

Treatment and Use

Treatment Options

The Period of Significance of the Ferry Hill Plantation House must be determined before recommendations are formulated concerning its treatment and use. Several options exist for establishing the Period of Significance. With each option, there is a related approach toward treatment to allow for its interpretation. In several cases, more than one approach toward treatment exists, and these will be discussed. Finally, a number of uses that are compatible with any of the suggested Periods of Significance or treatments will be discussed. Because ultimate treatment will depend upon available funding, a phase-in of treatments and uses may be required. Where this has impact on the treatments being recommended, it will be noted.

Option One: c1828 – c1924.

The building is located within the boundaries of the Chesapeake and Ohio Canal National Historical Park. Based on the park's enabling legislation, the park generally interprets the canal construction and operation from 1828 to 1924. One option for the designated Period of Significance for the Ferry Hill Plantation House is to have it coincide with this park period. Certainly the property was directly involved with events that occurred during the development and operation of the Canal. The period also includes the entire Civil War era, a significant event not only for the Canal and the Plantation, but also for the entire region and country.

One disadvantage with this designation is that it fails to include other significant aspects of the history of the house, for example the original construction or the later demise of the plantation operation. Additionally, such a designation does not correspond precisely to any of the Periods established in the property's ownership history or architectural development, as outlined in the previous section, Development and Use.

Option One Treatment:

Exterior:

If this Period of Significance is adopted, an exterior restoration of the plantation house to the c1920 period would appropriately cover the full time span under consideration. This target period would include all of the important changes to the house that were undertaken by Captain John Beckenbaugh between 1917 and 1920. These have been discussed in the section on Development and Use, through Period Two. To achieve this restoration, the following exterior changes would be required:

- The northeast concrete masonry unit (cmu) bar addition would be removed. It would be demolished carefully so investigation and documentation of any remaining, original construction of the east kitchen addition could occur, as well as investigation and documentation of any other evolutionary evidence.
- The east wood-frame kitchen addition would be removed and the exposed east gable end of the original north leg would be re-exposed and restored. This façade might still contain remnants of the penciling that was used on the brick, since it was covered by the addition before the masonry was sandblasted.
- The west porch would be demolished and replaced with the smaller, one-story porch with Victorian period details, as documented in photographs.
- At the west elevation, the four, three-over-three double-hung wood basement windows would be restored where possible, and reconstructed where missing. Shutters would be installed. Grade would be adjusted to preclude the need for western window wells.
- North side basement window (window 4A) would be enlarged to period configuration.
- Concrete steps from the north side of the dining room would be removed.
- The south porch second floor wood columns would be restored to their larger cross-section. First floor masonry columns would keep their parging.
- Wide side casings and the broken pediment architrave at south door 16 would be removed in order to re-expose and restore the simpler bull-nosed casing detail, as found on door 12.
- The south exterior basement entrance and associated brickwork would be removed. The basement entrance dating to this period would be investigated and reopened.
- The metal roofs would be removed and replaced with slate.
- The exposed masonry would be stained a dark-reddish color and penciled.
- The two large glazed panels on the south side of the south entry (106) would be replaced with four large double-hung windows, as reflected in early photographs.

Interior:

Interior restoration and/or rehabilitation will depend upon the ultimate use of the property, discussed later. If the public is invited in for interpretive opportunities, several adjustments on the first

floor would be necessary to be consistent with the c1920 exterior period:

- The kitchen hall, pantry, and back stair up to the second floor hall, room 208, would be reconstructed, using the existing railing pieces found in the attic.
- The paneling at the fireplace in the original kitchen would be removed, and a masonry facing reintroduced.
- The door opening from the kitchen to the removed east addition (door 17) would be closed up and replaced with wall.
- The door opening from the kitchen to the removed bar addition (door 18) would be replaced with a window to match the adjacent windows.
- The closed-in window opening to the south porch (Room 106) would be reopened and a reproduction window installed.
- The painted masonry in Room 106 would be stripped, and the exposed brick would be stained a dark-reddish color and penciled.
- The fireplace in the original dining room would be uncovered and restored. Once the wall is exposed, markings should be compared with the back of the extra mantle currently stored in the house (faux-marble painted). It is anticipated that proof will be uncovered that indicates this mantle was originally located at this fireplace.

On the interior at the second level, other than the adjustments in the upper back hall (208) to accommodate the back stair, several changes could be considered optional, depending on the level of interpretation and use for the property, discussed later.

- The second floor toilet (203) could be returned to its original 1920s layout. This arrangement is reflected in the 1978 drawings (Appendix A).
- The small bedroom (209) could be restored as a single room, by removing the partitions that form room 210.

Option Two: c1820 – 1865.

This option for Period of Significance captures the construction of the house and includes events through the end of the Civil War. This allows for the interpretation of multiple themes: Western Maryland settlement before the canal, slavery in Western Maryland, impacts of the canal on settlement and development of Western Maryland, early plantation life in Western Maryland, the canal and the Civil War, the Battle of Antietam, and the impact of the Battle and War on local landholders and their property.

The Blackford and Douglas families managed Ferry Hill during this Period of Significance. Much primary source material is available to assist with an interpretation of family life on the plantation for this period.

Option Two Treatment:

A restoration treatment to the Civil War era period would require additional changes to the exterior of the plantation house beyond those described in Option One. The most significant added change would involve the removal of the enclosures around Entry 106, returning this to exterior space. On the first floor, circulation between the west block and the north leg would be through exterior space, as it was during the target period. On the second level, the toilet 203 would be eliminated, allowing door opening 31 to have direct access to the upper south porch. Specifically, the exterior changes for this Option would include:

Exterior:

- The northeast concrete masonry unit (cmu) bar addition would be removed. It would be demolished carefully, as described in Option One.
- The east wood-frame kitchen addition would be removed and the exposed east gable end of the original north leg would be re-exposed and restored. As noted previously, this façade might still contain remnants of penciling.
- The south glazed-in porch at the first floor (106) and the enclosed toilet room (203) at the second floor above this entry would both be demolished, and the south elevation of the porch restored to a fully open condition. The second floor porch columns would be restored to the larger cross-section and the parging of the first floor masonry columns would be removed and the original treatment restored. The ground floor of the south porch would be restored to brick masonry.
- The closed-in window opening at the south porch entrance (Room 106) would be reopened and a reproduction window installed. Paint would be stripped from the exterior brick wall to allow for the staining and penciling of the entire exterior.
- The west porch would be demolished and replaced with the smaller, one-story porch (approximately 8' x 16' long) with a low-pitched roof. Steps would have seven risers to reach grade. Other details are unknown, however there are several examples of porches with period-appropriate details located in the area.
- At the west elevation, the four, three-over-three double-hung wood basement windows would be restored where possible, and reconstructed where missing. Shutters would

be installed. Grade would be adjusted to preclude the need for western window wells.

- The south exterior basement entrance and associated brickwork would be removed. The basement entrance dating to this period would be investigated and reopened.
- North side basement window (window 4A) would be enlarged to period configuration. Further research is necessary. It is currently unknown whether the window was surrounded with a window well, during this period, or if grade was low enough to preclude its necessity. There is conjecture that this may have been the original basement entry location.
- Concrete steps from the north side of the dining room would be removed.
- Wide side casings and broken pediment architrave at south door (door 16) would be removed and replaced with simpler bull-nosed casings found on door 12.
- The exposed masonry would be stained a dark-reddish color and penciled.
- The metal roofs would be removed and replaced with wood shingles (22"–24" laid with 6" exposure treated with Spanish Brown stain).
- Storm windows and storm doors would be removed. If required, an interior mounted storm panel would be designed and installed.

Interior:

All of the interior modifications discussed in Option One would remain valid for this earlier target date, and are not repeated here. Several additional modifications consistent with the target date of restoration are noted below. The extent to which these interior modifications are undertaken will depend in part on the ultimate uses anticipated for the property.

- Doorway between stair hall (room 208) and room 206 could be closed-up.
- Doorway (door 34) between room 205 and room 206 could be closed-up.
- North closet in room 206 could be reestablished.
- South closet in room 205 could be removed.
- Partition between room 209 and 210 could be removed.

All of the finishes (floorings, casings, running trim, and paint colors) at restored areas would need to be reevaluated to determine their appropriateness to the target date of restoration.

Option Three: c1820 – c1911.

This option for Period of Significance is very close to Option One, but ties more closely to the history of the Plantation House than to the history of the C&O Canal. The time span relates to Period One as described in the report section on Development and Use. The most significant property owners, the Blackford and Douglas families, are included in the period. The significant property use, as a plantation, is covered throughout its most productive periods.

Option Three Treatment:

Because Option Three extends only through Period One, to c1911, a restoration approach to the exterior would closely parallel modifications discussed in Option Two, above. Two exceptions exist for the exterior:

- The west porch would be replaced as discussed above in Option One, with Victorian detailing, not Federal detailing.
- The roof material would be slate, with wood snowboards.

On the interior, the changes discussed for Option Two (see above) would be appropriate with this Option.

Option Four: c1820 – c1940.

The Period of Significance can be extended to include additional plantation history, from c1911 to c1940, and the occupation of the property by Captain John Kyd Beckenbaugh. The ownership history still includes only direct descendents, by blood or marriage, from the original construction. The time span relates to Period One and Two as described in the report section on Development and Use.

From an operational standpoint, this period encompasses the property's most significant and longest lasting use, that of a plantation—accommodating farming and husbandry operations. This use continued relatively intact from 1820 until 1940. By including these years of the twentieth century in the Period of Significance, one is able to interpret the demise of the plantation operations in the shadow of the economic downturn of the 1930s.

Option Four Treatment:

Since Option One extended through c1920 and included the initial changes to the property undertaken by Beckenbaugh, the treatment alternatives for Option Four are identical to those of Option One.

Option Five: c1820 – c1950.

For this option, the Period of Significance is extended to include the full span of property ownership by direct descendants through blood or marriage. After 1950, the property changed hands to Frederick W. Morrison, who was not related to the Blackford, Douglas or

Beckenbaugh families. The Option Five time span includes Periods One through Three as described in the report section on Development and Use.

From an operational standpoint, this period encompasses two historical uses. Besides covering the property's most significant and longest lasting use, that of a plantation, this Period of Significance also includes the time from 1940 to 1950 when the property was used as a restaurant. By including this time period and restaurant use in the Period of Significance, one can more easily interpret economic and social pressures that this estate faced in the shadow of the economic downturn of the 1930s.

Option Five Treatment:

Including the decade of the 1940s in the Period of Significance has an impact on the exterior appearance and the interior arrangement and opportunities of the property.

Exterior:

- The northeast concrete masonry unit (cmu) bar addition would be removed.
- The east kitchen addition would be retained, and restored to its c1940s condition: The exterior north wall would be reclad in wood siding; and window openings re-introduced to match the south side. Roofing on the addition would be wood shingle.
- The west porch would be demolished and replaced with the smaller, one-story porch with Victorian period details.
- The south porch second floor wood columns would be restored to their larger cross-section. First floor masonry columns would keep their parging.
- The metal roofs on the west block and north leg would be replaced with the earlier roofing material of slate.
- The exposed masonry would be stained and penciled.
- The two large glazed panels on the south side of the south entry (106) would be replaced with four large double-hung windows, as reflected in early photographs.

Interior:

Interior restoration/rehabilitation will depend upon the ultimate use of the property, discussed later. If the public is invited in for interpretive opportunities, several adjustments on the first floor would be necessary to be consistent with the c1940s exterior period:

- A corner bathroom would be reconstructed in room 105.
- The kitchen hall, pantry, and back stair up to the second floor hall, room 208, would be reconstructed, using the existing railing pieces found in the attic.

- The paneling at the fireplace in the original kitchen would be removed, and a masonry facing reintroduced.
- The door opening from the kitchen to the removed bar addition (door 18) would be replaced with a window to match the adjacent windows.
- The fireplace in the original dining room would be uncovered and restored. Once the wall is exposed, markings should be compared with the back of the extra mantle currently stored in the house (faux-marble painted). It is anticipated that proof will be uncovered that indicates this mantle was originally located at this fireplace.

Second floor interior alternatives for restoration match those discussed under Option One, and include:

- Second floor back hall (208) would be reworked to include the back stair and salvaged railing system.
- The second floor toilet (203) would be returned to its original 1920s layout. This arrangement is reflected in the 1978 drawings (Appendix A).

Option Six: c1820 – c1979.

This option considers the entire pre-National Park Service evolution of the property as the Period of Significance. The time corresponds to Periods One through Four as described in the section on Development and Use. The ownership history for this option includes both the direct-line families, as well as a final, non-family owner, Frederick W. Morrison, who occupied the property for the last twenty-nine years prior to the NPS takeover. The restaurant use of the property continued for these later years. The justifications for this Option, both historically and architecturally, are less strong than for some of the others under consideration. Little is added to the interpretive opportunities by extending the Period of Significance from Period Three through Period Four. However, this approach allows for the least intervention from a treatment standpoint, as discussed below.

Option Six Treatment:

Morrison changed the exterior and interior of the house considerably. These changes are not considered character-defining, and do not contribute to the overall architectural or historical significance of the property. However, if the Period of Significance is determined to include his tenure, these changes can and should be maintained:

Exterior:

- The east and northeast additions would be kept. On the east, kitchen addition, the roof would be changed to wood

shingle. On the bar addition, the roof would be flat seam metal.

- South porch glazed entry would remain as is.
- West, double-height porch would remain as is.
- Roofing on the main west block and north leg would remain standing seam.
- Masonry surfaces would remain as is, not stained and penciled.

Interior:

On the first floor, the large dining room (107) would remain, without the back stair and pantry. Other adjustments that could be pursued:

- Interior partitions in the bar (northeast addition) and kitchen addition (east addition) that were introduced by the NPS after 1979, could be removed or could remain. If the additions are restored to Period Four, the interior partitions should be removed.

Additional Fire Protection

In order to more fully protect the historic fabric from fire, the NPS should consider providing a sprinkler system throughout the building. This consideration should be seriously evaluated independently of the treatment option selected, and of the use options pursued (discussed below.) The sprinkler recommendation is discussed more fully in Section V, with the code analysis.

Coordination with Landscape Treatment

Three Treatment Alternatives are offered for the Ferry Hill Core Treatment Area, developed and discussed in the *Cultural Landscape Report, Ferry Hill*, (CLR) completed in June 2004. The Core Treatment Area includes the Plantation House and grounds, and forms a significant portion of the overall Ferry Hill Component Landscape. The three landscape alternatives that the referenced report discusses are distinguishable by their varying levels of intervention, from minimal to moderate to maximum. Any of these three treatment approaches for the site and landscape can be integrated into the final treatment and use for the Ferry Hill Plantation House. However, certain landscape approaches integrate more logically with each of the Options discussed above. Minimal landscape intervention is most compatible with Option Six, which interprets the longest historical range and ends in 1979. Moderate intervention can be considered appropriate for any of the other options. Maximum intervention seems most appropriate for Option Two or Three, either of which restores the exterior of the plantation house close to its nineteenth century, original appearance. The final landscape approach for the Core Treatment Area should be coordinated with the Period of Significance and treatment recommendations adopted for the house.

Use Alternatives

At least four compatible uses for the Ferry Hill Plantation House can be identified and discussed: 1) building stabilization without any interpretive program; 2) exterior restoration and interpretation with only limited public interior access or interpretation; 3) exterior restoration and partial interior restoration and interpretation open to the public (first floor); and 4) exterior and interior restoration and interpretation for two levels. Any of these uses can work with any of the Options discussed above for Period of Significance and treatment. However, some uses work more seamlessly with some treatment approaches. Uses can be phased in, with the least intrusive selected as an initial approach, and with more intensive uses adopted when funding and restorations permit.

For any of the uses that include interpretation, an exhibit story plan and installation design must be developed. Such a development is beyond the scope of this report.

Administrative use requirements of the NPS are not specifically discussed below. Such uses can be incorporated into any of the alternatives, but primarily as an ancillary use. Extensive administrative use by the NPS is not recommended. Such uses existed at the property for over twenty years and have intentionally been relocated to Hagerstown, in order to facilitate a greater level of public interpretation at the plantation house.

Alternative One: Building Stabilization Without Interpretive Program

The property is currently managed under this use. The property is being maintained by the National Park Service in its current condition, with the greatest attention given to providing exterior weather-tightness, and to maintaining minimum interior heating conditions during the winter to forestall damage to interior finishes. In fact, the low (approximately 50 degrees F) wintertime interior temperatures in the property actually increase the relative humidity of the spaces and provide a conservation benefit to the wood surfaces. Although the property has not been observed during the summer months, it should either be ventilated naturally or mechanically conditioned to eliminate humidity peaks and excessive temperature buildup.

This current use is compatible with the Option Six Treatment approach, presented previously. No major exterior restoration changes are recommended with that treatment, and no such changes are required with this use.

Although this use preserves the property in its current condition, it provides no additional benefit to the public.

**Alternative Two: Exterior Restoration and Interpretation
with Limited Interior Public Access**

This use requires the Park to establish a Period of Significance and then apply the exterior restoration treatment recommended with that Period. The extent of the restoration effort (and overall renovation costs) will depend on the Period selected. The reader is referred back to the six Options for Treatment in order to understand the specific scope associated with any of the restorations.

This use includes only limited public access to the interior of the property, and hence would not mandate significant interior alterations to the property. The interior could continue to operate under the parameters discussed above for stabilization, or could be upgraded for use in education and interpretive programs, meetings, and limited administrative activities.

**Alternative Three: Exterior Restoration and Limited Interior
(first floor) Interpretation**

Similar to Use Alternative Two, the Park must identify a Period of Significance and then apply the exterior and—in this case — interior first floor restoration treatment recommended for that Period. The extent of the restoration effort (and overall renovation costs) will depend on the Period selected. The reader is referred back to the six Options for Treatment in order to review the specific scope associated with any of the restorations.

This use is most compatible with treatment Option One thorough Option Five, in that these allow for a more effective interpretation of the kitchen and dining functions that occurred in the house for the vast majority of its history. Of these five options, Options Two or Three are less effective, since the glazed south entry is removed. This implies that a visitor would have to go outside to move between the west block (formal rooms) and the north leg (kitchen and dining).

The entire first floor of the house is on one level, which allows for universal access. Only minimal, and reversible, adjustments to several thresholds (at doors 6, 10, and 12 to accommodate the 2" to 3" change in level) will be required. Door opening widths to all major spaces are in excess of the minimum 2'-10" required by code. The public would have to enter the house through the south kitchen door or southeast glazed hall door, either of which are currently accessible from the exterior. Entry via the west porch would be precluded due to the stairs associated with it. Since the west porch surface is one sill-step (6") down from the first floor level, access onto it from the inside hall (103) would also be precluded. If the

replacement Victorian Porch were rebuilt one step higher than originally designed, it could allow for universal access, achieved from the inside hall.

If Park Service administrative uses are planned for the second level in this option, and universal access is not provided, then at least one area on the first level must be capable of serving the same functions as those located on the second floor. Such accommodations can most easily be handled if one or both of the additions are retained, indicating a preference for treatment Option Five or Six.

Alternative Four: Exterior Restoration and Full Interior (first and second floor) Interpretation

Similar to Use Alternatives Two and Three, the Park must identify a Period of Significance and then apply the exterior and—in this case—interior first and second floor restoration treatments recommended with that Period. The extent of the restoration effort (and overall renovation costs) will depend on the Period selected. The reader is referred back to the six Options for Treatment in order to review the specific scope associated with any of the restorations.

For this use, the most compatible treatment Options include One through Five. Option Two or Three would introduce internal circulation difficulties that might challenge some interpretive programs. Visitors would have to go outside between the first floor blocks. At the second level, there would be no easy communication between western bedrooms and eastern rooms without going outside via the south porch. Some exhibit designers might argue that this is precisely part of the lesson needing to be conveyed, if this Period of Significance is chosen.

Although universal access is easily achievable for the first floor, it is more challenging when considering the second level. Universal access regulations mandate that an accessible route be provided to the second floor if the public is offered access to it. In this property the introduction of a handicap lift might be possible in the back pantry area, incorporated into the reconstruction of the back stairs. If the kitchen addition is kept, an alternative location for the lift might be in this addition, with access up to its gabled attic area and then into bedroom (209) through a new door inserted north of the fireplace. The center of the kitchen gable, the highest line in the attic, conveniently aligns with the center of the closet north of the room 209 closet. Either of these access options would slightly alter the authenticity of any restoration, but would open the second level for the required access.

Ultimate Treatment and Use

Representatives from the Park and National Capital Region met during the winter, spring and summer of 2005 to discuss the options for treatment and the alternatives for use as presented in the draft HSR. These options and alternatives are included in the previous pages of this section of the HSR.

Ultimate Treatment—Exterior

Because the Ferry Hill Plantation House has a significant history associated both with the events of the Civil War and with the development of the Chesapeake and Ohio Canal, the Park believes that the exterior of the property should reflect more closely its appearance during these eras. A restoration of the property to mid-Period One would achieve the Civil War era appearance. This ultimate treatment corresponds to treatment Option Two, discussed earlier.

The major visual elements of the exterior restoration will include:

1. Removal of the north kitchen addition and the northwest bar addition.
2. Removal of the Period Four west porch and restoration of an earlier, smaller, Period One, one-story west porch.
3. Removal of south porch infills on both the first and second floor, and restoration of the full, open porches at both levels.
4. Removal of the Period Four metal roofing on the West Block and North Leg, and restoration of the earlier, Period One, wood shingle, stained a "Spanish brown" color.
5. Reintroduction of the brick painting and penciling that existed during Period One through Period Three.

The complete list, itemizing exterior changes for this treatment, is included under treatment Option Two, discussed earlier.

The recommended treatment for the site surrounding the Ferry Hill Plantation House is discussed in Chapter Seven, *Cultural Landscape Report, Ferry Hill*, June 2004.

Ultimate Treatment—Interior

For the interior of the house, the treatment approach is a combination of preservation and rehabilitation, but not restoration. This treatment is designed to preserve what is intact and not preclude restoration at a future date.

The major historical elements that were removed during Period Four (the back stair, hall and pantry that separated the dining room from the original kitchen) will not be reconstructed at this time. The large space, room 107, will be retained in order to satisfy specific park uses discussed in the Ultimate Use section below.

At the second level, the interior modifications that have occurred in the north leg since the Civil War will be retained. Specifically, the doorway between the back stair hall (room 208) and room 206 will remain; the doorway (door 34) between room 205 and room 206 will remain; the north closet in room 206 will remain; and the south closet in room 205 will remain. The partitions between rooms 209 and 210 will be kept.

This use includes only limited public access to the interior of the property, and hence would not mandate significant interior alterations to the property. The interior could continue to operate under the parameters discussed above for stabilization, or could be upgraded to an education center for interpretive activities. It could also provide meeting space, as well as space for minimal administrative activities, such as a for a park ranger's office.

Ultimate Uses—Exterior:

The ultimate uses planned for the exterior of the Ferry Hill Plantation House and estate follows fairly closely that described in the section on Alternative Uses, Alternative 2.

The exterior grounds will be open and accessible to the public, and the history of the property and site will be interpreted by waysides. The precise number and location of waysides, as well as a specific delineation of topics covered by them, are beyond the scope of this HSR.

Ultimate Uses—Interior:

The building will be used as an education center for interpretive activities. In addition some rooms might serve as meeting spaces. Only minimal administrative activities will take place in the building.

The park has determined that the Ferry Hill Plantation House will not be used as a visitor contact station. The interior will be open to the public by appointment only.

Private tours will be offered to the public on a limited schedule throughout the year. Because the tours are private and of a limited nature, the accommodation of those with special needs will be addressed on an individual basis, either through adjustments in the tour route or by providing individual assistance. It is not anticipated at this time that the second level of the house will be made universally accessible.

Ferry Hill offers a unique opportunity and setting in which to gather large groups. No other facilities within the Park can effectively or appropriately satisfy these needs. Therefore, it is currently

anticipated that the Ferry Hill Plantation House can provide group meeting space.

On the first floor, it is anticipated that the existing room 107 will remain in its current configuration (created during Period Four) and function as a large education/meeting room. Other first floor spaces will function as smaller meeting rooms. In order to offer historical background about these spaces for the limited public tours, interpretive panels will be created for the significant spaces. One such panel may explain the original layout and arrangement of the back stair and pantry that no longer remains.

On the second floor, it is anticipated that the rooms will serve as meeting rooms. Since these same functions are provided for on the first floor, the second floor need not be made universally accessible. For groups that include people with special needs, arrangements can be made to use the accessible spaces within the first floor. The second floor will also satisfy needs for some additional office space and storage.

The ultimate treatment option adopted includes the removal of the additions, and as a result, the property's three operating bathrooms will be eliminated. A new location for toilet facilities will have to be established, either in the property or in an adjacent building.

Interim Treatment

The group also agreed that the interim treatment would be to maintain and preserve the existing conditions until funding for design and implementation of phased, exterior restoration becomes available.

In addition, once the implementation of the ultimate treatment is underway, the process of the restoration of the structure could also serve as an interpretive opportunity.

Interim Use

In the interim, the building would be maintained in its current state and continue to serve as a meeting place for small groups and be open to the public only on special occasions. Interior spaces will continue to be used for meetings and limited visitor activities. The public will have access to the grounds and to the interior by appointment and for special occasions. Restoration activities will be used as an interpretive opportunity.

Ultimate Uses—Code Considerations:

Meeting use can be considered either Assembly or Business Use by code, depending upon how it is interpreted by the Authority having

Jurisdiction. Under Assembly Use the code requires new structures have a 100 psf live load carrying capacity for a movable seating, 60 psf live load capacity for a fixed seating, and under Business Use the requirement is 60 psf. Neither load carrying capacity is currently met with the floor structures at Ferry Hill. However, because of the historic nature of the property, code requirements for the alteration of an existing structure allow for evaluating the actual anticipated uses and seeing if the loading can be accommodated with the existing structure. In the case of Ferry Hill, the first floor structure at room 107 (with interior floor supports added to the crawl space) will handle in excess of 40 psf. This extrapolates to an accommodation of over 100 people in an area equivalent to existing room 107.

Unless a second stairway (means of egress) is provided from the second floor, the public should not be allowed to use that area. Even private office use of the second floor is not allowed under current codes without a second stairway. If such uses are pursued, the Authority having Jurisdiction should be consulted. Because of the historic nature of the property, exceptions might be granted, especially since the second floor of the property has served as office use in the recent past.

Ultimate Uses—Structural Considerations:

As mentioned in the Code section immediately above, evaluated for its load-carrying capacity, the first floor structure can accommodate a 100-person occupancy. With repairs to the existing roof framing, the roof structure will be able to accommodate a wood shingle replacement roof. Both statements are based upon assumptions concerning the existing wood species that should be verified.

Ultimate Uses—Mechanical / Electrical Upgrades:

In order to provide an appropriate environment for meetings and limited assembly uses at the Ferry Hill Plantation House, some modifications to existing systems is proposed. However, since the building was recently used for offices and small meetings, most of the systems are adequate and appropriate for the anticipated new uses.

Cooling:

The Unico High Velocity air conditioning systems installed in 1992 are approaching the end of their life expectancy. We recommend replacement of the outside condensing units and inside air handling units to satisfy the anticipated use. We recommend the opening of windows to provide the required ventilation air for the building. Providing mechanical ventilation would require a separate ventilation system, which may require electrical system upgrade and will include further intrusion of ductwork into the historic fabric.

