HISTORIC STRUCTURES REPORT

PART II

HAMPTON MANSION

HAMPTON NATIONAL HISTORIC SITE

Prepared by: Historian William A. Harris

Date: July 29, 1966
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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.

Enclosure:

cc: Supt., Fort McHenry
October 14, 1966

Memorandum

To: Chief, Historic Structures, WSC

From: Acting Chief, Division of History Studies

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

We recommend approval of the above named reports made by Architect Souder with particular recommendation for approval of the completed Part I report.

Additional historical data will be required to fulfill the requirements for Part II of the report. Funds for this history research are being requested for Fiscal Year 1968.

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

Rogers W. Young

Enclosures

cc:
Regional Director, NE
Supt., Hampton NHS
RH
RE - Mr. Carles
RE - Mr. Young

Handwritten Notes: Initial and Date
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

Enclosure

MHNelligan/mrw 6/17/66

General/ Area Daily
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
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. Whitcroft

Enclosures

General
Daily
Area
MHNelligan/mrw 8/5/66
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

Enclosure
MHNelligan/mrw 6/17/66

General Area Daily
Memorandum

To: Regional Director, Northeast Region

From: Chief, Design and Construction

Subject: Historic Structures Report, Part II (Portion), Architectural Data Section, Hampton Mansion, Rehabilitation 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.

Enclosure

cc: Assistant Director, Design and Construction
Superintendent, Hampton
Recommended:  

Superintendent:  

Regional Director:  

Chief, MDD:  

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. $75,000.00 will be required to completely restore the exterior appearance of Hampton Mansion.
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

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2/5/65

3. RECOMMENDED BY SUPERINTENDENT (Signature & Date)

/s/George C. Mackenzie

Supervisor

2/5/65

4. APPROVED BY REGIONAL DIRECTOR (Signature & Date)

/s/Martin B. Christenson

Reg. Chy., Program Coordination

2/10/65

5. LOCATION WITHIN AREA OR TERMINI

Headquarters

NH Hampton National Historic Site

9. PROJECT

Restucco exterior Hampton Mansion including Historical and Architectural Research

Baltimore, County

(Country)

Maryland

(State)

10. PCP INDEX NO.

B-3-1
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**ESTIMATE TOTALS**

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RESEARCH ESTIMATE APPROVED:

(Asst. Director, Resource Studies) (Date)

CONSTRUCTION ESTIMATE APPROVED:

(Design Office Chief) (Date)

INTERPRETIVE ESTIMATE APPROVED:

(Asst. Regional Director, Operations) (Date)
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

APPROVAL SHEET

RECOMMENDED

Superintendent
Date_______________

Chief, Design and Construction
Date 6-3-06

Regional Director, Northeast Region
Date_______________

APPROVED

Director
Date_______________
HISTORIC STRUCTURES REPORT
PART II (PORTION)
ARCHITECTURAL DATA SECTION
ON
HAMPTON MANSION
Rehabilitation of Exterior

APPROVAL SHEET

RECOMMENDED

Superintendent

Date

Chief, Design and Construction

Date

Regional Director, Northeast Region

Date

APPROVED

Director

Date
TABLE OF CONTENTS

I. INTRODUCTION.............................................. i

II. EXISTING CONDITIONS - EXTERIOR

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ESTIMATE

DRAWING
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-stuccooing 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 Magazine, 1/65:
According to Peter Snell, Dr. S.C., the color he found was Munsel 7.5 YR 8/4
on the walls above the water table was found, but it has since been con­
cealed 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