

**OUTLINE REPORT  
of  
RESTORATION WORK  
OR  
HAMPTON NATIONAL HISTORIC SITE**

**PLANNING AND CONSTRUCTION DIVISION**

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Hampton -- North Side  
(taken prior to restoration)



## INTRODUCTION

There are very few houses in America dating from the 18th century on such a scale of magnificence as Hampton. Its great size is matched by the monumental qualities of its porticoes and domed cupola, and by its elaboration of detail in doorways, windows, and interior features, as well as by the layout of the extensive formal gardens. Built in 1783-1790 by Captain Charles Ridgely, an American officer in the Revolutionary War, it represents the height of opulence in the moment just at the end of the Revolution and of the adoption of the Federal Constitution and has survived intact. As one of the leading mansions of one of the 13 colonies it was recommended by the National Park Service Advisory Board to be included with other famous structures as a National Historic Site.

The exterior walls and the principal interior bearing partitions of the structure are of rubble, the exterior surfaces being covered with a lime stucco. The design of the mansion is late Georgian Colonial with deep cornices and low wings, and with identical front and garden porticoed entrances at either end of a central hall. Each of the pedimented porticoes has a palladian window in its rusticated tympanum and shelters a balcony having a Chinese balustrade. Above the cornice the introduction of large urns at the corners of the low roof, on the portico pediments and on the apex of the wings, and the large octagonal cupola surmounted by an urn and with four urns around its base, combined with elaborately framed dormers flanked with carved wooden console brackets complicates what otherwise would have been a simple, dignified structure.

The dimensions of Hampton are on a large scale, measuring approximately 175 feet in length and 55 feet in width. The interior is laid off into rooms of generous proportions. The central hall, for example, is approximately 53 feet by 22 feet, with 13-foot ceiling. The central portion, 2<sup>1</sup>/<sub>2</sub> stories in height, is flanked on both sides by 1<sup>1</sup>/<sub>2</sub>-story wings.

The mansion, together with 42.295 acres of ground, was acquired by Certificate of Title dated January 22, 1948. The acquisition and restoration were made possible through the generous donation of the Avalon Foundation, the donor being Mrs. Ailsa M. Bruce. It is administered, through a cooperative agreement with the Department of the Interior, by the Society for Preservation of Maryland Antiquities.

The restoration was accomplished by workmen employed by the National Park Service supplemented by authorizations for installations of specific items performed by private contractors by contract or through issuance of purchase orders.



The following report of work accomplished has been summarized into four major categories as follows:

I Repair and rehabilitation of the Mansion

II Repair and rehabilitation of the Gardener's House

III Restoration and general clean-up of the Gardens and Grounds

IV Construction of the Entrance Road, Parking Area and Walks

The donation by the Avalon Foundation provided \$165,200 for acquisition of the property and furnishings, and for rehabilitating the structures and grounds. Approximately \$20,000 was applied to the construction of a water connection with the Baltimore City Supply. A special gift of \$7,200 for the purchase of a pair of Waterford glass chandeliers was made by the Foundation just prior to the dedication of Hampton as a National Historic Site.

The National Park Service allotted \$15,100 for the repairs to the driveway and walks and the construction of a visitors' parking area and a service yard, and \$8,000 for other expenditures in connection with the restoration.

The Maryland Legislature authorized the Baltimore County Commissioners to pave the drive between Dulaney Valley Road and the entrance gate to Hampton at an estimated cost of \$12,000.

The Foundation placed certain restrictions and limitations on the expenditure of donated funds to insure an equitable distribution and general restoration of the Mansion and Grounds. The following excerpt from Mr. Shepard's letter of December 29, 1948, is pertinent to the work performed by the Service:

- |   |          |
|---|----------|
| 1. To connect Hampton House with the Towson, Maryland, water supply   | \$20,825 |
| 2. To repair the floor of the second story of Hampton House, to redecorate such second story, and to provide proper heating | 18,100   |
| 3. Improvement of lawns, including fertilizer, topsoil, etc., for approximately 8 acres                                     | 7,080    |



