

National Park Service  
U.S. Department of the Interior

Manassas National Battlefield Park  
Manassas, Virginia



# The Stone House—Historic Structure Assessment Report

## *Manassas National Battlefield Park*



2015

Craig Chenevert  
Jennifer Oeschger



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**Cover: The Stone House (north elevation), Manassas National Battlefield Park. (Courtesy R. Tom Sizemore, III, MD.)**

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## *Manassas National Battlefield Park*

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by Craig Chenevert &  
Jennifer Oeschger  
U.S. Department of the Interior

National Park Service  
Manassas National Battlefield Park  
Manassas, Virginia

2015



Sunrise at Manassas National Battlefield Park.

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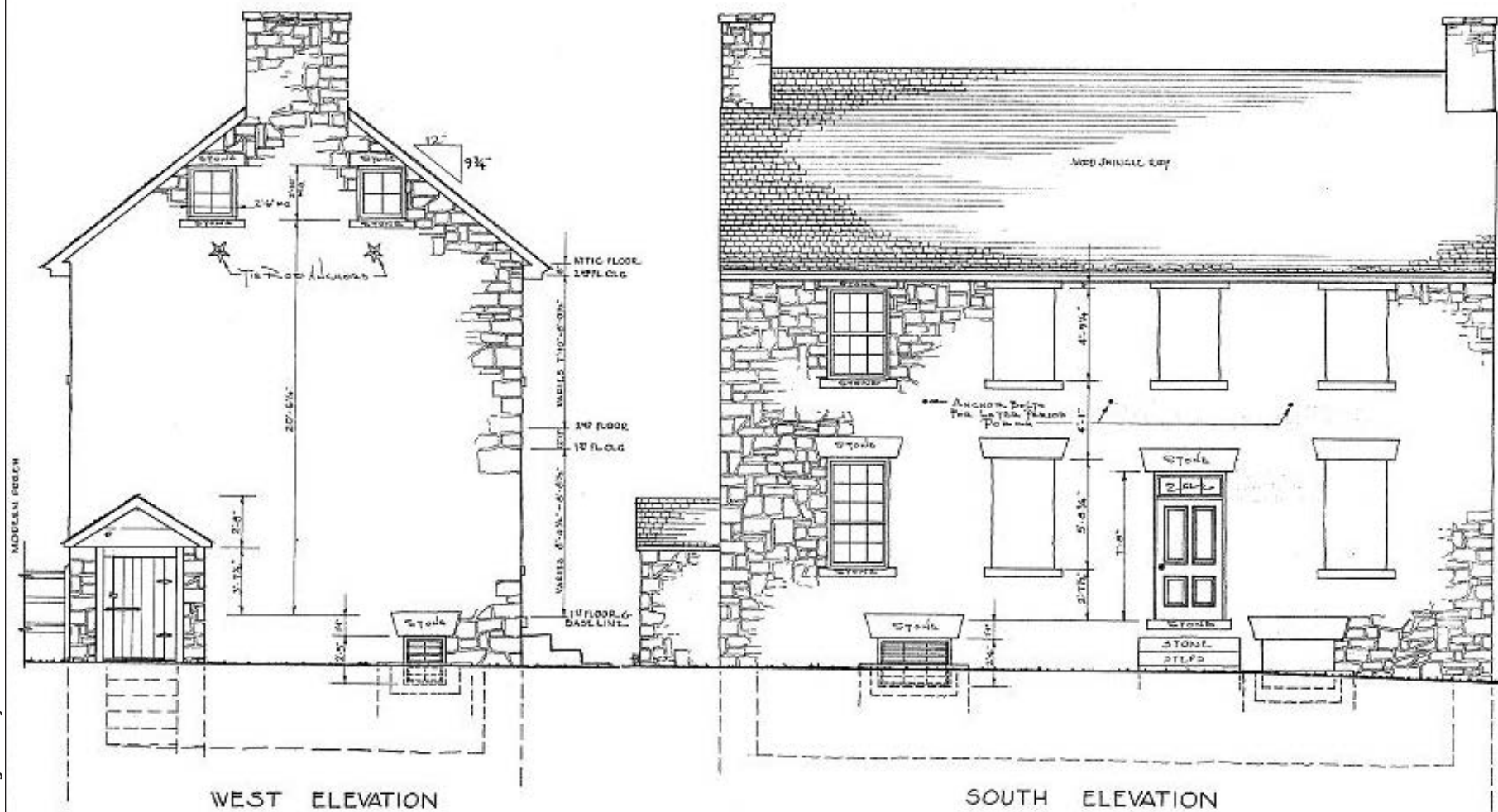
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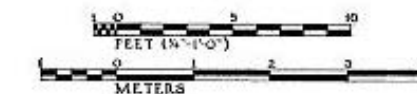
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JAMES THOMAS WOLLON, JR. DEL.



The Stone House west and south elevations.

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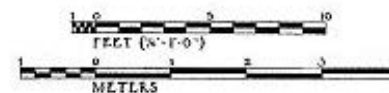
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The Stone House east and north elevations.

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Sunset at Stone House.

The purpose of the Historic Structure Assessment Report (HSAR) for the Stone House at Manassas is to provide documentary, graphic, and physical information about the Stone House's history and existing conditions. The HSAR serves as a first phase planning tool to determine the appropriate methods of treatment and cyclical maintenance programs. The HSAR presents a compilation of historical and technical data in a coherent and comprehensive whole.

The Historic Structure Assessment Report also safeguards future preservation efforts by defining compliance with *The Secretary's Standards for the Treatment of Historic Properties* and recommends an appropriate level of treatment to the Stone House in order to meet the National Park Service's mission requirement as outlined in NPS-28, *Guidelines for the Management of Cultural Resources*.

---

### Project Background

The National Park Service, National Capital Region developed the HSAR to provide prioritized recommended treatments for the Stone House. The recommended treatments, upon implementation, will stabilize the Stone House, ensure that the structure remains in good repair, and preserve and respect character-defining features. Exterior treatments will protect the building from weather conditions, provide a water resistant exterior, allow for proper ventilation, and keep the building structurally sound. Interior treatments will provide a clean, safe, and well-cared for environment for museum, interpretive, and viewing spaces.

The Stone House is listed in the National Register of Historic Places as a contributing structure to the Manassas National Battlefield Park, nominated to the Register in 1966 by the National Historic Preservation Act. The most current Historic Structures Report dates from 1961. This report incorporates information from the last edition and augments the data to include all alterations, maintenance and preservation or restoration work completed in the years since the last report.

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### Scope and Objectives

The Historic Structure Assessment Report for the Stone House at Manassas National Battlefield Park includes the following chapters:

1. *Project Overview* – administrative information;
2. *Physical Description, Context, Comparables, and Chronology* – a brief architectural description, comparison to other taverns and stone dwelling designs of the period, and definition of character-defining features;
3. *Standards and Definitions* – references for agency policies that guide the project;
4. *Condition Assessment Survey* – architectural fabric survey and assessment, summary of conditions ratings;
5. *Recommended Treatments* – prioritized recommendations for treatment to meet the stated agency goals for treatments;

The National Capital Region Historical Architect, the Chief of Interpretation and Cultural Resources Management from Manassas National Battlefield Park, and a National Council for Preservation Education intern composed this report. The team conducted an inspection and assessment of the property during several field visits to the Stone House. The character-defining features of the structure were determined through the field surveys while referencing the NPS Preservation Brief #17: *Architectural Character: Identifying the Visual Aspects of Historic Character as an Aid to Preserving Their Character*. An established building feature master list was used as a guide for conducting the inspection and assessment, and for preparing recommended treatments. This list is derived from the *ASTM Uniformat II* as developed and

## Project Overview



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*Building features are assessed using Qualitative Condition Ratings to determine if they are in Good, Fair or Poor condition. They are also assigned a Maintenance Deficiency Rating of Minor, Serious or Critical.*

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widely adopted by the federal government for use in the asset management process.

The condition assessment survey is part of a larger administrative process known throughout the federal government as the Asset Management Process. The NPS and other federal agencies apply this process to their historic structure portfolio in an effort to determine the condition of certain structures, guide the management process, and maintain the structures in good condition.

Once identified, the building features are assessed using **Qualitative Condition Ratings** to determine if they are in *Good, Fair* or *Poor* condition. They are also assigned a **Maintenance Deficiency Rating** of *Minor, Serious* or *Critical*. This allows for the development of immediate, short and long term treatment strategies.

The HSAR uses these industry-wide standards for the assessment criteria. Definitions of the previously listed terminology are provided in Chapter 3.

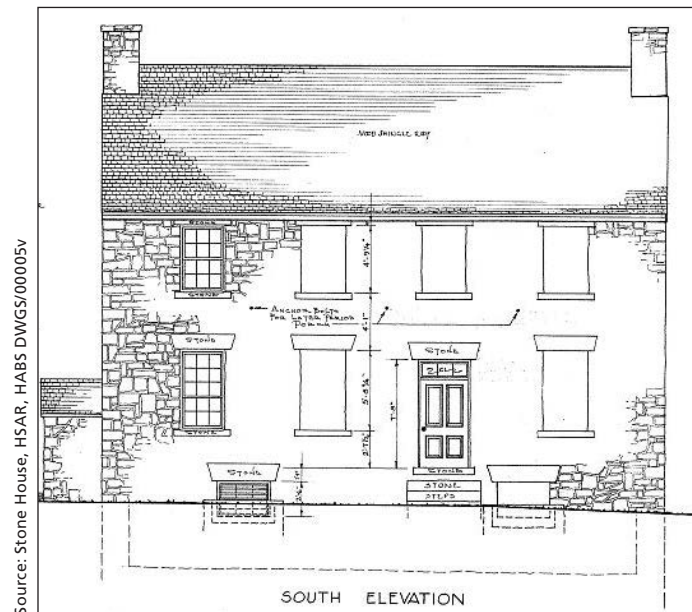


**Figure 1: Detail of Historic American Building Survey, Stone House at Manassas, South Elevation, 1961.**

Development of the recommended treatments is based on the maintenance deficiencies and condition ratings of the features and their significance as character-defining features. All recommended treatments meet *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and the NPS-28, the National Park Service Cultural Resource Management Guidelines as they pertain to historic buildings. All treatments are intended for general execution by trained historic preservation maintenance professionals.

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### Methodology

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The general preservation philosophy integrated into the HSAR is best represented by the following:

*It is better to preserve than to repair;  
Better to repair than to restore;  
Better to restore than reconstruct.*

It is ordinarily better to retain genuine old work of several periods, rather than arbitrarily to “restore” the whole, by new work, to its aspect at a single period.<sup>1</sup>

The project team conducted a feature inventory and condition assessment. Project tasks included the following steps:

1. Development of prototypical Building Feature Master List (Chapter 4)
2. Field research and documentation
3. Inspection and condition assessment
4. Development of the HSAR for the documentation and planned implementation of the recommended preservation and restoration treatments

The following list is a detailed description of the steps involved in the development of the treatment recommendations provided for implementation.

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<sup>1</sup> The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments policy statement (1936) included in the NPS Cultural Resources Management Guideline, Introduction, page 2 (Section 3. Stewardship), Release No. 5, 1997; first written by French archaeologist Adolphe-Napoleon Didron (*Bulletin Archeologique*, Vol. 1, 1839). Also referenced in *How Buildings Learn* by Stewart Brand (London: Penguin Books, 1994), 94.

### **Field Research**

The project team focused on collecting information about the chronology of alterations and the maintenance history of the Stone House at Manassas. The project team gathered and reviewed existing background documents from the National Register of Historic Places, the Historic American Building Survey, the National Park Service/Denver Service Center Electronic Technological Information Center, and the National Park Service List of Classified Structures. Architectural drawings and historic photos were used to create a comparison between past and present conditions. The Stone House was visited by the project team multiple times.

### **Inspection and Condition Assessment**

The Stone House was visited by the project team to conduct the assessment based on the building feature master list. Each building feature was inspected, assessed, and photographed.

Maintenance deficiencies were determined using visual observation and simplified non-destructive investigation and evaluation techniques.

### **Historic Structure Assessment Report**

Results of the feature inventory, character-defining feature description and condition assessment are compiled into this report. Preservation maintenance/restoration treatments are recommended to correct existing maintenance deficiencies. A three to five-year treatment period is used for the purposes of this report, after which time periodic routine and cyclic maintenance will be required. During the five year period, preservation maintenance and monitoring should suffice under normal conditions.

Work tasks are prioritized according to condition rating and maintenance deficiencies. All recommended treatment decisions for preservation and restoration are recorded in the HSAR.

The recommended treatment determinations are arranged in similar prioritized order with the most deficient features

requiring the highest levels of intervention at the top of the list. Treatments address all building features, from simple housekeeping to more involved maintenance tasks.

The overall goal of the project is to provide prioritized recommended treatments, based on the specific condition of the building, that allow the Manassas National Battlefield Park and the National Park Service to maintain and preserve this National Register property.

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### **Project Participants**

#### ***National Park Service, National Capital Region***

Craig Chenevert, Regional Historical Architect  
Jennifer Oeschger, National Council for Preservation  
Education intern

#### ***National Park Service, Manassas National Battlefield Park***

Ray Brown, Chief of Interpretation and Cultural  
Resource Management

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View from the Stone House.

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#### **Electronic Technical Information Center Documents**

1950 *Stabilization of Stone House* (Drawing), MANA 379 2017

1953 *Lay-Out for Proposed Kitchen* (Drawing), MANA 379 2023

1956 *Drain Tile Installation* (Drawing), MANA 379 2024

1959 *Stone House* (Drawing), Historic American Building Survey, MANA 379 123370

1962 *Restoration of the Stone House* (Drawing), MANA 379 3052

1961 *Millwork for the Stone House* (Drawing), MANA 379 3054

1987 *Stone House Window Repairs; Manassas National Battlefield Park*, MANA 379 D42, Document 1 of 3

1993 *Old Stone House Chimney Repair and Reroofing; Robinson House East Chimney Repair; Preservation Report, Historic Structures Project Report*, MANA 379 D20

2003 *Rehabilitate and Maintain Significant Historic Structures; Henry House and Stone House* (Drawing), MANA 022762

#### **Memoranda to the Chief, EODC, 1960-1961, re: Restoration**

August 29, 1960 – *this may be a typo on the original document*

September 27, 1960

January 17, 1961

February 27, 1961

March 11, 1961

March 27, 1961

April 10, 1961

April 24, 1961

May 22, 1961

June 5, 1961

July 12, 1961

July 19, 1961

August 29, 1961

September 11, 1961

September 26, 1961

October 11, 1961

October 24, 1961

November 21, 1961

December 5, 1961

#### **Documentation**

*Stone House*, LCS ID 000893, NCR List of Classified Structures (LCS) Database

*Stone House*, Manassas National Battlefield Park, HABS No. VA 144 AR, Library of Congress, 1959



The Stone House from Buck Hill, 2014.

### Resource Information

|                                          |                                                      |
|------------------------------------------|------------------------------------------------------|
| Preferred Structure Name:                | Stone House at Manassas                              |
| Other Structure Name:                    | Henry Matthews House                                 |
| Address:                                 | 11070 Lee Highway, Manassas, VA, 20109               |
| Park:                                    | Manassas National Battlefield Park Historic District |
| NPS Region:                              | National Capital Region                              |
| Administrative Unit:                     | Manassas National Battlefield Park                   |
| Structure State:                         | Virginia                                             |
| NPS Structure Number:                    | STHOUS                                               |
| List of Classified Structures ID Number: | 000893                                               |
| Date of Construction:                    | 1828 – 1848                                          |
| General Management Plan:                 | No                                                   |
| Current Use:                             | Museum and Interpretive Space                        |

### Cultural Resource Data

|                               |                                                                          |
|-------------------------------|--------------------------------------------------------------------------|
| Status:                       | National Register of Historic Places Listed                              |
| Listing Date:                 | May 20, 1981, updated January 18, 2006                                   |
| National Historic Landmark:   | No                                                                       |
| Significance:                 | Contributing to the Manassas National Battlefield Park Historic District |
| NR Period of Significance:    | 1820 – 1942                                                              |
| NR Criteria:                  | A, B, C and D                                                            |
| NR Information System Number: | 05001546                                                                 |





Manassas Battlefield, 1861-1862.

The Stone House, a well-known landmark of the battlefield, is sited at the intersection of the major thoroughfares of Sudley Road and the Fauquier and Alexandria Turnpike. The Stone House is noted for its use of quarried sandstone rather than the traditional wood frame commonly used in the area during the first part of the 19<sup>th</sup> century.

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### Physical Description

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*The following description is taken directly from Section 7, pages 6 and 7 of the National Register of Historic Places Registration Form for Manassas Battlefield Historic District (Amended and Boundary Expansion) prepared by Laura Virginia Trieschmann, EHT Traceries, Inc., 2004.*

The exterior walls of the Stone House are composed of two distinct types of stone: red sandstone and yellow sandstone. The harder red sandstone was used in the construction of the foundation, rising eight to ten feet above the grade where the use of yellow sandstone commenced. Believed to have served as a tavern or wagon stop, the two-story building has a central-passage, double-pile plan, measuring four bays wide and two bays deep. It is covered by a side gable roof sheathed with wood shingles and has two interior end chimneys of stone. As they are today, historic photographs indicate the first story openings held elongated nine-over-six double-hung sash windows, while the upper story had six-over-six double-hung sash windows.<sup>1</sup> The use of elongated, symmetrical window openings for the public rooms of the first floor was a common feature of Federal architecture (1780-1820). Also typical of the Federal style are the flat stone lintels, slightly projecting sills, and thin muntins.

The construction dates and original property owners of the Stone House are much debated. Prince William County tax, court, and deed records reveal only that either Wormeley Carter, or his son, Thomas Otway Carter, constructed a building on or near this site between 1813 and 1828. Other information indicates that the Stone House was not constructed until 1848, when Thomas O. Clarke owned the property. Consequently, a construc-

tion date ranging from 1828 to 1848 has been applied to the Stone House. The subject of continuing investigation, the Stone House is currently owned and maintained by the National Park Services as a museum.

END OF EXCERPT

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### Context

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The battlefield is roughly defined by natural landscape elements including small streams and ridges. The stream Bull Run separates the county of Prince William from Loudoun and Fairfax Counties. It defines the battlefield to the east. The southern border is formed today by Interstate 66, which separates the National Park Service reservation and the surrounding historic district from battlefield-related lands that were lost to the development of Interstate 66. The western border is defined by Page-Lane/Virginia Route 705, and the northern border by the Stony Ridge/Sudley Mountain and Catharpin Run, as it meanders eastward to join Bull Run.

*The following context is taken directly from Section 8, the National Register of Historic Places Registration Form for Manassas Battlefield Historic District (Amended and Boundary Expansion) prepared by Laura Virginia Trieschmann, EHT Traceries, Inc., 2004.*

Spanning Fairfax and Prince William Counties, Manassas Battlefield encompasses approximately 6,469.54 acres of Virginia landscape historically significant for its association with two major engagements of the Civil War – the First Battle of Manassas on July 21, 1861 and the Second Battle of Manassas between August 28 and August 30, 1862. The First Battle of Manassas, known as First Bull Run to the Federal army, was the first major land battle of the Civil War. The one day of fighting assembled the larg-

## Physical Description, Context, Comparables, and Chronology



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<sup>1</sup> NB: The windows are actually single-hung.

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*Instrumental in the defense of Henry Hill and the ultimate defeat of the Union army, Thomas J. “Stonewall” Jackson received his sobriquet during the engagement.*

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est American force to date, with 34,000 Confederates and 35,000 Federal troops.

Instrumental in the defense of Henry Hill and the ultimate defeat of the Union army, Thomas J. “Stonewall” Jackson received his sobriquet during the engagement. Fought a little over a year later, the Second Battle of Manassas, also known as the Second Battle of Bull Run, stands as an important case study of the Army of Northern Virginia. Jackson, continuing the gallantry illustrated during the first battle, was responsible for drawing the Army of Virginia away from the Rappahannock River and into Manassas with a flank march that proved to be the boldest maneuver of its kind during the war. The cam-

paign, culminating in one of the largest attacks Confederate General Robert E. Lee would launch during the war, cleared the strategic table for the Confederate army like no other victory of the Civil War.

The hallowed ground of these two battles houses artifacts of the devastating engagements, entrenchments, encampments, and burial sites. Commemoration officially launched with the placement of numerous historical markers, military cemeteries, and memorializing monuments, one of which was placed before the conclusion of the war. Initially developed between the 18<sup>th</sup> and early 19<sup>th</sup> centuries by the heirs of the prominent Robert “King”

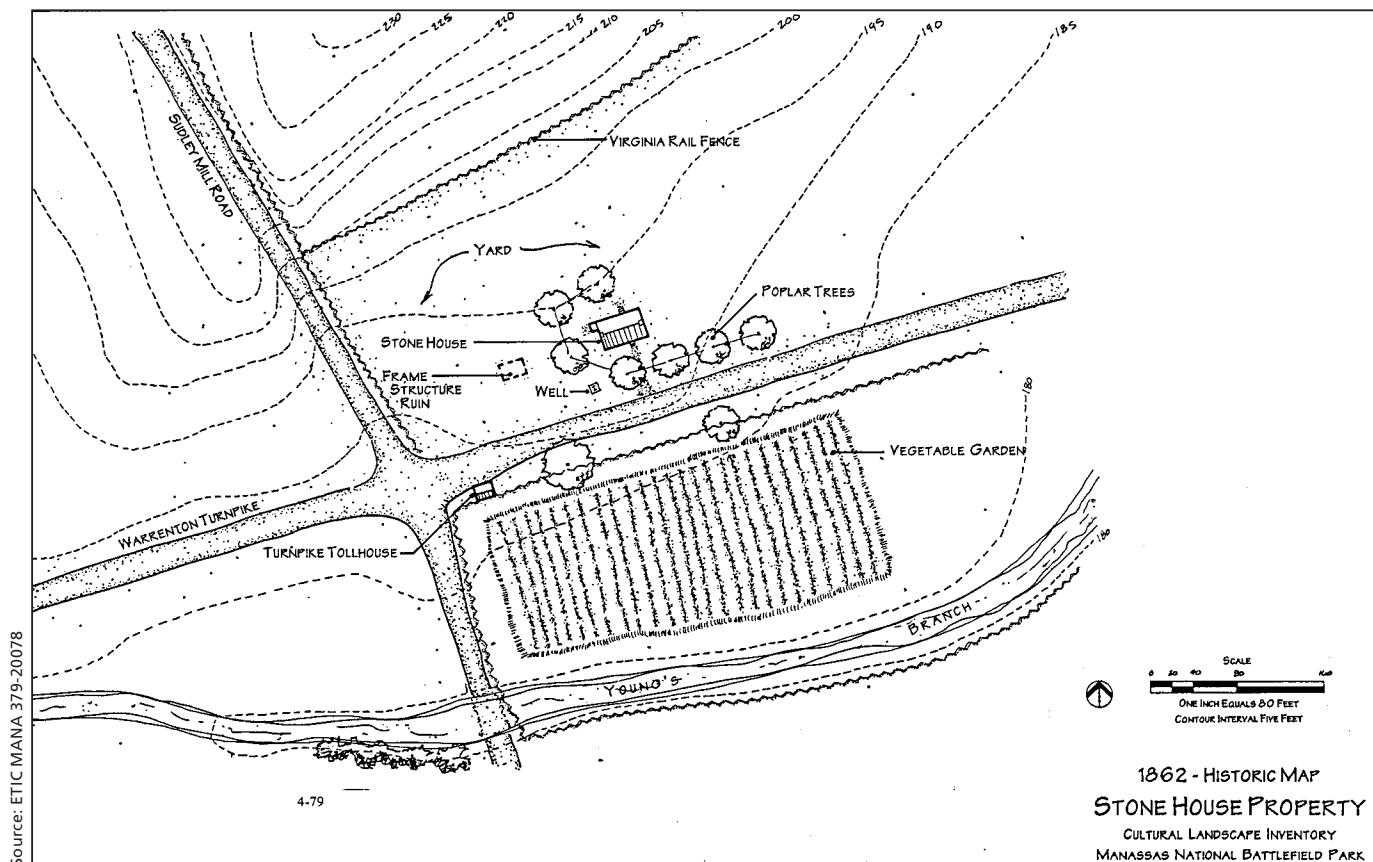


Figure 2: Speculative 1862 site plan, Stone House property.



Figure 3: Stone House ca. 1862.

Figure 4: Southeast elevation of the Stone House.



*Manassas Battlefield Historic District meets all four of the National Register criteria, and is significant under the themes of military, archeology, architecture, and commemoration with national significance for the period between 1820, representing the subdivision of the Carter family property and date of the oldest extant standing resources, and 1942, when the Visitors Center was completed.*

Carter, Manassas Battlefield retains several pre-war and Reconstruction-era resources, including single-family dwellings dating from the 1820s to the 1880s. Barely visible foundations, family burial sites, and indentations in the rural landscape inscribe the location of prominent plantations and modest farmhouses that no longer stand on the property. Preservation of the battlefield and its resources became a priority, prompting the creation of the Manassas Battlefield Confederate Park in 1922, and ultimately the Manassas National Battlefield Park in 1940.<sup>2</sup>

Today, the National Park Service reserve, coupled with the surrounding battleground outside the Federal boundaries, is sufficiently intact to allow vistas not unlike those observed by the commanding generals and the thousands of soldiers who fought there. The battlefield retains integrity of location, setting, feeling, and association with the historic events that occurred on the property during the Civil War and the post-battle memorialization. With reference to the man-made resources, such as the dwellings and military earthworks, Manassas Battlefield has integrity of design, workmanship, and material. Manassas Battlefield Historic District meets all four of the National Register criteria, and is significant under the themes of military, archeology, architecture, and commemoration with national significance for the period between 1820, representing the subdivision of the Carter family property and date of the oldest extant standing resources, and 1942, when the Visitors Center was completed.

END OF EXCERPT

**Comparable Structures**

Two elements of the history of the Stone House remain unclear. Firstly, no definite build date has been established, only a build range of 20 years, somewhere between 1828 and 1848. Secondly, the question of whether or not

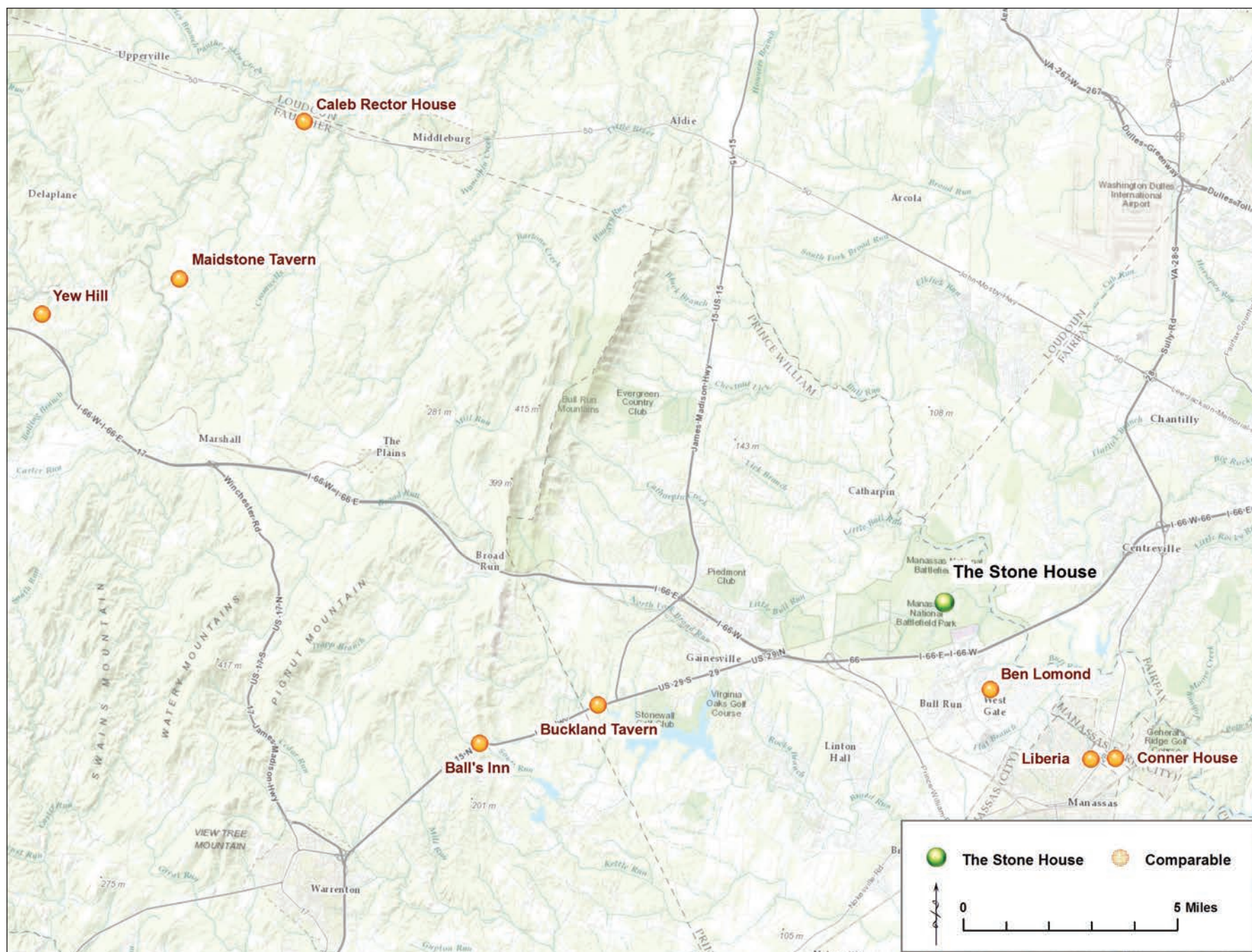
<sup>2</sup> The Manassas Battlefield Confederate Park (MBCP) was granted a charter from the State Corporation Commission in 1921. A deed was drawn up to convey the Henry Farm to the MBCP, Inc., in June, 1921. However, a bronze plaque on the wall of the visitor center states that the MBCP acquired the Henry Farm in 1922. It is possible the closing of the contract was not until that year. Sources for this are located in the archives a Manassas National Battlefield Park.

the Stone House was a tavern is difficult to determine because no record of a tavern license has been discovered. In order to shed some light on these questions, a comparison of the Stone House to other area structures was conducted.

Several buildings contemporary with the Stone House still stand in the larger Manassas area. The author of the Historic Structure Report written in 1961 identifies the Maidstone Tavern, Buckland Tavern, Ball’s Inn, the Conrad House, Ben Lomond, and the Conner House as comparable structures with regards to construction date, architectural style, materials, plan, function, and location. Of these, the Conrad House no longer stands. In addition to those listed in the 1961 HSR, other buildings examined in this study for comparable features include Yew Hill (Robert Ashby’s Tavern), the Caleb Rector House, and Liberia. These extant buildings are located within a 30 mile radius of the Stone House, on prominent roads connecting the port of Alexandria to the inland counties of Virginia.