Heating System:

The oil-fired hot water boiler was replaced in 2004 and should be adequate for the recommended building use, which does not include a mechanical ventilation system. The piping does not show signs of leakage; therefore we recommend no change to the piping system. The age of the pumps is unknown; we recommend replacement of the five zone circulators. The addition of a boiler water treatment system is recommended. The fuel oil tanks are old and weathered and replacement has been recommended for these under the condition assessment section of this report.

Domestic Water System:

The present domestic water well system is approximately 20 years old and the water treatment and domestic hot water heater are maintained. Domestic cold and hot water are only required for hand washing at sinks and the flushing of water closets, the existing well system should be adequate unless unforeseen changes in the ground water levels are experienced. Due to the age of the piping, it should be analyzed for lead solder and replaced if lead exists.

Sanitary/Storm Water System:

The current septic system was installed in 1979 to serve these same toilet fixtures. The evaluation of the septic system is beyond the current scope of work. Recommendations for its evaluation have been included in Section 7 of this HSR.

Electrical:

Outside to the west of Portico 102, there are overhead utility power lines that are hanging approximately 5'-6" above grade. It is not clear whether these lines are currently in use, but the utility company should be notified. On the exterior south wall of the basement workroom B-1, there is a disconnect labeled "Service Disconnect" that is in the off position, even though the building's power is energized. An electrician should verify that the disconnect is not in use and it should be removed.

Throughout the basement, the non-metallic sheathed (NM) cable is not properly supported at required intervals. The cabling should be checked for cracking and tears and should be replaced if any damage is found. There are a few locations on the first and second floors where receptacles and surface raceway are not attached to the wall and are resting on the floor. All surface raceway and receptacles should be re-attached to the building walls and all electrical connections for these devices should be checked by an electrician.

Most of the interior building lighting is in working condition. There are a few light fixtures that either have burnt out lamps or ballasts that need replacement. We would either recommend replacement of all T12 fluorescent lighting with more energy efficient T8 fluorescent

fixtures or a group relamping of all light fixtures, cleaning, and replacement of non-functioning ballasts.

On the first floor, there are several locations where telephone outlets and cable are hanging from the ceiling. In other locations, there are telephone outlets and coiled cabling resting on the floor, with adjoining cabling running down through the floor. These outlets should be secured to a building surface or removed. Because of the extensive existing telecommunications system located in the house, it is unlikely that additional telecommunications cabling or components will be required unless teleconferencing or computer labs are anticipated.

Ultimate Uses - Fire Protection System:

Under current NPS directives, Ferry Hill should be sprinklered. A minimal NFPA 13D compliant system is recommended.

Further Recommendations

Research, Studies and Investigations

Since the Ultimate Treatment and Use of the house has targeted the Civil War era period for the date of the restoration, documentation of the earlier, Period One west porch would be useful. This earlier porch was in place during the Civil War. The later Period One porch is shown in photographs (Fig. 3-008) and could be replicated, but the detailing of the earlier porch is currently unknown. If the existing west brick terrace is removed as a separate contract prior to the design and construction of the replacement west porch, the open site will allow for an archeological investigation of the original front porch area. Although the site has been partially disturbed from later construction, some information may be found.

The attic area above the east kitchen addition was not accessible at the time of this study. It is recommended that this area be investigated further when it becomes accessible.

The earlier configuration of current window opening 4a, on the north side of the basement, needs further investigation. The opening may have originally been a larger window or a door. Archeological investigations on the exterior may indicate the existence of steps or an earlier window-well treatment. It is also recommended that there be some additional investigation of the original cellar entry.

Original wood shingles from the Period One roof can be seen from the attic under the framing of the dormer (Fig. 3-004). This wood should be tested to determine species. The stain color on the shingles should be analyzed and documented.

The exterior masonry cracks between windows 10 and 35 and between windows 11 and 36 should be monitored for progressive movement. If movement is found to be on-going, the cause(s) for the movement must be identified. Moisture infiltration at the sills of the upper windows, building foundation settlement, and/or interior structural framing conditions at these exterior walls are three possible causes for the cracks. Causes for the movement must be eliminated before the areas of masonry are repaired.

Due to the age of the piping systems, lead solder may exist at the piping joints. Water collected from the various domestic systems should be tested for lead.

Paint analysis needs to be undertaken in all of the rooms of the house to establish the definitive history of all of the painted surfaces. Limited paint studies have been somewhat useful in establishing patterns in certain spaces of the house. These studies, however, were necessarily limited.

Investigation and evaluation of the existing well and septic systems were beyond the scope of this HSR. It is recommended that these systems be evaluated by professional civil engineers in order to determine their current conditions and useful life.

During demolition, any exposed areas of the original structure should be investigated for additional information about the development of the house. For instance, there is little existing evidence to indicate whether the openings which are now doors 17 and 18 were originally windows or doors. Therefore, when the casings of these two doors are removed, it is recommended that these openings be investigated for further information.

Repair and Maintenance:

Under the physical condition assessment, Section Five, two categories of repair urgency are discussed: Level One issues that should be addressed in the short term in order not to cause additional damage to the historic fabric, and Level Two issues that should be addressed but can be delayed without any immediate additional damage to the fabric. It is strongly recommended that the Level One concerns be corrected within the next year.

Summarized Cost Data

The following pages summarize the anticipated construction costs associated with the scopes of work described within this HSR. The costs are subdivided into two major categories: 1) stabilization costs associated with the work described in Section Five of the HSR, and 2) costs associated with the implementation of the Ultimate Treatment and Use. Not all stabilization work will be necessary if the Ultimate Treatment and Use work is undertaken. For example, replacement of the metal roof on the west block and north leg with new painted metal will not be required.

Costs are broken down by individual line item tasks and each is estimated separately. Each line item includes its own general conditions, including mobilization, as well as its own overhead and profit, assuming that a General Contractor as well as a sub-contractor is involved with the work.

Costs are based upon the assumption that the work will be completed within one phase and by one General Contractor. If individual line items are broken out and scheduled to be completed separately, it is probable that the cost for each piece of work will be 20 - 100% higher. The ultimate cost differential will depend upon how large a scope of work is contracted.

Costs are based upon mid-2005 construction costs. A yearly escalation factor should be added to the estimates provided, figured from this time until the mid-point of the actual construction. During the first several years of this decade, a 4% yearly escalation factor was appropriate. However, during the past year, international demands upon construction materials, especially wood products, steel, and concrete (and products made from these materials), and the rise in oil prices have caused the construction escalation factor to be figured at between 6% and 8% per year. It is unknown to what extent future changes in the global economy will affect this factor.

Class C Cost Estimate for Repairs
Mid-2005

| Work Item | Qty. | Unit | Unit Cost | Cat. One Sub-Total | Cat. Two Sub-Total | Comments |
|---|-------------|------|-----------|-----------------------|-----------------------|-------------------------|
| EXTERIOR | | | | | | |
| Replace Metal roof on west block and north leg | 37 sq. | | \$1,925 | | \$71,225 | inc. demo. & repaint. |
| West Porch roof repair | 5 sq. | | \$1,600 | \$8,000 | | include repainting |
| Northeast Add. roof repair | 10 sq. | | \$650 | \$6,500 | | |
| Repaint East Add. Roof | 750 sq.ft. | | \$16 | \$11,813 | | inc. stripping |
| Gutter replacement | 282 lin.ft. | | \$32 | \$9,024 | | inc. demo. & repaint. |
| Window 10-35 Masonry caulk cracks | 50 sq.ft. | | \$12 | \$600 | | |
| monitor | 1 unit | | \$9,500 | \$9,500 | | |
| repair masonry | 50 sq.ft. | | \$600 | | \$30,000 | reconstruct area |
| Window 11-36 Masonry caulk cracks | 50 sq.ft. | | \$12 | \$600 | | |
| monitor | 1 unit | | \$9,500 | \$9,500 | | |
| repair masonry | 50 sq.ft. | | \$600 | | \$30,000 | reconstruct area |
| Window 8 Jack arch repair | 1 unit | | \$2,400 | | \$2,400 | |
| Spalled Brick Replacement | 4 units | | \$400 | | \$1,600 | |
| CMU firebrick at chimney of northeast addition | 144 sq.ft. | | \$55 | | \$7,920 | inc. demo. & repaint. |
| Windows Paint wood sills and jambs | 49 units | | \$450 | | \$22,050 | inc. strip & recaulk |
| Doors Paint wood jambs | 8 units | | \$400 | | \$3,200 | inc. strip & recaulk |
| Paint masonry at porch | 50 sq.ft. | | \$28 | | \$1,400 | inc. stripping |
| S Porch decking replace | 135 sq. ft. | | \$86 | | \$11,610 | inc. demo and paint |
| W Porch Plaster Clg repair | 13 sq.yd. | | \$255 | | \$3,315 | inc. demo. & repaint |
| scaffold rental for repair | 1 unit | | \$1,200 | | \$1,200 | |
| Replace Ext. Oil Tank. | 2 each | | \$1,850 | | \$3,700 | 275 gal. Dbl.wall units |
| SUB-TOTALS: | | | | \$55,537 | \$189,620 | |
| Exterior Total Repair: | | | | | | \$245,157 |

Class C Cost Estimate for Repairs
Mid-2005

| Work Item | Qty. | Unit | Unit Cost | Cat. One Sub-Total | Cat. Two Sub-Total | Comments |
|-------------------------------|------|--------|-----------|-----------------------|-----------------------|---------------------------|
| INTERIOR | | | | | | |
| Attic Work | | | | | | |
| Repair scarf joints | 10 | each | \$950 | | \$9,500 | |
| Repair Damaged Rafters | 5 | each | \$800 | | \$4,000 | |
| Replace rotted floor | 50 | sq.ft. | \$44 | | \$2,200 | inc. demo. |
| Plaster Repair Type 1 | | | | | | |
| Room 101 | 30 | sq.ft. | \$52 | \$1,560 | | inc. painting |
| Room 104 | 60 | sq.ft. | \$52 | \$3,120 | | inc. painting |
| Room 206 | 40 | sq.ft. | \$52 | \$2,080 | | inc. painting |
| Plaster Repair Type 2 | | | | | | |
| Room 107 (moisture) | 40 | sq.ft. | \$65 | \$2,600 | | inc. demo & painting |
| Room 107 (missing) | 45 | sq.ft. | \$65 | \$2,925 | | inc. painting |
| Room 204 | 30 | sq.ft. | \$65 | \$1,950 | | inc. demo & painting |
| Plaster Repair Type 3 | | | | | | |
| Room 103 | 10 | sq.ft. | \$32 | | \$320 | inc. painting |
| Room 204 | 15 | sq.ft. | \$32 | | \$480 | inc. painting of 40sq.ft. |
| Room 206 | 26 | sq.ft. | \$32 | | \$832 | inc. painting |
| Wood Repair Type 1 | | | | | | |
| Room 205/window 39 | 1 | units | \$2,500 | | \$2,500 | inc. painting |
| Wood Repair Type 2 | | | | | | |
| Room 103/floor refinish | 40 | sq.ft. | \$48 | | \$1,920 | |
| Door restoration | 5 | units | \$2,500 | | \$12,500 | inc. hardware |
| Window sash-weight repair | 9 | units | \$1,600 | | \$14,400 | inc. demo. & repaint |
| Painting | | | | | | |
| Room 106 south wall | 30 | sq.ft | \$20 | \$600 | | inc. prep of surface |
| Room 106 ceiling | 15 | sq.ft | \$20 | | \$300 | inc. prep of surface |
| Room 110 ceiling | 15 | sq.ft | \$20 | | \$300 | inc. prep of surface |
| SUB-TOTALS: | | | | \$14,835 | \$49,252 | |
| Interior Total Repair: | | | | | | \$64,087 |

Class C Cost Estimate for Ultimate Treatment and Use

Mid-2005

| Work Item | Qty. | Unit | Unit Cost | Sub-Total | Comments |
|--|------|--------|-----------|------------------|----------------------------|
| EXTERIOR | | | | | |
| <i>Selective Demolition/Repair</i> | | | | | |
| Demo Northeast (Bar) Add'n. | 820 | sq.ft. | \$55 | \$45,100 | |
| Demo East (Kitchen) Add'n. | 520 | sq.ft. | \$55 | \$28,600 | |
| Repair East Wall of N. Leg | 350 | sq.ft. | \$35 | \$12,250 | |
| Demo South Glazed Porch | 200 | sq.ft. | \$45 | \$9,000 | |
| Provide Brick Floor@South Porch | 200 | sq.ft. | \$28 | \$5,600 | |
| Repair Masonry Walls | 200 | sq.ft. | \$45 | \$9,000 | inc. demo. brick@window |
| Repair/Replace Brick Col's. | 5 | ea | \$3,200 | \$16,000 | |
| Demo Toilet Rm 203 | 65 | sq.ft. | \$55 | \$3,575 | |
| Repair Masonry / Wood Walls | 150 | sq.ft. | \$35 | \$5,250 | |
| Restore Wd. Deck @ Porch | 65 | sq.ft. | \$32 | \$2,080 | inc. railing |
| Restore Wd Trim@Door/Windows | 3 | ea | \$1,800 | \$5,400 | inc. new window to rm. 107 |
| Restore/Replace 2nd fl. Wd. Cols. | 6 | ea | \$1,600 | \$9,600 | inc. painting |
| Demo Brick @ South Bsmt. | 1 | ea | \$8,000 | \$8,000 | remove modern bricks |
| Repair/Replace Brick @S.Bsmt. | 1 | ea | \$24,000 | \$24,000 | |
| Regrade at South Basement | 1 | ea | \$12,000 | \$12,000 | |
| Demo North Side Conc.Steps | 1 | ea | \$600 | \$600 | |
| Replace/adjust Window 4A | 1 | ea | \$2,500 | \$2,500 | inc. masonry |
| Replace North Steps w/ Wood | 6 | risers | \$350 | \$2,100 | |
| Selective Demo/Repair Subtotal: | | | | \$200,655 | |
| <i>West Porch (12'x16')</i> | | | | | |
| Demo of porch/terrace | 1 | each | \$8,500 | \$8,500 | inc. labor |
| Replacemnent Footings | 4 | each | \$600 | \$2,400 | inc. labor |
| Wood Floor/Roof Framing | 1 | each | \$8,600 | \$8,600 | inc. labor |
| Columns | 6 | each | \$1,800 | \$10,800 | inc. labor |
| Finish Wood Trim | 80 | l.f. | \$180 | \$14,400 | inc. labor |
| Railings | 46 | l.f. | \$280 | \$12,880 | inc. labor |
| Wood Steps | 7 | each | \$350 | \$2,450 | inc. stringers |
| Repair Windows/Trim | 2 | ea | \$2,800 | \$5,600 | inc. painting |
| Replacement Shutters | 4 | pairs | \$980 | \$3,920 | inc. painting |
| Regrade: Elim. Window wells | 2 | ea | \$5,000 | \$10,000 | inc. regrading |
| Roofing (metal) | 2 | sq | \$1,550 | \$3,100 | inc. membrane underlay |
| Paint exposed wood | 1 | each | \$3,800 | \$3,800 | inc. prime and prep. |
| Porch Subtotal: | | | | \$86,450 | |
| <i>Roofing</i> | | | | | |
| Demo of Exist. Metal Roof | 3700 | sq.ft. | \$3 | \$10,730 | |
| Wood Shingle Roof | 37 | sq. | \$2,350 | \$86,950 | inc. red-brown staining |
| Wood Snowboards | 225 | l.f. | \$21 | \$4,725 | |
| Stainless Stl. Fasteners | 75 | each | \$56 | \$4,200 | |
| Chimney Flashing (copper) | 4 | each | \$1,600 | \$6,400 | |
| Roof Subtotal: | | | | \$113,005 | |
| <i>Masonry Painting/Striping</i> | | | | | |
| Paint Masonry | 5860 | sq.ft. | \$9 | \$50,396 | 2coats plus prep. |
| Apply Joint Painted Striping | 5860 | sq.ft. | \$6 | \$33,402 | |
| Scaffolding Rental | 1 | each | \$12,000 | \$12,000 | |
| Masonry Treatment Subtotal: | | | | \$95,798 | |

Class C Cost Estimate for Ultimate Treatment and Use

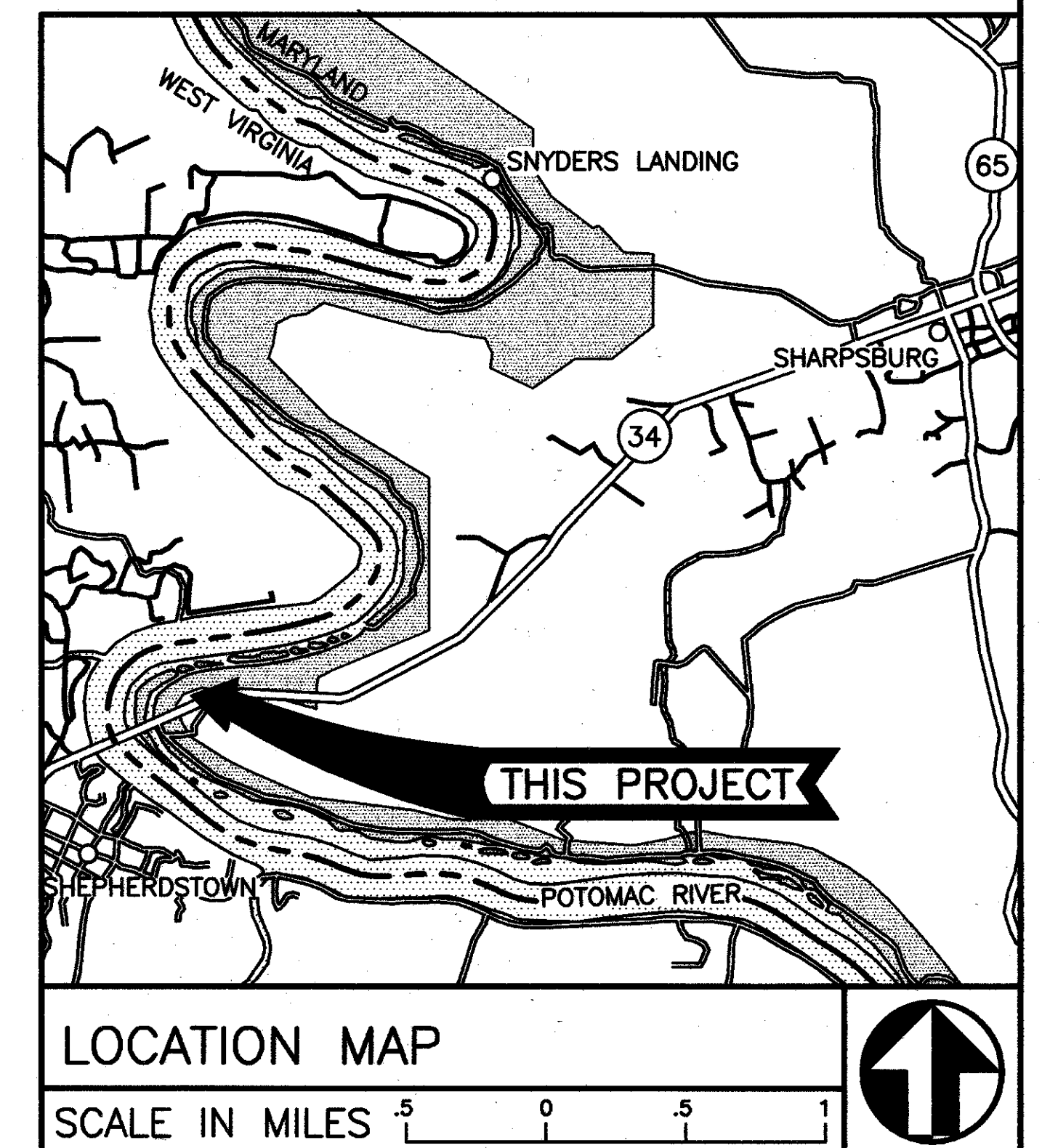
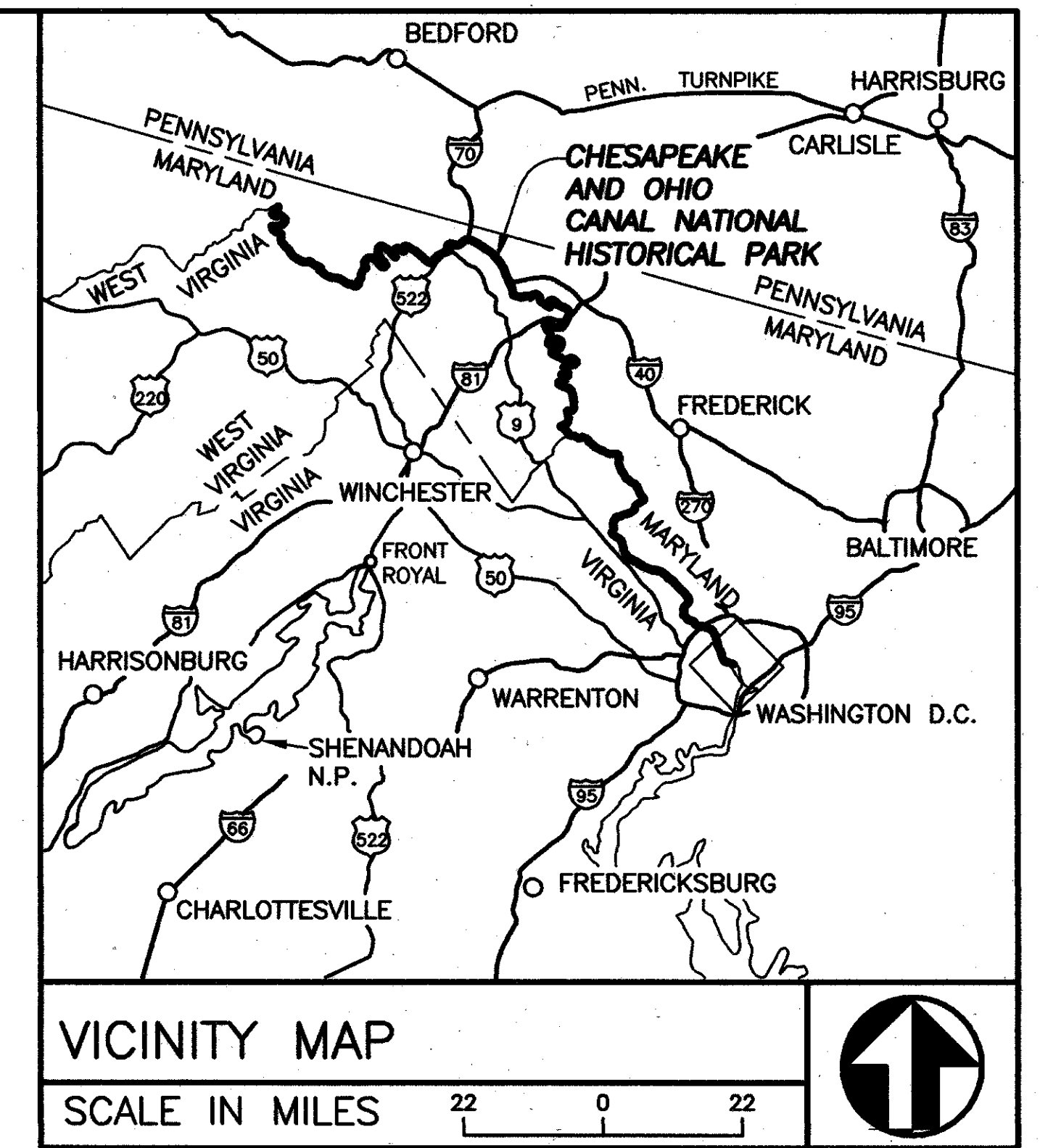
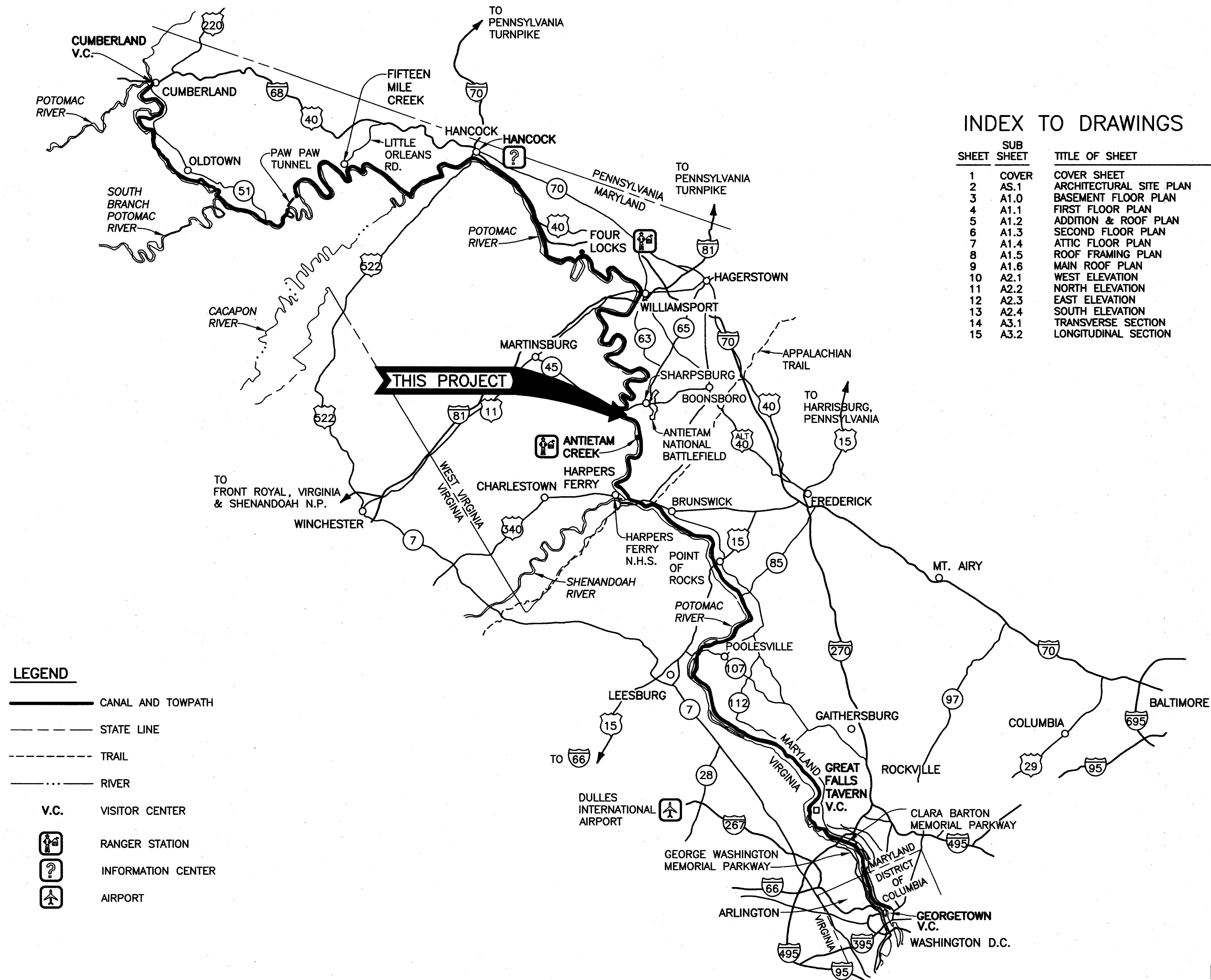
Mid-2005

| Work Item | Qty. | Unit | Unit Cost | Sub-Total | Comments |
|-----------------------------------|------|---------|-----------|------------------|----------|
| HVAC/Elect/Fire Protection | | | | | |
| HVAC/Elect Demo / Disposal | 1 | each | \$15,000 | \$15,000 | |
| AHU-1 2.5-Ton | 1 | each | \$5,875 | \$5,875 | |
| AHU-2 3-Ton | 1 | each | \$6,475 | \$6,475 | |
| AHU-3 2.5-Ton | 1 | each | \$5,875 | \$5,875 | |
| AHU-4 4-Ton | 1 | each | \$7,675 | \$7,675 | |
| Pump Circulator | 5 | each | \$2,225 | \$11,125 | |
| Domestic Water Piping | 1 | l.f. | \$110 | \$110 | |
| Boiler Water Treatment | 1 | each | \$6,100 | \$6,100 | |
| Remove Aband. Disconnect | 1 | each | \$930 | \$930 | |
| Reattach Raceway/Check | 1 | each | \$1,450 | \$1,450 | |
| Clean / Relamp Lights | 50 | fixture | \$220 | \$11,000 | |
| New Light Fixtures | 50 | fixture | \$295 | \$14,750 | |
| NFPA 13D Fire Sup. Sys | 1 | each | \$73,000 | \$73,000 | |
| Fire Alarm System | 1 | each | \$5,650 | \$5,650 | |
| Systems Subtotal | | | | \$165,015 | |

