

HISTORIC STRUCTURES REPORT

PART II

HAMPTON MANSION

Exterior

HAMPTON NATIONAL HISTORIC SITE

Prepared by: Historian William A. Harris

Date: July 29, 1966

STATUS OF HISTORIC STRUCTURES REPORT

HAMP-M-52-01 52

CEBIB# 001697

Hampton NHS

PARK 390/134769

STRUCTURE/BUILDING #

PROJECT:

Relat.

CLASS

MASTER PLAN

PCP

B-3-1

PROGRAMMED

SECTIONS:

Admin.

Called for

Due

Rec'd

8-2-66

His.

Called for

Due

Rec'd

Architecture

Called for

Due

Rec'd

Called for

Due

Rec'd

Called for

Due

Rec'd

DISTRIBUTED

Park

EODC

Region

WASO

8-2-66

8-3-66

8-5-66

10-6-66

REVIEWED

Park

EODC

Region

WASO

8-19-66

8-25-66

ED:

Region

WASO

10-26-66

Px II



UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON PLANNING AND SERVICE CENTER
1730 NORTH LYNN STREET
ARLINGTON, VIRGINIA 22209

NORTHEAST REGION	
OCT 31 1966	
Date	
Reg. Director	
Asst. to RD (PA)	
Fed'l & State Affairs	
Assoc. Rep. Director	
Finance	
Personnel	
Programs	
Property	
Asst. P.D. Operations	
Inter. & VS	
Maintenance	
Res. Manage & VP	
Job Corps	
Staff Archaeologist	

IN REPLY REFER TO:

H30-WSC-A

OCT 24 1966

Memorandum

To: Regional Director, Northeast Region

From: Acting Assistant Director, Design and Construction, WSC

Subject: Historic Structures Reports, Parts I and II, Hampton Mansion - Exterior, Hampton

The interested Divisions have reviewed the subject reports and concur with their recommendations. I have approved both reports today.

Additional History data should be made available before work beyond the presently programmed project is undertaken. There should be no further delay in getting the restuccoing accomplished.

It is our understanding that your office has awarded a contract to Charles E. Peterson for a construction history of the Hampton Estate.

A copy of History Studies' recommendation is enclosed.

J. E. N. Jensen
for J. E. N. Jensen

Enclosure

cc:
Supt., Fort McHenry

October 14, 1966

To: Chief, Historic Structures, WSC

From: Acting Chief, Division of History Studies

Subject; Historic Structures Reports, Parts I & II, Architectural
Portion, Hampton Mansion NHS

A copy of each report is being retained. It is requested that we receive notification of any subsequent approvals.

cc:
/Regional Director, NE
Supt., Hampton NHS
RE
RE - Mr. Barnes
RE - Mr. Young

FD-302 (Rev. 10-14-66)

[illegible]

H30-NER

JUN 21 1966

Hally
6/20

Memorandum

To: Superintendent, Fort McHenry
From: Regional Director, Northeast
Subject: Preparation of Administrative Data Section of
Historic Structures Report, Part II, Hampton
Mansion

Enclosed for your review and use in preparing the Administrative
Data Section is one copy of the subject report.

Please submit the usual Administrative Data Section in four
copies as soon as possible. The Architectural Data Section
should be retained for your copy of the report.

Lemuel A. Garrison

Lemuel A. Garrison

Enclosure

MHNelligan/mrw 6/17/66

General / Area Daily

August 2, 1966

H30

Memorandum

To: Regional Director, Northeast Region

From: Superintendent, Fort McHenry

Subject: Historic Structures Reports, Parts I & II, Administrative
Data Section, Hampton Mansion, Rehabilitation of Exterior

Enclosed for your review and distribution are four copies of the
subject report. A copy has been retained by this office.

