995 Misc. repairs are undertaken including installation of a new stainless steel screen at top of northwest chimney, to prevent birds from entering chimney.

1996-1997 Boiler (furnace) in basement of Ferry Hill (installed in 1980) is replaced with a new unit.

1998 Several Modifications:

- Cast iron sewer drain pipe (installed c1920) from Bathroom 204 down to basement, is replaced with SS-40 plastic piping. "Remove the upstairs restroom floor and the plywood ceiling in the basement to allow access to the sewer drain. May need to remove a small amount of plaster from the interior wall of the upstairs restroom for removal of existing pipe. This plaster has been removed previously." Compliance committee Checklist, Project no. 95058.
- Paneling under north windows in second floor back middle bedroom (Bedroom 206) is scraped of flaking paint, sanded and repainted. Compliance committee Checklist, Project no. 95058.

2004 Repairs to the parging on the bases of two south porch masonry columns undertaken. Brick substructure exhibits a fragile, spalled condition in the areas exposed to work.

Developmental History Timeline

This document reiterates the information found in Section 2: Developmental History and Context, but it is organized in a timeline format. This document is not included in this bound report, but can be found on the accompanying electronic CD.

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Ferry Hill Plantation
Appendix E-4
Developmental History Timeline

The time-line begins with the Swearingen family whose ferry operation across the Potomac River between the Maryland shore and Mecklenberg (Shepherdstown) Virginia formed the nucleus of John Blackford's later plantation development. This draft serves as the framework for further research to fill in the holes that currently exist in the history and understanding of the Ferry Hill Plantation.

1708 – Thomas Swearingen (later known as Thomas of the Ferry) born of Thomas and Lydia [or Leady] (Riley) Swearingen in Prince Georges County, Maryland. His younger brother Van (possibly Vandon) was born in 1719. (St. Barnabas Church records, MDArchives)

> Thomas (husband of Lydia or Leady) Swearingen was the oldest son of Thomas Swearingen (MCW [Maryland Colonial Wills?], vol. 3, page 203; will written 1708, proved 1711) and also had a brother named Van. Their father Thomas may have been the son of Garritt van Swearingen of St. Mary's City. It appears that the family Anglicized their name by dropping the "van" (and joined the Anglican Church) but maintained a relationship with the original name by naming one son in each generation "Van." The full use of Van Swearingen as a surname appears to have returned several generations later with Henry Thomas Van Swearingen and Thomas Van Swearingen (sons of Benoni Swearingen who was son of Thomas "of the Ferry" Swearingen born 1708).
>
> Birth information is from the St. Barnabas Church records, Maryland Archives. Other church members included William Chapline (father of Joseph Chapline founder of Sharpsburg), Jonathon Simmons, Richard Butt, Lucas Ray, and others, all of whom (or their families) migrated to the Shepherdstown area in the 1730s and 40s. The Shepherd family were also from this part of Prince Georges County, but not from the same church.
>
> According to several Deeds of Gift recorded in Prince Georges County, Maryland in 1716 (folios 571 and 579 from abstracts provided by Loraine Kerns), Hugh Riley (Ryley) gave land to two of his daughters, Leady Swearingen (wife of Thomas) and Elizabeth Chapline (wife of William).

1720s – Migration route from Pennsylvania, etc. to Virginia, through Maryland to the Pack Horse Ford, known as the "Waggon Road to Philadelphia," becoming active.

> The earliest known map showing the ford is dated 1736, drawn by Benjamin Winslow (see attached). A man by the name of "Spurgeant" (Spurgeon) is shown with land on either side of the ford. The attached modern map drawn by Galtjo Geertsuma for Cecil O'Dell's Pioneers of Old Frederick County, Virginia, shows the location of the ford relative to Sharpsburg and Shepherdstown (both of which came much later). The Winslow map (1736) also shows William Shepherd (father of Thomas Shepherd founder of Shepherdstown) on the Maryland side of the ford. This appears to be the land called *Pell Mell* patented by John VanMetre in 1743 (Sheet 380, pg 1659, Arthur Tracey Papers, Carroll Co. Historical Society, microfilm copy at Washington Co. Free Library, Hagerstown, MD). VanMetre's daughter married Thomas Shepherd and their son David inherited the land (162 acres). Eventually John Blackford acquired 140 acres of the tract and it became part of the Ferry Hill Plantation.

1732 – The Maryland Proprietary, Fifth Lord Baltimore, opened the backcountry of Maryland for settlement. At the time this was all part of Prince Georges County, in 1748 Frederick County was carved

from Prince Georges and included all of western Maryland, and in 1776 Washington County, carved from Frederick County, became the western-most county.

> By 1736, Chapline, Shepherd, and Spurgeant were settled on the Maryland side of the Potomac River. (see attached copy of Winslow map)

1734 – Thomas Shepherd had 222 acres surveyed in Orange County, Virginia (1738-Frederick Co., then 1772-Berkeley Co., then 1801-Jefferson Co.; West Virginia was established in 1863) "on a hill of the SW side of Cohongoroota [Potomac] River, and on the East side of a Branch runing [sic] into the said River called Falling Spring Branch…" (Robert Brooke Survey Book, Thornton Perry Collection, microfilm copy, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV).

> This is the land on which Shepherd later established his mills (1737) and town (ca.1758-1762). Significantly, the tract did not include the riverbank (see Geertsuma map, parcel 21), leaving enough there open to be claimed by Thomas Swearingen for his ferry landing ca.1758.

1739 – Settlement in the west country had progressed enough to warrant a "petition of the Inhabitants about Monoccacy [sic] and above the mountains on Potomack River on the Back part of Virginia…pray a Road may be Cleared through the Country from the City of Annapolis for the more easy Carrige [sic] of their Grain, Provisions, and other Commoditys…" (Proceedings & Acts of the General Assembly 1737-1740, Archives of Maryland, Vol. 40, page 307, Archives of Maryland Online, www.mdarchives.state.md.us)

> A tract of 300 acres called *Antietam Bottom* (*Anteatum Bothom*) was surveyed for John Moore (see attached, PG Co. Patented Certificates Plat #175, Plats.net). Beginning at a tree "standing near Samuel Taylors [Ferry ?] by the side of Potomack river…," probably near the mouth of Antietam Creek. It was a long, narrow tract that appears to have followed the floodplain 1,262 perches up river (approx. 5 miles), and ended on the curve of the Potomac River below Blackford's later Ferry Hill.

1744 – In Virginia, a road was laid off between the Opeckon (Opequon) Creek and "Thomas Shepherd's Mill," for which Thomas Swearingen was appointed one of the overseers (Frederick Co., VA Order Book 1, page 104, microfilm copy, Handley Library, Winchester, VA).

1748 – Thomas Swearingen bought the 222-acre Jones' Mill tract (near Scrabble, West Virginia; Dan Everson, "A History of the National Conservation Training Center Property and surrounding area," self-published, Nov. 2000, p.19).

1750 – Thomas Swearingen received a grant from Lord Fairfax for 478 acres (Northern Neck Grants, Book G, p.444 as cited by O'Dell, p.38).

1754 – Citing Danske Dandridge's 1910 history, Historic Shepherdstown, Everson states that Thomas Shepherd began laying out the town lots and selling them as early as 1754 **[this could be confirmed by looking at Land Records but is probably not necessary for this project]**.

1755 – An Act of the Virginia General Assembly stated: "That public ferries be constantly kept at the following places…to wit, from the land of Thomas Swearingen in the county of Frederick, over Potowmack [sic] river, to the land opposite thereto in the province of Maryland, the price of one man, three pence and three farthings and for a horse, the same." (Mabel and Ann Henshaw Gardiner, Chronicles of Old Berkeley, 1938, p.57).

Col. George Washington confirmed the existence of Swearingen's Ferry in a December 1756 letter to Robert Dinwiddie, then Governor of Virginia, referring to members of the Virginia regiment who were "sent ever since the middle of October to Conogochig [sic], Swearinghams [sic] ferry, &c. to encourage that body of Inhabitants to stay at their places, who otherwise were determined to forsake them." (Letter Book, GW Papers, http://memory.loc.gov/ammem/gwhtml/gwhome.html)

Everson and others believe that Swearingen probably ran his ferry from his Bellvue property north of Shepherdstown (478-acre grant?). A deposition by William Shepherd given ca.1780 (probably part of Abraham Shepherd's lawsuit, see below) it appears that by ca.1758, Swearingen's Ferry emanated from a lot on the riverbank below Shepherdstown, approximately where the boat landing now is. William Shepherd's statement reads (spelled as written):

"That he [William Shepherd] was present when Shepherds Town was originally laid off that it was laid off in sixteen lotts upon Thos Shepherds original Tract of 222 acres that Thos Swearingen dec'd was a subscriber for two lots that they were to be drawn for by Lottery which was done accordingly That some time after sd [said] Town was laid off Thos Swearingen purchased of a Molly Spurgion a plantation in Maryland on Patomack river opisite the sd Town, who had kept a ferry there & landed on the Virginia shore at a place or spot of ground of Thos Shepherds within two or three rods of the mouth of sd Shepherds mill branch. Just above the same that after said Swearingen had made sd purchase he moved his boat down to said purchase, and place, and kept a ferry there...that after sd Swearingen with his son Thos came to sd Thos Shepherd...and told him they were going to survey a Lott as he calld it, tho at that time, there was not nor is there now, any part of the sd Town that reaches to the sd lot...and the deponant further saith that the said Swearingen used the sd landing as a ferry as long as he lived, but he never heard sd Swearingen lay any claim to the same from that time he began to use it as a landing to the day of his death [1760] a period of about Eighteen months..." (from original undated document, Shepherd Collection, Historic Shepherdstown archives, Shepherdstown, WV)

The ca.1758 beginning date for the ferry at this spot (and the original platting of Shepherdstown as well) is derived from subtracting the 18 months of use, as stated by William Shepherd, prior to Swearingen's death in 1760. (Note: Maryland records indicated that Swearingen had actually purchased the Spurgeon property in 1748 so William Shepherd's memory may not be completely reliable.)

[The documentation of Swearingen's land ownership on the Maryland side might be useful, and should be at the Frederick Co. MD Courthouse]

1758 - Swearingen purchased in May 1758 "*Spirgen Lott*, being part of a track [sic] of Land Called *Anteatum Bottom*...Beginning at a bounded Walnut Standing on the Bank of Potomack river and at the South west Corner of a track of Land Called *Shepherds Purchase*."

The 50-acre parcel, located in Frederick County, Maryland, was purchased from William Spurgeon, Jr., son of William Sr. and Mary (Molly) Spurgeon (FCLR, Liber F, folio 504). *Shepherd's Purchase* was likely the William Shepherd farm (1736 map), later the 114 acres of *Antietam Bottom* owned by Thomas Shepherd (not the Thomas Shepherd of Shepherdstown) on the 1783 tax assessment, who was listed as John Blackford's neighbor on the census of 1800. If this is accurate, then *Spirgen Lott* (or *Spurgeon's Lott*) was what would eventually be resurveyed as Benoni Swearingen's *Ferry Landing* (which makes sense when you read William Shepherd's 1780 deposition

The Spurgeons were located on both sides of Pack Horse Ford on the 1736 Winslow map (see attached, shown as Spurgeant), although records indicate that William Sr. purchased the land in 1741 from John Moore (O'Dell, p.33)

1760 – Thomas (of the Ferry) Swearingen died. (Frederick Co., VA Will Book 2, p. 402; O'Dell, p.38).

The "Maryland Plantation and the Ferry" went to his son Benoni, although all the "profits" of these two properties went to Thomas Swearingen's widow Sarah. Son Van was given "all my right and property in Shepherds Town" (yes, he called it Shepherds Town two years before it was officially platted), but whether this included the ferry landing on the Virginia side (not officially within the town) is not indicated. Son (Maj.) Thomas Swearingen was appointed executor of the will. Other children mentioned included son Andrew, son Zachariah, son Joseph (who I believe married a Shepherd), and daughters Drusilah [sic] Morgan, Sarah, and Eleanor.

1762 – Mecklenburg (also Mechlenburg, later Shepherdstown) incorporated.

Thomas Shepherd also attempted to preempt Swearingen's Ferry by petitioning and receiving from the Virginia Assembly permission to operate a ferry. Apparently the Act was repealed the next year when they found that a ferry was already in operation (Everson, p.25, citing Henings Statutes vol. 8, p.164). This was again attempted in 1765 by David Shepherd (Everson, p.26, citing Fred. Co., Va. Order Book 10, p.460, and Gardiner, pp.57-58), and again in 1778 by Abraham Shepherd (Gardiner, p.58).