TOTAL Ultimate Treatment and Use Costs:

\$660,923

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PMIS 74838

A/E FIRM - A/E CONTRACT NUMBER
ARCH/PRIME: GWWO INC. BALTIMORE, MD
MECH/ELEC: HENRY ADAMS BALTIMORE, MD
HISTORIAN: PAULA REED FAISANT HAGERSTOWN, MD
STRUCTURAL: BALTIMORE, MD



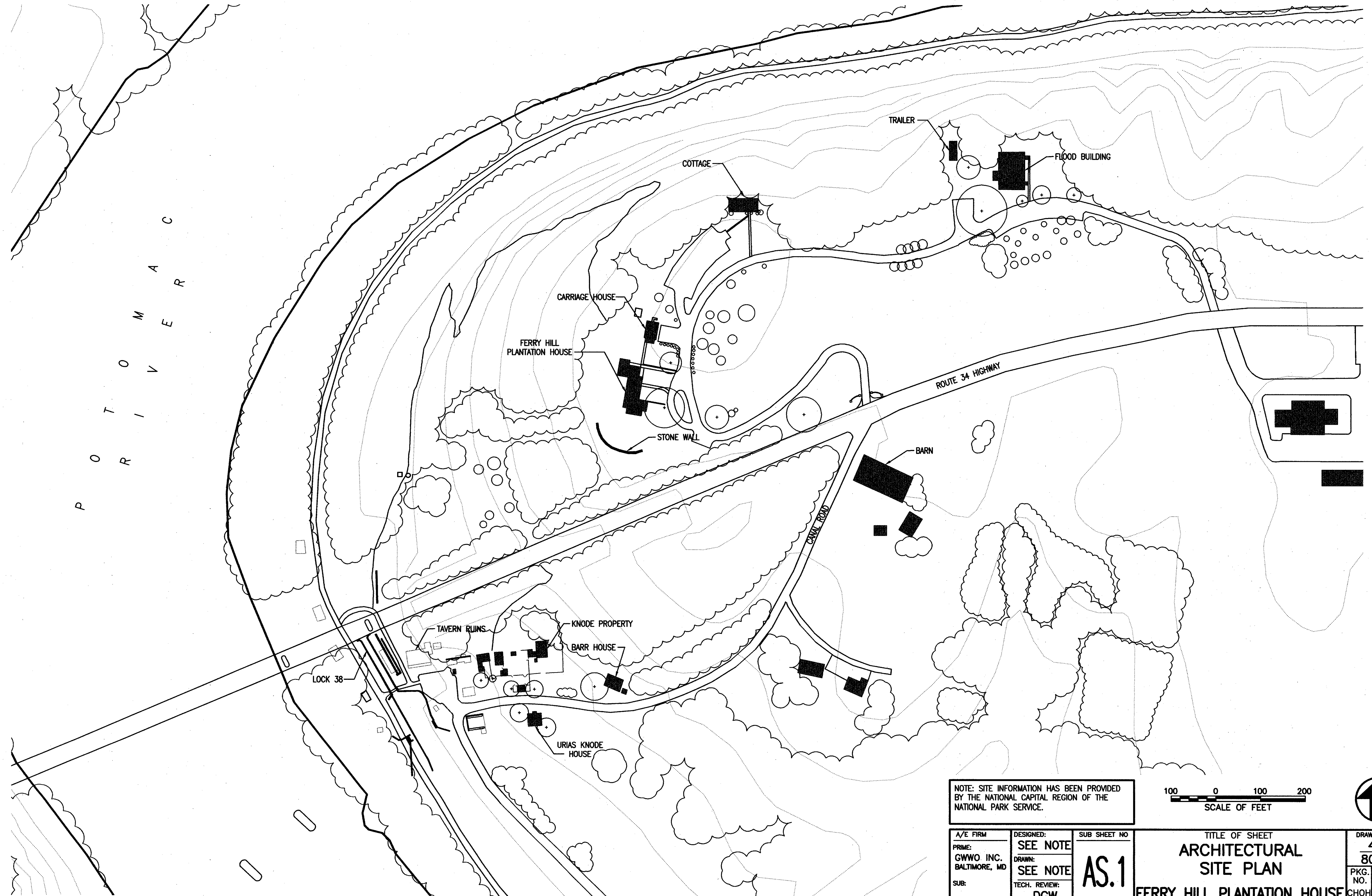
CONSTRUCTION DOCUMENTS

UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
DENVER SERVICE CENTER

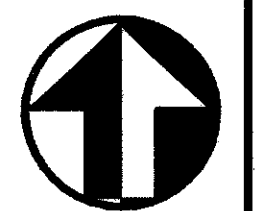
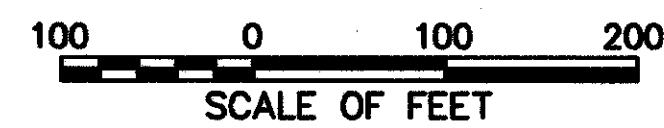
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FERRY HILL PLANTATION HOUSE
LOCATION WITHIN PARK
CHOH FOUR LOCKS DISTRICT
NAME OF PARK
CHESAPEAKE & OHIO CANAL NATIONAL HISTORICAL PARK
REGION: NATL CAPITAL COUNTY: MONTGOMERY STATE: MARYLAND

DRAWING NO. 412
80876
PKG. NO. 1
SHEET 1 OF 15

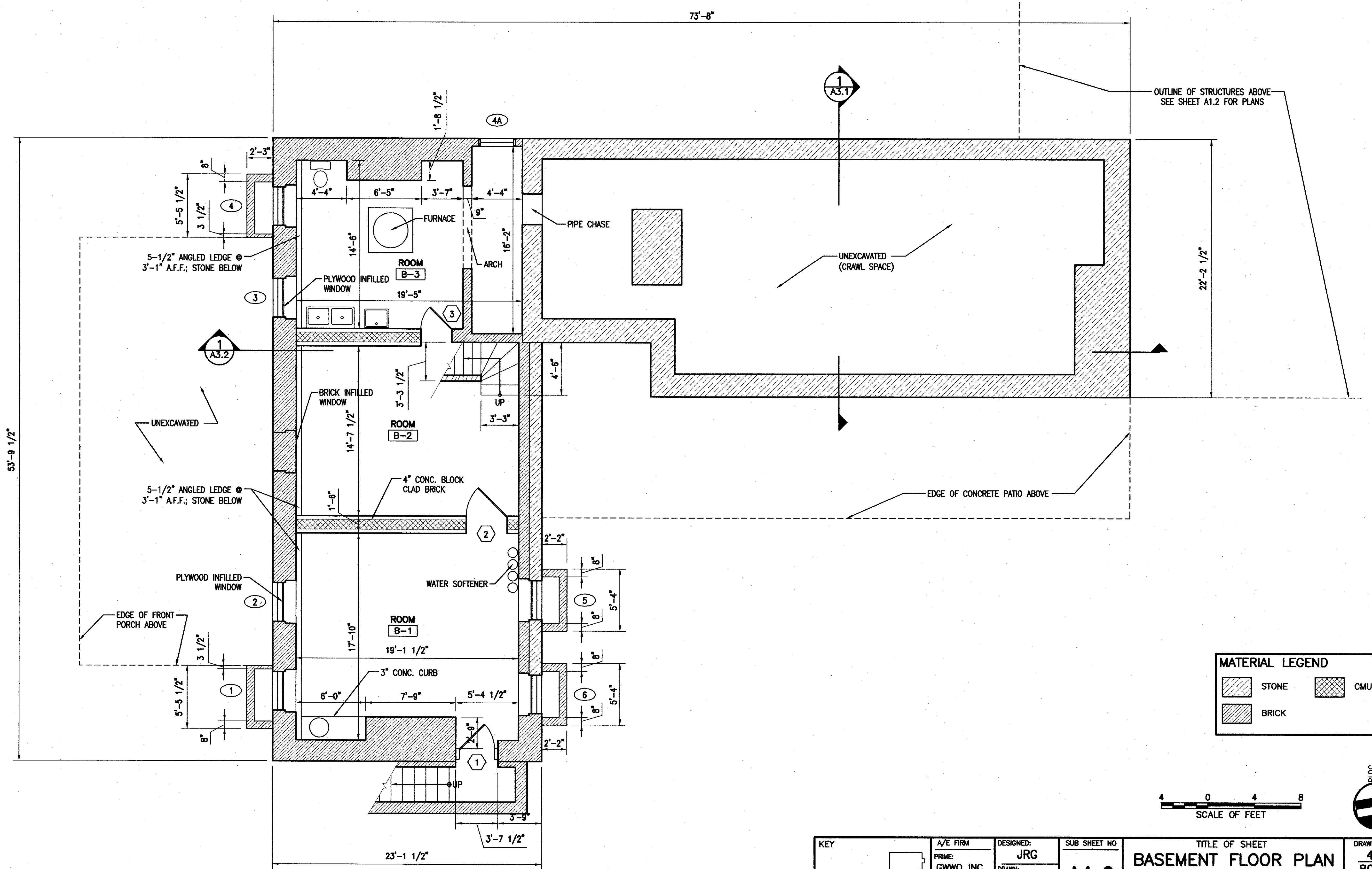


NOTE: SITE INFORMATION HAS BEEN PROVIDED BY THE NATIONAL CAPITAL REGION OF THE NATIONAL PARK SERVICE.

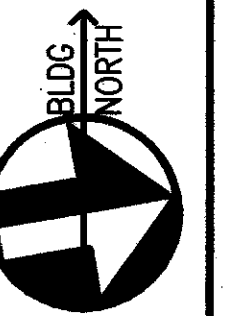
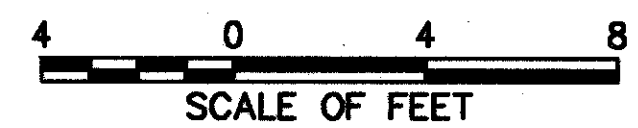
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| GWVO INC. | DRAWN: | |
| BALTIMORE, MD | SEE NOTE | |
| SUB: | TECH. REVIEW: | |
| | DGW | |
| | DATE: 09-05 | |



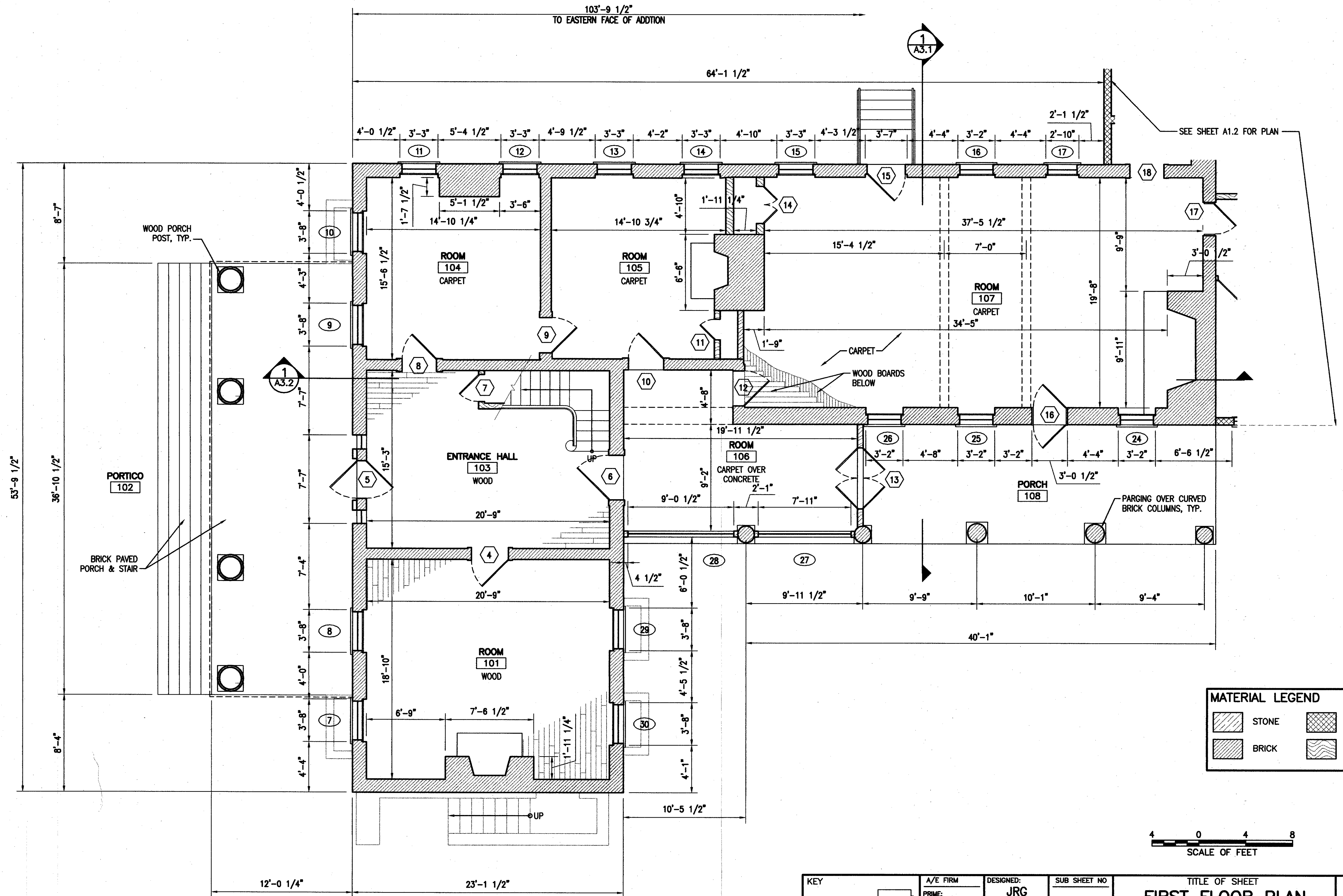
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| ARCHITECTURAL | | 412 |
| SITE PLAN | | 80876 |
| FERRY HILL PLANTATION HOUSE | | PKG. NO. |
| C&O CANAL NATIONAL HISTORICAL PARK | | CHOH 74838 |
| | | SHEET |
| | | 2 |
| | | OF 15 |



| MATERIAL LEGEND | |
|-----------------|-------|
| | STONE |
| | BRICK |
| | CMU |

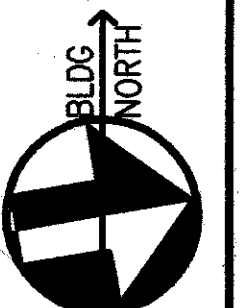


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|----------------|---|--|---|---|--|



| MATERIAL LEGEND | | | |
|-----------------|-------|--|------|
| | STONE | | CMU |
| | BRICK | | WOOD |

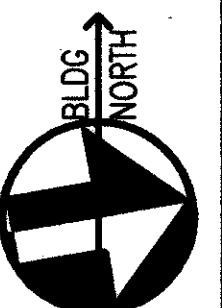
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SCALE OF FEET




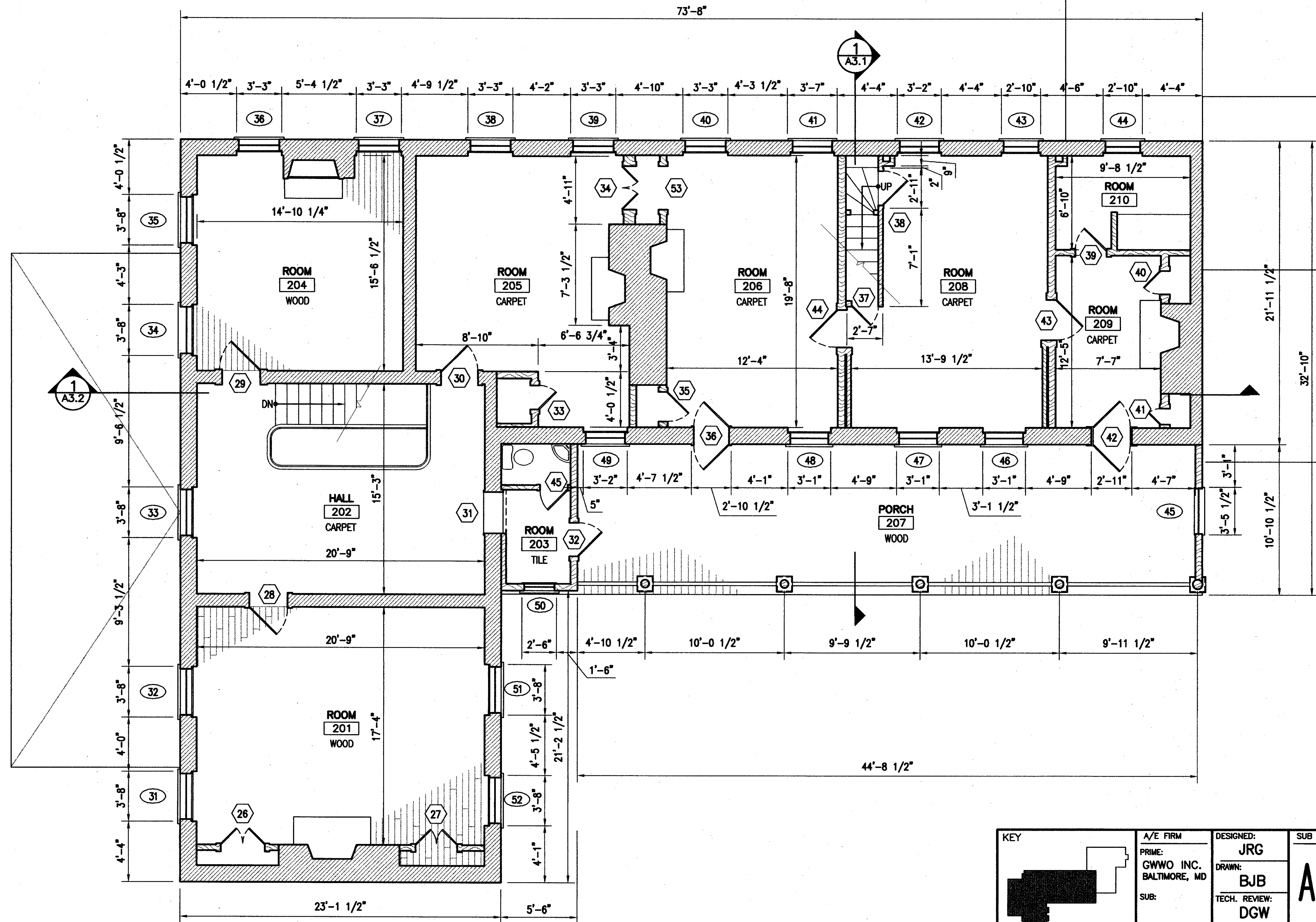
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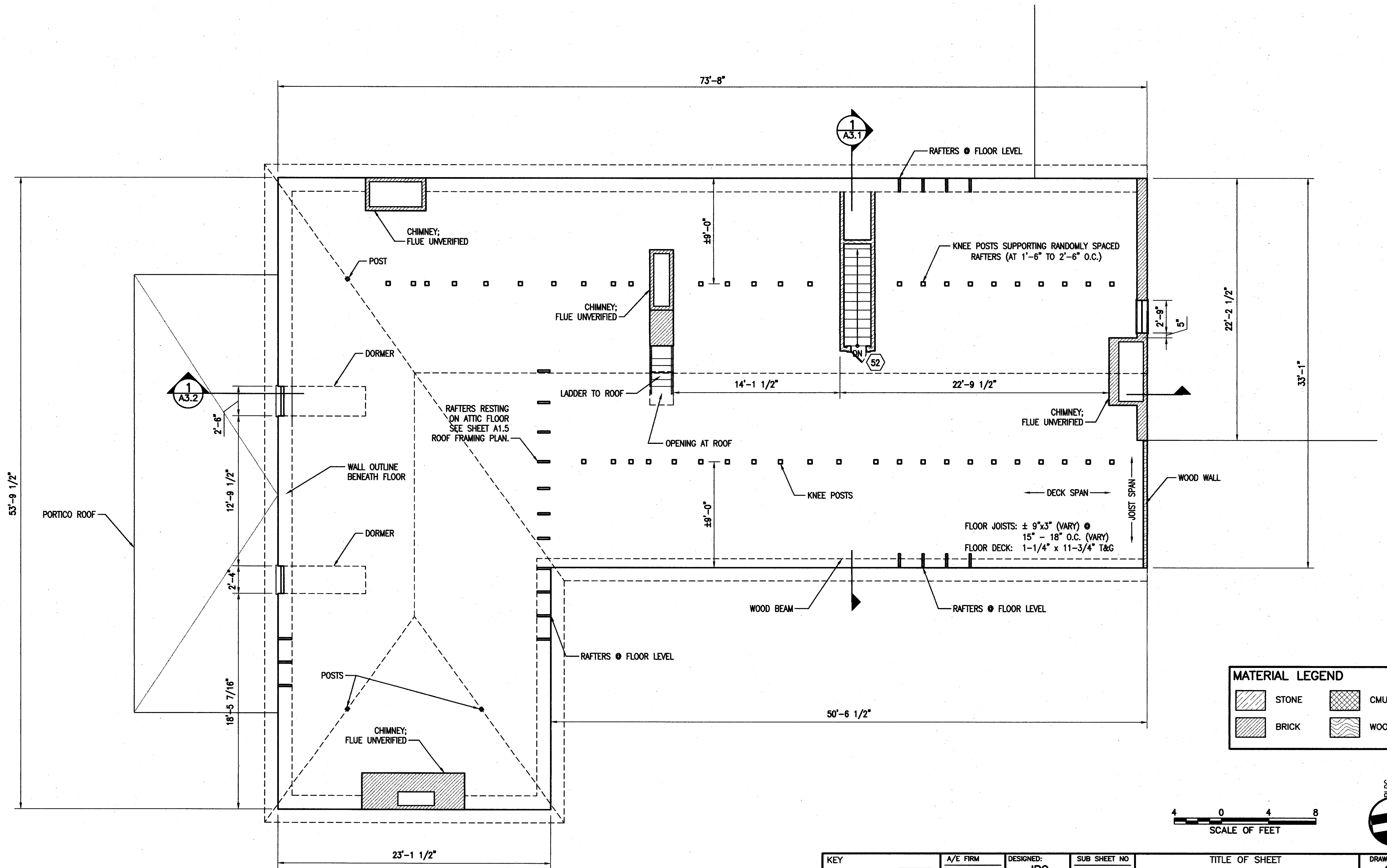


A horizontal scale bar with tick marks at 0, 4, and 8 feet. The text "SCALE OF FEET" is centered below the bar.