/s/James N. Haskett

James N. Haskett
Superintendent

In duplicate

Enclosure

H30
NER

AUG 8 1966

Nelly
8/4

Memorandum

To: Chief, Design and Construction, Phila. Planning & Service Center

From: Regional Director, Northeast

Subject: Historic Structures Reports, Part I & II, Administrative
Data Section, Hampton Mansion, Rehabilitation of Exterior

Enclosed for your review and file is one copy of the subject
reports.

Thomas E. Whitcraft

Enclosures

General
Daily
Area
MHNelligan/mrw 8/5/66

JUN 21 1966

H30-NER

Nelly
6/20

Memorandum

To: Superintendent, Fort McHenry
From: Regional Director, Northeast
Subject: Preparation of Administrative Data Section of
Historic Structures Report, Part II (Portion),
Hampton Mansion, Rehabilitation of Exterior

Enclosed for your review and use in preparing the Administrative
Data Section is one copy of the subject report.

Please submit the Administrative Data Section (four copies)
as soon as it can be prepared. The Architectural Data Section
should be retained for your copy of the report.

Lemuel A. Garrison

Lemuel A. Garrison

Enclosure

MHNelligan/mrw 6/17/66

General Area Daily



UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

Philadelphia Planning and Service Center

Design and Construction
Philadelphia, Pa. - 19106

IN REPLY REFER TO:

H30-H

June 3, 1966

Memorandum

To: Regional Director, Northeast Region

From: Chief, Design and Construction

Subject: Historic Structures Report, Part II (Portion),
Architectural Data Section, Hampton Mansion, Rehabili-
tation of Exterior, Hampton

Enclosed for your review and distribution are three copies of the
subject report which was recommended for approval by Chief Smith
this date. A copy has been retained by this office.

H. Reese Smith
H. Reese Smith

Enclosure

cc:

Assistant Director, Design and Construction
Superintendent, Hampton

NORTHEAST REGION 916 JUN 6 1966	
Reg. Director	
Asst. to RD (PA)	
Fed'l & State Assis.	
Assoc. Reg. Director	
Finance	
Personnel	
Programs	
Property	
Asst. RD, Operations	
Inter. & VS	
Maintenance	
Reg. Manage & VP	
Job Corps	
Staff Archeologist	

Recommended:

Date:

James N. Harshett
Superintendent

Aug. 2, 1966

Regional Director

Chief, RDC

Approved:

Director

ADMINISTRATIVE DATA

a. Name and Number of Structure. Hampton Mansion, Structure Number 1, Historic Structures Inventory.

b. Use of Structure. Hampton Mansion will be maintained and interpreted as a historic house exhibit to represent the style of architecture and way of life enjoyed by the early 19th century landed gentry.

c. Operating the Structure. The Society for the Preservation of Maryland Antiquities will administer and interpret the park for the National Park Service.

d. Cost. \$75,800.00 will be required to completely restore the exterior appearance of Hampton Mansion.

DISTRIBUTION OF COPIES	
NO.	TO
1	Director
2	Regional Director
2	BODC
1	Supt. Ft. McHenry

PROJECT CONSTRUCTION PROPOSAL

1. STATEMENT OF MANAGEMENT'S REQUIREMENTS, PROPOSED WORK, AND ITS RELATIONSHIP TO OTHER FACETS OF THE PARK PROGRAM. (Provide detail data for "Management Information" on Form 10-411a, Supplemental Sheet and attach.)

There is need for removal of all stucco from the exterior of Hampton Mansion, to clean the stone surfaces properly, and apply new stucco of comparable density, strength and color. Unless this work is done moisture penetrating through many open cracks of the old stucco will create further maintenance problems. In many areas, the stucco has deteriorated to such an extent it is peeling off the house and represents a hazard to any persons directly below. Moreover, continual patching is soon going to cause the physical appearance of the Mansion to become a source for unfavorable comment.