4. Replacement of plants and improvement of garden and terrace area, including replacement of injured or diseased boxwood, fertilizer, topsoil, etc.	\$ 1,500
5. Repairs to walks, including resurfacing the serpentine terrace walks, resetting cobblestone and brick walls	1,300
6. Maintenance and preservation treatment of trees--removal of dead trees, pruning, feeding, etc.	6,885
7. Entrance road and parking area, including improvement and surfacing of the entrance road and providing parking area at Mansion	6,800
8. Service yard to provide an enclosed paved service area at the west side of the Mansion	5,000
9. Repairs to entrance gate, garden furniture, demolition of old buildings, etc.	1,600
10. Signs, markers, and flagpole	4,000
11. Plans and research connected with the development of the grounds and garden	2,500 "

In addition to the original donation of \$90,000, the Avalon Foundation donated \$40,000 and a "matching fund" gift of \$18,000 which was later augmented by another \$10,000 and a special gift of \$7,200 for the purchase of the Waterford glass chandeliers, a total of \$165,200.

The following is a recapitulation of the account for Hampton National Historic Site as of September 1, 1950:

Direct Grant (1)	\$ 137,200
Matching Fund (1)	28,000
Roads and Parking Area	
Appropriation (2)	15,100
Rehabilitation of Historic	
Structures (2)	<u>8,000</u>
Total (3)	\$ 188,300



- (1) Avalon Foundation
- (2) National Park Service
- (3) There also should be included in this total \$3,000 contributed by the Society for the Preservation of Maryland Antiquities for the rehabilitation of the gardener's house, and numerous other expenditures and donations of funds and materials aggregating a substantial amount and contributing materially in the restoration.

#### REPAIR AND REHABILITATION OF THE MANSION

The Mansion, in the 160 years of its use as the residence of the Ridgely family, experienced to a lesser extent than most similar places the vicissitudes of progressively lower occupancies with their attendant deteriorations. Except for some extensive alterations in finish and decorations to adapt it to the prevailing style of the Victorian era and for equipment installations in keeping with the then latest innovations in heating and lighting facilities, the major reason for the necessary restoration may be ascribed to its age and the necessity to adapt it to its new proposed use as a house museum, depicting its earliest period. Provision for the accommodation of the visitors to the area, together with facilities for administration and maintenance required some additional alterations and remodeling to meet these demands.

Since the funds available for the restoration were limited, a program had to be worked out which would accomplish both the essential remodeling, to meet operation requirements, and at the same time provide an attraction worthy of the visitors' time. Changing the Mansion from limited residential use to what amounts to public use required structural corrections and additional utilities installation.

The members of the Society for the Preservation of Maryland Antiquities, who agreed to accept the custody of the Historic Site, are dependant upon the revenue derived from its operation to pay for its maintenance and administration. The Society, in seeking ways and means to operate the site and augment the revenue from admissions, proposed to serve refreshments and sell gifts to the visitors, to rent rooms for meetings of small groups, and various other enterprises. Since their plans were only tentative, adjustments in the work being performed had to be made to accommodate the use program as it developed.

A survey of the premises by Service representatives was made to determine what work should be done and to establish priorities for accomplishing the various items. The following program was agreed upon in collaboration with members of the Society:



1. Provide living accommodations for a caretaker which later would be used as quarters by the custodian.

2. Remodel the service wing at the east end of the Mansion to provide facilities for preparing and serving refreshments to guests and visitors. The Society requested that the kitchen be converted into a tea room and the former pantry in the hyphen be equipped as a kitchen to be used jointly by the tea room and the custodian. This request was followed in the remodeling.

3. Construct public rest rooms in the basement.

4. Reinforce and strengthen the floors in the first floor and west rooms on the second floor wing of the house.

5. Repair and extend the heating plant and the electric system.

6. Connect with the Baltimore City Water System to insure an adequate water supply for operation and fire protection.

7. Construct an adequate sewer disposal system.

8. Replace the painted glass windows in the center hall and stair hall with sash similar to that in the remainder of the structure.

9. Repair, refinish, repaint, redecorate and rehabilitate the exterior and interior of the structure.

10. Replace lightning protection.

11. Remove shed on east side of service wing.

12. Rehabilitate outbuildings adjacent to the Mansion.

The restoration, repair and rehabilitation of the Mansion was accomplished by contract, by purchase orders for minor installations, and through the hiring of skilled workmen and laborers on a temporary employment basis supervised by N.P.S. professional men.