**Comparable Structures in Chronological Order:**

|    |                                            |                             |
|----|--------------------------------------------|-----------------------------|
| 1. | Yew Hill<br>10030 John Marshall Highway    | 1760<br>Delaplane           |
| 2. | Maidstone Tavern<br>2806 Crenshaw Road     | 1793<br>Rectortown          |
| 3. | Conner House<br>Conner Drive               | 1810, 1855<br>Manassas Park |
| 4. | Ball’s Inn<br>5290 Old Alexandria Turnpike | 1823<br>Warrenton           |
| 5. | Buckland Tavern<br>8106 Buckland Mill Road | 1824<br>Gainesville         |
| 6. | Liberia<br>8601 Portner Avenue             | 1825<br>Manassas            |
| 7. | Caleb Rector House<br>1461 Atoka Road      | 1830<br>Marshall            |
| 8. | Ben Lomond<br>10321 Sudley Manor Drive     | 1837<br>Manassas            |



Material  
Roof Frame  
Roof Material  
Hall Plan  
Pile Plan  
Chimneys  
Stairs  
Function  
Location  
Style



Stone  
Side-gable  
Shingles  
Central Hall Plan  
Double Pile Plan  
End Chimneys  
Straight Run  
Tavern  
Turnpike  
Federal

Stone House 1828-1848

|                                                                                                            |                                                                                                       |                                                                                                                      |                                                                                                             |                                                                                                                           |                                                                                                                 |                                                                                                           |                                                                                                      |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|                           |                      |                                     |                            |                                         |                              |                        |                   |
| <b>Yew Hill</b><br><b>1760</b>                                                                             | <b>Maidstone<br/>Tavern</b><br><b>1793</b>                                                            | <b>Conner<br/>House</b><br><b>1810,1855</b>                                                                          | <b>Ball's Inn</b><br><b>1823</b>                                                                            | <b>Buckland<br/>Tavern</b><br><b>1824</b>                                                                                 | <b>Liberia</b><br><b>1825</b>                                                                                   | <b>Caleb Rector<br/>House</b><br><b>1830</b>                                                              | <b>Ben Lomond</b><br><b>1837</b>                                                                     |
| –<br>Side-gable<br>Shingles<br>Central Hall<br>Double Pile<br>End Chimneys<br>–<br>Tavern<br>Turnpike<br>– | Stone<br>Side-gable<br>Shingles<br>–<br>–<br>1 End Chimney<br>Straight Run<br>Tavern<br>Turnpike<br>– | Stone<br>Side-gable<br>Shingles<br>Central Hall<br>Double Pile<br>End Chimneys<br>Straight Run<br>–<br>Turnpike<br>– | –<br>Side-gable<br>–<br>Central Hall<br>Double Pile<br>End Chimneys<br>N/A<br>Tavern<br>Turnpike<br>Federal | Stone<br>Side-gable<br>Shingles<br>Central Hall<br>Double Pile<br>End Chimneys<br>Straight Run<br>Tavern<br>Turnpike<br>– | –<br>Side-gable<br>Shingles<br>Central Hall<br>Double Pile<br>End Chimneys<br>Straight Run<br>–<br>–<br>Federal | Stone<br>Side-gable<br>–<br>Central Hall<br>–<br>End Chimneys<br>Straight Run<br>–<br>Turnpike<br>Federal | –<br>Side-gable<br>Shingles<br>Central Hall<br>Double Pile<br>End Chimneys<br>–<br>–<br>–<br>Federal |

Table 1: Stone House Comparable Structures

## Plan

The plan of the Stone House may indicate that it was purpose-built for use as a tavern. The central-hall, double-pile plan creates a large room on one side, convenient for accommodating a sizable group of people. The Stone House's "tavern room" measures roughly 20 x 15 feet. Although the room directly above it on the second floor is the same size, a room of such size for a bedchamber would have been difficult to heat. Willie Graham of Colonial Williamsburg found in his studies of the evolution of taverns, "Taverns were increasingly provided with large ballrooms or assembly rooms to accommodate grander more formal entertainments. . . by 1820, few taverns omitted them from their plans."<sup>3</sup>

## Yew Hill

When it was built in 1760, the building called Yew Hill, Robert Ashby's Tavern, or Shacklett's Tavern, had a similar plan to the Stone House. Although stone was a readily available building material in the region, used both as a

foundation material and construction material, Yew Hill is of timber frame construction with stone chimneys. Yew Hill pre-dates the Stone House by more than 60 years. The building was used as a tavern, residence, house of private entertainment and a roadside inn by various owners from the time of its construction until 1879. Located on the Shenandoah Road, the tavern is the oldest known surviving building in Fauquier County<sup>4</sup> and was listed on the *National Register of Historic Places* in 2005. Yew Hill is a three-bay, one and one-half story, side-gable building with two exterior end chimneys. The plan of Yew Hill shows a center entrance that opens to a large common room (almost 16 feet square) on the right and two smaller rooms on the left. At the rear of the building, there is an exterior door directly across from the front door. Also at the rear are a boxed staircase and an additional room. The building's first floor had four corner fireplaces, each relative in size to the room which it served. According to the *National Register of Historic Places* nomination for Yew Hill, the age of the building makes it Fauquier

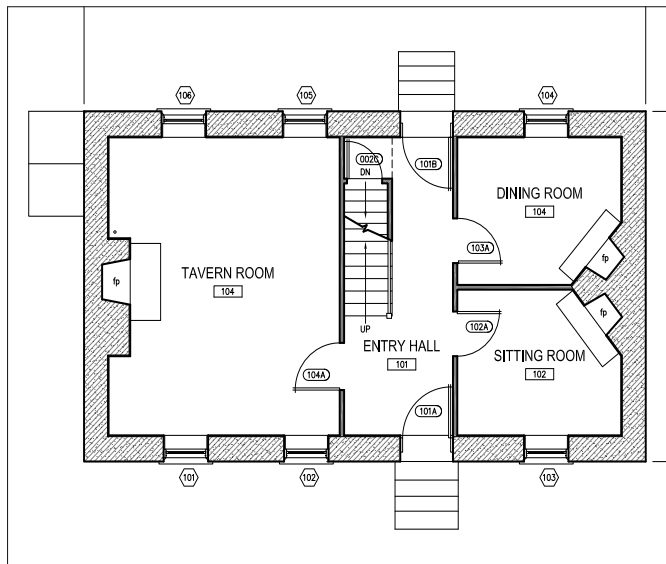


Figure 6: Stone House first floor plan.

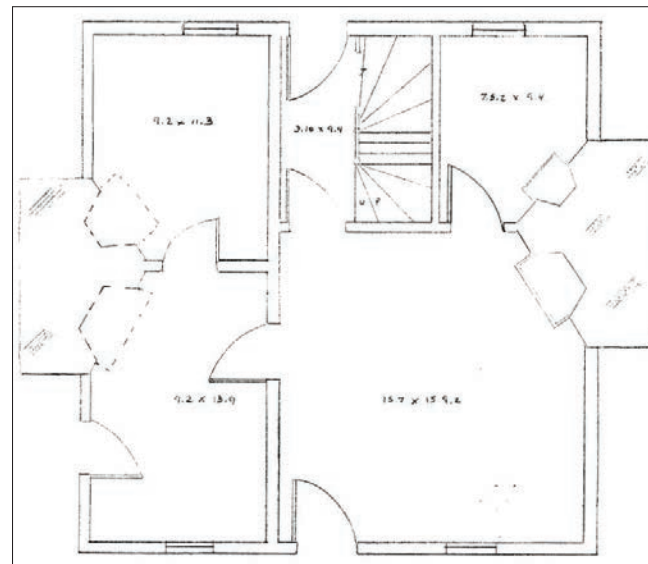


Figure 7: Yew Hill first floor main block plan 1760-1761.

3 Cheryl H. Shepherd, *National Register of Historic Places Registration Form; Yew Hill* (Washington DC: National Park Service, National Capital Region, 2005), Section 8, p. 18.

4 Shepherd, Section 8, p. 10.

Source: Jerrye & Roy Klotz, MD, Creative Commons.



**Figure 8: Yew Hill (1760).**

County’s “ground-breaking example of the movement from the traditional hall-and-chamber-plan toward the double-pile, central-hall arrangement.” These rooms were later reconfigured, and porches added to accommodate the growing number of travelers and increased commerce along the improved roads. Although similar in plan to Yew Hill, the Stone House shows a fully-developed central-hall plan that includes a formal hall and straight-run staircase that divides the rooms on either side.

#### ***Buckland Tavern***

In contrast, other nearby taverns employed the side-passage, single-parlor plan that was typically used for dwellings. Built in 1824, Buckland Tavern is a three-bay, two and one-half story stone building with a raised basement and side-gabled, shingled roof. The Buckland Tavern’s plan includes a large public room on the first floor and a separate private family wing at the rear. As noted in the *Buckland Historic District (Boundary Increase) National Register Nomination*, “though described as a house in the deeds, the architectural plan of the building clearly displays its intended public function.”<sup>5</sup>

<sup>5</sup> David A. Brown, Thane H. Harpole, David W. Blake and Steve Fonzo, *National Register of Historic Places Registration Form; Buckland Historic District (Boundary Increase)* (Gloucester Point, VA: DATA Investigations, LLC and Buckland Preservation Society, 2007), Section 7, pp. 12-13.



**Figure 9: Buckland Tavern (1824).**

#### ***Ball’s Inn***

The examples of Yew Hill and Buckland Tavern demonstrate purpose-built taverns with differing plans. A third example of differing plan is offered by Ball’s Inn, located along the Alexandria Turnpike in Warrenton. Constructed in 1823 by James Hampton, Ball’s Inn was built as a tavern and boasts two front doors on its two-story, brick facade.<sup>6</sup>

The locations of these public buildings on major toll roads guaranteed use by travelers as well as teamsters who were transporting farm goods to the port of Alexandria.<sup>7</sup> However, trying to determine that the Stone House was built as a tavern due to its plan proved inconclusive.

#### ***Conner House***

In addition to several purpose-built taverns, several extant residences in the area of the Stone House can be considered contemporary with the construction of the Stone House. The Conner House, built in two parts between 1800 and 1855, is the closest stylistically. While the original 1800 section of the Conner House “had a side-hall plan,

<sup>6</sup> Maral S. Kalbian and Margaret T. Peters, *National Register of Historic Places Registration Form; Rectortown Historic District* (Washington, DC: Maral S. Kalbian, 2004), Section 7, p. 5

<sup>7</sup> Ibid.

Source: Jerrye & Roy Klotz, MD, Creative Commons.

Source: Jerrye & Roy Klotz, MD, Creative Commons.



Figure 10: Conner House (1800, 1855).

with an entry hall containing an open-string, single-flight stair opposite the front entrance and a single, large room to the right of the hall, the addition of a two-story wing in 1855 converted the house's plan to a central-hall plan."<sup>8</sup> The three-bay, two-story, red sandstone home has a steeply-pitched, side-gable roof with very little overhang, and a transom window over the entry door. Use of monolithic stone lintels over the windows and doors matches the Stone House very well, except that the Stone House's lintels are splayed in the Federal Style.

### **Ben Lomond**

Ben Lomond, a red sandstone farmhouse located two and one-half miles south of the Stone House, is a five-bay, two and one-half story home with a side-gable, shingled roof and interior-end chimneys. Like the Stone House and the Conner House, Ben Lomond uses large stones for the lintels, although here they are broken with smaller key stones. Ben Lomond has a central-hall, double-pile plan with a switch-back stair on the rear wall, and a one-story, pedimented porch at the main and rear entrances.

<sup>8</sup> Virginia Historic Landmarks Commission, *National Register of Historic Places Inventory – Nomination Form; Conner House* (Richmond, VA: Virginia Historic Landmarks Commission, 1981), Section 7, p. 1.



Figure 11: Ben Lomond (1837).

Originally, Ben Lomond was constructed with a two-story porch extending the full length of the facade. The porch roof was a continuation of the roof pitch and was supported by six columns. The exterior stone was formerly covered with stucco. The entrance bears its original double doors under a four-light transom window. One interesting feature of the masonry that Ben Lomond has in common with the Stone House is the use of quoining at the corners.<sup>9</sup> Another similarity is the gable-roof bulkhead entrance to the basement. Ben Lomond was not located on a major thoroughfare and was not used as a tavern. It can be concluded that the central hall plan was not exclusive to taverns and the hall and chamber plan was not exclusive to residences.

### **Liberia**

Liberia, a sophisticated plantation home built in 1825, is located about six miles southeast of the Stone House. It is a two and one-half story, five-bay, brick building with a side-gable roof with parapets and interior end chimneys. Liberia's windows are surmounted by jack arches instead of flanged lintels, and the main entry's paneled door is topped with a semicircular fanlight. The pedimented

<sup>9</sup> Virginia Historic Landmarks Commission, *National Register of Historic Places Inventory – Nomination Form; Ben Lomond* (Richmond, VA: Virginia Historic Landmarks Commission, 1980), Section 7, p. 1.

Source: Trulia, <http://activerain.trulia.com/blogs/view/2995989/ben-lomond-plantation-manor-house-manassas-built-in-1832>

Source: [http://gilpinarchitect.com/img/interior\\_features/liberia-950w.jpg](http://gilpinarchitect.com/img/interior_features/liberia-950w.jpg)



Figure 12: Liberia (1825).

porch is a modern addition. Liberia's interior has finely appointed woodwork including molded and Greek key trim, turned corner blocks, molded baseboards, and elaborate mantels in the Federal Style, as does Ben Lomond.<sup>10</sup> In contrast, the Stone House has very little interior millwork.

Liberia and the nearby Ben Lomond are two homes that remain of the original 12 plantations that were divided from the 6,730-acre Lower Bull Run Tract, patented by Robert "King" Carter in 1724. Each plantation was named for a sign of the zodiac. Liberia was built on the "Libra" plantation, the only such house which retained its name.<sup>11</sup> Ben Lomond was built on the "Cancer" plantation. It was named after the mountain overlooking Loch Lomond in central Scotland. Both Liberia and Ben Lomond, although built in roughly the same time period as the Stone House, are decidedly grander.

### License

The lack of a tavern license does not necessarily preclude the possibility that the Stone House was purpose-built or

<sup>10</sup> Francis Jones, *National Register of Historic Places Inventory – Nomination Form; Liberia* (Falls Church, VA: Northern Virginia Planning District Commission, 1979), Section 7, p. 1.

<sup>11</sup> Ibid.



Figure 13: Ball's Inn (1823).

used as a tavern. Examples abound of known taverns operating without licenses.<sup>12</sup>

*County courts rarely rejected petitions for ordinary (tavern) licenses, seldom imposed fines for violations of the law, and simply ignored many who operated taverns without licenses. Everyone recognized the importance of the ordinary as a business and social center. It served as a colonial motel, restaurant, bank, business office, political headquarters, social club, and post office, all rolled into one.*<sup>13</sup>

Despite the missing tavern license, many other instances of the Stone House being referred to as a tavern exist. The first was made by J. T. Trowbridge, writing his account with the Matthews family in the Stone House just after the Civil War. Confederate General J. A. Early also mentioned it in his recollection of the Battle of Manassas. He states, "We crossed at a ford just below Stone Bridge, and moved across the Warrenton Pike and through the fields between the Carter house and the Stone Tavern, where

<sup>12</sup> Shepherd, Section 8, p. 16.

<sup>13</sup> Alan D. Watson, "The Extraordinary 'Ordinary,'" *Tar Heel Junior Historian* 51:2 (Spring 2012): North Carolina Museum of History, Office of Archives and History, N.C. Department of Cultural Resources.

the battle of the 21st of July had begun, to the Sudley road, near where Jackson's division was already in position."<sup>14</sup>

The plan, location, and anecdotal evidence that the Stone House existed as a tavern serves as plentiful evidence that indeed it was so.

A former superintendent of Manassas National Battlefield Park, Frances F. Wilshin, suggested in the 1960 HSR that a tavern located where the Stone House stands would have been very logical. Prior to the construction of the Fauquier and Alexandria turnpike between Fairfax Court House and Warrenton, the taverns of Centerville, Gainesville (or Haymarket), Buckland, New Baltimore, and Warrenton were already established. The Stone House, located approximately half way between Centerville and Gainesville, was once a toll station on the Fauquier and Alexandria Turnpike.

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#### Date

The debate continues as to whether the construction date of the Stone House is in fact 1828, the recorded date of purchase by John Lee of the 158-acre plot owned by Thomas Otway Carter. Tax records from the period of 1818-1828 list the land owned by Thomas Otway Carter as "located along Youngs Branch with no structures that would increase the land tax value."<sup>15</sup> However, the *National Register of Historic Places Registration Form (Amended and Boundary Expansion)*, written in 2004, indicates that "Prince William County tax, court and deed records reveal only that either Wormeley Carter, or his son, Thomas Otway Carter, constructed a building on or near this site between 1813 and 1828."<sup>16</sup>

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14 "Lieutenant General Jubal Anderson Early C.S.A. Autobiographical Sketch and Narrative of the War Between the States: Electronic Addition (1912)," p. 119, Online Books, last modified 1999, accessed June 26, 2015, <http://docsouth.unc.edu/fpn/early/early.html>.

15 Matthew B. Reeves, *Archaeological and Historical Investigation of Stone House (44PW298) Manassas National Battlefield Park; Manassas, Virginia* (Washington, DC: National Park Service, National Capital Region, 2001), pp. 2.10-2.15.

16 Laura V. Trieschmann, *National Register of Historic Places Registration Form for Manassas Battlefield Historic District: Amended and Boundary Expansion* (Washington DC: EHT Tracerics, 2004), Sec-

In 1828, the Fauquier and Alexandria turnpike was in full operation, and the 1830 tax records show the addition of a building assessed at \$150. This building may have been a small wagon stand operated by the common-law wife of John Lee, Mary "Polly" Clarke. It may also have been a modest home for Mary Clarke, but was probably not the Stone House. In 1848, Thomas Otway Clarke inherited the land, and a land tax assessment for the following year shows the presence of a \$500 structure. This was a significant amount of money for the time period and a sizeable increase in land value. Whether or not this building is the Stone House is unclear, though, as Clarke was involved in making improvements to his mother's turnpike operation, which included an increased number of horses, stables, and perhaps other supporting outbuildings.<sup>17</sup>

An interesting primary source document for the construction date range of the Stone House is Arthur Lee Henry's letter to his cousin Edward Carter, dated December 21, 1931. Arthur Lee Henry was the grandson of Judith Carter Henry, and lived with the Carters at their ancestral home of Pittsylvania after the Civil War.<sup>18</sup> Arthur was told by the family that the Stone House was built by Thomas Otway Clarke.<sup>19</sup> Thomas Otway Clarke only owned the land for two years, from 1848 to 1850.

Neither the materials, plan, architectural style nor location of the Stone House provides a definitive date of 1828 vs. 1848. Dendrochronology is a scientific method of dating patterns of tree rings present in a core drilled from any piece of wood. Tree rings can be dated to the exact calendar year they were formed, and provide data as to the location where the tree grew. It is an important tool in the analysis of historic buildings. Only dendrochronological dating would indicate the exact year that the timber used in the construction of the Stone House was

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tion 7, pg. 7.

17 Reeves, pp. 2.10-2.15.

18 Arthur Lee Henry letter to Mary E. Carter, 4 May 1901, Manassas National Battlefield Park archives.

19 Arthur Lee Henry letter to Edwin Carter, 21 December 1931, Manassas Battlefield Park archives.

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*The Stone House is located on a nearly 100,000 acre land tract patented by Robert "King" Carter in 1724.*

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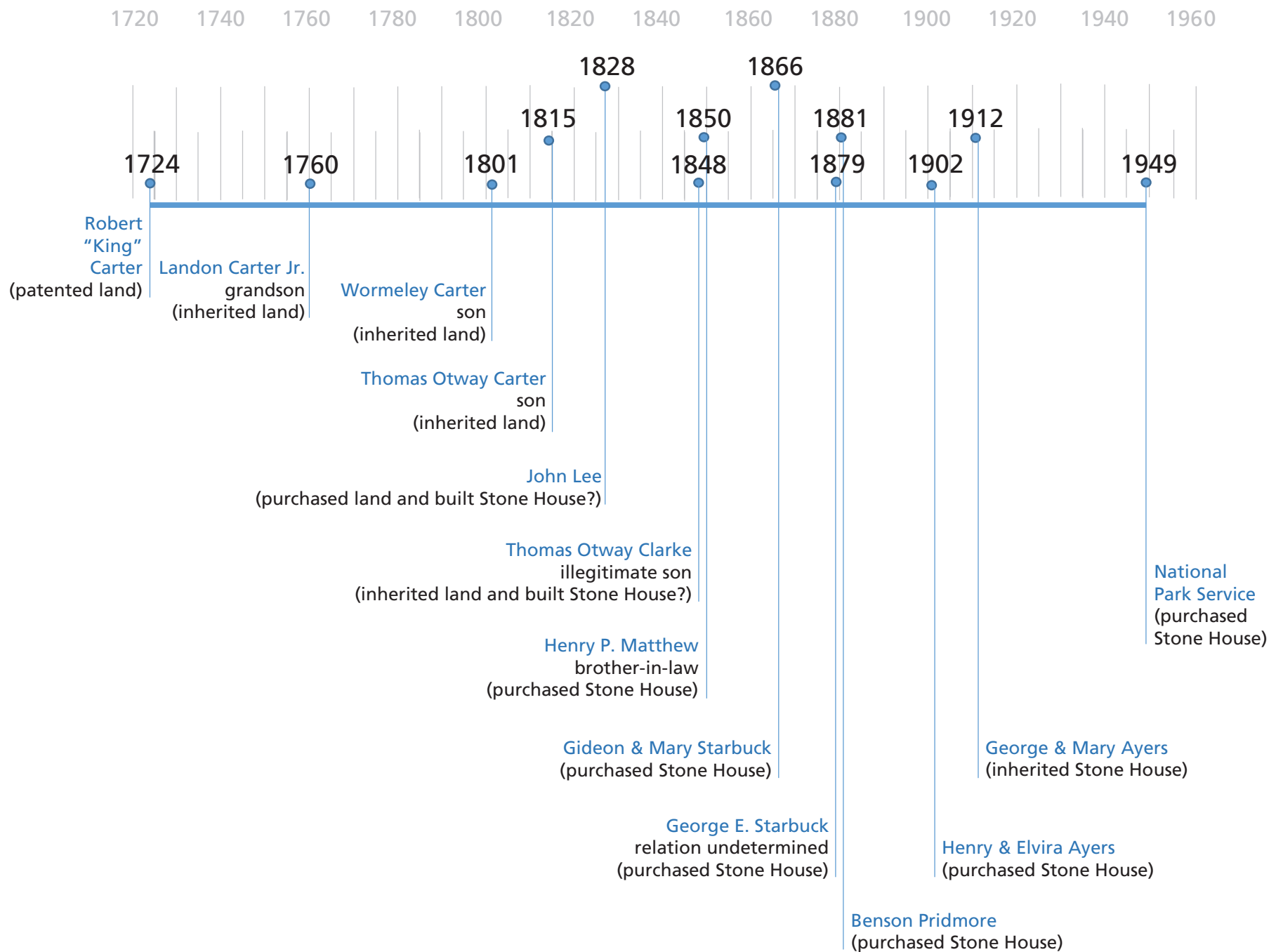


Figure 14: Chain of Title for the Stone House and land.

felled. This information would help determine the age of the Stone House.

## Chronology of Development and Use

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### Colonial Period (1729 – 1828)

The land on which the Stone House is located was patented by Robert “King” Carter in 1724. His large landholding included almost 100,000 acres, which he divided into tracts and leased to individuals for settlement. By 1760, Robert Carter’s grandsons, Landon Carter II, and John Carter, had plantations and homes on the land. Landon Carter bequeathed all his land to his son, Wormeley Carter. When Wormeley Carter died in 1815, his lands were sold to pay off debts, and the remainder divided among his children. Thomas Otway Carter inherited the portion of the land on which the Stone House is now located. In 1828, Thomas Otway Carter sold his 158-acre plot to John Lee.<sup>20</sup>

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### Antebellum Period (1828 – 1860)

John Lee was a prominent landowner in Prince William County. When John Lee died in 1848, he left all of his land to the seven children of unmarried Mary “Polly” Clarke. John Lee’s will also provided for Mary Clarke, giving her a lifetime interest in a house and garden on the property, a house in which she had already been living since 1830. The inclusion of Mary Clarke’s children in his will likely indicates that they were in fact his own children. Thomas Otway Clarke inherited the Stone House land. In 1850, Thomas Otway Clarke sold the Stone House and surrounding 137-acre property to Henry P. Matthews.

By the time Henry P. Matthews purchased the Stone House, the Fauquier and Alexandria turnpike had been in operation for several decades, and had been re-laid with macadam in the 1820s. The turnpike was a major thoroughfare for commerce and travel, accommodating the herding of livestock, wagon transport of agricultural goods to the port of Alexandria, and transport of people

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20 Ibid, pp. 2.10.

by stagecoach. The Clarkes established a wagon stand at the intersection of the turnpike and Sudley Road around 1830, and may have used the Stone House as a tavern for wagoneers.

Henry P. Matthews and his wife, Jane Matilda Clarke, made substantial improvements to the property and fostered a highly productive farm that included potatoes, buckwheat, hay, hops, and from his livestock, wool, butter, milk, and meat. Tax assessments in 1856 indicate an additional \$1000 rise in the value of buildings on the land. This may account for additions to or the completion of the Stone House, or improvements related to the operation of a tavern.<sup>21</sup>

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### Battle of First Manassas (July 1861)

Turnpikes, road intersections, railroads, and rail junctions comprised key objectives for both the North and South during the Civil War. Manassas Junction, the location where the Orange and Alexandria Railroad met the Virginia Central Railroad, served a critical purpose. As described in *The Civil War in Virginia, 1861-1865*, by John S. Salmon,

*If the Confederates held Manassas Junction, they could deny the Federals access to the Shenandoah Valley and central Virginia while protecting the approaches to Richmond and retain the option to attack Washington via the valley and western Maryland. Conversely, if the Union army seized the junction, it could more easily protect its capital, march on Richmond, and ride the rails westward.*<sup>22</sup>

Considering the geographical stakes involved, Manassas proved a logical starting point for the land battles of the Civil War and the Stone House marked the very center of the battlefield.

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21 Reeves, pp. 2.12-2.16.

22 John S. Salmon, *National Register of Historic Places Multiple Property Documentation Form; The Civil War in Virginia, 1861-1865; Historic and Archaeological Resources* (Richmond, VA: Virginia Department of Historic Resources, 1999), Section E, p. 4.



In July of 1861, the Confederate army held Manassas and waited for the Union advance from Centerville, located roughly eight miles west of the battlefield. Confederate General P.G.T. Beauregard knew that any Union attack would come from the direction of Washington, DC, along the Warrenton Turnpike, and he deployed his men behind the natural defense of Bull Run Creek. On the 21<sup>st</sup> of July, Brigadier General Irvin McDowell of the Union army crossed Bull Run at Sudley Ford and attacked the Confederate left flank on Matthews Hill, north of the Stone House. Fighting raged throughout the day with the Stone House used as cover for the Confederate forces, but they were driven back, past the Stone House, to Henry Hill. Late in the afternoon, Confederate reinforcements extended and broke the Union right flank. The overwhelmed and exhausted Federals began to retreat towards Washington DC.<sup>23</sup>

Although scraped and scuffed, the Stone House was not severely damaged from the intensive fighting. Immediately after the battle, the Stone House became a refuge for wounded Union soldiers. In an account of the situation at the Stone House after the battle, Colonel Robert T. Preston, field officer of the 28<sup>th</sup> Regiment of the Virginia Infantry, reported the following:

*I at once ordered the colors to the front. . . I detached Company A, Captain Patton, with orders to examine the stone house of Matthews, from which a hospital flag was suspended. In this house were found a large number of wounded enemy, some dead, and thirty-six men, who surrendered themselves prisoners. Among them were two officers, a surgeon and assistant surgeon. The latter was liberated on parole, and directed to take charge and assist the enemy's wounded. There were also found in the house about 100 arms.<sup>24</sup>*

23 Treischmann, Section 8, pp. 51-53. "Maps of Bull Run, Virginia (1861)," *Civil War Trust*, last modified 2014, accessed June 11, 2015, <http://www.civilwar.org/battlefields/firstmanassas/first-manassas-maps/first-manassas-july-21.html?referrer=https://www.google.com>  
24 Frances F. Wilshin, *Historic Structures Report, Part I, Historical Data; The Stone House* (Washington DC: National Park Service, 1961) p. 200. Quoted in Agnes Downey Mullins, *Furnishing Plan for the Stone*

Surgeon James Norval of the 79<sup>th</sup> Regiment of the New York Infantry was the officer taken prisoner by the Confederate Army. Assistant Surgeon Andrew McLetchie was permitted to stay at the Stone House.<sup>25</sup> It continued to be used as a field hospital for several days until patients and prisoners could be moved. The *Daily Richmond Enquirer* reported on July 27, 1861, that in the Stone House on the day after the battle, wounded men remained with only the assistant surgeon to care for them, who was inexperienced and overwhelmed. The article recounted, "Men lay on the floor with their clotted wounds still undressed, and some had died and not been removed."<sup>26</sup>

By March of the following year the Stone House was under repair for the battle-damaged roof, masonry, and broken windows. Sadly, the Matthews home would be under attack again within five months.

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### **Battle of Second Manassas (August 1862)**

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The Second Battle of Manassas had a heavy impact on the Stone House property. The majority of the fighting between the armies of Union General John Pope and Confederate General Thomas J. "Stonewall" Jackson occurred at the Brawner Farm on August 28, and along an unfinished railroad grade on August 29, 1862.<sup>27</sup> The battles resulted in a stalemate with heavy casualties on both sides. Pope established his headquarters at Buck Hill, directly north of the Stone House, and the area was used for the maneuvering of Union troops. Pope thought that he had Jackson trapped in the deep cut of the unfinished railroad, and on August 30, ordered Major General Fitz John Porter to advance across the field to drive off the Confederates.<sup>28</sup> Unbeknownst to Pope, Confederate commander Major General James Longstreet had arrived to

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*House, Manassas National Battlefield Park; Sections D, E, F, and G* (Washington DC: National Park Service, 1965) p. 7.

25 Mullins, p. 7.

26 *Daily Richmond Enquirer*, July 27, 1861. <http://chroniclingamerica.loc.gov/lccn/sn84024729/>

27 Reeves, p. 2.20.

28 "Second Manassas," *Civil War Trust*, last modified 2014, access June 15, 2015, <http://www.civilwar.org/battlefields/second-manassas.html>.