2. ADVANCE REQUIREMENTS DATA

LAND STATUS	MASTER PLAN NO.	APPROVAL DATE
Government owned.	NHS HAM-2022	July 17, 1951
NUMBERS OF PREVIOUSLY COMPLETE PORTIONS	INTERRELATED & DEPENDENT PROJECT PCP NUMBERS	
None		
INTERPRETIVE PROSPECTUS APPROVAL DATA	DATE	
None		
WATER RIGHT NEEDS & STATUS		
None		
RESEARCH NEEDS & STATUS		
OTHER		

3. RECOMMENDED BY SUPERINTENDENT (Signature & Date)	4. APPROVED BY REGIONAL DIRECTOR (Signature & Date)
/s/George C. Mackenzie Superintendent 2/5/65	/s/Martin B. Christenson 2/10/65 Reg. Ch., Program Coordination
5. LOCATION WITHIN AREA OR TERMINI	6. BLDG. OR RT. # AND SEC.
Headquarters	Structure #1
7. REGION	Historic Structures Inventory
NE	
8. PARK	
Hampton National Historic Site	
9. PROJECT	
Restucco exterior Hampton Mansion including Historical and Architectural Research	Baltimore, County (County) Maryland (State)
	10. PCP INDEX NO. B-3-1

CLASS ☐ (A) - Estimate based on working Drawings
 CLASS ☐ (B) - Estimate based on preliminary plans
 CLASS ☒ (C) - Estimate based on similar facilities in other parks

P. S. & S. by

BPR ☐

NPS ☒

ESTIMATE

ITEM	QUANTITY	COST
Remove old stucco, clean stone and restucco exterior Hampton Mansion		40,000
Historical Research 500		
Architectural Research 1,000		
Subtotal 1,500		
P. S. & S. 180		
Contingencies 120		
Total 1,800		
RESEARCH ESTIMATE APPROVED:		ESTIMATE TOTALS
(Asst. Director, Resource Studies) (Date)		RESEARCH..... \$ 1,800
CONSTRUCTION ESTIMATE APPROVED:		Construction..... 40,000
(Design Office Chief) (Date)		Plans, Surveys, and Supervision..... 5,790
INTERPRETIVE ESTIMATE APPROVED:		Contingencies 2,410
(Asst. Regional Director, Operations) (Date)		CONSTRUCTION SUB TOTAL 50,000
		INTERPRETIVE SUB TOTAL (100%)
		GRAND TOTAL \$50,000

HISTORIC STRUCTURES REPORT

PART II (PORTION)

ARCHITECTURAL DATA SECTION

ON

HAMPTON MANSION

Rehabilitation of Exterior

Hampton National Historic Site

Prepared by
Norman M. Souder
Architect
June 1966

for

Philadelphia Planning and Service Center, Design and Construction
National Park Service

HISTORIC STRUCTURES REPORT

PART II (PORTION)

ARCHITECTURAL DATA SECTION

ON

HAMPTON MANSION

Rehabilitation of Exterior

A P P R O V A L S H E E T

RECOMMENDED

Superintendent

Date _____

H. Reese Smith
Chief, Design and Construction

Date 6-3-96

Regional Director, Northeast Region

Date _____

APPROVED

Director

Date _____

HISTORIC STRUCTURES REPORT

PART II (PORTION)

ARCHITECTURAL DATA SECTION

ON

HAMPTON MANSION

Rehabilitation of Exterior

A P P R O V A L S H E E T

RECOMMENDED

Superintendent

Date _____

Chief, Design and Construction

Date _____

Regional Director, Northeast Region

Date _____

APPROVED

Director

Date _____

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I. INTRODUCTION

This Part II (Portion), Architectural Data Section, Historic Structures Report on Hampton Mansion, deals only with the restoration of the exterior of the house as affected by the proposed re-stuccoing of the building.

The need for immediate attention to the exterior plastering is evident, and is fully detailed in this report.

In addition to the replastering there are necessary repairs to be made to the adjacent exterior woodwork surfaces, such as, pilasters, cornice, etc. If sufficient funds are available, the replacement of the circular windows in the chimney houses and the restoration of the chimneys should be included in the proposed project.