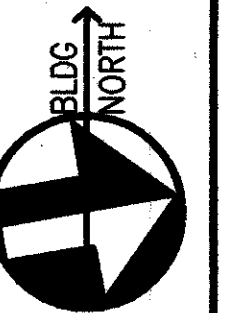


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|--|--------------------------------------|-------------------|---------------|------------------------------------|----------------|
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| | PRIME: GWWO INC. BALTIMORE, MD | DRAWN: BJB | A1.2 | ADDITION & ROOF PLAN | 412 |
| | SUB: | TECH. REVIEW: DGW | | | 80876 |
| | | DATE: 09-05 | | | |
| | | | | FERRY HILL PLANTATION HOUSE | PKG. NO. SHEET |
| | | | | C&O CANAL NATIONAL HISTORICAL PARK | CHOH 74838 5 |
| | | | | | OF 15 |

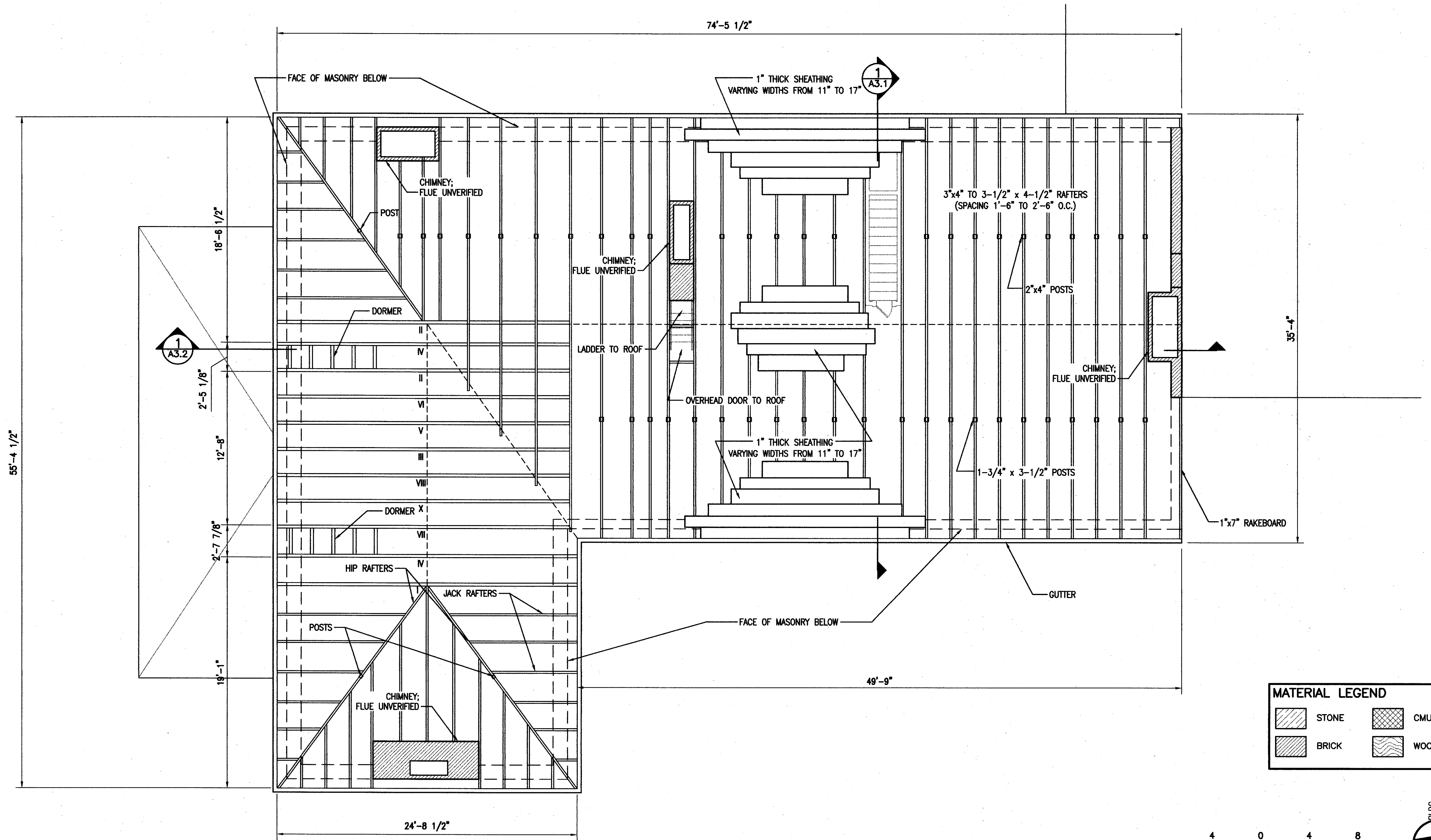




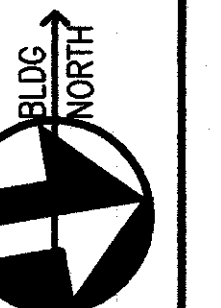
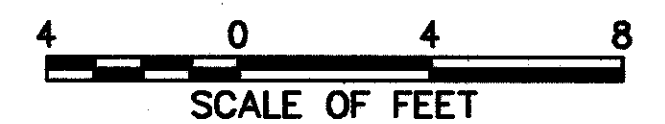
| MATERIAL LEGEND | | | |
|-----------------|-------|--|------|
| | STONE | | CMU |
| | BRICK | | WOOD |



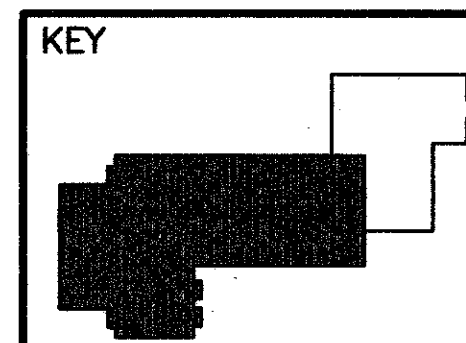
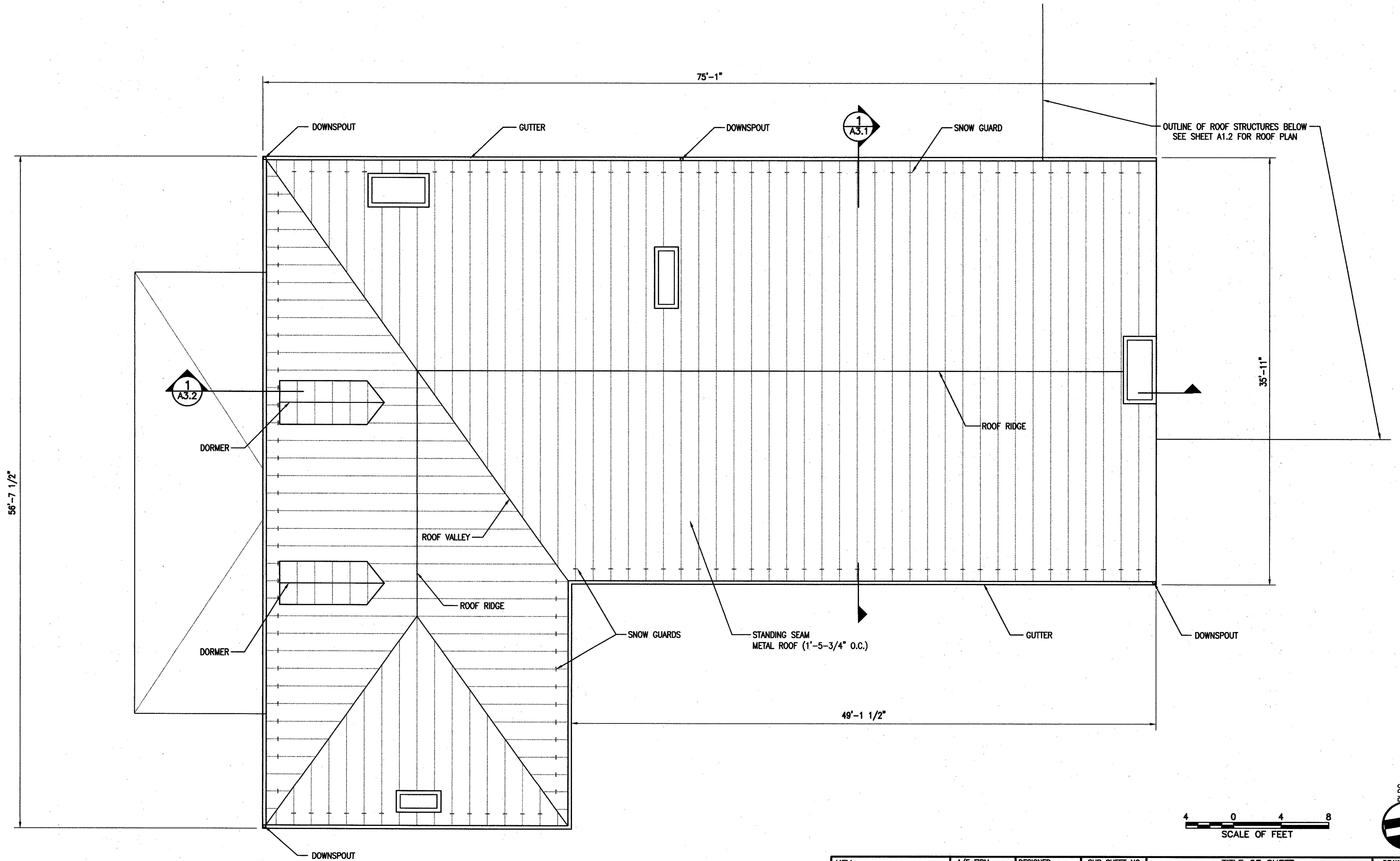
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|----------------|---|--|------------------------------|--|--|



| MATERIAL LEGEND | | | |
|-----------------|-------|--|------|
| | STONE | | CMU |
| | BRICK | | WOOD |



| | | | | | |
|----------------|---|--|---|--|--|
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A/E FIRM
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GWWO INC.
BALTIMORE, MD
SUB:

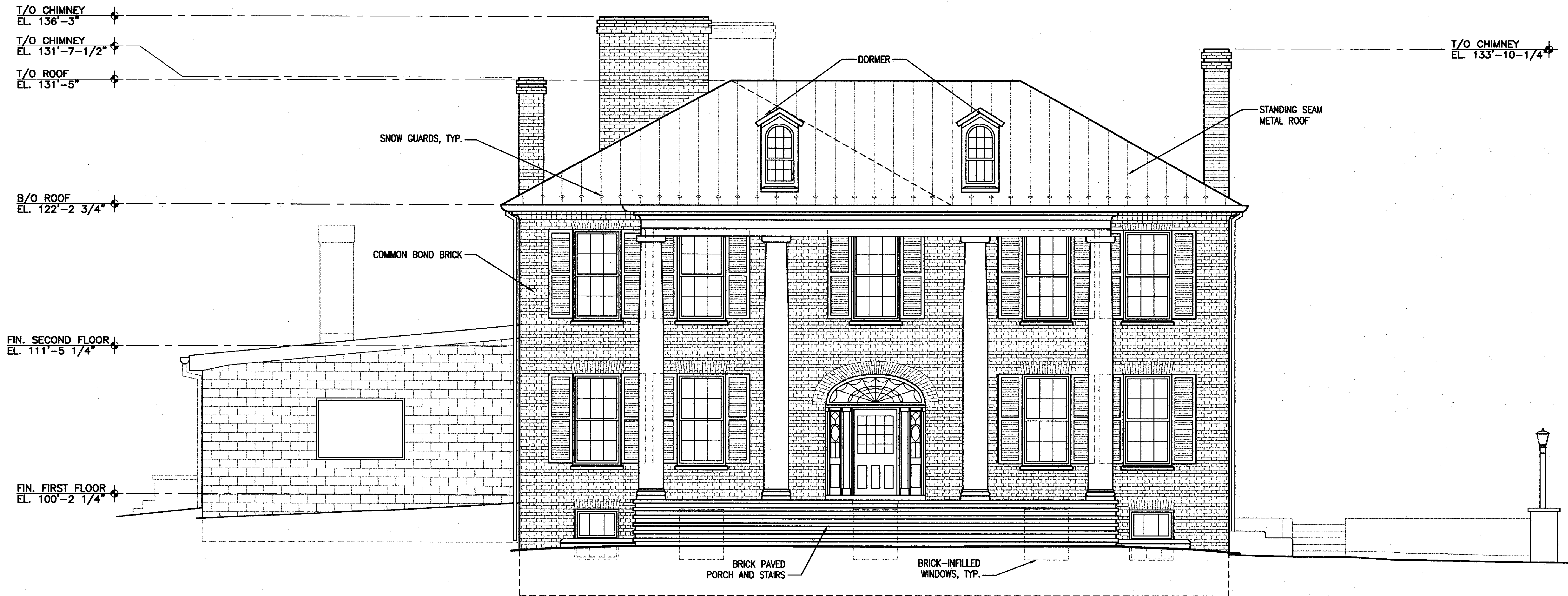
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JRG
DRAWN:
BJB
TECH. REVIEW:
DGW
DATE: 09-05

SUB SHEET NO.
A1.6

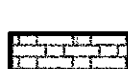


TITLE OF SHEET
MAIN ROOF PLAN
FERRY HILL PLANTATION HOUSE
C&O CANAL NATIONAL HISTORICAL PARK

DRAWING NO.
412
80876
PKG. NO.
CHOH
74838
SHEET
9
OF **15**

SEPTEMBER 2005 AUTOCAD2000 P:\CHOH\74838\16CD\ARCH\A2-1.DWG

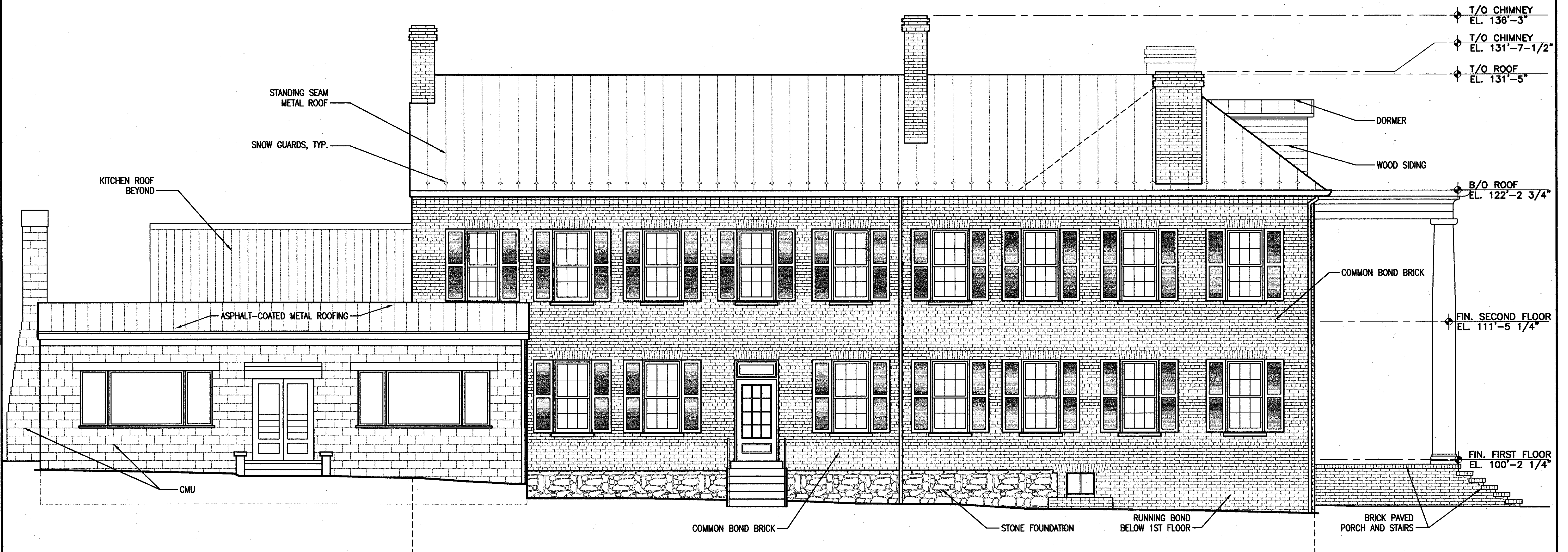


1 WEST ELEVATION
A2.1 SCALE (A)

| MATERIAL LEGEND | | |
|---|------------|---|
|  | BRICK |  CMU |
|  | METAL ROOF | |

4 0 4 8
SCALE OF FEET

| | | | | | |
|--|----------------------|---------------------------|---|-----------------------------|-------|
| A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB: | DESIGNED: JRG | SUB SHEET NO. A2.1 | TITLE OF SHEET WEST ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK | DRAWING NO. 412 80876 | |
| | DRAWN: BJB | | | PKG. NO. | SHEET |
| | TECH. REVIEW: DGW | | | CHOH 74838 | 10 |
| | DATE: 09-05 | | | | OF 15 |



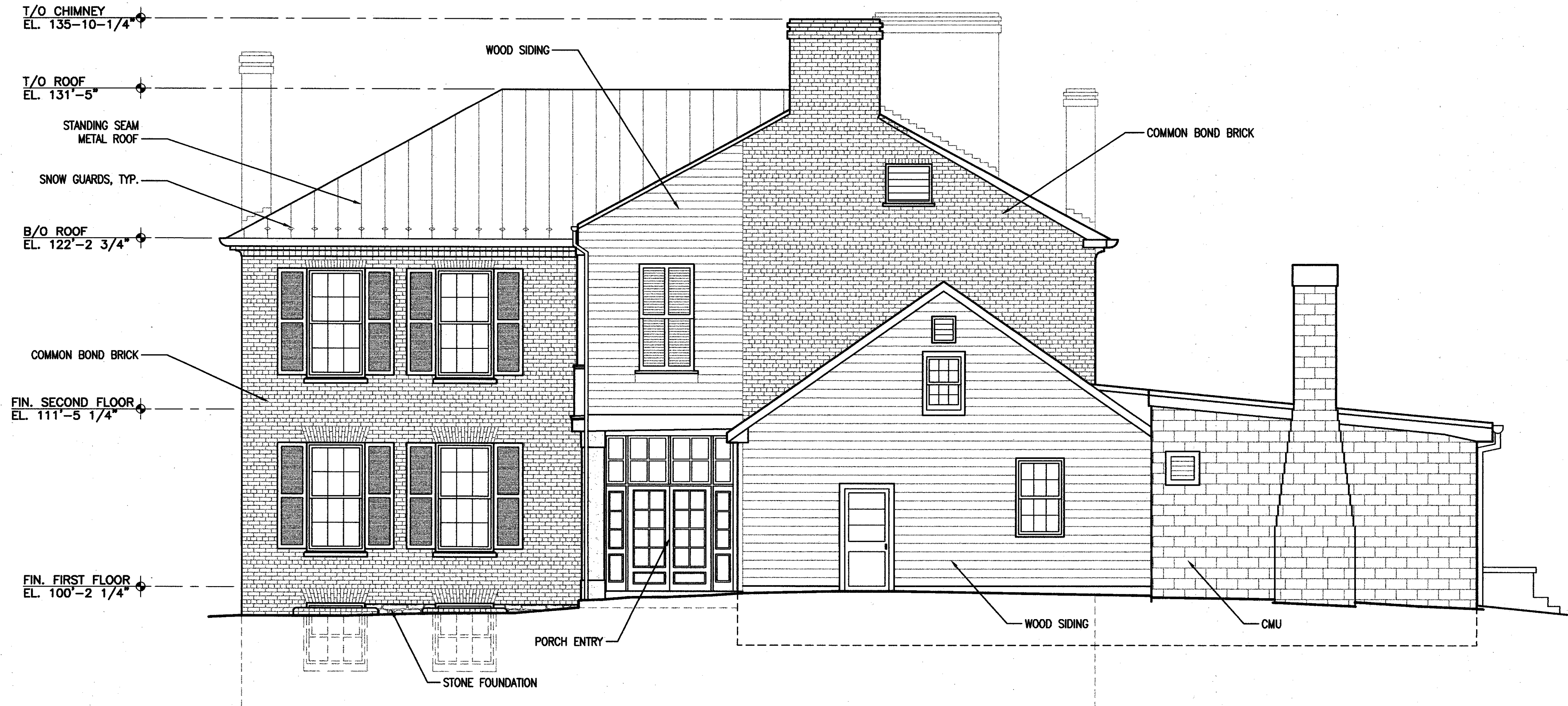
1 NORTH ELEVATION
A2.2 SCALE (A)

| MATERIAL LEGEND | | | |
|-----------------|-------------|--|--------|
| | BRICK | | CMU |
| | METAL ROOF | | STUCCO |
| | WOOD SIDING | | STONE |

4 0 4 8
SCALE OF FEET

| A/E FIRM | | DESIGNED: | SUB SHEET NO. | TITLE OF SHEET | | DRAWING NO. |
|---------------|--|---------------|---------------|------------------------------------|--|----------------|
| PRIME: | | JRG | A2.2 | NORTH ELEVATION | | 412 |
| GWVO INC. | | DRAWN: | | FERRY HILL PLANTATION HOUSE | | 80876 |
| BALTIMORE, MD | | BJB | | | | PKG. NO. |
| SUB: | | TECH. REVIEW: | | | | CHOH 74838 |
| | | DATE: 09-05 | | C&O CANAL NATIONAL HISTORICAL PARK | | SHEET 11 OF 15 |

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1 EAST ELEVATION
A2.3 SCALE (A)

4 0 4 8
SCALE OF FEET

| MATERIAL LEGEND | | | |
|-----------------|-------------|--|--------|
| | BRICK | | CMU |
| | METAL ROOF | | STUCCO |
| | WOOD SIDING | | STONE |

| | | | | | |
|--|----------------------|---------------------------|---|------------------------------|----------------------|
| A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB: | DESIGNED: JRG | SUB SHEET NO. A2.3 | TITLE OF SHEET EAST ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK | DRAWING NO. 412 80876 | |
| | DRAWN: BJB | | | PKG. NO. CHOH 74838 | SHEET 12 OF 15 |
| | TECH. REVIEW: DGW | | | | |
| | DATE: 09-05 | | | | |

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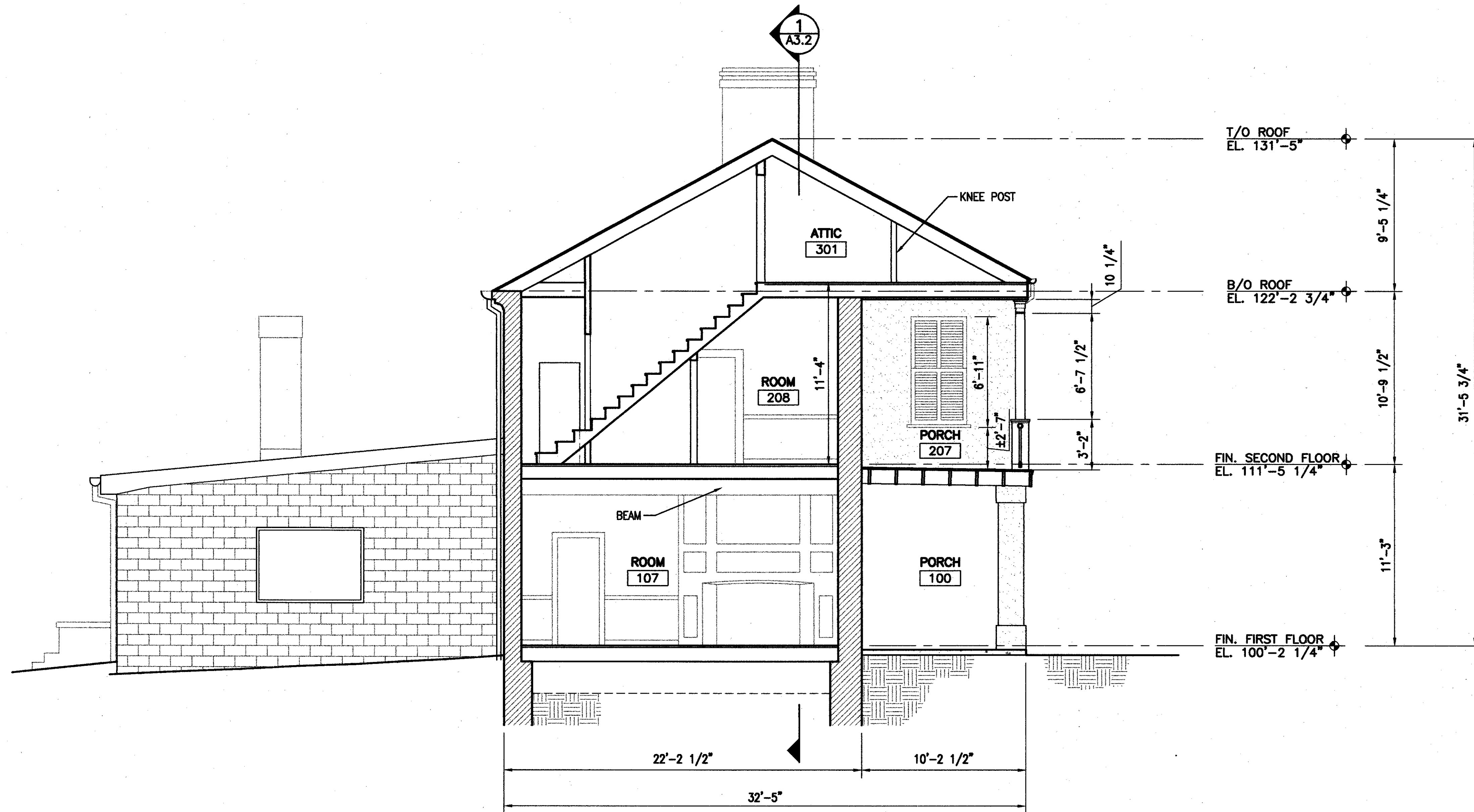


1 SOUTH ELEVATION
A2.4 SCALE (A)

4 0 4 8
SCALE OF FEET

| MATERIAL LEGEND | | | |
|-----------------|-------------|--|--------|
| | BRICK | | CMU |
| | METAL ROOF | | STUCCO |
| | WOOD SIDING | | |

| | | | | | |
|--|----------------------|---------------------------|---|--|--|
| A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB: | DESIGNED: JRG | SUB SHEET NO. A2.4 | TITLE OF SHEET SOUTH ELEVATION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK | | DRAWING NO. 412 80876 PKG. NO. CHOH 74838 SHEET 13 OF 15 |
| | DRAWN: BJB | | | | |
| | TECH. REVIEW: DGW | | | | |
| | DATE: 09-05 | | | | |

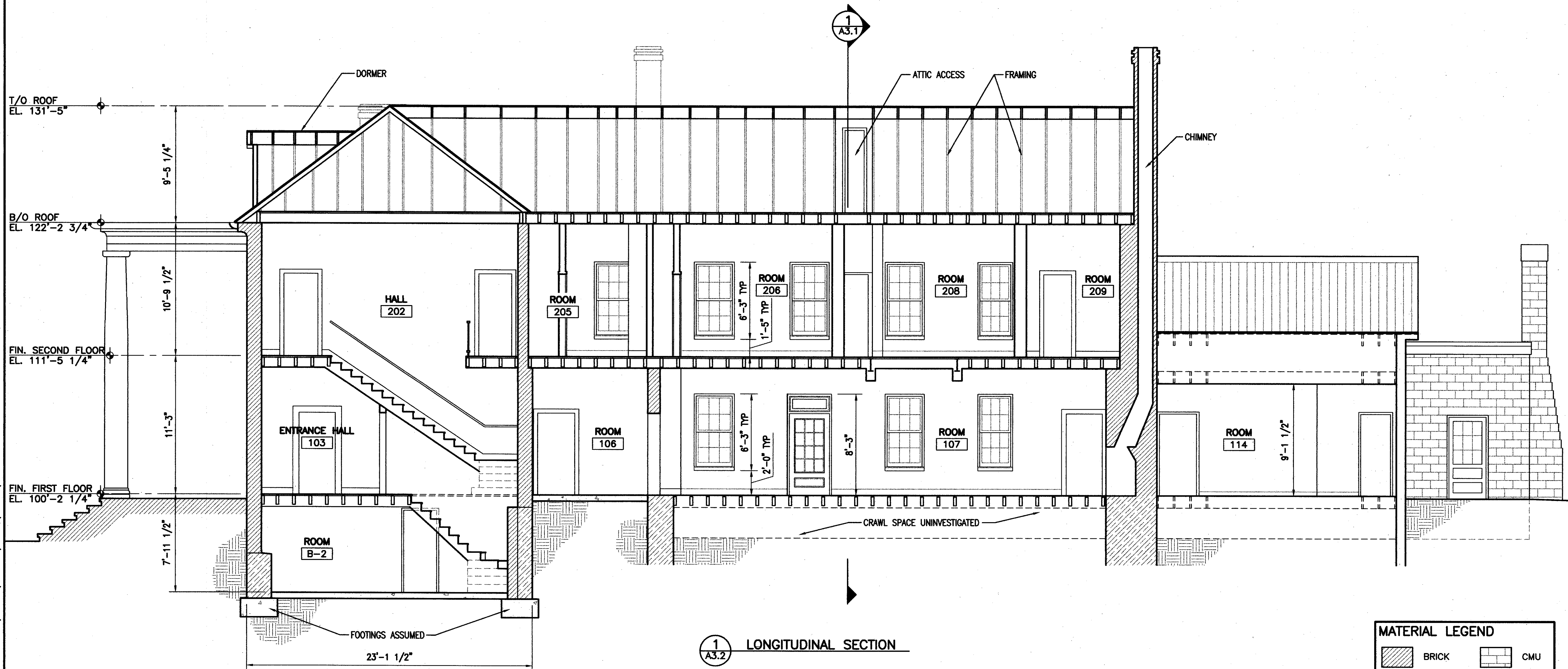


1
A3.1 TRANSVERSE SECTION



| MATERIAL LEGEND | | | |
|-----------------|--------|--|-------|
| | BRICK | | CMU |
| | STUCCO | | CONC. |

| | | | | | |
|--|----------------------|---------------------------|--|--|-----------------------------|
| A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB: | DESIGNED: JRG | SUB SHEET NO. A3.1 | TITLE OF SHEET TRANSVERSE SECTION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK | | DRAWING NO. 412 80876 |
| | DRAWN: BJB | | | | PKG. NO. CHOH 74838 |
| | TECH. REVIEW: DGW | | | | SHEET 14 |
| | DATE: 09-05 | | | | OF 15 |