A 1768 Fairfax grant to Thomas Shepherd on the Potomac River bank (where the "tobacco warehouse" now stands) is cited by Everson (p.26), "just downstream of a ravine through which Princess Street leads from the town to the river." Abraham Shepherd inherited this land from his father Thomas in 1776 and it was based on this that he acquired permission for the ferry in 1778 for the year 1779. In 1780, the General Assembly again withdrew the license: "(They) have got my act repealed by asserting to the assembly they had paid for the lot [and] have had...possession for a number of years..." (Everson, p.33, citing a Feb. 13,1780 letter from Abraham to David Shepherd, David Shepherd Papers, vol. 1). It is this dispute between Abraham Shepherd and Thomas Swearingen over whether the Swearingen ½ -acre lot was within the 1768 Fairfax to Shepherd grant or not that precipitated William Shepherd's deposition (see above). The Swearingens maintained/retained ownership of their Virginia side landing, officially conveyed by Abraham Shepherd to Benoni Swearingen in 1784 for £10 (**Berkeley Co. Land Record, Liber 6, folio 342)**.

1764 – David Shepherd, son of Thomas and Elizabeth (VanMetre) Shepherd, entered a lawsuit in Maryland to establish the boundaries of his tract *Pell Mell*, inherited from his mother (Everson, p.26, citing Smyth 1909).

Pell Mell adjoined the tract called *Antietam Bottom* (see attached Patented Certificate #1659 and plats from the Tracey Collection; see also annotated plat of *Moreland*) on the north side of the Potomac River curve that later became Ferry Hill. It began at the northern-most point of *Antietam Bottom*, on the Potomac River, and then ran along the 19th line of *Antietam Bottom*, taking it up the hill beyond the floodplain.

1771 – July 18, John Blackford born of Benjamin and Abigail Blackford in Berkeley (later Jefferson) County, Virginia. (Blackford family Bible, MdHS, MS 2637; Benjamin Blackford estate records, 1784, Book 1, pp.365-366)

Benjamin, the son of Joseph Blackford, lived on his father's farm near what is now Bardane, West Virginia. In 1773 he received a "license to keep an ordinary at his house for one year" from the Berkeley County Court (Novermber 1773, Minute Book 2). In 1779, Benjamin Blackford purchased a one-acre lot on the northwest side of Warm Springs Road from Peter Burr on which to locate a Blacksmith Shop (BCLR, Liber 5, folio 376). He reportedly served in the 8th Continental Line from 1775-1783 during the American Revolution. In 1784, Benjamin Blackford died without a will (BC Estate Records, Estate Appraisal and Account of Sale, Book 1, p.365 and p.366). Abigail Blackford later married David Moore. (the above information is from Historic Shepherdstown, vertical files, Blackford genealogy)

The 1787 Virginia Personal Property Tax recorded no Blackfords living in Berkeley County. David More (Moore), however, was listed with one male, aged 16 to 21, by the name of "Abenazer." It seems likely that Abigail was already remarried. Since her son John Blackford may have not yet turned 16 at the time of the tax list, he would not have been listed. John Blackford, therefore, was probably not the oldest son of Benjamin and Abigail Blackford. Berkeley County marriage records show the marriage of Ebenezer Blackford to Sarah Sewell in 1791; this is likely the "Abenazer" listed with David Moore in 1787 (from Keesecker's compilation of BC marriage records, microfilm at Berkeley Co. Historical Society, Martinsburg, WV). Ebenezer Blackford died in 1795 without a will. The Berkeley County Court ordered David Moore, David Sewell, and James Cowan to appraise his property (BC Will Book 2, page 351). [It is quite possible, but unconfirmed and with lingering questions, that Ebenezer and Sarah (Sewell) Blackford were the parents of Corban Blackford, born 1792.]

Joseph Blackford, John Blackford's grandfather, died ca.1792 and it appears that David and Abigail Moore remained on the Joseph Blackford home farm. The farm, referred to as "G. fathers" and "Step fathers" in Blackford's 1838 journal, was located very near to the farm that Corban (Corbin) Blackford settled on (see attached 1852 map of Jefferson Co., WV, possibly shown under the name "Samuel Moore"). In 1840, the census record listed David Moore between 70-80 years old and Abigail between 80-90 years. David Moore's will, dated 1845, devised $600 to the children of Jane Blackford, widow of Corban who died in 1841 (Jefferson Co. Will Book 10, p.502).

Corban Blackford, listed in 1840 between 40-50 years, is said to have been born in 1792, possibly a first (or even illegitimate) son of John Blackford (no one has provided documentation of an early first marriage for John Blackford, who would have been 21 in 1792). Corban was a frequent visitor to Ferry Hill, loaned his "man" Barney (slave) for work on the ferry, and even left his children, Abigail and Jackson, at Ferry Hill overnight occasionally. Why, then, is he not in John Blackford's will (and Franklin is specifically noted as "my eldest beloved son") but his widow is in David Moore's will? On the other hand, why did Corban, in his 1840 will, appoint "my brother Franklin in Maryland" as one of his executors?

1782 – On May 2, 1782, Benoni Swearingen had 40 acres of land in Washington County surveyed called *Ferry Landing*, the survey beginning approximately 3,800 feet below "Swearingen's Ferry Landing" and probably included the landing itself (hence the name of the tract). (Washington County Patented Certificate 309, Plats.net on www.mdarchives.state.md.us)

For tax purposes the surveyor Thomas Brooke noted the improvements already located on the tract including "old fence rails," an unfinished "Logged Cabbin," an "Old Dwelling House with a Stone Chimney," and a large number of fruit trees.

According to the certificate envelope, the survey certificate was not received by the land office until Aug. 1, 1794. And in May 1795 it was "Caveated by Sarah Chapline" and by Jeremiah Chapline in March 1797, meaning there was some dispute about the boundaries of

the survey. It was not until 1800 that the tract called *Ferry Landing* was actually patented, by then to Benoni Swearingen's heirs, Sarah Swearingen Blackford and Henry Thomas (Van) Swearingen.

1783 – Benoni Swearingen was listed on the 1783 assessment for Washington County with 125 acres of *Antietam Bottom*, 65 acres wooded and 60 acres arable, 4 "black cattle," and £60 value of improvements.

1784 – Abraham Shepherd sold the ½ -acre ferry landing on the Virginia side to Benoni Swearingen, having lost his lawsuit in 1781 (Berkeley Co. Deed Book 6, p.342). The deed was not recorded until 1790 however the conveyance was official.

1786 – Major Thomas Swearingen died. His will, written in 1780, devised to his brother Benoni "all my right to a lott of half acre ground at the ferry landing which I have a suit against Abraham Shepherd to recover," which he did in 1784 (Berkeley Co., WV Will Book 3, p.282). Benoni Swearingen lived on the Maryland side, at or near the ferry landing, as his land records and the 1790 census listed him as a Washington County resident.

> Benoni (Benona) Swearingen applied for an official tobacco inspection warehouse in 1786 at his "Ferry on the River Potowmack…Agreeable [sic] to an Act of Assembly [MD], entitled, 'an Act to prevent the Exportation of unmerchantable [sic] Tobacco.'" Also competing for the privilege were Gen. Otho Holland Williams in Williamsport and Joseph Chapline in Sharpsburg; Williams won the honor. (Scharf Collection, Box 115, Folders 51-60, MD Archives)
>
> Two years later, in 1788, Abraham Shepherd won the right to operate a tobacco inspection warehouse on the riverbank below Shepherdstown adjoining the Swearingen Ferry landing. (Gardiner, p.59, citing Virginia General Assembly Act of November 29, 1788)

1790 – U.S. Population Census listed "Benona Swearingen" living in the Sharpsburg District with 3 females, 2 males under 16 years of age and one over 16. His name appeared between Joseph and Jeremiah Chapline indicating his probable location along the Potomac River.

> The ferry was growing in importance with a movement in Maryland to improve roads. In 1790, the Maryland General Assembly passed "An Act to open a road from Swearingen's ferry on Patowmack [sic] river, in Washington county, to the iron-works and mills at the mouth of Anti-eatem, and from thence into the main road leading to Frederick-town, in Frederick county." William Good, Thomas Cramphin, and Benoni Swearingen were appointed commissioners to "lay off and open as aforesaid, at the expense of the subscribers of the said petition, a waggon road, not exceeding thirty-tree feet wide…"(Archives of Maryland Online, Vol. 204, p.477) [roughly this road follows the modern Canal Road to Harpers Ferry Road (at Antietam Iron Works) to Mills Road to Burnside Bridge Road to Porterstown Road to Mt. Briar Road/Trego Road/Townsend Road to Cramptons Gap]

1791 – The Maryland General Assembly passed an act for the construction of "a road in Washington county, leading from Foxe's Gap, in the South Mountain, to the town of Sharpesburgh [sic], and from thence to Swearingen's ferry, on Patowmack river…" (Archives of Maryland Online, Vol. 204, p.623.)

> This road was illustrated on the 1794 Dennis Griffith map (see attached) running from Fox's Gap to Hess' Mill (later Keedysville) to Sharpsburg to "Shepards T[own]" across "Swearingans F[erry]." Interestingly, Griffith did not indicate a tavern at the ferry in 1794. (Note that Boonsboro was not established until 1792 and showed as "Margaretsville" on the 1794 Griffith map.)

1795 – Benoni Swearingen added to his Maryland property *Ferry Landing* (still not officially patented) with a survey of 66 ½ acres called *Ferry Landing Enlarged*. The survey widened the original slightly and lengthened the tract along the Potomac River following "the several Meanders thereof," the eastern tip (the beginning and ending point) touching on a tract called *Resurvey on Antietam Bottom* (Washington Co. Patented Certificate 308, on Plats.net, www.mdarchives.state.md.us). This tract was officially patented in 1796 and recorded in Patent Record IC M, page 8.

> Beginning as early as 1795 John Blackford (age 26) operated a "dry goods" store in Shepherdstown for which he advertised in the newspaper Potomac Guardian (18 July 1795, cited in Natalie Hahn manuscript, vertical file, Historic Shepherdstown archives, Shepherdstown, WV). On October 10, 1798, John Blackford and William Taylor announced "Partnership Dissolved. – The Partnership at John Blackford & Co. hath this day been dissolved by mutual consent…" (Potomac Guardian, 17 October 1798, cited in Hahn manuscript).

Ca.1797 – John Blackford married Sarah Swearingen, daughter of Benoni Swearingen. (Keesecker's Marriage Records of Berkeley County 1784-1854, microfilm, BCHS, Martinsburg, WV)

> The 1798 House and Slave Tax of Berkeley County, Virginia listed John Blackford in Shephersdtown. He apparently did not own slaves at that time. (Berkeley Co. Historical Society, 2003)

1798 – Benoni Swearingen died, dividing everything between his wife, Hester, and his two children, Sarah (Swearingen) Blackford and her younger brother Henry Thomas (Van) Swearingen.

> Benoni directed that his wife, Hester, should get "one third part of my personal Estate forever…one third part of the Annual profits of my Estate in Virginia and Maryland including the ferry…" and that she should "peaceably enjoy during her natural life the House I now live in [possibly in Sharpsburg?] with the Improvements thereunto belonging together with a Certain portion of Land to be Laid off by my Executors in the manner following to wit. Beginning at the east Corner of the Garden where William Chapline now lives and running with the Course of the upper pailings and fence until it strikes the river then up the river to a high point of rocks Known by the name of the ravens nest thence to the nearest part of the road leading from the ferry to Sharpsburg, then with the road to the Beginning…" (Washington Co. Will Book A, page 396) [this sounds remarkably like the 22 ½ acres that John Blackford bought in 1816, including the apparent reservation of possibly the ferry lot (where William Chapline lives?)]
>
> According to the 1800 patent record for *Ferry Landing*, "by his last will made several bequests therein particularly stated, but not including the land above mentioned [*Ferry Landing*], and then devised to Your petitioner Sarah and his son Henry Thomas Swearingin [sic] (him a minor) all his estate real and personal, not before desposed [sic] of, to be equally divided between them…" (WC Patented Cert. 309, Plats.net)
>
> Sarah and Henry also had to share their "halves" with Benoni's widow Hester (Esther or Hetty) who was specifically devised her 1/3 dower right "forever," apparently regardless of her future marital status. Hester soon married nearby neighbor John Good who lived on part of *Resurvey on Piles Delight*. (1800 census; Hagerstown Gazette, March 5, 1811, microfilm collection, Washington Co. Free Library, Hagerstown, MD.)

