



Old Stone House

Historic Structure Report FINAL DRAFT

Rock Creek Park
Washington, DC

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List of Abbreviations

ROCR	Rock Creek Park
HABS	Historic American Building Survey
HPTC	Historic Preservation Training Center
HSR	Historic Structure Report
LOC	Library of Congress
NARA	National Archives and Records Administration
NCR	National Capital Region
NPS	National Park Service
OLST	Old Stone House
USGS	United States Geological Survey

Executive Summary

The Old Stone House is a colonial-era building located at 3051 M Street, NW, in the Georgetown area of Washington, DC. This building is an excellent example of a vernacular interpretation of colonial architecture and stood witness to the early settlement of Georgetown. The Old Stone House is listed on the National Register of Historic Places with a date of significance of 1765. The proposed expanded period of significance for the Old Stone House is ca. 1765 to ca. 1800. These time period encompasses the three primary construction campaigns of the house in ca. 1765, ca. 1775, and ca. 1800.

The house is significant as one of the oldest structures still on its original foundations in Washington, DC. It is an exceptional example of an urban middle-class colonial dwelling and it retains many of its original character-defining features. These features include: paneled interior walls, windows, lintels, joists, and other structural elements.

Like many vernacular buildings of this time period, little written documentation exists which reveals the building's early construction history. Reports developed by the National Park Service, since the house's acquisition in 1953, have dealt primarily with the history of its occupants and furnishings. The *George Town Commissioners' Minutes* first records a building on the site in 1766. This date, combined with extant physical evidence, confirms a construction date of the main block of the house in 1766. A widely-held belief assumes that the main block was originally one-and-one-half stories, rather than the two-and-one-half stories it is today. The north addition was constructed within the next ten years and completed by about 1775. If the one-and-a-half story structure scenario is correct, the upper level of the main block was likely also expanded during this time. During the third construction campaign, ca. 1795, the west wall of the main block was demolished to accommodate the construction of a building adjacent to the Old Stone House and the interior spaces were reconfigured.

The house is an excellent representation of colonial building techniques and style. While it is not particularly high style, it has remarkable examples of mid- to late-1700s craftsmanship.

The Old Stone House was purchased by the National Park Service in 1953 and subsequently underwent substantial rehabilitation. Most of the rehabilitation work occurred in 1957-1958. As a result, there is very little historic fabric in the house that has not received some level of intervention. The 1957 alterations occasionally make it difficult to date some features in the house with certainty. While there was some documentation of the changes, it was not always accurate and complete. The NPS tended to replace features with period replicas, making it difficult to date specific items.

Rock Creek Park manages the Old Stone House site. Park policy has always been to preserve and maintain the house as an interpretive site, with a focus on life in 1700s Georgetown.

This HSR interprets the building based on current technology and available resources. Future discoveries or studies, i.e. historic photos, documentation, or investigative demolition, may provide greater insight into the history and development of the house. The ca. 1765 construction date was determined based on

the construction technology and primary document evidence. This report does not include an evaluation of services (plumbing, HVAC, fire protection, electrical) or a full analysis by a structural engineer.

Introduction and General Report Methodology

The purpose of the Old Stone House Historic Structure Report is to provide the necessary information to appropriately preserve and stabilize the historic structure. The report relies on written and archival records relating to the development of the property. It analyzes the physical evidence present in the structure, documents the building using photographs, compares it to similar building types, and compares the construction techniques used in conjunction with environmental context.

Written and Archival Investigation

The purpose of the history section of the report is to provide context for the structure and to review the history of the house. The lack of written documentation for the Old Stone House, a vernacular building constructed pre-Revolutionary War, is typical of the colonial era. However, enough archival and historical material is available to substantiate the physical evidence of the house and to provide context for its development.

The report is based on research from archival and primary sources, including maps, historic NPS studies, historic photographs, and land ownership records of the Old Stone House from the 1700s through the 1900s. The contextual history includes an examination of the settlement and development of the area, analysis of 1700s Georgetown, the history of the owners, and a detailed analysis of architectural style and development.

Investigation of Physical Fabric

The primary tool utilized for evaluating the Old Stone House was the physical investigation of the house's historic fabric. The lack of architectural drawings or other written documentation available from the late 1700s or early 1800s requires investigators to draw conclusions from the physical evidence of the house. The following features were examined to comprehend the physical evidence of the house:

- The construction techniques used in the stone wall foundation and the upper level framing, including joists and roof framing.
- The analysis of 1700s architectural styles present in the building.
- A study of the 1957 photographs and plans from when NPS made substantial changes to the house.

By evaluating the above physical characteristics, the evolution of the building and the relationship between the different components was discernible.

Research Conducted to Produce HSR

The following actions were conducted to create a comprehensive understanding of the Old Stone House:

- Comparative study of regional colonial buildings in order to establish the lineage of certain architectural details.
- Primary and secondary historical research to establish and confirm the history of the house.
- Research of NPS primary documents and historic photographs regarding the 1950s purchase and restoration of the house.
- Material analysis of paint to determine identification of Federal and later period features.
- Analysis of NPS and HABS architectural drawings.

Major Research Findings

Existing Condition

The Old Stone House has been maintained by the NPS since 1953. Although the house has undergone changes throughout its history, the most extensive restoration and intervention occurred during the 1950s. The building is listed in **good** condition on the List of Classified Structures. Conclusions drawn from on-site investigations and condition assessments concur with this condition rating. Other character-defining features range from “poor” to “good” condition. These classifications are outlined more thoroughly in the Physical Description and Condition Assessment portions of the report. HVAC, plumbing, electrical, and structural components should be more thoroughly evaluated.

Evaluation of Historic Integrity

The layout of the main block and north addition of the house retain a high degree of integrity to the original construction. However, due to the large scale restoration projects of 1957 and 1958, there are few historic features that have not had some level of intervention. The changes were made with the intent to keep the historic integrity of the house and its period of significance. However, not all of these changes reflect the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, as these standards did not exist at the time of the restoration. Additionally, it is occasionally difficult to distinguish between original material and 1950s’ reproductions. The major contributing features of the house are the exterior walls, roof coverings (replacement), the window and door openings (including some original windows), interior paneling, and trim.

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Administrative Data

Property Name: Old Stone House
Property Location: Rock Creek Park
 3051 M Street, NW
 Washington, DC
Property Owner: National Park Service (NPS) acquired the house in 1953

National Register Information: Old Stone House November 30 1973 HABS, PH0001830

Historic American Building Survey: HABS DC, GEO, 3-Historical and descriptive data, drawings, and photographs, 1934, updated 1983

Period of Significance: The National Register nomination from 1973 identifies the period of significance as 1765. This report suggests an expanded period of significance from ca. 1765 through ca. 1800. This period encompasses the three main building campaigns of the house that occurred ca. 1765, ca. 1766-1780, and ca. 1795.

Washington, D.C. Historic District: Georgetown Historic District

General Management Plan: No

Current Use: House Museum, open to the public.

Project Statement and Purpose

The National Register nomination from 1973 states that “[t]he significance of the Old Stone House lies in its mixed residential-commercial use during the last quarter of the 1700s as a reflection of the social, cultural, and economic life of George Town, and as an example of pre-Revolutionary American architecture.”

The Old Stone House is a site of national significance because it is an excellent representation of 1700s American architecture, and therefore is classified under National Register criterion C. It is believed to be the oldest building in Washington, DC.

On the local and regional levels, the house is significant under National Register criterion A, as a representation of early settlement in Georgetown and the Mid-Atlantic. It is also significant due to its relationship with Georgetown’s first mayor, Robert Peter. The Old Stone House provides insight into life in a late-1700s urban dwelling.

This Historic Structure Report (HSR) will act as a guide for the treatment and use of the historic structure and will aid in the interpretation of the house. It includes the following:

- History of the property and its development.
- Recommendations for treatment of architectural and structural systems.
- Recommendations for the use of the historic house.
- Documentation of the existing conditions of the house with photographs and narrative.

Project Data

Structure Location: Washington, DC, Ward 2

NPS Region: National Capital

Administrative Unit: Rock Creek Park

NPS Property Number: 3450-7209

List of Classified Structures (LCS) Number: 001145

Reservation Number: 693

FMSS Asset Number: 26021

Related National Park Service Studies

Brusch, John P. *Historic Furnishings Report*. Washington, D.C.: National Park Service, 1986.
NPS TIC #: D1.

Dillon, Helen. *National Register of Historic Places: Old Stone House*. Washington, D.C.: United States Department of the Interior, November 30, 1973.

Downey, Agnes M. *Historic Furnishings Report*. Washington, D.C.: National Park Service, July 1959.

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Historic American Buildings Survey. *Old Stone House, 3051 M Street Northwest, Washington, D.C.* 1939.

Resource Management Plan, Rock Creek Park. Washington, D.C.: National Park Service, September 27, 1990.

Smith, Hubert. *Archeology Field Notes*. Washington, D.C.: National Park Service, 1957.

Stanley, J.H. *The Old Stone House in Georgetown, D.C. Its 18th Century Occupants and Furnishings*. Washington, D.C.: National Park Service, May 1968.

Williams, Kim. *National Register of Historic Places: Georgetown Historic District*. Washington, D.C.: United States Department of the Interior, January 24, 2003.

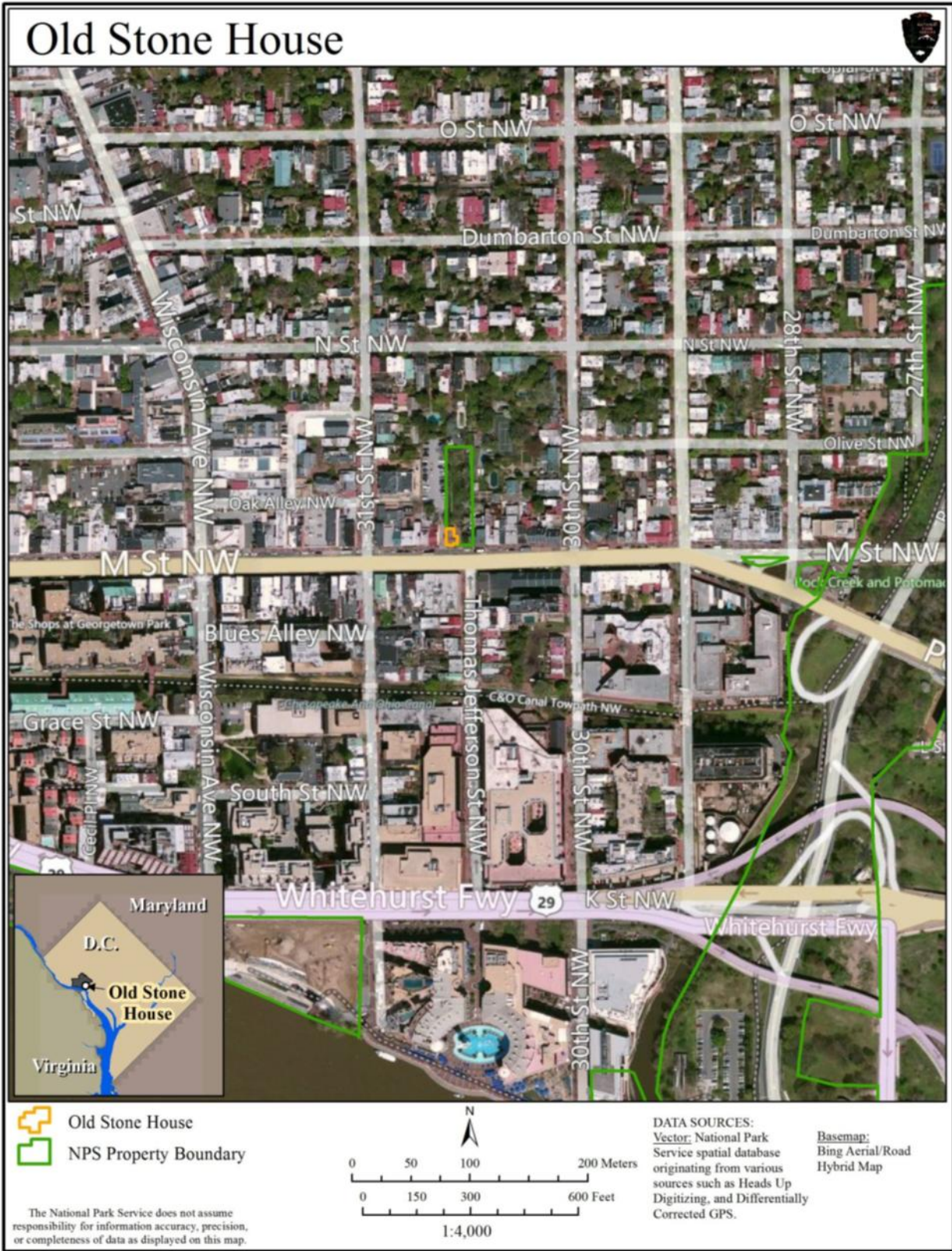


Figure 1. Aerial map of Georgetown showing the Old Stone House property (green boundary) and building (orange boundary). (NPS, NCRO)



Figure 2. Aerial map showing Old Stone House's location (orange boundary) on its property (green boundary). (NPS, NCRO)

Part 1 | Developmental History

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Historical Background and Context

The historical investigation at the Old Stone House consisted of a physical investigation and documentary research of primary and secondary sources. This section of the report follows a chronological order of events.

The report begins with the earliest settlement of the region in the mid-1700s, and focuses on the settlement of Georgetown. Land records helped determine the chain of ownership and property division. Historical maps aided in providing context and showing the development of the property and area. As numerous historic studies of Georgetown are available, this report does not provide an extensive history of the area. Instead, it discusses Georgetown's history as it relates to the Old Stone House.

In addition to researching and writing the history of the Old Stone House, several site visits were conducted to survey the physical evidence of development and history at the site. The architectural descriptions help to provide information that supports the date sequence of construction and use of the house.

History of Settlement and Development of Georgetown

The settlement of the future site of Georgetown can be traced back to some of the earliest explorations of the region. The first mention of the area by a European can be found in the maps and notes written in 1608 by Captain John Smith. The area is mentioned consistently by other explorers including Captain Henry Fleet, who passed the Georgetown bluffs in 1632 while searching for furs to trade. He described the pleasantness of the area, stating:

This place is without question the most pleasant and healthful place in all this country, and most convenient for habitation, the air temperate in summer, and not violent in winter. It aboundeth with all manner of fish. The Indians in one night will catch thirty sturgeons in a place where the river is not above twelve fathoms broad and as for deer, buffaloes, bears, turkey, and the woods do swarm with them, and soil is exceedingly fertile.¹

The first settlers to the region sought to make their fortunes in the fur trade and the discovery of minerals. However, by the end of the 1600s, Virginia had fully embraced tobacco as its primary economic resource. The introduction of tobacco to the English and European markets ultimately became one of the most important trades from the new colonies. The industry had a large impact on the settlement patterns along the Potomac River in the 1800s.

Permanent European settlement in the area around Georgetown did not begin until after the 1660s. In 1632, a charter was issued from King Charles I to Sir George Calvert that gave Calvert the right to develop the land in this tract. The development of the Maryland colony can be traced to the 1634 settlement of the first town, St. Mary's, near the mouth of the Potomac. From there, it extended

¹ Scharf, John T. *History of Western Maryland, Volume I*. Baltimore, MD: Genealogical Publishing Co., 1882, p. 49.

northward throughout the Chesapeake, along the Potomac, the Patuxent, and St. Mary's rivers. These lands were primarily developed as tobacco plantations. The Potomac became the primary transportation route for the tobacco trade. Warehouses, wharves, and "rolling roads," which connected the plantations along the river, became the main tobacco hubs. These became the logical places for the development of towns, including the future settlement of Georgetown.

Georgetown was established by the Maryland Assembly in 1751 on sixty acres of land belonging to George Beall and George Gordon. The tract of land belonging to George Beall was originally part of the 795-acre "Rock of Dumbarton" tract that had been granted by Lord Baltimore to Beall's father, Colonel Ninian Beall, in 1703. The 795-acre plot was named in honor of the Colonel's origins in Scotland. West of the "Rock of Dumbarton" was "Salcom", which was surveyed in 1685. The property was renamed "Knave's Disappointment" in 1732 by James Smith. In 1734, George Gordon purchased one hundred acres of the "Knave's Disappointment" tract, which he then combined with two hundred additional acres to create "Rock Creek Plantation." Gordon was locally known for constructing a ferry landing in ca. 1738, a tobacco warehouse in ca. 1745, and a tobacco inspection station in ca. 1745. The location of this commercial center was one of the catalysts that lead to the establishment of Georgetown.

In *A Portrait of Old Georgetown*, Grace Dunlop Echer wrote that:

Inspection houses for tobacco such as that of George Gordon were also called Rolling Houses, from the fact that the hogsheads of tobacco had a hole bored in each head and an axle run through from one end to another. To this axle a shaft was attached, and drawn by a horse or an ox, so rolled along over the rough roads of that time to their destinations. Here was the one place in Frederick County for inspection; here was a natural site for a town, and so came the demand for one.

On May 15, 1751, the Maryland Legislature authorized a commission to lay out and create a sixty-acre town on the Potomac River north of the mouth of Rock Creek. The plan for the town included eighty lots of equal size spread through a carefully planned street system. The Gordon and Beall tracts were deemed the most appropriate site for the new town. The town was named George Town in honor of King George II.

Neither Mr. Beall nor Mr. Gordon parted easily with their property. In the end, they were each paid 140 pounds and given the opportunity to choose two plots from the new town. Mr. Gordon chose lots 48 and 50. After a time, Mr. Beall responded:

If I must part with my property by force I had better save a little than be totally demolished. Rather than have none, I accept these lots - Nos. 72 and 79 - said to be Mr. Henderson's and Mr. Edmonston's. But I do hereby protest, and declare that my acceptance of the said lots, which is by force, shall not debar me from future redress from the Commissioners or others, if I can have the rights of a British subject. God save King George!²

² Jackson, Richard. *The Chronicles of Georgetown*. Washington, DC: R.O. Polkinhorn, 1878, p. 5.

The new town of Georgetown was planned around the complex of commercial buildings built by Gordon. The town centered, as it does currently, around the main intersection of what is currently M Street and Wisconsin Avenue. The streets in Georgetown were, in the English fashion, originally named according to their use. M Street was named Bridge Street to the east and Falls Street to the west. Wisconsin Avenue was named Water Street to the South and High Street to the north.

Between 1751 and 1775, Georgetown prospered as a port and a tobacco distribution center. The size of the original town expanded four times during this period. The first structures built in Georgetown were related to the prosperous tobacco trade. These included wood and log tobacco warehouses, stores, houses, inns, and taverns. They were predominantly log and timber structures, with the occasional stone house. The Old Stone House, ca. 1765, is the oldest extant building in the city from this period that has not been significantly altered.

Trade in Georgetown flourished between the Revolutionary War and the end of the 1700s. In addition to tobacco, locals began to trade flour with Europe and the Caribbean. Tea, clothing, and other commodities were imported from England, the Netherlands, and France. Sugar and molasses were imported from the West Indies.