The funds for the project are available under Fiscal Year 1965 appropriation.

The Part I, Architectural Data Section was submitted to the Regional Director on May 20, 1966.

Norman M. Souder
Architect
June 1966

II. EXISTING CONDITIONS - EXTERIOR

A. Walls

The walls at Hampton Mansion are constructed of unusually small size rubble sandstone, over which plaster is applied. The construction of the walls indicates that it was the designer's (or builder's) intention that the stone surface be covered with stucco.

Investigation reveals that the original plaster was high in sand content and the color a peach-tan.* The original surface and color has disappeared after years of patching and painting. The bonding of the plaster to the stone surface was poor and as a result, large areas of plaster have spalled off from time to time. The spalling process is continuous and is a constant maintenance problem. Currently there are a number of small areas of stone exposed and innumerable cracks which predict further plaster spalling.

The high base below the water table is scored to simulate large pieces of ashlar stone. The area between the pedestal and the band courses which form the water table is divided into three ashlar type courses, varying between thirteen and fourteen inches in width. The present surface is the third layer of plaster. The remains of the two earlier layers are still in place, each with the same joint pattern. The scorings in the base are cut-in and filled with white mortar.

Shortly after the property was acquired by the National Park Service, Architect Charles E. Peterson was engaged in the initial portion of the restoration of Hampton. A trace of the original ashlar pattern

* Note added by Magaziner, 12/1/75:
According to Peter Snell, D.S.C., the
color he found was Munsell 7.5 YR 8/4

on the walls above the water table was found, but it has since been concealed by newer plaster. Due to the repeated repairs and painting the surfaces above the water table have been plain (without the ashlar pattern) for an unknown length of time. Sufficient traces of the original imitation ashlar jointing were recently found by the author which helped to determine the original design.

One such area has been detected on the north facade of the west wing and another small area on the north wall of the west hyphen. The third ghost of the former pattern was discovered on the south facade of the main house, between the Music Room window and the south portico. The scorings are so faint as to be unnoticeable in full sunlight. The coursing of the walls above the water table averages eleven inches and the full blocks are approximately twenty-four inches between vertical joints. The pattern was established by fixing the nearest vertical joint next to the door and window openings at eight inches from the edge of the frame. The pattern, when drawn on the elevations, results in a type of dog-eared lintel over the openings, in a manner similar to those used on English-Georgian buildings.

The ashlar design was shallowly scored by a pointing tool and the simulated joint lined with white paint.

B. Woodwork

The pilasters on both the north and south porticos show deteriorated base mouldings. The same is true of several of the columns on the faces of the porticos.

It is difficult to assess the rotting on the main cornice members until scaffolding is erected for a close-up investigation.

The frames and exterior trim in the large circular windows in the east and west chimney houses on the main roof are decayed and should be replaced when the gables and chimneys are re-stuccoed. At the same time, it would be advisable to replace the original circular sash which are missing and replaced by boards. Examination of the old frames show that window sash were once installed to light the loft area and the approaches to the roof doors. Photographs show boarding painted black and outlined in white to serve as a false window.

C. Chimneys

The two pairs of chimneys on the main house roof and the single chimneys on the east and west wings are stucco covered and have bulbous tops. In the nineteenth century castellated Victorian tops were applied to the chimneys as shown in the photographs of the period. These tops appear to have been covered over in a later reworking.

The original cap treatment of the eight chimneys on the house is not presently known. Further investigation will be required to determine the early treatment. The stucco covering the chimneys must be replaced at the same time the re-stuccoing of the main house is done. Close cooperation between the architect and the contractor on this feature will be required. The restoration decision based on architectural evidence, will have to be made when the present plaster is removed.