Contract No. I-31np-106 was awarded to G. Vinton Schafer & Sons in the amount of \$11,880 for reinforcing the first and second story floors of the main house, extending the heating system and remodeling the east wing for a tea room and kitchen. The first floor floors of the main wing were strengthened by installing



I-beams carried on lally columns midway of the joist spans. The second floor master bedroom and ghost room had a 4-inch sag corrected by installing steel channels on both sides of the joists the full width of the rooms. The work was performed from below so as not to disturb the dovelled floor of the rooms. Before replastering the ceilings of the music room and drawing room, radiant heating tubes were installed to replace the unsightly cast-iron radiators previously used to heat the rooms. Drawings No. NHS-HAM-530B 6 sheets, 2001B 1 sheet, 2002B 1 sheet, 2003B 1 sheet, and specifications prepared by the Planning and Construction Division, Region One, directed the work.

Under Contract No. I-31np-105, in the amount of \$5,874.00, the William T. Lyons Co., Inc., installed the public comfort station in the basement and constructed the sewer system, complete with septic tank and disposal field. The work was performed in accordance with Drawings No. HAM-NHS, 2007-A, and specifications prepared by the Region One Office. Necessary repair work on the Mansion was being accomplished during the time of these contracts by carpenters and laborers.

One of the most pressing items to be completed was the re-shingling of the dome and replacing missing mill-work on the cupola. The shingles on the cupola dome were found to be made of northern white cedar, 24 inches long with 5/8 inch butt and placed 7 1/2 inches to the weather. These had been in place for approximately 160 years. Flashing was of sheet lead held in place by wrought-iron nails. Considerable effort was expended in an endeavor to secure the same type shingles, but when it was found to be impossible to duplicate them, red cedar shingles of stock size were substituted.

The most exposed parts of the house lie above the cornice line, consequently attention to the woodwork was urgently needed. Included in the project was the repair and in some instances, replacement of dormers, windows and cornices. Replacement of the large 7-foot finial on the top of the cupola and the four smaller ones at the base created a difficult problem. Numerous inquiries were made and a great deal of time consumed before a company possessing a large enough lathe to turn these finials could be found. The Heslop Lumber & Millwork Company of Washington, D.C. accepted the order and was able to fulfill it only after extensive alterations were made to their largest lathe. The original finials were of tulip poplar, in one piece. The replacements are of white pine, laminated, held together with waterproof glue and dowels.

Gutters and downspouts were in bad condition. Before they would operate satisfactorily, it was necessary to replace and repair sections with the same type of copper material. Complete realignment of all gutters was also effected. In order to provide





Music Room -- before restoration



after restoration





Drawing Room -- before restoration



after restoration



adequate drainage, it was necessary to open the brick drains from the downspouts which had become clogged with roots and debris, and clean out the terra cotta tile conductors leading to the cisterns at either end of the Mansion.

Investigation was made to determine the original paint colors. It was found that the trim of the exterior was buff, with the exception of the cupola, which was white. Painting of the exterior woodwork developed into a major undertaking. It was necessary to purchase hand drills fitted with an attachment for sanding in order to remove the numerous layers of paint adhering to the surface. This was a long and tedious task, requiring the services of all of the eleven laborers for an extended period. After removing the many layers of paint, the wood was found to be exceedingly dry and porous which necessitated, in some instances, as many as four applications of paint in order to cover the surfaces adequately. The height of the structure made this task more difficult. Extension ladders were used to reach the cornices and swing scaffolding was used for the pediments and porticoes.

The demands on the time of the five carpenters to replace rotted millwork often held up the painters on the exterior painting. At such times as the painting work could not proceed on the exterior the painters and laborers worked on the interior of the Mansion. During the painting operation, the numerous cracked and broken window panes were replaced. The Service was fortunate in locating on the premises some 1400 pieces of window glass which was of the approximate age of the original, and in appropriate sizes for installing in the existing sash.

The stucco on the exterior of the Mansion also was in poor condition, having been replaced and patched many times during the decades since the house was constructed. A large area on the south side of the building became dislodged and fell, exposing the stone wall of the building. It was necessary to have this area and numerous loose patches and cracks re-stuccoed. This work was accomplished by issuing a work order to a local contractor for materials and labor. After the repairs were completed, the entire structure was painted with a cement paint to correct the mottled and dingy appearance, and erase the marks of the patches. All vestiges of the original paint which had been applied to the stucco had long since disappeared.

A complete lightning-protection system was installed on the building by George C. Willard, Jr., of New York City, under an unnumbered contract, invitation to Bid No. NPS-29. The cost was \$765.00. Inspection was made by the Underwriters' Laboratories and a Master Label issued which has been attached to the northeast corner of the east wing.