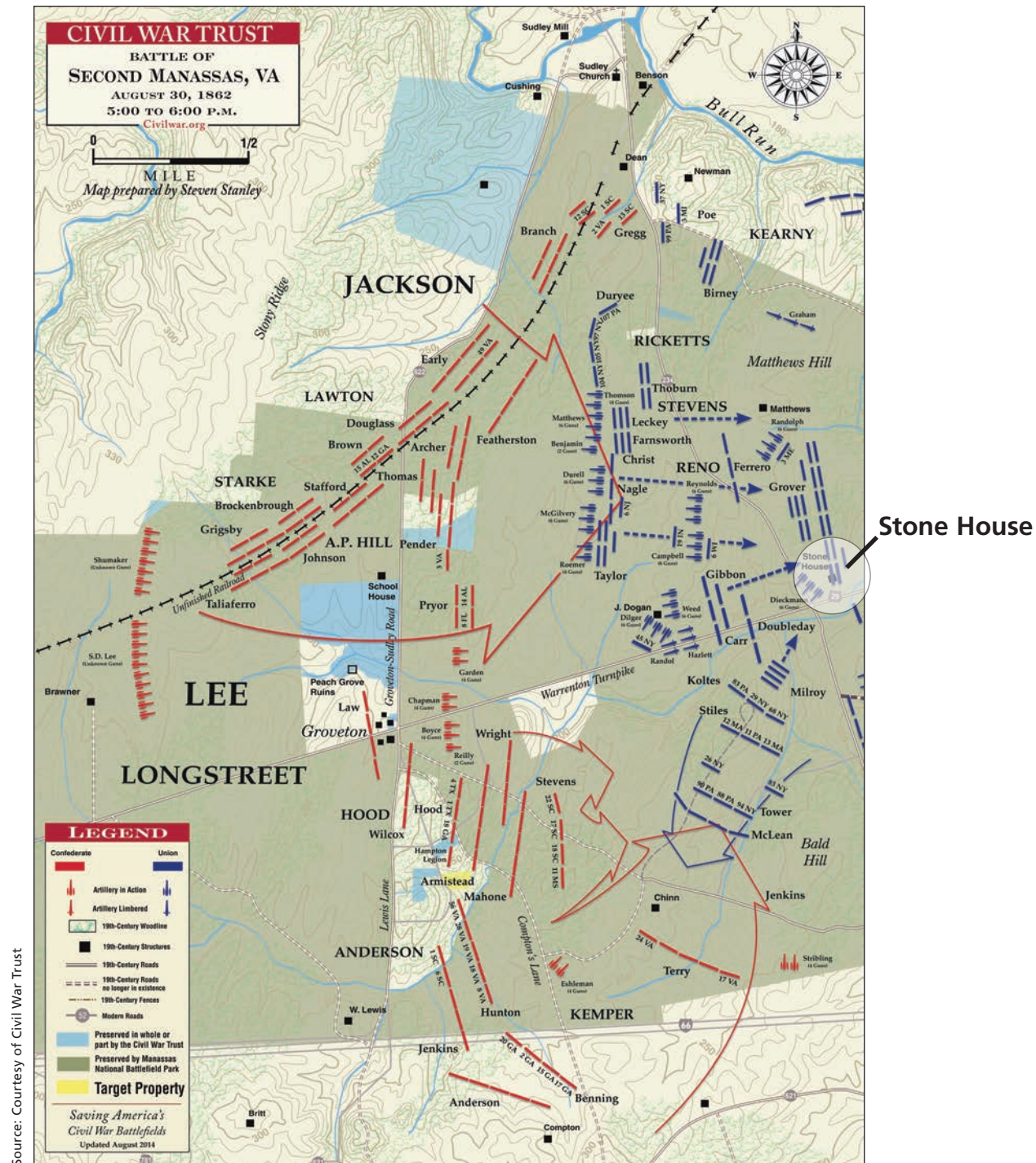


Figure 16: Battle of Second Manassas, VA, August 30, 1862.



Figure 17: "E.P.G." carved by Eugene P. Greer in the floor of Bedroom 202.

Figure 18: "Brehm / Aug" carved by Charles F. Brehm into the baseboard in Bedroom 202.



join Jackson. Pope's attacks were repulsed, and the Union line was pushed back in a northeasterly direction. Longstreet struck at Pope's unprotected left flank. At this time, the Stone House came under heavy fire from Confederate guns placed at Groveton.<sup>29</sup> Pope re-established a Union line at the base of Henry Hill, but "recognizing the futility of continuing, Pope then withdrew the Union army from the battlefield under the cover of darkness."<sup>30</sup>

Once again, the Stone House emerged as a bastion of the wounded. After three days of fighting, thousands of soldiers from both sides were left injured and dying. A red flag hung from the second floor of the Stone House, indicating that it was a place of refuge and a field hospital. Many men waited for the most basic of medical care, while surgeons and personnel at the Stone House scrambled for supplies, staff and transportation for the wounded. In an attempt at immortality, two soldiers from the 5<sup>th</sup> New York Infantry carved their names into the wooden floor while confined to an upstairs bedroom. Eugene P. Greer's initials appear on the floor. Charles E. Brehm carved his last name on the baseboard and began to enter the date. This signature was mistaken for the name of the architect of the Stone House, as identified incorrectly in the 1961 HSR. While Brehm survived the war, Greer died of his wounds a month after the Second Battle of Manassas.

The Matthews were devastated by the Civil War. The damage to the Stone House itself combined with the ravages of their farming land proved economically trying. Turnpike traffic also saw a significant decrease with the development of the railroads. In 1865, the American Author John Townsend Trowbridge passed through Manassas and recorded the following, in the perspective of a loyal and fair Northerner:

*Returning we stopped at the "Stone House" near the first battlefield in hopes of getting some personal infor-*

<sup>29</sup> Reeves, p. 2.20.

<sup>30</sup> Treischmann, Section 8, p. 57.

mation from the inhabitants. They were present during the fight and the outer walls show enduring marks of the destructive visits of cannon-shot. The house was formerly a tavern, and the man who kept it was one of those two-faced farmers, Secessionists at heart, but always loyal to the winning side. By working well his political weathercock, he managed to get his house through the storm, although in somewhat dismantled condition. The bar-room was as barren as the intellect of the owner.<sup>31</sup>

#### Reconstruction and a New Century (1863 – 1949)

The Matthews sold the Stone House and 137 acres shortly after J.T. Trowbridge's visit. Gideon and Mary A. Starbuck purchased the property with borrowed money, evidently hoping to use the Stone House and its role in the Civil War as an economic opportunity. This was not a novel idea, as others were providing touring services of the battlefield to curious visitors and veterans.<sup>32</sup> The Starbucks also attempted to have the land around the Stone House designated as a burial ground for Union soldiers. In the end, the pastures of General Lee's former home at Arlington were found to be a more appropriate location for a national cemetery. Without the sources of income that the Starbucks had planned for, they defaulted on their loan and the property was sold in 1879 to George E. Starbuck, a likely but undocumented relative.

In 1881 the property was sold by George E. Starbuck to Benson and Ellen Pridmore, who occupied the house with their six children. The fact that three of the children and Ellen herself died shortly after moving into the house caused a local rumor that the Stone House was haunted due to a curse issued by the Starbucks.<sup>33</sup> Despite his children's untimely deaths, Pridmore farmed the Stone House land successfully and was involved in the maintenance of the turnpike. He also established the Manassas and Bull Run Battlefield and Park Association in 1899. He died in

<sup>31</sup> "John Townsend Trowbridge, The South: a tour of its battle-fields and ruined cities, a journey through the desolated states, and talks with the people: being a description of the present state of the country – its agriculture – railroads – business and finances (1866)," p. 89, Online Books, accessed June 25, 2015, <http://quod.lib.umich.edu/m/moa/AFJ8852.0001.001/81?rgn=full+text;view=image>.

<sup>32</sup> Reeves, p. 2.21

<sup>33</sup> Wilshin, p. 284.



Figure 19: Stone House ca. 1903 with front porch, south facade.



Figure 20: Stone House ca. 1940 with 1902 kitchen addition and porch, north facade.

1902 and his heirs sold the property to Henry J. and Elvira Ayers.

The Ayers and their children owned the Stone House for 47 years. Henry Ayers made significant alterations to the house, built several outbuildings on the property, and established a commercial center at the intersection, including a store, carriage house, and blacksmith shop.<sup>34</sup> Henry Ayers also built a front porch on the Stone House, and a rear porch that accommodated a kitchen. He passed away in 1912, and his son George Ayers and wife Mary moved into the house.

George and Mary were involved with several economic ventures. Like his father, George also worked the land on Buck Hill to produce corn and wheat. They also improved the Stone House by introducing plumbing. George and Mary Ayers built a cheese factory, but lacked the capital to put it into production. They decided instead to borrow money for the construction of the Stone House Inn and a gas station at the corner of Sudley Road and the Fauquier and Alexandria turnpike in 1928. Evidently, travelers had called upon the Ayers for meals with enough frequency to justify opening the Inn.<sup>35</sup> A huge uptick in traffic along the Fauquier and Alexandria turnpike occurred when the road was incorporated into modern day Lee Highway (Route 29). The paving and grading of the roadway created a viable transportation link with Washington, DC<sup>36</sup> In addition, the proliferation of the automobile contributed to the success of the Stone House Inn. In an effort to preserve their privacy and steer visitors towards the Inn, the Ayers removed the front porch of the Stone House. George Ayers died in 1947, and two years later Mary Ayers sold the Stone House to the U.S. Government. The Stone House Inn continued to operate via its lessees until 1957 when it was also sold to the U.S. Government. The National Park Service then removed the Inn and the surrounding outbuildings.

#### **National Historic Battlefield Park (1949 – present)**

The park service began stabilizing the Stone House in 1950. The rear porch and kitchen were removed in order

<sup>34</sup> Reeves, p. 3.11.

<sup>35</sup> Wilshin, p. 292.

<sup>36</sup> Reeves, p. 3.14.



**Figure 21: Column and footing in basement.**

Source: Historic American Building Survey, 1961.

to restore the house to its Civil War-era appearance. In 1961 the Stone House was the subject of an architectural investigation that facilitated its restoration. The Park Service has also removed several trees in the yard to regain its wartime appearance. The Stone House has remained a prominent feature in the landscape of Manassas National Battlefield Park. It is currently furnished as a tavern on the first floor and open to visitors seasonally.

## **Chronology of Historic and Recent Alterations**

*(The historical information before 1949 is credited to the 1960-1961 HSR)*

- |             |                                                                                                                                |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1828 – 1848 | · Construction; the initial site included 158 acres                                                                            |
| 1861-62     | · House suffered damage due to its location in the battlefield                                                                 |
| 1882        | · Partition walls added in the large, west-side room, first floor<br>· Interior doors on the second floor added, with hardware |
| 1902-03     | · Full-length porches added to front and back                                                                                  |

|             |                                                                                                                                                                                                                                                                                                             |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Before 1912 | · Basement fire damaged floor joists above, floorboards were replaced in west room                                                                                                                                                                                                                          |
| 1912        | · Fireplaces blocked on second floor, wood stoves in use<br>· Registers cut into floor on second floor<br>· Closet added to southeast room on second floor<br>· Partition added to divide west room into two on the second floor<br><br>· Door cut into northwest room from the hallway on the second floor |
| 1913        | · Stairway replaced<br>· New flooring placed in the hallway and the three small rooms on the first floor<br>· Fireplaces blocked and wainscoting applied in east rooms on first floor<br>· Archway cut between east rooms on first floor, new plaster applied                                               |
| 1922        | · Front porch removed                                                                                                                                                                                                                                                                                       |
| 1949        | · Rear porch removed                                                                                                                                                                                                                                                                                        |

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**1950 Stabilization of Stone House (Figures 21-26)**  
ETIC # MANA 379 3052

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***Basement—Sheet 1 (Figure 21)***

- Remove fragments of stairway from basement to first floor
- Provide oil fire forced air furnace and electrical circuits in basement
  - » Oil storage tank located outside near the northeast corner of the house
  - » Furnace located in room 002
  - » Exhaust stack into east chimney
  - » Warm air supply by ductwork
  - » Warm air supply registers located immediately above wood base boards
  - » Return located in floor of stair opening in room 001

- Provide 30 gallon water heater and electric circuit near the north west corner of room 001
- Provide electrical main disconnect switch near the north west corner of room 001
- Replace all wood sash, trim, and exterior wood grilles in rooms 001 and 002
- Provide exterior metal area well with 6” gravel fill around all windows

***First Floor—Sheet 2 (Figure 22)***

- Provide wood steps and landing at door 101B
- Provide wood shingles on roof above door 001A
- Provide flue liner in chimney of room 103 for furnace
- Provide warm air supply grilles in wall below stair in room 101
- Provide return grille in door 101C
- Provide finish coat of plaster on portion of north wall of room 104
- Remove bathroom plumbing fixtures
- Provide “pull chain” lighting fixtures in rooms 105 and 106
- Provide two (2) duplex outlets each in north and south walls of room 104
- Provide rubber tile floor covering in room 106

***Second Floor—Sheet 3 (Figure 23)***

- Provide flue liner in chimney of room 203 for furnace
- Provide finish coat of plaster on portion of north wall of room 204
- Provide attic access hatch in southwest corner of ceiling of room 201
- Provide one (1) duplex outlet each in north wall of room 204 and south wall of room 205

***South and West Elevations—Sheet 4 (Figure 24)***

- Replace all basement wood sash, trim, and exterior wood grilles (Part I, photo 15, 1960 HSR)
- Provide caulk and oil coating to all window sash and frames. Replace glass as required
- Replace all wood window sash in west gable end attic
- Provide selective repointing of stone masonry
- Provide new wood shingle roof entrance (Part I, photo 14, 1960 HSR)

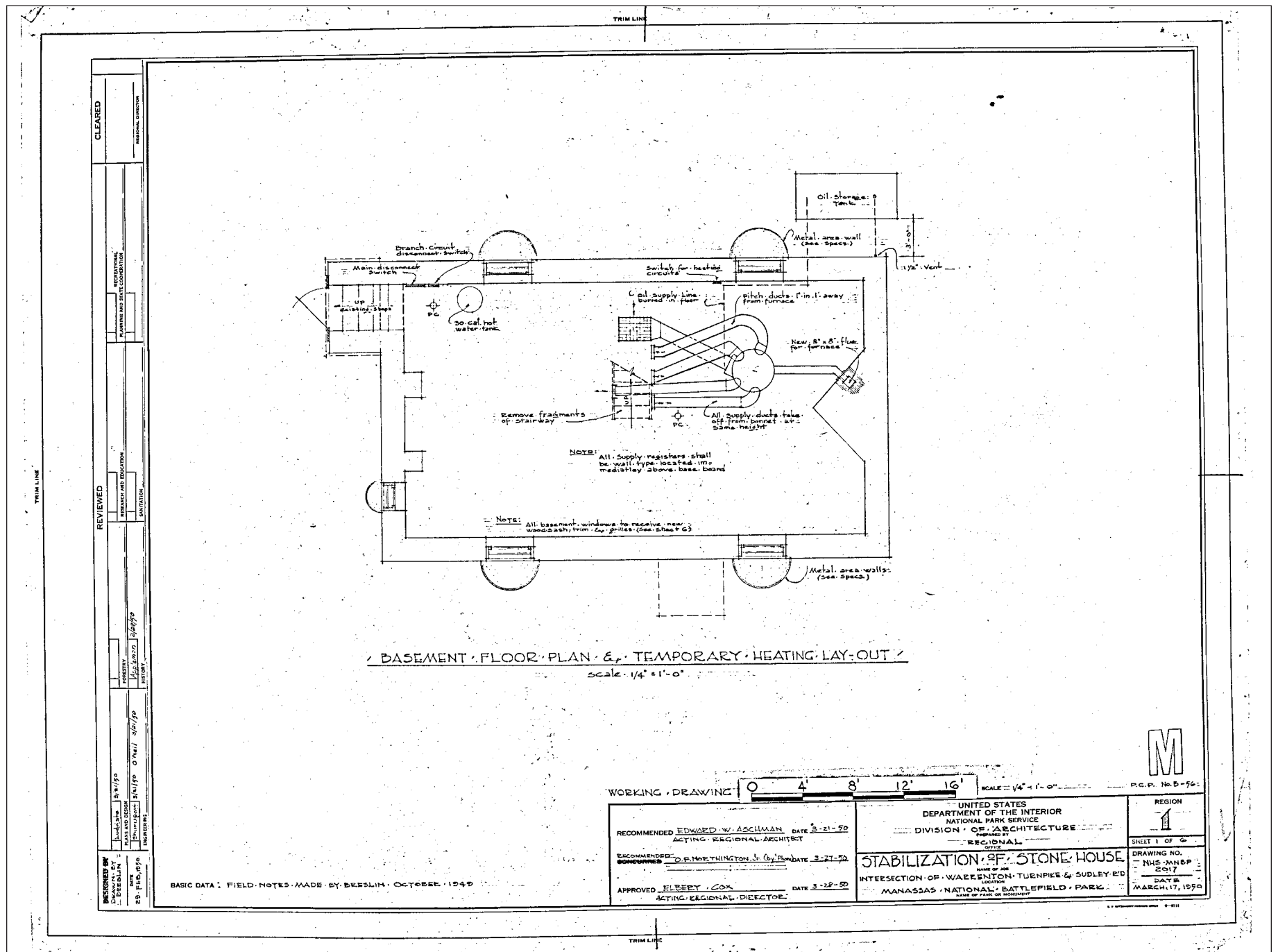


Figure 22: Stabilization of Stone House, basement floor plan and temporary heating layout, March 17, 1950.

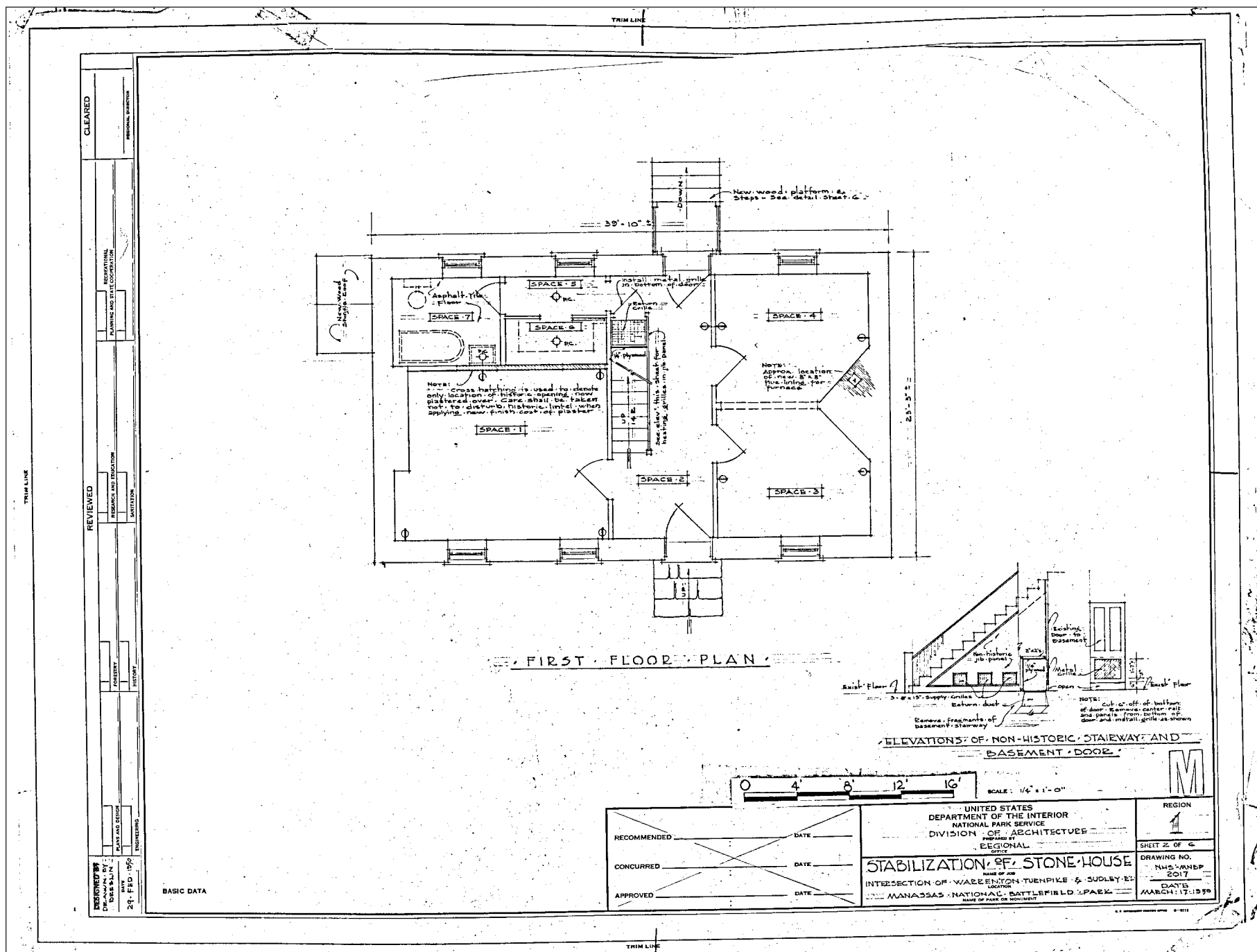


Figure 23: Stabilization of Stone House, first floor plan, March 17, 1950.

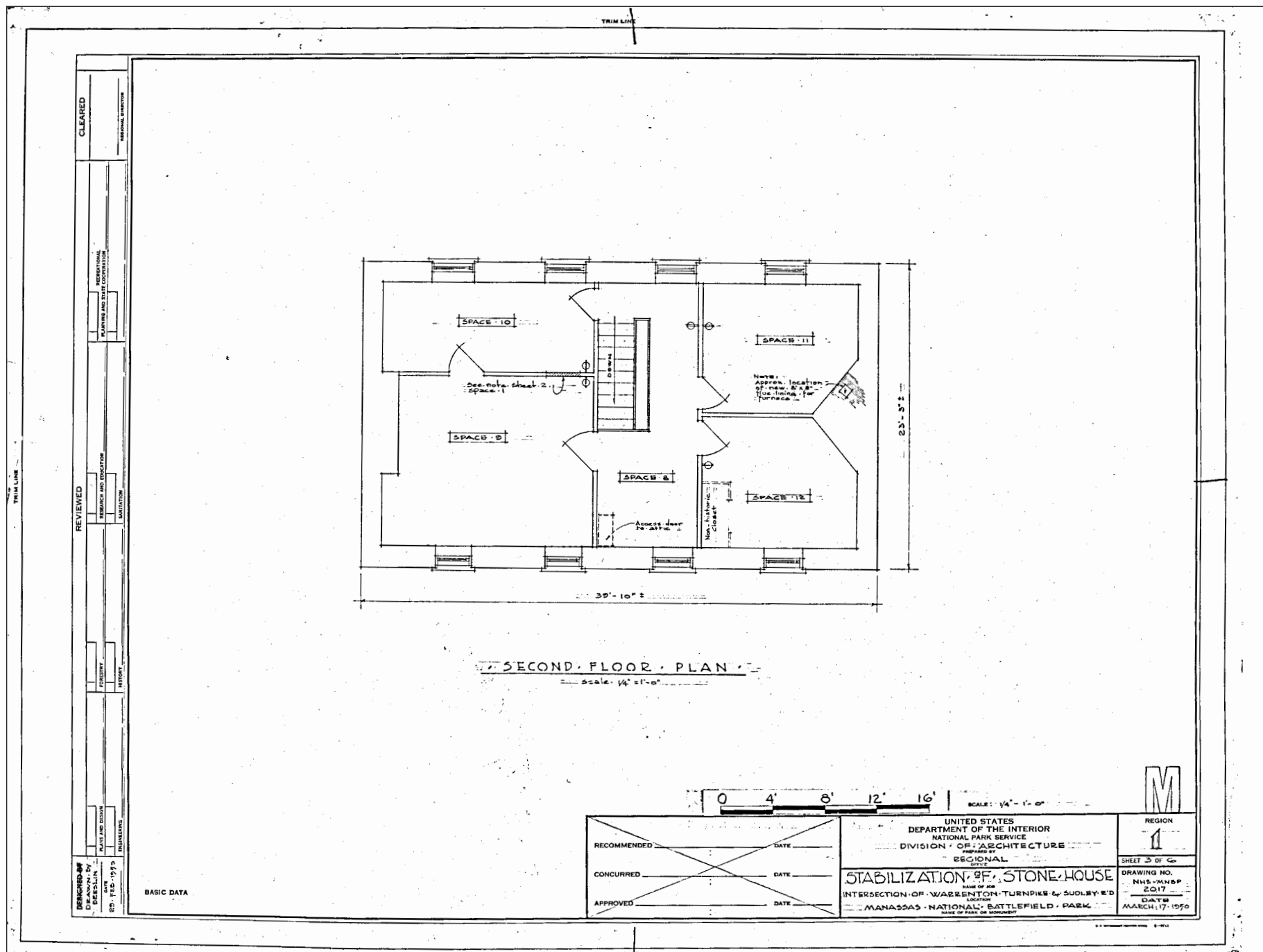


Figure 24: Stabilization of Stone House, second floor plan, March 17, 1950.





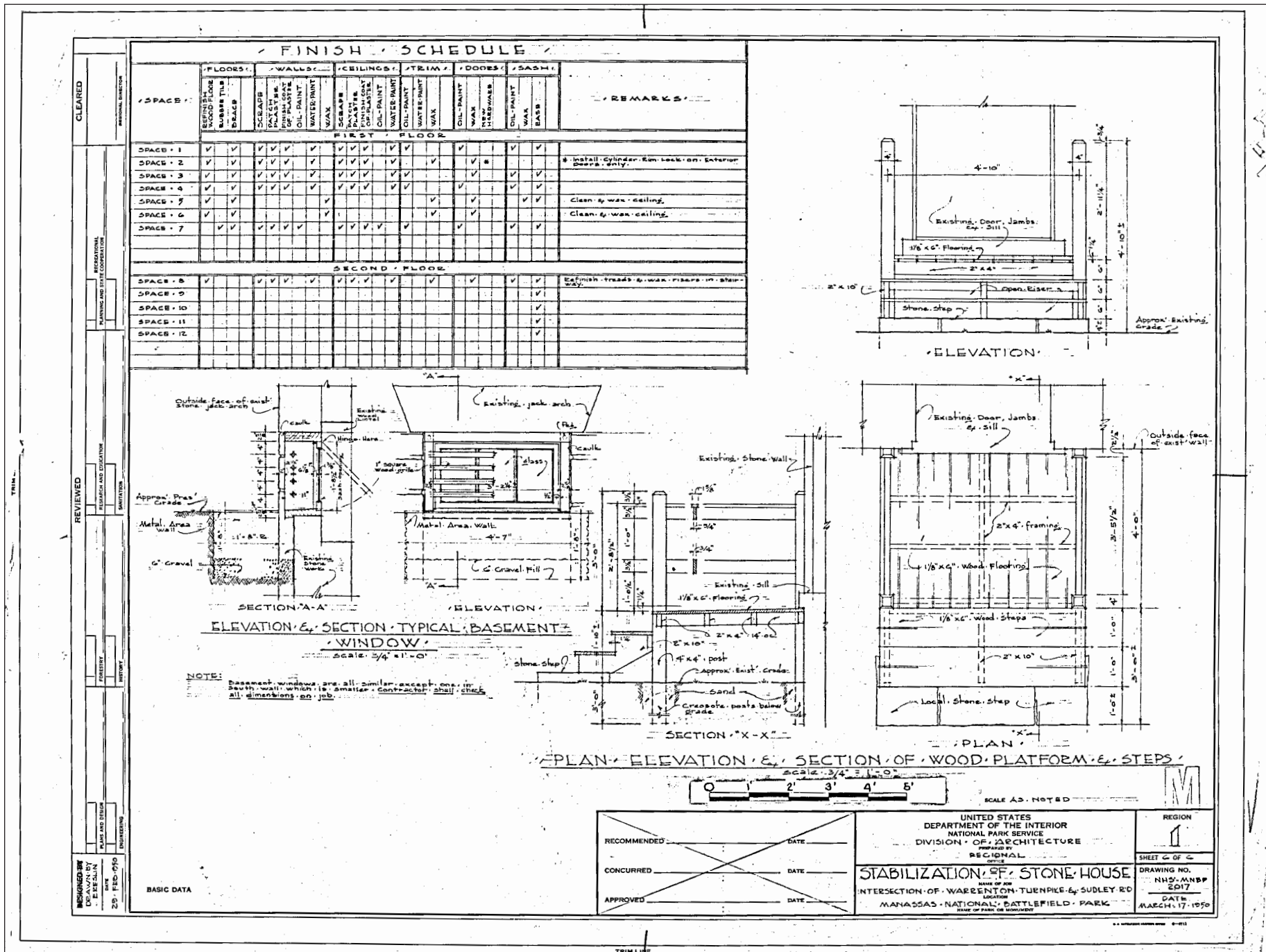


Figure 27: Stabilization of Stone House, plan, elevation, and section of wood platform and steps, March 17, 1950.