1799 – Having dissolved his merchandising partnership in Shepherdstown the year before, John Blackford took over operation of the Swearingen Ferry and possibly began the tavern business (Berkeley

and Jefferson Intelligencer, May 9, 1806 announcement by Blackford that he was leaving the business he had been running "for the last six years…")

1800 – Sarah (Swearingen) Blackford and Henry Thomas (Van) Swearingen were granted the patent for their father's survey of 40 acres called *Ferry Landing* (see above).

The 66 ½ -acre *Ferry Landing Enlarged* was already officially patented and was devised to Sarah and Henry as part of the "undevised" land in the will.

The 1800 U.S. Population Census listed John Blackford in the Sharpsburg District with one older man over the age of 45 (unknown), one 16-25 (Henry T.V. Swearingen?), and one boy under 9 (Benoni S., b.1798) years old. The two females were his wife Sarah (16-25, d.1805 age 24) and a girl under 9 years old (Eliza P., b.1800). Blackford also listed seven slaves in his household in 1800. (Genealogy info from Green and Hahn, Epilogue, and from Max Grivno, "Historic Resources Study, Ferry Hill Plantation," 2000 p.18)

Listed immediately before John Blackford on the 1800 census was John Good (~40 yrs.) with one female (~40, Hester Swearingen?), one male under 9 and two females under 9. John Good listed nine slaves. Listed immediately after John Blackford was Thomas Shepherd (over age 45) with nine family members and three slaves.

1800 – The Maryland General Assembly passed "A Supplement to an act entitled, An act respecting the Public Roads in Washington County."

Specifically, "to examine and review that part of the main road leading from Sharpsburgh, in Washington county, to Swearingen's ferry, on Potomac, as laid out by the commissioners under the act of 1791, as far as the said road runs through the estate of Benoni Swearingen, late of Washington county, deceased…and if, in the opinion of said commissioners, the old road now used as aforesaid should be as eligible, and doing the least injury to the estate of said Benoni Swearingen, that then the said commissioners shall cause to be surveyed and laid out the old road aforesaid…as part of the public road leading from Foxe's Gap, in the South Mountain, to the town of Sharpsburgh, and from thence to Swearingen's ferry…"

1801 – Memorandum of Agreement between John and Esther (Hester Swearingen) Good and John Blackford. (Washington Co. Land Record (WCLR) Liber N, folio 383)

The document states that Benoni Swearingen's will devised "unto Esther, his wife, now the wife of the above named John Good, a certain lot or parcel of land…during her natural life and also named Sarah Blackford, wife of the said John Blackford…" and for the sum of $200 to be paid by Blackford on April 15, 1802, John and Esther "have agreed and hereby do agree to relinquish their exclusive right…reserving for themselves no more than their Legal one third therein as of the other parts of the estate." [this is apparently the "ravens nest" parcel specifically drawn for Hester in Benoni's will]

The document continues with an interesting description of the ferry farm as it appeared in 1801: "It is further expressly agreed by the parties that the piece of new ground adjoining the field now in wheat and whereon the said John Blackford has cut the timber and made rails shall be by the executors put in cultivation as far as may be, that it may with the rest of the farm be rented or worked to mutual advantage and that no more orchard or fruit trees shall be planted or any part of said lot that is within the present fencing of the new ground mentioned above but the hill side between Mr. Blackford's garden and Mr. Good's present enclosure, may be put in grass or orchard at the discretion of the executors…"

1805 – Sarah (Swearingen) Blackford died leaving John Blackford with at least three children under the age of 9.

> Meanwhile, Blackford continued the effort to improve the road from the ferry to Sharpsburg, recording three bonds in 1805, 1807, and 1808 with the State of Maryland, to serve as a commissioner overseeing the construction of the road. (WCLR, Liber R, folio 272; Liber S, folio 884; Liber T, folio 154, as cited in Robert Chidester, "Final Report on Historical Research, Ferry Hill Plantation," 2004, p.5)

1806 – John Blackford gave notice in the Berkeley and Jefferson Intelligencer that he had "withdrawn himself from the Ferry and Tavern opposite Shepherd's-Town…" and that Presly [sic] Marmaduke would be taking over.

> Blackford apparently did not give up all rights to the ferry property, perhaps tenuously held through his son Benoni S. Blackford (a minor), heir of Sarah (Swearingen) Blackford. The arrangement with Presly Marmaduke to run the ferry and tavern was a partnership that was dissolved in 1810 according to an announcement in the Hagerstown Gazette. (Grivno, p.20, footnote 22)
>
> The 1808 Charles Varlé map of Frederick and Washington Counties showed the Ferry as well as a symbol for the tavern (see attached).

1809 – The Maryland General Assembly passed an act "to survey and lay off a road, not exceeding thirty feet wide, from Boonsborough to intersect the Sharpsburgh road at the most direct and convenient point near to the town of Sharpsburgh, and thence in a direct course from the town of Sharpsburgh to captain Blackford's ferry, on the Patowmack river…" (Archives of MD Online, Vol. 570, page 13) This road would directly connect the ferry with the National Road and Pike system under construction.

> The "turnpike fever" which began in 1796 with proposals for the National Road from Baltimore to Wheeling, hit its pitch between 1810 and 1830, a period when numerous toll roads where chartered and constructed in Washington County. The National Road/Pike, which passed through Boonsboro to Hagerstown and beyond, was completed in 1825. A turnpike leading from Boonsboro through Sharpsburg to the Potomac River ferry was chartered in 1815 and completed by 1833. (Williams, History of Washington County, pp. 151-155)

1810 – The U.S. Population Census listed John Blackford in the Sharpsburg District with one boy between the ages of 10-15 (Benoni S., b.1798) and one young man between the ages of 16-25 (unknown, Henry Thomas Swearingen?). There were no women in the household, however there were eight free blacks and five slaves. Listed immediately before Blackford was his old neighbor Thomas Shepherd.

> From this record it appears that either Blackford returned to the Ferry House immediately after the partnership with Marmaduke dissolved or he never left.

1812 – John Blackford married Elizabeth Knode.

> Up to this point, Blackford had been occupying the Swearingen's ferry property and operating the ferry based on his marriage to Sarah Swearingen, who died in 1805. With his marriage to Elizabeth Knode, it appears that the Swearingen family no longer would allow him to do this without some pretty hefty purchases.

1813 – Blackford began acquiring the lands that would eventually make up the Ferry Hill Plantation.

February – Henry Thomas Van Swearingen sold to John Blackford his half interest in the ferry land (but not the ferry operation or the tavern) that he got through his father's (Benoni Swearingen) will. The other half interest belonged to Benoni S. Blackford, son of John and Sarah (Swearingen) Blackford, who was still a minor. Remember that the widow Hester (Swearingen) Good had given up her 1/3 dower right to at least some of the land in 1801, but not the 1/3 right to the ferry operation. The lands involved in this sale are as follows:

- *Springers Lott* – purchased by Thomas (of the Ferry) Swearingen from William Springer in 1758 – 50 acres [this must be *Spurgions Lott* from William Spurgeon, and here the date jives with William Shepherd's memory]
- *Easy Got*, part of *Resurvey on Antietam Bottom* – purchased by Benoni Swearingen from Levi Mills in 1773 – 75 acres
- *Pell Mell* – "an undivided fourth part" (not quite sure how he claims his ¼ interest in the ownership of this tract) – 162 acres
- *Ferry Landing Enlarged* – 66 ½ acres
- *Ferry Landing* – 40 acres

Specifically reserved from this sale is Henry T.V. Swearingen's interest in the parts of *Ferry Landing Enlarged* and *Ferry Landing* "contained and included by a set of lines and courses running with the great road leading from the ferry landing to Sharpsburgh to a point on the river Cliffs called and known by the name of the "Ravens Nest" the same lines and courses being intended to include all the buildings and improvements on the left hand side of the main road leading from the Ferry to Sharpsburgh but especially the house called the Granary standing on the right hand edge of the said road." With this Henry retained ownership of the Ferry House and a Granary located at the landing, as well as the parcel laid out by his father Benoni and devised to his mother Hester (which she had relinquished her right to in 1801). The total acreage in this deed was 268 acres, minus the road and buildings, at a cost of $35/acre or approximately $9,000, however it is not clear exactly how much acreage Blackford acquired with this deed. (WCLR, Liber Y, folio 598)

July – Henry Thomas Swearingen entered a suit in Chancery Court in Maryland (not county court), in which he requested a division of the lands devised by his father Benoni to himself and his sister Sarah Blackford. As Sarah's heir, Benoni S. Blackford was the defendant in the suit, represented by his guardian and father John Blackford. The court agreed to survey the land and divide it into two parcels. Neighbors George Smith and Jacob Mumma, who served on the commission appointed to survey the property, wrote in their completed survey record on August 18, 1815:

"...by and with the consent and approbation of the said Henry Thomas Swearagen [sic] and John Blackford natural Guardian for his son Benoni S. Blackford we have surveyed and laid off four acres and twenty perches of land attached to the Ferry and Tavern Stand which appears on the annexed plat marked **F** which is to be held in partnership as it would not admit of being divided – The balance of said land we have divided in quantity and quality as appears by the annexed plat – and after we had divided the aforesaid land in quantity and quality and struck the division lines through the land and had Each part assurtained [sic] we find that there is in Lot No. 1 one hundred and twenty acres and in Lot No 2 ninety one and one half acres – exclusive of the aforesaid four acres and twenty one perches laid off to the Ferry & Tavern – and after the whole was completed the parties whare [sic] at a loss to know which part Each one was to have – and requested we should allot to Each one his respective part, and according to their request we have allotted to Henry Thomas

Swearagen [sic] Lot No. 1 Containing one hundred and twenty acres – and to Benoni S. Blackford Lot No 2 Containing ninety one and one half acres…"(Chancery Court Papers, 1813-1814, MSA S512-6-5048, #4897 Henry Thomas Swearingen vs. Benoni S. Blackford, Maryland Archives, Annapolis, MD).

The survey plat (see attached) shows the extent of the property, 215 acres according to the survey totals. Swearingen claimed in the February 1813 Chancery suit that the property included *Ferry Landing*, *Ferry Landing Englarged*, part of *Antietam Bottom*, and part of *Pell Mell*. What he based his claim on for part of *Pell Mell* is unknown, although Swearingen may have already entered into an agreement with Abraham Shepherd for a coming conveyance.

November – On November 27, 1813 Abraham Shepherd sold 70 ¾ acres of *Pell Mell* to Blackford, while another 70 ¾ acres was sold by Shepherd to Henry T. V. Swearingen and Benoni S. Blackford. Adam Myers purchased the remaining 9 ¾ acres. John Blackford paid the hefty price of $2,122.50, the same price paid by Swearingen and young Benoni Blackford. (WCLR, Liber Z, folios 282-288) Just what was Henry T.V. Swearingen up to? Both 70-acre parcels had Potomac River frontage; Henry's was down-river of John Blackford's half.

Pell Mell was patented in 1743 to John VanMetre whose daughter Elizabeth married Thomas Shepherd (founder of Shepherdstown) who devised the 162-acre tract to their son David Shepherd. Supposedly David Shepherd sold the tract to a man named Vandiver who sold it to someone else. However, since Abraham Shepherd was David's younger brother, it appears that the Shepherds either repurchased or retained *Pell Mell* until it was sold to Blackford, Swearingen/Blackford, and Myers in 1813. How Henry T.V. Swearingen acquired the earlier ¼ interest in *Pell Mell* that he sold to John Blackford in February 1813 is a mystery.

1814 – Blackford secured his bond given as security for a mortgage his neighbor Thomas Shepherd got from the estate of Philip Ground for *Grounds Dwelling* (part of a large tract called *Piles Delight* and *Addition to Piles Delight* located northeast of Ferry Hill). (WCLR, Liber AA, folio 61)

Shepherd essentially put a second mortgage on the property to secure his first mortgage (is that legal?), using both *Grounds Dwelling* and his home plantation on part of *Antietam Bottom* (also referred to as *Antietam Hills* in this document) as security. This Shepherd home plantation is what Blackford later called the Lower Farm in his journal, where Joseph Knode lived as Blackford's tenant, and was later devised to his son William M. Blackford.