The interior of the Mansion required a tremendous amount of labor to restore it to its present appearance. The modern rough stippled paint in the stair hall and walls from the first to the third floor was removed by paint remover and scraping. In two of the rooms it was necessary to apply a coat of aluminum paint before priming in order to prevent dampness from coming through. Many rooms required three coats of paint and the great hall received a total of four. All newly plastered spots, prevalent throughout the entire house, received a coat of shellac prior to priming.

Paint colors were determined by removing layer after layer of paint until the original finish was exposed. The finish shade was matched to conform with the original. Many interesting and unusual color combinations were discovered, which have been faithfully reproduced.

A great deal of effort was expended by the carpenters in the repair of wainscots, trim and cornices. Loose millwork was re-anchored. Where patches and replacements were necessary, the millwork had to be hand carved to match existing profiles. Upon completion of the carpentry and painting, all floors and stairs on the first and second story were sanded, two applications of linseed oil applied, and then waxed.

In the great hall, it was necessary to replace the four relatively modern painted glass windows with especially milled double hung window sash to match the other sash of the structure. This operation was repeated in the two windows in the stair hall.

Twelve hand-made brass locks, in keeping with the Georgian period of the house, were installed on the doors of the principal rooms on the first and second floors. Rabbitted mortise locks have been installed in the entrance doors to the central hall.

At the request of the Society for the Preservation of Maryland Antiquities, the room previously used as a pantry was converted into a modern restaurant kitchen, operating in conjunction with the tea room located in the original kitchen. The installation of the extra electrical equipment required a new heavy-duty electric line from the transformer to the building and new circuits to the ranges and water heater.

The regulations of the Public Health Service where food is served to the public required the installation of a three-compartment sink in the kitchen, a lavatory for the employees, and a water heater which would provide 170° water for washing dishes and cooking utensils. An electric water heater of 66-gallon capacity, with a 4000-watt unit and a 2500-watt unit was purchased and installed.





Entrance Hall -- before restoration



after restoration





Entrance Hall -- before restoration



After restoration



A temporary water supply, pending connection to the city mains, was provided by installing a pump and pressure tank to replace the lead reservoir in the attic used by the previous occupants.

Contract No. I-100np-143 was negotiated with the Water Bureau of the City of Baltimore in the amount of \$19,963.16 to provide for the installation of a water main from Dulaney Valley Road to Hampton Mansion. The line consisted of a 12" cast-iron main to the entrance gate, a distance of 3,037 feet, and a 6" cast-iron main from the gate to the Mansion, a distance of 740 feet. A fire hydrant was placed near the southwest corner of the building.

In a supplemental purchase order to the Water Bureau a 4-inch Detector water meter was installed at a cost to the National Park Service of \$1745.04.

The following is a recapitulation of expenditures for the acquisition, repair, rehabilitation and furnishings of the Mansion:

Acquisition	\$ 52,077.84
Material	4,228.28
Labor	20,219.49
Supervision	3,446.34
Maintenance and Operations	5,637.70
Equipment	413.87
Furniture	16,933.20
Contract Services	44,829.63*
Total	147,806.65

\*Includes \$19,963.16 for contract to connect to Baltimore City Water Supply, of which \$3,807.42 was refunded and expended on restoration of grounds.

#### Principal Contractors

G. Vinton Schafer	\$11,580.00
William T. Lyons Co.	5,874.00
Haslop Lumber & Millwork Co.	472.00
John F. Tracey	687.65
George C. Willard Jr.	765.00
Water Bureau of Baltimore	21,708.20
L.H. Cranston & Sons	298.00
C.O. Wurzberger & Sons	286.00
Philip Myers Co.	195.93
Knipp & Co.	485.00
J. Harris & Sons	462.00
Wilson Electric Co.	340.00



### REPAIR AND REHABILITATION OF GARDENER'S HOUSE

The only habitation worthy of the name, in addition to the Mansion, on that part of the estate procured by the Government was the gardener's cottage. Located near the southern boundary, the six-room house was found to be structurally sound but in need of general rehabilitation and equipping with modern conveniences to make it suitable for occupancy.