### **North and East Elevations—Sheet 5 (Figure 25)**

- Replace all basement wood sash, trim, and exterior wood grilles
- Provide caulk, putty, and oil coating to all window sash and frames. Replace glass as required
- Replace all wood window sash in east gable end attic
- Provide selective repointing of stone masonry
- Provide new wood shingle roof
- Provide wood steps and landing at door 101B
- Clean stone in area covered by non-historic kitchen
- Patch wood cornice

### **Finishes and Details—Sheet 6 (Figure 26)**

- Finishes
  - » Floors
    - Refinish and brace all unless otherwise noted
    - Provide rubber tile room 106
  - » Walls
    - Scrape, patch plaster, and paint unless otherwise noted
    - Wax room 105
  - » Ceilings
    - Scrape, patch plaster, and paint
  - » Trim
    - Paint – 102, 103, 104, 106
    - Wax – 101, 105, 201
  - » Doors
    - Paint – 103, 104, 106
    - Wax – 101, 102, 105, 201
  - » Sash
    - Paint
    - Ease
- First floor arch reduced in size (Part I, photo 30, 1960 HSR) – not in the plans but work was completed

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### **1953 Proposed Kitchen (Figure 27)**

ETIC # MANA 379 2023

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### **Kitchen – Sheet 1 of 1 (Part I, photo 31, 1960 HSR)**

- Assemble and install wall cabinets (wood) on either side of existing window in northeast room, first floor
- Assemble and install base cabinets (wood) with Formica top in northeast room
- Install electric range
- Install electric refrigerator

- Construct two closets, and construct fillers above closets and all wall cabinets
- Install 9x9” linoleum tile on floor
- Install one ceiling light and provide electric outlet and wiring for refrigerator and range
- Install sink and connect to existing water and sewer lines
- Paint ceiling, walls, woodwork, and new cabinets

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### **1956 Installation of French Drains**

ETIC # MANA 379 2024

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### **Site**

- Install drain tile around perimeter of the Stone House on north, east, and south sides

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1956     Heavy timbers installed to shore north basement wall to prevent collapse – Memo Jan 25, 1956 (photo 19, 1960 HSR)

1957     Capped well with concrete

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### **1961 Restoration of the Stone House (Figures 28-34)**

ETIC # MANA 379 3052

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### **Basement Plan – Sheet 1 (Figure 28)**

- Remove house drain at window 004
- Remove ca. 1950 window wells and lower grade to 1861 elevation on north and south sides – Memo July 19, 1961
- Parge and waterproof walls below grade and install 4” footing drain on east side – Memo April 24, 1961
- Remove existing roof drains on north and south sides
- Repair masonry wall on south side, exterior basement entrance
- Remove hot water tanks
- Remove and replace electrical system
- Install underground conduit for telephone and electrical lines – Memo April 10, 1961
- Install light fixtures – Memo Oct 24, 1961
- Rebuild interior stairway to 1<sup>st</sup> floor
- Provide support to existing floor joists with I beam and post
- Repair north side basement wall
- Repoint stone work in west end fireplace
- Remove concrete ledge at window 005

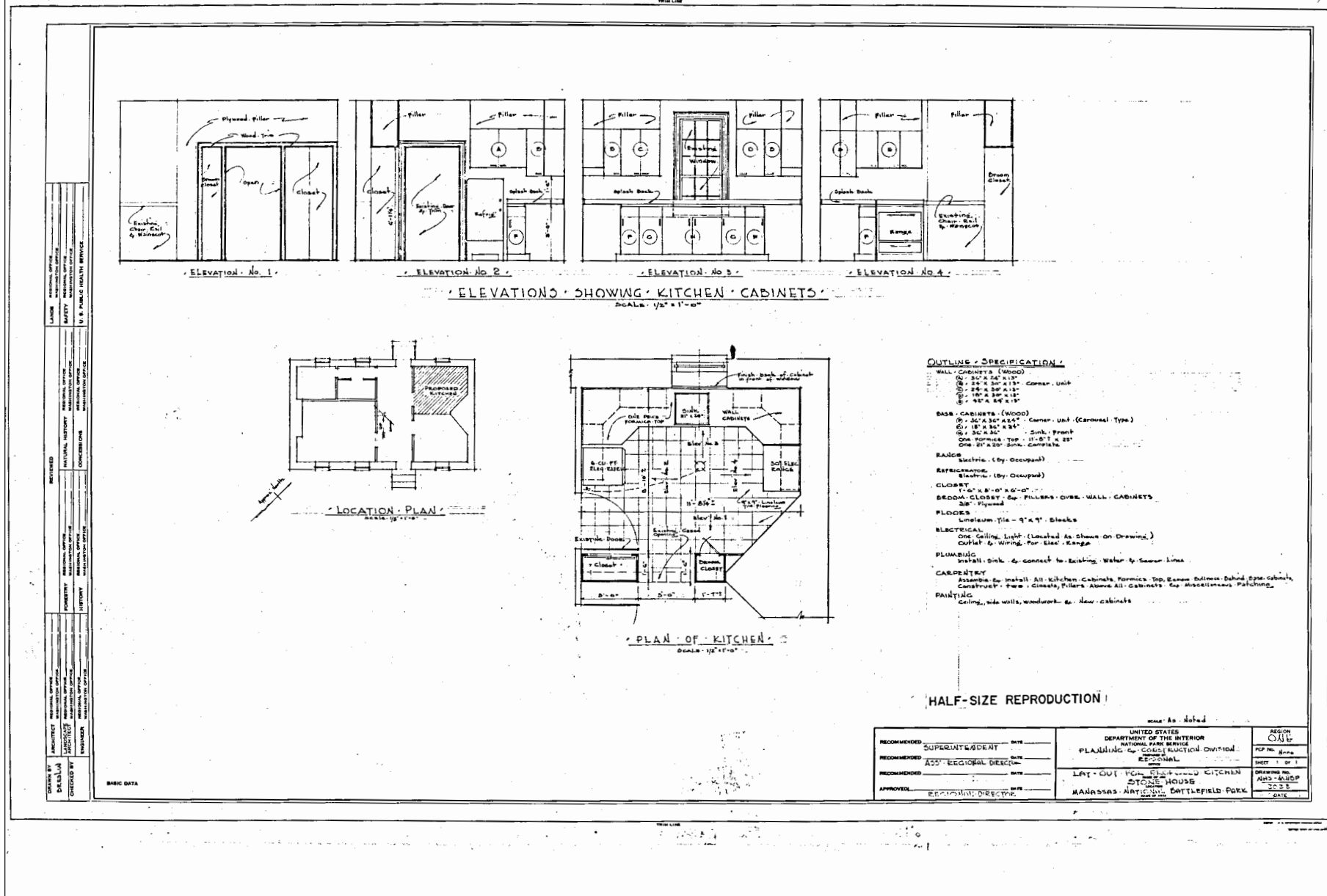
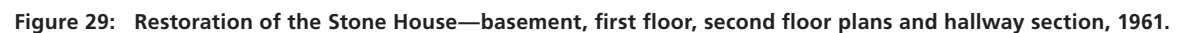


**Figure 28: Layout for proposed kitchen, 1953.**



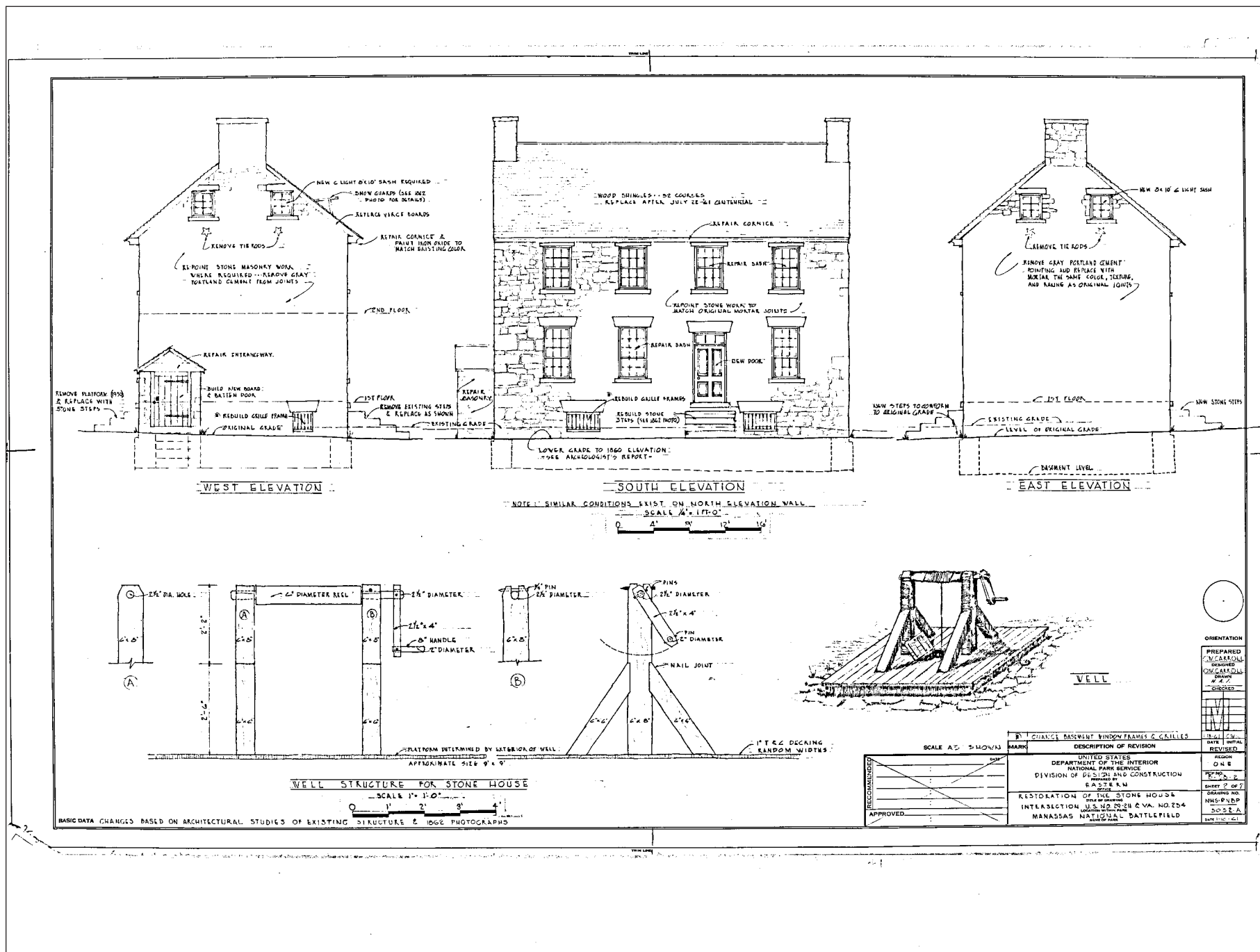


Figure 30: Restoration of the Stone House—west, south, and east elevations with well structure, 1961.



Chapter 2 National Park Service 39

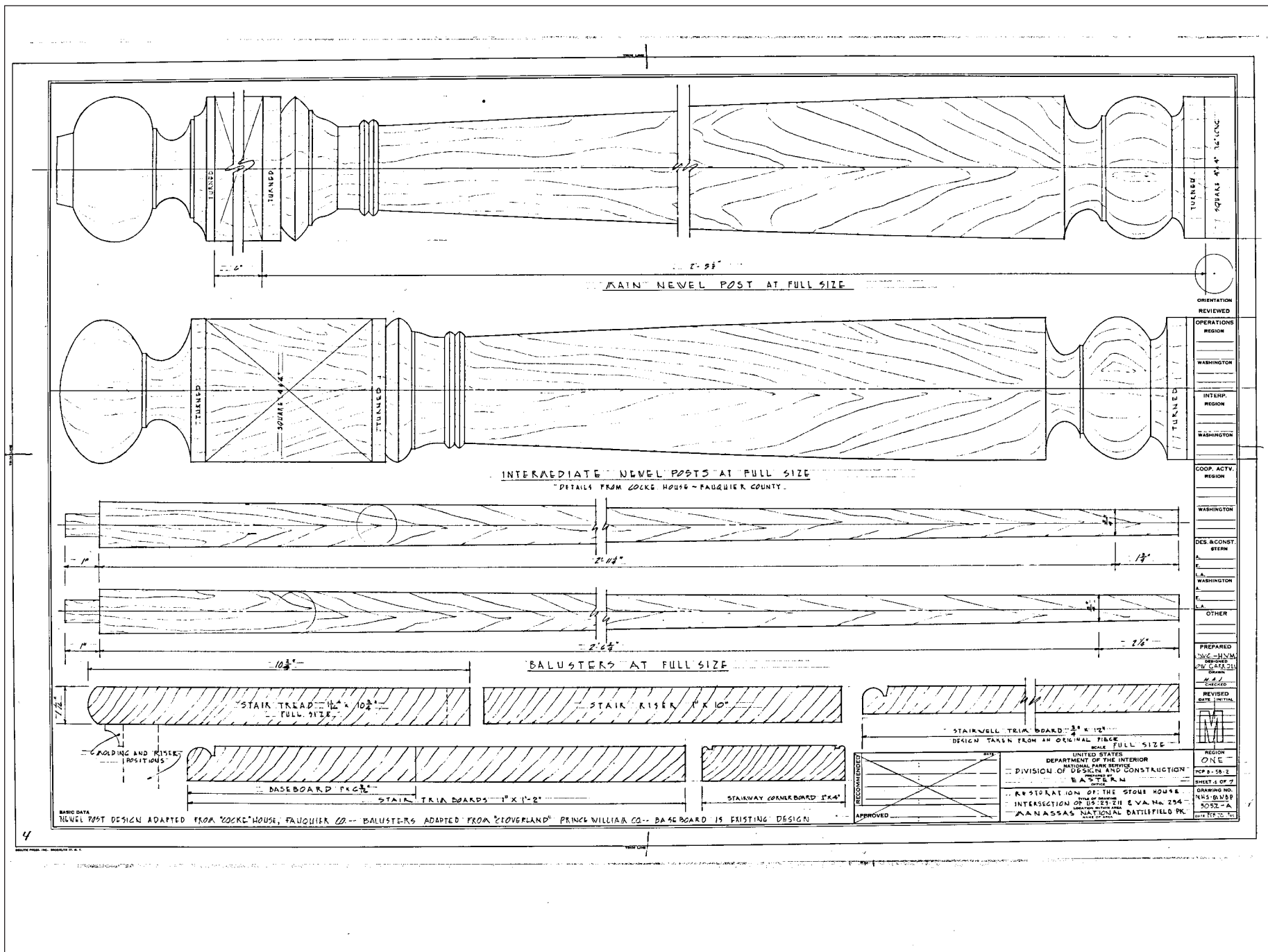
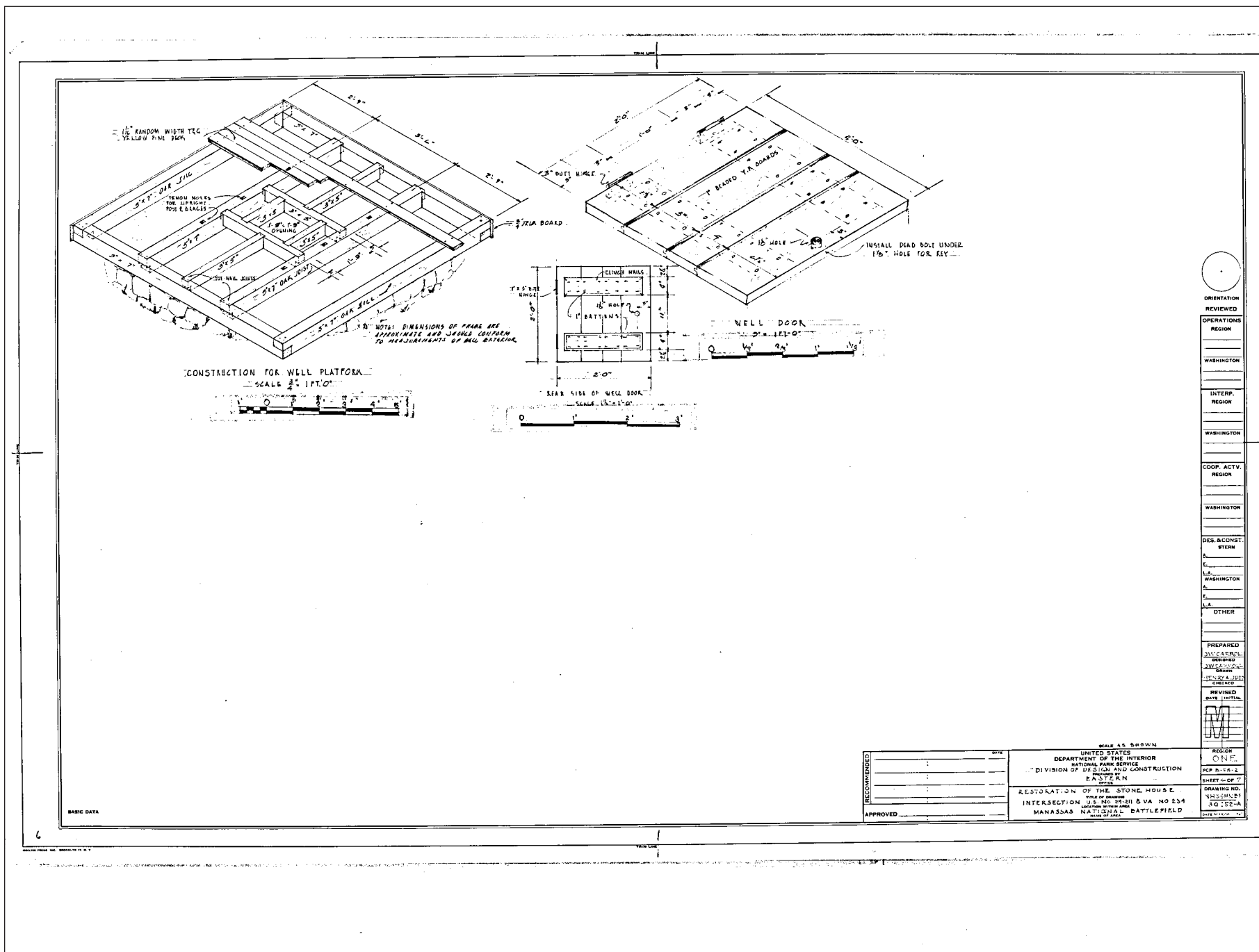


Figure 32: Restoration of the Stone House—stair detail, 1961.





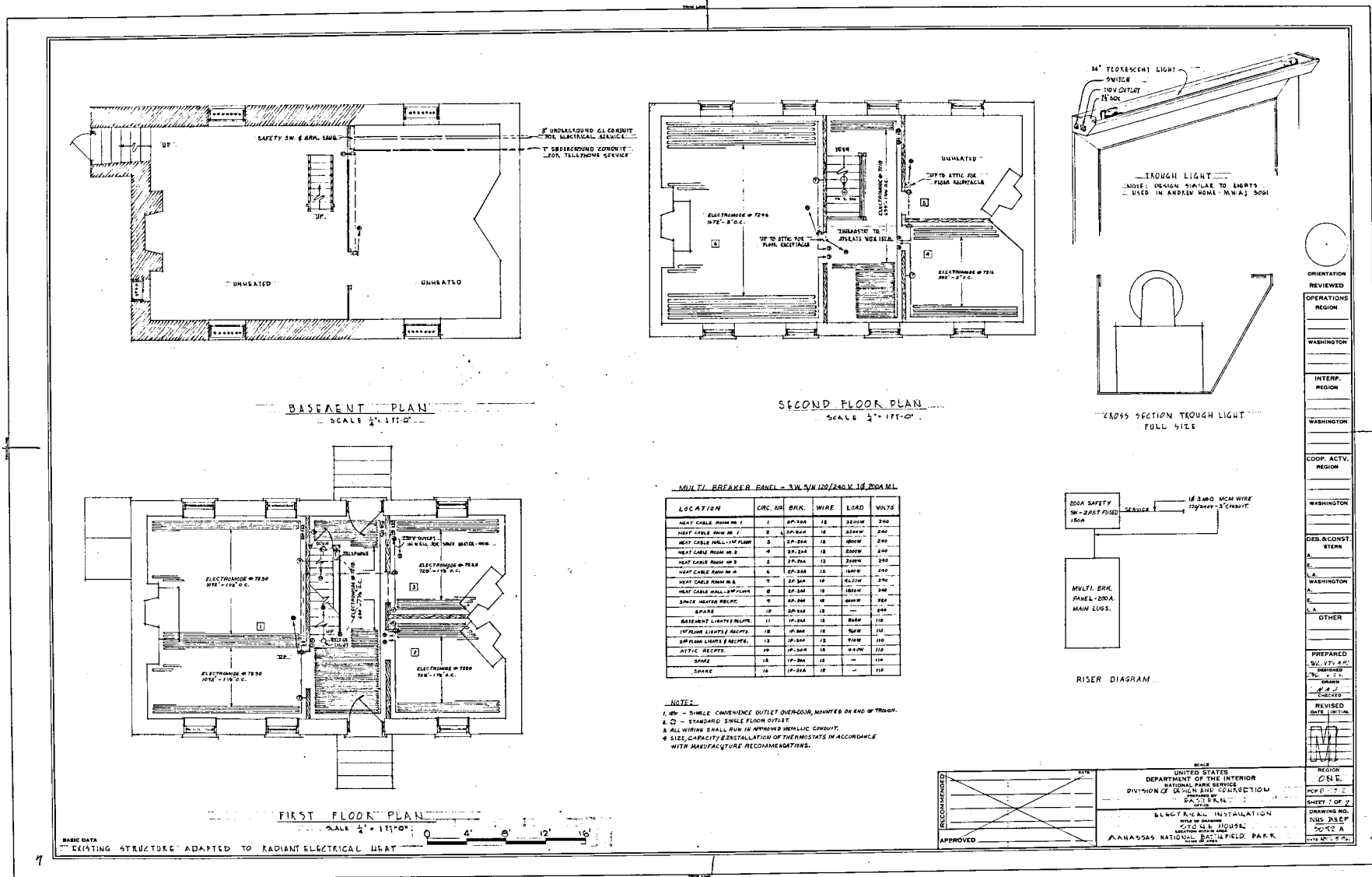


Figure 35: Plan views of existing structure with adapted radiant electrical heat, 1961.

- Replace all existing window frames at masonry openings
- Replace partition vertical boards
- Place 4" reinforced concrete slab in floor with water-proof membrane underneath
  - » Insulate slab at edges
  - » Relay stone floor (as found) over slab
  - » Place concrete column footing at center of room
- Remove furnace and ductwork
- Install radiant heating system – Memo Oct 24, 1961

### ***First Floor Plan – Sheet 1 (Figure 28)***

#### **EXTERIOR**

- Remove north wooden stoop and replace with stone steps – Memo July 19, 1961
- Repair all window sash, first floor, second floor, and attic. Whitewash, patch, and clean – Memo Dec 5, 1961
- Remove existing steps at south entrance and replace as shown in drawing – Memo July 19, 1961

#### **INTERIOR**

##### **Room 101 – Hallway**

- Install new front door
- Remove false flooring and repair floor – Memo July 19, 1961
- Remove ca. 1913 stairway and rebuild to original size and configuration (Part I, photos 19 and 20, 1960 HSR) – memo Sept 26, 1961
- Install new doors at rear entrance and basement access

##### **Room 104 – West Room**

- Open fireplace, repair flue, and replace hearthstone – Memo July 19, 1961 for hearthstone – Memo Aug 1, 1960 for fireplace
- Repair floor – Memo July 19, 1961
- Reinforce ceiling joists to support 80 lb. live load in this room and hallway
- Replace baseboard where necessary and repair floor boards
- Remove 1882 wall partition
- Remove modern bathroom – Memo Aug 29, 1960 (possibly 1961)
- Close doorway from hall to modern bathroom
- Pressure grout walls
- Remove door from hallway to west room
- Whitewash plaster walls and ceilings
- Remove paint from woodwork

##### **Room 103 – Northeast room**

- Remove modern kitchen equipment – Memo Aug 29, 1960 (1961)
- Remove wainscoting – Memo Aug 29, 1960 (1961)
- Open fireplace, repair flue, and replace hearthstone – Memo July 19, 1961 for hearthstone – Memo Aug 1, 1960 for fireplace
- Pressure grout stone walls and re-plaster to match original conditions found in southeast room – Memo Oct 11, 1961
- Use existing door with new hardware
- Rebuild partition wall

##### **Room 102 – Southeast room**

- Use existing door with new hardware
- Remove ca. 1913 flooring and repair original floor – Memo Aug 29, 1960 (1961)
- Paint trim iron oxide on room interior, white wash walls and ceilings

### ***Second Floor Plan – Sheet 1 (Figure 28)***

- Remove crown molding in hall
- Remove wood lath and plaster from ceilings and replace with rock lath and plaster except in northeast room (203) – Memo June 5, 1961
- Whitewash ceilings and walls of all 2<sup>nd</sup> floor rooms
- Remove paint from trim and leave wood natural
- Remove modern window trim and repair sash and waterproof
- Refinish floor surfaces – Memo July 19, 1961

##### **Room 204 – West room**

- Remove door from hallway to west room, close ca. 1882 door
- Open fireplace, repair flue, and replace hearthstone – Memo July 19, 1961
- Remove ca. 1882 partition
- Repair baseboard at partition
- Grout stone walls and plaster where necessary – Memo Oct 11, 1961

##### **Room 203 – Northeast room**

- Exposed ceiling joist and board ceiling uncovered during investigations – remove plaster ceiling and whitewash joists and ceiling boards

- Remove door
- Open fireplace, remove flue liner, and repair flue, replace hearthstone – Memo July 19, 1961
- Remove floor register and repair floor – Memo July 19, 1961

#### **Room 204 – Southeast room**

- Remove door
- Remove floor register and repair floor – Memo July 19, 1961
- Remove modern closet

#### **Attic**

- Place 6” vermiculite insulation between attic floor joists – Memo Oct 24, 1961

#### **East and West Elevations – Sheet 2 (Figure 29)**

- Repair basement entranceway roof at west elevation – Memo Oct 11, 1961
- Build new board and batten door at basement entryway
- Rebuild grille frames on all basement windows
- Remove gray Portland cement pointing and replace with mortar the same color, texture, and raking of original joints
- Remove tie rods from attic floor
- Replace verge boards – Memo June 5, 1961, “Lightning struck the west gable end of the house on Friday, June 2, during a severe electrical storm. The force tore off the verge board on one side of the house and damaged the soffit board on the other side.”
- Install new 8x10” six-light sash in attic
- Remove snow guards

#### **North and South Elevations – Sheet 2 (Figure 29)**

- Repoint stone work to match original mortar joints
- Repair cornice and paint iron oxide to match existing color
- Replace wood shingles – 32 courses – Memo Sept 11, 1961
- Apply two coats of waterproof and fungus-control solution to the new shingles – Memo Sept 11, 1961
- Reconstruct well head and platform

Detail drawings (Figures 30 - 34)

1985 Installed new roof<sup>37</sup>

---

#### **1987 Stone House Window Repairs (Figures 37-39)**

ETIC # MANA 379 D42

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Necessary repairs, glazing, and painting were completed at the Williamsport Preservation Training Center after careful transport from the Stone House at Manassas. Repairs were completed to increase weather tightness, while preserving as much existing fabric as possible. Only one complete replacement component was fabricated during the repairs. Basement windows on the north and south elevations were removed, tagged, stored on site and replaced by louvered vents.

- Repair failed muntins, stiles, and rails by inletting a repair piece or applying an adhesive of consolidate. If repair cannot be achieved, replace.
- Draw together loosened sash if necessary.
- Dip all repaired sash in clear 16% zinc naphthanate preservative for five minutes. This will minimize water penetration and fungal attack.
- Prime and assemble the repaired sash while wet, back putty and glaze with linseed oil putty.
- Replace any modern and improper restoration glass with reproduction antique glass provided by the park.
- Coat all sash with two coats of oil based enamel paint to match the existing cornice trim paint.
- Make no attempt to fill the space between the raised grain with consolidate. The raised grain is a part of the history of the changes to the sash, and will be visible after coating with paint.
- All replacement material, if needed, will be heart, clear Southern Yellow Pine.

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1961 Millwork – ETIC # MANA 379 3054 – Memo Nov 21, 1961 (Figures 35-36)

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<sup>37</sup> Stephen Zeigenfuss, *A Report for the Preservation Work at the Stone House; Manassas National Battlefield Park* (Washington DC: National Park Service, National Capital Region, 1991), p. 2.

**Figure 36: Stone House millwork, 1958.**

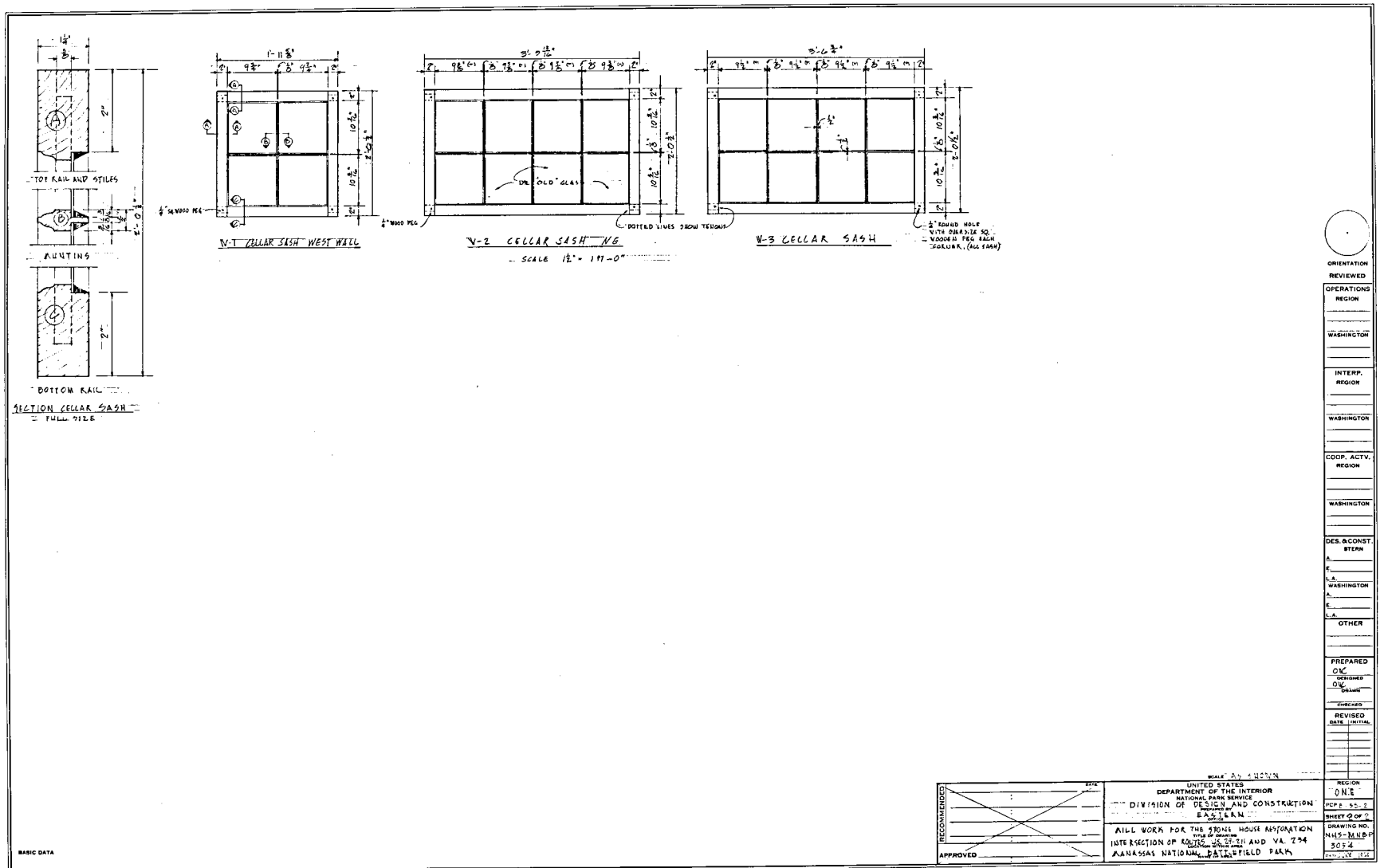


Figure 37: Stone House millwork, 1958.



Figure 38: Stone House south elevation, 1987.



Figure 39: Reproduction (left) vs. antique (right) glass.

Figure 40: 1987 window condition report excerpt.

### SUMMARY OF EVIDENCE

The evidence strongly suggest that damage during the 1st and 2nd battle rendered the original sash un-salvageable. No documentation was found that records repairs to the original sash after the two battles. The house was documented as windowless and deserted in 1863, and operating as a barren tavern in 1865.