1815 – September 2, 1815, a second deed from Henry T. V. Swearingen to John Blackford for his half interest in "parts of…*Antietam Bottom*, the *Resurvey on Antietam Bottom*, *Ferry Landing*, *Ferry Landing Enlarged*, & *Pell Mell*" for a total of 189 acres. (WCLR, Liber AA, folio 519)

This deed apparently included the 70 ¾ acres of *Pell Mell* plus approximately 118 acres of land excluding the ferry landing and the "Ravens Nest" parcel.

The beginning point of the deed was described as "a small distance above the improvements of the Ferry being the improvements now occupied by John Blackford and on the north side of the great road leading from the Ferry to Sharpsburgh…"

August – Just three days prior to the Sept. 2 deed to Blackford and several days after the settlement of his Chancery suit, Henry T. V. Swearingen (here Henry Van Swearingen) sold to his [cousin?] Thomas Van Swearingen (both of Shepherdstown, Jefferson County, Virginia) his half interest in the Ferry operation for $10,000. (WCLR, Liber BB, folio 35). The

conveyance included the ½ acre landing lot on the Virginia side as well as "about four or five acres of land…attach'd to said Ferry on the Maryland side…which four or five acres includes the Ferry House now occupied by John Blackford and all buildings & improvements…" Perhaps this was a way of establishing the worth of the ferry, or a way to protect the ferry from acquisition by his ex-brother-in-law.

October – John and Hester (Swearingen) Good, living in Ohio County, Virginia, sold her 1/3 dower right in the Ferry for $3,000 to John Blackford. (WCLR, Liber BB, folio 255) This means Blackford now has a controlling interest in the Ferry (1/2 interest through his son Benoni S. Blackford, still a minor, plus 1/3 interest from Hester Good).

1816 – May 3 – Blackford purchased from Henry T. V. Swearingen for $900 a 22 ½ -acre lot, part of *Antietam Bottom*, part *Ferry Landing*, and part of *Ferry Landing Enlarged*, "beginning for the outlines to included the three parcels into one entire tract at a stone [set] up and planted near a Gum tree standing on the north side of the Waggon road leading from Swearagens [sic] Ferry to Sharpsburgh a small distance above the Ferry House and [running] and bounding from thence with the Deed heretofore conveyed by Henry Thomas Van Swearingen to John Blackford," south and east with the road, then north and east with the road then northwest to the river and down the river to "The Ferry Lot" and around that lot to the beginning. This appears to be the "Ravens Nest" parcel. (WCLR, Liber BB, folio 252)

This was part of the acreage originally reserved from the first conveyance (but not all of it because "The Ferry Lot" remained separate), and was likely the part referred to as "Raven's Nest" in the earlier (1813) deed. It is on this lot that Blackford constructed his new house by 1821 (see "Memorandum" below).

Benoni S. Blackford, the only surviving son of John and Sarah Blackford, died at the age of 18, still a minor, in 1816. His maternal uncle, Henry T. V. Swearingen claimed his inheritance of Sarah Blackford's ½ interest in the Ferry "by descent…subject to the life estate of his said Father John Blackford." (WCLR, Liber BB, folio 949) Based on this claim, Henry T. V. Swearingen sold Benoni Blackford's ½ interest in the Ferry to John Blackford for $5,000. Thomas Van Swearingen still held the other ½ interest (see above).

1818 – The Maryland General Assembly reviewed "An Act incorporating a Company to erect a Toll Bridge across the Potomac River, opposite Shepherd's Town." In order to raise the estimated $100,000 to build the bridge "books" were opened in Sharpsburg "under the direction of John Blackford, George Smith, Jacob Miller, Joseph Heddrick, and John Miller," and in Shepherd's-town "under the direction of John Baker, Thomas Van Swearingen, James S. Lane, Henry Boteler, and Thomas Toole," as well as in Middletown, Frederick, Hagerstown, Boonsboro, Baltimore, Winchester, and Martinsburg. Section 17 of the Act stated: "That the proprietor or proprietors of the ferry, and ferry landing, at Shepherd's town, shall be permitted to subscribe on the day the books are first opened, the whole amount of the sum they may be entitled to receive as a compensation for their property taken by the company aforesaid…" (Archives of Maryland Online, Vol. 192, page 2257)

The Act was passed by the Maryland General Assembly in January 1819. In February 1819 the governor of Maryland was "requested to transmit forthwith to the executive of Virginia, a copy of the act…that it may be communicated to the legislature of Virginia now in session." (Archives of MD Online, Vol. 192, page 3007)

The bridge was never built, apparently the necessary amount never collected. In 1827, the Virginia legislature sent the Maryland General Assembly a copy of a similar law with a request that Maryland pass legislation "providing for the erection of a toll bridge across the Potomac river, at or near Shepherdstown." Maryland's Internal Improvement committee answered, "that the object contemplated by the aforesaid law of Virginia, is fully provided for by an act of the General Assembly of Maryland, passed at December session, 1821,"

perhaps referring to the final passage of the 1818 Act (see above). (Archives of MD Online, Vol. 474, page 291) Again, this bridge was never constructed and John Blackford and Thomas Van Swearingen continued as co-owners of the ferry.

1818/1819 – Blackford's neighbor Thomas Shepherd (Sheppard) died, apparently still in debt. His will was said to have instructed the executors (John Blackford and Adam Myers) to sell his home plantation (the Lower Farm on *Antietam Bottom*) and *Grounds Dwelling* to cover any unpaid debts. (WCLR, Liber DD, folio 249) To do this Blackford released his mortgage (see above) to allow the sale; there is no indication whether Blackford was owed any money but he may have released the mortgage in order to get paid through the sale of the properties.

The 122-acre farm called *Grounds Dwelling* (on part of *Piles Delight* NE of Blackford) was sold to John Youtsey (Yountsey) who appeared on the next year's 1820 census as a nearby neighbor of John Blackford. (WCLR, Liber DD, folio 693)

The 35 acres of *Grounds Dwelling* was sold to John Beard. (WCLR, Liber EE, folio 142)

The Shepherd home plantation (the Lower Farm), 113 1/8 acres on part of *Antietam Bottom* was sold by the executors, John Blackford and Adam Myers, to David Moore (Blackford's stepfather). Moore then reconveyed the farm to John Blackford. The price paid was $4,751.25, indicating the farm was well improved.

Blackford corresponds with Thomas Worthington in Ohio asking for his barn plans. (Chidester, Appendix A)

1820 – U.S. Population Census. Blackford, now over the age of 45, was listed with three males and one female under age 9 (Franklin, John? or Otho?, Henry V. S., and Jeanette), one male and one female age 16-25 (unknown), two females 25-44 (wife Elizabeth and her sister Catherine?), and one female over 45 years (unknown). He also listed twelve slaves in his household, four of them young children. Four of his household members were "engaged in Agriculture."

This was the peak census year for slave ownership in Maryland. Blackford's twelve enslaved laborers were not unusual, even in Washington County. Among his 43 neighbors listed on the same census page, 17 were slave owners, including Joseph Chaplin (Chapline) who listed 15 slaves, Jacob Muma (Mumma) with one, Samuel D. Price listed seven slaves, Isaac W illson (Wilson) had six, Archibald Richey listed 16, while Samuel Showers listed 38 slaves (24 of them in manufacturing).

All of Blackford's children born of Sarah (Swearingen) Blackford had died. Not all of the birth and death dates given in Green and Hahn's Epilogue genealogy appear to match this census. Either could be wrong. However, with this large household it is likely that the mansion house was by then occupied.

The stone barn was constructed this year, possibly using plans acquired from his friend Thomas Worthington (by Blackford's previous Swearingen marriage he was also a relative). Although this barn was later destroyed during the American Civil War, the stone foundation, with its date stone intact, was retained when the barn was rebuilt ca.1870 (indicated by a second date stone). Possibly several of the four adult slaves not engaged in agriculture were engaged in barn construction.

1821 – John Blackford wrote a "Memmorandum" [sic]:

A List of my Lands which I have purchased in Washington County previous to 1825 [Blackford's memo appears to be dated 1821, but he writes 1825 in the text] with the cost

subjoined of the respective Tracts with the respective sums which I have paid for life Estate and what I will term assurince [sic] in fee, being only myself intitled [sic] to a life Estate previous to this purchase.

70 ¾ [acres] Part of Pell Mell Bo^{t} of Abraham Shepherd $30.....2122.50
189 ¼ Several Tracts & part of Tracts from H.T. Swearingen 35....3311.87 ½
22 a. lot reserved on which I Built my House.....40.....900.00
282 John Good & wife. Her Dower in Ferry Estate ----------3000.00
Henry T. Swearing [sic] to assure me in fee in the whole Estate-5000.00
14334.37 ½
Expense Building Dwelling House & Barn ----------8365.62 ½
$22700.00

282 Acres @ 8000 Cents or 80 ½ Dollars per acres is within a fraction of the above stated amount which is what my land costs me counting the Expense of Improvements and that not intirely [sic] only such as is of magnitude

This document, in the Beckenbaugh Collection at the Boonsborough Museum of History, provides a construction date-range for the Ferry Hill house between 1816 and 1821. The barn foundation has a datestone inscribed 1820. Deeds indicate that Blackford was still living at the ferry house in 1815, and did not fully purchase the lot upon which he built his house until 1816.

1824 – Maryland passed legislation to build Chesapeake & Ohio Canal replacing the Potomac Navigation (Canal) Company.

1827 – After a ten-year hiatus, Blackford began purchasing land again, primarily along the Potomac River southeast of the Ferry hill. From William Price, executor for the estate of John J. Hays, he purchased 36 ½ acres of *Antietam Hills* for $730. The parcel adjoins *Pell Mell*, *Antietam Bottom*, and *Resurvey on the Addition to Piles Delight*. (WCLR, Liber II, folio 173)

1828 – May 9, 1828 Blackford purchased what appears to be the old Shepherd home plantation (Lower Farm) from David Moore, his stepfather. The tract is 113 1/8 acres, part of *Antietam Bottom* and *Resurvey on Antietam Bottom*, for $4,751.25. The price implies that there were some improvements on the property.

Anne Royall visits Ferry Hill and mentions watching Blackford sitting on his porch as she crossed the river.

In 1830, John Blackford had 455 acres in Washington County surveyed and patented under the name *Moreland*, apparently a play on David Moore's name as well as the fact the Blackford was gathering a large amount of land for his plantation. (Plats.net, Washington Co. Patented Certificate 608, Patent Record GGB 1, page 190)

This year construction of the Chesapeake & Ohio (C&O) Canal began. The canal was planned to parallel the Potomac River from Ohio to Georgetown. The fledgling Baltimore and Ohio Railroad also held promise for cheap, rapid transportation of products from the Western Maryland farms. An 1831 editorial in the Hagerstown newspaper Torchlight and Public Advertiser stated in monetary terms the advantages of such modes of transportation: "Our farmers are now paying from $1 to $1,50 per barrel, for carriage to Baltimore. The Canal or Rail Road, will, it is believed, produce a saving of 70 cents per barrel in the price of transportation to market, which will be about $90,000 upon the whole crop, making that addition to the income of the county. But flour is but one item–the same result will take place in regard to our corn, beef, rye, pork, whiskey, lumber, lime, iron, fruit, vegetables, &c." (Torchlight and Public Advertiser, March 10, 1831, microfilm collection, Washington Co. Free Library, Hagerstown, MD.)

1829—From John Blackford's Diary, 1829:

February 3—In Hagerstown. "settled my business with the orphans court, sheriff's office..."

February 5—*"Thursday the last night has been extremely coald have put up the new stove in the bedroom it does not appear to do well..."*

February 8—*"Sunday...rose in bad health...Mr Talbert and lady came over he remained with me in my sick room..."*

February 12—*Bowers and Eversole working at and commenced framing the wagon shed."*

February 28—...Joseph Shepherd and Mr Spong Jnr. Called and gave receipts for the 2nd payment. Gave J. Shepherd a check on the Hagers Town bank for $872.10 it being the balance due to all the legatees on the 2nd payment for the land and property sold.

March 3—*"...old Negro Sam still in the hospital laid up with his foot..." [on 2/28/29 Blackford noted that Sam ("Old Sambo") moved to the quarter]*

March 4—*"Bowers and Eversole working on the shed frame..."*

March 5—"settled with the orphans court John Shepherd's other account: paid Robt. Armstrong $429 as guardian of the children and heirs of Shepherd his receipt and acquittal filed at the Registers office..."