In 1789, Georgetown was incorporated into the state of Maryland as an independent town. By the end of the 1700s, Georgetown had diversified beyond being a tobacco town. It had a market, jail, taverns, banks, churches, and schools. Georgetown was governed by an independently elected government, known as “The Corporation,” which was composed of a mayor, recorder, alderman, and common councilman. In 1791, Georgetown became part of the ten-square-mile federal city, although it remained independent. “The Corporation” established a Market House, ca. 1796 (located at the site of the current market at 3276 M Street NW), and the Georgetown Custom House in 1799.

During this early period of Georgetown, construction consisted of large brick estates and grounds, townhouses, and wood-clad houses (fig. 3). Estates built during this period included Dumbarton House (Bellevue; ca. 1800), Evermay (1801), Dumbarton Oaks (1801), and Tudor Place (1805-1816). A number of Georgetown’s row buildings—including Federal row at 3327-3339 N Street, built in 1815—were constructed during this period, as were “high style” town residences, such as Prospect House, at 3508 Prospect Street. A number of churches and educational institutions also opened during this period. Additionally, Georgetown College (later Georgetown University) was founded in 1789.

In 1871, Georgetown’s independent government charter was revoked, and the area was included within the boundaries of Washington, DC. Throughout the last quarter of the 1800s and the early 1900s, Georgetown continued to expand as a residential neighborhood of the district. Figures 4-6 show Georgetown as it continued to grow through the mid- to late-1800s.



Figure 3. Georgetown and Federal City ca. 1800. (Library of Congress LC-DIG-ppmsca-15714)

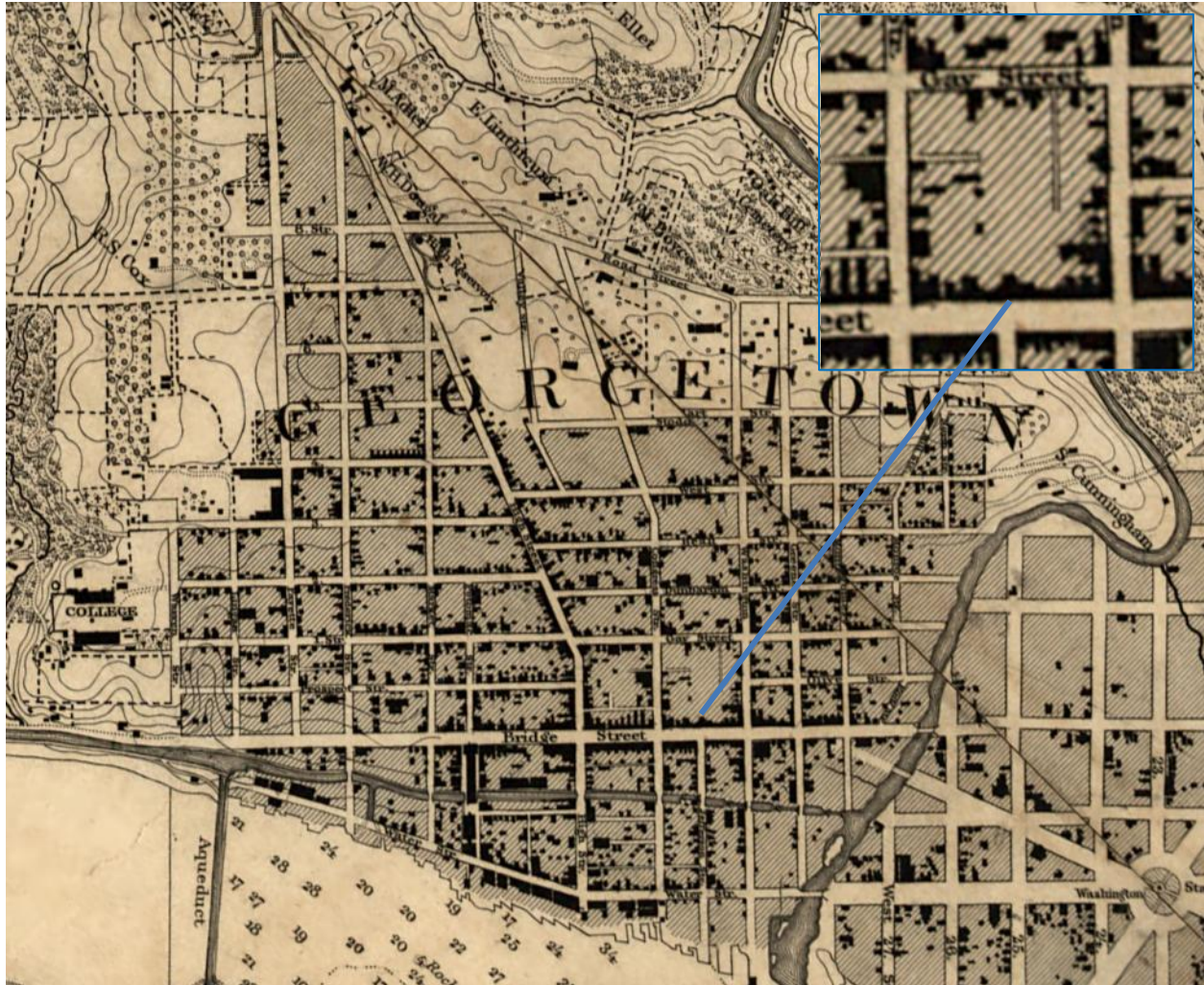


Figure 4, above. Topographic map of the District of Columbia surveyed in the years 1856, 1857, 1858, 1859 by A. Boschke. The detail shows the location of the Old Stone House. (Library of Congress catalog # 88694013)



Figure 5, left. Washington, DC and Georgetown waterfront with sailing vessels, ca. 1862. Residential houses are visible in background. (Library of Congress digital ID # LC-DIG-cwbp-04297)



Figure 6. 1864 map of Georgetown with Old Stone House location (orange square). (NPS)

History of Ownership

The Old Stone House is located on lot 3 as outlined in the February 27, 1752 original survey of Georgetown. It was described by the Georgetown Commissioners as “[b]eginning at the end of hundred thirty-four feet nine inches from Post No.1. Fronting on Bridge Street, the lot measured 67 feet 4 ½ inches westerly and 399 feet to the north.”

On March 24, 1752, the land was purchased by John Clagett for 1 pound 10 shillings, with the requirement of improving the land with the construction of a substantial structure within two years. Clagett failed to meet this requirement and his claim to the land was forfeited. The land was then sold to John Boone on June 11, 1762 for the same sum. Boone failed to meet the improvement requirement as well, and the Georgetown Commissioners sold the land to Christopher Layman, a cabinet maker, on June 11, 1764, for the same price of 1 pound 10 shillings.

It was after this date that the Old Stone House was constructed for use as a private residence. Most likely, the house was built between 1765 and 1766, prior to the death of Layman. The property listing of June 11, 1766 listed Layman’s widow, Rachael, as the owner, and noted that the property has been improved with a structure. This date is consistent with the architectural style of the house.

Following the death of her husband in 1765, Rachael married Jacob Furvey. Rachael Layman’s will, dated March 1, 1785, mentions two sons: William Layman and Christopher Layman. Presumably, the Layman and then Furvey family of four occupied the Old Stone House prior to selling it to Cassandra Chew on June 9th, 1767, in exchange for lot 62 in Georgetown and 100 pounds.

In her will, Chew provided that upon her death her daughters Mary and Harriet would inherit the property. She also stipulated that should both daughters die without heirs, the property would be conveyed to Robert Peter, merchant and first mayor of Georgetown. Evidence of the close relationship between Cassandra Chew and Peter is further supported by Peter’s Deed of Gift, dated June 10, 1767. In the deed, Peter gave Chew and her daughters lot 29 “in consideration of the love and affection which I have and do bear unto Cassandra and her daughters, Mary and Harriet Chew, and for divers other good causes and consideration.” He appointed his relative, John Peter, to act as trustee for Mary. Upon John Peter’s death, Robert Peter became the executor.

Robert Peter was a pioneer merchant who opened a store on Rock Creek in 1752. In addition to being elected Georgetown’s first mayor, Peter also was a successful real estate speculator who owned many tracts of land in Maryland, Georgetown, and Washington. A July 28, 1785 advertisement in the *Virginia Journal* and *Alexandria Advertiser* lists over 10 lots for sale by Peter. His house was located on High Street (Wisconsin Avenue), south of what would become the Chesapeake and Ohio Canal. He also owned an entire block of land known as “Peter’s Square” between Congress Street (31st Street) and High Street and up to Bridge Street (M Street).

The 1776 population census lists Cassandra Chew, age 47, as residing at the Old Stone House. The 1790 census lists Cassandra Chew and one other white female, likely her daughter Harriet, residing in the house at lot 29. Her daughter and son-in-law, Richard and Mary Smith, continued to live at the Old Stone House after Cassandra Chew's death in ca. 1808. In his May 10, 1802 will, Robert Peter provided that after the death of Cassandra Chew, Harriet would convey all of her interest in the Old Stone House to Mary in return for receiving lot 29. Harriet was also the proprietor of lot 44. This lot was acquired for her at the age of twelve and recorded under Harriet Peters (alias) Chew. This is the most direct evidence that Mary and Harriet were Robert Peter's daughters.

The 1793 tax assessment valued the Old Stone House at 400 pounds. The house at lot 29 was valued at 250 pounds. Two household servants, one male and one female, were listed among Cassandra Chew's personal property. In 1800, she is listed as owning six slaves.

In 1801, Peter purchased Mary Smith Brumley's five slaves for \$2,000. A year later he placed the slaves in trust to John Peter for "the sole and exclusive use of the said Mary Brumley." He also released her of any debts she might owe him. In 1812, Mary Smith Brumley freed the slave Matilda for the sum of \$200. She also jointly sold a seven-month-old male slave to Matilda for one dollar. This was, presumably, Matilda's son. Mary Smith Brumley owned the Old Stone House until her death in 1826.

From 1790 to 1800, the Old Stone House was the primary residence of Mary Smith Brumley. In 1800, she rented it to her son-in-law, John Suter, Jr., the son of John Suter, Sr. John, Sr. operated the historic Suter's Tavern, also known as The Fountain Inn. Suter's Tavern often served as George Washington's Georgetown headquarters both prior to and during his presidency.

In ca. 1800, the Old Stone House shared Lot 3 with another structure, located on the eastern portion of the lot. The only fact known about this structure was that was approximately 16'-0" in width.

Table 1. History of Ownership of the Old Stone House		
1752-1762	John Clagget	Land Only
1762-1764	John Boone	Land Only
1764-1767	Christopher and Rachel Layman	Main Block Constructed
1767-1808	Cassandra Chew	North Addition Constructed; Improvements to Main Block; Demolition of West Wall
1808-1826	Mary Smith Brumley	Inherited from Cassandra Chew
1826-1875	½ Harriet Smith ¼ Cassandra Chew McKenzie ¼ Sarah Maria and Ann Suter	Inherited from Mary Smith Brumley
1875-1890	Richard R. Marcey and Calvin Payne	
1890-1940	Morgan R. and James D. Goddard	
1940-1953	Levy Family	
1953-present	United States Department of the Interior, National Park Service	Major Renovations: 1957, 1958, 1960

Prior to 1800, Bridge Street (M Street) had been residential. At the time John Suter, Jr., a clock maker, rented the house, Bridge Street was becoming a commercial area. Because of this, John and Barbara Suter likely lived in the rear and upper level rooms of the Old Stone House. The front room would have been used as John Suter's clock shop. This marked the first use of the house as a combination commercial enterprise and residence. This type of dual use continued until the house was purchased by the National Park Service in 1953.

In 1808, the house was leased for ten years to William Clark for use as a tailor's shop. Records do not show who immediately followed William Clark in the Old Stone House after the end of his lease in 1818.

Mary Smith Brumley's will, dated April 5, 1826, divides the ownership of lot 3 as follows:

- ½ to daughter Harriet Smith
- ¼ to daughter Cassandra Chew McKenzie
- ¼ to grandchildren, Sarah Maria and Ann Suter, children of Barbara and John Suter.

Cassandra Chew McKenzie conveyed her ¼ interest in the Old Stone House to Sarah Maria Suter in 1835.

Descendents of Philibert Rodier, Chesapeake and Ohio Canal Company engineer and designer of the Wisconsin Avenue Bridge, maintain that Rodier and his family resided in the Old Stone House in 1830. Although there are no extant records to verify this, it seems highly likely as the Georgetown Directory of 1830 lists Rodier as residing on Bridge Street near Washington Street, which is the approximate location of the Old Stone House.

On September 7, 1875, the house was purchased by Richard R. Marcey and Calvin Payne. John M. Stallings, a house painter and glazer, had his store in the Old Stone House from 1879 to 1892 (fig. 7). On May 14, 1890, the house was purchased by Morgan R. and James D. Goddard for the sum of \$10,752.80 (fig. 8). The property was then inherited by Frederick J. Goddard and his sister, Alice, who continued to live at their residence at 3077 Dumbarton Avenue while renting out the Old Stone House. Mr. and Mrs. James R. Davis, a huckster, were the primary residents during this period (1910-1923).



Figure 7. Old Stone House in 1878. (Georgetown's Peabody Room, District of Columbia Public Library)



Figure 8. Old Stone House in 1891; photograph by E.B. Thompson. (NPS)



Figure 9. Old Stone House in 1931. (NPS)

On October 4, 1935, the Historic American Building Survey photographed the Old Stone House (figs. 10-13).



Figure 10. The front elevation (south) of Old Stone House in 1935. (HABS, Library of Congress)



Figure 11. The fireplace in Room 203 in 1935. (HABS, Library of Congress)

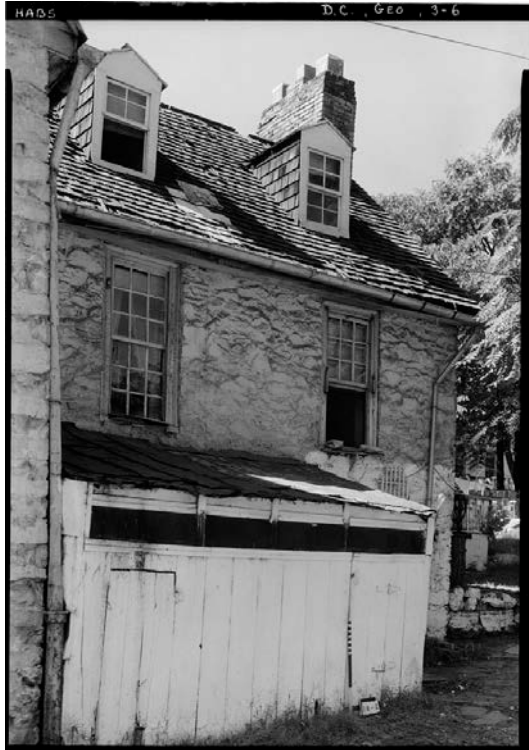


Figure 12. The west elevation in 1935. (HABS, Library of Congress)

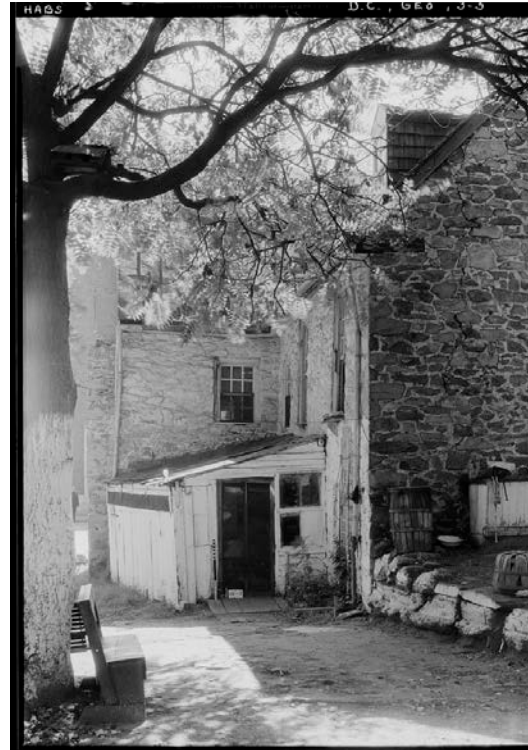


Figure 13. The north elevation in 1935. (HABS, Library of Congress)

On April 2, 1940 the house was purchased from Frederick J. Goddard by Harris and Rosa Levy. From Harris and Rosa Levy, the property was passed on to Samuel Levy and other heirs. It was during this period that the property was used as a car dealership (figs. 14-15).



Figure 14. Old Stone House in 1951. (NPS)



Figure 15. Old Stone House in 1951. Note the shed roof addition of between the adjacent building's exterior wall and the gable roof of the north addition (red arrow). (NPS)

The house was purchased for the sum of \$90,000 by the United States Government on March 17, 1953 from Samuel Levy and others. The restoration of the house was funded through the National Park Service's *Mission 66* program (figs. 16-17).³ The *Mission 66* program was a decade long planning, landscape, and architecture initiative begun in 1956 to improve the condition of America's national parks, which had received little attention during WWII. The program coincided with the National Park Service's fiftieth anniversary in 1966. A *Mission 66* sign is visible in front of the house in Figure 18.

³ "National Capital Parks Preliminary Prospectus [Mission 66]." Record Group 79, Records of the National Park Service, Finding Aid A1, Entry 2, Final Prospectuses, 1955-60, box 14, National Archives, College Park, MD, p. 50.



Figure 16. Old Stone House during restoration in 1955. (NPS)



Figure 17. The rear of Old Stone House in 1956 showing the condition after it was purchased by the NPS. (NPS)



Figure 18. Mission 66 sign in front of Old Stone House during 1950s restoration. (NPS)

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Chronology of Development and Use

The following description and drawings explain the sequence of development and construction of the Old Stone House as understood at this time. Like most vernacular buildings, very little written documentation exists to substantiate these claims. They are based primarily on physical evidence and comparisons to housing trends dating from the same period in the mid-Atlantic region.

This document traces the construction and rehabilitation of the Old Stone House from its construction ca. 1765 to the present (refer to figs. 19-21 for floor plans of extant structure).