1
A3.2 LONGITUDINAL SECTION

| MATERIAL LEGEND | | | |
|-----------------|------------|--|-------|
| | BRICK | | CMU |
| | METAL ROOF | | EARTH |
| | STONE | | CONC. |



| | | | | | |
|--|--------------------------|---------------------------|---|-------------------------------------|------------------------------|
| A/E FIRM PRIME: GWWO INC. BALTIMORE, MD SUB: | DESIGNED: JRG | SUB SHEET NO. A3.2 | TITLE OF SHEET LONGITUDINAL SECTION FERRY HILL PLANTATION HOUSE C&O CANAL NATIONAL HISTORICAL PARK | DRAWING NO. 412 80876 | |
| | DRAWN: BJB | | | PKG. NO. CHOH 74838 | SHEET 15 OF 15 |
| | TECH. REVIEW: DGW | | | | |
| | DATE: 09-05 | | | | |
| | | | | | |

Appendix A: Drawings

CAD Generated Base Drawing Set (2005)

Drawing Number 412/80876
Package Number CHOH/74838

Included within this submission:

| Sub Sheet No. | Title | Sheet/Total |
|---------------------|-------------------------|-------------|
| Cover | Cover Sheet | 1/15 |
| AS.1 | Architectural Site Plan | 2/15 |
| A1.0 | Basement Floor Plan | 3/15 |
| A1.1 | First Floor Plan | 4/15 |
| A1.2 | Addition Plan & Roof | 5/15 |
| A1.3 | Second Floor Plan | 6/15 |
| A1.4 | Attic Floor Plan | 7/15 |
| A1.5 | Roof Framing Plan | 8/15 |
| A1.6 | Main Roof Plan | 9/15 |
| A2.1 | West Elevation | 10/15 |
| A2.2 | North Elevation | 11/15 |
| A2.3 | East Elevation | 12/15 |
| A2.4 | South Elevation | 13/15 |
| A3.1 | Transverse Section | 14/15 |
| A3.2 | Longitudinal Section | 15/15 |

DSC Generated Documentation (1978)

Drawing Number 412/26019

Package Number CHOH/na

Available from C&O National Historical Park. Also available on the final HSR CD. The following is an index of these drawings, not included herein:

| Sub Sheet No. | Title | Sheet/Total |
|---------------------|---|-------------|
| 1 | Cover Sheet | 1/34 |
| 2 | Basement Plan | 2/34 |
| 3 | First Floor Plan | 3/34 |
| 4 | Second Floor Plan | 4/34 |
| 5 | Attic Floor Plan | 5/34 |
| 6 | Roof Framing Plan | 6/34 |
| 7 | West Building Elevation | 7/34 |
| 8 | North Building Elevation | 8/34 |
| 9 | East Building Elevation | 9/34 |
| 10 | South Building Elevation | 10/34 |
| 11 | Transverse Section | 11/34 |
| 12 | Longitudinal Section | 12/34 |
| 13 | Finish, Window, Trim, Fireplace and Door Schedules | 13/34 |
| 14 | Door Details | 14/34 |
| 15 | Door Details | 15/34 |
| 16 | Door Details | 16/34 |
| 17 | Door Details | 17/34 |
| 18 | Door Details | 18/34 |
| 19 | Door Details | 19/34 |
| 20 | Door Details | 20/34 |
| 21 | Window Details | 21/34 |
| 22 | Window Details | 22/34 |
| 23 | Window Details | 23/34 |
| 24 | Window Details | 24/34 |
| 25 | Window Details | 25/34 |
| 26 | Basemold, Chair-rail Details | 26/34 |
| 27 | Fireplaces /Room 105; Room 201 | 27/34 |
| 28 | Fireplace Details | 28/34 |
| 29 | Fireplace and Misc. Details | 29/34 |
| 30 | Mantel Sections & Details | 30/34 |
| 31 | Mantel Sections & Details | 31/34 |
| 32 | Misc. Details | 32/34 |
| 33 | Stair & Misc. Details | 33/34 |
| 34 | Stair #2 & Misc. Details | 34/34 |

Appendix B: Photographic Inventory

35mm Black and White Documentation

The following photographs were taken by Paula Reed Associates in the fall of 2004.

| | |
|-----------|---|
| 01 of 113 | Front Elevation, east view |
| 02 of 113 | Front Elevation, SE view |
| 03 of 113 | Front Elevation, NE view |
| 04 of 113 | Detail, stone retaining wall and steps |
| 05 of 113 | Detail, iron gate, stone retaining wall |
| 06 of 113 | Front elevation, east view |
| 07 of 113 | Molded brick cornice, SW corner |
| 08 of 113 | Detail, modern porch deck covering |
| 09 of 113 | Detail, front elevation window |
| 10 of 113 | Detail, door sill, main entrance |
| 11 of 113 | Detail entrance transom and side lights |
| 12 of 113 | Detail side light |
| 13 of 113 | Front elevation detail entrance transom and arch |
| 14 of 113 | Detail, front entrance |
| 15 of 113 | Possible brick repair at location of earlier porch attachment |
| 16 of 113 | South elevation, front section |
| 17 of 113 | Detail, original painting, staining and striping |
| 18 of 113 | West view, east elevation |
| 19 of 113 | Upper porch, SW view, replaced posts |
| 20 of 113 | South elevation, north view |
| 21 of 113 | South wall, entrance into room 107 |
| 22 of 113 | Detail, second story porch. Note older columns on right |
| 23 of 113 | Upper porch, post and hand rail detail |
| 24 of 113 | Upper porch, east end wall |
| 25 of 113 | North elevation |
| 26 of 113 | South view, concrete block addition |
| 27 of 113 | North entrance to room 107 |
| 28 of 113 | Detail, North wall |
| 29 of 113 | Detail, north foundation with original painting |
| 30 of 113 | East elevation, west view |
| 31 of 113 | East wall of upper level porch |
| 32 of 113 | Detail, original window in east wall porch |
| 33 of 113 | Detail architecture and chair rail room 101 |
| 34 of 113 | Room 101, floor detail |
| 35 of 113 | Fireplace room 101 |
| 36 of 113 | Room 101, mantel detail |
| 37 of 113 | Mantel detail, room 101 |
| 38 of 113 | Door from room 101 to room 103 |
| 39 of 113 | East window room 101 |
| 40 of 113 | Room 103, main entrance, west view |
| 41 of 113 | Room 103, stair and rear entrance |
| 42 of 113 | Room 103, Stair detail |

| | |
|-----------|--|
| 43 of 113 | Room 103, stair detail |
| 44 of 113 | Room 104, Dado, chair rail detail |
| 45 of 113 | Room 104, fireplace |
| 46 of 113 | Door from Room 104 to Room 103 |
| 47 of 113 | Room 105 E. view |
| 48 of 113 | Room 105, S view |
| 49 of 113 | Room 105, South view |
| 50 of 113 | Room 105, chair rail alteration, NW corner |
| 51 of 113 | Rear porch area with arched entrance to dining room and "office", Room 106 |
| 52 of 113 | Infilled opening, near porch area, room 106 |
| 53 of 113 | Infilled window room 107 S. wall, Room 106 |
| 54 of 113 | Room 107 location of former partition, South view |
| 55 of 113 | Room 107 South view, kitchen entrance |
| 56 of 113 | Boxed steel beam, first floor, room 107 |
| 57 of 113 | Room 107 Chair rail alteration |
| 58 of 113 | Room 107, west view, cupboard |
| 59 of 113 | Room 107, former door in south wall |
| 60 of 113 | Room 107, locating former pantry, back stair wall |
| 61 of 113 | Room 107 molding profile from door casing on former pantry back stair wall |
| 62 of 113 | First floor, outline on floor and stud mortise for former stair pantry wall room 107 B/C |
| 63 of 113 | Outline on floor showing location of former back stair/pantry wall, first floor. Room 107 B/C |
| 64 of 113 | Outline on floor, south wall, first floor showing location of former stair/pantry wall, room 107 B/C |
| 65 of 113 | Outline on floor, north wall, first floor showing location of former stair/pantry wall, Room 107 B/C |
| 66 of 113 | Room 107, cupboard shelf detail |
| 67 of 113 | Detached mantel from room 107 (possibly) |
| 68 of 113 | Room 107, North view |
| 69 of 113 | Room 107, South view |
| 70 of 113 | Room 201, South view |
| 71 of 113 | Room 201, mantel detail, E. view |
| 72 of 113 | Room 201, front (west) windows |
| 73 of 113 | Room 202, stairs and view into room |
| 74 of 113 | View from room 202 into room 201 |
| 75 of 113 | Room 202, NE view |
| 76 of 113 | Room 204, Fireplace, NE view |
| 77 of 113 | Room 204, front (west) windows |
| 78 of 113 | Room 204, fireplace |
| 79 of 113 | Room 205, SE view |
| 80 of 113 | Room 205, E. view into room 206 |
| 81 of 113 | Room 205, closet |
| 82 of 113 | Room 206, NW view into room 205 |
| 83 of 113 | Room 206, NW Corner |
| 84 of 113 | Room 206, NE view into room 208 |
| 85 of 113 | Room 206, SW corner |
| 86 of 113 | Room 206, S. Closet peg rail |
| 87 of 113 | Room 206, S. Window detail |

| | |
|------------|--|
| 88 of 113 | Room 206, North window detail |
| 89 of 113 | Door from 206 to room 208 |
| 90 of 113 | Stair rail pieces, recovered from attic room 208 |
| 91 of 113 | Stair rail pieces from back stair, recovered from attic room 208 |
| 92 of 113 | Stair rail pieces from back stair, recovered from attic room 208 |
| 93 of 113 | Room 208, Attic stair door and N. window |
| 94 of 113 | Room 208, understair closet |
| 95 of 113 | Room 208, understair closet door |
| 96 of 113 | Room 208, understair closet door |
| 97 of 113 | Room 208, attic stairs |
| 98 of 113 | Room 209, Fireplace detail |
| 99 of 113 | Room 209 Fireplace |
| 100 of 113 | Room 209, door to upper porch |
| 101 of 113 | Room 209, south cupboard |
| 102 of 113 | Cellar south chimney pier and entrance |
| 103 of 113 | Door stored in cellar |
| 104 of 113 | Cellar archway |
| 105 of 113 | Chimney pier cellar NW corner |
| 106 of 113 | Attic Stairs, original spandrel and reconstruction |
| 107 of 113 | Attic, south view, dormer sash |
| 108 of 113 | Attic, SE corner, front section, hip rafter and struts |
| 109 of 113 | Attic, SE Corner, front section, hip rafters and strut |
| 110 of 113 | Attic, dormer framing |
| 111 of 113 | Attic, dormer detail with early shingles |
| 112 of 113 | Attic, South view with remnants of back stair |
| 113 of 113 | Attic, south view, stair parts |

Digital Documentation

A CD containing all the digital images were provided along with the final copy of this report. The following naming convention was used for the digital images:

Example: CHOH FEHI Fig4-064 Rm101 2005

CHOH: Chesapeake & Ohio Canal National Historical Park
FEHI Ferry Hill Plantation House
FigX-XXX Figure number as found in this document for more detailed information about the photo.

The next notation in the convention serves as a general tag to indicate the general type of photo. Some tags include:

RmXXX Room number
ext Exterior
hist Historic Photo
typeX Window hardware type as described in Section 4.

The final notation in the convention is:

200X Indicating the year the photo was taken.

Appendix C: Analyses and Tests

Back Stair Rail

In order to determine the character and arrangement of the area referred to as the "Back Hall/Stair/Pantry," the team relied upon the following:

- existing written documentation;
- physical railing components stored in the attic of the property;
- physical exposed evidence in the vicinity of the hall and stair construction, both on the first and second floors; and
- selective demolition of more modern materials that covered clues to the original construction.

The following discussion reviews the information uncovered and summarizes the results of the investigation. The sketch floor plans highlight the layout of the walls, stairs, and openings.

Fig. C-001. First floor plan, east end of current Room 107, showing the original arrangement of the back hall, stairs, and pantry. (GWWO, 2005)

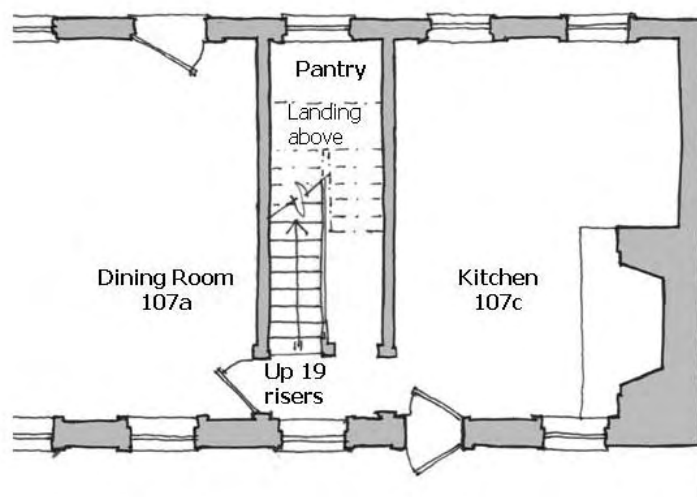
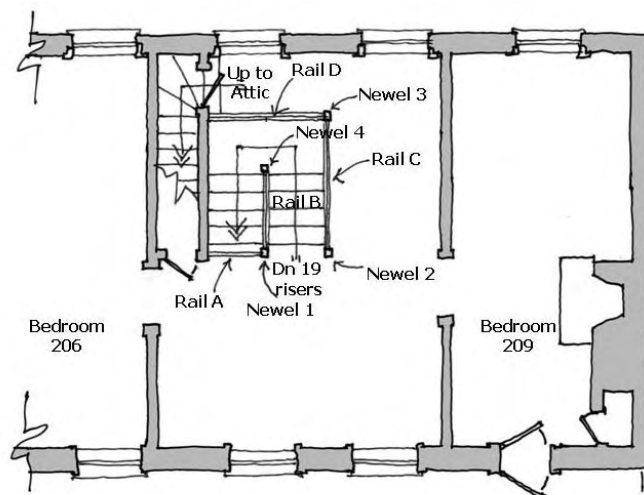


Fig. C-002 Second floor plan, east end, current Room 207, showing the original arrangement of the back stairs, opening, and access to the attic. (GWWO, 2005)



Existing Written Documentation:

In 1978, John Howard Beckenbaugh, the last owner of Ferry Hill Plantation House to live in the property while the back stairs were still in place, described the arrangement to archeologist Robin Ziek:

"When you came in the side door, turned left...hall was to your right...with a door straight ahead into the dining room. The stairs were to the left, leading up to a landing, and then headed up again, along the right side of the hall. The pantry opened up along side of the steps, starting smaller, and opening the entire width of the hall under the steps. There was a window in the pantry." [Ziek, from interview with John Howard Beckenbaugh, June 15-16, 1978.]

"Back Bedroom off the Porch [currently identified as Bedroom 206]: This was used as H.B.'s [John Howard Beckenbaugh's] bedroom. At first, he could only get to the front upstairs area by going out to the porch and inside. Then his father broke through one of the closets and adjoined the rooms. Back Hall: This ran between the two rear rooms. The staircase from downstairs next to the pantry led up here. There was a banister, and you would turn, walk west then south, and go upstairs into the attic. There is, of course, no fireplace in this room. Back room: Bathroom was added by Morrison. It was originally one skinny room..." [Ziek, from interview with John Howard Beckenbaugh, June 15-16, 1978.]

These descriptions help to place the general arrangement of the back stair and pantry area, as drawn in Figures C-001 and C-002. The run of stairs begins to the west side of the hall, and then gets to a landing and continues up on the east. The number of risers on the west has to be great enough to allow for headroom under the landing, in order to access the remainder of the pantry, which is beyond the landing area. The written documentation does not give any indication of the number of risers in each run, or of the size of risers and treads.

Physical Railing Components:

Four newel posts, three hand railings, and two bottom railings have been stored in the attic of the house. A nail was removed from the railing and is described in detail in Appendix C. Although not labeled in any fashion, the design team is confident that these railing components were originally used in the second floor area of the back stair. The newel posts are all of the same cross section, equal to 2-1/2" square with a slightly eased top. The bottoms are notched in

various ways, which accommodated connections to the adjacent floor framing. In most cases, nails are still attached. The railings are 2" round, with a slightly flattened bottom of 1" in width, to receive the balusters. Balusters are rectangular, approximately 1" deep by $\frac{3}{4}$ " wide. The height of the balusters average 34-1/2", creating a top-of-railing height of approximately 36" when fully assembled. Balusters were spaced apart approximately 3-1/2" on-center, with the 1" dimension perpendicular to the stair opening. The base moldings that accept the balusters vary slightly and are discussed separately below.



Fig. C-003. View of Newel post 1, showing ghost of railing and base condition. (GWWO photo, 2005)



Newel post 1:

This newel has the longest overall length, equal to 49-1/2". An elliptical ghost of a hand rail attachment location can be seen on the north side, 9" down from the top. A second round ghost mark of a different hand rail can be seen near the top on the west side. These ghosts confirm its location at the top west side of the stairs, with one rail running along the west side of the upper run of stairs, and the second rail closing off the floor from the stair opening along the west.

The lower portion of this newel was notched into the header that framed the opening. This dimension is 8-1/2", with an inset of 1-1/2" along the bottom. This notch is located 3" above the bottom of the newel, and is the only one of the newels to have this added lower portion. The $\frac{1}{4}$ " notch beyond the upper edge of the main notch conforms to the zone of the flooring covering the floor framing.

Fig. C-004. View of Newel post 2, showing ghost of railing and base condition. (GWWO photo, 2005)



Newel post 2:

This newel terminated the upper run of stairs on the southeast side of the second floor opening. The length of this newel is 45". There is no ghost mark of a railing that ran along the stairs themselves, only a ghost of an upper railing that closed off the floor opening from the adjacent floor area to the east. This ghost conforms to a perpendicular (not oblique) intersection with one of the round railings.

The lower portion of this newel was notched into the header that framed the opening. This length dimension of the notch is 7-1/2". This notch width is 1-1/4" and it almost spans from side to side of the newel, but is cut back the last 5/8" from the side. The outboard side has remnants of off-white trim paint. Ghosts of the flooring line are also evident.

Fig. C-005. View of Newel post 3, showing ghosts of railings and base condition. (GWWO photo, 2005)



Newel post 3:

This newel closed off the northeast corner of the floor opening at the second floor for the back stair. The length of this newel is 44-1/2". There are two ghost marks of railings that ran along two sides of the floor opening. These ghosts conform to a perpendicular (not oblique) intersection with the round railings.

The lower portion of this newel was notched into the header that framed the opening. The arrangement is almost identical to Newel post 2. This length dimension of the notch is 6-1/2". This notch width and depth is 1-5/8" set against one side of the newel. The outboard side has remnants of off-white trim paint. Ghosts of the flooring line are also evident.

Fig. C-006. View of Newel post 4, showing ghost of railing and base condition. (GWWO photo, 2005)



Newel post 4:

This newel was positioned at the center of the landing between the first and second floors. The western hand railing to the upper run of stairs was supported off this newel. The length of this newel is 45". There is one elliptical ghost mark of the railing, which conforms to an oblique intersection with the round railing.

The lower portion of this newel was notched into the framing member of the landing. The length dimension of the notch is 7-1/2". This notch width is the full width of the newel, or 2-1/2" and the depth is 1-1/2". The outboard side has remnants of off-white trim paint. A ghost of the first riser from the landing up to the second floor line is also evident.

Fig. C-007. View of the Railing A, looking toward the end with the projecting tenon that inserted into the wall. (GWWO photo, 2005)



Railing A:

This short piece of rail closed off the south side of the second floor opening, west of the top of the final run of stairs. The piece is 32" long, and held 8 balusters. (End of railing A is shown in Fig. XX, above.)

Fig. C-008. (left) View of railing B, upper portion where it connected to newel post 1. (GWWO photo, 2005)



Railing B:

This rail ran from the landing newel no. 4 to the second floor newel no. 1. Ends of the rail are cut obliquely to the line of the rail, matching the ghost marks on the newels. Balustrades were not cut into the bottom of this rail, which is unlike the condition found with the other railings.

Fig. C-009. (left) View of the base components of the second floor rail system. Upper piece is the north Base D showing bull nosed edge. Lower piece is east base C, seen from its side that butted the adjacent flooring. (GWWO photo, 2005)



Railing C and Base C:

This section of rail and base closed off the east side of the second floor opening, held between Newel posts 2 and 3. The pieces are 80-1/2" long and held 22 balusters. The base piece has a dimension of 3" wide by 1" thick, with a bull nosed leading edge that faced the stair opening. The base is finished and meant to be exposed.

Railing D and Base D:

This section of rail and base closed off the north side of the second floor opening, held between Newel posts 3 and the edge of the attic door opening. The pieces are 76-1/4" long and at one time held 21 balusters. The base piece has a dimension of 4" wide by 1" thick, with a finished exposed surface and leading bull nose. The railing has a tenon that is 1-3/8" long by 3/4" wide, and a screw hole on the

other end. There is a ghost on the base near the west end that shows the edge of one riser. This must be the first step up to the attic, which originally projected outside the wall that contains the attic stair. Currently this condition has been altered with a series of four winders located at the base of the attic stairs, and fully contained within the width of the attic run.

Fig. C-010. View of the rail mockup, looking northeast. (GWWO photo, 2005)



Fig. C-011. View of the rail mockup, looking north. (GWWO photo, 2005)



In December 2004, the stair components were positioned in the second floor space where they were originally located. In the photographs, the newels extend higher than their original positions because of the lower anchoring projections. On the west side, the



Fig. C-012. View of the west end of rail D, set adjacent to patch mark (indicated by white arrow and the dotted lines) where it was originally positioned in the wall. View is at south casing of attic door. (GWWO photo, 2005)

two east-west rails originally anchored into the west wall (the east enclosure wall of the attic stairs).

Physical Exposed Evidence:

When the second floor railing was mocked up in position, it was noted that the west end of the railing had to have been supported in the wall that flanks the attic stairs. At the area of original attachment, patch marks are still clearly evident (Fig. C-012), and are at the correct height for the original railing installation.

At the first floor, cuts in the original baseboard were noted, in the vicinity where the original pantry walls had been located. Following the wall's removal, the base and chair rail were patched. The two beams in the ceiling of the first floor mark generally where the walls from the pantry/back stair had been located.

Selective Demolition:



Fig. C-013. Selective demolition at first floor dining room 107, showing remnants of the wall conditions of the pantry. Images clockwise from upper left show northwest, northeast, southeast and southwest corners. The west wall of the pantry was located approximately 35" east of the north door in the original dining room. Ghost marks and stud holes from the original walls are evident. The threshold mark lending to the dining room is evident in the southeast image, beginning approximately 6-3/4" off the south wall. (GWWO photo, 2005)

The team requested that the NPS open up several areas in the floor and ceiling of the first floor to better understand where the original walls of the back stair were located. The carpeting and modern wood flooring were removed in four areas to locate the ghosts of the

original floor plates of the missing walls (Fig. C-013). Analysis of these conditions provided the following information:

- the stud walls were approximately 4-1/2" thick
- the inside width of the pantry area, from stud to stud was approximately 6'-4 1/2 ". Considering thickness of lath and plaster, the clear width of the pantry was approximately 6'-2".
- the threshold for the door between the pantry and the old dining room began approximately 6-3/4" off the south wall. The width of the threshold was approximately 5-7/8"
- remnants of ghost marks for possible cabinetry is visible in the ghost marks of the wall at the northeast corner of the pantry.

Further selective demolition was requested and accomplished by NPS personnel in March 2005. The carpeting and finish floor located between the two lines of the pantry wall were removed (Fig. C-014 and C-015). This revealed the original finish floor of the Period One construction. Analysis of these conditions provided the following information:

- the first riser of the stair was located 3'-11-1/2" from the south wall baseboard, indicating that the riser began immediately after the face of the door trim (fig. Xxx.)
- a 32" wide by 3-1/4" deep threshold existed at the entry to the pantry area, to the east of the stairs (fig. Xxx). This indicates that perhaps there was a door that closed off the pantry. A stud mark in the flooring at the west end of this threshold further supports the conjecture that there was at least a framed opening here.

Fig. C-014. Room 107, south end of the stair-pantry area, looking west. The central stud hole marks the transition from pantry portal (east of the hole) to first riser of the stairs (west of the hole). The clear line of the first riser is visible, as is the casing marks for door to the dining room. (GWWO photo, 2005)





Fig. C-015. Room 107, south end of the stair-pantry area, looking east. Two studs flank the ends of the threshold that defined the entry into the pantry zone of the floor plan. (GWWO photo, 2005)



Fig. C-016. Stud hole at west wall of pantry. The “ghost” of the full 4” by 4” stud is clearly visible. The 1-1/2” tongue extended down below the floor. The floor boards were cut out after their installation. (GWWO photo, 2005)

- the first run of stairs was probably separated from the pantry by a wall that ran from the stringer to the first floor ceiling. This would negate the need for a handrail, and since this is the only portion for which no railing was found, this further supports this theory.
- the original flooring was a variable width tongue and groove wood (widths varying from 2-3/4” to 5-3/4”, with the majority varying from 4-1/2” to 5”) with the joints running in the east-west direction. This indicates a north-south framing direction below.
- based upon the position of the first riser, the arrangement of the second floor railing, and the overall floor to floor height, it appears that there were 19 risers in this back stair.
- A landing separated the first 13 risers from the last six risers. This landing could not have extended all the way to the north wall, based on the fact that the second floor ran along the north wall only 36” above the landing, in order to access the attic door (Fig. C-001 and C-002).
- Based on this configuration, it is believed that the north pantry was open to the full ceiling height. The underside of the landing, and then the underside of the second run of stairs most likely served as the ceiling for the remainder of the pantry.
- the walls were framed with full 4” by 4” studs, with 4” by 1-1/2” tongues cut into and through the floor for anchorage (Fig. C-016). The floor boards were in place before the walls of the pantry were erected.

Nail Analysis

Nail No. 1: Attic Flooring Nail.
Retrieved: 12 October 2004

Location: Removed from the north side of the northwest dormer, attic level. A similar looking, slightly bent, nail was retrieved from between two floorboards, east side of attic, east of stair no. 3.

Description: Common nail, 2-1/2" long (64mm). Shaft size cross-section is, at its largest point, 3/16" x 1/8" (4.8mm x 3.2mm). Head dimension is approximately 13/32" x 1/4" (10.3mm x 6.4mm). Shaft is a machine cut piece, head is handmade with two discernable facets.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet*, September, 1977) the nail is a machine-cut common nail with a handmade head. The cross-section appears to be the "type-A" variety, with burrs located on diagonally opposite sides. Nelson dates this type of nail from c1790 to the mid-1820s, with "very large sizes [of which this one could be classified] until 1830s."

Dating Summary: Nail in common use c1790 – c1825.