March 6—*"Bowers making foundation for the shed..."*

March 11—*"...Bowers finished the bee house..."*

March 12—*"...George Bowers came at 12 and we collected 8 or 10 hands and raised the wagon shed in the course of the afternoon..."*

March 14—*"...G Bowers & M Cookus to assist him put up the gable ends of the shed..."*

March 27—"...*G Bowers & Alsip comensed to prepair for nailing on shingles on wagon house..."*

March 31—*G Bowers making bee hives...Bowers has finished the wagon house and some other small jobs has worked in all sice [sic] he commensed which was December 29th 1828 33 days—he went home after supper."*

April 1—"...have not been out of the house have been ingaged poasting my books..."

April 3—*"...John Frantern [Frantesn?] [hired man] ...planted a snow ball tree, an Athenian poplar and a locust..."*

April 17—*"...planted some gourd seed in front of the house..."*

April 20—"Mr. Hort [piano instructor] arrived with one waggon load of furniture..."

May 12—"...*JK and myself nailed on the lath on one side of ice house..."*

May 14—*"...JK and myself nailed on lath for thatching..."*

May 15—*"Jacob Gouss finished tying on the [straw] faggots on ice house..."*

May 16—*"...C Pickley [hired woman] whitewashing the kitchen..."*

June 2—*"...Franklin planted some potatoes adjoining the privy..."*

June 7—Sunday, *"...M Varble brought the carpet from GM Conradts Frederick Town with the bill of $33.25..."*

June 20—Saturday, "...Henry M. cutting some grass about the house..."

July 9—strewing elder leaves through the wheat to prevent weavle

July 17—*"...Julious fixing up the cistern that has given way..."*

July 20—*"Jacob Newman and son Joseph called settled with them for the piano by paying $180 and my note payable Dec 1st for $100..."*

July 31—"...sent a bag of woll to Boonsborough by the wagon that moved Mr. Hort's goods..."

August 10—"Doc. Quigley called wanted to see original deed for the ferry lott in Virginia..."

August 20—"...Rode to Sharpsburgh & Mummas. Met A. Hogmire who gave me a plot of resurvey on Moreland..."

[multiple notations for September about working on the turnpike road from Mummas to the river. Henry Piper is farming the lower farm on shares]

October 26—*"...brought up from the office 3 bushel salt..."*

October 27—*"...Benjm Engle brought a wire window screen and my umbrella new covered from Balto—pd 2-75 for the repairs of the umbrella..."*

November 4—"*...Limen has been prepairing to shingle the quarter..."*

November 7—*"...Pd. M Lemen $5 on acct of work he finished shingling the quarter last night says he nailed on 870 shingles a. 15 cents..."*

November 10—Tuesday, *"...Mrs. B bought a gross screws at ST pd 37 ½ which is intended to fasten the brass steeples to hold the stair rods..."*

November 11—*"...moved the piano into the little parlor..."*

November 17—*"...I remained in the house writing all day..."*

November 18th—*"...have trimmed the grape vines in the garden..."*

November 19—Thursday, *"...Mrs B sat out 3 pear trees which with 3 others planted a few days since all from George Knode's nursery..."*

November 26—Thursday, *"...Capt. Highbarger came from home this morning has brought 6 lights glass from Robinsons...Highbarger ingaged glazing windows and altering pantry..."*

November 28—Saturday, *"...Highbarger working at windows & old table...gave my notes [in Sharpsburg] for articles bt at Myerses sale amt $86.35 ½..."*

December 7—*"...set poinon for the rats in the cellar..."*

December 16—Wednesday, *"...Mrs Noftsinger cutting and making up clothes for the Negroes..."*

1830 – From John Blackford's Diary, 1830:

January 1, 1830 – "*...a peach tree in bloom near the well.*"

January 3—"*...moved Ned [who had been very sick] into the small room above the kitchen...*"

January 4—"...Ned mending, Old Judy here..."

January 7—*"...Julious laid up in the hospital with strained knee behaved very bad last night..."*

January 8—*"Julious and Ned both in the hospital..."*

January 9—Saturday, "...J Knode and negroe Jim Clawson hauled one load wood to ferry office..."

January 10—*"Ned in hospital tho recovering Julious hobbling out a little. Dumb Elsey called..."*

January 11—*"Ned still in the hospital..."*

March 12 – "*I sat [set] out a Mulberry tree on the west side of the house. – ...had my chimneys swept.*"

April 6 – "*Sam Bell whitewashing...paid for Cromak [Chrome] yealow [sic], 12 ½ for the walls of the Room.*" [no specific room mentioned]

April 7 – "...the girls cleaning House all the furnature out of Plase [sic] for the last two days."

April 8 – "*Negroe Sam Bell whitewashing up stairs...*"

April 9 – "*Negroe Sam Bell finished white & yealow washing...*"

April 22 – "...paid Negroe Sam Bell $1.68 ¾ for white washing House."

May 21 – "*Stifler [a mason] at the wall in front of the barn...*"

May 22 – "*Murphy digging out the old lime kiln...*"

June 3 – "*Julious digging the Cisterns larger...*"

June 9 – "*Stifler & Jefferson ["his black journeyman mason"] commensed the walling the Cistren* [sic]." [William Mose had been quarrying stone for the Cistern wall]

June 14 – "*Stifler...set to plastering the inside of the Cistren [sic] with Cement morter* [sic]..."

June 15 – "*Stifler finished the Brick pipe to the Cistren* [sic]."

Oct. 7 – "*...obtained some straw burry [sic] plants from Joseph J. Merrick Esq. and Genl. Otho H. Williams.*"

Oct. 11 – "*Dutch John working in the Garden fixing strawberry beds [6' x 6' x 6']...*"

Nov. 9 – "*...manure for the Asparagus bed...*"

The Hagerstown Torch Light and Public Advertiser carried an advertisement placed by John Blackford (April 1, 1830, page 3; as transcribed by Robert Chidester):

FARM & FERRY

FOR SALE

That beautiful Estate called FERRY HILL…on the Potomac river opposite Shepherdstown, commanding an extensive view of that Town, River, and of the rich and picturesque country in a circle of many miles; it contains 500 Acres, one half of which is in a high state of cultivation, with extensive Orchards, the residue covered with a great variety of large and valuable timber. The *MANSION HOUSE* is of Brick, built in the most substantial manner, forming a L, one front fifty and the other seventy feet, two stories high, all of the very best materials and in the modern style; cost $10,000 to construct; the lawn consisting of about five acres, is adorned with a variety of fruit and ornamental trees; attached is a large and fertile Garden well enclosed and stocked with fruits; a Carriage and Ice House, with every other necessary building. Near the house is a Well of excellent Water and two spacious Cisterns; the Barn is of Stone, 90 by 40 feet, with Stabling underneath the whole. The Tenant's House is situated at a suitable distance, is large and convenient, attached to which is a large Barn, two well enclosed Gardens and all necessary out buildings, with abundance and variety of fruit; a large Stone Spring House with a large never-failing Spring which affords a splendid situation for a Distillery.

The FERRY is one of the best and most productive on the Potomac; attached thereto is an extensive *TAVERN HOUSE*, two stories, rough-cast, has 12 rooms, 6 on each floor, with *Stableage, Granary and a Stone Smith Shop*. The most important advantage in the location of this Estate, is its having the Turnpike Road leading from Winchester in Virginia to Baltimore, passing through it, and is directly on the line of the Chesapeake and Ohio Canal and the Baltimore and Ohio Rail Road, and must necessarily become a place of deposite. This property binds on the Potomac more than two miles, the curve in which River includes nearly all the Estate, which gives it a singular advantage, as the whole of the land can be enclosed by a short line of fence. It has likewise the advantage of being in the vicinity of Iron Works, and several large and extensive Flour Mills. For further particulars, apply to MARMADUKE W. BOYD, Esq. Hagers-town, and for Terms to the proprietor, on the premises.

JOHN BLACKFORD.

This advertisement provides a very clear picture of the Ferry Hill Plantation in 1830. There are three areas described: the Mansion House Area, the Tenant House Area, and the Ferry Area.

- The Mansion House Area:
  Brick Mansion House, L, 50 by 70 feet, 2 stories
  Stone Barn, 90 by 40 feet, stabling below
  Carriage House
  Ice House
  Well
  Cisterns (2)
  Other necessary buildings [typically this includes smokehouse, out-kitchen, privy, slave quarters, other sheds]
  Five-acre lawn with ornamental trees and fruit trees
  Fenced garden, fruit

- The Tenant House Area:
  Tenant House, [log, see attached photo], large
  Barn, large
  Stone Springhouse, large
  All necessary outbuildings
  Fenced gardens (2), fruit

- The Ferry Area:

Tavern House, rough-cast (stuccoed) [over timber frame], 2 stories, 12 rooms, 6 each floor
Stable
Granary [on the right (southeast) side of the road?]
Stone Smith Shop [probably no longer standing]
[the stone cottage and stone store/house have not yet been built]

Why did Blackford advertise for sale the plantation he has so painstakingly put together within just the last 15 years? It may be that because the routes of the C&O Canal and the B&O Railroad that were planned to pass right through Blackford's extensive property, he needed to get a sense of the plantation's value. Armed with a current value for the property, he could negotiate the best price for the necessary rights-of-way, or so he might have thought. C&O Canal map (drawn in 1890s but based on 1830s Judgment Records) shows the extent of John Blackford's holdings. Part of the Jacob Bedinger farm would also become part of the Ferry Hill Plantation in 1837.

1830 U.S. Population Census, Blackford, now about 55 years old, listed ten white people in his household including his wife (30-40), two boys and two girls under the age of 10, two boys between 10 and 15, two young men and one young woman between the ages of 20 and 30. Blackford also listed five male slaves and three female slaves, four of whom were young children. The following year (1831), Blackford recorded a Certificate of Slaves in the Washington County Courthouse, in which he certified the importation of four slaves, William (22), Hannah (20), and her children John (3) and David (1). (WCLR, Liber M, folio 522)

1832 – August, the Washington County Court instructed the Sheriff and a "Jury of eighteen inhabitants of said county" to take an Inquisition of Blackford's property. The inquisition was returned to the court in November 1832 and was immediately challenged by Blackford. The following month, "good cause having been shown by the said John Blackford against the said Inquisition," another one was ordered, the Sheriff and a new Jury to meet on Blackford's land January 3, 1833. Forty-one acres, three rods, and one perch were measured out of *Moreland*, for which Blackford was awarded $1,500 (Washington Co. **Judgment Records, Liber 20, folio 23)**.

1833 – The C&O Canal Company condemned a one-acre parcel, part of "the ferry lot," in order to construct a lift lock for boats to leave the canal and cross the river to the Virginia side to pick up cargo. The compensation offered to the ferry owners, including John Blackford and the heirs of Thomas Van Swearingen (John and Mary Quigley, Hannah Van Swearingen, Virginia Van Swearingen, and Julia Van Swearingen) was "one cent." They took the company to court to get "just compensation," not just for the land but also for the potential loss of ferrying business since people wouldn't have to ferry their produce across the river to load it onto the canal boats. But the court found in favor of the canal company. (December 3, 1833 letter from John Blackford & others attorneys to the President and Directors of the Chesapeake and Ohio Canal Company, National Archives, Record Group 79)

1834 – By 1834 the C&O Canal had reached the Sharpsburg District and continued nearly to Williamsport. The railroad, however, crossed to the Virginia side of the Potomac River at Point of Rocks, before reaching Washington County, because of the narrow right-of-way passage at that point, which was already owned by the canal company. The railroad would likely have made a greater impact on Washington County farm production than the advent of canal transportation appears to have.

It is likely that the Stone Cottage and store were constructed in anticipation of the canal. Lock 38 was located directly adjoining Blackford's Ferry.