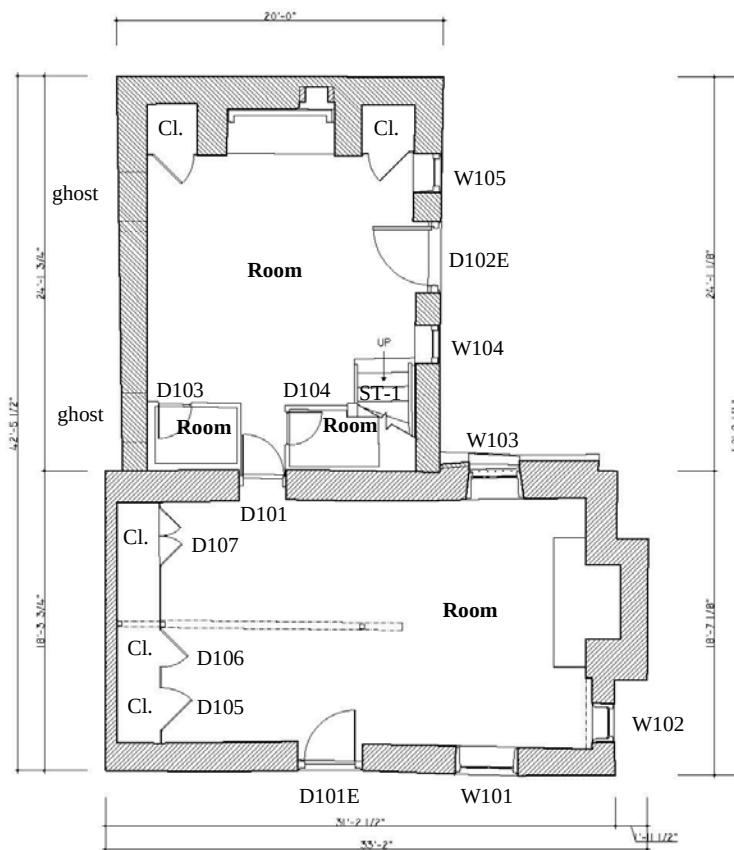


Figure 19. First-floor plan as it is seen today.

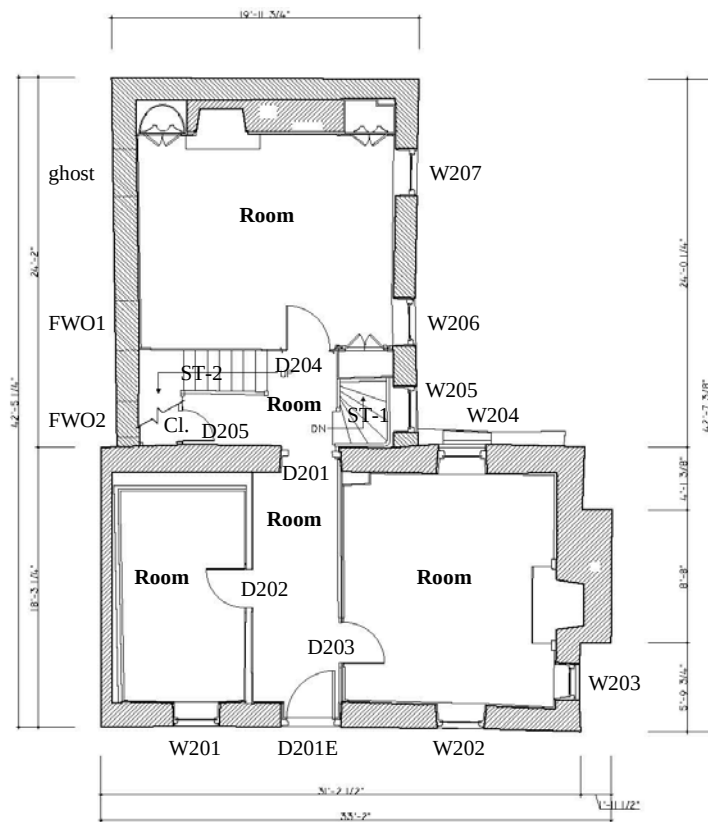


Figure 20. Second-floor plan as it is seen today.

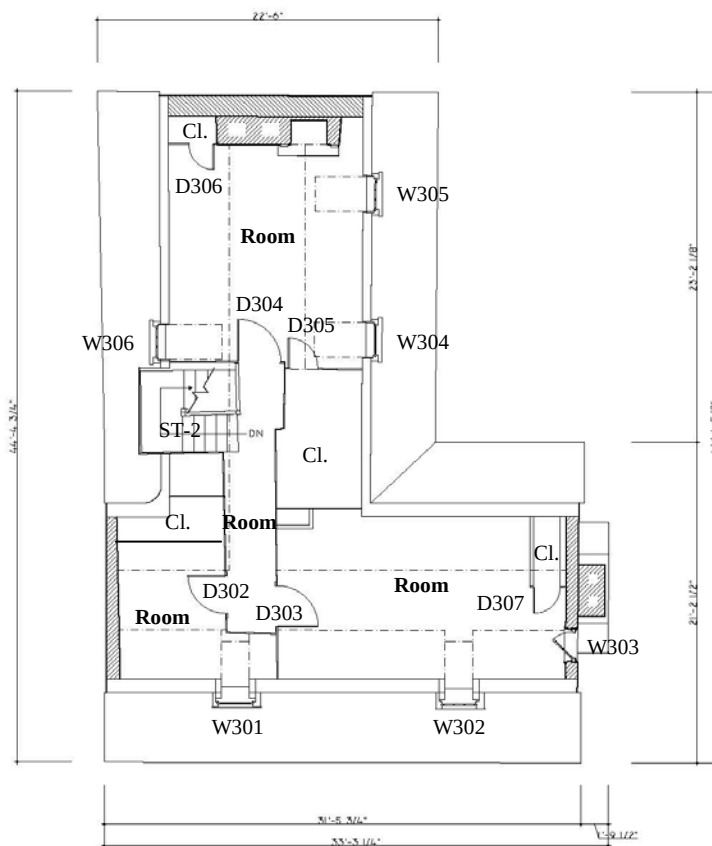


Figure 21. Third-floor plan as it is seen today.

Phase I – Initial Construction (ca. 1765)

The Old Stone House was constructed in three phases within a very short time period. The south section, or main block, of the house was first built ca. 1765 by Christopher and Rachel Layman. The house was simple in its construction. Room 101 would have primarily been used as the kitchen and main living space. There was likely another larger fireplace which was demolished when the west wall was removed. The 1957 archaeological report found that the floor areas in the east and west sections of Room 101 were at different depths. Archeological remnants also indicated different uses in the east and west sections. Food remnants and kitchen utensils were found in the west section of the room. This also indicated that there was likely a fireplace and chimney in the section. Based on this evidence, the front room was likely partitioned into two smaller rooms. The floor plan in Figure 22 is based on a two-room hall-parlor plan typical of period houses in the mid-Atlantic.¹

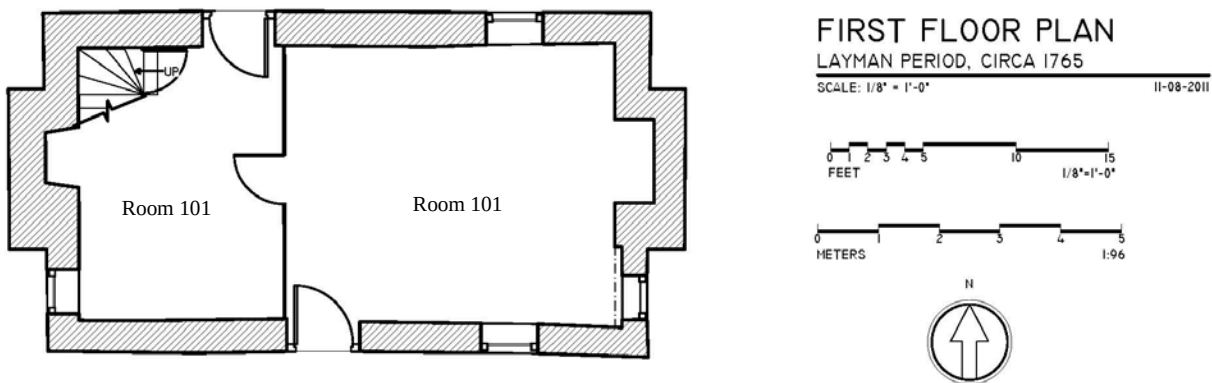


Figure 22. Hypothetical main block first-floor plan as it may have appeared in ca. 1765. The west wall and fireplace are mirrored on east wall due to lack of physical evidence of actual configuration. The rear door location is based on an historic lintel which existed as late as 1957. (NPS)

The stairs were likely located near the western wall, which was demolished ca. 1795. The joists show physical evidence of either a ladder or a stair in this location. The upper floor would have been used as bedrooms and living space for the family.

There are two possible scenarios for the initial construction of the second floor of the house.

Scenario 1

There is evidence that Old Stone House may have been initially constructed as a one-and-a-half story building (figs. 23-24):

- A seam, located where the one-and-a-half story break would have been, is indicative of a change in the height of the building; however it was done skillfully and is not immediately noticeable.

¹ Lanier, Gabrielle, and Bernard Herman. *Everyday Architecture of the Mid-Atlantic*. Baltimore, MD: The Johns Hopkins University Press, 1994, p. 17.

- The chimney height on the east elevation appears to have been significantly modified at some point, as there is a change from stone to brick masonry (fig. 21). This type of change was not uncommon in colonial buildings. In his book, *Early American Architecture*, Hugh Morrison states that “frequently...stone was ‘topped out’ with brick; or a brick top replaced an earlier stone one.”² There is a disjunction between the stone and the brick, which indicates the brick was likely added at a later date.
- The architecture of the second-floor interior is consistent with the more formal ambitions of the house’s second owner, Cassandra Chew.

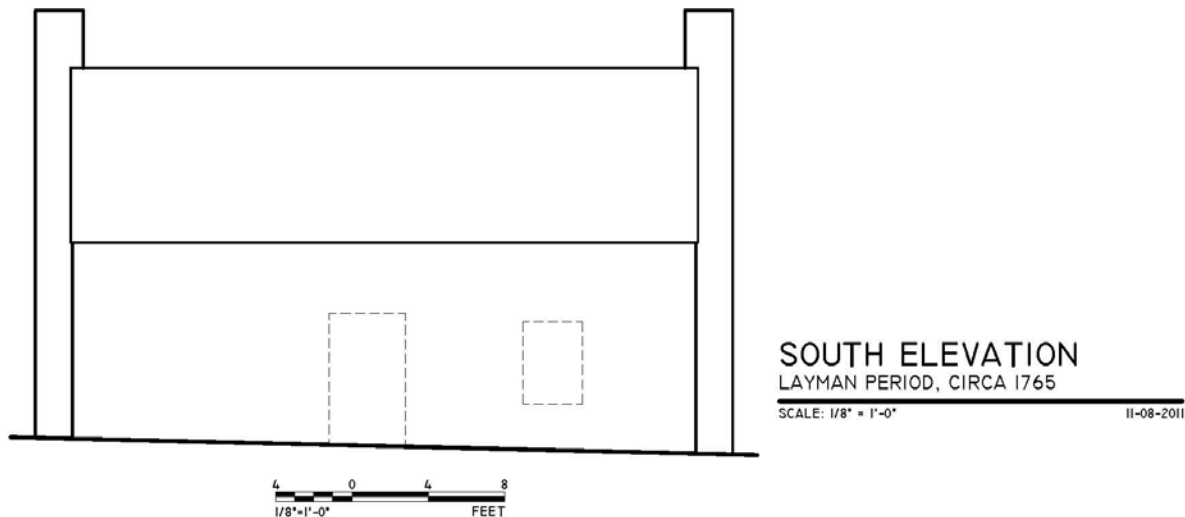


Figure 23. Hypothetical south elevation of the Old Stone House illustrating the building as a one-and-one-half story structure. This may be how it appeared when Christopher and Rachel Layman constructed it in ca. 1765. (NPS)



Figure 24. This ca. 1754 house in Richmond, VA provides a visual representation of how Old Stone House may have appeared if initially constructed as a one-and-one-half story structure. (www.nps.gov/nr/travel/richmond/OldStoneHouse/htm)



Figure 25. Chimney to stone transition on the east elevation of the main block. (NPS)

² Morrison, Hugh. *Early American Architecture*. Mineola, NY: Dover, 1987, p. 39.

Scenario 2

The main block was built as a two-and-a-half story building, as it appears today, with the addition only of the west wall and likely the west chimney and fireplace. The main block second floor plan, for this scenario, would remain unchanged.

Phase II – Additional Construction (ca. 1766-1780)

Given Scenario 1, one of the first construction projects may have been the addition of the second and attic floors, increasing the main block from one-and-one-half stories to two-and-one-half stories (figs. 26-27).

The north addition was constructed by Cassandra Chew shortly after she purchased the house in 1765. Before the construction of Room 102, Room 101 was the main kitchen and living space. Once the north addition was completed, Room 102 became the main kitchen. At some point during the early years of Chew's ownership, the door between Rooms 101 and 102 was enclosed causing no interior passage between the two rooms.

The second floor was intended as the main entertaining space within the house. The entrance to the main residential portion of the house was shifted from the front door entrance on the first floor to the porch entrance on the second floor. During this period, Rooms 202 and 203 were most likely used as entertaining spaces. The installation of the Adams-esque fireplace mantel in Room 203 indicates that it was the formal parlor for the house. Room 204 was the main dining and entertaining area, showcased with panel walls and butterfly cupboards. The main bedrooms would have been moved from the second-floor rooms to the third floor in Rooms 302, 303, and 304.



Figure 26. Hypothetical south elevation of the Old Stone House as a two-and-a-half story structure, prior to the demolition of the west wall and chimney. The second-floor entrance was accessed by a stair and porch (not pictured). There were likely dormers in the attic story. (NPS)

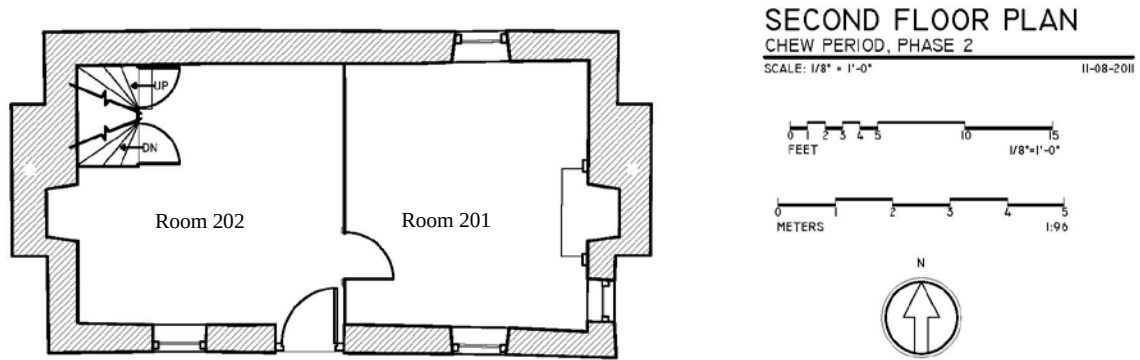


Figure 27. Hypothetical main block second-floor plan prior to the demolition of the west wall. The north addition is not pictured. Note the increased size and use of Room 202. (NPS)

Phase III – West Wall Demolition (ca. 1795)

Cassandra Chew was forced to do further renovations to the house in ca. 1795 to accommodate the construction of a building directly adjacent (west) to the house. This required removing the west wall and chimney. This would have substantially decreased the width of the first-floor and second-floor rooms.

Concurrently, the use of some of the interior rooms would have changed. For example, on the second floor, Rooms 203 and 204 would have continued to be the primary entertainment spaces; however Room 202 was greatly reduced in size and would have then been used either as a bedroom or for communal space.

While demolishing the west wall, Chew also would have been required to demolish the west wall adjacent interior staircase, isolating Room 101 from the house's residential space. With M Street undergoing rapid commercialization, this provided Chew with the opportunity to convert Room 101 to a commercial space. The first documented use of Room 101 as a commercial space occurred in 1800. Room 101's use as a commercial space continues through the present day.

During, or soon after, the renovation, necessitated by the construction of the building to the west, the main block roof was replaced. The dormers were placed symmetrically on the roof based on the relationship to the newly constructed building and the east chimney. As a result, the dormers do not line up vertically with the second-floor windows (fig. 28).



Figure 28. The dormer windows are symmetric, but do not align with the windows on the second floor. (NPS)

Sometime between the construction of the adjacent building at the west elevation (ca. 1795) and the date of the first photograph of Old Stone House (1878) a shed roof was constructed between the adjacent building and the gable roof of the north addition (see fig. 11). This temporary roof was likely built as a large cricket and was only used to deter water from collecting from between the adjacent building and Old Stone House. (The roof/cricket was removed during the NPS rehabilitation in 1958 when the adjacent building was demolished.)

The house and uses remained largely unchanged from 1800 until 1940, when the house and its grounds were converted for use as a car sales office and lot. The lower level of the building was used primarily as office space and the house fell into disrepair.

Phase IV – National Park Service Rehabilitation (1950s)

The National Park Service purchased Old Stone House in 1953. Photographs from 1955 show the building had fallen into disrepair and temporary stabilization was in place on the exterior, particularly around the east elevation of the main block, and on the interior, first floor framing (figs. 29-42).



Figure 29. The cornices of the house were in disrepair when the NPS acquired the property, as seen in this 1955 photograph. (NPS)

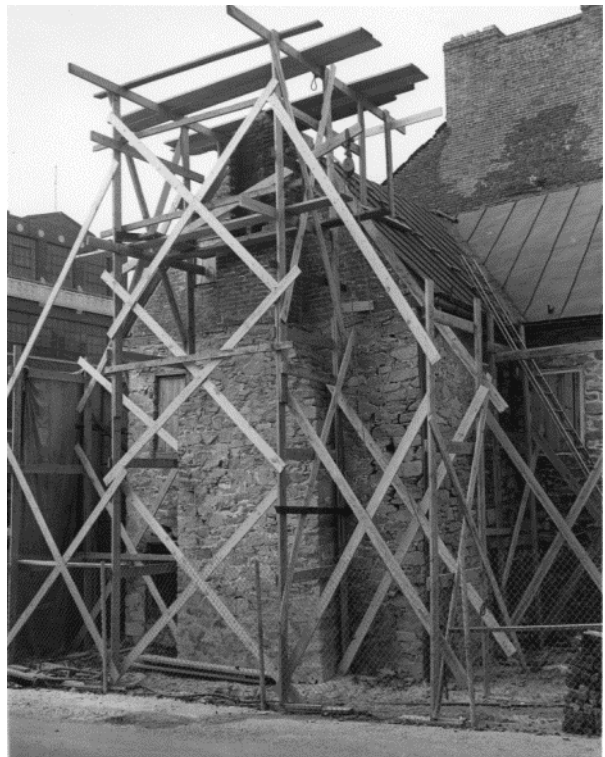


Figure 30, right. The main block under scaffolding while repairing the east chimney in 1955. (NPS)



Figure 31. Room 101, looking south, in 1955. (NPS)



Figure 32. Room 101, looking west, in 1955. (NPS)



Figure 33. Room 201A, looking south to D2, in 1955. (NPS)



Figure 34. Room 201A, looking north, in 1955. (NPS)



Figure 35. Room 202, looking south, in 1955. (NPS)



Figure 36. Room 203, looking south, in 1955. (NPS)



Figure 37. Room 201B, looking west to Stair 2. (NPS, 1955)



Figure 38. Room 301 looking north, in 1955. (NPS)



Figure 39. Room 302, looking east, in 1955. (NPS)



Figure 40. Room 303, looking west, in 1955. (NPS)



Figure 41. Room 304, looking south, in 1955. (NPS)



Figure 42. Room 304, looking north, in 1955. (NPS)

Detailed architectural drawings were developed, starting in 1956, and were continually updated; the final drawings were completed in 1958 (see Appendix D). The large-scale renovation of the building began in 1956. Photo-documentation of the project lasted from 1955 through 1960, after completion, and captured major project components (see Appendix E).