D. Spouting, Gutters and Flashings

The existing gutters and downspouts on Hampton Mansion are copper replacements of the original. In most cases they are not in the early locations. This was probably due to the installation of a cistern in the nineteenth century. At that time, a series of marble drainage basins on masonry foundations were erected near the corners of the building. The elevated structures formerly contained sand to filter the roof water. At the present time the basins serve only to carry roof water away from the building.

When the proposed rehabilitation of the exterior walls and woodwork is being accomplished, it will be necessary to inspect the gutters, downspouts and flashings for leakage and disintegration, and replace all defective metal work abutting the restored areas.

III. RECOMMENDATIONS

- A. Removal of existing exterior plaster on mansion, including wing buildings, chimneys and drain boxes.
- B. Application of metal lath to stone surfaces.
- C. Application of stucco to match original in texture, color and design to simulate ashlar joints as shown on the drawings.
- D. Replacement of circular windows and frames on chimney houses.
- E. Replacement of defective exterior woodwork and mouldings on pilasters, columns and cornices. Replacements to be copies of work removed.
- F. Replacement of defective gutters and downspouts.
- G. Restoration of eighteenth century chimney caps following removal of the Victorian portions.
- H. Repainting of exterior wood portions of building.

HAMPTON ESTIMATE

1. Stucco

Removal of existing stucco, lathing and application
of 3 coats stucco with scoring as per details

\$44,880.00

2. Carpentry

Repairs of cornices, pilasters, mouldings, window
trim, etc.