Photographic Image:

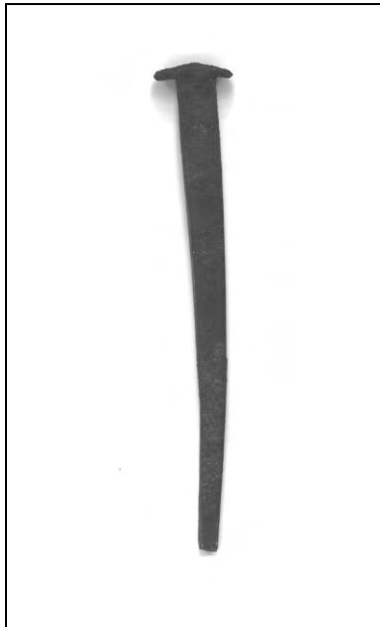


Fig. C-017. Attic flooring nail.
(GWWO photo, 2005)

Nail No. 2: 2nd Floor Back Stair Railing, from pieces located in Attic.
Retrieved: 10 November 2004

Location: Removed from base of newel post, located among dismantled railing components in the attic at Ferry Hill. The conjecture is that these pieces formed the "open railing" described by John Howard Beckenbaugh to Robin Ziek in 1978, and included in "Archeological Survey, C&O Canal, Ferry Hill" dated February 1979. The nail (and several similar ones) were embedded in the newel posts and bottom rails of the railing system.

Description: Common nail, bent, but if straight approximately 2-1/2" long (64mm). Shaft size cross-section is, at its largest point, 3/16" x 1/8" (4.8mm x 3.2mm). Head dimension is approximately 11/32" x 1/8" (8.7mm x 3.2mm). Shaft and head are a machine cut, head is square edged, without side notch.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet*, September, 1977) the nail is a completely machine-cut "L-headed" nail (sprig) with a cut head. The cross-section appears to be the "type-A" variety, with burrs located on diagonally opposite sides. Nelson dates this type of nail from c1810 onward. The direction of iron fibers is across the nail, not lengthwise, indicating a date of pre-1840. The sample photographed had partially sheared in the direction across the nail.

Dating Summary: Nail in common use c1810 – c1840.

Photographic Images:



Fig. C-018. Back stair framing nail, detail showing "L-head."
(GWWO photo, 2005)



Fig. C-019. Framing nail, full view showing portion of shear.
(GWWO photo, 2005)

Nail No. 3: Dining Room 107, from open area of ceiling plaster.
Observed: 13 December 2004

Location: Removed from the pine lath exposed on the south side of the Dining Room 107, west of the porch door.

Description: Small lath nails, with lengths that vary between 1" and 1-1/8" long (25-29 mm). Shaft width, at its largest point, is 3/32" (2.4mm). Head shape is oblong, approximately 7/32" x 3/16" (5.5mm x 4.8mm). Shaft is machine cut, head could be handmade, but more closely resembles the earliest of machine-made heads.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet*, September, 1977) the nail is a machine cut lath nail, with an early machine head. The cross-section appears to be the "type-A" variety, with burrs located on diagonally opposite sides. Nelson dates this type of nail from c1815 to late 1830s. The direction of iron fibers is across the nail, not lengthwise, indicating a date of pre-1840.

Dating Summary: Nail in common use after c1815.

Photographic Image:



Fig. C-020. Lath nails, details showing "irregular heads which vary in size and shape." As noted by Nelson, the nails generally have "rather distinct rounded shank (under head)." (GWWO photo, 2005)

Nail No. 4: Dining Room 107, from floor area at north side of demolished (c1950) west pantry wall.
Retrieved: 13 December 2004

Location: Removed from the original floor after the upper maple strip-flooring was removed from a small exploratory search area. The location is approximately 35" east of the leading edge of door 15.

Description: Flooring nails, with lengths of approximately 2-3/16" long (56 mm). Shaft dimension at the head is 9/32" x 1/8" (7mm x 3mm). Head shape is almost rectangular, with a slight outward flare at the center of the long sides. Shaft and head appear to be machine cut.

Dating: Based upon Lee Nelson's classifications, ("Nail Chronology," *NPS Technical Leaflet*, September, 1977) the nail is a machine lath nail, with a slightly beveled machine-formed rectangular head. Although not distinct, the cross-section appears to be the "type-B" variety, with burrs located on the same sides. Nelson dates this type of nail from c1810 onward. The direction of iron fibers is across the nail, not lengthwise, indicating a date of pre-1840.

Dating Summary: Nail in common use after c1810.

Photographic Image:



Fig. C-021. Flooring nail at pantry, detail showing slightly beveled and flared heads. (GWWO photo, 2005)

C and O Canal National Historical Park
Ferry Hill Plantation House
Historic Finishes Analysis –July 7, 2005
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Introduction

The intent of this analysis was to assist in the building chronology assessment as part of the 2005 Historic Structures Report effort for the Ferry Hill Plantation House. GWWO, Inc. / Architects requested several samples to be taken to confirm their theories regarding the interior plan of Ferry Hill. This analysis is not meant to be a guide to choosing "restoration" colors.

Background¹

Built in 1820, Ferry Hill Plantation House is a significant structure both historically and architecturally. It's location at a promontory overlooking the Potomac River was a strategic location during the Civil War with forces from both the North and South occupying the grounds at various times. The social history of the families that lived in the house for six generations has contributed to our understanding of the operation and economics of this plantation estate. Architecturally, the house retains many of its character defining features and is a fine example of a rural Federal-style design.

Methodology

Samples were taken only from wood window and door trim. Samples were taken from architectural elements using a precision knife with a No.20 blade from McMaster-Carr. Every attempt was made to include a small piece of the substrate to insure that all sample layers had been sampled. Every effort was made to keep samples from the wooden elements as small as possible. When samples were extremely brittle, a drop of Lascaux Hydrosealer adhesive was applied and allowed to dry before the sample was removed. Samples were noted on architectural drawings and are included in this report.

After removal, the samples were placed in small zip lock bags and marked with the site, the sample number, and the date that each was taken. The sample numbers consisted of a number and a sequential letter (i.e. 1A, 1B). More than one sample was taken from each location of each wooden element were taken.

¹ GWWO, Inc. / Architects. "Ferry Hill Plantation House Historic Structure Report." Document No. CHOH D-233. National Park Service; 2005.

Occasionally a sample disintegrated before mounting and only one sample was examined.

The samples were mounted in BioPlastic, a clear mounting epoxy from Ward's Scientific, sectioned on a Tech Cut 4, low speed cutting saw by Allied High Tech and polished by hand on an M-Prep 3 Grinder/Polisher with 600, 1200 grit and a polishing pads with Diamond suspension and colloidal silica suspension. Cross sections were then mounted to glass slides with Melt-Mount and labeled.

List of Requested Samples

First Floor:

1. Room 103, Opening 4, Casing east side. (For control and overall painting episodes)
2. Room 106, Opening 12 into Room 107, exterior south jamb casing. (Outside painting episodes - this was originally an exterior door.)
3. Room 107 [Original Hall], south middle Window Opening, interior casing west side.
4. Room 107 [Original Kitchen], southeast Window Opening, interior casing west side.
5. Room 107 [Original Kitchen], northeast Window Opening, interior casing east side.
6. Room 107 [Original Hall/Pantry], north middle Window Opening, interior casing west side. (For comparison with sample 3 for color episodes)
7. Room 107 [Original Dining], northwest Window Opening, interior casing east side.
8. Room 104, northeast window Opening, [Original Hall], Window Opening, interior casing west side. (For control, and comparison with hall)

Second Floor:

9. Room 206, south Window Opening, interior casing, west side.
10. Room 208 [Original Back Hall], southwest window opening, exterior porch west side.
11. Room 208 [Original Back Hall], southeast window opening, interior west side.
12. Room 209 [Original Servant's Bedroom], west door south casing.
13. Room 208 [Original Back Hall], northwest window opening, interior east side.
14. Room 208 [Original Back Hall], closet door casing, west side.
15. Room 205, east passage trim [original to bedroom 206 we believe].
16. Room 205, south entry door casing, east side, casing original to room.

Supplemental Samples

- 18. Room 208, [Original Back Hall], southeast window opening, exterior porch west side.
- 22. Room 208 [Original Back Hall], railing.
- 24. Room 106, Opening 6 into Room 103, exterior south jamb casing.

Microscopy

Characteristics for each paint layer were noted and recorded such as paint color and texture under magnification. The samples were viewed on a Fisher scientific microscope using reflected light under 4x and 10x magnifications. The paint layer colors were described with a general color name. Other traits of the layers were noted where applicable. Some finish layers were distinguished from primer layers by the presence of dirt on the finish layer or poor adhesion between paint layers. Chromochronology charts recording the layer of paint along with a photograph are included in this report.

Findings

The results of this paint study are by no means conclusive. Additional analysis with advanced techniques and further study is recommended to attempt to determine original colors and finish types and to confirm results given in this preliminary report. A more comprehensive report with additional sampling should also provide Munsell color standards for the original paint layers or layers dating back to the significant date to which the building will be restored.

Generally only the more recent layers of the samples are consistent. None of the sample chromochronologies show the same sequence from wood substrate to the most recent layer. This may confirm that throughout the history of the building several of the parts were re-used. There are traces of unusual color in some of the early layers including a coral color, a red color and an "electric" blue color.

Exterior

Due to the brittle nature of the paints, obtaining a definitive exterior sequencing was not possible. In order to achieve this goal, additional samples should be taken from other locations using a paint consolidant where necessary. The two colors used on the exterior and consistently found in the samples are white and dark green. Exterior samples include numbers 2, 10, 18 and 24.

Room 107

Samples were taken from several windows as an attempt to confirm that the eastern most windows may have been in a utilitarian space

(the former kitchen) versus the more formal public space (the former dining room). The windows in the former kitchen and pantry may have received fewer coats of paint because they were more private. Unfortunately, none of the samples reflected this. There were several consistencies in the samples through out the room. In several samples the last four colors are consistently pale blue, off white, white and off white. In several samples an "electric" blue color is visible. Additional samples from other elements might be taken to help clarify painting sequence and the historic interior plan. These samples include 3, 4, 5, 6, and 7.

Rooms 103 and 104

These samples were taken to be used as controls. The only similarities found between the two samples are the number of layers. The same approximate number of layers may indicate that these two rooms were painted approximately the same number of times. However, few of the paint colors appeared in the same place in the stratigraphy. These samples include samples 1 and 8.

Rooms 206, 208, 209

The samples that were removed from the second floor rooms also yielded very little information. The comparison of samples 9 and 15 does not confirm that the east passage trim is original to room 206; fewer of the unusual colors were found as well as fewer layers. Sample 12 is unusual in that a golden brown color was found that appears to be unique to that room. There is an early grey color in some samples (5A, 16A and 16B) that is similar to the grey found on the dismantled stair railing (22B). However, further investigation is needed to confirm this. Samples 9, 11, 12, 13, 14, 15 and 16 were removed from the second floor of Ferry Hill and few similarities were found.

Photomicrographs and Chromochronologies

The following pages include a photomicrograph for each sample examined and a chromochronology. The chromochronology should be read with the layer numbered one as the first layer associated with the wood substrate and therefore the earliest. In the chromochronologies, an attempt was made to align the layers where the colors or the scheme matched between samples. The samples are organized to compare those belonging to the same room or those relating to the same painting campaign.

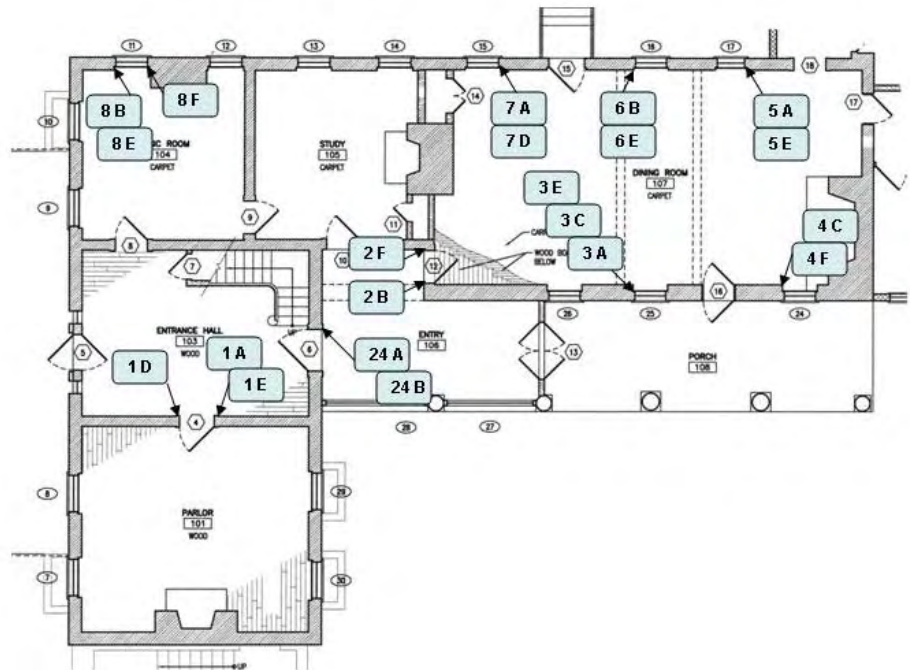


Fig. C-022. First Floor plan, showing locations of paint samples, by the code number and letter, inside grey rectangles. (GWWO photo, 2005)

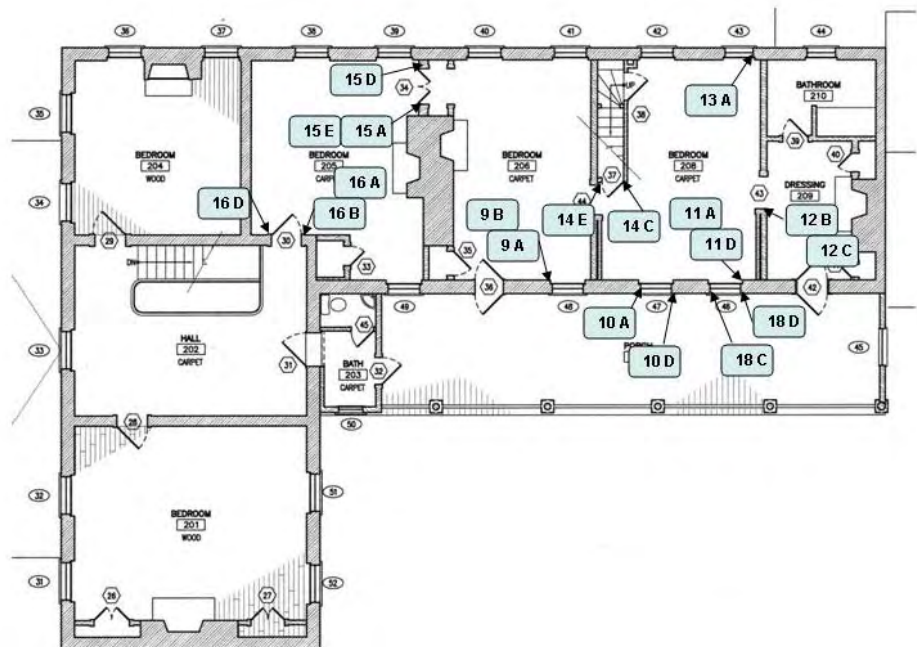
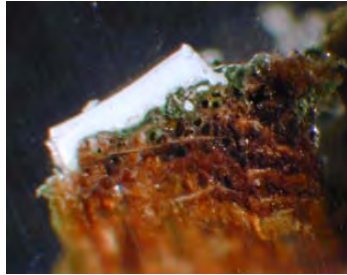
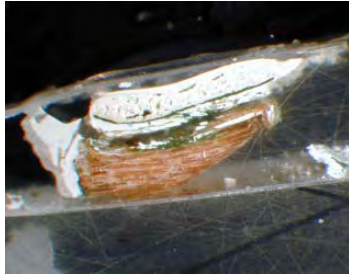


Fig. C-023. Second Floor plan, showing locations of paint samples, by the code numbers and letters, inside grey rectangles. (GWWO photo, 2005)

Exterior, S10

Window 47



Sample 10A

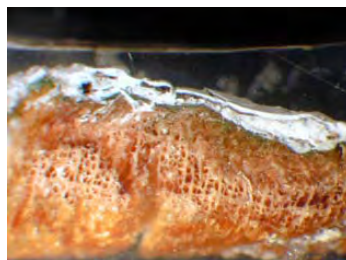
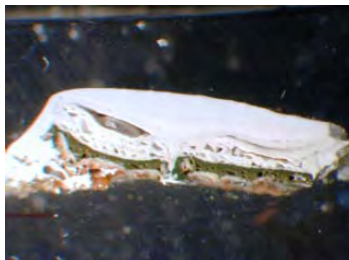
| |
|---------------|
| 1. dark green |
| 2. white |
| 3. dark green |
| 4. white |
| 5. white |
| 6. white |
| 7. white |

Sample 10D

| |
|---------------|
| |
| |
| 1. dark green |
| 2. white |
| 3. white |
| 4. white |
| 5. white |

Exterior, S18

Window 46



Sample 18C

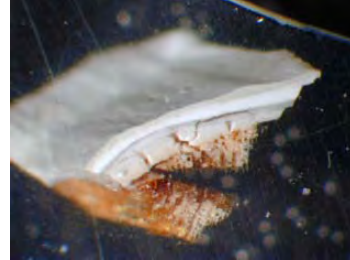
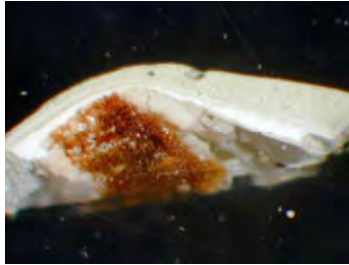
| |
|-------------------------------------|
| 1. white with orangey pigments |
| 2. white with orangey pigments |
| 3. olive green |
| 4. bright green |
| 5-15 white several gaps, separation |
| |
| |
| |
| |

Sample 18D

| |
|----------------------|
| |
| |
| |
| 1. bright green |
| 2. grey (dirt) |
| 3. white |
| 4. dark green (dirt) |
| 5. white |
| 6. white |

Room 103, S1

Door 4



Sample 1A

| |
|-----------------|
| 1. white |
| 2. off-white |
| 3. white |
| 4. white |
| 5. white |
| |
| 6. bright white |
| |
| 7. pale green |
| 8. pale green |

Sample 1E

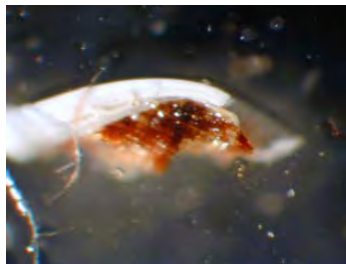
| |
|-------------------------------|
| 1. greyish white (separation) |
| |
| 2. light grey (dirt) |
| |
| 3. brownish white |
| |
| 4. white |
| |
| 5. pale green |
| 6. pale green |

Sample 1D

| |
|---------------------------|
| 1. creme |
| 2. off white |
| 3. off white (separation) |
| |
| 4. white (dirt) |
| 5. off white |
| 6. grey |
| 7. white |
| 8. off white |
| 9. pale green |
| |

Room 104, S8

Window 11



Sample 8B

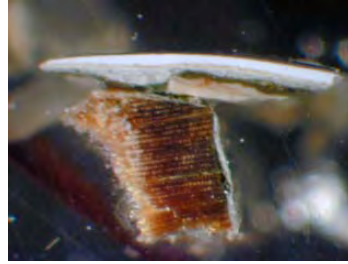
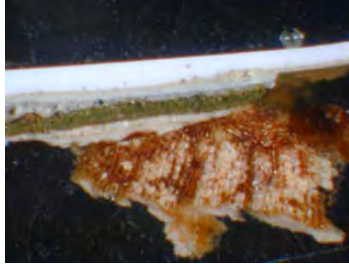
| |
|------------------|
| 1. white |
| 2. white |
| 3. pale yellow |
| 4. greyish white |
| 5. off white |
| 6. white |
| 7. white |
| 8. white |
| 9. white |

Sample 8E

| |
|------------------|
| 1. greyish white |
| 2. greyish white |
| 3. greyish white |
| 4. white |
| 5. pale grey |
| 6. white |
| 7. off white |
| 8. white |
| |

Room 106, S2

Door 12



Sample 2B

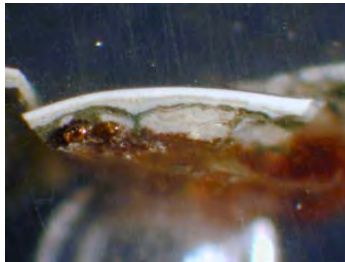
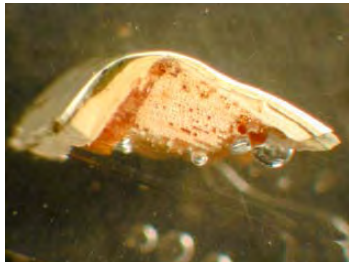
| |
|----------------------------|
| 1. creme |
| 2. creme |
| 3. dark green (separation) |
| 4. pale grey |
| 5. greyish white |
| |
| 6. pale gold |
| 7. white |
| 8. white |

Sample 2F

| |
|-----------------------|
| |
| 1. off white |
| 2. dark green |
| 3. dirty white |
| 4. white (separation) |
| |
| 5. pale gold |
| 6. white |
| |

Room 106, S24

Door 6



Sample 24A

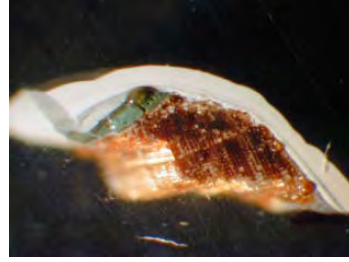
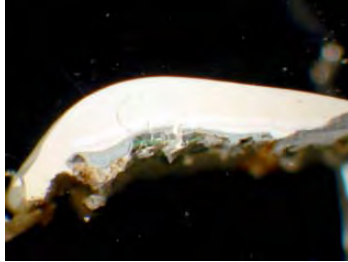
| |
|------------------------|
| |
| |
| 1. creme |
| 2. creme |
| 3. creme |
| 4. creme |
| 5. Dark green and dirt |
| 5. white |
| 6. pale yellow |
| 6. white |
| 7. white |
| 8. white |

Sample 24B

| |
|----------------------|
| 1. white |
| 2. white |
| 3. white |
| 4. white |
| 5. white |
| 6. white |
| 7. dark green (dirt) |
| 8. dirty white |
| 9. pale gold |
| 10. white |
| 11. white |
| |

Room 107, S3

Window 25



Sample 3A

| |
|--------------------------|
| 1. creme |
| |
| |
| |
| |
| |
| |
| |
| |
| |
| 2. pale blue |
| 3. trace of bright green |
| 4. off white |
| 5. white |
| 6. off white |

Sample 3C

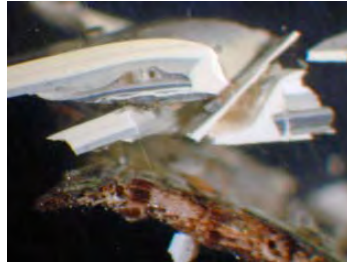
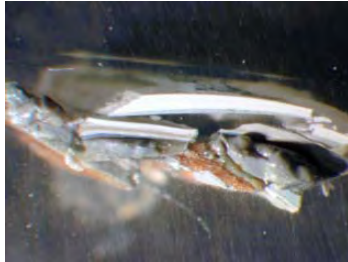
| |
|-------------------|
| 1. creme |
| 2. creme |
| 3. sea foam green |
| 4. blue grey |
| 5. medium grey |
| 6. electric blue |
| 7. dirty white |
| 8. bright white |
| 9. very pale grey |
| 10. pale blue |
| |
| 11. off white |
| 12. white |
| 13. off white |

Sample 3E

| |
|-----------------|
| |
| 1. creme |
| 2. green (dirt) |
| 3. dark grey |
| 4. medium grey |
| |
| |
| 5. white |
| 6. pale grey |
| 7. pale blue |
| |
| 8. off white |
| 9. white |
| 10.off white |

Room 107, S4

Window 24



Sample 4C

| |
|-----------------------------|
| |
| 1. sea foam green |
| 2. several layers thin grey |
| 3. dark grey |
| 4. medium grey |
| 5. electric blue |
| 6. white |
| 7. off white |
| 8. dark off white |
| 9. off white |
| 10. pale blue |
| 11. off white |
| 12. white |
| 13. off white |

Sample 4D

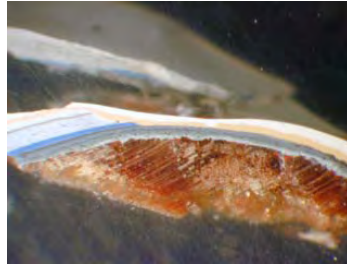
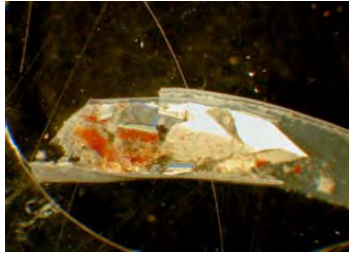
| |
|--------------------------|
| 1. dark grey |
| 2. sea foam green (dirt) |
| 3. sea foam green |
| 4. blue grey |
| 5. medium grey |
| 6. electric blue |
| 7. white |
| 8. greyish white |
| 9. white |
| |
| 10. pale blue |
| 11. off white |
| 12. white |
| 13. off white |

Sample 4F

| |
|-----------------------|
| |
| |
| |
| |
| 1. medium grey |
| 2. electric blue |
| 3. white |
| 4. pale grey |
| 5. white (separation) |
| 6. very pale grey |
| 7. pale blue |
| 8. off white |
| 9. white |
| 10. off white |

Room 107, S5

Window 17



Sample 5A

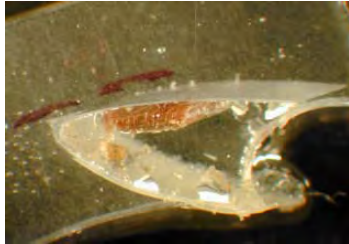
| |
|----------------------------|
| 1. traces of orangey white |
| 2. white |
| 3. pale green |
| 4. grey |
| 5. dark grey |
| |
| 6. electric blue |
| 7. white |
| 8. pale blue |
| 9. off white |
| 10. white |
| |
| 11. off white |

Sample 5E

| |
|-----------------------|
| 1. coral |
| 2. grey white |
| 3. sea foam green |
| 4. medium grey (dirt) |
| 5. medium grey (dirt) |
| 6. greyish white |
| 7. electric blue |
| 8. dirty white |
| 9. off white |
| 10. pale grey |
| 11. greyish white |
| 12. pale gold |
| 13. off white |

Room 107, S6

Window 16



Sample 6B

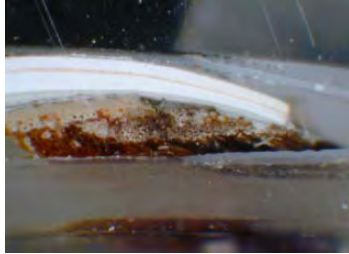
| |
|-------------------|
| 1. grey |
| 2. very dark grey |
| 3. grey |
| 4. grey |
| 5. greyish white |
| 6. pale blue |
| 7. off white |
| 8. white |
| 9. off white |
| |
| |
| |
| |