Major changes made by the National Park Service during the 1950s included (figs. 43-72):

- Exterior, general:
 - Reconstruction/restoration of exterior windows and associated shutters
 - Reconstruction of D1 and D3
 - Restoration of D2 to match historic layout
 - Reconstruction of front porch and stairs
 - Stabilization of stonework on all elevations
 - Replacement of brick “patches” with stone masonry
 - Replacement of wood roof shingles
 - Installation of skylight over original wood roof shingles
 - Replacement of wood cornice on south elevation of main block

- Restoration of wood cornice on west elevation of north addition
- Replacement of wood rakes
- Installation of new copper gutters and downspouts
- Rebuilding of north addition and main block chimneys (removal of parging, repair, and repointing)
- Removal of shed roof between north addition roof and adjacent west building and reconstruction of associated roof framing, roof covering, cornice, and stonework
- Removal of directly adjacent west building
- Reconstruction of west wall of main block with stone masonry with steel reinforcement; first-floor interior surfaces to remain unfinished, second-floor interior surfaces to be replastered over metal lath on stud wall
- Interior, general:
 - Replastering
 - Refinishing of wood floors
 - Refinishing of interior wood trim
 - Installation of reproduction hardware
 - Installation of new utilities systems throughout building (electrical, HVAC, plumbing)
 - Restoration/reconstruction of interior doors and hardware
- Room 101:
 - Installation of sistered joists at ceiling
 - Installation of partition wall on west wall to hide utilities
 - Relocation of utility connections (electric, gas, plumbing, HVAC)
 - Archeology of earthen floor
 - Installation of random-width wood floor layed on sleepers secured to concrete slab-on-grade
 - Installation of wood trap door over masonry floor feature
 - Stabilization of masonry floor feature
 - Stabilization of fireplace stone masonry with lime mortar and lintel with steel
 - Installation of new stone hearth
 - Reconstruction of doorway between Rooms 101 and 102
 - Wire brushing and painting of interior stone wall surfaces
- Room 102:
 - Archeology of earthen floor
 - Bathrooms installed on south wall
 - Reconstruction of Stair 1 (including use of steel, and reconstruction of batten board wall covering)
 - Installation of concrete slab-on-grade, covered with brick in pattern to match recovered historic
 - Stabilization of fireplace lintel and stone masonry; reconstruction of masonry oven and cast iron door
 - Removal of extant toilet in northeast closet
 - Wire brushing and painting of interior stone wall surfaces

Chronology of Development and Use

- Room 203:
 - Restoration of fireplace mantel and surround
 - Reconstruction of brick firebox and hearth (new concrete under reused brick)
- Room 204:
 - Reconstruction of brick firebox and hearth (new concrete under reused brick)
 - Repointing of all brick

In 1958, the building to the west of the house was demolished and a new stone wall was erected (fig. 73-75).

Due to the substantial renovations in the 1950s, there is very little original fabric that has not received some type of modern intervention.



Figure 43. The south elevation and windows in 1956. (NPS)



Figure 44. The south elevation, with former front porch and replacement downspout, in 1956. (NPS)



Figure 45. The north and east elevations during restoration in 1956. (NPS)



Figure 46. Reroofing the main block with square-butt wood shingles; note the former metal roof in the foreground. (NPS, 1956)



Figure 48, above. The fireplace in Room 102 in 1956. (NPS)

Figure 47, left. The fireplace in Room 101 in 1956. (NPS)



Figure 49. Area under the shed roof in 1956; note the brick wall of the adjacent west building. (NPS)



Figure 50. Roof sheathing in 1956. (NPS)



Figure 51. Removing plaster on the third floor in 1956. (NPS)



Figure 52. Exposed roof framing in 1956. (NPS)



Figure 53. Room 303 in 1956, after lath and plaster was removed from the interior wall surfaces. (NPS)



Figure 54. Room 304 in 1956, after lath and plaster was removed from the interior wall surfaces; note the removal of the fireplace surround. (NPS)



Figure 55. Repairing the stone masonry walls on the front elevation in 1957. (NPS)



Figure 56. The front elevation after the porch and stair were removed. (NPS, 1957)



Figure 57. The north addition dormers being restored in 1957. (NPS)



Figure 58. Reconstruction of the north addition chimney with terra cotta flue liners. (NPS, 1957)



Figure 59, above. During the restoration of the west corner of the north addition roof line. (NPS, 1957)



Figure 60, right. After the restoration of the west corner of the north addition roof line. (NPS, 1957)



Figure 61, above. Installing a skylight over original roof shingles at the junction of the main block and the north addition, while the shed roof is still extant. (NPS, 1957)



Figure 62, right. The installation of new wood roof shingles on the west slope of the north addition, while the shed roof is still extant. (NPS, 1957)



Figure 63. Room 101, looking east, in 1957. Note the protected area in front of the fireplace (see fig. 64). (NPS)



Figure 64. The stone and brick "archeological feature" discovered during the restoration work in Room 101. (NPS, 1957)



Figure 65, above. Archeological investigation on the first floor, in 1957. (NPS)



Figure 66, right. Reconstructed Stair 1 in Room 102 in 1957. (NPS)



Figure 67. Laying brick over concrete slab-on-grade in Room 102 in 1957. (NPS)

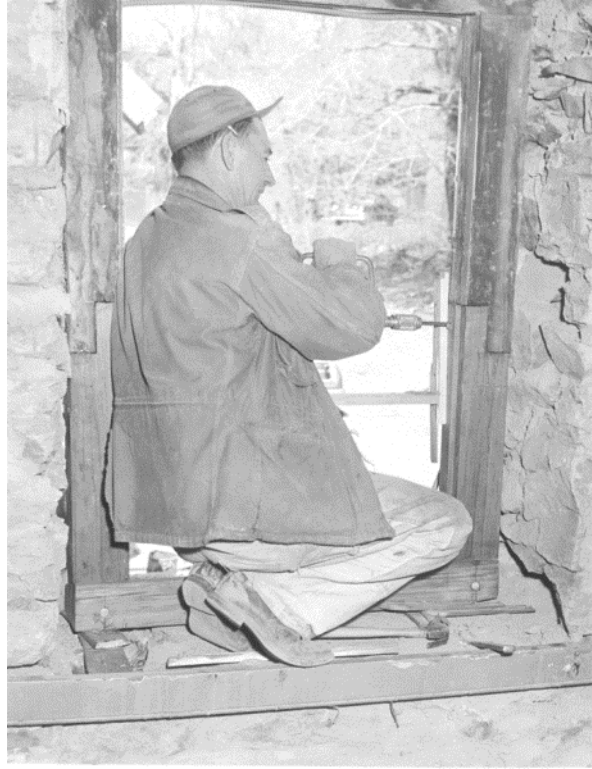


Figure 68. Restoring a window in Room 102 in 1957. (NPS)



Figure 69. Open mortar joints ready for repointing in Room 201B. (NPS, 1957)



Figure 70. Repairing brick walls in Room 204 after interior wood paneling was temporarily removed. (NPS, 1957)



Figure 71, above. Room 203's fireplace surround removed for repair. (NPS, 1957)



Figure 72, right. Room 203's fireplace without surround in place. (NPS, 1957)



Figure 73. After the adjacent west building was removed, the shared wall was temporarily kept in place in order to properly reconstruct the west wall. (NPS, 1958)



Figure 74. The west elevation of Old Stone House after the removal of the shared wall. (NPS, 1958)



Figure 75. Window details of the west elevation after the removal of the shared wall. (NPS, 1958)

The National Park Service has completed three different furnishing reports for Old Stone House (1957, 1968, and 1991). Based on these reports, the rooms were arranged and restored to reflect the time period of ownership by Christopher Layman (1764-1767). The interpretation of these rooms has not changed significantly since this period. Photographs by the NPS from 1960 and 1961 depict the replica interior furnishings (figs. 76-79).



Figure 76. Room 101 after restoration was completed. (NPS, 1960).



Figure 77. Room 102 after restoration was completed. (NPS, 1960)



Figure 78. Room 204 after completion. (NPS, 1960)



Figure 79. Room 304 after completion. (NPS, 1960)

Since the major renovations throughout the 1950s, the National Park Service has made some changes to the house. These changes include the installation of new roofs in 2009 (figs. 80-81), the construction of a replacement front porch in 2011 (figs. 82-83), and selected repointing to exterior stonework on south, east, and north elevations in 2012 (fig. 84-91).



Figure 80. South and west elevations of the house after the new roofs were installed. (NPS, 2009)



Figure 81. North and east elevations of the house after the new roofs were installed. (NPS, 2009)



Figure 82. The front porch and stair prior to reconstruction. (NPS, 2011)



Figure 83. The front porch and stair after reconstruction. (NPS, 2011)



Figure 84, above. W103 degraded lintel and mortar above prior to rehab work. (NPS, 2012)



Figure 85, right. The same window with new lintel and repointed mortar above. (NPS, 2012)



Figure 86. The east elevation of the north addition exhibiting a long crack, starting at the lower corner of W207 and running to the foundation, prior to repointing. (NPS, 2012)



Figure 87. The same area after repointing work was completed. (NPS, 2012)



Figure 88. The stonework underneath W101 prior to repointing. (NPS, 2012)



Figure 89. The stonework underneath W101 after repointing. (NPS, 2012)



Figure 90. A crack runs along the junction of the chimney and the exterior wall. (NPS, 2012)



Figure 91. The same junction after repointing was completed. (NPS, 2013)

Character-Defining Features

The character-defining features of the structure are those elements which either tell the building's history and/or comprise the distinctive visual aspects which make the building unique.

Character-defining features (CDFs) are defined by Director's Order 28 *Cultural Resources Management Guidelines* (NPS-28) as a "prominent or distinctive aspect, quality, or characteristic that contributes significantly to its physical character." These features can be "[s]tructures, objects, vegetation, spatial relationships, view, furnishings, decorative details, and materials."

The process used for determining the CDFs was based on the NPS Preservation Brief #17: *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, by Lee H. Nelson.

Setting

The house site is located along M Street (formerly Bridge Street) in Washington, DC. It is surrounded primarily by historic commercial buildings (fig. 92, see fig. 94).

To the east of the Old Stone House, beyond the garden, stand the Nathan Loughborough Houses which were constructed between 1800 and 1806.

The eastern and northern portion of the Old Stone House property include a formal garden which is maintained by the National Park Service (fig. 93). There are no historic outbuildings associated with the house (likely due to the use of the site as a car dealership in the 1940s, prior to NPS ownership). A modern garden shed, in the rear right corner of the yard, was constructed in the 1970s.



Figure 92. Old Stone House and surrounding street scene. (NPS)



Figure 93. The rear yard of Old Stone House, looking south. (NPS)

Shape and Mass

Overall visual aspects of the Old Stone House include the main block and the north addition. The main block is a side-gabled, two-and-one-half story structure constructed of stone. The overall effect of the roof and two lower levels results in the basic mass of a square. The main block is oriented along an east-west axis with the side-gable roof punctuated by two symmetrically placed, gabled dormers (fig. 95).

The house extends to the north creating a cross gable roof (fig. 96). The mass of the main block and addition is roughly rectangular in shape. Primary features include two brick chimneys and dormer windows that match those found on the south elevation. The north addition, added only ten years after the construction of the main block, is integral to the house and is considered a character-defining feature.



Figure 94. Old Stone House is located at the southwest corner of its property within a primarily commercial district. Formal gardens are located to the east and north of the house. (NPS, 2012)



Figure 96, above. The 2 ½-story north addition creates an ell with the main block. (NPS)

Figure 95, left. The 2 ½-story main block of Old Stone House is oriented along an east-west axis. (NPS)

Openings

The wall openings play a significant role in determining the style and character of the building. There are a total of eighteen exterior window openings and three exterior door openings.

The openings on the south elevation of the main block tell the story of the house's evolution (fig. 97). The second-floor openings were symmetrical prior to the demolition of the west wall in 1795. The dormers of the third floor were installed symmetrical to the roof, ca. 1800, in an effort to recapture the original even placement of the south elevation openings. The result, however, is that while the fenestration is symmetrical on the second and third floors at first glance, the fenestration on the two levels do not actually align. The south façade has two door openings: one at the first floor (D1) and one at the second floor (D2). Since ca. 1800, D1 has served as the primary access to the ground level commercial space; D2 served as the main entrance to the residential portion of the house.

The east elevation shows an architectural expression that contains an organized, yet asymmetrical composition (fig. 98). Windows are paired vertically, with the exception of the third-floor east gable window (W15) and a north addition window located just south of the symmetrical windows (W10). A door (D3) is located between the symmetrically paired windows.

The north elevation has only two window openings (see fig. 98). These are located on the north elevation of the main block. There were likely more windows on the north elevation of the main block prior to the construction of the north addition.

There is currently only one extant window located on the west elevation of the house (fig. 99). This window is a dormer window located near the center of the roof on the third floor of the north addition.

There is evidence, in ghost lines (three openings) and extant wood casing (FW01 and FW02), that there were five additional windows on the west elevation (north addition portion). These window openings were likely enclosed in ca. 1795, when the west wall of the main block was demolished and a building was constructed adjacent to the Old Stone House.

It is unknown if there were windows located in the west elevation of the main block, nor in what configuration the windows were.



Figure 97, above. The south elevation. First-floor openings date to original construction, ca. 1765, and are asymmetrically placed. Second-floor openings were originally symmetrically placed when the original west wall was extant. Dormers were installed symmetrically between the since-demolished adjacent west building and the east chimney. The west chimney, likely originally matching the east chimney, was demolished when the adjacent west building was constructed; it was never rebuilt after the adjacent building was demolished. (NPS)



Figure 98, above right. The north and east elevations. Window and door openings and chimneys are in their original location. (NPS)



Figure 99, right. The west elevation. Window openings were enclosed with the construction of the since-demolished adjacent west building. Neither the openings nor the west chimney of the main block were restored in the 1950s. (NPS)

Materials

The overall character of the house is established by its bluestone masonry walls. All of the stone falls within a blue-grey-brown color range. Bluestone is a hard, fine-grained sandstone (fig. 100).

The brick used in the east gable and chimney is a red brick in a running bond pattern with a flush joint (fig. 101). The bricks have been repointed in the last fifty years and it is not clear if the joints were originally tooled.

A red brick patch with a concave joint, on the north elevation of the south wing of the main block, was planned to be replaced with stone during the 1950s restoration; however the brick has remained (fig. 102). The north chimney is red brick and was rebuilt in 1957 (fig. 103).

Mortar joints are unpainted and typically a yellow-cream color. Original mortar is lime-based. Patches from the 1950s through 2010 are Portland cement and were matched to the original color. The entire west wall was reconstructed using Portland cement. The most recent repointing campaigns were executed with lime-based mortar to match the original.



Figure 100. Bluestone masonry walls. (NPS)



Figure 101. Brick in the east elevation gable. (NPS)



Figure 102. Brick patch on north elevation adjacent to W103. (NPS)



Figure 103. The north addition chimney was reconstructed in the 1950s restoration of the house. (NPS)

Exterior Craft Details

Despite the simplicity of the design of the Old Stone House, a number of high-quality craft details contribute to its character. These include:

- Irregularly coursed rubble stone pattern (see fig. 100)
- Cornerstone placement and design (using larger stones of similar color – the south elevation, westside cornerstones were installed to match the east side of the same façade)
- The handmade red bricks used for construction of the gable wall and chimney of the main block
- The architectural millwork of the cornices, doors, windows, shutters, and surrounds (replacements were designed to match originals)

In Table 2, below, Contributing Features (C) are defined as a material, element, assembly, or space that contributes to the eligibility of a property for the National Register. Second Contributing Features (C-2) are features which replaced missing historic features in kind or based on physical evidence. Non-Contributing Features (NC) do not contribute to the authenticity of the building.

Table 2. Character-Defining Features of the Old Stone House, with age & contributing-feature rating		
<i>Feature</i>	<i>Age</i>	<i>Rating</i>
SUBSTRUCTURE		
<u>Stone Foundation</u>		
Main Block	ca. 1765	C
Addition	ca. 1775	C
SUPERSTRUCTURE		
<u>First-Floor Frame</u>		
Main Block: Clay	ca. 1765	C
Main Block: Frame	ca. 1957	?
N. Addition: Clay	ca. 1775	C
N. Addition: Slab	ca. 1957	C-2
<u>Second-Floor Frame</u>		
Main Block: Timber	ca. 1765	C
N. Addition: Timber	ca. 1775	C
<u>Third-Floor Frame</u>		
Main Block: Timber	ca. 1775	C
N. Addition: Timber	ca. 1775	C
<u>Structural Interior Walls</u> (Original Stone Exterior Wall of Main Block)	ca. 1765	C
<u>Roof Frame</u>		
Main Block	ca. 1795	C
N. Addition	ca. 1775	C
EXTERIOR ENCLOSURE		
<u>Exterior Walls</u>		
Main Block: S, E & N Stone Walls	ca. 1765	C
Main Block: W Stone Wall	1958	C-2

(Table 2 continued)

<i>Feature</i>	<i>Age</i>	<i>Rating</i>
Main Block: E Gable Brick Wall	ca. 1775	C
N. Addition: E, N & W Stone Walls	ca. 1775	C
Main Block: Chimney	ca. 1765	C
N. Addition: Chimney	ca. 1775	C
<u>South Elevation Porch</u>	2011	C-2
<u>Exterior Windows</u>		
W101	1956	C-2
W102	1765	C
W103	1957	C-2
W104	1957	C-2
W105	1957	C-2
W201	1765/75	C
W202	1765/75	C
W203	1956	C-2
W204	1957	C-2
W205	1775	C
W206	1775	C
W207	1775	C
W301	1957	C-2
W302	1957	C-2
W303 (repairs)	1957	C-2
W304	1775	C
W305	1775	C
W306	1957	C-2
FWO1	1775	C
FWO2	1775	C

Character-Defining Features

(Table 2 continued)

<i>Feature</i>	<i>Age</i>	<i>Rating</i>
<u>Exterior Doors</u>		
Door 101E	1957	NC
Door 201E	1957	NC
Door 102E	1957	NC
<u>Trim & Secondary Features</u>		
Cornices	1957	C-2
Copper Gutters	1957/ 2009	C-2
Gable Trim	ca. 1795	C
Lintels	1957	C-2
<u>Roof Coverings</u>		
Skylight Shingles	ca. 1795	C
Square-Butt Shingles	2009	C-2
Round-Butt Shingles	2009	C-2
INTERIOR		
<u>Interior Doors</u>		
D101 (opening only)	N/A	N/A
D103	1957	NC
D104	1957	NC
D105	1957	NC
D106	1957	NC
D107	1957	NC
D108	1957	NC
D109	1957	NC
D201	N/A	N/A
D202	1957	C-2
D203	1957	C-2
D204	1957	C-2
D205	ca. 1795	C
D302	1957	C-2
D303	1957	C-2
D304	1957	C-2
D305	1957	C-2
D306	1775	C
<u>Fireplaces</u>		
A (Rm. 101)	ca. 1765	C
B (Rm. 102)	ca. 1775	C
C (Rm. 203)	ca. 1775	C
D (Rm. 204)	ca. 1775	C
E (Rm. 304)	ca. 1775	C
<u>Stairs</u>		
Stair 1	ca. 1775/ 1957	C
Stair 2	ca. 1775/ 1957	C
<u>Hardware</u>		
Replica Hardware (throughout house)	1957	C-2
Original Hardware (Rm. 204)	1775	C