10,000.00

3. Chimney Restoration

10,000.00

4. Sheet metal repairs

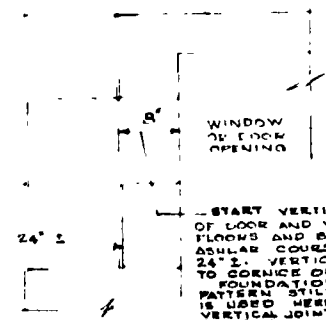
3,000.00

5. Exterior painting

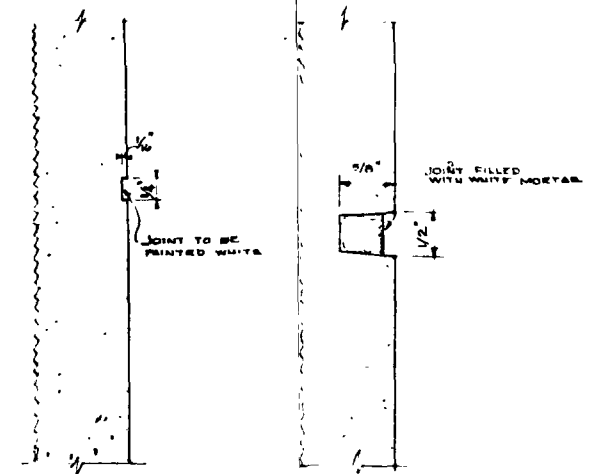
8,000.00

TOTAL

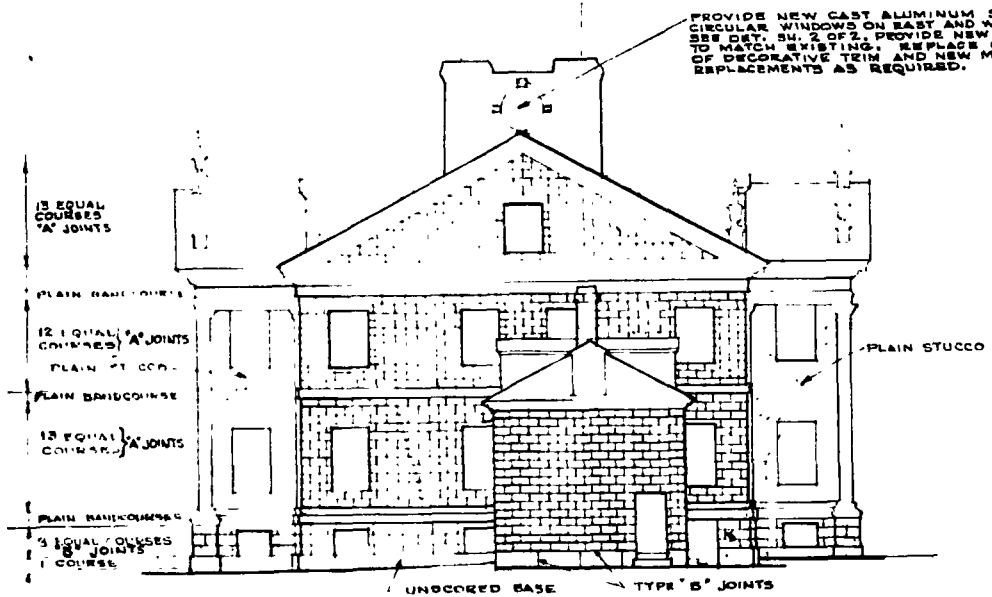
\$75,880.00



START VERTICAL JOINTING PATTERN 8' FROM HEADS OF DOOR AND WINDOW OPENINGS, BOTH ON UPPER FLOORS AND BELOW WATER TABLE. WIDTH OF IMITATION ANGULAR COURSES TO BE 1 1/2" AND BLOCK LENGTHS TO BE 24" 2". VERTICAL JOINTING LINE UP FROM WATER TABLE TO CORNICE ON EACH FACADE. FOUNDATION JOINTING FOLLOWS THE ORIGINAL PATTERN STILL ON BUILDING. THE 8' STARTING POINT IS USED HERE ALSO WITH 18" TO 14" COURSING WITH VERTICAL JOINTING UP TO 53'. SEE ELEVATIONS FOR PATTERN.

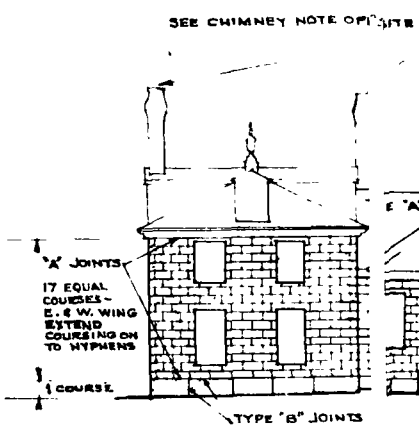


SECTION TYPE 'A' JOINT SECTION TYPE 'B' JOINT

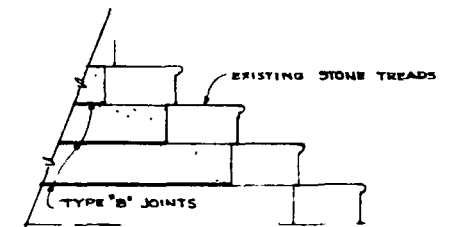


WEST ELEVATION
EAST ELEVATION SIMILAR

PROVIDE NEW CAST ALUMINUM SASH FOR CIRCULAR WINDOWS ON EAST AND WEST CHIMNEYS. SEE DET. SW. 2 OF 2. PROVIDE NEW WOOD FRAMES TO MATCH EXISTING. REPLACE GOOD PORTIONS OF DECORATIVE TRIM AND NEW MATCHING REPLACEMENTS AS REQUIRED.



NORTH ELEVATION
SOUTH ELEVATION SIMILAR



DETAIL OF STAIR ENDS
SOUTH PORTICO STAIRWAY

STUCCO SCORING DESIGN

SCALE - 3/32" = 1'-0"

BASIC DATA

SCALE		DATE	
RECOMMENDED	:	:	:
APPROVED	:	:	:
UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE DESIGN AND CONSTRUCTION PREPARED BY EASTERN		REVISION NORTH POP NO. SHEET 1 DRAWING DATE	
EXTERIOR REHABILITATION TITLE OF DRAWING HAMPTON MANSION LOCATION WITHIN PARK HAMPTON NATIONAL HISTORIC SITE NAME OF PARK			