The house was constructed at two periods, the older part being of brick with a two-story stone addition added at a later date. The brick and part of the stone are stucco covered. The older part of the dwelling probably is contemporary with the Mansion. In recent years an attempt had been made to glorify the structure by applying a scalloped cornice which followed the eaves and outlined the gables. A one-story frame porch extended the widths of the north and west sides.

The need for a resident employee to maintain the grounds and help protect the property prompted the Society to propose modernizing the house for a gardener's cottage to be occupied by a full-time caretaker employed by the Society. The Society authorized the expenditure of \$3,000 of their funds toward the payment for this work, the balance being provided from donated funds.

The funds from the Society were sufficient to pay for all heating, electrical and plumbing installations, including the water connection and septic tank. In addition to the mechanical installations, the work consisted of lowering the grade in the basement under the east half of the house and pouring a concrete floor; covering all floors on first and second story with  $\frac{1}{2}$ -inch plywood finished with asphalt tile or linoleum; constructing new stairs to second story; replacing kitchen porch; constructing cabinets in kitchen, dining room and second story hall; replastering where necessary, cleaning, repairing and painting, papering, etc., purchasing, and installing hardware, lighting fixtures, electric range, screens, new guttering and porch railing; and constructing new electric line from the transformer to the house.

The heating and plumbing work was done by Edwin B. Tack, Inc., the electrical by the Wilson Electric Co., and the replacement of the gutters and downspouts by John Herzog, all of Towson. General repairs, painting and decorating were done by the force employed by the National Park Service.



The following is a recapitulation of expenditures for the restoration of the gardener's house. These figures do not include the \$3,000 expended by the Society.

Labor	\$2,242.80
Material	424.51
Equipment	193.73
Contract Service	1,150.25
Total	<u>\$4,011.29</u>

#### Principal Contractors

Chesapeake Shade & Linoleum Co.	\$ 282.00
Consolidated Gas, Electric Light & Power Co.	155.50
John Herzog	165.00
John Tracey	290.75
Ira C. Rigger	242.00

#### RESTORATION AND GENERAL CLEAN-UP OF GARDENS AND GROUNDS

The gardens and grounds at Hampton are notable for the large scale of the lawns and terraces in the formal gardens and for the remarkable size and age of certain individual trees and shrubs. The origin of the Hampton garden began in 1784 when the services of one Daniel Healy, an indentured Irish gardener, were secured, and it is believed they were laid out by a William Booth of Philadelphia.

The garden and grounds gave the appearance of a long period of neglect. Of the six original parterres, only one of boxwood remained, on the east side of the first terrace. This parterre was in exceedingly poor condition and it was decided that the boxwood should be removed and healthy box substituted. Insofar as possible, the best of the old plants were removed to a new location in the hope that they might regain their normal vigor and strength for use in subsequent restorations.

The largest and one of the first jobs was the general clean-up of the grounds, including the maintenance and preservation treatment of trees which included removal of dead trees, pruning and feeding the live ones. The area of the estate now in Federal ownership required mowing and the removal of undesirable plants and brush. To accomplish tree preservation work, it was necessary to secure the services of private tree experts and the National Park Service tree crew were assigned to the project for a two-week period. The rental of a



tractor with a five-foot sickle bar was secured for mowing. The mowing operation was difficult due to the heavy underbrush and honeysuckle. A force of six men was employed to complete the brush removal and mowing, a great deal of the work being done by hand. A large amount of the tree treatment was performed by the F.A. Bartlett Tree Expert Company, under a contract with the Society reimbursed by the National Park Service from donated funds.

Guided by the layout and planting plans prepared by Mr. Alden Hopkins in October 1949, restoration of the first terrace was begun. After the removal of the unhealthy boxwood by force account employees, the services of Towson Nurseries were secured to prepare the ground and plant new boxwood. The ground was plowed, disked, fertilized and rolled. Approximately one thousand boxwood were required to restore the parterre. The planting beds, inside the boxwood pattern, were planted with vinca minor (the common periwinkle). Upon completion of the above work, paths were constructed throughout the parterre using crushed limestone for surfacing which was donated by the Harry T. Campbell Sons' Corporation.

Research indicated the presence of an arbor vitae hedge at the southwestern side of the formal garden. Both in the interests of historical restoration and the practical need of a barrier between the main grounds and the newly constructed parking area, it was decided to plant two rows of Thuja occidentalis (pyramidalis), approximately four feet in height with the plants staggered and spaced six feet apart in the rows. Between these rows an inconspicuous fence of steel posts and single strand wire was erected. The contractor in this instance was the Valley Landscape Company.