(Table 2 continued)

<i>Feature</i>	<i>Age</i>	<i>Rating</i>
<u>Trim & Secondary Features</u>		
Chair Rail & Base-board (Rm. 201A)	ca. 1775	C
Chair Rail & Base-board (N, W & E walls of Rm. 202)	ca. 1775	C
Chair Rail (S wall of Rm. 202)	1957	C-2
Chair Rail & Base-board (Rm. 203)	ca. 1775	C
Chair Rail, Base-board, & Crown (Rm. 204)	ca. 1775	C
Baseboard (Rm. 304)	ca. 1950	C-2
<u>Interior Walls & Finishes</u>		
Bluestone Walls (Rm. 101)	1765	C
W Wall: Brick Partition (Rm. 101)	ca. 1795	C
E and W Bluestone Walls (Rm. 102)	ca. 1775	C
S Partition Wall (Rm. 102)	1957	NC
Plaster Walls (Rm. 201A)	1957	C-2
Partition Wall (Rm. 201A)	ca. 1775	C
S, E & W Plaster Walls (Rm. 202)	1957	C-2
N Plaster Walls (Rm. 202)	1957	NC
Plaster Walls (Rm. 203)	1957	C-2
Plaster Walls (Rm. 201B)	1957	C-2
Panel Walls (Rm. 201B)	ca. 1775	C
Plaster Walls (Rm. 204)	1957	C-2
Panel Walls (Rm. 204)	ca. 1775	C
North Brick Wall, behind paneling (Rm. 204)	ca. 1775	C
Modern Wood Vertical Board (Rm. 301)	1957	C-2
Plaster Walls (Rm. 302)	1957	C-2
Vertical Board Partition Wall (Rm. 302)	ca. 1775	C

Table 2 continued)

<i>Feature</i>	<i>Age</i>	<i>Rating</i>
Plaster Walls (Rm. 303)	1957	C-2
Vertical Board Partition Wall (Rm. 303)	ca. 1775	C
Plaster Walls (Rm. 305)	1957	C-2
Vertical Board Partition Wall (Rm. 304)	1775	C
Vertical Board Closet, N Walls (Rm. 304)	1957	NC
<u>(Ceilings & Finishes)</u>		
Wood Framing (Rm. 101)	ca. 1765	C
Wood Framing (Rm. 102)	ca. 1775	C
Wood Framing (Rm. 201A)	ca. 1775	NC
Plaster over Metal Lath (Rm. 202)	1957	C-2

(Table 2 continued)

<i>Feature</i>	<i>Age</i>	<i>Rating</i>
Plaster over Metal Lath (Rm. 203)	1957	C-2
Plaster (Rm. 201B)	1957	C-2
Plaster (Rm. 204)	1957	C-2
Plaster (Rm. 301)	1957	C-2
Plaster (Rm. 302)	1957	C-2
Plaster (Rm. 303)	1957	C-2
Plaster (Rm. 304)	1957	C-2
<u>Floors & Finishes</u>		
Wood (Rm. 101)	1957	C-2
Herringbone Brick Floor (Rm. 102)	1775/1957	C/C-2
Wood (Rm. 201A)	ca. 1775	C
Wood (Rm. 202)	ca. 1775	C
Wood (Rm. 203)	ca. 1775	C
Wood (Rm. 201B)	ca. 1775	C
Wood (Rm. 204)	1957	C-2
Wood (Rm. 301)	ca. 1775	C
Wood (Rm. 302)	ca. 1775	C
Wood (Rm. 303)	ca. 1775	C
Wood (Rm. 304)	ca. 1775	C

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Physical Descriptions & Condition Assessments

This section of the report provides a description of the structural attributes of the house, their respective condition (as of April 2013), and the structure's character-defining features. The condition assessment and character-defining features rating system is based on the Historic Structure Report for the Thomas House at Monocacy National Battlefield.¹

The Physical Description section is divided into four main sections: Substructure, Superstructure, Exterior Enclosure, and Interior Construction. Each section is then divided into subsections which are outlined in Table 3.

The condition assessment definitions used are adapted from the National Park Service Park Facility Management Division's Asset Management Process (AMP), Facility Management Software System (FMSS, 2004), and Facility Condition Assessment Survey (FCAS, 2007).

Qualitative Condition Ratings

"Good"

- Routine maintenance should be sufficient to maintain the current condition; and/or
- A cyclic maintenance or repair/rehabilitation project is not specifically required to maintain the current condition of correct deficiencies.

"Fair"

- The feature generally provides an adequate level of service to operations, but
- The feature requires more than routine maintenance attention, and
- Cyclic maintenance or repair/rehabilitation work may be required in the future.

"Poor"

- Feature requires immediate attention;
- Routine maintenance is needed at a much higher level of effort to meet significant safety and legal requirements;
- Cyclic maintenance should be scheduled for the current year; and/or
- A special repair/rehabilitation project should be requested consistent with park requirements, priorities, and long-term management objectives.

¹ Beasley, Joy, and Thomas A. Vitanza. *Thomas House – Thomas Farm (Araby) Historic Structure Report*. Monocacy National Battlefield. Frederick, Maryland. National Park Service, 2010.

Maintenance Deficiency Priority Ratings

“Critical” – Emergency/Immediate

- The rating defines an advanced state of deterioration which has resulted in the failure of a feature or will result in the failure of a feature if not corrected within one year; or
- There is accelerated deterioration of adjacent or related materials or systems as a result of the features deficiencies if not corrected within one year; or
- There is a failure to meet a legislated requirement.

“Serious” – Immediate/Short-Term

- This rating defines a deteriorated condition that if not corrected within one to five years will result in the failure of the feature; or
- A threat to the health and/or safety of the user may occur within one to five years of the ongoing deterioration is not corrected; or
- There is ongoing deterioration of adjacent materials and/or features as a result of the feature’s deficiency.

“Minor” – Short-Term/Long-Term

- This rating indicates standard preventative maintenance practices and preservation methods have not been followed; or
- There is a reduced life expectancy of affected adjacent or related materials and/or systems within five to ten years and beyond; or
- There is a condition with a long-term impact within five to ten years and beyond.

“Not Rated”

- The feature was not rated as it was not extant at the time of the report or is non-contributing, removed, and not planned to be replaced.

Summary of Structure Condition (refer to Table 3)

Old Stone House has an overall Qualitative Condition rating of **good**, due to repair/replacement of major building systems in the last several years (including roof replacement and repointing). The condition rating of **good** indicates that Old Stone House provides an adequate level of service to operations; however, routine maintenance and cyclic maintenance are required to maintain the building in its current condition. Features in **fair** condition require more than routine maintenance in the form of cyclic repair/rehabilitation projects (exterior windows and doors and interior plaster wall finishes). Features in **poor** condition require immediate attention of a higher level of effort (wood floor finishes).

Old Stone House has an overall Maintenance Deficiency Priority Rating of **minor**. The priority rating of **minor** indicates that Old Stone House has a slightly reduced life expectancy (beyond five years) but is still in workable condition. Features in **serious** condition are in a deteriorated condition and should be

corrected within the next five years to prevent the complete failure of that feature (exterior windows and doors).

Services (Plumbing, HVAC, Fire Protection, Electrical)

These services have not been addressed in this HSR. Many of these systems have not been updated since the 1950s and are likely not “to code.” There may be critical deficiencies that need to be addressed. These services should be investigated and documented, and any maintenance should be performed.

Upkeep

The house is currently owned by the National Park Service and is operated by Rock Creek Park as a house museum. The NPS is responsible for maintained the house and grounds.

Recent NPS Projects on the House

- A new roof was installed in 2009.
- The 1957 porch was removed and a new porch was installed in October 2011.
- Portions of the exterior stone walls were repointed in 2012.
- A structural investigation was performed in 2011.

Table 3. Physical Description Outline and Condition Overview		
<i>Feature</i>	<i>Condition Rating</i>	<i>Deficiency Rating</i>
SUBSTRUCTURE		
<u>Stone Foundation</u>	Good	Minor
SUPERSTRUCTURE		
<u>Floor Framing</u>	Good	Minor
<u>Structural Interior Walls</u>	Good	Minor
<u>Roof Framing</u>	Good	Minor
EXTERIOR ENCLOSURE		
<u>Exterior Walls & Chimneys</u>	Good	Minor
<u>South Elevation Porch</u>	Good	Serious
<u>Exterior Windows</u>	Fair	Serious
<u>Exterior Doors</u>	Fair	Minor
<u>Trim & Secondary Features</u>	Poor	Serious
<u>Roof Coverings & Flashings</u>	Good	Minor
INTERIOR CONSTRUCTION		
<u>Interior Doors</u>	Good	Minor
<u>Fireplaces</u>	Good	Minor
<u>Stairs</u>	Good	Minor
<u>Hardware</u>	Good	Minor
<u>Trim & Secondary Features</u>	Good	Minor
<u>Interior Walls & Finishes</u>	Fair	Minor
<u>Ceilings & Finishes</u>	Good	Minor
<u>Floors & Finishes</u>	Poor	Minor

Feature Descriptions and Condition Assessments

SUBSTRUCTURE Foundation

Description

The foundation walls of Old Stone House are composed of mortared, random-rubble bluestone masonry, which vary significantly in width. There is no below-grade access to the foundation walls and are not visible without excavation.

Photographs from the 1950s reveal that the foundations extend 2'-0" to 3'-0" below grade (fig. 104). Plumbing and other systems were installed in the 1950s under the original foundation walls (fig. 105).

The "Report of Findings" from the January 2013 "Structural and Geotechnical Investigation" at Old Stone House included the results of the foundation investigation at the southeast corner of the main block (October 2012).² The investigation showed areas of mortar voids and settlement due to soil and bearing wall performances. Additionally, at this SE corner location, the foundation walls were 1'-9" deep and sat on a 0'-10" deep stone pier. See report for more information (Appendix G). Since the investigation in October 2012, the stone has been repointed and the test pit refilled.

Condition

At the time of the "Report of Findings" the investigation determined that the walls are in fair condition. During treatment, the use of "gravity-fed grout injection to the wall below grade" is recommended "to fill existing air spaces behind the mortar joints...around the entire perimeter of the structure."

Condition Rating	<i>Fair</i>
Deficiency Rating	<i>Minor</i>

Character-Defining Features:
• Random-sized, random-patterned, mortared bluestone foundation walls



Figure 104, above. Photograph shows 3'-0" foundation depth at the north wall of the main block. (NPS, 1957)



Figure 105, right. Installation of plumbing in 1956. Photograph shows 2'-0" depth of foundation wall at the east elevation of the north addition. (NPS, 1956)

² The Protection Engineering Group, Inc. and McMullan & Associates. "Structural and Geotechnical Investigation, Old Stone House, Report of Findings." January 23, 2013.

SUPERSTRUCTURE

Floor Framing

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Description

In Rooms 101 (main block), 102 (north addition), and Hall 201A (main block), the first-floor structural framing is exposed (fig. 106). All other floor framing is covered with plaster.

Character-Defining Features	
•	Exposed 2.5"x6.5" x 20'-0" wood joists, Room 101
•	Exposed 3.5"x8.5"x18'-6" wood joists, Room 102

The framing in the main block consists of wood joists spanning the room in the north-south direction, supported by the exterior masonry walls. The framing in the north addition runs in the east-west direction and is supported by the exterior masonry walls; these joists have notched ends, approximately half of the width of the joists. The joists have been painted several times, so it is nearly impossible to detect saw marks; however, several of them appear to be hand-hewn. Unlike the joists on the second floor, the joists in Rooms 101 and 102 do not exhibit decorative bead details (fig. 107).

Condition

The joists are in good condition. 2 x 6 fir joists were sistered to many of the joists in Room 101 during the 1957 renovation (fig. 108). They were attached using zinc-coated matching bolts. The joists in Room 101 were given additional support by the addition of a steel I-beam which runs the entire width of the room; the steel is encased in a lumber box (fig. 109). Noticeable deflection is not present and the system is assumed to be in good condition.



Figure 106. Joists in Room 201A exhibiting bead detail. Holes are from lath which was removed in 1957. (NPS)



Figure 107. Joists in Room 203 exhibiting bead detail, over W7. (NPS, 1955)



Figure 108. Sistered joists in Room 101.



Figure 109. Room 101 joists and support system.

SUPERSTRUCTURE

Structural Interior Walls

Description

The only interior load-bearing masonry wall was originally the north exterior wall of the main block (fig. 110). It now separates the main block from the north addition. It is approximately 1'-10" thick. On the first floor, the wall exhibits exposed bluestone masonry. On the second-floor, the wall is covered with plaster.

During the 1950s, a doorway was restored to the stone wall between Room 101 and Room 102 (fig. 111). Similarly, a door was installed between Halls 201A and 201B during the 1775 addition renovation.

Other interior walls have been classified as partitions (non-load bearing) and are discussed in another section of the report.

Condition

The structural interior wall is in good condition. Only minor cracks are visible; deflection is not present.

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Character-Defining Features

- Original, random-sized, random-patterned, mortared bluestone wall between main block and north addition
- Finished load-bearing bluestone wall



Figure 110. Room 101, looking north. Original exterior wall of the main block, now an interior load-bearing wall.

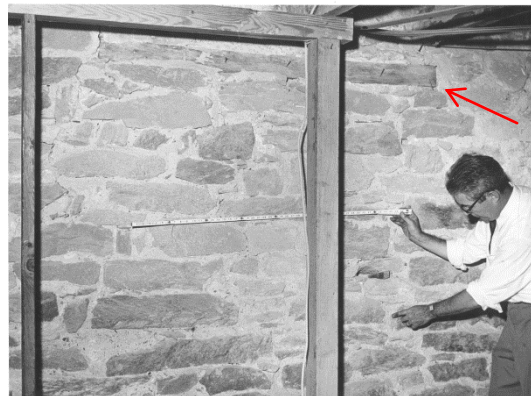


Figure 111. Room 101, looking north. Measuring for door opening between Rooms 101 and 102; note existing lintel (red arrow). (NPS, 1956)

SUPERSTRUCTURE

Roof Framing

Condition Rating	Good
Deficiency Rating	Minor

Description

The roof framing is currently not visible due to the finished plaster covering the structure. During the 1957 renovations, the plaster was removed from the third-floor ceilings, revealing the original wood lath and wood framing. At this time, the wood lath was replaced with wire lath. Saw marks on the rafters are not clearly visible in the photographs.

Character-Defining Features
• Common, wood rafter system

The main block and north addition roofs are both common rafter roofs with horizontal sheathing boards (fig. 112). This was the most common roof type in the mid-Atlantic Region during the 1700s and 1800s. It was often used on gable-roof structures that were less than 30'-0" wide.³ The Old Stone House rafter system uses collars, which function as struts, at every rafter couple. Some of the exposed collar ties exhibit dovetailed joints (fig. 113); other collar ties were attached with nails and are not original. Many of the other joinery details are not evident in the historic photographs. Refer to figs. 43-45.

Condition

The roof structure is in good condition. Deflection is not present.



Figure 112. Roof framing exposed in Room 304, looking north. (NPS, 1956)



Figure 113. Roof framing exposed in Room 303, looking east. Note the random-width sheathing boards that appear to be in excess of 1'-0" widths. (NPS, 1956)

³ Lanier, Gabrielle M., and Bernard L. Herman. *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*. Baltimore, MD: The Johns Hopkins University Press, 1997.

EXTERIOR ENCLOSURE Exterior Walls & Chimneys

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Description

The Old Stone House is built of lead-bearing stone masonry on a stone masonry foundation. It experienced several architectural changes in its early development (late 1700s) as well as in the 1900s. The exterior walls of the house are constructed of random-sized, random-patterned mortared bluestone (fig. 114), are approximately 1'-10" thick, and have a color range from brown to blue-grey. A running-bond brick wall is located on the east gable with a similar brick patch located on the first-floor north wall of the main block, adjacent to W103 (fig. 115). The north wall includes a shallow stone exterior buttress (visible as extant in the NPS renovation photographs, fig. 116).

Character-Defining Features

- Original, random-sized, random-patterned, mortared bluestone wall between main block and north addition
- Finished load-bearing bluestone wall

The west wall of the main block was reconstructed by the NPS in 1958 when the adjacent connecting building was demolished (fig. 117). The reconstructed stone wall is 0'-8" thick. The new stones were selected to match the original stones in color, texture, and size. The reconstructed wall is supported on the original stone foundation. It is anchored into the existing brick partition wall using steel bolts, anchors, and straps. The cement mortar was a white Portland cement mixed with yellow sand to match the existing lime mortar in color and texture.

Old Stone House has two chimneys. Chimney 1 is located at the east gable end of the main block. Chimney 2 is located at the north gable end of the north addition. Both chimneys are integral structural components to the walls on which they are constructed and add to the mass of the building. Chimney 1 is external to the exterior east gable wall. The exterior of Chimney 1 is masonry of stone (first and second floor) and brick (third floor and above roof line). It extends 5'-1" above the ridge line (see fig. 115). Chimney 2 is integral to the north elevation stone gable wall; it was reconstructed above the roof line in 1957 (fig. 118). The chimney extends 3'-4" above the ridge of the roof. It is 6'-0" wide and 2'-4" deep. Both chimneys are capped with vented and screened metal chimney caps (fig. 119). The functionality of the chimneys has not been tested as part of the scope of this HSR. The chimneys were designed to be functional as part of the 1957 renovations and were utilized as recently as the 1990s when the NPS was still executing "living history" programs in the house.

Condition

In the early 2000s, substantial cracks were visible on the south and east elevations of the main block. Over the course of several months in 2011-2012, contractors completed repointing on the south, east, and north elevations of the main block and portions of the chimneys. New mortar was matched to the surrounding existing mortar and a mix of 1 part Flamingo Brixment Type N, color #380 : 3 parts washed mason's sand ASTM C144 furnished by Aggtrans. Eight ounces of mineral pigment (Davis) color #610 brown was added to each bag of Type N.

All of the exterior walls and chimneys are in good condition and no longer exhibit any serious deficiencies.



Figure 114. Bluestone masonry wall, west elevation. Some repointing is visible (upper left corner). (NPS)



Figure 115. Brick running bond under east gable, main block. Note: this chimney is Chimney 1. (NPS)



Figure 117, above. The west elevation after the demolition of the adjacent west building. The brick partition wall has been framed, but not clad with stone. (NPS, 1958)

Figure 116, left. Detail of the east elevation of the main block in 1955. Note large crack adjacent to corner. (NPS, 1955)



Figure 118. Chimney 2 during reconstruction. (NPS, 1957)



Figure 119. Chimney 2's partial cap today. (NPS)

EXTERIOR ENCLOSURE South Elevation Porch

Description

The Old Stone House has one porch; it is located on the south elevation. This porch serves as the main entrance to the second-floor residential area of the house.