1835 – Land purchase by Blackford from Joseph and Mary Hayes said to be 5 ¾ acres. (WCLR, Liber RR, folio 334)

1835 diary entry: "…have been assertaining [sic] the Receipts at the ferry for the last five years to assertain [sic] the depression in consequence of the Canal which I find the last year to have depreciated 50 per cent from the preceeding [sic] year."[1]

Dec. 2, 1835 – "the hands put up a stove in the Dining room."
Dec. 10 – "Will and Murphy ingaged [sic] making a Hovel for the Hoggs near the Canal Pit."
Dec. 15 – estimates 230 bushels of corn in the "Corn House."
Dec. 24 – "Franklin came down stares [sic] and is so much recovered…"
Jan. 18, 1836 – "C.K. Jennett & Helena quilting in the upper parlor"
Feb. 2 – "Mr. Cease [Siess] the mason called wants to rent the stone cottage; wants a garden to it."
Feb. 18 – "I put a lock on the Kitchen doore [sic]."
March 18 – "Salley Shepherd lodged with the girls"
March 23 – "fixed a latch on the dining Room doore."
April 2 – "G. [George] Reynolds and Quigley agreed to take [rent] the ferry House for George Unseld to keep as a tavern, to Board the hands and Repair stable, pump and all the necessary repairs the materials…to be furnished."
April 7 – "two of the tax asesors [sic] …took an account of my Property. 466 acres of land, 17 negroes, 11 head Horses, 15 Cattle, 36 head Sheep, 15 lambs, carriage & gig furniture and plate copper Kettle."
April 15 – John T. Cookus, wife, and two girls, "lodged with us not meeting with accommodations at the ferry House."
April 16 – purchased from O.H.W. Stull in Hagerstown, 3 silver leaf poplars, and 6 peach trees, "some Shrubbery and trees"
April 20 – "Enoch all day taking up and seting [sic] out young mulberrys [sic] and poplars on the Clifts [sic] and about the little spring in the Clifts."
May 9 – "William Bowen called to enquire about painting and papering; sent Dick for lime to Jacob Millers Brought half Bushel to white wash with"
May 11 – "Negroe Sam Bell white washing two Rooms"
May 19 – Bowens Boys painting the Dineing [sic] and bed Rooms"
May 25 – "young Hersey came after Breckfast [sic] and commenced painting the out side of the House."
May 26 – "Bowens two Boys painting and pensyling [sic] the wall of the House."
May 27 – "Bowens Boys painting…William Bowen called says he will stain and paint the house by the day."
May 30 – "Bowens apprentice painting a Doore." [probably inside, raining that day]
June 3 – "Franklin and Will making an arbor on the Clift above the spring"
June 5 – "M. Shellman [a white hired hand] returned to lodge and did lodge above the office. "
June 14 – "William Bowens Boys came over in the afternoon and made a small beginning to stain the House outside."
June 15 – Bowens boys staining the house.
June 17 – "Bowens two boys came and are staining and varnishing the stair Railing and the Thermometer frame."
July 2 – "Pd S. Bill [Bell] $2.25 for white washing 9 Rooms."
July 5 – Bowens Boys have been pensiling [sic] the House again this day."

[1] John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS.

July 6 – "Mr. Bowen called with a pattant [sic] pulley for a passage lamp."
July 7 – "Bowens Boys are here and about to finish"
July 16 – "the two Boys Duke & Neal [Blakeney] came over in the evening supped and lodged in the office"
July 21 – "Mr. Shindler called to see the spouting of the House"
July 22 – "Conrad Shindlers Col'd man came over and repaired the spouting which was done in a few minutes."
July 26 – "Mr. Powell [carpenter] and his man went down to Unselds to supper, my family not being satisfyed [sic] to Board them."
Aug. 2 – "Mr. Powell and his 3 hands framing the straw house"
Aug 4 – "Powell and man was 4 days Boarding at G. Unseld….Capt. D. Highbarger, Abm. Smith, J. Knode and two lads that work with him…assisted with my own hands to raise the straw house…Powells hands commenced to pull off the old Barn roof and nail on new shingles"
Aug. 5 – "sent Ned up to C. Shindlers for 30 sheets of Tin for the Barn Roof"
Aug. 12 – removed shingles from the ferry house stable and replaced them – 1,932 shingles[2]

1836 – Blackford bought 50 acres of the Jacob Bedinger property (see C&O Canal map), part of *Antietam Bottom* and *Resurvey on Antietam Bottom*, adjoining the eastern boundary of *Moreland* (formerly the Shepherd home plantation or Lower Farm). According to the deed, Henry Bedinger (father of Jacob?) purchased the property in 1763 from Margaret and Thomas Foster. The Jacob Bedinger property was sold by order of a Court of Equity following his death. The price was $45 per acre and the court confirmed the sale in 1837. (WCLR, Liber TT, folio 165)

This brings Blackford's total acreage (500 acres listed in the 1830 ad, plus 5 ¾ from the Hayes' and 50-acres from Bedinger) to approximately 556 acres, not counting the acreage lost to the canal.

1838 – After a long illness, Elizabeth (Knode) Blackford died October 7. (Green and Hahn)

From Ferry Hill Plantation Journal 1838-Jan. 1839:

March 17, *"Murf and Will brought up 10 bu. Clover seed, deposited in office upstairs." This could mean that the "office" is in another building separate from the main house.*

June 20, *reference to 200 bricks to repair oven.*

August 2, *reference to making paling fence for the garden "in rear of my office." Could mean that the office was in a separate building north of the house.*

August 14, *Blackford wrote to G. Conradt of Frederick about making carpeting.*

Reference to working on cistern

September 3-4, *reference to the "breakfast room." J. Moore [Blackford's step-brother?] commenced pulling down fireplace in the breakfast room" preparatory to making alteration.*

September 5, *measured for cupboard by the fireplace, presumably in breakfast room*

September 16, *money missing from Blackford's desk in his office. Sash of "gable end window removed by which house was entered." [There is no gable end window in the room designated as the office in the main dwelling.]*

[2] John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS.

September 17, *reference to finding the empty cash drawer from Balckford's desk "upstairs hid under some wool."*

October 4, *note that 50 bushels of apples were placed in the cellar.*

October 15, *Blackford bought 1 lb of wrought nails for cistern shutters.*

November 1, *Blackford took 280cwt carpet yarn to Conradt to have wove.*

November 13, *sent a sample pattern of striped carpet (from Mrs. Parren's carpet) to Conradt, as an example of what Blackford wanted.*

December 6, *Samuel Barnett came to fix the windows and put in new cord and pulleys. He also set up CK's stove in the breakfast room.*

1839 – January – Blackford transferred a mortgage he held on Abraham Barnes and Melchim B. Mason for personal property (including slaves), security for a loan of $10,000 he made to them in 1835, to Dr. John Hanson Thomas. Although the document says only $1 was exchanged there were also "valuable considerations," meaning that perhaps Blackford owed Thomas money or payment had been made to Blackford previously. (WCLR, Liber TT, folio 774)

From John Blackford's Diary, January 16-1839-October 19, 1839:

18th January--..."ingaged this morning [minding?] the catch of the room door..."

21st Monday—"...I have remained in my office all day..."

28th January 1839—"...sent Enoch off at sunrise with the cart for Boonsb. He took Daphney's box with her clothes and some apples &c to Jenett: a letter to Mr. S Bentz ordering the parlor stove and soma small articles beside...Enoch returned with the stove and some small articles as for Bill amt $2,12 ½ ..."

29th Tuesday—"...I put up the parlor stove..."

5th February, 1839—"...had the stove in the cellar removed to the quarter and the cooking stove put in its place..."

12 February, 1839—"...in the evening CK came home sick and went to bed. Had a bed fixed for Martin [Shellman] upstairs in my office..."

13th Wednesday—"...M. Shellman lodged in the office & Betsy Mahafey in the house..."

14th Thursday, 1839—"...Franklin brought up a ten plate stove for which I gave him a cooking stove [the one in the cellar?] and the apparatus which cost me 36 Dollars..."

24 February 1839—"...wrote a letter to Docr John Quigley in answer to one from him of the 20th on the subject of repairing the wall inclosing the graveyard and respecting the ferry. Which I offered to buy or sell at $5,000. or pay 300$ annually; I asked for an answer to my proposition..."

2 March, 1839—...lease to Reynolds of the ferry lot to commense Feb. 16,1836 to continue eleven years to Feb.16, 1847.

7th March, 1839—"...Martin about the kitchen, quite intoxicated..."

9th March, Saturday—"...sent Jupe with dog [walice??] to old Mr. Folks and brought a pine table from Samuel Barnetts painted by Bowen..."

10th March 1839—"…I passed the day pretty much in my office. Martin says Henry Selby and some more such characters was drinking, quarreling and making much nois down at Franklins…"

11th Monday—"…Wm Bowans boy came over and varnished the pine table which Barnett had made and which Bowan painted.

17th Sunday morning—"…caught Isaiah examining my small drawers in the bookcase for which I gave him a correction…"

20th March 1839—"…Martin making faggots in the barn to patch the ice house roof…"

7th April 1839—"…Franklin came to whom I gave a lecture for his conduct…"

17th April 1839—"…Negroe Sharlott's age I find from examining a bill of sale that she is 54 years of age I bought her in 1798 28th April from William Thornbury…"

24th Weds.—"…Sharlott sat out for home…"

16 May 1939—"…"sent Enoch over with the sopha to Conner to have it stuffed over again…"

30th Thursday—"…David Conner called with an account for repairing a sofa amt $10.75 which I conceived exorbitant. I offered to pay him $6.75 which he refused to take and went off…"

3rd Monday [June]—" S. Barnett called to measure for the timber for the Balconey he then rode my mare to the iron works to see about the iron and spikes for the[boat? Blackford was having a new ferry boat constructed]…"

18 July Thursday—"…the 68th anniversary of my birth…"

Aug 26—"…N. Carusi called. Paid him $250 for a piano…"

Aug 31—Blackford sleeping in the "large chair" [he had been ill for the last month or more with difficulty breathing, chest pain, head ache and upset stomach—heart attack???]

Sept. 3—"He [Brantner] has commenced the balcony this morning…"

5th Sept.—"…Dr. Dorsey came ½ after one o'clock, sent for Parran who did not come until 4…." Dorsey remained all night. [Blackford was not responding to Dr. Parran's treatments and so Dr. Dorsey was called in.]

6th—new ferry boat done and painted.

8th—"…Franklin called and did not speak to JK [who was also there visiting Blackford] his wife called on her return from S Town…"

10th Tuesday—"…2 of Barnharts young men at work repairing the Belcona…" Doctors Perry, Dorsey and Smith all met to discuss Blackford's condition and stayed for dinner. They all concluded that he was much better.

12th Tuesday--…"I rode round by JK and up the canal Corban and Franklin with me on horseback. I am very weak. I said to Corban that I should expect him to pay me two thousand dollars on or before May next, he sat out for home. Sent the lounges and 8 brass rods over to H. Kimer…" [Blackford

extended two other deadlines for Corban to pay money owed, May 1839 and July 1839. The amount owed increased substantially each time]

15th—"…Elizabeth Franklins wife delivered last night a fine perfect girl child…"

17th Sept.—"…S Barnharts hands finished the ballcony. Conrad Shindler called. Ingaged him to adjust the tin spouting…"

27th Sept—"…Barnhart putting up mantle[?] and the cupboard. Ferrel painting ballcony floor…"

29th Sept—"…Ferrel came at one o'clock and resumed the painting…"

3 Oct.—"…Doct. Quigley …signed the agreement with Julia Swearingen and Hannah Van her daughter…" [for Blackford to purchase their rights to the ferry]

September – Blackford entered into an agreement with Thomas Van Swearingen and his wife Ella E. and Hannah Van Swearingen of Fayette County, Kentucky, and John Quigley and wife Mary and Julia Van Swearingen of Jefferson County, Virginia to purchase their half interest in the ferry, including the ½ - ¾ -acre lot on the Virginia side and the 4-5 acres on the Maryland side with "the ferry house and all buildings and Improvements…" (WCLR, Liber WW, folio 605). This was not officially finalized until 1840, after Blackford's death.

November – John Blackford, age 68, wrote his Last Will and Testament on November 1, 1839 and died on November 5. He divided the Ferry Hill Plantation into three farms (much like the three areas in the 1830 sale advertisement):

- To Franklin he devised the ferry property, "including the undivided moiety or half part which I have lately purchased from the widow and heirs of Thomas Van Swearingen, the purchase money of which is to be hereafter paid of my estate at large [$5,000]," to which he added 10 acres of orchard and specifically excluded the "stone cottage;"
- To Henry V. S. he devised "the home or farm whereon I now reside [Ferry Hill mansion];"
- To William M. (Moore) he devised "my lower farm whereon Joseph Knode now lives with the three parcels of land at different times acquired and purchased from the heirs of Thomas Shepherd, Dr. Hays, and the trustees appointed to sell the real estate of Jacob Bedinger." William was still a minor and Joseph Knode was given a 2-year lease to continue on the property;
- To his married daughter Janet (Jeanette) Smith, wife of Otho J. Smith, one of the executors, he gave money and personal property;
- To his unmarried daughter Helen he gave money;
- And to his sister-in-law, Catherine Knode, he devised a $200 annual payment.