Sample 6E

| |
|-----------------------|
| 1. white |
| 2. white |
| 3. white (separation) |
| 4. white |
| 5. white |
| 6. green |
| 7. light pink |
| 8. white |
| 9. medium blue |
| 10. white |
| 11. off white |
| 12. bright white |
| 13. off white |

Room 107, S7

Window 15



Sample 7A

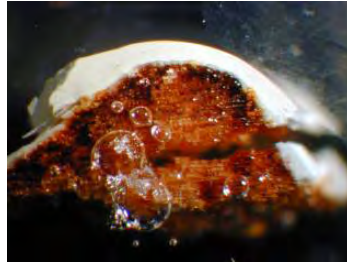
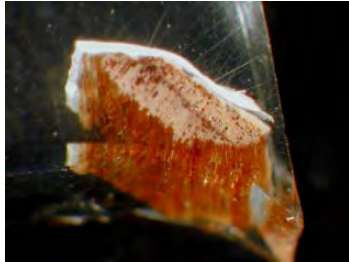
| |
|--------------------|
| 1. creme |
| 2. grey (dirt) |
| 3. grey (dirt) |
| 4. off white |
| 5. pale blue green |
| 6. off white |
| 7. white |
| 8. off white |
| 9. pale gold |
| 10.off white |

Sample 7D

| |
|--------------|
| 1. creme |
| 2. pale grey |
| 3. pale grey |
| 4. off white |
| |
| |
| 5. white |
| 6. off white |
| 7. pale gold |
| 8. off white |

Room 205, S15

Door 34



Sample 15A

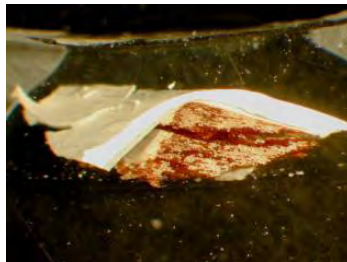
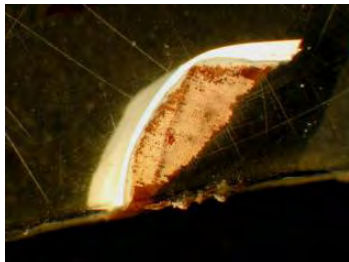
| |
|--------------------------|
| 1. pale grey (separated) |
| 2. grey |
| 3. white |
| 4. off white (separated) |
| 5. off white |
| |
| |

Sample 15D

| |
|-----------------|
| 1. pale grey |
| 2. bright white |
| 3. white |
| 4. white |
| 5. bright white |
| 6. white |
| 7. white |

Room 205, S16

Door 30



Sample 16A

| |
|------------------|
| 1. greyish white |
| 2. pale grey |
| 3. grey |
| |
| |
| 4. off white |
| 5. white |
| 6. white |
| 7. white |
| |
| |
| |

Sample 16B

| |
|---------------------------|
| 1. off white (separation) |
| 2. pale grey |
| 3. grey |
| 4. grey |
| 5. white |
| 6. off white |
| 7. white |
| 8. white |
| |
| |
| |

Sample 16D

| |
|------------------|
| 1. off white |
| 2. green |
| 3. medium blue |
| 4. grey |
| 5. electric blue |
| 6. white |
| 7. grey |
| 8. white |
| 9. grey |
| 10. off white |
| 11. white |
| 12. off white |

Room 206, S9

Window 48



Sample 9A

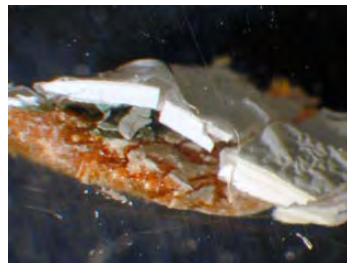
| |
|----------------------------|
| 1. creme |
| 2. light grey |
| 3. off white |
| 4. light grey (dirt) |
| 5. off white |
| 6. white |
| 7. white |
| 8. white |
| 9. white (separation) |
| 10. off white (separation) |
| 11. off white |

Sample 9B

| |
|-----------------------|
| 1. white (separation) |
| 2. off white |
| 3. white |
| 4. off white |
| 5. pale grey |
| |
| |
| |
| |
| |

Room 208, S14

Door 37



Sample 14C

| |
|----------------------|
| 1. creme |
| 2. white |
| 3. white |
| 4. white |
| 5. white (separated) |
| 6. white |
| |

Sample 14E

| |
|-------------------|
| 1. creme |
| 2. sea foam green |
| 3. greyish white |
| 4. white |
| 5. off white |
| 6. white |
| 7. off white |

Room 208, S22

Railing

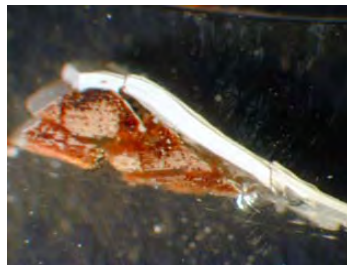
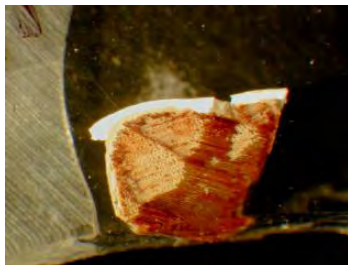


Sample 22B

| |
|----------|
| 1. white |
| 2. grey |

Room 208, S11

Window 46



Sample 11A

| |
|------------------|
| 1. off white |
| 2. pale grey |
| 3. greyish white |
| 4. white |
| 5. off white |
| |
| |
| 6. off white |
| 7. off white |
| |
| |
| |

Sample 11D

| |
|------------------|
| 1. off white |
| 2. pale grey |
| 3. greyish white |
| 4. white |
| 5. off white |
| 6. white |
| 7. white |
| 8. off white |
| 9. off white |
| 10. off white |
| 11. off white |
| 12. off white |

Room 208, S13

Window 43

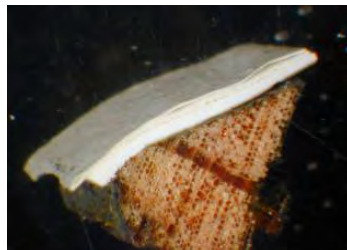
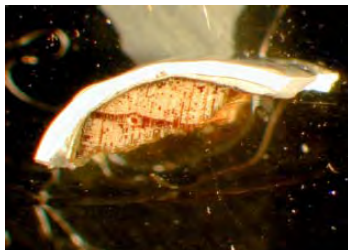


Sample 13A

| |
|---------------------------------|
| 1. greyish white (separated) |
| 2. white |
| 3. white (dirt) |
| 4. white (separated) |
| 5. white |

Room 209, S12

Door 43



Sample 12B

| |
|----------------------|
| 1. dark grey |
| 2. golden brown |
| 3. white |
| 4. off-white |
| 5. white |
| 6. white (separated) |

Sample 12C

| |
|-----------------------|
| 1. dark grey |
| 2. golden brown |
| 3. white |
| 4. white |
| 5. white (separation) |
| 6. white (separation) |

Structural System – Analysis Parameters

Analysis Parameters:

The following design parameters, determined in accordance with NFPA 5000 and ASCE 7-02, were used to calculate live, wind and snow loads:

Wind Loads:

Basic Wind Speed: 90 mph
Exposure: C
Building Category: II
Importance Factor, I: 1.00
Roof Angle: $\pm 35^\circ$
Adjustment Factor: 1.29

Snow Loads:

Ground Snow Load, p_g : 30psf
Exposure Factor, C_e : 0.9
Thermal Factor, C_t : 1.1
Importance Factor, I: 1.00
Building Category: II
Roof Angle: $\pm 35^\circ$, $C_s=0.59$

Roof Dead Loads:*

Roofing = 2.0 psf
Wood plank = 2.0 psf
Rafters = 4.0 psf
Total = 8.0 psf

Floor Dead Loads:

Sheathing = 3.0 psf
Flooring = 1.0 psf***
MEP = 1.0 psf
Structure = 5.0 psf
Ceiling = 10.0/2.0 psf**
Total = 20.0/12.0 psf

* Structure self-weight included in computer analysis

** Ceiling type varies: plaster & lath/acoustic tile

*** Flooring & insulation omitted where not applicable

Main Wind Force Resisting System:

| WIND PRESSURES AND ZONES | | | | | | | | | | |
|--------------------------|---------------------------|------|------|------|-------------------------|-------|-----|------|-----------------|----------|
| LOAD CASE | HORIZONTAL PRESSURE (psf) | | | | VERTICAL PRESSURE (psf) | | | | OVERHANGS (psf) | |
| | A | B | C | D | E | F | G | H | E_{OH} | G_{OH} |
| 1 | 18.6 | 12.8 | 14.8 | 10.2 | 1.4 | -11.4 | 0.5 | -9.7 | -6.6 | -7.5 |
| 2 | 18.6 | 12.8 | 14.8 | 10.2 | 7.3 | -5.5 | 6.2 | -4.0 | -6.6 | -7.5 |

Components and Cladding:

| WIND PRESSURES (psf) | | | | | | | | | | |
|----------------------|------|-------|-------|-------|-------|-------|------|-------|------|-------|
| COMPONENT LOCATION | ZONE | | | | | | | | | |
| | 1 | | 2 | | 3 | | 4 | | 5 | |
| ROOF | 16.1 | -16.5 | 16.1 | -19.7 | 16.1 | -19.7 | | | | |
| OVERHANG | | | -31.8 | | -31.8 | | | | | |
| WALL | | | | | | | 17.5 | -19.1 | 17.5 | -22.7 |

Snow Loading:

Balanced:

$$P_{flat} = 0.7C_eC_tI_p_g = 0.7(0.9)(1.1)(1.00)(30) = 20.8 \text{ psf}$$

$$P_{sloped} = C_s P_f = 0.59(20.8) = 12.3 \text{ psf}$$

Unbalanced:

$$W = 12'-8"$$

$$P_{unbal} = 1.5P_s/C_e = 1.5(12.3)/0.9 = 20.5 \text{ psf}$$

Attic Space

Live Load = 10 psf without storage and 20 psf with light storage.

Floor Loading

Live Load = 40 psf for residential use
 60 psf for office and fixed seating assembly
 100 psf for movable seating assembly

Wood Species (Assumed stresses)

E = 1,100,000 psi

F_b = 1,200 psi

F_v = 110 psi

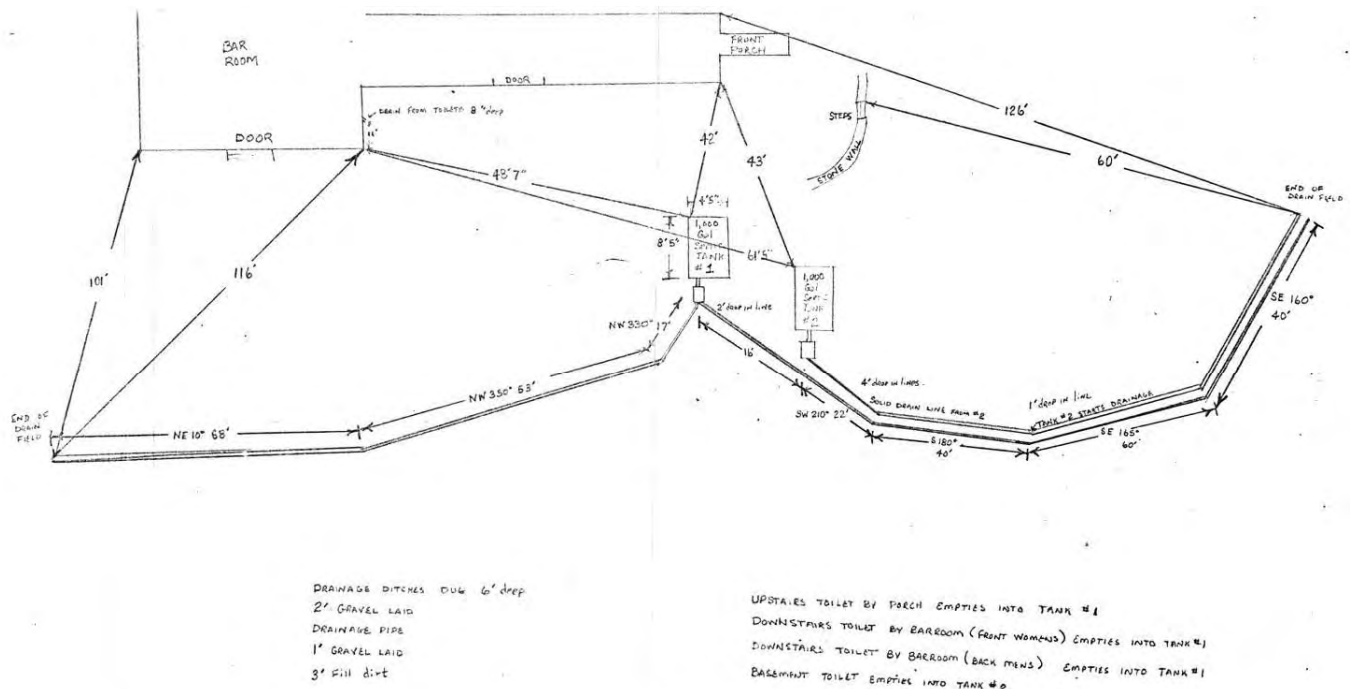
These numbers are assumed, and based on mid-range values for structural wood. The wood species were not tested. Based on our past experience, the lumber used during the original construction period could be higher grade and can provide higher load-carrying capacity.

Appendix D: Existing Utility Sketches

Although site and civil investigations were not part of this contract, the following two drawings were found during the team's investigation and research. They have been included in this appendix, as they may prove useful during future investigation on the water and septic systems.

Septic Field Documentation

The sketch provided below is dated 12 September 1979, and appears to be signed "S.C. Spiker." Plan NORTH is located pointing downward on the sketch. The sketch describes the location of two new 1,000 gallon septic tanks and their related drainage lines. The Ferry Hill house is shown, truncated, with dimensions given from the northeast and northwest corners of the second (cmu) addition, and from the northwest and southwest corners of the main brick front of the property. A fifth dimension line springs from the south side of the stairs located in the stone retaining wall, located west of the main west front. The penciled notes to the left of the diagram say: "Drainage ditches dug 6' deep / 2' gravel laid / Drainage pipe / 1' gravel / 3' fill dirt." The penciled notes to the right of the diagram say: "Upstairs toilet by porch empties into tank #1 / Downstairs toilet by barroom (front woman's) empties into tank #1 / Downstairs toilet by Barroom (back men's) empties into tank #1 / Basement toilet empties into tank #2." The original remains in the Williamsport Maintenance files for Ferry Hill, located in File Folder marked "Ferry Hill Drawings, Plans, Pictures, Etc." The diagram is included to provide historical information on the septic systems at Ferry Hill, after 1980.

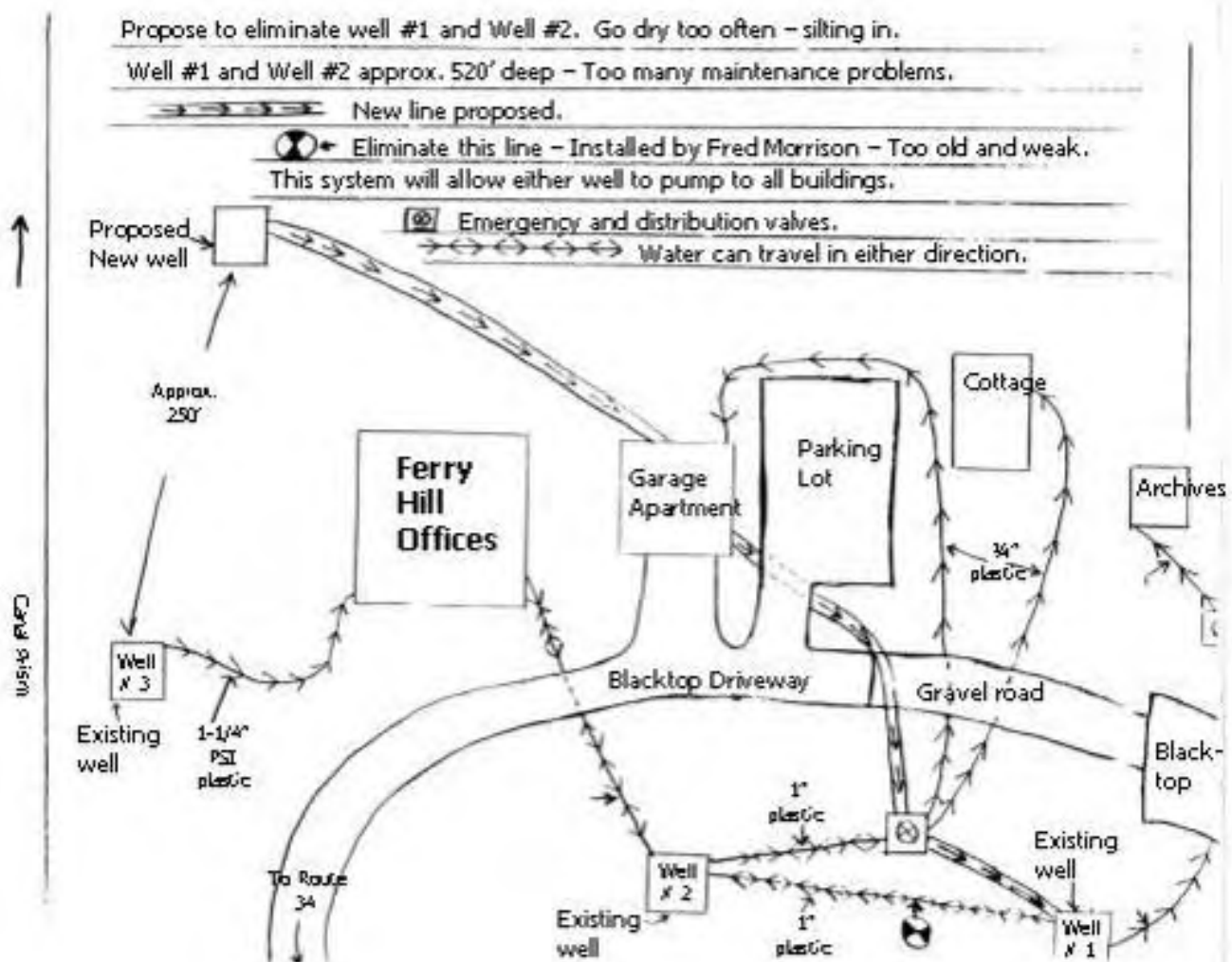


Well Documentation

The sketch provided below is dated 31 January 1985, but is not signed. It is attached to a description of work with the hand-written note "can award to Geo. Hicks."

The handwritten notes on the diagram have been digitally replaced with typed text, in order to increase clarity. The original remains in the Williamsport Maintenance files for Ferry Hill, located in File Folder marked "Ferry Hill Information #1"

The diagram is included to provide historical information on the existing wells at Ferry Hill, in 1985.



Appendix E: Historical Resources

Genealogical Summary of Families

Partial genealogies of individuals (in bold) associated with the Ferry Hill property. These are incomplete family groups (siblings are in many cases left out) and should not be considered definitive genealogies. These are to be used only to help understand the generations and relationships within the Ferry Hill historic context.

Swearingen Family

Thomas Swearingen, m. (married) Lydia Riley (Prince Georges Co.)

Children of Thomas and Lydia (listed in St. Barnabas Church records):

Mary, b. (born) 1710

Laurana, b. 1714

Margaret, b. 1716

Vandon (Van), b. 1716

Thomas (of the Ferry), b. 1708 – d. (died) 1760, m. Sarah

Children of Thomas and Sarah (listed in Thomas' will)

Thomas (Maj.), d. 1786

Andrew, Van, Zachariah, Joseph, Sarah, Elenora

Benoni, d. 1798, m. Elizabeth (Blackford Bible) or Hester (deed records)

Children of Benoni and Elizabeth/Hester

Henry Thomas Van

Sarah, b. 1781 – d. 1805, m. John Blackford 1798

Children of Sarah and John (Blackford Bible)

Benoni Swearingen, b. 1798 – d. 1816

Eliza Pinkney, b. 1800 – d. 1806

John Washington, b. 1803 – d. 1803 (3 months)

Blackford Family

Joseph Blackford, d. ca.1792 (Berkeley Co., Virginia)

Child of Joseph and wife unknown

Benjamin, d. 1784, m. Abigail (Abigail m. David Moore ca.1787)

Children of Benjamin and Abigail

Ebenezer, d. 1795, m. Sarah Sewell 1791

Child of Ebenezer and Sarah (probably)

Corbin (Corban), b. ca. 1792 – d. 1841, m. Jane Jackson ca.1823

Children of Corbin and Jane

William Jackson, b. ca.1824

Eliza P., b. ca.1830

John Corbin, b. ca.1839

John, b. 1771 – d. 1839, m. Sarah Swearingen 1798 (d. 1805, see above)

m. Elizabeth Knode 1812 (d. 1838)

Children of John and Elizabeth (from Blackford Bible)

Mary Abigail, b. 1813 – d. 1818

Franklin, b. 1814 – d. 1852, m. Elizabeth R. Miller

John Hancock, b. 1814 – d. 1817

Jannett Yates, b. 1817 – d. 184?, m. Dr. Otho J. Smith

Henry Van Swearingen (V.S.), b. 1819 – d. 1870, m. Eliza Mayer

Helena (Helen), b. 1820 – d. 1882, m. Rev. Robert Douglas (see below)

Virginia Lafayette, b. 1825 – d. 1828

William Moore, b. 1828 – d. ?

Unknown child – Otho H. W. Blackford, d. 1825 at Fair Hill School in Montgomery Co., Maryland

(Blackford Bible; also mentioned in 1825 diary according to Helen Beckenbaugh)

Douglas Family

Robert Douglas, b. 1807 – d. 1867, m. Mary Robertson (d. ca.1838)

Child of Robert and Mary

Henry Kyd Douglas, b. 1838 – d. 1903

m. Helen Blackford 1841 (d. 1882)

Children of Robert and Helen

John Blackford, b. 1842 – d. unknown

Robert, b. 1846 – d. 1872

Nancy Cowan, b. 1844 – d. 1930, m. Dr. John M. Beckenbaugh 1868 (d. 1873)

Children of Nancy (Nannie) and John

Helen, m. Rev. H. Evan Cotton

John Kyd, b. unknown – d. 1941, m. Harriet Louise Howard (d. 1965)

Child of John and Harriet

John Howard, m. Josephine? (divorced), m. Helen N. Poole 1948
(both John and Helen were divorced at the time of their
marriage, Washington Co. Marriage Record #94624)

Blackford's Probate Inventory 1839-40

Probate Inventory of John Blackford's Estate, December 10th, 1839
Washington County Register of Wills, Inventories Section Liber L, Folio 23
Original in the possession of the Maryland Hall of Records, Annapolis

The State of Maryland, to John Miller (of Jno) and Samuel Mumma Greeting: This is to authorise you jointly to appraise the goods, chattels and the personal estate of John Blackford late of Washington County deceased so far as they shall come to your sight and knowledge, each of you first having taken the oath or affirmation hereunto annexed, a certificate whereof you are to return, annexed to an inventory of the said goods, chattels, and personal Estate by you appointed, in dollars and cents, and in the said inventory you are to set down in a column or columns, opposite to each article the value thereof. Witness Thos. Roller Esqr Chief Judge of the Orphans Court of Washington County, this 19th day of Novr in the year Eighteen hundred and thirty nine.

Dan Schnebly Register of Wills Washington County. We, John Miller (of John) and Samuel Mumma do swear that we will, well and truly, without partiality or prejudice, value and appraise the goods, chattels, and personal estate of John Blackford Dcd, so far as the same shall come to our site and knowledge, and will in all respects perform our duty as appraisers, to the best of our skill and judgment, So help us God.

John Miller (of Jno)

Saml Mumma appr.