The extant porch was constructed in September and October of 2011 (fig. 120). The new porch's design was copied from an historic design visible in the earliest known photograph of the house (1878; fig. 121). This was executed to recreate the earliest-known historic appearance of the porch. However, this porch design was likely not original to the building. While the Old Stone House likely has had a porch in this location since ca. 1775, the appearance and orientation of the porch has changed over the years (figs. 122-124).

Condition

The extant porch is in good condition.

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Character-Defining Features
• Wood porch with spindle banister and railing • Stair configuration



Figure 120. New porch and stair in 2012. (NPS)



Figure 121. South elevation porch in 1878. (NPS)



Figure 122. South elevation porch in 1891; stair way direction has shifted. (NPS)



Figure 123. South elevation porch in 1951. (NPS)



Figure 124. 1957 south elevation porch, constructed by the NPS, as seen in 2010.

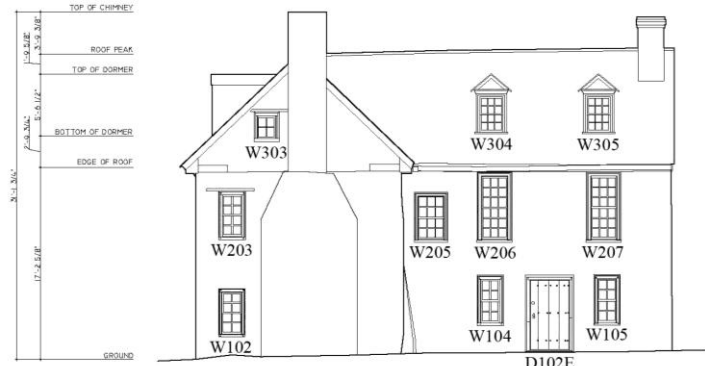


SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 11-08-2011



Figure 125. South Elevation depicting window and door locations and numbers.



EAST ELEVATION

SCALE: 1/4" = 1'-0" 11-08-2011



Figure 126. East Elevation depicting window and door locations and numbers.

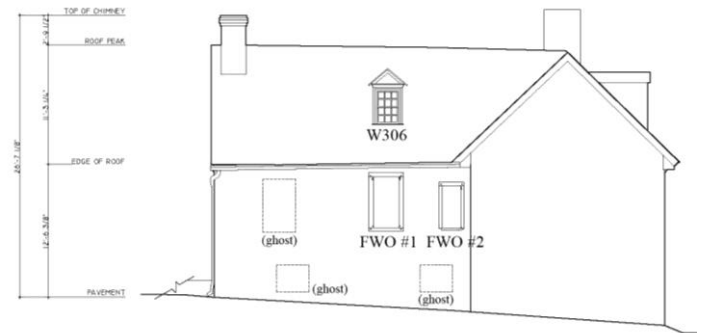


NORTH ELEVATION

SCALE: 1/4" = 1'-0" 11-08-2011



Figure 127. North Elevation depicting window and door locations and numbers.



WEST ELEVATION

SCALE: 1/4" = 1'-0" 11-08-2011



Figure 128. West Elevation depicting window and door locations and numbers.

EXTERIOR ENCLOSURE Exterior Windows

Condition Rating	<i>Fair</i>
Deficiency Rating	<i>Serious</i>

Description

There are two Type A windows: W201 and W202, located on the second floor of the south elevation. They are nine-over-six (9/6), double-hung, wood windows original to the house (fig. 129). Louvers shutters hang at the exterior of these windows. The window frames and shutters were restored in 1957. They are visible in the 1878 photographs of the house.

Character-Defining Features
• Original wood windows and frames • Replacement wood windows and frames • Infilled original wood window frames

There is one Type B window: W101, located on the first floor of the south elevation. It is an 8/8 double-hung, wood window with 0'-0-1/4" mullions (fig. 130). It was installed in 1956 and designed to replicate the Colonial style of the house. When the NPS purchased the house, they removed a 10/10 sash window from this location. This window also has a battened shutter, installed in 1957.

There are three Type C windows: W103, W204, and W205. W103 and W204 are located on the north elevation of the main block, on the first and second floors respectively. W205 is located on the second floor of the east elevation of the north addition. Type C is a 6/6 double-hung, wood window with 0'-0-3/4" mullions. W103 and W204 are replica windows modeled after W205, which is original (fig. 131). The sill and upper left corner of W205 were restored in 1957. W103 was proposed to be a batten door in the 1957 drawings.

There are two Type D windows: W104 and W105, located on the first floor of the east elevation of the north addition. Type D is a 4/4 double-hung, wood window (fig. 132). It is similar to Type F, but has narrower window panes. Type D windows are 2'-5" wide and 4'-4" tall. Both W104 and W105 are new replication windows installed in 1957. The original sills were restored at the same time. The 1934 HABS drawings depict 4/4 windows, proving that the NPS replaced these windows accurately.

There are two Type E windows: W206 and W207, located on the second floor of the east elevation of the north addition. Type E windows are 9/9 double-hung, wood windows (fig. 133). They are original to the house. They were in good condition at the time the NPS acquired the property, and are the least-altered original windows.

There are two Type F windows: W102 and W203, located on the first and second floors of the east elevation of the north addition. Type F is a 4/4 double-hung, wood window (fig. 134). HABS drawings depict W203 as a 6/6 sash window (replacement date unknown). The replacement date is unknown.

There are two Type G windows: W301 and W302, located in the third-floor dormers of the south elevation of the main block. They are 6/6 double-hung, wood windows in pedimented gable dormers (fig. 135). Type G differs from Type I in that the base of the horizontal cornice is broken in the middle. These dormers were rebuilt during the 1957 renovations.

There are two Type H former window openings: FWO1 and FWO2, located on the second floor of the west elevation of the north addition. Only the window frames remain, likely original to the ca. 1775 construction (fig. 136). The former window openings have been infilled with stone to match the west elevation wall stone. There were plans in the 1950s to install reproduction Colonial-style sash windows.

In addition to the Type H openings, there are three additional ghost lines visible on the exterior and interior of the building on the first and second floors of the west wall of the north addition. These ghost lines are not given a type because all that remains are the stone outlines, not the wood frames.

There are three Type I windows: W304, W305, and W306. W304 and W305 are located in the third-floor dormers of the east elevation of the north addition; W306 is located in the third-floor dormer of the west elevation of the north addition. They are 6/6 double-hung, wood windows in pedimented gable dormers (fig. 137).

There is one Type J window: W303, located on the third floor of the east elevation of the main block. It is a four-lite square casement window (fig. 138). There were significant repairs done to this window in 1957, including the installation of a new frame.

All of the windows exhibit modern interior metal storm windows attached to the interior window stop.

Condition

All of the extant windows are in fair condition. All windows have been painted shut and are inoperable, except for W305. All windows should be reevaluated for re-glazing.

In 2011/12, the lintel of W103 was replaced due to severe deterioration. The new lintel is composed of two pieces of cedar doweled together (a larger single piece could not be located). The historic lintel was accessioned into the museum collection and a sample was sent to the AG LAB for species identification.

Dormers have evidence of water infiltration and rot. The new roof, installed in 2009, appears to have resolved the water infiltration, but damage should be repaired. Interior storm windows have trapped moisture, exacerbating mold and rot.



Figure 129. Type A – W201. (NPS)



Figure 130. Type B – W101. (NPS)

Character-Defining Features



Figure 131. Type C – W204. (NPS)



Figure 132. Type D – W104. (NPS)



Figure 133. Type E – W206. (NPS)



Figure 134. Type F – W203. (NPS)



Figure 135. Type G – W302. (NPS)



Figure 136. Type H – FW01. (NPS)



Figure 138, above. Type J – W303. (NPS)

Figure 137, left. Type I – W304. (NPS)

EXTERIOR ENCLOSURE Exterior Doors

Condition Rating	<i>Fair</i>
Deficiency Rating	<i>Serious</i>

Description

D101E and D201E are located on the south elevation of the main block, on the first and second floors respectively. D101E traditionally served as the main entrance to the commercial space (fig. 139). D201E traditionally served as the main entrance to the residential section of the house; it is accessed by the south elevation porch (fig. 140). D101E and D201E are pine board-and-batten doors installed by the NPS after 1957.

Character-Defining Features
• Original door openings

The 1878 photograph depicts D101E as a six-panel door; this was a very common Colonial residential door type and was most likely original to the house (fig. 141). The 1934 HABS drawings depict this door as a two-panel, one-lite door. The 1878 photograph depicts D201E as a four-panel door which was likely original; the 1934 HABS drawings and NPS rehabilitation photographs show the upper two panels of the original door as having been altered to be divided lite (fig. 142).

D102E is located on the east elevation of the north addition and enters into the kitchen (Room 102). It is a pine board-and-batten door installed in ca. 1957 (fig. 143). The 1934 HABS drawings show a two-panel door (fig. 144).

Condition

The doors and frames are in good condition, with no visible damage. Sills are worn down from visitor traffic; they are not original.



Figure 139. D101E. (NPS, 2011)



Figure 140. D201E. (NPS, 2011)



Figure 141. D101E as a six-panel door in 1878. (NPS)



Figure 142. 1955 photograph of D201E prior to the NPS rehabilitation. (NPS)



Figure 144. D102E as depicted by the HABS drawings. (NPS, 1934)

Figure 143, left. D102E. (NPS, 2011)

EXTERIOR ENCLOSURE Trim & Secondary Features

Description

Architectural trim at the Old Stone House is minimal in keeping with the simple nature and the austere trends of vernacular forms of Federal-style architecture (fig. 145). The door and window openings restrict the trim to the elements of the jamb and headers. The windows and doors have Colonial casing. Other trim includes the Colonial-pediment gables of the five dormers.

Condition Rating	<i>Poor</i>
Deficiency Rating	<i>Serious</i>

Character-Defining Features
• Colonial-style door and window surrounds • Wood cornices • Copper gutters • Wood gable trim

The cornice on the south elevation is constructed of two different molding types. The *cynatium* is a *cyma recta* curve supported by a *cyma reversa* corona. The cornice is 0'-6" wide and extends along the length of the south elevation. The lower cornice is *cyma reversa* in style. The cornice was reconstructed to match the original as documented by HABS in the 1930s. The wood trim extends around the corner of the house at the east elevation, demarcating the split between the stone wall and the brick gable wall (fig. 146). This wood appears to be seriously deteriorated. It is matched by similar wood trim on the north side of the wall.

The cornices on the east and west elevations are hidden under copper gutters and not clearly visible. A 1950s photograph shows that the east elevation cornice matches that of the south elevation (fig. 146). The west elevation cornice was replaced in 1957.

Condition

Overall, the trim is generally in good condition with only minor deficiencies. Gable trim on the east elevation of the main block is severely deteriorated and should be stabilized.

The copper gutters are in good condition. The downspouts do not utilize leaders which lead away the foundation area; the existence of biological growth around the downspout outlets showcases the higher moisture retention levels in this area.

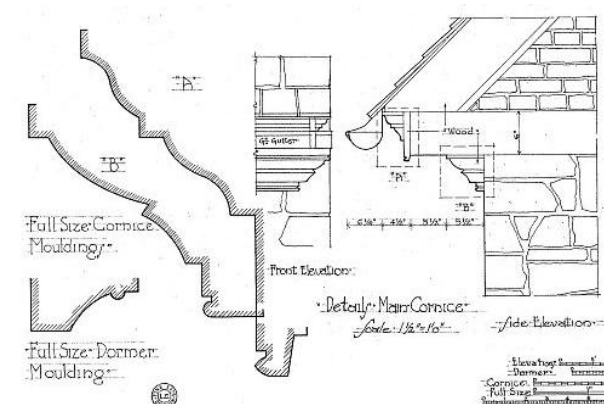


Figure 145. Detail of cornice moldings. (HABS, 1934)



Figure 146. Detail of east elevation main block showing gable finish and trim.



Figure 146. Detail of north addition in 1957 after cornice restoration. (NPS)

EXTERIOR ENCLOSURE Roof Coverings & Flashings

Description

The roof was replaced in 2009. Round-butt wood shingles were installed on the north addition and square-butt wood shingles were installed on the main block (figs. 148-149).

Shingles from ca. 1800 remain on the northwest side of the south gable roof and are protected by a skylight (originally installed in 1957 and replaced in 2009; fig. 150).

The historic square-butt shingles are red cypress; the historic round-butt shingles are white pine. A site visit from the former National Capital Region Historical Architect, Susan Long, confirmed the date of the shingles.

The extant shingles match the roof installed in ca. 1957 by the NPS (fig. 151). At the time purchase in 1957, the roof of the building had been covered with seamed tin.

Condition

The extant new roof is in good condition. The historic shingles, covered by the skylight, are protected from deterioration. A 2009 inspection confirmed that the historic shingles are in good condition.

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Character-Defining Features
• Ca. 1800 wood shingles retained under skylight protection • Square-butt wood shingles on main block • Round-butt wood shingles on north addition



Figure 148. Square-butt shingles were installed on the main block in 2009. (NPS)



Figure 149. Round-butt shingles were installed on the north addition in 2009. The skylight covers historic shingles. (NPS)



Figure 150. Historic shingles beneath skylight. (NPS, 2009)



Figure 151. Roof replacement in 1956. (NPS)

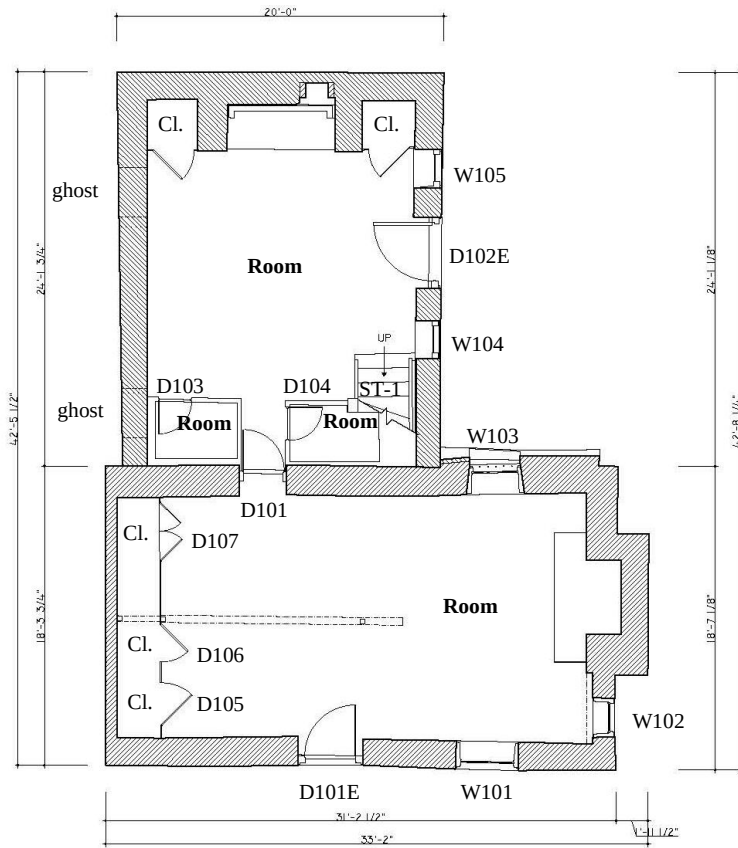


Figure 152. First-floor plan.

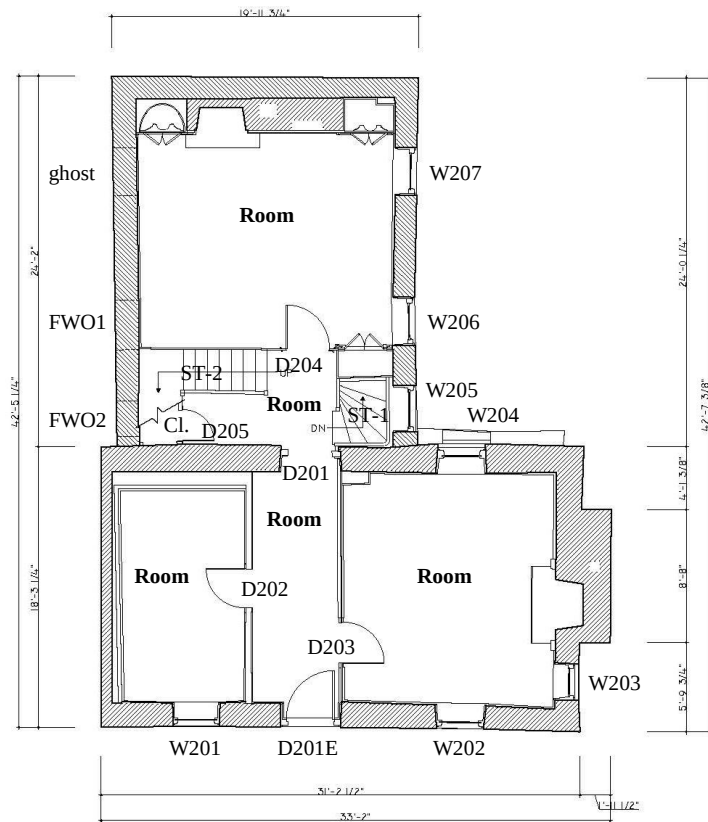


Figure 153. Second-floor plan.

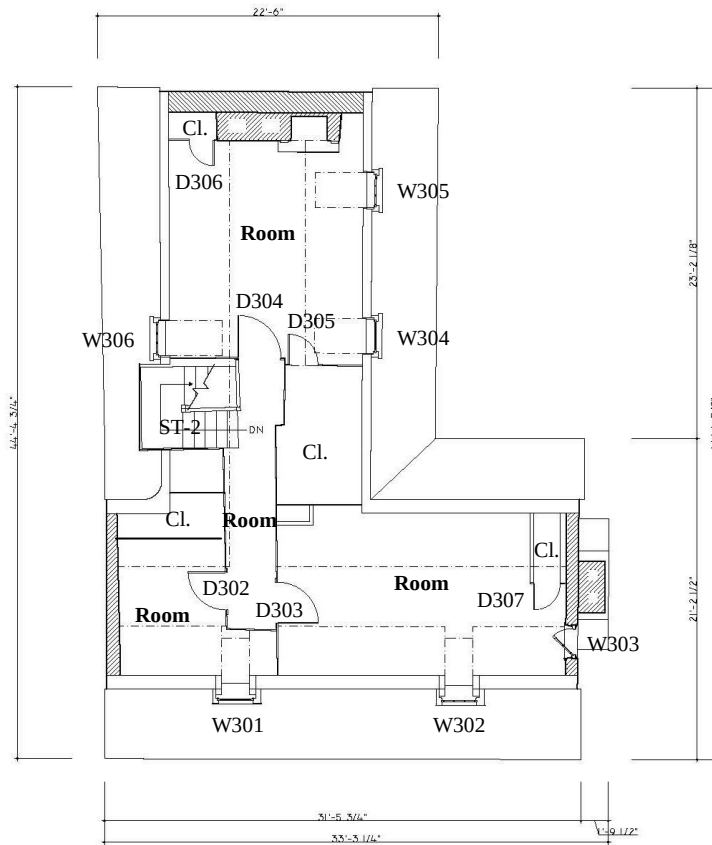


Figure 154. Third-floor plan.