December – Public sale of John Blackford's personal property, as instructed by his will to provide the cash payments to Janet, Helen, and Catherine. For this an inventory was recorded (WCRW, Inventories, Liber L, folio 23, transcribed by Chidester, p.50), the details of which provide, in effect, a furnishing plan for the mansion house. The inventory also listed all of Blackford's livestock and his slaves. The slaves, according to the will, were not to be "sold out of state." Among the 16 slaves inventoried (Edmund and Julius went to Franklin with the ferry) were Daphney valued at $300, who was later sold by Franklin to a man in Florida (Chidester, p.57), and the four slaves imported into Maryland by John

Blackford in 1831: Bill (William) valued at $550, Hannah (and a new child Mary) valued at $475, and her two boys John ($300) and David ($275). The sale was advertised in the Hagerstown Mail beginning on November 29, 1839 (Chidester, p.49)

1840 – Franklin Blackford made the purchase of the Swearingen's ferry interest official. They tacked on another $50 to the $5,000 agreed on with John Blackford. (WCLR, Liber WW, folios 605 and 609)

Franklin Blackford's diary, begun in 1839, also included information about repairs and construction of buildings at Ferry Hill:

Oct. 2, 1840 – "...Colbert blasted some of the rock away..." for a "cave" or root cellar, which was later built of stones laid with lime and sand mortar, covered with earth and sod, and fitted with steps and a painted door (through Nov. 30th) [unknown exactly where on the grounds this was located]

Nov. 14 – "Joe off to Sharpsburg for bricks to build an oven."

March 10, 1841 – "Capt. Shryock came he and I went to the woods to cut some timber for pumpstocks..."

March 15 – "Colbert came over to go in the well but he found two [sic] much water Capt. Shryock found his stock was too short he cut another piece..."

March 16 – "Capt. S. finished the pump I paid him $15,41¢ - I sent Joe over for some plank for a trough Linch made a frame for the well Wright made a trough for my stable room."

March 25 – A man named Corban Reed began working in Franklin's smith shop and continued to work on and off for several years.

June 26 – "I rode with Dr. Smith and Lawyer Lee to Gr. Father Moor's [sic] to take his deposition conserning [sic] a suit between Corban [Blackford] and our Estate..."

August 12 – "Linch came up to put some posts under the porch he went with Joe to the woods for a [?] they cut the posts and we fixed the porch..." [unknown which porch this refers to]

August 13 – "I drove some of my stock down to the [Lower] farm I intend moving on Wednesday...I saw Joe and we closed the bargan [sic] I am to give him $2,800 for all he has now on the place and the furniture in the house..."

1841 – Helena Blackford married Rev. Robert Douglas.

Helen was Douglas' second wife, his first wife having died several years before. He brought his 4 year-old son Henry Kyd (pronounced Kide) Douglas to the marriage.

Douglas was a German Reformed preacher, apparently living in Frederick County, Maryland at the time of his purchase of Ferry Hill. He was mentioned frequently in John Blackford's 1835-36 and 1838-39 journals, preaching in Shepherdstown, where Helena would have met him on many occasions.

Franklin Blackford and family moved to the Lower Farm, devised to William M. Blackford who was still in school (Franklin Blackford diary).

1844 – Franklin Blackford and family moved to the Ferry House (Franklin Blackford diary).

1845 – Franklin Blackford, still at the ferry and living in the Ferry House, purchased "36 gallons of Apple Brandy at $13.45" from the Shepherd distillery in Shepherdstown. (Henry Shepherd Day Books, Thornton Perry Collection, microfilm, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV)

1846 – June 16 – Henry V. S. Blackford and his wife Eliza M. (Mayer) sold the Ferry Hill home farm to Franklin Blackford for $17,180. (WCLR, Liber IN 1, folio 886) The conveyance did not include the Stone Cottage that was included as part of Henry's inheritance.

June 18 – Franklin Blackford and his wife Elizabeth R. (Miller) sold the Ferry operation, Ferry House, and orchard 10 acres to Henry V. S. Blackford for $13,000. (WCLR, Liber IN 1, folio 738)

On the same day (June 18) Franklin mortgaged the Ferry Hill mansion farm, approximately 300 acres, for $10,000. (WCLR, Liber IN 1, folio 741) The mortgage holder was John Mayer of Pennsylvania, an uncle of Henry Blackford's wife Eliza (Mayer). (Blackford-Grove-Mayer Collection, MdHS, MS 2637)

1848 – Franklin and Elizabeth Blackford sold the Ferry Hill mansion farm (~300 acres) to Rev. Robert Douglas, husband of John Blackford's youngest daughter Helen (Helena).

Henry Kyd Douglas was 12 years old when he arrived at Ferry Hill with his father and stepmother. He began a diary of his life at Ferry Hill in 1853, describing work and play on the farm and around the canal (see Grivno, from Doug Bast 1983). Robert and Helena Douglas had three children together, all born prior to their purchase of Ferry Hill: John Blackford Douglas, born 1842; Nancy Cowan Douglas, born 1844; and Robert, born 1846. (family bible, MdHS, MS 2637)

It is not clear exactly where Franklin and Elizabeth went to live after the sale of Ferry Hill, however it appears they stayed in the area, possibly on the Lower Farm, William Moore Blackford's inheritance (still at school?). In a March 1852 letter written by Jacob Miller, Elizabeth R. (Miller) Blackford's father, he wrote (spelled as written): "Franklin, Elizabeth, and famly are stil living at Williams, all in good Helth Frank is gon out into Westeren Virginia again to look for a Situation…offers as he Says first rate land at one dollar per acre if any one or Set of men will take five thousand acres or more. he sais that land is covered with the finest timber he ever Seen of the best variety…" (from Jacob Miller letters, transcribed by Paul Chiles and Jan Wetterer, Antietam National Battlefield, 1992) Franklin Blackford was killed in a hunting accident in Nicholas County (West Virginia) in October 1852. (Green and Hahn, Epilogue, 1975)

1849 – Henry V. S. and Eliza M. Blackford sold the ferry lot on the Maryland side, "about four or five acres of land…with all the Ferry house, buildings, improvements," and the ½ - ¾ acre landing lot on the Virginia side to The Virginia and Maryland Bridge Company for $15,000. The conveyance included the ferry operation, boats, etc. as well as the ten acre lot and the Stone Cottage. (WCLR, Liber IN 5, folio 50)

1856 – Henry Kyd Douglas left Ferry Hill to attend Franklin & Marshall College in Lancaster, PA.

It appears that H.K. Douglas never returned to Ferry Hill for any extended stay. After graduating in 1859, he took a position teaching at the Hagerstown Academy and served as its Principal. Throughout this period he studied law and in 1860 moved to Lexington, Virginia to complete his studies. Douglas began his private practice in St. Louis, Missouri. (Grivno 2000, pp.57-58)

1859 – Thomas Taggert Map of Washington County published showing the detailed outlines of county farms. The outline of the Rev. Robt Douglas and Wm Blackford farms provides good detail of the boundaries of the Ferry Hill Farm and the Lower (Shepherd) Farm. The relatively new bridge and the outline of the Ferry Lot are also shown.

1860 – Rev. Robert Douglas, a German Reformed Minister born in Ireland, aged 51, and his wife Helen, aged 37, occupy the Ferry Hill Farm shown on the 1860 census as valued at $26,000. Also listed in the

household were Henry, a Lawyer aged 21, John, a Student aged 17, Nannie aged 16, and Robert aged 14. Douglas listed ten slaves on the 1860 slave census

> Nearby was listed William Blackford, a Farmer aged 37, his real estate (the Lower Farm) valued at $13,000. Henry and Eliza Blackford were listed on Miller's Sawmill Road on the former Joseph C. Hays farm (Hayland). William Blackford listed six slaves and Henry listed five on the separately compiled slave census.

1861 – American Civil War broke out in April. Henry Kyd Douglas joined the 2nd Virginia Infantry of the Confederate Army and eventually served under Confederate General Thomas "Stonewall" Jackson.

> The Ferry Hill neighborhood, located directly on the North-South border, was almost immediately affected by the war. Noted Jacob Miller in a letter dated August 20th, 1861: "...there has been a Masichusets Regiment encampt on Captn D. Smiths farm in the woods above Grove's Spring for the last two weaks a part of which ware encamped...on Billy Blackfords land....The Southern troops burned the Harpersferry & Shepherdstown bridges before they left for Martinsburg & Winchester." (Miller Letters)
>
> Henry Kyd Douglas was among the Southern troops whose duty it was to destroy the bridges: "I was with the regiment that marched to Shepherdstown to destroy the bridge over the Potomac at that point. I was with the company that set fire to it, and when, in the glare of the burning timbers, I saw the glowing windows in my home on the hill beyond the river and knew my father was a stockholder in the property I was helping to destroy, I realized that war had begun (Henry Kyd Douglas, I Rode With Stonewall, (Chapel Hill: University of North Carolina Press, 1940), p. 6).

1862 – September 17, the Battle of Antietam was fought on the farms adjoining Sharpsburg. The Confederate retreat crossed the Potomac River at the Pack Horse Ford (the bridge having been burned the year before) on the 18th and 19th.

> "Map of the Battle of the Antietam" (drawn October 1862) described specifically the location of the "Stone barn" on Rev. Robert Douglas' farm. This barn was burned by Union forces probably in 1861, its charred remains described by Henry Kyd Douglas in his later memoir, "the blackened walls of the burnt barn stood **upon (open?)** against the sky as a monument of useless and barbarous destruction." (I Rode With Stonewall, p.235**?**, as cited by Grivno, 2000, p.68) Douglas described the farm after the Antietam/Sharpsburg battle in September 1862: "...the barn was a black mass of ruins, and its bare stone walls, still standing, told the story of its early destruction. Now in a night, as it were, a beautiful farm was laid waste, its fences disappeared up to the doors of the mansion house, artillery parks fill the wheat fields; corn and fodder and hay soon became contraband of war. In front of the house, which from its high eminence looked into Virginia, were rifle pits; and several rifled cannon, with their angry muzzles pointing across the Potomac decorated the lawn." (Douglas, pp. 180-181)
>
> Another map from the Antietam battle, drawn to accompany the official report of Union Surg. J. Letterman, indicated the use of Ferry Hill as a Confederate and Union hospital. Dr. Elisha Harris, who visited the hospitals following the Antietam battle reported the mansion's use as a Confederate hospital but noted the presence of four Union soldiers as well. Historian John Nelson notes that these were probably the result of the September 19th Battle of Shepherdstown, the Union attempt to follow Confederate forces as they retreated across the Potomac River. (John H. Nelson, "As Grain Falls Before the Reaper," The Federal Hospital Sites and Identified Federal Casualties at Antietam, CD-ROM version, 2004, p.13)

Following the Battle of Antietam, Rev. Robert Douglas, a known Southern sympathizer, was arrested on suspicion of signaling to the enemy. The story is told that a windstorm blew the mansion house shutters open as Helena Douglas passed by the window with a lamp. As reported by Frederick diarist Jacob Engelbrecht, "Rev. Robert Douglas was arrested at his home near Sharpsburg, Maryland, on the 28th Inst. for signaling to the rebels. He was taken to Harper's Ferry to General McClellan. Mr. Douglas has always been a notorious rebel or secessionist." (Engelbrecht Diary, p.957) After several nights sleeping on the ground while held by General Burnside at Berlin (Brunswick) Maryland, Douglas was taken to Fort McHenry and housed in a "horse stable" until his release after six weeks by the Provost Marshall. Rev. Douglas died in 1867, said to be the direct result of his confinement. (John Marshall, American Bastille, 1870, pp.156-164)

1863 – The location of Ferry Hill, near the old Pack Horse Ford and overlooking the C&O Canal and the boundary of Virginia (in 1863, West Virginia), ensured that a Union presence would be felt throughout the war, and that Confederate forces would pass through with each campaign into Northern territory.

En route to Gettysburg in June 1863, General Edward Johnson's Division, with Henry Kyd Douglas on his staff, encamped at Ferry Hill. (Grivno, p.67) In July 1864, General Jubal Early, accompanied by Douglas, crossed into Maryland at Ferry Hill on his way to Washington, D.C. (he was held up at Frederick by the Battle of Monocacy on July 9, 1864).