The documentary evidence, variety and location of profiles and fabrication techniques suggest that the present windows were salvaged from different locations sometime between 1863 and 1865.

OLD STONE HOUSE CHIMNEY REPAIR D-2  
AND REROOFING  
ROBINSON HOUSE EAST CHIMNEY REPAIR

PRESERVATION PROJECT

MANASSAS NATIONAL BATTLEFIELD PARK  
MANASSAS, VIRGINIA

NATIONAL CAPITAL REGION  
1993

HISTORIC STRUCTURES PROJECT RECORD



Figure 41: (left) Old Stone House chimney repair and reroofing project report, 1993; (above) Stone House west chimney prior to installation of blue stone chimney cap.

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## 1993 Old Stone House Chimney Repair & Reroofing (Figure 40)

ETIC # MANA 379 D20

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### **Chimneys**

- Expose interior flue walls for inspection re: if repointing is necessary – determined unnecessary except above the roofline.
- Remove modern clay flue in east chimney.
- Vent attic space with (2) 4" PVC pipe with screen cap on interior side of pipe (both chimneys) as per Stephen Ziegenfuss, *A Report for the Preservation Work at the Stone House*; Manassas National Battlefield Park, November 1991)
- Relay and repoint loose chimney stones above roof line on exterior.
- Relay/repoint stone at gable ends of both sides.
- Replace/repair stone rim on both chimneys.
- Install new bluestone chimney cap on both chimneys, with rodent and insect screens set 1.75" air space between the top of the chimney and the cap stones.
- Re-plaster chimney faces of all work.
- Repaint chimney faces only where work was done.

### **Roof**

- Remove existing wood shingle roofing and sheathing.
- Repair/replace roof rafters where necessary.
- Use existing sheathing boards and only replace bad areas with 1x lathe battens.
- Install 15# roofing felt.
- Re-flash chimneys with lead-coated copper.
- Replace red cedar wood shingles to match – 32 courses each side.
- Repair/replace and paint wood cornice and trim.
- Replace and paint rake board – north and south elevations.
- Screen linear opening along raked edges.
- Add a second top course of cedar shingles to the comb course on the basement entry roof
- Install rafter bracing in the attic for additional load support of the roof; date stamp rafter bracing

---

## 2003 Rehabilitate and Maintain Significant Historic Structures, Henry House and Stone House (Figures 41-44)

ETIC # MANA 022762

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### **Stone House Floor Plans for Heat Pump – Sheet 20 (Figure 41)**

- Install geothermal heat pump system.
  - » Coordinate all floor penetrations with existing structure.
  - » Clean existing chimneys before installing insulated flexible ducts in chimneys.
- Remove basement window louvre vents and replace with windows.
- Coordinate low-level detector alarm on heat pump system make-up tank with existing security system.
- Anchor free-standing fiberglass sump basin to the floor
- Locate pump discharge to existing drain located approximately 20 feet from foundation wall.
- Upgrade electrical system to supply new mechanical equipment.

### **Stone House Site Plan – Sheet 21**

### **Stone House Details and Piping Schematics – Sheet 22 Stone House Floor Plans for Electrical Work – Sheet 25 (Figures 42-44)**

- Retain all existing lighting and power work
- Retain incoming service and existing panelboard in basement
- Route conduit and wiring through abandoned flue to panelboard in basement
- Provide new circuit breaker as required. Match new circuit breaker with existing circuit breakers in panelboard.

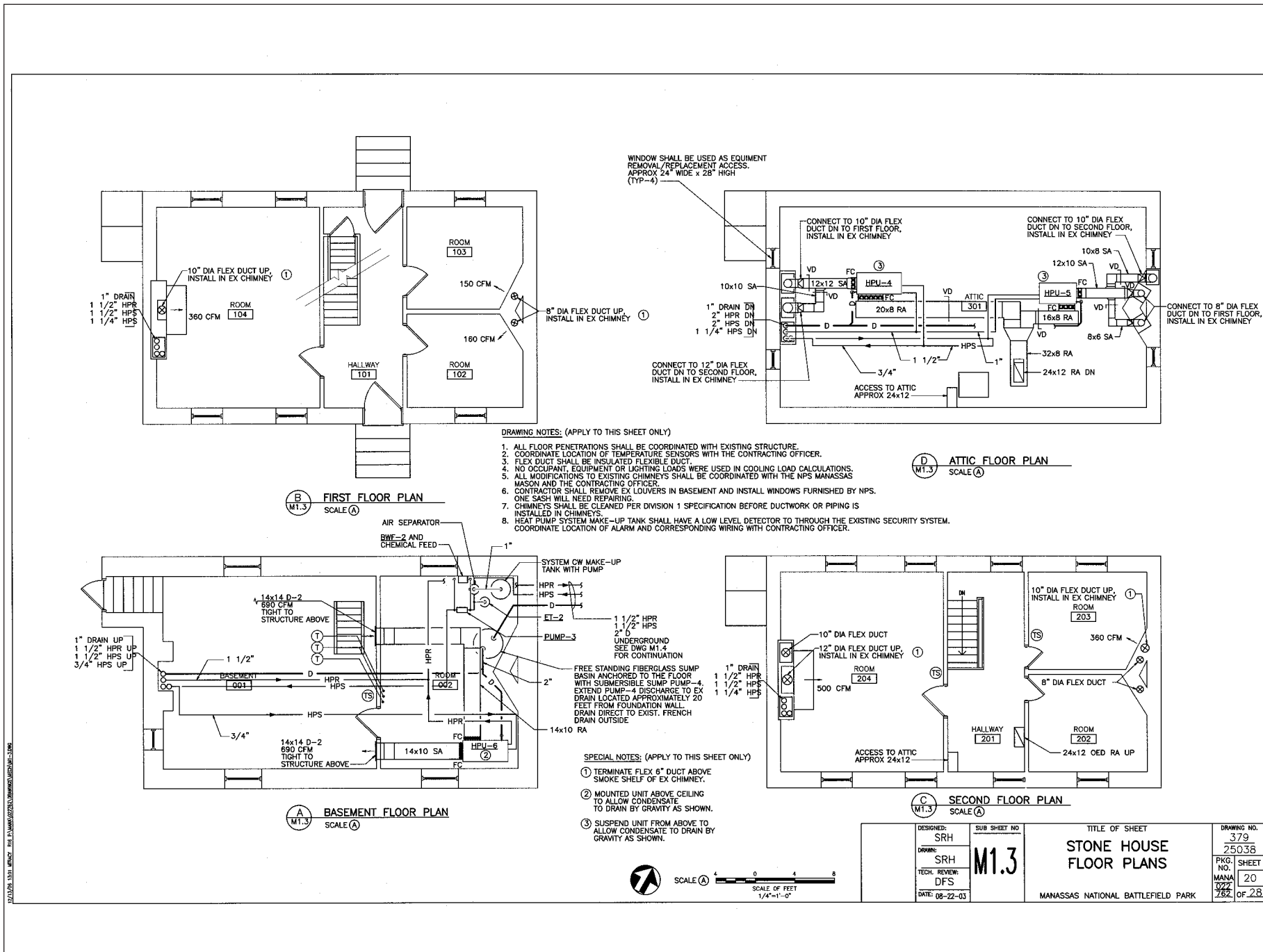


Figure 42: Stone House floor plans for heat pump, 2003.

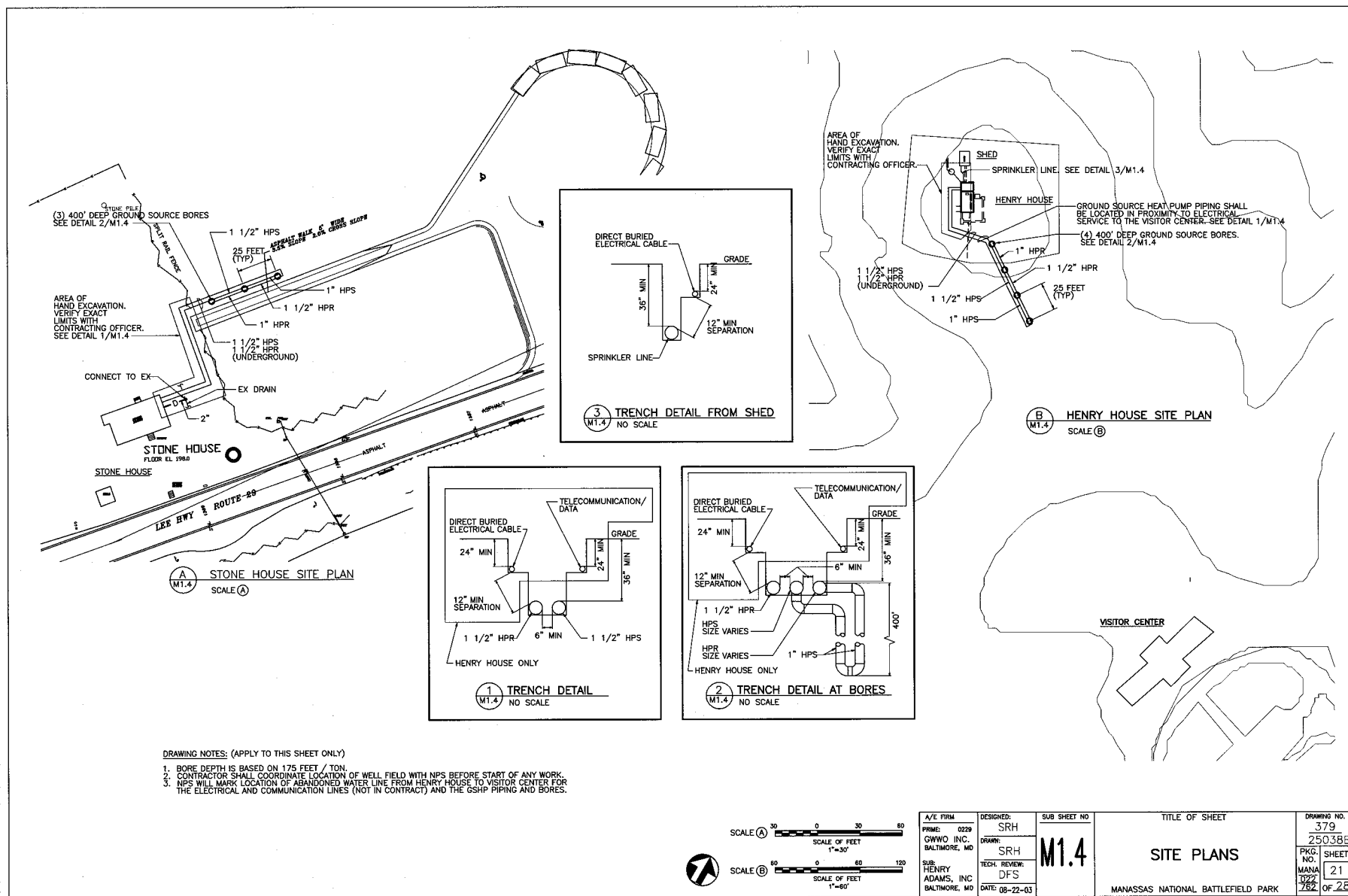


Figure 43: Site plans, 2003.

12/13/04 13:02 MIB07 R15 PL\MANA\022782\00MANIST\MD\M2-1.DWG

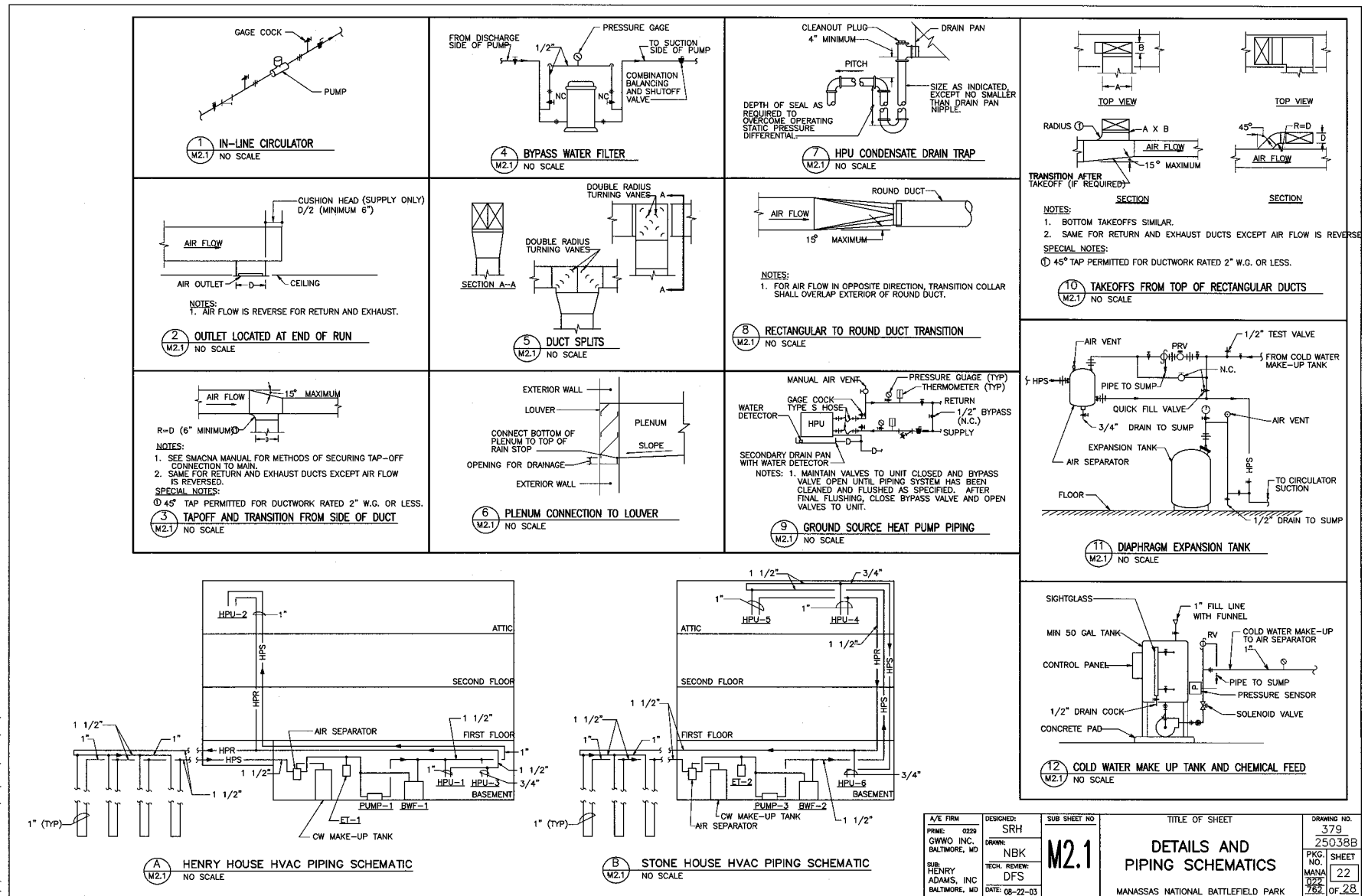
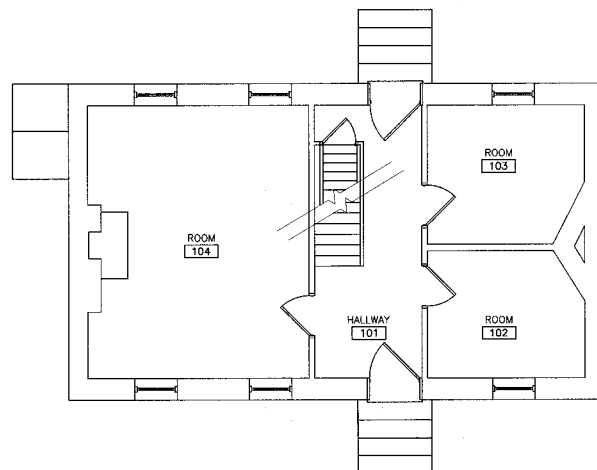
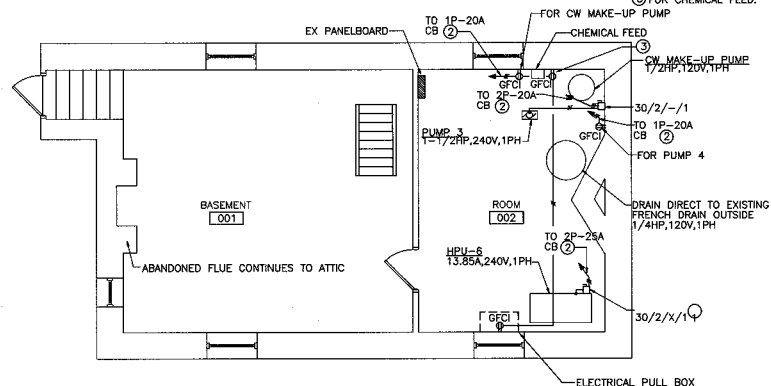


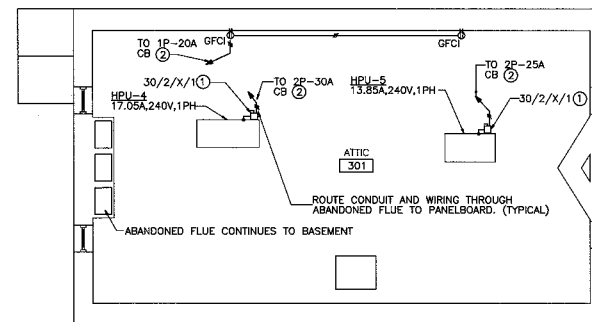
Figure 44: Details and pipe schematics, 2003.



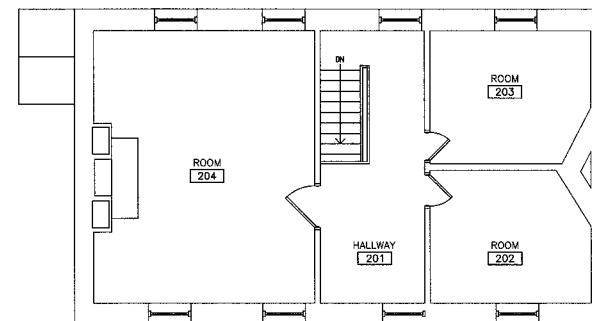
**B**  
E1.2  
FIRST FLOOR PLAN  
SCALE (A)



**A**  
E1.2  
BASEMENT FLOOR PLAN  
SCALE (A)



**D**  
E1.2  
ATTIC FLOOR PLAN  
SCALE (A)



**C**  
E1.2  
SECOND FLOOR PLAN  
SCALE (A)

**DRAWING NOTES: (APPLY TO THIS DRAWING ONLY)**

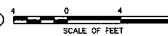
- D.1 ALL EXISTING LIGHTING AND POWER WORK SHALL REMAIN.  
D.2 INCOMING ELECTRICAL SERVICE AND PANELBOARD ARE EXISTING TO REMAIN.

**SPECIAL NOTES: (APPLY TO THIS DRAWING ONLY)**

- ① FUSE SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.  
② CONNECT TO SPARE CIRCUIT BREAKER IN EXISTING STONE HOUSE PANELBOARD. PROVIDE NEW CIRCUIT BREAKER AS REQUIRED. NEW CIRCUIT BREAKER SHALL MATCH EXISTING CIRCUIT BREAKERS IN PANELBOARD.  
③ FOR CHEMICAL FEED.



SCALE (A)



|                      |                              |                                                      |                    |
|----------------------|------------------------------|------------------------------------------------------|--------------------|
| DESIGNED:<br>LES     | SUB SHEET NO.<br><b>E1.2</b> | TITLE OF SHEET<br><b>STONE HOUSE<br/>FLOOR PLANS</b> | DRAWING NO.<br>379 |
| DRAWN:<br>JNY        |                              |                                                      | 25038B             |
| TECH. REVIEW:<br>JDT |                              |                                                      | PKG. NO. 25        |
| DATE: 08-22-03       |                              | MANASSAS NATIONAL BATTLEFIELD PARK                   | MANA 022 282 OF 28 |

Figure 45: Stone House floor plans, 2003.



## Summary of Character-Defining Features

### EXTERIOR

#### Shape and Mass

- Rectangular massing with characteristics of Federal-style architecture including symmetrically balanced, regularly spaced windows, side-gable roof with interior paired chimneys, and large stone lintels with projecting stone sills
- Four-bay construction featuring off-center entrance, first floor above grade
- Basement entry projection with gabled roof

#### Roof and Roof Features

- Side-gable roof with wood shingles, very shallow overhang

#### Openings

- Placement of single-hung sashed windows, nine-over-six lights on the first floor, and six-over-six on the second floor
- Attic windows straddle chimney stack on both east and west elevations
- Off-center, recessed entrance
- Basement entry with wood-shingled, gable roof

#### Projections

- Shallow roof overhangs on north and south facades
- Stone steps to both north and south entrances
- Sills slightly project at all window openings, including fixed attic windows
- Basement entry at northwest corner

#### Setting

- Location in the undulating hills of agricultural countryside
- Location at intersection of Fauquier and Alexandria Turnpike (VA 29 or Lee Highway) and Sudley Road (VA 234)
- Location in the center of two historic Civil War battles, Battle of First and Second Manassas

#### Materials

- Use of face-dressed red and yellow sandstone for construction
- Mortar composed of decomposed sandstone from the nearby Youngs Branch, sand, and lime
- Use of traditional wood sash windows with multiple lights, and paneled, wood doors
- Exposed stone chimneys above roof line
- Monolithic splayed stone lintels for windows and doors
- Iron oxide paint on window sash and on cornice

### INTERIOR

#### Prominent Individual Spaces

- Entry hall—with prominent staircase
- Tavern room—with fireplace, high ceilings and 5 ½ foot windows
- Sitting room—intimate, with corner fireplace
- Dining room—intimate, with corner fireplace

#### Interior Features

- Wood doors—four-paneled and board and batten
- Stair—replica newel post and balustrade
- Wood floors—wide-planked tongue-and-groove and groove-and-spline
- Windows—single-hung nine-over-six and six-over-six
- Fireplaces—stone fire box, hearthstone, without mantels
- Fireplace—absent in southeast room on second floor
- Stone floor in basement

#### Surface Finishes and Materials

- Wood floors—waxed tongue-and-groove and groove-and-spline
- Window trim—wood trimmed window heads, jambs, and sills on first floor
- Plaster—Whitewashed masonry and plaster

#### Exposed Structure

- Ceiling joists—exposed, and attic decking in northeast room
- Floor joists—exposed, and first floor decking in basement

Table 2: Summary of Character-Defining Features

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## Overall Visual Aspects

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Identifying the elements that give an historic building its visual character provides an analysis that governs the treatment and maintenance of the structure and serves as a tool for future reference. The elements, or Character Defining Features (CDFs), of the Stone House were recorded as represented at the time of inspection through a process adapted from the NPS Preservation Brief #17: *Architectural Character: Identifying the Visual Aspects of Historical Buildings as an Aid to Preserving their Character*.

The Stone House assessment followed the three tasks outlined in the NPS Preservation Brief:

1. Identify the Overall Visual Aspects
2. Identify the Visual Character at Close Range
3. Identify the Visual Character of Interior Spaces, Features, and Finishes

The assessment also implemented the two goals from *The Secretary of the Interior's Standards for the Treatment of Historic Properties*:

1. The preservation of historic materials
2. The preservation of a building's distinguishing character

The assessment identifies the visual aspects and physical features that comprise the appearance of every historic building as well as the unique, distinctive characteristics of the Stone House. It looks at the Stone House as a specific building type, as related to its function and studies the historic qualities that convey a sense of time and place in relation to the Civil War as a contributing structure to the Manassas National Battlefield. Even though buildings may have historic, rather than architectural significance, it is the Stone House's tangible elements that embody its historic significance and those tangible elements, both exterior and interior should be preserved.

The approach taken in identifying the CDFs of the Stone House is limited to identifying those visual and tangible aspects of the historic building in order to aid in the planning of rehabilitation, restoration and/or building uses. But the process is not a substitute for developing an understanding of the historic building and the surrounding district.

A complete understanding of any property, including the Stone House, requires documentary research about its style, construction, function, furnishings or contents, and about the original builder, owners, and later occupants. The evolutionary history of the Stone House provides insight into the understanding of its CDFs. A building's character may be irreversibly damaged or changed in many ways and the history will provide information regarding alterations to the building. Examples include: inappropriate additions or alterations, removal of a distinctive porch, replacement of window sashes, alterations to masonry openings, changes to the setting around the buildings, changes to the major room arrangements, replacement of original materials with synthetic materials, or the introduction of conventional materials that are not physically or chemically compatible with historic materials. In addition, inappropriate repointing of the masonry or painting previously unpainted woodwork or masonry can be damaging to the preservation of an historic structure.

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## Visual Aspects

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### *Shape and Mass*

The prominent overall visual aspect of the Stone House is the stone construction, rectangular massing, and paired end chimneys. Characteristics of the Federal Style of architecture include the side-gabled roof, the symmetrical and regular window openings, and the large stone lintels and projecting stone sills. Another feature of the Federal style is the multi-light, single-hung windows, where the lower story windows are more elongated than the upper story. The house is two and a half stories, four bays wide and two bays deep, with a basement.

---

*“A prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character. Structures, objects, vegetation, spatial relationships, view, furnishings, decorative details, and materials may be such features.”*

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as defined in *Director's Order 28, Cultural Resources Management Guidelines*

---

### ***Roof and Related Features option***

The roof is side-gabled with very little overhang on the north and south facades and forms a shallow cornice. The vergeboards on the gables are flush with the side walls on the east and west elevations. The roof is composed of 32 courses of red cedar wood shingles with an average exposure of six and five-eighth inches for each shingle.

The Stone House's paired chimneys sit at either end of the rectangular mass with one slightly wider than the other: six foot, eight inches wide on the west end; four foot, eight inches wide on the east end. The stone chimneys extend approximately three feet from the roof's ridge and each bears a single corbel at the top.

### ***Openings***

Typical of Federal style architecture, the windows and recessed doors of the Stone House are horizontally and vertically aligned and sit in symmetrical rows. Four basement windows, located at grade level, are situated about six feet from the corners of the building on the north and south facades. They are interior-opening awning windows with eight lights with wooden grilles for exterior protection. The fifth basement window is also interior-opening with a wooden grille. Located on the west elevation at grade level, it has only four lights.

The first floor contains six, single-hung sash windows with nine over six lights. The eight windows on the second floor are single-hung sash windows with six over six lights. The four attic windows are six light, fixed. The window muntins, stiles and rails are painted with oil-based enamel on the exterior.

The two first floor doors (on the north and south facades) are four-paneled wood doors with modern hardware. The main entrance on the south facade features a transom window with three small rectangular panes (rather than the semi-circular or elliptical fanlight transom of the Federal style). The basement door is board and batten with iron hardware.



Figure 46: Roof detail.

Figure 47: West gable chimney.



### ***Projections***

Only the cornice, chimneys, window sills and entry stairs project from the Stone House. The basement entry is housed by a small, one-story gabled enclosure attached to the northwest corner of the house.

### ***Setting***

The Stone House witnessed both Civil War battles of Manassas from the center of the battlefield and was used



Figure 48: (left to right) Basement window, first floor window, second floor window, and attic window.

Figure 49: Basement entry at northwest corner of Stone House.



Figure 50: NPS *Then and Now* series photo with drawing superimposed.



as a field hospital for Union troops. It is also located at the crossroads of two thoroughfares: the Fauquier and Alexandria Turnpike (VA 29/Lee Highway) and Sudley Road (VA 234)

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### **Visual Character at Close Range**

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#### ***Materials***

The greatest character-defining feature of the Stone House at close range is the stone and mortar. The red and yellow sandstone was likely quarried locally. The harder red sandstone was used for the foundation and extends roughly eight to 10 feet above grade, where the use of yellow sandstone dominates. Apart from the south elevation, the yellow and red stones are interspersed above the first floor.

The mortar used in the Stone House varies in color and aggregate size from the original through various repair campaigns. The original mortar likely contained decomposed sandstone that was readily available from Youngs Branch that passes directly in front of the house. This sand contains red flecks of sandstone that match the red sandstone used in the construction of the house.

---

### **Interior Visual Character**

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#### ***Prominent Individual Spaces***

The plan of the Stone House is a central-passage, double pile plan. The high ceilings, five and one-half foot high windows, and wood floors contribute to the interior character of the building. The tavern room, sitting room, dining room, and entry hall are considered prominent individual spaces due to their configuration and function.

#### ***Related Spaces and Sequence of Spaces***

The original plan of the Stone House has a distinct series of related spaces designed for the function of the building. The proximity to the major crossroads afforded the Stone House an ideal location for a tavern that could feed and house travelers. The tavern room is the largest space, accessed directly from the entry hall and closest to the front door with the sitting room located to the right of

the entry hall. The dining room, located at the end of the entry hall across from the basement stairs, facilitated the transfer of food prepared in the kitchen (likely located in the basement).

The plan is the same upstairs. Two rooms extend to the east side of the hallway, and one large room extends to the west side. There are no doors on the second floor.