INTERIOR CONSTRUCTION

Interior Doors*Description*

D103-109, D202, and D302-305 are replacement board-and-batten wood doors installed in 1957 (figs. 155-157). D205 and D306 are original board-and-batten wood doors (figs. 158-159).

D204 is a paneled, wood door that was installed in 1957 (fig. 160).

There was originally an interior door separating Rooms 201A and 201B (D201); the door was extant as recently as 1932.

Condition

All of the interior doors are in good condition with no visible signs of deterioration.

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Character-Defining Features
• Reconstructed board-and-batten doors • Original board-and-batten doors • Reconstructed wood panel door • Original wood panel cupboard doors



Figure 155. Typical board-and-batten wood door at D202. (NPS)



Figure 156. Board-and-batten door variation at D303 (back). (NPS)

Character-Defining Features



Figure 157. Typical board-and-batten wood door at D109. (NPS)



Figure 158. Original board-and-batten door at D205. (NPS)



Figure 159. Original board-and-batten door at D306. (NPS)



Figure 160. Replacement panel door at D204. (NPS)

INTERIOR CONSTRUCTION Fireplaces

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Description

The Old Stone House has five fireplaces, all of which date to the historic periods of construction (ca. 1765-ca. 1800).

Fireplace A is located on the east wall of Room 101 (fig. 161); it is original to the ca. 1800 renovations. The firebox measures 3'-5" tall x 4'-6" wide and is constructed of stone with an arched-brick, two-tiered lintel and a stone hearth. A wood lintel, above the firebox, runs the entire length of the hearth. A historic kiln sits below the floor in front of the hearth; it is currently covered by a wood trap door inset into the floor. The fireplace surround is built of bluestone. During the 1957 renovations, the stonework on the interior of the fireplace was stabilized and a new hearth was installed.

Character-Defining Features

- Original bluestone and red brick fireplaces A and B
- Original red brick fireplaces C and E with wood mantels
- Original red brick fireplace D
- Adams-esque decorative details on fireplace C wood mantel

Fireplace B is located on the north wall of Room 102 (fig. 162). It is original to the north addition's date of construction. The firebox is composed of both stone and brick, and has a brick bread oven; it measures 5'-0" tall x 6'-10" wide with a large oak lintel above. Stone and bricks were reset during the 1957 renovation.

Fireplace C is located on the east wall of Room 203 (fig. 163). The fireplace opening is 2'-1-1/2" tall x 3'-2" wide with a brick firebox, surround, and hearth. The surround and segmental arch were rebuilt in 1957. The 1957 construction plans indicate that brick from the dismantled Francis Scott Key house should be used in the reconstruction, however, it is unknown if this actually occurred. The wood mantel is the most ornate in the house and indicates that this room was likely used as a space for impressing and entertaining guests. The Adams-esque mantel and surround are distinguishable for their classical and neoclassical details and motifs (figs. 164-165).

Fireplace D is located on the north wall of Room 204 (fig. 166). It is original to the room. The firebox is 3'-0" tall x 3'-4" wide with a segmental brick arch. The arch was restored in 1957 and the surround was re-pointed. The fireplace surround is incorporated into the wood panel wall and has the same finish and details.

Fireplace E is located on the north wall of Room 304 (fig. 167). It is a brick firebox with a brick segmental arch. It has a paneled surround with an ogee mantel shelf.

Condition

The fireplaces are in good condition, with no visual deficiencies. The fireplaces were functional as recently as the 1990s; their current functionality is unknown.



Figure 161. Fireplace A in Room 101. (NPS)



Figure 162. Fireplace B in Room 102. (NPS)



Figure 163, above. Fireplace C in Room 203.



Figure 164, above right. The left-side detail of Fireplace C. (NPS)



Figure 165, right. The center detail of Fireplace C. (NPS)



Figure 166, above. Fireplace D in Room 204. (NPS)



Figure 167, right. Fireplace E in Room 304. (NPS)

INTERIOR CONSTRUCTION Stairs

Condition Rating	Good
Deficiency Rating	Minor

Description

The Old Stone House has two sets of interior stairs (fig. 168). Both staircases underwent substantial renovation in the 1950s (figs. 169-172).

Stair 1 leads from the kitchen (Room 102) to the first-floor hall (201B). The stair has dimensionally even treads and risers with the top five steps forming a corner winder (fig. 173). The 1950s' construction drawings state the lower portion of the stairs was to be rebuilt and the existing stringer reset back into the wall. The staircase has been painted and the treads are covered with no-slip rubber. While the staircase maintains the configuration of the original stair, a substantial amount of the historic material was replaced in order to repair and stabilize the staircase.

Character-Defining Features
• Stair 1 with wood construction and representative configuration • Stair 2 with wood construction and representative configuration

Stair 2 is a dog-leg staircase which leads from the second-floor hall (201B) to the third-floor hall (301). The stair has dimensionally even treads and risers with a landing located between the seven bottom treads and the top six treads (fig. 174). The staircase maintains the same configuration and pattern as the stair photographed in the 1950s. The balustrade has been replaced. The treads are currently covered in no-slip rubber. These stairs may retain some original fabric.

Condition

The stairs are in good condition, with no deficiencies visible.

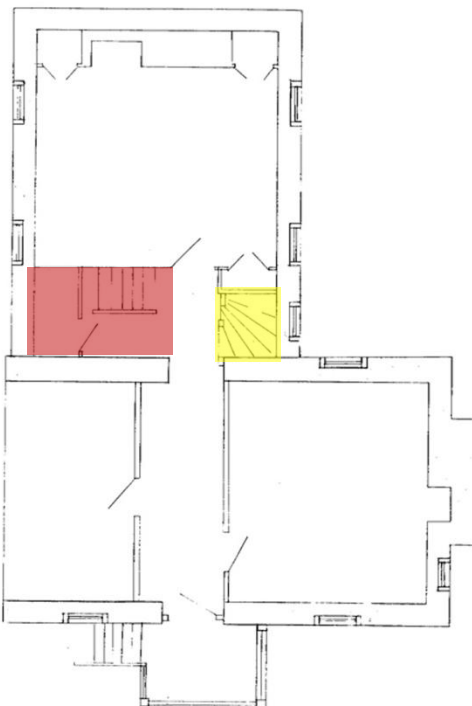


Figure 168. Second-floor plan showing location of Stair 1 (yellow) and Stair 2 (red).



Figure 169. Stair 1 in 1955. (NPS)



Figure 170. Stair 2 in 1955. (NPS)



Figure 171. Stair 1 during NPS rehabilitation in 1956. (NPS)



Figure 172. Stair 1 during rehabilitation 1957. (NPS)

Character-Defining Features



Figure 173, above. Detail of Stair 1 winder treads from the second floor. (NPS, 2013)

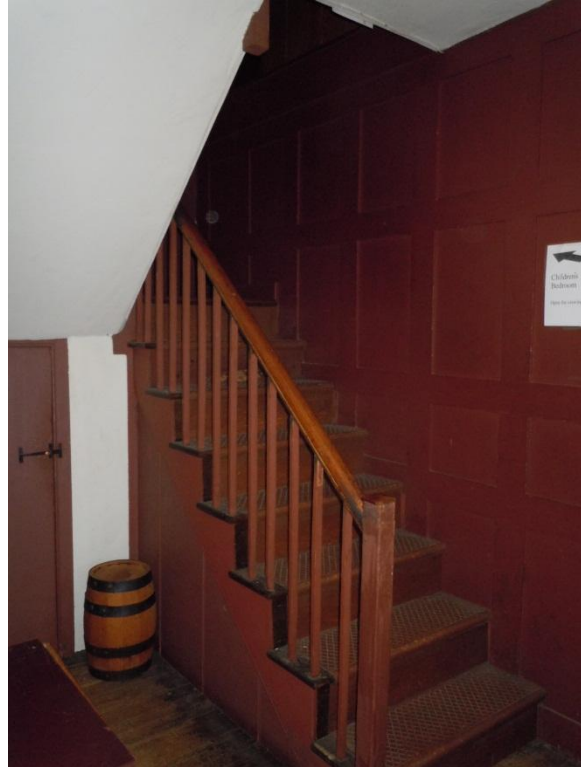


Figure 174, right. Lower run of Stair 2 from second floor. (NPS, 2013)

INTERIOR CONSTRUCTION Hardware

Description

Most of the hardware at the Old Stone House is period reproduction which was installed during the 1950s restoration (figs. 175-177).

The hardware schedule from 1957 identifies only three original pieces of hardware in the house, all of which are located in Room 204: a wrought-iron key escutcheon and two surface bolts on the north wall cupboard and base cabinets. The exact location of these identified pieces was not identified and is not easily discernible.

In addition to the original hardware in Room 204, the following items were discovered during the archaeological studies in 1957 and are in storage at the National Park Service’s Museum Resource Center in Landover, MD:

- Two cast-iron door pintles (Room 102)
- Brass door strike (Room 102)
- Three brass door keys
- Nails and spikes
- Cabinet lock

Condition

All of the extant, installed hardware is in good condition.

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Character-Defining Features
• Replica hardware located throughout the house • Original hardware in Room 205 in panel wall and cupboards



Figure 175. Cupboard latch located in Room 204. (NPS).



Figure 176. Door latch located in Room 203 (dating to ca. 1957). (NPS)

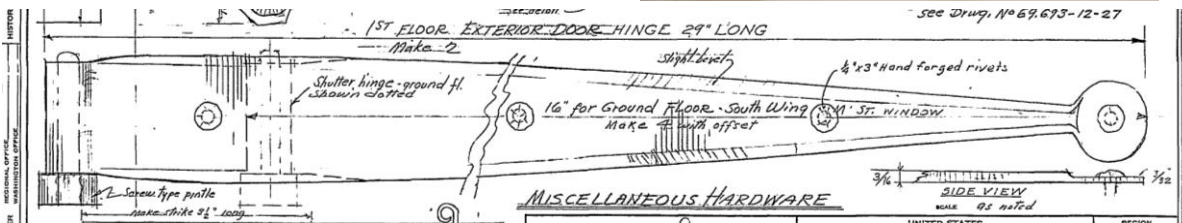


Figure 177. Sample hardware specification drawing for 1957 hardware reproduction. (NPS, 1957)

INTERIOR CONSTRUCTION Trim & Secondary Features

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Description

Assorted wood crown molding, chair rail, baseboard, and window and door surround can be found throughout the second and third floors of the Old Stone House (fig. 178). No special trim features are located on the first floor; applied trim in Rooms 103 and 104 are not considered character-defining and are not included in this description.

Character-Defining Features
• Rooms 201A, 202, 203: chair rail, baseboard, and door surround • Room 204: crown molding, chair rail, baseboard, and door surround • Rooms 302, 303, and 304: baseboard

On the second floor:

- Rooms 201A, 202, and 203 exhibit chair rail, baseboard, and door surround which match between the rooms (fig. 179). The chair rail includes a single *astragal* at the upper edge and a single bead at the bottom edge. The baseboard includes a single bead at the upper edge. The door surround includes an applied *ovolo* on the outer edge.
- Room 201B exhibits only door surround. It is simple with a single inner bead and no applied outer molding.
- Room 204 exhibits crown molding, chair rail, baseboard, and door surround which is more elegant and refined than the other trim found throughout the house and is typical of a room meant for entertaining. The crown includes a series of two *cyma reversa* and two *cyma recta* moldings stacked from bottom to ceiling (fig. 180). The chair rail exhibits an *ovolo* atop a *cavetto* at the upper edge. The baseboard exhibits an *ogee* at the upper edge (fig. 181). The door surround exhibits an applied *cyma recta* on the outer edge.

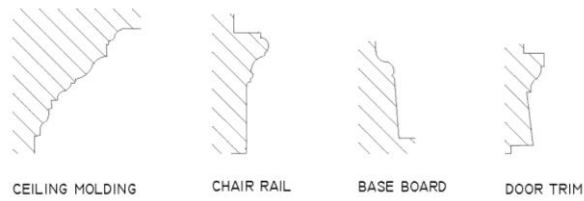
On the third floor:

- Room 301 contains no special trim features.
- Rooms 302, 303, and 304 only exhibit baseboard. This baseboard includes a single bead at the upper edge.

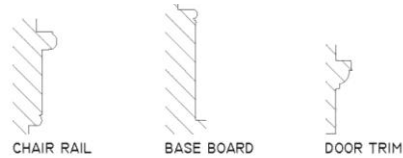
Condition

All interior trim is in good condition, with no visible deficiencies.

Rooms 204



Rooms 201A/B, 202, 203



Room 304



Figure 178. Molding profiles for each room. See Appendix B for larger drawings. (NPS, 2011)

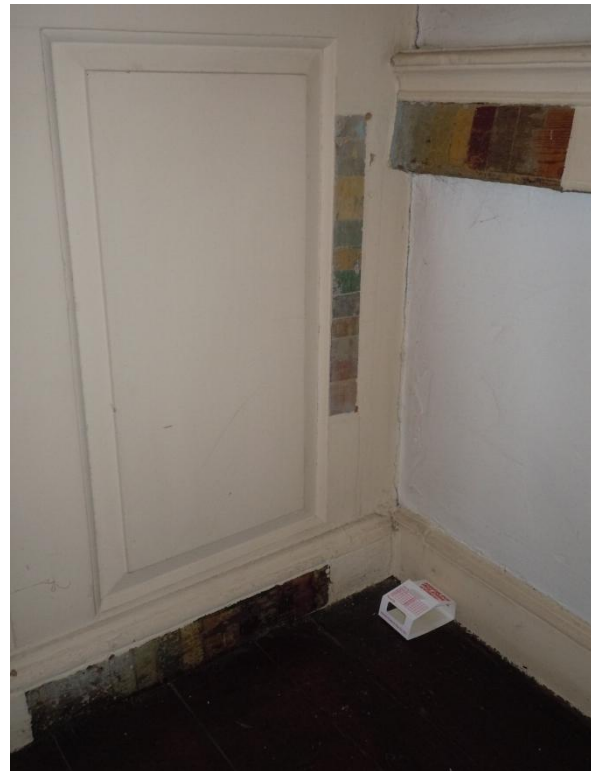


Figure 179. Baseboard, chair rail, and door surround in Room 203. (NPS, 2013)



Figure 180, above. The ornate crown molding in Room 204. (NPS, 2013)

Figure 181, right. The baseboard, chair rail, and adjacent wall panel in Room 204 with historic paint exposures (not part of this HSR). (NPS, 2013)



INTERIOR CONSTRUCTION

Interior Walls & Finishes

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Description

The walls in Room 101 are uncoursed, unfinished bluestone and are original (fig. 182). The west wall in Room 101 is covered by a vertical board wall and closets installed in the 1950s (fig. 183). The ca. 1795 brick partition wall is visible on the interior of the closets.

The original bluestone walls in Room 102 are whitewashed (fig. 184).

The stone fireplace, located on the north wall, is flanked by two vertical board closets. The south wall is a vertical board partition that creates a bathroom and a closet (figs. 185-187); the rooms, Room 103 and Room 104 are plastered on the interior. These walls were installed during the 1950s NPS rehabilitation.

In Room 201A, the north, south, and west walls are finished with plaster (fig. 188). The 1950s photographs show substantial damage to the plaster on the western wall; it is likely that this plaster was replaced in the 1950s. The east wall is composed of original vertical board with ¼-inch bead.

In Room 201B, the south and west walls are finished with plaster. The east wall is composed of wood panel and vertical boards. The paneling is original. A paint study done to this original panel was used to determine each of the paint colors used in the Old Stone House (fig. 189). The north wall of the room and stair are original panel and vertical board. The west and east walls of the Stair 2 landing are new construction consisting of wood and plaster on the west wall and vertical wood board on the south wall.

In Room 202, all of the walls are finished with plaster. The north wall was altered in 1957; it is currently located several inches south from its original location to accommodate service systems for the building (figs. 190-191).

In Room 203, the north, east, and south walls are finished with plaster, which is likely original; however substantial repairs were made in the 1950s. The west wall, composed of vertical board, has a ¼-inch bead (fig. 192).

The east and west walls in Room 204 are finished with plaster (fig. 193). In a 1950s photograph, the west wall shows substantial damage; the plaster for this wall was likely replaced during the NPS rehabilitation at that time. The east wall plaster is likely original. The north and south walls in Room 204 are composed of wood panels and cupboards (north wall paneling installed over brick exterior wall) and are original, character-defining features (figs. 194, 196). Paint analysis was done on the south wall (see fig. 181).

The Georgian paneled walls in Room 204 are representative of a skilled 1700s cabinetmaker or master carpenter. The wall combines an array of classical elements that most likely were derived from one of the fashionable English pattern books of the period. Although the walls are not symmetrical, they are given a sense of balance with the periodic placement of Doric, fluted pilasters. The north elevation china cupboards are set within decorative Palladian arches. The cupboards have shelled backs. Two Doric

Character-Defining Features	
•	Room 101 – uncoursed, unfinished bluestone walls; original brick west partition wall
•	Room 102 whitewashed bluestone walls

pilasters anchor the northeast corner cupboard. It is possible that these walls were re-installed from another location and may predate the construction of the north addition; however the panel walls are typical for houses of this period and scale. Similar existing paneling was originally located in a Long Island, NY home constructed in ca. 1740-1760, and is now on display in the American Metropolitan Museum of Art in New York City (fig. 195).

In Room 301, the extant unpainted wood vertical board is believed to be original (fig. 197). In the 1950s, the walls were covered with many layers of paint and wallpaper (fig. 198).

The east wall in Room 302 is original construction of vertical board with a ½-inch bead. The north, west, and south walls are finished with plaster. A wood closet runs the length of the north wall.

The original construction of the walls in Room 303 were plaster over wood lath. The plaster was removed and replaced in the 1950s. The vertical board of the north wall is original.

The north, east, and west walls in Room 304 are finished with plaster, which was replaced in 1957. Some original plaster remnants may remain on the north wall. The south wall is composed of vertical board with ½-inch beading, and likely is original (figs. 199).

Condition

Walls in Room 101, 102, 202, 204, 302, 303, and 304 and Halls 201A, 201B, and 301 are in good condition, with no visual deficiencies.

Walls in Room 203 are in good condition except for a few cracks in the plaster on the east wall, which correspond with former exterior wall cracks (remediated in 2011).

Water damage is visible in the closet of Room 302 (fig. 200). Damage does not appear to be recent, and the water infiltration issue appears to have been solved, likely with the installation of the new roof coverings in 2009.