Two large common box were transplanted from locations on the terrace to positions adjacent to the entrance on the south side of the Mansion. This work was performed by the Towson Nurseries.

The large Wisteria vines framing the south entrance of the Mansion became dislodged from the columns during a high wind. These vines were untangled, pruned thoroughly and secured to the porch columns by using one-half inch pipe for supports.

A study was made of the damaging effects of vines on the principal trees. Some vines were so thick as to be dangerous and damaging to the trees and were removed to prevent further impairment of health and growth.

A great deal more restoration work will be required on the grounds and gardens to give the proper setting to the restored Mansion. In order to properly care for the gardens, and aid in further restoration, a contract was entered into with John Matricciani Co., Inc., in the amount of \$2,725.45 for the installation of a 700-foot 3" wrought-iron water line with 6 valves located at strategic positions to facilitate watering operations.



A Case tractor, equipped with a five-foot sickle bar, was purchased by the National Park Service and assigned to the Society in order to assist in keeping the grounds properly maintained. A three-unit power mower for maintaining the lawn in the immediate vicinity of the Mansion also was purchased by the Service.

The following is a recapitulation of expenditures for this operation:

Labor	\$ 8,895.35
Material	276.23
Equipment	2,002.61
Contract Services	9,527.36
Equipment Rental	280.20
Total	<hr/> \$20,981.75

#### Principal Contractors

Towson Nurseries	\$ 3,428.95
Valley Landscape Co.	1,450.00
F.A. Bartlett Tree Expert Co.	1,350.00
John Matricciani Co., Inc.	2,725.45

#### CONSTRUCTION OF ENTRANCE ROAD, PARKING AREA AND WALKS

The entrance road to the Mansion, approximately 1,900 feet in length, was in dire need of grading and resurfacing. It was also necessary to provide adequate parking facilities for visitors to the site and to provide for a service parking area to the east of the Mansion.

The results of discussions between representatives of the Society for Preservation of Maryland Antiquities and the National Park Service led to the construction of a parking area near the west end of the Mansion, large enough to accommodate 18 passenger cars and two buses.

The site selected was in a heavily wooded area and it was necessary to remove trees, grade and construct drains before the actual surfacing could begin. An island with concrete curbing was installed. This operation necessitated the withdrawal of two carpenters from repair work on the house to construct the forms. Upon completion of the curbing topsoil was placed within the island in preparation for seeding. Bank-run gravel, well-rolled, was used as a base for the paved portion of the parking area and topped with a course of washed pea gravel. The parking area was allowed to stabilize





The Garden -- after restoration



during the winter, following which this surface was treated with an application of asphalt and the final course of pea gravel spread and rolled.

A pathway from the parking area to the Mansion was constructed by the same method. Details of the parking area lay-out and road construction are shown in drawing No. NPS-HAN-2017.

To facilitate the flow of traffic to the parking area the existing roadway from the entrance gate was widened to permit the passage of two automobiles. The road from the parking area entrance, including the circle in front of the main building, was retained at its existing width, permitting only single lane traffic. Grading and resurfacing were accomplished in the same manner as the parking area. Upon completion of the surfacing, road shoulders were graded and top soil applied. During this operation the service yard was graded and surfaced with gravel, omitting the asphalt treatment.

The access road, 1200 feet in length, leading to the gardener's house, was graded and resurfaced. This included the service area adjacent to the carriage house. Neither the area nor the road received the asphalt treatment.

The serpentine walks and gravel walks in the grounds south of the Mansion were cleared and surfaced with gravel and sand. The brick terraces and the hand-napped stone walk leading to the tenant house were cleaned and the grass burned off.

The work listed herein was completed through the use of force-account employees and rental of heavy equipment from the Harry T. Campbell Sons' Corporation.

The following is a recapitulation of expenditures for this operation:

Material	\$ 6,005.97
Supervision	1,812.00
Labor	3,956.03
Equipment Rental	3,218.00
Contract Services	108.00
Total	<hr/> \$15,100.00





Hallway, first floor

after  
restoration



before  
restoration





Dining Room -- before restoration



after restoration





Hallway, 2nd floor — before restoration



after restoration





Ghost Room, 2nd floor -- before restoration



after restoration





Guest Room, 2nd floor — before restoration



after restoration