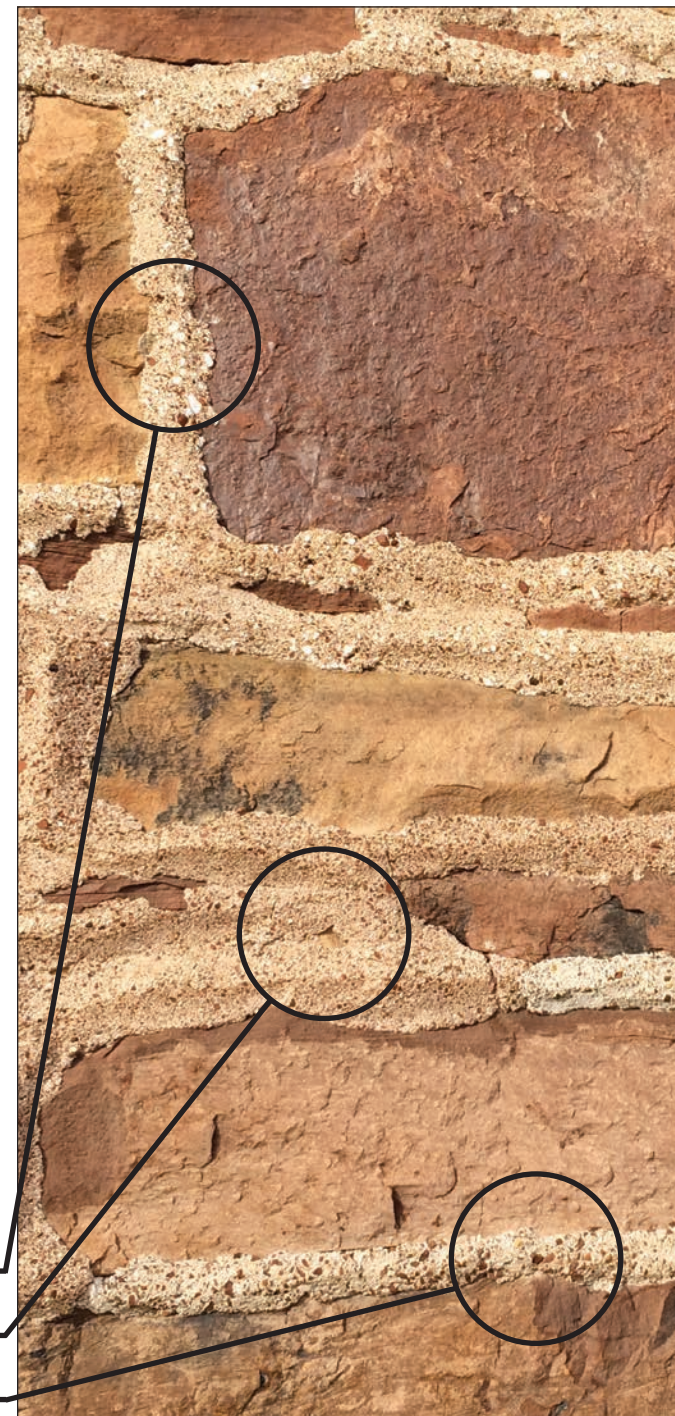
#### ***Interior Features***

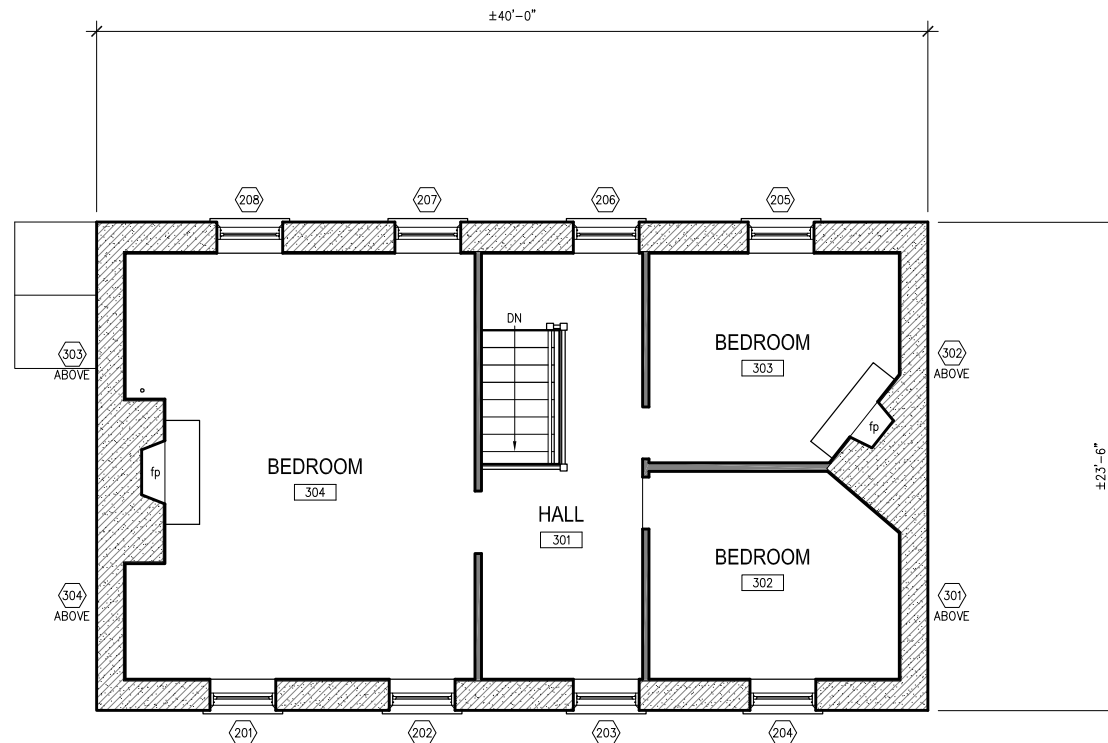
The Stone House has several notable interior decorative features that help to define the interior visual character. These features are outlined in the interior room schedule on page 63.



Figure 51: Decomposed sandstone from the nearby Youngs Branch.

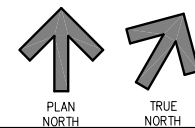
- Yellow color with large white aggregate
- Yellow/orange color with finely-ground aggregate
- White color with large red aggregate





# 1 SECOND FLOOR PLAN

Scale: 0' 2' 4' 8'



|                                                                                       |                           |                                |                                                                 |                    |
|---------------------------------------------------------------------------------------|---------------------------|--------------------------------|-----------------------------------------------------------------|--------------------|
|  | FIELD WORK:<br>CSC & JHO  | SUB SHEET NO.<br><br><b>A3</b> | TITLE OF DRAWING<br><b>STONE HOUSE</b>                          | DRAWING NO.<br>379 |
|                                                                                       | CADD:<br>CSC              |                                | LOCATION WITHIN PARK<br><b>FAUQUIER AND ALEXANDRIA TURNPIKE</b> | -                  |
|                                                                                       | TECH. REVIEW<br>CSC & JHO |                                | NAME OF PARK<br><b>MANASSAS NATIONAL BATTLEFIELD PARK</b>       | PMS/PKG. NO.<br>-  |
|                                                                                       | DATE:<br>APRIL 2015       |                                | REGION<br>NATL. CAPT. PRINCE WILLIAM                            | SHEET<br>3 OF 6    |
|                                                                                       |                           |                                | COUNTY<br>PRINCE WILLIAM                                        | STATE<br>MARYLAND  |

Figure 52: Stone House second floor plan.

## Room Schedule of Interior Character-Defining Features—Stone House at Manassas

### **BASEMENT**

#### **001 West Side**

- flagstone floor
- inward-opening awning windows
- whitewashed stone walls
- exposed joists and floor decking of 1<sup>st</sup> floor above
- stone stairs to west elevation from basement

#### **002 East Side**

- inward-opening awning windows
- whitewashed stone walls
- exposed joists and floor decking of 1<sup>st</sup> floor above

### **FIRST FLOOR**

#### **101 Entry Hall**

- groove-and-spline wood floor
- whitewashed stone and plaster walls
- four-paneled doors (4)
- board and batten doors (2)
- stairway, spindle balusters and newel post – replicas

#### **102 Sitting Room**

- tongue-and-groove wood floor – covered with non-historic carpet
- whitewashed stone and plaster walls
- interior partition wall
- nine-over-six, single-hung, wood sash window with wooden sill
- four-paneled door with butt hinges
- corner fireplace with hearthstone, no mantel

#### **103 Dining Room**

- tongue-and-groove wood floor – wide planks
- whitewashed stone and plaster walls
- interior partition wall
- nine-over-six, single-hung, wood sash window with wooden sill
- four-paneled door with butt hinges
- corner fireplace with hearthstone, no mantel

#### **104 Tavern Room**

- tongue-and-groove wood floor – wide planks
- whitewashed stone and plaster walls

- nine-over-six, single-hung, wood sash windows with wooden sills (4)
- board and batten door with strap hinges
- interior fireplace with hearthstone, no mantel

### **SECOND FLOOR**

#### **201 Upstairs Hallway**

- tongue-and-groove wood floor – wide planks
- whitewashed plaster walls
- six-over-six, single-hung, wood sash windows without sills (2)
- attic entry in ceiling, accessible by ladder

#### **202 Southeast Bedroom**

- tongue-and-groove wood floor – wide planks
- whitewashed plaster walls
- six-over-six, single-hung, wood sash window without sill
- no door
- no fireplace

#### **203 Northeast Bedroom**

- tongue-and-groove wood floor – wide planks
- whitewashed plaster walls
- six-over-six, single-hung, wood sash window without sill
- no door
- corner fireplace with hearthstone
- exposed joists and floor decking of attic above

#### **204 West Bedroom**

- tongue-and-groove wood floor – various width planks
- whitewashed plaster walls
- six-over-six, single-hung, wood sash windows without sills (4)
- no door
- interior fireplace with hearthstone, no mantel

### **ATTIC**

#### **401 Attic**

- plank roof sheathing and wood shingles
- masonry gable-end chimney stack (2)
- tree-pole rafter bracing
- fixed six-light gable-end windows (4)

Table 3: Room schedule of interior character-defining features.



1890s sketch of the Stone House.

# The Stone House at Manassas is listed as a contributing resource for the Manassas Battlefield Historic District, listed on the National Register of Historic Places.

Treatment philosophies are based on the most appropriate treatment standards, Preservation and Restoration, as defined by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* below.

## Preservation

Preservation is appropriate “when the property’s distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations. Prior to undertaking work, a documentation plan for Preservation should be developed.”

## Restoration

Restoration is appropriate “when the property’s design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned.” Prior to undertaking work, a particular period of time, *i.e.*, the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

## Condition Assessment Standard Definitions

The condition assessment definitions used for this HSAR are based on those outlined in the NPS PFMD’s Asset Management Process (AMP), the Facilities Management Software System (FMSS), and the Facility Condition Assessment Survey (FCAS) and adapted for use by the National Capital Region. For the purpose of this report, these definitions were strictly interpreted as a way to

qualitatively assess the current condition of the Stone House at Manassas.

## 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 specially required to maintain the current condition or correct deficiencies.

### FAIR

- The feature generally provides an adequate level of service to operations; but
- The feature requires more than routine maintenance; 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.

## Maintenance Deficiency Priority Ratings (10-Year Rating Period)

### Minor – Short-Term/Long-Term Priority

- This rating indicates standard preventative maintenance priorities 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 10 years and beyond; or

## Standards, Guidelines & Definitions



- There is a condition with a long-term impact within five to 10 years and beyond.

***Serious – Immediate/Short-Term Priority***

- 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 if the ongoing deterioration is not corrected; or
- There is ongoing deterioration of adjacent or related materials and/or features as a result of the feature's deficiency.

***Critical – Immediate Priority***

- This 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 feature's deficiencies if not corrected within one year; or
- There is immediate threat to the health and/or safety of the user; or
- There is a failure to meet a legislated requirement.

***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.

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**Code Compliance**

Both NPS policies and federal regulations stipulate that when a historic structure is preserved and/or rehabilitated, attempts should be made to meet applicable nationally accepted model building codes to the maximum extent feasible. Compliance with nationally accepted codes does not automatically trigger a complete code-based upgrade. Alternative criteria exist for alterations to historic structures; these typically encourage flexibility in the literal application of the code intent.



**ASTM Unifomat II Classification for Building Elements (E1557-97)**

| Level 1<br>Major Group Elements     | Level 2<br>Group Elements         | Level 3<br>Individual Elements                                                                                                                                                                                                                                            |
|-------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A SUBSTRUCTURE                      | A10 Foundations                   | A1010 Standard Foundations<br>A1020 Special Foundations<br>A1030 Slab on Grade                                                                                                                                                                                            |
|                                     | A20 Basement Construction         | A2010 Basement Excavation<br>A2020 Basement Walls                                                                                                                                                                                                                         |
| B SHELL                             | B10 Superstructure                | B1010 Floor Construction<br>B1020 Roof Construction                                                                                                                                                                                                                       |
|                                     | B20 Exterior Enclosure            | B2010 Exterior Walls<br>B2020 Exterior Windows<br>B2030 Exterior Doors                                                                                                                                                                                                    |
|                                     | B30 Roofing                       | B3010 Roof Coverings<br>B3020 Roof Openings                                                                                                                                                                                                                               |
| C INTERIORS                         | C10 Interior Construction         | C1010 Partitions<br>C1020 Interior Doors<br>C1030 Fittings                                                                                                                                                                                                                |
|                                     | C20 Stairs                        | C2010 Stair Construction<br>C2020 Stair Finishes                                                                                                                                                                                                                          |
|                                     | C30 Interior Finishes             | C3010 Wall Finishes<br>C3020 Floor Finishes<br>C3030 Ceiling Finishes                                                                                                                                                                                                     |
| D SERVICES                          | D10 Conveying                     | D1010 Elevators & Lifts<br>D1020 Escalators & Moving Walks<br>D1090 Other Conveying Systems                                                                                                                                                                               |
|                                     | D20 Plumbing                      | D2010 Plumbing Fixtures<br>D2020 Domestic Water Distribution<br>D2030 Sanitary Waste<br>D2040 Rain Water Drainage<br>D2090 Other Plumbing Systems                                                                                                                         |
|                                     | D30 HVAC                          | D3010 Energy Supply<br>D3020 Heat Generating Systems<br>D3030 Cooling Generating Systems<br>D3040 Distribution Systems<br>D3050 Terminal & Package Units<br>D3060 Controls & Instrumentation<br>D3070 Systems Testing & Balancing<br>D3090 Other HVAC Systems & Equipment |
|                                     | D40 Fire Protection               | D4010 Sprinklers<br>D4020 Standpipes<br>D4030 Fire Protection Specialties<br>D4090 Other Fire Protection Systems                                                                                                                                                          |
|                                     | D50 Electrical                    | D5010 Electrical Service & Distribution<br>D5020 Lighting and Branch Wiring<br>D5030 Communications & Security<br>D5090 Other Electrical Systems                                                                                                                          |
|                                     |                                   |                                                                                                                                                                                                                                                                           |
| E EQUIPMENT & FURNISHINGS           | E10 Equipment                     | E1010 Commercial Equipment<br>E1020 Institutional Equipment<br>E1030 Vehicular Equipment<br>E1090 Other Equipment                                                                                                                                                         |
|                                     | E20 Furnishings                   | E2010 Fixed Furnishings<br>E2020 Movable Furnishings                                                                                                                                                                                                                      |
| F SPECIAL CONSTRUCTION & DEMOLITION | F10 Special Construction          | F1010 Special Structures<br>F1020 Integrated Construction<br>F1030 Special Construction Systems<br>F1040 Special Facilities<br>F1050 Special Controls and Instrumentation                                                                                                 |
|                                     | F20 Selective Building Demolition | F2010 Building Elements Demolition<br>F2020 Hazardous Components Abatement                                                                                                                                                                                                |

**Table 4: ASTM Unifomat II Classification for Building Elements**

This chapter of the HSAR describes the current condition (December 2014 – May 2015) of the architectural fabric of the Stone House at Manassas. It identifies maintenance deficiencies of the building’s features as described in the building feature master list in this chapter. Along with a written description of the observed conditions, a condition rating and deficiency rating are provided for each substantially separate building feature.

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#### Site Visit

Members of the project team visited the Stone House on Wednesday, October 22, 2014, Tuesday, January 13, 2015, and Monday, May 11, 2015.

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#### Summary of Findings

The exterior of the Stone House achieves an overall Quality Condition Rating of POOR and an overall Maintenance Deficiency Priority Rating of SERIOUS. The condition of the roof and the deteriorating mortar are the factors that earned the exterior a POOR rating.

The interior of the Stone House achieves an overall Quality Condition Rating of GOOD and an overall Maintenance Deficiency Priority Rating of MINOR.

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#### Building Feature Master List – ASTM Uniformat II

The Stone House’s features are described and rated according to the ASTM Uniformat II Classification, outlined in Table 4, opposite.

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#### Summary of Condition Assessment Ratings Outline

Table 5 describes the individual building features’ conditions and is organized according to the ASTM Uniformat II Classification and are not in priority order.

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#### Architectural Drawings – (2015)

These architectural drawings illustrate the current configuration of the Stone House (page 75, *et seq.*).

## Condition Assessment Survey



## ASTM Uniformat Classification for Building Elements

| Level 1<br>MAJOR GROUP<br>ELEMENTS | Level 2<br>GROUP<br>ELEMENTS     | Level 3<br>INDIVIDUAL<br>ELEMENTS | Condition Rating<br>GOOD/FAIR/POOR | Deficiency Rating<br>MINOR/SERIOUS/CRITICAL |
|------------------------------------|----------------------------------|-----------------------------------|------------------------------------|---------------------------------------------|
| <b>A. SUBSTRUCTURE</b>             |                                  |                                   |                                    |                                             |
|                                    | <b>A10 Foundations</b>           |                                   |                                    |                                             |
|                                    | A1010                            | Standard Foundations              | Unknown                            | Unknown                                     |
|                                    | <b>A20 Basement Construction</b> |                                   |                                    |                                             |
|                                    | A2020                            | Basement Walls                    |                                    |                                             |
|                                    |                                  | A2020-01 » West Basement          | Good                               | Minor                                       |
|                                    |                                  | A2020-02 » East Basement          | Good                               | Minor                                       |
| <b>B. SHELL</b>                    |                                  |                                   |                                    |                                             |
|                                    | <b>B10 Superstructure</b>        |                                   |                                    |                                             |
|                                    | B1010                            | Floor Construction                |                                    |                                             |
|                                    |                                  | B1010-01 » Basement               | Good                               | Minor                                       |
|                                    |                                  | B1010-02 » First Floor            | Good                               | Minor                                       |
|                                    |                                  | B1010-03 » Second Floor           | Good                               | Minor                                       |
|                                    | B1011                            | Exterior Stairs                   |                                    |                                             |
|                                    |                                  | B1011-01 » North                  | Good                               | Minor                                       |
|                                    |                                  | B1011-02 » South                  | Good                               | Minor                                       |
|                                    | B1020                            | Roof Construction                 | Good                               | Minor                                       |
|                                    | <b>B20 Exterior Enclosure</b>    |                                   |                                    |                                             |
|                                    | B2010                            | Exterior Walls                    |                                    |                                             |
|                                    |                                  | B2010-01 » North                  | Fair                               | Serious                                     |
|                                    |                                  | B2010-02 » South                  | Fair                               | Serious                                     |
|                                    |                                  | B2010-03 » East                   | Fair                               | Serious                                     |
|                                    |                                  | B2010-04 » West                   | Fair                               | Serious                                     |
|                                    | B2020                            | Exterior Windows                  |                                    |                                             |
|                                    |                                  | B2020-001 » Basement              | Fair                               | Serious                                     |
|                                    |                                  | B2020-002 » Basement              | Fair                               | Serious                                     |
|                                    |                                  | B2020-003 » Basement              | Good                               | Minor                                       |
|                                    |                                  | B2020-004 » Basement              | Good                               | Minor                                       |

Table 5: ASTM Uniformat II Classification of Stone House building elements.

## ASTM Uniformat Classification for Building Elements (continued)

| Level 1              | Level 2        | Level 3             |                              | Condition Rating | Deficiency Rating      |          |
|----------------------|----------------|---------------------|------------------------------|------------------|------------------------|----------|
| MAJOR GROUP ELEMENTS | GROUP ELEMENTS | INDIVIDUAL ELEMENTS |                              | GOOD/FAIR/POOR   | MINOR/SERIOUS/CRITICAL |          |
|                      |                | B2020               | Exterior Windows (continued) |                  |                        |          |
|                      |                |                     | B2020-005                    | » Basement       | Fair                   | Serious  |
|                      |                |                     | B2020-101                    | » First Floor    | Good                   | Minor    |
|                      |                |                     | B2020-102                    | » First Floor    | Good                   | Minor    |
|                      |                |                     | B2020-103                    | » First Floor    | Good                   | Minor    |
|                      |                |                     | B2020-104                    | » First Floor    | Good                   | Minor    |
|                      |                |                     | B2020-105                    | » First Floor    | Good                   | Minor    |
|                      |                |                     | B2020-106                    | » First Floor    | Good                   | Minor    |
|                      |                |                     | B2020-201                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-202                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-203                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-204                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-205                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-206                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-207                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-208                    | » Second Floor   | Good                   | Minor    |
|                      |                |                     | B2020-301                    | » Attic          | Good                   | Minor    |
|                      |                |                     | B2020-302                    | » Attic          | Good                   | Minor    |
|                      |                |                     | B2020-303                    | » Attic          | Good                   | Minor    |
|                      |                |                     | B2020-304                    | » Attic          | Good                   | Minor    |
|                      |                | B2030               | Exterior Doors               |                  |                        |          |
|                      |                |                     | B2030-101B                   | » North          | Good                   | Minor    |
|                      |                |                     | B2030-101A                   | » South          | Good                   | Minor    |
|                      |                |                     | B2030-001A                   | » West           | Good                   | Minor    |
|                      | B30 Roofing    |                     |                              |                  |                        |          |
|                      |                | B3010               | Roof Coverings               |                  |                        |          |
|                      |                |                     | B3010-01                     | » Shingles       | Poor                   | Critical |
|                      |                |                     | B3010-04                     | » Flashing       | Poor                   | Critical |

Table 3 (continued): ASTM Uniformat II Classification of Stone House building elements.

## ASTM Uniformat Classification for Building Elements

| Level 1              | Level 2                   | Level 3             |                    | Condition Rating              | Deficiency Rating      |         |
|----------------------|---------------------------|---------------------|--------------------|-------------------------------|------------------------|---------|
| MAJOR GROUP ELEMENTS | GROUP ELEMENTS            | INDIVIDUAL ELEMENTS |                    | GOOD/FAIR/POOR                | MINOR/SERIOUS/CRITICAL |         |
| C. INTERIORS         |                           |                     |                    |                               |                        |         |
|                      | C10 Interior Construction |                     |                    |                               |                        |         |
|                      |                           | C1010               | Partitions         |                               |                        |         |
|                      |                           |                     | C1010-01           | » Basement                    | Good                   | Minor   |
|                      |                           |                     | C1010-02           | » First Floor                 | Good                   | Minor   |
|                      |                           |                     | C1010-03           | » Second Floor                | Good                   | Minor   |
|                      |                           | C1020               | Interior Doors     |                               |                        |         |
|                      |                           |                     | C1020-002A         | » Basement                    | Good                   | Minor   |
|                      |                           |                     | C1020-102A         | » First Floor                 | Good                   | Minor   |
|                      |                           |                     | C1020-103A         | » First Floor                 | Good                   | Minor   |
|                      |                           |                     | C1020-104A         | » First Floor                 | Good                   | Minor   |
|                      |                           |                     | C1020-101C         | » First Floor                 | Good                   | Minor   |
|                      | C1030                     | Fittings            |                    | Non-Historic                  |                        |         |
|                      | C20 Stairs                |                     |                    |                               |                        |         |
|                      |                           | C2010               | Stair Construction |                               |                        |         |
|                      |                           |                     | C2010-01           | » Basement to Exterior        | Fair                   | Serious |
|                      |                           |                     | C2010-02           | » Basement to First Floor     | Good                   | Minor   |
|                      |                           |                     | C2010-03           | » First Floor to Second Floor | Good                   | Minor   |
|                      |                           | C2020               | Stair Finishes     |                               |                        |         |
|                      |                           |                     | C2020-01           | » Basement to Exterior        | N/A                    |         |
|                      |                           |                     | C2020-02           | » Basement to First Floor     | Good                   | Minor   |
|                      |                           |                     | C2020-03           | » First Floor to Second Floor | Good                   | Minor   |
|                      | C30 Interior Finishes     |                     |                    |                               |                        |         |
|                      |                           | C3010               | Wall Finishes      |                               |                        |         |
|                      |                           |                     | C3010-01           | » Basement                    | Good                   | Minor   |
|                      |                           |                     | C3010-02           | » First Floor                 | Good                   | Minor   |
|                      |                           |                     | C3010-03           | » Second Floor                | Good                   | Minor   |

Table 3 (continued): ASTM Uniformat II Classification of Stone House building elements.

## ASTM Uniformat Classification for Building Elements

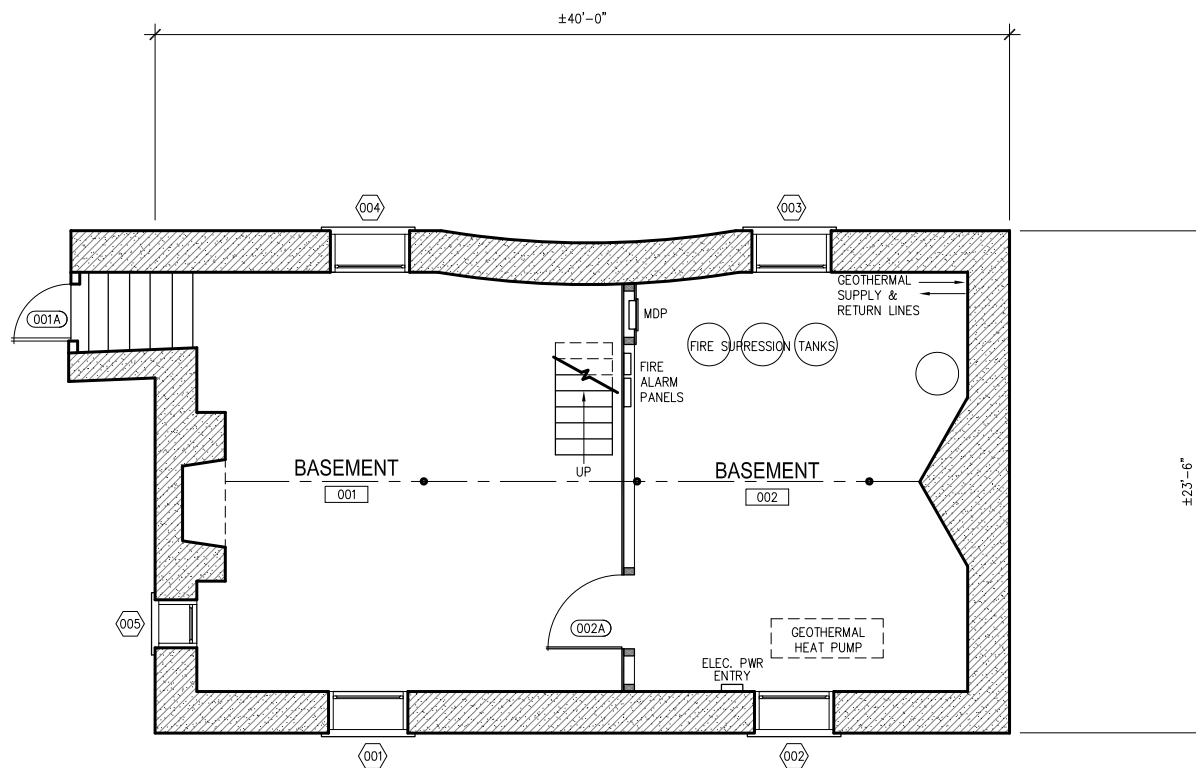
| Level 1              | Level 2                           | Level 3             |                                  | Condition Rating        | Deficiency Rating      |       |
|----------------------|-----------------------------------|---------------------|----------------------------------|-------------------------|------------------------|-------|
| MAJOR GROUP ELEMENTS | GROUP ELEMENTS                    | INDIVIDUAL ELEMENTS |                                  | GOOD/FAIR/POOR          | MINOR/SERIOUS/CRITICAL |       |
|                      | C30 Interior Finishes (continued) |                     |                                  |                         |                        |       |
|                      |                                   | C3020               | Floor Finishes                   |                         |                        |       |
|                      |                                   |                     | C3020-01                         | » Basement              | Good                   | Minor |
|                      |                                   |                     | C3020-02                         | » First Floor           | Good                   | Minor |
|                      |                                   |                     | C3020-03                         | » Second Floor          | Good                   | Minor |
|                      |                                   | C3030               | Ceiling Finishes                 |                         |                        |       |
|                      |                                   |                     | C3030-01                         | » Basement              | Good                   | Minor |
|                      |                                   |                     | C3030-02                         | » First Floor           | Good                   | Minor |
|                      |                                   | C3030-03            | Second Floor                     | Good                    | Minor                  |       |
| D. SERVICES          |                                   |                     |                                  |                         |                        |       |
|                      | D20 Plumbing                      |                     |                                  |                         |                        |       |
|                      |                                   | D2040               | Rain Water Drainage              |                         | Good                   | Minor |
|                      | D30 HVAC                          |                     |                                  |                         |                        |       |
|                      |                                   | D3040               | Distribution Systems             |                         |                        |       |
|                      |                                   |                     | D3040-01                         | » Ductwork – Sheetmetal | Good                   | Minor |
|                      |                                   | D3090               | Other HVAC Systems and Equipment |                         |                        |       |
|                      |                                   |                     | D3090-01                         | » Geothermal            | Good                   | Minor |
|                      | D40 Fire Protection               |                     |                                  |                         |                        |       |
|                      |                                   | D4010               | Sprinklers                       |                         |                        |       |
|                      |                                   |                     | D4010-01                         | » Basement              | Good                   | Minor |
|                      |                                   |                     | D4010-02                         | » First Floor           | Good                   | Minor |
|                      |                                   |                     | D4010-03                         | » Second Floor          | Good                   | Minor |
|                      |                                   |                     | D4010-04                         | » Attic                 | Good                   | Minor |
|                      |                                   | D4090               | Smoke Detectors                  |                         |                        |       |
|                      |                                   |                     | D4090-01                         | » Basement              | Good                   | Minor |
|                      |                                   |                     | D4090-02                         | » First Floor           | Good                   | Minor |
|                      |                                   |                     | D4090-03                         | » Second Floor          | Good                   | Minor |
|                      |                                   |                     | D4090-04                         | » Attic                 | Good                   | Minor |

Table 3 (continued): ASTM Uniformat II Classification of Stone House building elements.

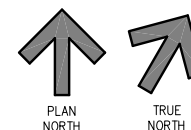
## ASTM Uniformat Classification for Building Elements

| Level 1                              | Level 2                           | Level 3             |  |                                   | Condition Rating | Deficiency Rating      |  |
|--------------------------------------|-----------------------------------|---------------------|--|-----------------------------------|------------------|------------------------|--|
| MAJOR GROUP ELEMENTS                 | GROUP ELEMENTS                    | INDIVIDUAL ELEMENTS |  |                                   | GOOD/FAIR/POOR   | MINOR/SERIOUS/CRITICAL |  |
|                                      | D30 HVAC (continued)              |                     |  |                                   |                  |                        |  |
|                                      |                                   | D3090               |  | Other HVAC Systems & Equipment    | Good             | Minor                  |  |
|                                      | D40 Fire Protection               |                     |  |                                   |                  |                        |  |
|                                      |                                   | D4010               |  | Sprinklers                        | Good             | Minor                  |  |
|                                      |                                   | D4020               |  | Standpipes                        | Good             | Minor                  |  |
|                                      |                                   | D4030               |  | Fire Protection Specialties       | Good             | Minor                  |  |
|                                      |                                   | D4090               |  | Other Fire Protection Systems     | Good             | Minor                  |  |
|                                      | D50 Electrical                    |                     |  |                                   |                  |                        |  |
|                                      |                                   | D5010               |  | Electrical Service & Distribution | Good             | Minor                  |  |
|                                      |                                   | D5020               |  | Lighting & Branch Wiring          | Good             | Minor                  |  |
|                                      |                                   | D5030               |  | Communications & Security         | Good             | Minor                  |  |
|                                      |                                   | D5090               |  | Other Electrical Systems          | Good             | Minor                  |  |
|                                      | E. EQUIPMENT & FURNISHINGS        |                     |  |                                   |                  |                        |  |
|                                      |                                   | E10 Equipment       |  |                                   |                  | N/A                    |  |
|                                      |                                   | E20 Furnishings     |  |                                   |                  | N/A                    |  |
| F. SPECIAL CONSTRUCTION & DEMOLITION |                                   |                     |  |                                   |                  |                        |  |
|                                      | F10 Special Construction          |                     |  |                                   | N/A              |                        |  |
|                                      | F20 Selective Building Demolition |                     |  |                                   | N/A              |                        |  |

Table 3 (continued): ASTM Uniformat II Classification of Stone House building elements.