Figure 182. Unfinished blue stone walls in Room 101. (NPS)



Figure 183. Painted wood board wall in Room 101 enclosing storage closets. (NPS)

Character-Defining Features



Figure 184. Whitewashed bluestone in Room 102. (NPS, 2013)



Figure 185. Painted wood board walls in Room 102, separating Rooms 103 and 104. (NPS, 2013)



Figure 186. The interior of Room 103 with its plastered walls. (NPS, 2013)



Figure 187. The interior of Room 104 with its plastered walls. (NPS, 2013)



Figure 188. Room 201A includes plastered walls and painted board walls. (NPS, 2013)



Figure 189. Historic paint exposures on wood paneling in Room 201B (not part of this HSR), which encloses Stair 1. (NPS, 2013)



Figure 190. The depth of the north wall of Room 202 prior to the NPS restoration. (NPS, 1955)



Figure 191. The depth of the north wall of Room 202 after the NPS restoration. (NPS, 2013)

Character-Defining Features



Figure 192. The painted wood board wall in Room 203. (NPS, 2013)



Figure 193. One of the plaster walls in Room 204. (NPS, 2013)



Figure 194. The painted wood paneled north wall of Room 204. (NPS, 2013)



Figure 195. The Hewlett Room at the Metropolitan Museum of Art in New York City dates to ca. 1740-1760 and is similar in scale and design to Room 204 of the Old Stone House. (Photo at <http://www.metmuseum.org/toah/works-of-art/10.183>)



Figure 196. The painted wood paneled south wall of Room 204. (NPS, 2013)

Character-Defining Features



Figure 197. Unpainted wood board walls of Room 301. (NPS, 2013)



Figure 198. Prior to the NPS restoration, the wood boards in Room 301 were covered with paint and/or wallpaper. (NPS, 1955)



Figure 199, above. The painted wood board south wall of Room 304. (NPS, 2013)



Figure 200, right. Plaster exhibiting previous water damage in Room 302; the cause has been remedied. (NPS)

INTERIOR CONSTRUCTION

Ceilings & Finishes

Condition Rating	<i>Good</i>
Deficiency Rating	<i>Minor</i>

Description

The first-floor ceilings consist of exposed second-floor framing and flooring. In the 1950s, non-historic suspended ceiling was removed and the exposed framing was whitewashed and/or painted in Room 101 and Room 102 (fig. 201). Prior to this treatment, the joists and boards in these rooms had been whitewashed, as seen in 1950s photographs, indicating that these elements had been exposed historically.

Character-Defining Features

- Exposed wood second-floor floor framing in first-floor rooms
- Plaster ceilings in second- and third-floor rooms

When the NPS acquired the house in the 1950s, the plaster ceilings throughout the house were either failing or, as in the case of Rooms 203 and 204, had been replaced with suspended acoustical ceilings. The original ceilings were plaster over wood lath, typical of the period of construction. These ceilings were documented in the 1950s NPS photographs of the reconstruction. The ceilings of the second and third floors were replastered with the exception of Hall 201A, in which the plaster was removed and the joists were left exposed (not considered a sensitive change to the interior; figs. 202-203).

Condition

All of the ceilings are in good condition, with no major visible deficiencies.



Figure 201, above. Exposed painted wood floor framing at ceiling in Room 102. (NPS, 2013)



Figure 202, above right. Typical painted plaster ceiling in Room 202. (NPS, 2013)



Figure 203, right. Exposed painted wood floor framing at ceiling in Room 201A would likely not have been exposed historically. Plaster was removed during 19050s restoration. (NPS, 2013)

INTERIOR CONSTRUCTION

Floors & Finishes

Condition Rating	<i>Poor</i>
Deficiency Rating	<i>Minor</i>

Description

With the exception of Room 204, the random-width, tongue-and-groove pine flooring located on the second and third floors of the house are original to the building's construction (figs. 204-205).

Character-Defining Features
• Original and replacement tongue-and-groove wood floor • Herringbone brick paving

The wood flooring in Room 302 is covered by carpet, therefore the condition is unknown (fig. 206).

The floor in Room 101 was installed in 1957. It is random-width, tongue-and-groove oak floor supported by 2"x2" sleepers secured to concrete slabs (fig. 207). Prior to the installation of a concrete slab floor in 1957, the first-floor frame was constructed atop yellow-clay earth. During the 1957 renovation, several layers of wood flooring were removed. Describing this renovation, archeologist Hubert Smith stated:

...the original living-level of the room was probably the undisturbed yellow clay, upon which the grayish material had accumulated before formal wooden floors were introduced, during the first occupation of the dwelling. There was no evidence of any formal flooring other than clay [and subsequent wood flooring] such as brick paving or stone flagging. It is possible that the wooden flooring had been first introduced at an early date (ca. 1800).

In 1957 brick paving, in a herringbone pattern, was installed in the kitchen (Room 102; figs. 208-209). During the renovation, several levels of wood tongue-and-groove flooring were removed. The herringbone pattern was modeled on a remnant of brick flooring found in the northwest corner of the room (currently inside the closet). There is some photographic evidence that the current brick floor may have been installed over a concrete slab floor.

Rooms 103 and 104 exhibit modern tile floors (laid in a herringbone pattern to imitate brick floors in Room 102) installed during the 1950s NPS renovations (fig. 210). The tile flooring is not considered character-defining.

Condition

The herringbone brick floor is in good condition.

The wood floors are generally in fair condition; parts of heavy traffic area are in poor condition due to continuous visitor traffic. All surfaces have scratches and some minor damages due to regular wear and tear on the building from visitors.



Figure 204. Random-width wood floor in Room 201A; note worn surfaces. (NPS, 2013)



Figure 205. Random-width wood floor in Room 304; scratches can be seen across the surface. (NPS, 2013)



Figure 206. Carpet covers wood floors in Room 302. (NPS)



Figure 207. Wood floor in Room 101, with built-in door over archeological feature, was installed in the 1950s. (NPS, 2013)

Character-Defining Features



Figure 208, above. The herringbone brick floor of Room 102. (NPS, 2013).



Figure 209, right. The brick floor being installed in 1956. (NPS)



Figure 210. Non-character-defining floor tiles in Room 103. (NPS, 2013)

Part 2 | Treatment and Use

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Ultimate Treatment and Use

Ultimate Use

The Old Stone House is currently operated as a house museum by Rock Creek Park, which is the most appropriate use for the structure. There are no plans within the park's Long Range Interpretive Plan (2010) to change the use. Therefore this section will not recommend alternative uses for the building. Instead it will focus on the treatment of the building and its features as it relates to its current use as a house museum.

Ultimate Treatment

While the Old Stone House is in *good* condition with *minor* deficiencies, there are some treatment recommendations which will improve the condition of specific features, while addressing major deficiencies, and maintain the historic integrity of the building. The ultimate treatment will be preservation of character-defining features and maintenance.

Recommendations for Other Studies

Archeology

The National Park Service completed archeological studies at Old Stone House in the 1950s.¹ The surrounding ground was disturbed significantly at that time and likely has no integrity. Any studies should be done in consultation with the Regional Archeologist.

Cultural Landscape

Very little integrity is left regarding the cultural landscape of the property. Its use as a car dealership during the 1940s destroyed any of the original landscape features. The current landscaping is based on a design created by the National Park Service in the 1950s.

Services

The HVAC, plumbing, security, fire detection/suppression, and electrical systems were not assessed as part of this HSR. These systems should be assessed and updates made.

Structure

Given current issues with cracking and moisture damage in the main block, a complete assessment by a structural engineer should be completed and repairs/updates made.

¹ Smith, G. Hubert. *Archeological Investigations at the Old Stone House Georgetown (Washington, D.C.)*. February 25, 1957.

Interpretive Plan

Rock Creek Park should consider a new interpretive plan for the house. The current plan is based on research performed during the 1950s.² The furniture in the house is discussed in three furnishing plans (1959, 1968, and 1984).³ These plans should be reevaluated for current standards. Most of the furniture located in the house is period furniture from local donors.

The Historic Structure Report is not intended to be an interpretive plan. Rock Creek Park interpretive staff should evaluate the current interpretation of the site. Below are findings from this report that may influence the interpretation of the site:

- **Circulation Patterns:** Visitors currently enter the house primarily through the first-floor shop and kitchen doors. The second-floor porch door is not open to visitors. Historically, the second-floor entrance would have been the primary residential access point to the building's interior.

Entering the house through the main living space on the second floor is a very different experience than entering through the secondary kitchen door or into the commercial space (M Street door). After ca. 1800 there was no connection inside the house between the residential areas and the commercial space on the first floor. The current opening between the kitchen and the shop was reinstalled in 1957. Reestablishing the original circulation pattern to the house (while keeping the current connection between the shop and the kitchen) may lend greater authenticity to the visitor experience.

This statement should be evaluated by interpretive staff and safety officers for the park.

- **Interpretation of Rooms:** Room 103 is currently interpreted as the master bedroom. While this room likely was originally used as a bedroom when the main block was first constructed, its use changed with the construction of the north addition and the expansion of the second level. The ornate Adams-esque fireplace mantel (which dates to the period of significance) and the location of the room at the front of the house, indicates that this room would likely have been used a communal space, likely a parlor, used to entertain and impress guests.

The only third-floor room which is currently interpreted is Room 204; it is interpreted as a children's bedroom. Rooms 202 and 203 are used as park administrative offices and storage and closed to the public.

The current interpretation indicates that there may have been a dumbwaiter located between 204 and Room 102; however there is no physical evidence that the dumbwaiter existed.

² Heine, Cornelius W. *The Old Stone House*. National Capital Parks, National Park Service, United States Department of the Interior. 1955.

³ Downey, Agnes M. *Historic Furnishings Report*. National Park Service, 1959.

Stanley, Joan H. *The Old Stone House in Georgetown, D.C.: Its Eighteenth Century Occupants and Furnishings Parts C&D for Furnishing Plan*. Division of History, Office of Archeology and Historic Preservation, National Park Service, U.S. Department of the Interior. May 1968.

Brucksch, John P. *Old Stone House Furnishings Report, Rock Creek Park*. Harpers Ferry Center, National Park Service, U.S. Department of the Interior, December 1984.

An important part of the Old Stone House’s history is the ownership of enslaved people. This history may be an important part of interpreting the history of the house and the property. Further research would be necessary on the social history of enslaved people in Georgetown.

Requirements for Treatment

The house had been regularly maintained since its purchase by the National Park Service in 1953. The treatment recommendations should be performed in order to repair, maintain, and preserve the character-defining features of the Old Stone House. This work should be accomplished following the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and Director’s Order 28 (NPS-28). The least degree of intervention to original fabric should be used to elevate individual elements to **good** condition.

Future projects may require the development of project specifications and/or architectural drawings. However, many of the recommendations will not require large-scale planning documents.

Hazardous Materials and Historic Buildings

In order to provide a safe working environment for staff, contractors, and visitors, the existence of hazardous materials should be considered during any preservation work at the Old Stone House. There is certainly the presence of lead and possibly other hazardous materials in the building. This report is not recommending lead abatement; however these materials should be considered and mitigated during any work performed at the site. Lead paint was removed from all window shutters and doors at the Old Stone House in 1995.

Recommended Treatments and Work

The following recommended treatments and work are based on the existing conditions discussed in the Physical Description section of this report. High-priority items are highlighted in orange.

Table 4. Treatment Recommendations by Heading	
<i>Heading Subheading Ratings</i>	<i>Recommended Treatments</i>
SUBSTRUCTURE <u>Foundation</u> Condition Rating: Good Deficiency Rating: Minor	The “Report of Findings” by McMullan & Associates suggested the use of “gravity-fed grout injection to the wall below grade...to fill existing air spaces behind the mortar joints...around the entire perimeter of the structure.”
SUPERSTRUCTURE <u>Floor Framing</u> Condition Rating: Good Deficiency Rating: Minor	Floor framing is in good condition. Periodic housekeeping and maintenance is required to keep the framing in good condition.

Treatment and Work Recommendations

(Table 4 continued)

SUPERSTRUCTURE <u>Structural Interior Walls</u> Condition Rating: Good Deficiency Rating: Minor	The structural interior walls are in good condition. Periodic housekeeping and maintenance is required to keep the framing in good condition.
SUPERSTRUCTURE <u>Roof Framing</u> Condition Rating: Good Deficiency Rating: Minor	Roof framing is in good condition. Periodic housekeeping and maintenance is required to keep the framing in good condition.
EXTERIOR ENCLOSURE <u>Exterior Walls & Chimneys</u> Condition Rating: Good Deficiency Rating: Minor	Exterior brick walls and chimneys should be monitored for evidence of spalling. Any repointing should be done with a lime-based mortar to match existing mortar. Consideration should be given to replacing the brick patch on the north elevation of the main block with bluestone to match surrounding stone masonry construction.
EXTERIOR ENCLOSURE <u>South Elevation Porch</u> Condition Rating: Good Deficiency Rating: Minor	The new south elevation porch is in good condition. Periodic housekeeping and maintenance is required to keep the framing in good condition.
EXTERIOR ENCLOSURE <u>Exterior Windows</u> Condition Rating: Fair Deficiency Rating: Serious	An exterior window schedule should be made. Each window should be individually examined to check for glazing, paint, and rot issues. Any areas of rot should be replaced in-kind with a wood Dutchman. All windows should be returned to full operability. All repairs should be done immediately to deter further deterioration of these character-defining features.
EXTERIOR ENCLOSURE <u>Exterior Doors</u> Condition Rating: Fair Deficiency Rating: Serious	Replace extant D201E (board-and-batten construction) with a more appropriate four-panel door as pictured in the 1878 photograph. Door sills should be repaired, primed, and painted with two coats of exterior latex paint to match existing color. These repairs should be done immediately to deter further deterioration of these features. The sills may be replaced if necessary, as they are not original to the building.
EXTERIOR ENCLOSURE <u>Trim & Secondary Features</u> Condition Rating: Poor Deficiency Rating: Serious	All exterior trim should be sanded, primed, and painted with two coats of exterior latex paint to match existing color. Any repairs to wood features should be in the form of consolidation or Dutchmen. These repairs should be done immediately to deter further deterioration of the total loss of the character-defining features. Temporary, flexible downspout extenders should be added to the end of all downspouts which do not drain through the underground drainage system; these extenders will move water away from the base of the exterior walls and foundation walls. The preferred, long-term solution is to drain all downspouts through a series of underground drain lines to daylight; the use of the extant system on the south elevation of the house is ideal.

(Table 4 continued)

EXTERIOR ENCLOSURE <u>Roof Coverings & Flashings</u> Condition Rating: Good Deficiency Rating: Minor	The extant roof coverings and flashings in good working condition. Periodic housekeeping and maintenance is required to keep the roof coverings and flashing systems in good condition.
INTERIOR CONSTRUCTION <u>Interior Doors</u> Condition Rating: Good Deficiency Rating: Minor	All of the interior doors are in good condition. Periodic housekeeping and maintenance is required to keep the interior doors in good condition.
INTERIOR CONSTRUCTION <u>Fireplaces</u> Condition Rating: Good Deficiency Rating: Minor	All of the interior fireplaces and surrounds are in good condition. Periodic housekeeping and maintenance is required to keep the fireplaces and their surrounds in good condition. Investigation into the functionality of the fireplaces is advised.
INTERIOR CONSTRUCTION <u>Stairs</u> Condition Rating: Good Deficiency Rating: Minor	The stairs are in good condition. Periodic housekeeping and maintenance is required to keep the stairs in good condition.
INTERIOR CONSTRUCTION <u>Hardware</u> Condition Rating: Good Deficiency Rating: Minor	All of the hardware is in good condition. Periodic housekeeping and maintenance is required to keep the hardware in good condition.
INTERIOR CONSTRUCTION <u>Trim & Secondary Features</u> Condition Rating: Good Deficiency Rating: Minor	All of the interior trim is in good condition. Periodic housekeeping and maintenance is required to keep the interior trim in good condition.
INTERIOR CONSTRUCTION <u>Interior Walls & Finishes</u> Condition Rating: Fair Deficiency Rating: Minor	Cracks on interior plaster walls, particularly in Room 203, should be repaired and finished to match surrounding wall surfaces. Former water damage to closet wall in Room 302 should be repaired and refinished.
INTERIOR CONSTRUCTION <u>Ceilings & Finishes</u> Condition Rating: Good Deficiency Rating: Minor	Cracks on interior plaster ceilings should be repaired and finished to match surrounding wall surfaces. A finished plaster ceiling should be added to the unfinished ceiling of Room 201A (this room would not have originally had exposed framing). The plaster and finishes should match those in adjacent spaces.
INTERIOR CONSTRUCTION <u>Floors & Finishes</u> Condition Rating: Poor Deficiency Rating: Minor	The wood floors and door thresholds throughout the house require refinishing due wear and tear from visitors. The use of a Tung oil-based product is preferred. Repairs should be made in-kind. Carpet in Room 302 should be removed and wood floors underneath repaired and refinished to match extant wood floors. The brick floors are in good condition.

Additional Considerations

The Old Stone House has not been evaluated by a structural engineer. While this report is a condition assessment of the building, it does not include a full structural evaluation and therefore may have certain deficiencies. However, the overall structural integrity of the building appears to be sound condition.

This report does not evaluate the electrical, plumbing, HVAC, or fire detection/suppression systems in the house. Certified electrical, plumbing, mechanical, and fire engineers and/or tradesmen should evaluate these systems in order to gain an understanding of their condition.

Code Compliance

Federal legislation and NPS policies stipulate that as historic structures are preserved and rehabilitated; attempts should be made to meet applicable nationally accepted model building codes to the maximum extent feasible. Compliance with the nationally accepted codes does not automatically trigger a complete code-based upgrade. Alternate criteria do exist for alterations to historic structures; these typically encourage flexibility in the literal application of the code intent.

The *Public Buildings Amendment Act of 1988* instructs Federal agencies to follow “to the maximum extent feasible,” as determined by the administrator or head of the agency, the “nationally recognized model building codes such as electrical codes, and fire and life safety codes.” The intent of the National Park Service is to follow this guideline and adhere to the pertinent national, state, and local codes to the maximum extent feasible.

The National Park Service has prepared Design Standards for all construction projects, including those effecting historic structures. The design standards present all codes and other applicable laws, policies, codes, directives, standards, and NPS guidelines. The design standards present requirements for accessibility, civil and environmental engineering, landscape architecture, and architecture, including roofing and waterproofing, structural, mechanical, safety and fire protection, electrical, lighting, and sustainability disciplines.

Major codes to consider include:

- *Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines (ADA-ABAAG)*, 2004
- *International Building Code (IBC)*, International Code Council (ICC)
- *National Fire Protection Association 101 (NFPA-101)*, Life Safety Code
- *National Historic Preservation Act of 1966 (NHPA)*, as amended
- *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* (36 CFR 67)

Additional references include:

- *Uniform Code for Building Conservation*, International Conference of Building Officials (ICBO)
- *Building Construction and Safety Code* (NFPA-5000)
- *National Fire Protection Association 70* (NFPA-70), National Electrical Code
- *Installation of Lightning Protection Systems* (NFPA-780)
- *Code for the Protection of Cultural Resource Properties* (NFPS-909)
- *Code for the Fire Protection of Historic Structures* (NFPS-914)
- *Safeguarding Construction, Alteration, and Demolition Operations* (NFPA-241)

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