1867 – Rev. Robert Douglas died "in his 60th year." (Bible, MdHS, MS 2637)

1868 – Nannie C. (Nancy Cowan) Douglas married John M. Beckenbaugh D.M. (doctor of medicine) of Baltimore City (family bible, MdHS, MS 2637).

1870 – U.S. Census listed only Helen (Ellen) Douglas (age 46), her youngest son Robert (age 24), and an Irish domestic servant named Jane McClellan living at Ferry Hill. The property was valued at $14,000.

Dr. J. Beckenbaugh (age 30) and his wife Nannie (age 26) were listed in Sharpsburg in the household of Nannie's great-aunt Catherine Knode (aged 79).

Henry Kyd Douglas, a Lawyer, aged 30, was listed living in the Washington House Hotel in Hagerstown (now the University System building on West Washington Street).

It was probably young Robert Douglas who constructed the new frame barn on the ruins of the old stone Blackford barn. A datestone inscribed "R.D. 187[?]" was placed just above the original 1820 datestone on the west foundation wall. Presumably the stone walls of the old barn were removed down to the foundation height and replace with the standard timber framed Pennsylvania bank barn standing today (2004). Robert Douglas (Jr.) died in 1872 (Shepherdstown Register, Dec. 21, 1872, clipping in Henry Kyd Douglas scrapbook, Beckenbaugh Collection, Boonsborough Museum of History)

1873 – John Beckenbaugh "departed this life at Ferry Hill." (family bible, MdHS, MS 2637; WC Will Book F, page 539) Dr. Beckenbaugh was only 33 at the time of his death. Nannie (Douglas) Beckenbaugh was left with two young children, Helen and John Kyd.

1880 –The Shenandoah Valley Railroad Company purchased a right-of-way through the Ferry Hill Farm from Helen B. Douglas, Henry Kyd Douglas, and Nannie C. Beckenbaugh leading one to conclude that they each had a one-third interest in the farm in 1880(WC Plat Book, Liber GBO 79, folio 100, Plats.net)

1882 – Helen (Helena Blackford) Douglas died. Henry Kyd Douglas got two-thirds interest in Ferry Hill while Nannie (Douglas) Beckenbaugh got [retained] one-third interest. (Unrau, HSR Report, 1977, p.32, citing WC estate records). John B. Douglas was given half of the personal property value.
1900 – U.S. Census listed Henry Kyd Douglas on North Potomac Street, Hagerstown (purchased in 1878, Grivno) with his sister Nancy C. (looks like Mary E.) Beckenbaugh and nephew John Beckenbaugh, a Shipping Clerk.

Nancy was described as a "Land Lady," presumably because she was tenanting out the Ferry Hill Farm.

Purely speculating from the census list for the Sharpsburg District No. 1 in 1900, Philip Needy was renting a farm in the vicinity of the canal and cement works with his wife Mamie, their three children, and a servant named Josh Turner.

In March of 1897, a mention in the "Little Locals" column of The Shepherdstown Register noted, "Mr. Philip G. Needy has rented the Ferry Hill farm of Col. Henry Kyd Douglas, opposite Shepherdstown, which will be vacated by Mr. John Entler. (The Shepherdstown Register, March 4, 1897, microfilm collection, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV.)

1903 – Henry Kyd Douglas died. (WC Will Book J, page 270, written 1895, probated 1903)

Nannie (Nancy) Beckenbaugh, Douglas' sister, was given his two-thirds interest in Ferry Hill on the condition that she pay $2,000 to the wife of their brother John B. Douglas, living in Missouri. Nannie Beckenbaugh was now the sole owner of Ferry Hill. To make it official, after making the $2,000 payment to Cornelia Douglas (John B.'s wife) she recorded in the Washington County Courthouse a Release of the "lien" on Ferry Hill Farm. (WCLR, Liber GBO 120, folio 368)

Nannie also got the house on N. Potomac St. from H.K. Douglas where she probably continued to live. (Unrau, p.33)

190? – John Kyd Beckenbaugh's marriage to Harriet Howard, a Hagerstown debutant who lived on South Prospect Street, was enormous news. They had one son, John Howard Beckenbaugh.
J.K. Beckenbaugh was Captain of Company B of the Maryland National Guard.

1910 – U.S. Census listed John K. Beckenbaugh in Hagerstown, his occupation in a "Glove Factory." Listed in his household were his wife and son, and his mother Nancy C. Beckenbaugh, aged 66.

1911 – Helen (Beckenbaugh) Cotton died (WCLR Liber 136, folio 481, Douglas and Dudley Cotton (sons) to John Kyd Beckenbaugh, purchase of Helen's interest in farm). John K. Beckenbaugh moved his family, including his mother, to the mansion house.

1978 interview with John Howard Beckenbaugh (Ziek) states that Capt. J.K. Beckenbaugh was called to the Mexican border shortly after this. Probably gone through the WWI period.

1920 –U.S. Census listed John K. with Harriet, his wife, son John H., and mother Nannie C. (age 75) in the Sharpsburg District No. 1.

1924 – C&O Canal closed.

1914-1928 – Quoting from Archeology Report (1979, p.22):

> "The Beckenbaughs ran Ferry Hill as an active farm from 1914-1928. There was an orchard along the Potomac River bluff, but sixty breed sows were kept as the main cash crop. Each sow had to have at least 10 piglets twice yearly, or they were slaughtered. There were small A-frame shelters scattered through the fields and orchards, and Howard had to make sure that there was always water at each hut.
>
> In 1924, a cholera epidemic wiped out over 700 hogs, although most of the breed sows had been inoculated and did not die. The Beckenbaughs decided to stop actively farming in 1928, in spite of the fact that Howard had gone to Agriculture School at the University of Maryland and wanted to run the farm. He left home at this time, but his parent continued to live at Ferry Hill."

1930 – Nannie C. Beckenbaugh died leaving the "Ferry Hill Farm" to her daughter Helen (who died in 1911) and son John Kyd (Washington Co. Will Book 16, page 482). Listed among the personal items in her will and in her inventory were the family (Blackford?) portraits, given to Helen Cotton (deceased), Henry Kyd Douglas' writing desk, given to John Kyd, and a "Mahogany Square Piano," valued at only $5 (Wash. Co. Inventory and Appraisal Book 41, page 449).

1937 – Plans were drawn for the construction of a new bridge over the Potomac River to Shepherdstown. It required a realignment of the road, now known as Maryland Route 34, which cut directly across the front hillside of Ferry Hill (see attached, WC Plat No.2881, Plats.net).

> The small "fr. dwg" (frame dwelling) shown east of the Ferry Hill mansion house, was probably John Blackford's office building, from which $170 were stolen and where Martin Shellman lodged when he was sober (Blackford diaries).

1941 – John K. Beckenbaugh died; John Howard Beckenbaugh took over the farm, but he and his first wife and his mother Helen opened a restaurant on the first floor of the mansion house instead of "reactivating the farm." The Beckenbaugh's lived on the second floor of the house. A frame kitchen was added to the rear of the house to accommodate the restaurant "run by his wife and mother." (Ziek interview with Howard Beckenbaugh, 1979).

1948 – John Howard Beckenbaugh married for a second time, this time to Helen N. Poole, a school teacher (Washington Co. Marriage Record #94624).

> Deed from John Howard Beckenbaugh and his wife Helen Norton Beckenbaugh to Harriet L. Beckenbaugh (widow) and Josephine M. Beckenbaugh (unmarried, ex-wife**?**) for one-sixth interest to each in Ferry Hill Farm (WCLR, Liber JGW 247, folio 646). Harriet and Josephine then took out a mortgage on their interest in the farm for $10,500 (WCLR, Liber JGW 247, folio 647)

1950 – Charles F. Wagaman, trustee (for John Howard and Helen Beckenbaugh?) sold the "Ferry Hill Farm" to Josephine Beckenbaugh and Frederick Morrison as partners in "Ferry Hill." (WCLR, Liber 259, folio 363)

1951 – Josephine M. Beckenbaugh, unmarried, sold her interest in Ferry Hill Farm to Frederick W. Morrison (WCLR, Liber 264, folio 204).

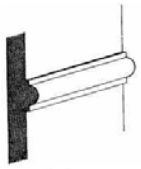
1974 – Ferry Hill Farm purchased by the National Park Service from Frederick and Dorothy Morrison, minus a reserved lot containing the mansion house and "C&O Canal House." "This reservation to include the main house, the garage, the existing restaurant and bar, the existing parking lot and sufficient of the herein described lands to provide for full use thereof as presently used and conducted including ingress and egress for residential and public commercial use" (see attached plat). (WCLR, Liber 575, folio 421,

Exhibit A and B) The reserve, “not to exceed five (5) acres,” was agreed to last five years from the sale of the property.

1977 **– T**he Morrison’s released their right to the “C&O Canal House” (WCLR, Liber 649, folio 428).

1979 – The five-year reserve period having run out, the Morrison’s vacated the Ferry Hill mansion and the C&O Canal National Historical Park administrative headquarters were moved into the building.

Appendix F: Glossary



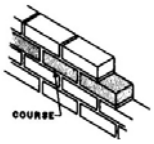
Astragal Molding- A bead, usually half-round, with a fillet on one or both sides. It may be plain, but the term is more correctly used to describe the classical molding consisting of a small convex molding decorated with a string of beads or bead-and-reel shapes.



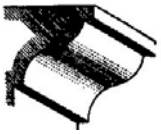
Bead Molding- A small, convex molding of semicircular or greater profile; also called a half round; a roundel; a baguette.



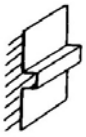
Cavetto- A hollow member or round concave molding containing at least the quadrant of a circle, used in cornices and between the tori of bases, etc. Sometimes confused with "scotia," which has a non-circular curvature.



Course- A layer of masonry units running horizontally in a wall or, much less commonly, curved over and arch; it is bonded with mortar.



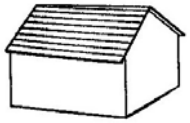
Cyma Reversa- A molding of double curvature, which is convex at the outer edge and concave at the inner edge. Also referred to as an Ogee.



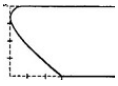
Fillet- A molding consisting of a narrow flat band, often square in section; the term is loosely applied to almost any rectangular holding; usually used in conjunction with or to separate other moldings or ornaments.



Flemish Bond – In brickwork, where each course is made up of headers and stretchers laid alternatively.

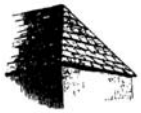


Gable- The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.



Grecian Ovolo- A convex molding, elliptical in profile with a rounded tip.

Header – A masonry unit, laid so that its short end is exposed.



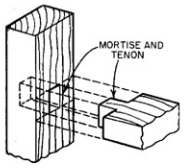
Hip- A roof, which slopes upward from all four sides of a building, requiring a hip rafter at each corner.



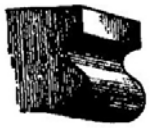
Jack Arch – An arch with horizontal intrados, and little or no convexity.

Mortise- A hole, cavity, notch, slot, or recess cut into a timber or piece of other material; usually receives a tenon, but

also has other purposes, as to receive a lock. (see mortise and tenon)



Mortise and Tenon- A joint between two members, formed by fitting a tenon at the end of one member into a mortise in the other.



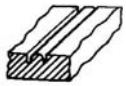
Ogee- A double curve, formed by the union of a convex and concave line, resembling an S-shape. (See Cyma Reversa)

Ovolo- A convex molding, less than a semicircle in profile; usually a quarter of a circle or approximately a quarter-ellipse in profile

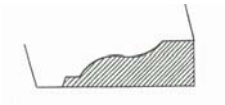


Pilaster- An engaged pier or pillar, often with capital and base.

Parge- To apply a plaster coating.



Quirk- An indentation separating one element from another, as between moldings, or between the abacus and exhinus of a Doric capital.



Reverse Ogee- A double curve, formed by the union of a convex and concave line, resembling an S-shape where the molding slopes away from the sight edge



Roman Ovolo- A convex molding, less than a semicircle in profile; usually a quarter of a circle.

Soldier Course – A flat arch in brick, having the stretchers (long sides) of the uncut bricks set vertically.



Scotia- A deep concave molding, esp. one at the base of a column in Classical architecture. Also called a gorge, trochilus.

Soffit- The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Stretcher – A masonry unit laid horizontally with its length in the direction of the face of the wall.

Tenon- The projecting end of a piece of wood (see mortise and tenon), or other material, which is reduced in cross section, so that is may be inserted in a corresponding cavity (mortise) in another piece in order to form a secure joint.

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