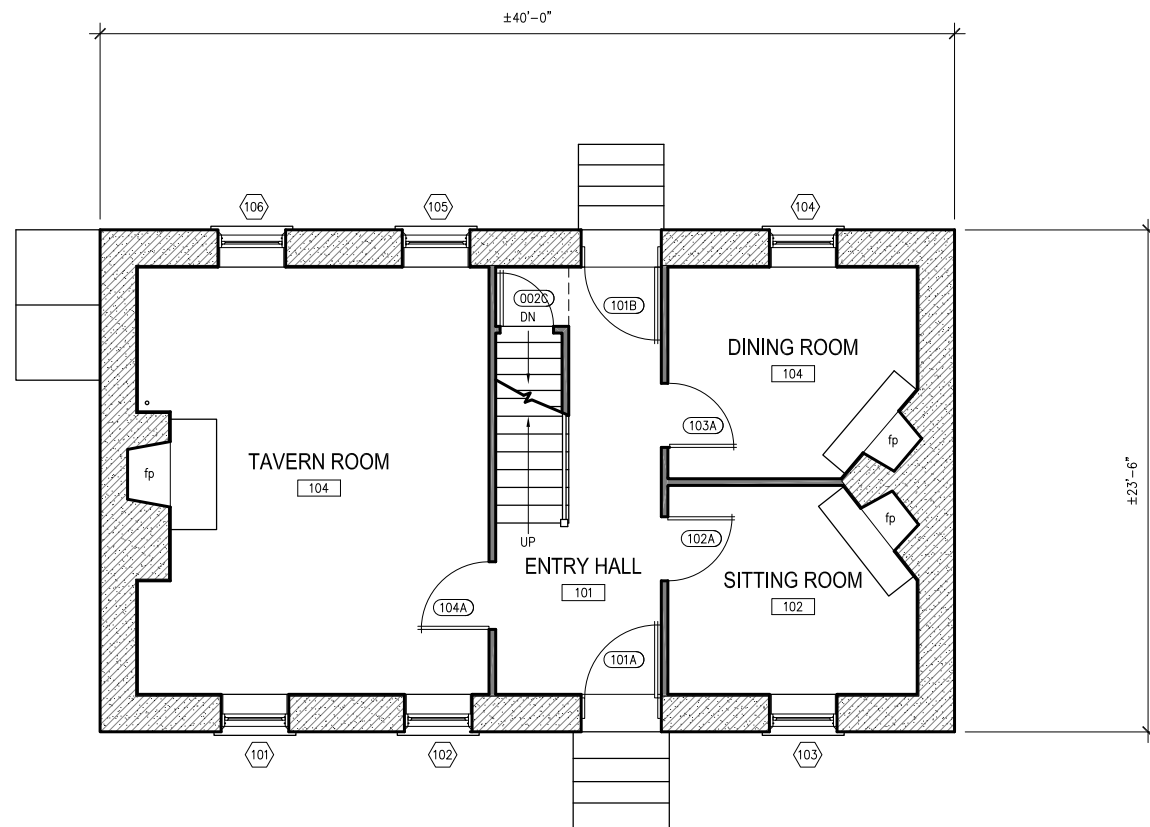


**1 BASEMENT PLAN**  
Scale: 0' 2' 4' 8'



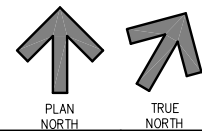
|                                                                                       |                            |               |           |                                                                 |                    |
|---------------------------------------------------------------------------------------|----------------------------|---------------|-----------|-----------------------------------------------------------------|--------------------|
|  | FIELD WORK:<br>CSC & JHO   | SUB SHEET NO. | <b>A1</b> | TITLE OF DRAWING<br><b>STONE HOUSE</b>                          | DRAWING NO.<br>379 |
|                                                                                       | CADD:<br>CSC               |               |           | LOCATION WITHIN PARK<br><b>FAUQUIER AND ALEXANDRIA TURNPIKE</b> |                    |
|                                                                                       | TECH. REVIEW:<br>CSC & JHO |               |           | NAME OF PARK<br><b>MANASSAS NATIONAL BATTLEFIELD PARK</b>       | PWSPKG. NO.<br>-   |
|                                                                                       | DATE:<br>APRIL 2015        |               |           | REGION<br>NATL. CAPT. PRINCE WILLIAM                            | STATE<br>MARYLAND  |
|                                                                                       |                            |               |           |                                                                 | SHEET<br>1 OF 6    |

Figure 53: Architectural drawings (2015), basement plan.



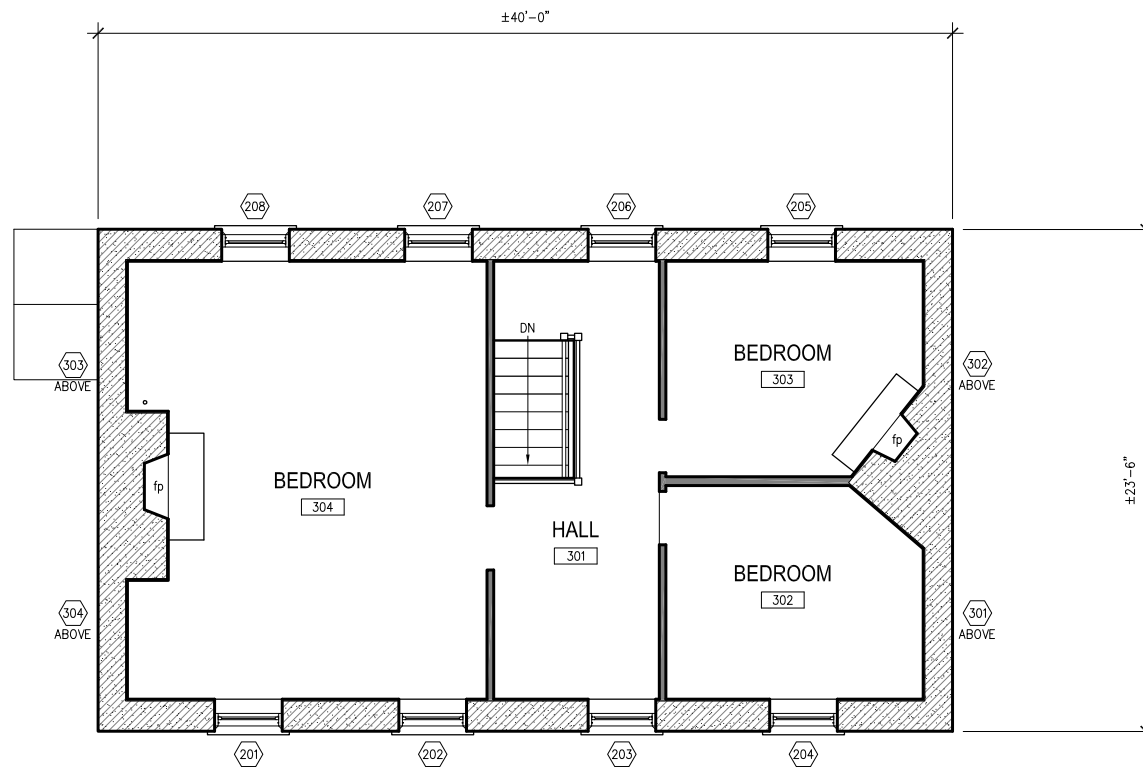
# 1 FIRST FLOOR PLAN

Scale: 0' 2' 4' 8'



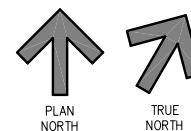
|                                                                                       |                                                                                              |                                |                                                                                                                                                                                                                                                |                                                            |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
|  | FIELD WORK:<br>CSC & JHO<br>CADD:<br>CSC<br>TECH. REVIEW<br>CSC & JHO<br>DATE:<br>APRIL 2015 | SUB SHEET NO.<br><br><b>A2</b> | TITLE OF DRAWING<br><b>STONE HOUSE</b><br>LOCATION WITHIN PARK<br><b>FAUQUIER AND ALEXANDRIA TURNPIKE</b><br>NAME OF PARK<br><b>MANASSAS NATIONAL BATTLEFIELD PARK</b><br>REGION<br><b>NATL. CAPT. PRINCE WILLIAM</b> STATE<br><b>MARYLAND</b> | DRAWING NO.<br>379<br>PMS/PKG. NO.<br>-<br>SHEET<br>2 OF 6 |
|                                                                                       |                                                                                              |                                |                                                                                                                                                                                                                                                |                                                            |
|                                                                                       |                                                                                              |                                |                                                                                                                                                                                                                                                |                                                            |
|                                                                                       |                                                                                              |                                |                                                                                                                                                                                                                                                |                                                            |

Figure 54: Architectural drawings (2015), 1<sup>st</sup> floor plan.



# 1 SECOND FLOOR PLAN

Scale: 0' 2' 4' 8'



|                                                                                       |                                                                                                                           |                                                                                      |                                                                                                                                                                                                                                             |                           |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
|  | <b>FIELD WORK:</b><br>CSC & JHO<br><b>CADD:</b><br>CSC<br><b>TECH. REVIEW:</b><br>CSC & JHO<br><b>DATE:</b><br>APRIL 2015 | <b>SUB SHEET NO.</b><br><br><div style="font-size: 2em; font-weight: bold;">A3</div> | <b>TITLE OF DRAWING</b><br><b>STONE HOUSE</b><br>LOCATION WITHIN PARK<br><b>FAUQUIER AND ALEXANDRIA TURNPIKE</b><br>NAME OF PARK<br><b>MANASSAS NATIONAL BATTLEFIELD PARK</b><br>REGION COUNTY STATE<br>NATL. CAPT. PRINCE WILLIAM MARYLAND | <b>DRAWING NO.</b><br>379 |
|                                                                                       |                                                                                                                           |                                                                                      |                                                                                                                                                                                                                                             | <b>PWSPKG. NO.</b><br>-   |
|                                                                                       |                                                                                                                           |                                                                                      |                                                                                                                                                                                                                                             | <b>SHEET</b><br>3 OF 6    |
|                                                                                       |                                                                                                                           |                                                                                      |                                                                                                                                                                                                                                             |                           |

Figure 55: Architectural drawings (2015), 2<sup>nd</sup> floor plan.



# 1 SOUTH ELEVATION

Scale: 0' 2' 4' 8'

THE STONE INDICATED ON THE ELEVATION DRAWINGS IS TO INDICATE MATERIAL ONLY AND IS NOT A TRUE REPRESENTATION OF THE ACTUAL STONE PATTERN OF THE STRUCTURE.

|                                                                                       |                           |                                |                                                          |                    |
|---------------------------------------------------------------------------------------|---------------------------|--------------------------------|----------------------------------------------------------|--------------------|
|  | FIELD WORK:<br>CSC & JHO  | SUB SHEET NO.<br><br><b>A4</b> | TITLE OF DRAWING<br><b>STONE HOUSE</b>                   | DRAWING NO.<br>379 |
|                                                                                       | CADD:<br>CSC              |                                | LOCATION WITHIN PARK<br>FAUQUIER AND ALEXANDRIA TURNPIKE | -                  |
|                                                                                       | TECH. REVIEW<br>CSC & JHO |                                | NAME OF PARK<br>MANASSAS NATIONAL BATTLEFIELD PARK       | PMSP/KG. NO.<br>-  |
|                                                                                       | DATE:<br>APRIL 2015       |                                | REGION<br>NATL. CAPT. PRINCE WILLIAM                     | SHEET<br>4 OF 6    |
|                                                                                       | STATE<br>MARYLAND         |                                |                                                          |                    |

Figure 56: Architectural drawings (2015), south elevation.



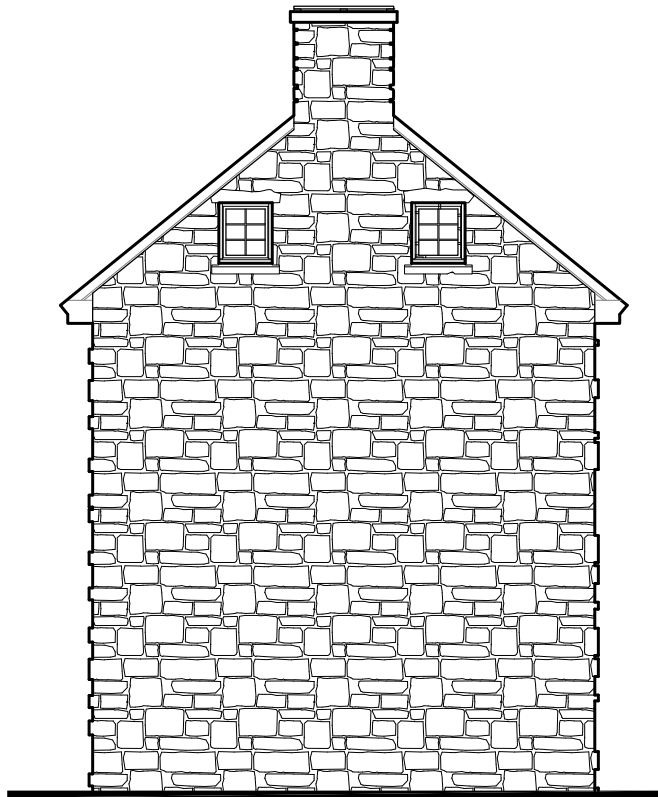
# 1 NORTH ELEVATION

Scale: 0' 2' 4' 8'

THE STONE INDICATED ON THE ELEVATION DRAWINGS IS TO INDICATE MATERIAL ONLY AND IS NOT A TRUE REPRESENTATION OF THE ACTUAL STONE PATTERN OF THE STRUCTURE.

|                                                                                       |                           |               |                                                          |                    |
|---------------------------------------------------------------------------------------|---------------------------|---------------|----------------------------------------------------------|--------------------|
|  | FIELD WORK:<br>CSC & JHO  | SUB SHEET NO. | TITLE OF DRAWING<br>STONE HOUSE                          | DRAWING NO.<br>379 |
|                                                                                       | CADD:<br>CSC              | A5            | LOCATION WITHIN PARK<br>FAUQUIER AND ALEXANDRIA TURNPIKE | PMS/PKG. NO.<br>-  |
|                                                                                       | TECH. REVIEW<br>CSC & JHO |               | NAME OF PARK<br>MANASSAS NATIONAL BATTLEFIELD PARK       | SHEET              |
|                                                                                       | DATE:<br>APRIL 2015       |               | REGION<br>NATL. CAPT. PRINCE WILLIAM                     | STATE<br>MARYLAND  |

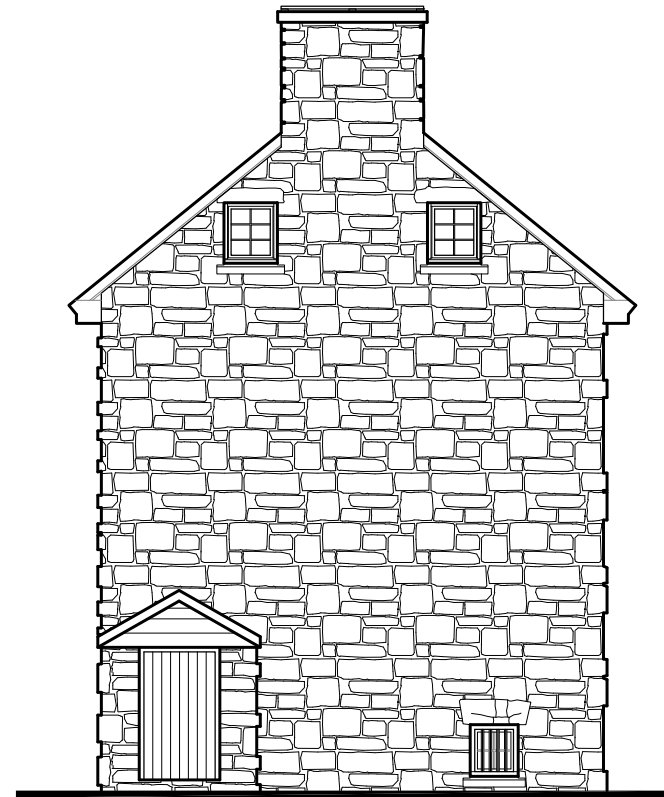
Figure 57: Architectural drawings (2015), north elevation.



## 1 EAST ELEVATION

Scale: 0' 2' 4' 8'

THE STONE INDICATED ON THE ELEVATION DRAWINGS IS TO INDICATE MATERIAL ONLY AND IS NOT A TRUE REPRESENTATION OF THE ACTUAL STONE PATTERN OF THE STRUCTURE.



## 2 WEST ELEVATION

Scale: 0' 2' 4' 8'

THE STONE INDICATED ON THE ELEVATION DRAWINGS IS TO INDICATE MATERIAL ONLY AND IS NOT A TRUE REPRESENTATION OF THE ACTUAL STONE PATTERN OF THE STRUCTURE.



FIELD WORK:  
CSC & JHO  
CADD:  
CSC  
TECH. REVIEW  
CSC & JHO  
DATE:  
APRIL 2015

SUB SHEET NO.

**A6**

TITLE OF DRAWING  
**STONE HOUSE**  
LOCATION WITHIN PARK  
FAUQUIER AND ALEXANDRIA TURNPIKE  
NAME OF PARK  
MANASSAS NATIONAL BATTLEFIELD PARK  
REGION COUNTY STATE  
NATL. CAPT. PRINCE WILLIAM MARYLAND

DRAWING NO.  
379  
PMS/PKG. NO.  
SHEET  
6 OF 6

Figure 58: Architectural drawings (2015), east and west elevations.





The Stone House at sunset.

The following recommended treatments are intended to repair, maintain and/or preserve the character-defining features of the Stone House at Manassas with the least degree of intervention while elevating the Facility Condition Index rating for the exterior to “good.” These treatments include limited replacement in-kind as defined by *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

---

#### Overview of Recommended Treatments

The assessment of the building determined that some features were found to be in a state of moderate deterioration (rated poor), indicating that these features may need to be repaired or replaced. That type of maintenance activity (repairing) is recognized within the definition of preservation maintenance. Other recently improved features were noted with moderate to low levels of deterioration (fair) and should be repaired and maintained using traditional preservation techniques rather than replaced.

Other features were found to be in good condition (good) and should continue to be maintained and cleaned when necessary.

The Stone House is owned by the National Park Service as part of the Manassas National Battlefield Park. It is used as a museum and furnished as a tavern.

---

#### Summary of Recommended Treatments

The intended treatment of the exterior is preservation of character-defining features, maintenance and minor restoration (repair of mortar). The interior will be maintained as a museum with preservation of character-defining features.

Of the four recognized treatments for the Stone House, only **preservation** solely focuses on “ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction,” while allowing for the structure to be used as it was historically or given a new use which “maximizes the retention of distinctive materials, features, spaces, and spatial relationships.”

Since the essence of the Stone House is in its simple, vernacular construction, and the building has been well-

maintained, reconstruction, rehabilitation or restoration would be counter-intuitive. As such, the approved overall future treatment of the house, on which all recommended treatments are based, is preservation as defined by The Secretary of the Interior’s Standards. This will allow for historic fabric that is in good or fair condition to be stabilized, consolidated, or conserved, while also allowing the in-kind replacement of “extensively deteriorated” materials.

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#### Preservation: Prioritized Maintenance Deficiencies

The following *Preservation: Prioritized Maintenance Deficiency Summary* table places in priority order those building features with the highest level of maintenance deficiency. Starting with the rating of Poor/Critical and following through to Good/Minor in reverse order, the list presents a path to good condition and lessening of the maintenance burden. It is followed by the section: Recommended Treatments for Rehabilitation.

---

#### Recommended Treatments in Prioritized Order

This hierarchical list (page 85 *et seq.*) divides the recommended treatments into three basic groupings based on the overall condition ratings of Good, Fair and Poor. The maintenance deficiency rating is based on the extant condition of the feature and its predicted remaining service life based on rates of deterioration, and the health and safety of the user (agency employees, visiting public, tenants, *etc.*).

---

#### Routine Maintenance Recommendations in Prioritized Order and Schedule

Two tables provide a maintenance recommendations list (page 124 *et seq.*) and a maintenance schedule (page 126).

## Recommended Treatments





## Preservation: Prioritized Maintenance Deficiency Summary

| UNIFORMAT II Outline Data |                       |           |                             | Condition Assessment |                   |
|---------------------------|-----------------------|-----------|-----------------------------|----------------------|-------------------|
| Category                  | Topic                 | Code      | Subtopic                    | Condition Rating     | Deficiency Rating |
| POOR                      |                       |           |                             |                      |                   |
| B30                       | Exterior Enclosure    | B3010-01  | Roof Covering – Shingles    | Poor                 | Critical          |
| B30                       | Exterior Enclosure    | B3010-04  | Roof Covering – Flashing    | Poor                 | Critical          |
| FAIR                      |                       |           |                             |                      |                   |
| B20                       | Exterior Enclosure    | B2010-01  | Exterior Walls – North      | Fair                 | Serious           |
| B20                       | Exterior Enclosure    | B2010-02  | Exterior Walls – South      | Fair                 | Serious           |
| B20                       | Exterior Enclosure    | B2010-03  | Exterior Walls – East       | Fair                 | Serious           |
| B20                       | Exterior Enclosure    | B2010-04  | Exterior Walls – West       | Fair                 | Serious           |
| B20                       | Exterior Enclosure    | B2020-001 | Basement Window             | Fair                 | Serious           |
| B20                       | Exterior Enclosure    | B2020-002 | Basement Window             | Fair                 | Serious           |
| B20                       | Exterior Enclosure    | B2020-005 | Basement Window             | Fair                 | Serious           |
| C20                       | Stair Construction    | C2010-01  | Basement to Exterior Stairs | Fair                 | Serious           |
| GOOD                      |                       |           |                             |                      |                   |
| A10                       | Foundations           | A1010     | Standard Foundations        | Unknown              | Unknown           |
| A20                       | Basement Construction | A2020-001 | West Basement Walls         | Good                 | Minor             |
| A20                       | Basement Construction | A2020-002 | East Basement Walls         | Good                 | Minor             |
| B10                       | Superstructure        | B1010-01  | Basement Floor              | Good                 | Minor             |
| B10                       | Superstructure        | B1010-02  | First Floor Floor           | Good                 | Minor             |
| B10                       | Superstructure        | B1010-03  | Second Floor Floor          | Good                 | Minor             |
| B10                       | Exterior Enclosure    | B1011-01  | Stairs – North              | Good                 | Minor             |
| B10                       | Exterior Enclosure    | B1011-02  | Stairs – South              | Good                 | Minor             |
| B10                       | Exterior Enclosure    | B1020     | Roof Construction           | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-003 | Basement Window             | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-004 | Basement Window             | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-101 | First Floor Window          | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-102 | First Floor Window          | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-103 | First Floor Window          | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-104 | First Floor Window          | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-105 | First Floor Window          | Good                 | Minor             |

Table 6: Preservation: Prioritized Maintenance Deficiency Summary.

## Preservation: Prioritized Maintenance Deficiency Summary (continued)

| UNIFORMAT II Outline Data |                       |            |                                      | Condition Assessment |                   |
|---------------------------|-----------------------|------------|--------------------------------------|----------------------|-------------------|
| Category                  | Topic                 | Code       | Subtopic                             | Condition Rating     | Deficiency Rating |
| GOOD (continued)          |                       |            |                                      |                      |                   |
| B20                       | Exterior Enclosure    | B2020-106  | First Floor Window                   | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-201  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-202  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-203  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-204  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-205  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-206  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-207  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-208  | Second Floor Window                  | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-301  | Attic Window                         | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-302  | Attic Window                         | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-303  | Attic Window                         | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2020-304  | Attic Window                         | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2030-101B | North Door                           | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2030-101A | South Door                           | Good                 | Minor             |
| B20                       | Exterior Enclosure    | B2030-001A | West Door                            | Good                 | Minor             |
| C10                       | Interior Construction | C1010-01   | Basement Partition                   | Good                 | Minor             |
| C10                       | Interior Construction | C1010-02   | First Floor Partition                | Good                 | Minor             |
| C10                       | Interior Construction | C1010-03   | Second Floor Partition               | Good                 | Minor             |
| C10                       | Interior Construction | C1020-002A | Basement Door                        | Good                 | Minor             |
| C10                       | Interior Construction | C1020-102A | First Floor Door                     | Good                 | Minor             |
| C10                       | Interior Construction | C1020-103A | First Floor Door                     | Good                 | Minor             |
| C10                       | Interior Construction | C1020-104A | First Floor Door                     | Good                 | Minor             |
| C10                       | Interior Construction | C1020-101C | First Floor Door                     | Good                 | Minor             |
| C20                       | Stair Construction    | C2010-02   | Basement to 1 <sup>st</sup> Floor    | Good                 | Minor             |
| C20                       | Stair Construction    | C2010-03   | First Floor to 2 <sup>nd</sup> Floor | Good                 | Minor             |
| C20                       | Stair Finish          | C2020-01   | Basement to Ext                      | N/A                  | N/A               |
| C20                       | Stair Finish          | C2020-02   | Basement to 1 <sup>st</sup> Floor    | Good                 | Minor             |

Table 6 (continued): Preservation: Prioritized Maintenance Deficiency Summary.

## Preservation: Prioritized Maintenance Deficiency Summary (continued)

| UNIFORMAT II Outline Data |                   |          |                                      | Condition Assessment |                   |
|---------------------------|-------------------|----------|--------------------------------------|----------------------|-------------------|
| Category                  | Topic             | Code     | Subtopic                             | Condition Rating     | Deficiency Rating |
| GOOD (continued)          |                   |          |                                      |                      |                   |
| C20                       | Stair Finish      | C2020-03 | First Floor to 2 <sup>nd</sup> Floor | Good                 | Minor             |
| C30                       | Interior Finishes | C3010-01 | Basement Wall Finish                 | Good                 | Minor             |
| C30                       | Interior Finishes | C3010-02 | First Floor Wall Finish              | Good                 | Minor             |
| C30                       | Interior Finishes | C3010-03 | Second Floor Wall Finish             | Good                 | Minor             |
| C30                       | Interior Finishes | C3020-01 | Basement Floor Finish                | Good                 | Minor             |
| C30                       | Interior Finishes | C3020-02 | First Floor Finish                   | Good                 | Minor             |
| C30                       | Interior Finishes | C3020-03 | Second Floor Finish                  | Good                 | Minor             |
| C30                       | Interior Finishes | C3030-01 | Basement Ceiling Finish              | Good                 | Minor             |
| C30                       | Interior Finishes | C3030-02 | First Floor Ceiling Finish           | Good                 | Minor             |
| C30                       | Interior Finishes | C3030-03 | Second Floor Finish                  | Good                 | Minor             |
| D20                       | Plumbing          | D2040    | Rain Water Drainage                  | Good                 | Minor             |
| D30                       | HVAC              | D3040-01 | Distribution System                  | Good                 | Minor             |
| D30                       | HVAC              | D3090-01 | HVAC Geothermal System               | Good                 | Minor             |
| D40                       | Fire Protection   | D4010-01 | Basement Sprinklers                  | Good                 | Minor             |
| D40                       | Fire Protection   | D4010-02 | First Floor Sprinklers               | Good                 | Minor             |
| D40                       | Fire Protection   | D4010-03 | Second Floor Sprinklers              | Good                 | Minor             |
| D40                       | Fire Protection   | D4010-04 | Attic Sprinklers                     | Good                 | Minor             |
| D40                       | Fire Protection   | D4090-01 | Basement Smoke Detectors             | Good                 | Minor             |
| D40                       | Fire Protection   | D4090-02 | First Floor Smoke Detectors          | Good                 | Minor             |
| D40                       | Fire Protection   | D4090-03 | Second Floor Smoke Detectors         | Good                 | Minor             |
| D40                       | Fire Protection   | D4090-04 | Attic Smoke Detectors                | Good                 | Minor             |

Table 6 (continued): Preservation: Prioritized Maintenance Deficiency Summary.

## Recommended Treatments

### B30 Exterior Enclosure

**Condition:** *Poor*

B3010-01 Roof Covering – Shingles

**Deficiency:** *Critical*

B3010-04 Roof Covering – Flashing

**Treatment Recommendation:** The cedar shingles and the flashing should be replaced with hand-split white oak shingles and copper flashing.

#### ***B3010-01 Roof Covering – Cedar Shingles***

The Stone House roof is composed of shingles on wide-plank sheathing with gable rafters and rafter bracing on each side. The rafter bracing on the west gable end consists of tree pole supports and may date to 1882, when owner Benson Pridmore used oak poles to frame partition walls on the first and second floors of the Stone House. Both sides of rafter bracing are presently shored with 2x4” studs, although the historic poles remain.

According to the 1961 Historic Structure Report by Orville W. Carroll, the majority of roof boards were found to be chestnut oak with an occasional use of old growth pine. Nails used in the roof construction were found to be machine made, No. 10d common cut nails. Some had wrought nails, 8d common, that were found driven into the lower side of several collar ties, about 1” deep, spaced 12-14” apart and usually found in pairs. The lower edges of some collar ties were found to be highly weathered indicating that the pieces may have been salvaged rafters from an earlier building.

At the time of this report, the cedar shingles and flashing on roof date from 1993. Details of the preservation project can be found in Old Stone House Chimney Repair and Reroofing; Robinson House East Chimney Repair, Preservation Project, Manassas National Battlefield Park, Manassas, Virginia, National Capital Region, 1993, Historic Structures Project Record.

#### ***B3010-04 Roof Covering – Flashing***

The greatest maintenance deficiency in the Stone House is the roof flashing. When inside the attic, daylight can be seen around the chimney on the east end. The condition of the flashing allows rain water to penetrate the roof and run down the interior walls, as evidenced by staining in the upstairs bedrooms (302 and 303). Continued water infiltration will detrimentally effect the plaster, masonry, and other interior finishes.

For this reason the roof covering has been given a rating of Critical.



Figure 59: Sheathing, shingles and shoring of the roof of the Stone House.



Figure 60: Sheathing and shingles.

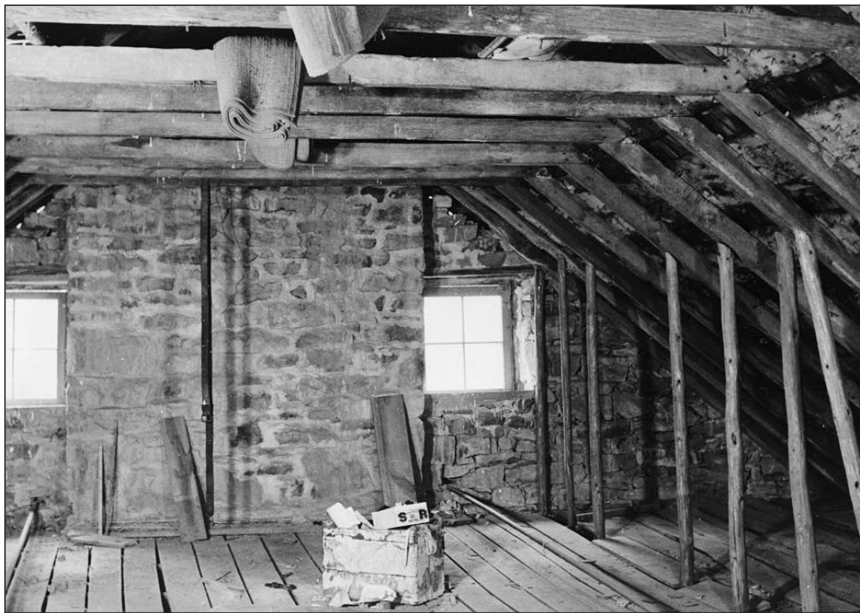


Figure 61: 1960 HABS photo of west gable end with pole shoring.



Figure 62: 2015 east gable end with rafter bracing.



Figure 63: Daylight between roof and east chimney.



Figure 64: Water staining in room 302.



Figure 65: Water staining in room 303.

## B20 Exterior Enclosure

|                    |                |          |                        |
|--------------------|----------------|----------|------------------------|
| <b>Condition:</b>  | <i>Fair</i>    | B2010-01 | Exterior Walls – North |
| <b>Deficiency:</b> | <i>Serious</i> | B2010-02 | Exterior Walls – South |
|                    |                | B2010-03 | Exterior Walls – East  |
|                    |                | B2010-03 | Exterior Walls – East  |

**Treatment Recommendation:** The Stone House requires mortar repointing. A chemical analysis should be performed on a sample of the original mortar in order to guide the component properties of the pointing mortar.

### B2010 Exterior Walls

The exterior masonry walls of the Stone House are composed of face-dressed, red and yellow sandstone with mortar that includes decomposed sandstone from the nearby Youngs Branch. The mortar has been patched and repointed several times in the history of the Stone House. The most recent repointing occurred in 1961. At the time of this report, the mortar has degraded significantly and allows water to infiltrate the building envelope and run down the interior walls, as can be evidenced by staining. In some places on the exterior the mortar is lost completely. In other places, Portland Cement may have been used to repair failing mortar in the past. At some locations the stone is spalling. With the exception of window 105, all the stone window sills on the first floor are fractured. The stone lintel at the basement window on the west elevation (window 005) is fractured. The fractures appear to be caused by downward pressure.



Figure 66: Water staining in room 104.



Figure 67: Water staining in basement wall, room 001.



Figure 68: North elevation detail – mortar lost.



Figure 69: North elevation detail – mortar lost.



Figure 70: North elevation, window 004 – mortar lost.



Figure 71: Northwest corner – mortar lost.

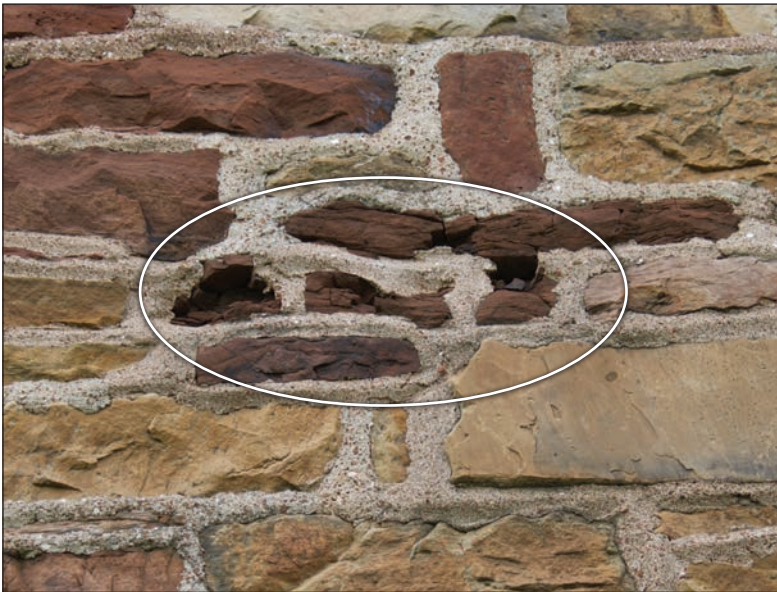


Figure 72: Spalling stone.



Figure 73: Fractured lintel, window 005.

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**B20 Exterior Enclosure**

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**Condition:** *Fair*

B2020-001 Basement Window Wooden Grille Frame

**Deficiency:** *Serious*

B2020-002 Basement Window Wooden Grille Frame

B2020-005 Basement Window Wooden Grille Frame

**Treatment Recommendation:** The wood frames of all three windows require repair and further insect damage should be abated. Select exterminator services and fill holes with epoxy putty.

---

***B2020 Basement Windows***

All three of the basement window wooden grille frames on the south and west elevations of the Stone House have active insect infestations. Carpenter bees have drilled into the underside of the top frame and sawdust has accumulated on the lower frame. These frames were installed in 1961. With continued infestation, the bees could undermine the integrity of the frame and cause the grille to fail.



Figure 74: South elevation – window 001—sawdust accumulation.



Figure 75: South elevation – window 002—sawdust accumulation.



Figure 76: South elevation upper frame – window 002—carpenter bee damage.

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**C20 Stair Construction**

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**Condition:** *Fair*

C2010-01

Basement to Exterior Stairs

**Deficiency:** *Serious***Treatment Recommendation:** The stairs should be cleaned and repointed.**C20 Stair Construction**

The stairs leading from the west elevation exterior to the basement are composed of stone. The stairs appear to be original to the house. At present the mortar in the stone has deteriorated to the point of failure and the stones appear to be crumbling. In addition, the threshold at the top of the stairs on the exterior appears unsupported by the flagstones at grade.



Figure 77: Stairs from basement west side, 001.



Figure 78: Threshold of door 001A, from west elevation to basement.

---

**A20    Basement Construction**

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**Condition:**     *Good*

A2020-001    West Basement Walls

**Deficiency:**    *Minor*

A2020-002    East Basement Walls

**Treatment Recommendation:** The penetration through the masonry wall for the underground electrical service conduit should be grouted solid to prevent water from entering the electric junction box and basement.

#### ***A2020   Basement Walls***

The basement walls in both the west and east rooms are in good condition with minor deficiencies. They are of masonry construction with white paint applied. At the location of the electric power box on the inside of the south elevation wall, some water staining is noted.



Figure 79: Electric junction box mounted on south wall of the basement, east side, 002.

## B10 Superstructure

Condition: *Good*

B1010-01 Basement Floor

Deficiency: *Minor*

B1010-02 First Floor

B1010-03 Second Floor

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition.

### ***B10 Basement, First, and Second Floors***

The basement floor is composed of flagstone in the west end and is a concrete slab in the east end. The condition is good with no major deficiencies. The floors of the first and second floors are constructed of random-width, tongue-and-groove, old growth pine boards approximately 1" thick. Evidence of the floorboard replacement after a pre-1912 fire in the basement can be seen in the tavern room. The entry hall features groove-and-spline wood

floors. The sitting room on the first floor is covered with non-historic wall-to-wall carpet. Evidence of former vent registers can be seen in the east bedrooms of the second floor. In addition, the Civil War inscriptions in the floor and baseboard of the southeast bedroom attributed to Private Eugene P. Greer and Charles E. Brehm of the 5<sup>th</sup> New York Infantry can still be seen. The wood floors in the Stone House are waxed annually.



Figure 80: Stone floor, basement, west side, 001.



Figure 81: Concrete floor, basement, east side, 002.



Figure 82: Wood floor (under carpet), Sitting Room, 102.



Figure 83: Wood floor, Dining Room, 103.



Figure 84: Evidence of wood floor replacement after basement fire, Tavern Room, 104.

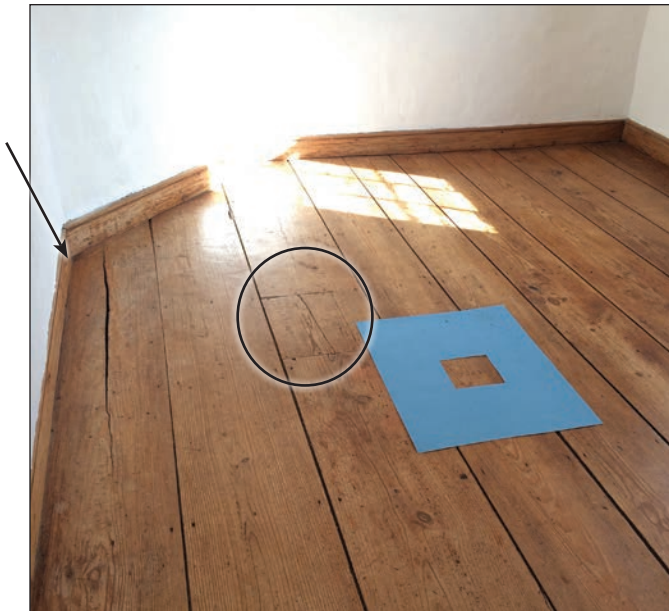


**Figure 85:** Floor in Bedroom 202. Blue rectangle indicates position of "EPG" floor inscription; location of former vent register is circled. Arrow shows location of baseboard inscription, "Brehm."



**Figure 86:** Location of former vent register in Bedroom 202.



**Figure 87:** Floor in Bedroom 203. Note 12" width boards. Location of former vent register is circled.



**Figure 88:** Bedroom 204.

---

**B10 Exterior Enclosure**

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**Condition:**     *Good*  
**Deficiency:**    *Minor*

B1011-01     Exterior Stairs – North  
B1011-02     Exterior Stairs – South  
B1020         Roof Construction

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition.

---

***B10 Exterior Stairs and Roof***

Both north and south exterior stairs are constructed of dressed stone and are in good condition. Some mortar repointing of the masonry under the threshold stone may be necessary. The roof construction is in good condition. Care should be taken to preserve the rafters, collar ties and knee-walls of the roof construction while the roof is being re-shingled.



**Figure 89:** South exterior stairs.



**Figure 90:** North exterior stairs.

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**B20 Exterior Enclosure**

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**Condition:**     *Good*

B2020-003     Basement Window

**Deficiency:**     *Minor*

B2020-004     Basement Window

**Treatment Recommendation:** Routine maintenance and cleaning should be sufficient to sustain the current condition.***B2020 Basement Windows***

The basement windows are inward-opening awning type.

Windows 003 and 004 are eight light sashes with wood frames.



Figure 91: Basement window 003.



Figure 92: Basement window 004.

## B20 Exterior Enclosure

**Condition:** *Good*  
**Deficiency:** *Minor*

|           |                    |
|-----------|--------------------|
| B2020-101 | First Floor Window |
| B2020-102 | First Floor Window |
| B2020-103 | First Floor Window |
| B2020-104 | First Floor Window |
| B2020-105 | First Floor Window |
| B2020-106 | First Floor Window |

**Treatment Recommendation:** Insect nests at the top of windows 102 and 104 should be removed. The first floor windows on the south elevation require complete mortar flashing repair between the masonry and the window casing on both sides, top and bottom.

### B2020 First Floor Windows

The first floor windows are nine-over-six light, single-hung with wooden sash. Deterioration of the sills and frames is evident. Mortar flashing is lost around the frames.



Figure 93: Window 101, first floor, south elevation. Lost mortar flashing (circled).



Figure 94: Window 102, first floor, south elevation. Only remaining mortar flashing (circled).



Figure 95: Window 102 insect nest detail.



**Figure 96:** Window 103, first floor, south elevation. Lost mortar flashing.



**Figure 97:** Window 104, first floor, north elevation.



**Figure 98:** Window 105, first floor, north elevation.



**Figure 99:** Window 106, first floor, north elevation.



**Figure 100:** First floor window 102 representative of sill condition of south elevation windows 101, 102, and 103. Require linseed oil application.

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**B20 Exterior Enclosure**

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**Condition:**     *Good*

**Deficiency:**    *Minor*

B2020-201    Second Floor Window

B2020-202    Second Floor Window

B2020-203    Second Floor Window

B2020-204    Second Floor Window

B2020-205    Second Floor Window

B2020-206    Second Floor Window

B2020-207    Second Floor Window

B2020-208    Second Floor Window

**Treatment Recommendation:** Mortar flashing repair is required on the south elevation windows. Mortar flashing on the north elevation windows is intact. Routine maintenance should be sufficient to sustain the current condition.

***B2020 Second Floor Windows***

The second floor windows are in good condition without any major deficiencies. Evidence of earlier Dutchman repairs to the side jambs on the interior and exterior of the second floor windows on the north elevation can be seen.

## ***SOUTH ELEVATION***



**Figure 101:** Window 201, second floor. Incomplete mortar flashing (circled).



**Figure 102:** Window 202, second floor. Incomplete mortar flashing (circled).



**Figure 103:** Window 203, second floor. Incomplete mortar flashing (circled).



**Figure 104:** Window 204, second floor. Incomplete mortar flashing (circled).

## ***NORTH ELEVATION***



**Figure 105:** Window 205, second floor. Dutchman repairs (circled).



**Figure 106:** Window 206, second floor. Dutchman repairs (circled).



**Figure 107:** Window 207, second floor. Dutchman repairs (circled).



**Figure 108:** Window 208, second floor.

---

**B20 Exterior Enclosure**

---

**Condition:**     *Good*

B2020-301     Attic Window

**Deficiency:**    *Minor*

B2020-302     Attic Window

B2020-303     Attic Window

B2020-304     Attic Window

**Treatment Recommendation:** Mortar flashing repair is required on the east and west elevation windows.***B2020 Attic Windows***

The attic windows are in good condition without any major deficiencies. They are constructed of six lights in a wood sash. They appear to be inoperable. Due to the difficulty of accessing the attic level on a regular basis from the interior of the house, it is likely that these windows are fixed.

***EAST ELEVATION***



Figure 109: Window 301, attic.



Figure 110: Window 302, attic.

***WEST ELEVATION***



Figure 111: Window 303, attic.



Figure 112: Window 304, attic.

---

**B20 Exterior Enclosure**

---

**Condition:**     *Good*

B2030-101B   North Elevation Door – Rear Entrance

**Deficiency:**   *Minor*

B2030-101A   South Elevation Door – Main Entrance

B2030-001A   West Elevation Door – Basement Access

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition. The basement access door requires staining to protect the wood.***B2030 Doors***

The exterior doors of the Stone House are in good condition without any major deficiencies. The main and rear entrances are four-paneled doors without lights. The main entrance door is recessed with a three-light transom window flush to the exterior wall. The basement access door is board and batten with large hand-wrought, iron strap hinges and a thumb latch opener.



Figure 113: Door 101B, north elevation.



Figure 114: Door 101A, south elevation



Figure 115: Door 001A, west elevation.

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**C10 Interior Construction**

---

**Condition:** *Good*

C1010-01 Basement Partition Wall

**Deficiency:** *Minor*

C1010-02 First Floor Partition Walls

C1010-03 Second Floor Partition Walls

**Treatment Recommendation:** Remove old paint by scraping and sanding, then repaint.**C1010 Partition Walls**

The interior partition walls are in good condition without any major deficiencies. The basement partition wall is made of wood planks. Some rising damp and water damage can be seen on the base of the wall at the south end. The interior partition walls on the first and second floor are constructed of wood with lath and plaster. Their condition is excellent.



**Figure 116:** Rising damp on the basement partition wall.

---

**C10 Interior Construction**

---

**Condition:**     *Good*  
**Deficiency:**    *Minor*

C1020-101C Interior Basement Door  
C1020-102A Sitting Room Door  
C1020-103A Dining Room Door  
C1020-104A Tavern Room Door

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition.

---

**C1020 Doors**

The doors on the interior of the Stone House are not original to the construction of the house but were in place at the time of the 1960 Historic Structure Report by Orville Carroll. The first floor doors to the two east rooms are four-paneled. The basement door and tavern room door are board and batten. All four doors are stained walnut and have walnut casings. The hardware found in the house consists of T-strap hinges on the board and batten doors and butt hinges on the paneled doors. Earlier use of T-strap hinges on all doors is evident by the markings left

on these doors and door frames. Presently there are no doors on the second floor, however, there is evidence of former hardware left in the door frames.



Figure 117: Basement door 002.

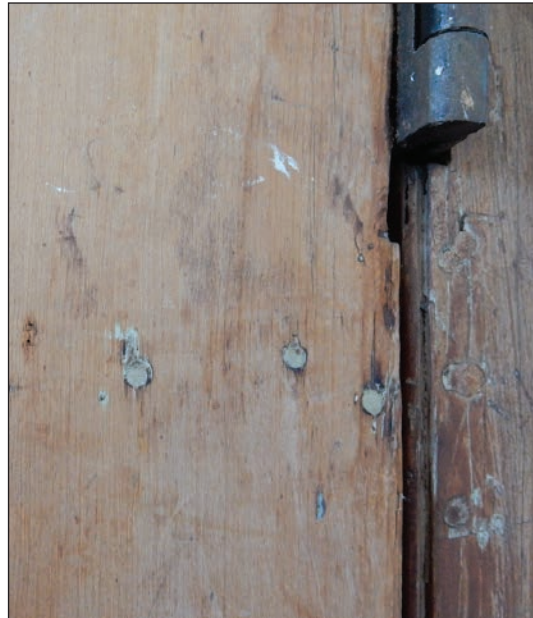


Figure 118: Sitting Room door 102A, former strap hinge evidence.



Figure 119: Dining Room door 103A.

---

**C20    Stair Construction**

---

**Condition:**     *Good*

C2010-02     Basement Stairs to First Floor

**Deficiency:**     *Minor*

C2010-03     First Floor Stairs to Second Floor

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition.***C2010   Interior Stairs***

The basement stairs and first floor stairs date to the restoration of the Stone House completed by the Park Service in 1961. The first floor stairs, including the treads, risers, stringers, balusters, rail, and newel post were returned to their original configuration. They are in excellent condition.



Figure 120: First floor stairs.



Figure 121: Basement stairs.

---

**C30 Interior Finishes**

---

**Condition:** *Good*  
**Deficiency:** *Minor*

|          |                             |
|----------|-----------------------------|
| C3010-01 | Basement Wall Finish        |
| C3010-02 | First Floor Wall Finish     |
| C3010-03 | Second Floor Wall Finish    |
| C3020-01 | Basement Floor Finish       |
| C3020-02 | First Floor Finish          |
| C3020-03 | Second Floor Finish         |
| C3030-01 | Basement Ceiling Finish     |
| C3030-02 | First Floor Ceiling Finish  |
| C3030-03 | Second Floor Ceiling Finish |

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition.

---

***C30 Floor, Ceiling, and Wall Finishes***

The floor, ceiling and wall finishes in the Stone House are in good condition without major deficiencies. The basement walls are whitewashed. The walls of the living spaces are whitewashed on top of plaster. In some places, plaster is cracked or delaminating to the scratch coat. However, none of these locations are very large and most are around window or door openings. The basement floor is constructed of flag stone and concrete and left in its natural state. The wooden floors in the living spaces of the stone house are waxed annually. The first floor joists and decking are exposed overhead in the basement and are painted white. With the exception of the second

floor, Bedroom 303, the ceilings are all lath and plaster. The ceiling of room 303 has exposed floor joists and attic decking above and are painted white. An architectural investigation prior to the 1961 restoration of the Stone House completed by the National Park Service found that the attic decking of this room was pine, cut with a circular saw blade. No other lumber used in the original construction has this mark. Interestingly, at the present time the paint on the west side of the ceiling is consistently peeling, while the paint on the east side is intact. The cause of this is unknown, unless only half of the ceiling has been recently painted.



Figure 122: Plaster cracking around rear entrance door 101B.



Figure 123: Plaster delaminating around first floor window.



Figure 124: Plaster delaminating around rear entrance door 101B.



Figure 125: Ceiling of Bedroom 303. West side paint is peeling, east side is not.

---

**D20    Plumbing**

---

**Condition:**     *Good*

D2040

Rain Water Drainage

**Deficiency:**    *Minor***Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition.***D2040 Rain Water Drainage***

Rain water drainage is adequate and keeps water away from the surface of the walls.

## D30 HVAC

|                                                                                                             |              |          |                        |
|-------------------------------------------------------------------------------------------------------------|--------------|----------|------------------------|
| <b>Condition:</b>                                                                                           | <b>Good</b>  | D3040-01 | Distribution System    |
| <b>Deficiency:</b>                                                                                          | <b>Minor</b> | D3090-01 | HVAC Geothermal System |
| <b>Treatment Recommendation:</b> Routine maintenance should be sufficient to sustain the current condition. |              |          |                        |

### ***D30 Distribution and Geothermal Systems***

The distribution system for heated and cooled air is composed of insulated sheet metal ductwork that originates in the basement and uses the existing chimney flues and fireplace openings as vents. The geothermal HVAC system dates to 2003. It is in excellent condition.



Figure 126: HVAC Distribution system in the basement.



Figure 127: Geothermal heat pump in the basement.

---

**D40 Fire Protection**

---

**Condition:**     *Good*  
**Deficiency:**   *Minor*

|          |                              |
|----------|------------------------------|
| D4010-01 | Basement Sprinklers          |
| D4010-02 | First Floor Sprinklers       |
| D4010-03 | Second Floor Sprinklers      |
| D4010-04 | Attic Sprinklers             |
| D4090-01 | Basement Smoke Detectors     |
| D4090-02 | First Floor Smoke Detectors  |
| D4090-03 | Second Floor Smoke Detectors |
| D4090-04 | Attic Smoke Detectors        |

**Treatment Recommendation:** Routine maintenance should be sufficient to sustain the current condition. If newer smoke detectors replace former units, the former units should be removed.

---

***D40 Fire Protection***

The fire protection systems in the Stone House, including sprinklers and smoke detectors, are in excellent condition. The fire suppression system was installed in 2007. In the basement and attic, the sprinkler heads project from the ceiling and the pipes are surface-mounted. In the living areas of the Stone House, the sprinkler heads are almost flush with the ceiling and the pipes are concealed within the ceiling.



Figure 128: Sprinkler head in basement.



Figure 129: Fire alarm light indicator (white circle), smoke detectors (black circles) and sprinkler (dotted circle) in the dining room.

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**D50    Electrical**

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|                                                                                                             |                     |       |                                     |
|-------------------------------------------------------------------------------------------------------------|---------------------|-------|-------------------------------------|
| <b>Condition:</b>                                                                                           | <b><i>Good</i></b>  | D5010 | Electrical Service and Distribution |
| <b>Deficiency:</b>                                                                                          | <b><i>Minor</i></b> | D5020 | Lighting and Branch Wiring          |
|                                                                                                             |                     | D5090 | Intrusion Alarm                     |
| <b>Treatment Recommendation:</b> Routine maintenance should be sufficient to sustain the current condition. |                     |       |                                     |

***D50    Electrical***

The electrical service in the Stone House is fed via underground cable that enters the basement at the south elevation. There is an overhead light on both the east and west sides of the basement and in the stairwell leading to the first floor. The main electrical distribution panel (MDP) is located on the partition wall of the east side of the basement. The fire alarm enunciator panel is also located on the partition wall, as are the thermostats. All of these services are in excellent condition.



Figure 130: Electrical overview.



Figure 131: Fire alarm enunciation panel.



Figure 132: Thermostats.



Figure 133: Main electrical distribution panel.

## Routine Maintenance Recommendations

### in order of the Preservation: Prioritized Maintenance Deficiency Summary

| Category                                                                                                    | Maintenance Recommendation                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>B30 Exterior Enclosure – Roofing – Roof Construction and Roof Coverings</b>                              |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Inspect the interior of the attic annually for water infiltration, missing shingles, visible daylight through the roof, and insect harborage. Perform repairs as required.                                                                                                                                        |
| <b>B20 Exterior Enclosure – Exterior Walls</b>                                                              |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Inspect of the condition of stones and mortar annually, checking for new fractures, loose or lost mortar, spalling and/or deterioration. Remove biological growth and insect nests.                                                                                                                               |
| <b>B20 Exterior Enclosure – Basement Windows</b>                                                            |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Clean windows and the window sills seasonally, both on the interior and exterior. Remove insects, dust and debris. Apply linseed oil and paint with iron oxide paint as necessary.                                                                                                                                |
| <b>C20 Exterior Enclosure – Stair Construction – Basement to Exterior Stairs</b>                            |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Clean dirt, dust and debris from surface of stairs regularly. Point stone as necessary.                                                                                                                                                                                                                           |
| <b>A20 Basement Construction – Basement Walls</b>                                                           |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Inspect interior stone walls annually for water intrusion, loose or lost mortar, stone spalling, and cracked or chipped whitewash. Repair and patch as necessary.                                                                                                                                                 |
| <b>B10 Superstructure – Basement Floor Construction</b>                                                     |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Clean and sweep as needed.                                                                                                                                                                                                                                                                                        |
| <b>B10 Superstructure – 1<sup>st</sup> and 2<sup>nd</sup> Floor Construction</b>                            |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Check periodically for loose boards or protruding nails that could be hazardous to the public.                                                                                                                                                                                                                    |
| <b>B10 Exterior Enclosure – North and South Exterior Stone Steps</b>                                        |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Inspect stone annually for fractures and loose or lost mortar. Repair as necessary with approved materials. Sweep steps daily during peak tourist season.                                                                                                                                                         |
| <b>B20 Exterior Enclosure – 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor and Attic Windows</b>                |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Remove insect nests and clean interior and exterior sills seasonally. Inspect for proper operation. Apply linseed oil to the exterior sills and frames of the windows annually. Inspect for loose or lost mortar flashing, loss of glazing putty, and loss of paint. Repair as necessary with approved materials. |
| <b>B20 Exterior Enclosure – North, South and West Entrance Doors</b>                                        |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Apply linseed oil to door frames of north and south entrances (Doors 101A and 101B). Apply linseed oil to the door, frame, siding and verge boards of the basement door (Door 001A). Inspect for proper operation.                                                                                                |
| <b>C10 Interior Construction – Basement, 1<sup>st</sup> Floor, and 2<sup>nd</sup> Floor Partition Walls</b> |                                                                                                                                                                                                                                                                                                                   |
|                                                                                                             | Periodically inspect the basement partition walls for rising damp and wood deterioration. Inspect 1st and 2nd floor partition walls annually for cracking and chipping paint and plaster. Repair as necessary with approved materials.                                                                            |

Table 7: Routine Maintenance Recommendations.

**Routine Maintenance Recommendations**  
**in order of the Preservation: Prioritized Maintenance Deficiency Summary (continued)**

| Category                                                                                                                 | Maintenance Recommendation                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C10 Interior Construction – Interior Doors</b>                                                                        |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | Inspect for proper operation.                                                                                                                                                                                                                                                                                |
| <b>C20 Interior Construction – Stair Construction – Wood Stairs</b>                                                      |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | Sweep stairs of dirt, dust and debris daily during peak tourist season. Wax stairs annually. Inspect for loose treads, riser and handrail components.                                                                                                                                                        |
| <b>C30 Interior Finishes – Basement, 1<sup>st</sup> Floor, and 2<sup>nd</sup> Floor Wall, Floor and Ceiling Finishes</b> |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | Sweep basement floor of dirt, dust and insect debris seasonally. During peak tourist season, sweep public areas such as the Tavern Room and Entry Hall daily of dirt and mud. Wax wood floors annually. Inspect plaster walls and ceilings annually for cracking, chipping or peeling whitewash and plaster. |
| <b>D20 Plumbing – Rain Water Drainage</b>                                                                                |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | Ensure that the water drainage is adequate and keeps water away from the surface of the walls.                                                                                                                                                                                                               |
| <b>D30 HVAC – Geothermal HVAC System</b>                                                                                 |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | Inspect system for proper operation annually (consider a contract). Change filter quarterly.                                                                                                                                                                                                                 |
| <b>D40 Fire Protection, Fire Suppression, Sprinklers and Smoke Detectors</b>                                             |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | NCR has an annual contract for inspection and testing of all fire protection systems and devices.                                                                                                                                                                                                            |
| <b>D50 Electrical – Service and Distribution, Lighting and Branch Wiring</b>                                             |                                                                                                                                                                                                                                                                                                              |
| <b>D5090 Smoke Alarm and Intrusion Alarm</b>                                                                             |                                                                                                                                                                                                                                                                                                              |
|                                                                                                                          | Smoke alarms are included in the annual fire protection systems contract.                                                                                                                                                                                                                                    |

## Routine Maintenance Recommendations Schedule

| Category          | Maintenance Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DAILY</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                   | <ul style="list-style-type: none"> <li>During peak tourist season, sweep dirt and mud out of public areas such as the Tavern Room and Entry Hall. Sweep stairs of dirt, dust and debris daily.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>SEASONALLY</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                   | <ul style="list-style-type: none"> <li>In the basement, clean windows and sills, both on the interior and exterior. Remove insects, dust and debris.</li> <li>In the basement, clean dirt, dust and debris from surface of stairs and the floor.</li> <li>Check the wooden floors and stairs for loose boards or protruding nails that could be hazardous to the public.</li> <li>Remove insect nests and clean interior and exterior sills of the first and second story windows.</li> <li>Check that water drainage is adequate and keeps water away from the surface of the walls.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>ANNUALLY</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                   | <ul style="list-style-type: none"> <li>Inspect the interior of the attic for water infiltration, missing shingles, visible daylight through the roof, and insect harborage.</li> <li>Inspect the conditions of the exterior stones and mortar of the walls and exterior steps, checking for new fractures, loose or lost mortar, stone spalling and/or deterioration. Remove biological growth and insect nests.</li> <li>Inspect interior stones in basement and throughout for water intrusion, loose or lost mortar, stone spalling, and cracked or chipped whitewash.</li> <li>Apply linseed oil to the exterior sills and frames of all windows. Inspect for loose or lost mortar flashing, loss of glazing putty, and loss of paint. Check for proper operation.</li> <li>Apply linseed oil to the doors and door frames of the exterior doors, and the siding and verge boards of the basement door. Check for proper operation.</li> <li>Inspect the basement partition walls for rising damp and wood deterioration. Inspect the 1st and 2nd floor walls and ceilings for cracking and chipping paint and plaster.</li> <li>Wax the wooden floors and stairs throughout.</li> <li>Inspect systems for proper operation (consider contract) of the HVAC, fire suppression, smoke alarm and intrusion alarm.</li> </ul> |

Table 8: Routine Maintenance Recommendations—Schedule.



National Park Service  
U.S. Department of the Interior

Manassas National Battlefield Park  
Manassas, Virginia



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