I hereby Certify that the foregoing oath was taken and submitted by the said John Miller (of John) and Samuel Mumma before the undersigned, a Justice of the Peace for Washington County, duly commissioned and qualified according to (Cuso?) this 4th day of December 1839

John Cumming A Justice of the Peace for WC

A true and perfect Inventory of all + singular the goods chattels + personal estate of John Blackford late of Washington County Dcd., appraised by us the subscribers, each of us having been legally authorised + duly sworn as will be seen by the annexed warrant

| | | |
|---|-----|----|
| 26 Fat Hogs \$7.00 per head \$182.00 4 sows \$30.00 | 212 | 00 |
| 1 Boar \$6.00_15 (Shouts?) \$37.50_1 Brown Mare \$65.00 | 108 | 50 |
| 1 Bay horse \$85.00 1 Iron Gray Horse \$90.00 | 175 | 00 |
| 1 Grey Mare \$55.00 1 Bay Horse \$75.00 1 Bay Mare \$60.00 | 190 | 00 |
| 45 Sheep \$2.50 per head \$112.50 1 Half Durham Bull \$35.00 | 147 | 50 |
| 1 Yoke oxen \$60.00 1 Fat Steer \$40.00 2 steers \$50.00 | 150 | “ |
| 1 other Steer \$8.00 8 Milk Cows @\$16.00 \$128.00 | 136 | 00 |
| 5 Calves \$25.00_1 sorrel Colt \$75.00 1 Rick of Clover Hay 35.00 | 135 | 00 |
| 1 Rick of Timothy Hay \$35.00 1 (Sol?) of Hay in Barn \$50.00 | 85 | 00 |

| | | |
|---|-----|----|
| Corn 500 Bus @ 45¢ \$225.00 400 Bus Rye 50¢ \$200.00 | 425 | 00 |
| Wheat 500 Bus @ \$105 per bus \$525.00 Oats 100 bus 30 \$30.00 | 555 | 00 |
| Buckwheat 3 Bus 50¢ \$1.50 1 Wheat (Han?) \$30.00 | 31 | 50 |
| 1 Lot of Grain Cradles (@?) \$5.00 1 (Jack Irene?) \$2.00 | 7 | 00 |
| 1 Lot of Fodder \$8.00 1 Broad Tread Waggon \$65.00 | 73 | 00 |
| 1 Narrow Tread \$30.00 1 Wood Waggon \$45.00 | 75 | 00 |
| 1 ox Cart \$20.00 2 Cultivators \$6.00 1 Rooler \$5.00 | 31 | 00 |
| Shovel Plough \$3.00 1 Lot old Harness \$4.00 1 good Harness 6.00 | 13 | 00 |
| 2 Bar shear Ploughs \$8.00 2 (Huy?) Ladders \$3.00 (unintelligible) 4.00 | 15 | 00 |
| Shovel Plough \$3.00 1 Lot Old (Hamon?) \$4.00 1 Lot (Hama?) 6.00 | 13 | 00 |
| 1 Horse Cart \$25.00 1 Dray 10.00 1 Lot (unintelligible) 25.00 | 60 | 00 |
| 1 Set Sleigh Harness \$3.00 1 Cutting (Boxset?) Plough 6.00 | 14 | " |
| 1 Shovel Plough \$1.00 (Feneing?) Plank \$50.00 Scantling \$4.00 | 55 | " |
| 1 Saddle + Bridle \$10.00 12 acres of wheat in the ground @ \$12.00 44 | 154 | " |
| 10 acres of wheat in the ground \$10.00 per acre \$100.00 | 100 | " |
| 1 Grindstone \$1.50 1 Horsenet \$3.50 | 5 | " |
| 1 Two Horse Carriage + Harness \$250.00 | 250 | " |
| 1 Barouche + Harness \$180.00 1 Sleigh \$12.00 | 192 | " |
| 1 Cider Mill \$6.00 1 Lot Bands \$2.00 1 Bus Potatos 25.00 | 33 | " |
| Shop Lumber \$12.00 1 Lot of Hemp \$6.00 Sundries \$2.00 | 20 | " |
| 1 Chest \$4.00 1 (seeritan?) Book Case \$45.00 chair (Hatte?) \$3.00 | 52 | " |
| Nails \$16.00 1 office (Horce?) \$9.00 3 Maps \$6.00 | 31 | " |
| Reese Cyclopedia 47 Vol. \$60.00 12 Vol. (Amentt?) Paper \$12.00 | 72 | " |
| Marshall Life of Washington 5 vol. 5.00 Goldsmith (Atlas?) \$5.00 | 10 | " |
| American Farmer 11 vol. \$10.00 (Sanners?) Atlas \$3.00 | 13 | " |
| 1 Lot of Books \$10.00 1 small Waggon \$30.00 Loose Iron \$10.00 | 40 | " |
| 1 set of Blue (Ksunths?) Tools \$30.00 1 Lot of Stone Coal \$2.50 | 32 | 50 |
| 1 Cultivator \$1.50 | 1 | 50 |

| | | |
|--|-----|----|
| 1 Silver Basket \$5.00 1 Ladle Silver \$3.00 | 8 | |
| 1 Set of Silver Ware \$45.00 1 set of Tablespoons \$15.00 | 60 | " |
| Stew Spoons 6_ \$6.00 6 other Teaspoons \$4.00 Tongs + spoons \$3.00 | 13 | " |
| 2 Velvet (Ruinces?) \$2.00 Candlesticks +c \$2.50 | 4 | 50 |
| 1 (Custoo?) \$8.00 China ware \$5.00 1 Lot Saucepan \$6.00 | 19 | " |
| 1 Side Board \$25.00 2 Mahogany Tables \$35.00 | 60 | " |
| 1 other Table \$2.00 1 Rock Cradle \$4.00 6 Corn Chain \$6.00 | 12 | " |
| 2 Looking Glasses \$4.00 Portable Desk \$1.00 | 5 | |
| 1 Mantle Clock \$4.00 1 Franklin (Hace?) without Rugs \$25.00 | 1 | " |
| 2 Waiters \$1.00 2 Doz Knives + Forks 3.50 Carpeting 35 yds \$15.00 | 19 | 50 |
| 1 Secretary +c \$18.00 1 Lot of Bottles +c \$2.00 1 Stove \$10.00 | 30 | " |
| 1 Rocking Chair \$2.00 Carpeting \$10.00 1 Bed + Head \$2.00 | 32 | " |
| 16 Parlour Stove \$20.00 Shovel Tongs Pokers \$7.00 | 27 | " |
| Candle Stick +c \$8.00 Sofa \$35.00 1 Pan Card Tables \$15.00 | 58 | " |
| 1 Piece (Clap?) \$12.00 Pictures \$3.00 1 Rocking Chair \$3.00 | 18 | " |
| 10 Reed Bottoms Chairs \$18.00 Carpet + Rug \$15.00 | 33 | " |
| Carpet in Hall + Stairs \$4.00 2 Lounges \$15.00 | 55 | " |
| Map + Pictures \$4.00 1 Lamp \$8.00 1 Eight Day Clock 65. | 77 | " |
| 19 Brass Rods \$1.00 58 yds Carpet \$60.00 Bushels Carpet (Ray?) 75.00 | 145 | |
| 2 Pier Drapes \$30.00 1 (Set) Mahogany Tables \$65.00 | 95 | " |
| 1 (Curtse?) Table \$30.00 Mantle (Clap?) \$20.00 1 pr Mantle Lamps \$10.00 | 60 | 00 |
| 2 Candlesticks +c \$12.00 (Shacel ?rings + Pokey?) \$10.00 | 22 | " |
| 1 Doz Reed Bottom Chairs \$20.00 1 Sick Chair \$5.00 | 25 | |
| 2 Bed + Bedsteads \$60.00 1 Washstand \$3.00 1 other st \$3.00 | 66 | " |
| 3 Chairs \$2.25 Carpeting \$20.00 Fenders + Andirons \$10.00 | 32 | 25 |
| 2 Pieces Fulled Linsey \$45.00 (Myed?) Casinet 13½ yds \$13.50 | 58 | 50 |
| 4 Baskets \$1.25 Carpeting \$12.00 1 Fender + Andirons \$10.00 | 23 | 25 |

| | | |
|--|------------|-----------|
| 1 settee \$2.00 Blankets + Coverlets \$30.00 1 (Biddkeal?) \$4.00 | 72 | ' |
| Carpeting \$15.00 1 Stand + Glass \$5.00 1 Wash stand \$3.00 | 23 | ' |
| 2 Images + 3 Chairs \$3.00 1 Bed + stead \$28.00 1 (Birwshp?) | 36 | " |
| 1 stove \$9.00 1 Bed + Stead \$25.00 1 Wash stand +c \$2 50 | 36 | 50 |
| Carpeting \$8.00 1 Sick Chair \$2.50 2 Beds + Bedding \$20. | 35 | 5' |
| 1 Crib \$3.00 1 Bureau + stand \$5.00 Fender + Andirons \$100 | 13 | |
| Carpeting \$8.00 1 Shot Gun + Pinch \$10.00 2 Beds + Bed(nig?) \$5.00 | 33 | " |
| 3 Bls Flour \$18.00 1 Bedstead \$4.00 1 Lot of Wheels \$6.00 | 28 | " |
| 1 Copper Kettle \$15.00 The Contents of a small room \$25.00 | 40 | ' |
| 1 set of (Hew Scetty?) 3 vol 1/3 amt Molasses \$5.00 vinegar 100 | 18 | " |
| 1 Can of Lard \$4.00 Potatoes \$5.00 1 Lot Lumber \$7.00 | 16 | 00 |
| 1 Cutter + Stuffer \$10.00 (Cans?) + Chests \$10.00 1 stove \$10.00 (12 saddles?) | 35 | 00 |
| 2 Chairs \$1.00 1 (Thommometes?) + Bayonnettes \$5.00 Tinder + (unintelligible) \$10.00 | 16 | 00 |
| 1 Wheel + Reel \$2.00 Tubs \$4.00 2 stoves \$4.00 Bricks 1 Lot \$1.00 | 11 | 00 |
| Kitchen (Tinsetine?) \$20.00 Bags 5.00 Bacon \$30.00 | 55 | 00 |
| 1 (Lott?) Soup + (Heh?) \$12.00 Contents of Pantry \$5.00 2 axes \$2.00 (Madde?) 1.00 | 20 | 00 |
| 2 Baskets Buckets + 1/2 Bushel \$1.50 1 Lot of Wood \$40.00 Saw Logs a | 106 | 50 |
| 1 Lot of Shingles \$6.00 Wheet 160 Bush @ \$1.08 per Bush \$172.80 | 232 | 80 |
| Rye 60 Bush @ 50 \$30.00 1 Lot of Locust Posts \$30.00 Locusts Stakes 2000 | 62 | 00 |
| Cedar Posts \$2.00 Oats \$1.50 Clover Seed \$40.00 | 43 | 50 |
| The Following Slaves are all For Life | | |
| Daphney \$300.00 Murphy \$150.00 Bill \$550 | 1000 | 00 |
| Enoch \$600.00 Hannah + child Mary \$475.00 | 1075 | 00 |
| Malvina \$250.00 Caroline \$500.00 (Isal?) \$325.00 | 1075 | 00 |
| Aaron \$325.00 John \$300.00 David \$275.00 | 900 | 00 |
| Warren \$200.00 Ann \$175.00 George \$150.00 | 525 | 00 |
| Fanny \$125.00 | <u>125</u> | <u>00</u> |
| | \$10489 | 30 |

We the subscribers do Certify that the foregoing is a true + just Inventory + valuation of all and singular, the goods chattels + personal Estate of John Blackford late of Washington County Deceased so far as the same has come to our sight and knowledge and as appraised by us according to the best of our skill and judgment. In Testimony whereof we hereunto set our hands + seals this fifth day of December in the year of our Lord eighteen hundred and thirty nine.

John Miller}

John Miller (of Jno) seal

Otho J. Smith} Executors

Saml Mumma seal

Washington County to wit: On this 10th day of December 1839 came Jno Miller + Otho J. Smith and (personally?) made oath that the annexed and foregoing is a true and perfect inventory of all and singular the Goods and Chattels of John Blackford late of said County Dcd that had come to their hands and possession at the time of the making thereof; that what hath since or shall hereafter come to their hands and possession they will return in an additional Inventory, that they know of no concealment of any part or parcel of the said Dcds Estate by any person whatever and that should they hereafter hear of any concealment or suspicion of concealment they will acquaint the Orphans Court that it may be enquired into according to law.

Certified by

Dan Schnebly Regr

Addition to Probate Inventory of John Blackford's Estate, April 8th, 1840
Washington County Register of Wills, Inventories Section Liber L, Folio 143
Original in the possession of the Maryland Hall of Records, Annapolis

An additional Inventory of all + singular the goods, chattels + personal estate of John Blackford late of Washington County Dcd. appraised by us the subscribers each of us having been first legally authorised + duly sworn as will be seen by the annexed warrant.

| | | |
|---|-------|-----|
| 10 Shares Union Insurance stock (nominal) | 250 | 00 |
| 1 Share Baltimore Insurance Company | 11092 | 00 |
| 188 "o Union Bank of Baltimore \$59 | 30 | 00 |
| 30 "o BoonsBorough Turnpike stock 1.00 | 3 | 00 |
| 1 Lot Plaster Paris + Boxes | 2 | 35 |
| 6 (Cine?) Chairs \$1.85 + 1 Bug Wagon 50 | 6 | 62½ |
| 2 (unintelligible) (Clapes?) | 5 | 00 |
| 1 (unintelligible) (Hetstes + Prstot?) | 500 | 00 |
| Grain in the Ground | " | 58 |
| 2 Locks | 100 | 00 |
| 2 (Fortsants?) (Willed to Hellen) \$50 | 200 | 00 |
| 1 Negro man named Edmund a slave (Willed to Franklin) | 100 | 00 |
| 1 " " " Julius (do) | 450 | 00 |
| 2 Ferry Boats (do) | 8 | 00 |
| 1 Lot Poultry | 130 | 00 |
| 1 Gold Watch (Willed to William) | 75 | 00 |
| 1 do do (do to Jennet Smith) | 10 | 00 |
| 1 Miniature (do to do do) | 1 | 00 |
| 1 Lot (Jenannigs?) +c | 1 | 75 |
| 1 Pocket Dial | " | 25 |
| Scales + Weights | 3 | 60 |
| 6 Saw Logs 60 | | |
| 10 Shares Baltimore Water Stock | | |

We the Subscribers do certify that the foregoing is a true and just additional Inventory and valuation of all and singular the goods + chattels and personal estate of John Blackford late of Washington County Decd. so far as the same has come to our sight and knowledge and as appraised by us according to the best of our skill and judgment. In testimony whereof we hereunto set our hands and seals this 8th day of April in the year Eighteen hundred and forty.

John Miller (of Jno) seal
Saml Mumma seal

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Development and Use Timeline

- 1816: John Blackford acquired full title to the 22-acre piece of land on a knoll above the river and ferry landing. He likely began construction on the house shortly thereafter. In 1815 Blackford resided in the Ferry House, as recorded in at least two documents.
- c1816-1820: Mansion is constructed, consisting of a main front volume and side "ell," each with independent access, and no internal connection between the two, on either floor, except by going outside.
- 1820: Datestone on the barn foundation
- 1821/1825: Memorandum in which Blackford documents that he acquired the land on which his house was built in 1816, and that the house and barn cost \$8,365.62 ½ to build.
- 1828: Anne Royall visits the property and mentions a west portico as she crossed the river and walked up the hill: "[Blackford] was sitting in his cool portico, which overlooks the whole country, and was watching me from the time I left Shepherdstown..." [Anne Royall, *Black Book, or a Continuation of Travels in the United States*, vol. 1, (Washington, DC, 1828), pp. 294-5.
- 1829: A stove is installed in one of the bedrooms, but "it does not appear to do well..." [JB Diary, Feb. 5.]
The kitchen is whitewashed by C. Pickley, a hired woman. [JB Diary, May 16.]
The "quarter" is shingled by M. Limen during November. [JB Diary, Nov. 7, 10.]
Screws are purchased to fasten the brass steeples to hold the stair rods. [JB Diary, Nov. 10.]
Poison is set out in the cellar "for the rats." [JB Diary, Dec. 7.]
June, John Blackford notes in his diary that the carpet he ordered arrived, for which he paid \$33.25. There is no indication whether this floor covering is a new treatment or whether it replaced old carpet. Blackford does not mention where in the house the carpet was to be installed. Exposed original floors show tack holes for several generations of wall to wall carpet.

October, Blackford notes that he “brought up from the office 3 bu. of salt.” This is the first indication among records currently available that Blackford’s office was not in the main house.

November, Blackford comments that the pantry was undergoing alterations (but he doesn’t say what they were), and six panes of windows were being reglazed.

1830: January, Ned (Edmund, a slave) was ill, wrote Blackford, and had been moved to the “small room above the kitchen.” This space could be the small room above the kitchen in the main house, the description fits; or there could have been a separate external kitchen for slave use, which could also have had a small room above. On January 8th Blackford noted that both Ned and Julious were in the “hospital.” However, it is not clear whether the hospital was the room above the kitchen, or another space.

In the spring of 1830, Blackford advertised Ferry Hill for sale with a description of the house and grounds: “The *MANSION HOUSE* is of Brick, built in the most substantial manner, forming a L, one front fifty and the other seventy feet, two stories high, all of the very best materials and in the modern style; cost \$10,000 to construct; the lawn consisting of about five acres, is adorned with a variety of fruit and ornamental trees; attached is a large and fertile Garden well enclosed and stocked with fruits; a Carriage and Ice House, with every other necessary building. Near the house is a Well of excellent Water and two spacious Cisterns; the Barn is of Stone, 90 by 40 feet, with Stabling underneath the whole.” [*Hagerstown Torch Light and Public Advertiser*, April 1, 1830, p. 3.] We speculate that in listing the property for sale, Blackford was merely trying to establish, even inflate, its value for compensation for land taken by the C&O Canal.

1835: May and June, Blackford hired contractors to do extensive updating of the finishes in the house. The interior received paper and paint, specifically the dining room and bedrooms, the stair railing was stained and varnished, and the exterior walls were stained and penciled. There is no indication of whether or not the exterior was stained and penciled originally and this was a renewal, or whether this was the first such treatment. By 1835, the house was nearly 20 years old and probably ready for updating and renewal of finishes. Nine rooms were

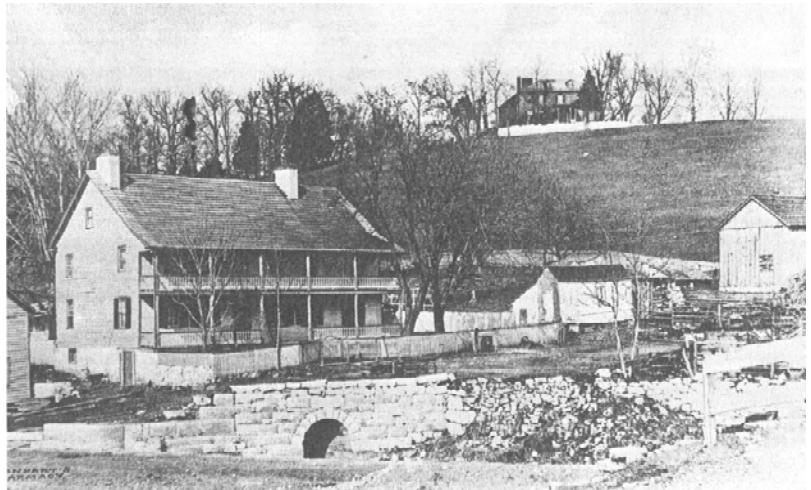
- also whitewashed, but these may have been in outbuildings, not necessarily in the main house.
- In July Blackford had spouting repaired and in August he purchased 30 sheets for the barn roof.
- 1838: September, J. Moore "pulled down the fireplace in the breakfast room" [JB Diary, Sept. 3-5.] in preparation to making an alteration to it. The next day Moore measured for a cupboard by the fireplace, presumably also in the breakfast room. Also in September Blackford's office was robbed. His description of the way in which the office was broken into confirms that the office was not in the main house.
- Blackford writes to G. Conradt of Frederick about making carpeting. [JB Diary, Aug. 14.]
- November, Blackford took 280 cwt (hundred weight) of carpet yarn to Conradt to have woven into striped carpet. This appears to be a substantial amount of carpet. [JB Diary, Nov. 1.]
- Piano is delivered to the house from Nathaniel Carusi's Salon in Washington. Arrives at Ferry Hill on the canal-boat Packet captained by Mr. Elgen. [JB Dairy, June and July.]
- 50 bushels of apples are placed in the cellar. [JB Diary, Oct. 4.]
- Blackford sends a sample pattern of striped carpet (from Mrs. Parren's carpet) to Conradt, as an example of what is desired. [JB Diary, Nov. 13.]
- December, Samuel Barnett comes to fix the windows and put in new cord and pulleys. He also sets up CK's stove in the breakfast room. [JB Diary, Dec. 6.]
- 1839: September, Blackford had the balcony repaired, including replacement of the floor, which was painted after completion. He also bought some new furniture including a painted pine table and a new parlor stove.
- John Blackford dies on 5 November. His son, Henry V. S. Blackford inherits the Plantation House. The inventory of John Blackford's personal household property, prepared for the public sale in December of this year, provides for us today a type of furnishings plan for the Mansion House. (transcribed Chidester, p. 50)
- 1841 Franklin Blackford had the porch posts replaced from tree(s?) cut in the woods. We don't know whether



Fig. E-001. Earliest extant photograph of Ferry Hill. View of west front, c1912, showing porch and covering. (Collection of J. Howard Beckenbaugh.)

- Franklin was referring to the front porch or the side porch. After Blackford's death, apparently little was done to the house until the Beckenbaughs arrived in the early twentieth century.
- 1846: In June, Henry V. S. Blackford and his wife Eliza M. (Mayer) sell Ferry Hill Plantation House to Henry's brother Franklin Blackford and his wife Elizaleth R. (Miller).
- 1848: Franklin and Elizabeth (Miller) Blackford sell Ferry Hill Plantation House to Rev. Robert Douglas, husband of Franklin's sister Helen (Helena).
- 1862: During September, Confederate troops occupy portions of Ferry Hill Plantation House and grounds. The barn is burnt. "...a beautiful farm was laid waste, its fences disappeared up to the doors of the mansion house, artillery parks fill the wheat fields; corn and fodder and hay soon became contraband of war. In front of the house, which from its high eminence looked into Virginia, were rifle pits; and several rifled cannon, with their angry muzzles pointing across the Potomac decorated the lawn." (Douglas, p. 177, cited in Grivno, p. 62.)
- 1870s: Front porch, with Victorian detailing, is added to surround the front door. This was an Italianate-inspired porch that may have been the result of damage to the original porch during the Civil War, or the original porch had simply deteriorated beyond repair. Also from this period are two or three interior cast iron locks with ceramic knobs. An earlier porch or covering probably existed, documented in an 1829 account written by visitor Anne Royall. See listing of her visit to the property in 1828.
- 1911: Capt. John Beckenbaugh takes over ownership of Ferry Hill, but removes fairly quickly to the area "near the Mexican border." (Ziek notes with John Howard Beckenbaugh, June 1978.) During this time, the house is probably rented out.

Fig. E-002. "Douglas Hill and Bridgeport from Shepardstown, W. Va.," postcard c1917. Ferry Hill Plantation House is seen on the hill. (C&O National Historical Park. L38-19.)



c1914-1920s: Captain Beckenbauch and his wife return to Ferry Hill in 1917 to live permanently; they soon begin to oversee work to update the house:

- A portion of the side porch is glassed-in (which had been all open air before this). This is originally accomplished using double-hung windows, documented in a contemporary photograph.
- Side porch brick columns on the first floor south side are parged. These had been exposed brick prior to the parging.
- Storm doors and windows are provided around main entry doors.
- Kitchen fireplace is enclosed with side cabinets and new brick (the hearth retains its large walk-in brick fire-chamber arrangement.)
- Second floor bath (Room 203), accessed off the hall, is added on what had been the western-most portion of the open, second story side porch.
- Bedrooms 205 and 206 are interconnected through the closet. The closet had opened into Bedroom 206 before this.



Fig. E-003. Detail from photograph, Ferry Hill Plantation House, c1937. (Collection of J. Howard Beckenbauch.)

Fig. E-004. View of west front of Ferry Hill, c1945, showing porch and condition of masonry. (Collection of J. Howard Beckenbauch.)



c1941-42:

John Howard Beckenbaugh takes over the house after his father's death, and makes changes in order to facilitate the operation of a restaurant:

- Kitchen frame addition, Room 114, is built. Opening (no. 17 on plans) from the former kitchen accessing the new kitchen addition is created. These changes allow for two dining areas, separated by the stair-hall-pantry: one in the original dining room and one in the original kitchen.
- Original kitchen fireplace is re-exposed, and clad with stone-facing (the hearth retains its large walk-in brick fire chamber.)
- Steps outside the dining room north door are added (at opening no. 15). Prior to this, at least within the memory of the Beckenbaugh's, stairs did not exist here. The door is used for "air" only.
- Ladies powder room is added in the northwest corner of the study, room 105.
- Second floor bathroom (room 210) added at north side of bedroom 209.

Fig. E-005. View of south porch of Ferry Hill, c1950, showing original second floor porch columns. (C&O National Historical Park.)



c1951-1960s: Frederick W. Morrison takes over the ownership of the property from Josephine M. Beckenbagh through a deed dated 19 May 1951 and filed for record on 22 June 1951 in *Liber* 264, page 204, Washington County, MD. Morrison runs the restaurant operation and makes changes:

- Second addition made of concrete masonry units is added to northeast, used for the bar area and toilet rooms.
- Sandblasting of the exterior.
- Ladies powder room in the northwest corner of study, room 105, is removed.
- Stone cladding on the old Kitchen fireplace is removed and replaced with brick and paneling. Size of hearth opening is adjusted.
- Westernmost window between the dining room and porch is removed and the opening is bricked in.
- Casing and broken pediment architrave on the porch side of the door to original kitchen is added.

- Back stair and hall between original kitchen and dining room is removed, to create one large dining room. Second floor banister is salvaged in pieces and stored in the attic.
- New hardwood strip flooring is laid over the original board flooring located in the dining room and pantry area. The floor under the original kitchen had—previous to this—been removed and replaced with a more modern board flooring.
- Second floor middle room, Bedroom 208, re-floored with new hardwood strip flooring. At area of removed stair a new wood subfloor added to provide for a flush condition.
- Three winders and one projecting step at the lower area of the stairs to the attic are altered and transformed into four winders. This work is accomplished in conjunction with the removal of the back stair and re-flooring in Bedroom 208.
- Front porch is demolished; a new, two-story, 4-column porch is constructed. Front gutter is adjusted in this area. Exterior brickwork is laid, creating the west, front porch and front steps, and south, side entry to the basement.
- Brickwork at south porch floor is replaced with concrete.
- Fireplaces in front Music Room 104, and in original Dining Room (west portion of current Dining Room 107) are closed off.
- North side steps from door 15 are replaced with concrete.
- Slate roof is removed, and replaced with metal. "At that time [the time of the metal replacement] it seems the roof was painted black or gray." [Curator Lee Struble memo dated 9-24-90, in Williamsport files.]
- Site features like fencing and support buildings were removed.

Fig. E-006. View of north and west elevations of Ferry Hill, 9 October 1972. (C&O National Historical Park.)



1974

The National Park Service takes over ownership of the Ferry Hill Plantation House through a warranty deed dated 29 March 1974. Morrison retains use of a 4-acre part of the property that contains the house, driveway and garage for a period not to exceed four years. Morrison must maintain the property at his cost, and he remains in the house operating the restaurant and bar.

Fig. E-007. View of exterior south porch and kitchen addition, Ferry Hill, 1972. (C&O National Historical Park.)



Fig. E-008. View of interior front hall Ferry Hill, showing view east to glazed porch, 1972. (C&O National Historical Park.)



- | | |
|-----------|--|
| 1976 | The NPS moves the C&O headquarters operations to Ferry Hill, but does not have access to the Plantation House. Services operate out of a cluster of four trailers located near the Ferry Hill Inn. |
| 1978 | The Morrison legal retentions on the Ferry Hill property expire on 31 March, but Morrison notifies the NPS that he does not intend to move out until "on or about 21 December." In December, Morrison closes the restaurant. |
| 1979 | Morrison moves out of the property on 2 January, turning in keys to the NPS. He continues to store property in portions of the garage until the second week of March. [Hand-written notes in file labeled Ferry Hill – Trailers #2, located at Williamsport maintenance facility.] |
| 1979-1980 | The Morrison family is finally disentangled from the Ferry Hill property, but considerable unanticipated deterioration to the historic property is encountered. A federal lawsuit <i>US vs. Morrison</i> concerning damages to the property is pursued. Specifics of the damage and the repairs to the property are summarized in a Memorandum to File written by Attorney-Advisor Barbara I. Berschler dated 12/17/79, files currently held at Williamsport, MD, maintenance facility. Quotes below are from this source: |

- Roof: a roof leak over the bar area (northeast cmu addition) is repaired by NPS, but damage to interior ceiling and joists is encountered. Roof to the kitchen (wood-framed east addition) is entirely replaced. The roof to the whole main building is repainted.
- Termite Damage: Morrison apparently discontinues on-going termite protection services following the transfer of the property from him to the Federal Government. The entire kitchen floor joists are rotten and need complete replacement. A concrete slab-on-grade by the NPS. "Also several window stiles had to be replaced in the building because of termite infestation."
- Exterior: all exterior woodwork is in a state of disrepair and has to be scraped, sanded and repainted. Several second floor porch columns are in such disrepair that they require replacement. All gutters and downspouts are in a state of disrepair and are replaced. Awnings are in such "dilapidated condition" that they need to be replaced. "They are of importance in the summer in aiding to cool the building." Sixteen sets of exterior shutters are missing, and are replaced by the NPS.
- Interior: window screens require "extensive repair." All the historic windows in the main portion of the building are removed, glazing reset (122 pieces of broken glass replaced), wood sash restored and reinstalled. Several balusters of the main staircase are missing and are replaced. The wood floor in the bar (cmu addition) is damaged from water leakage, and repaired. Some of the historic doors have deep scratch marks that appear to be from a dog. "Mr. Morrison owned a German shepherd." Most interior rooms had been wallpapered. However, the condition of the wallpaper is so poor (peeling, cracking, and dirty) that NPS removes it from all but two rooms (Dining Room and Bedroom 205.) Plaster has to be repaired and repainted in the other rooms. The NPS repairs and repaints all of the "trim and woodwork."
- Kitchen: holes in the walls need repair, from where equipment was removed. Although not noted in the review document, the shingles over the kitchen addition are deteriorated. These are

removed and replaced with 29 gauge galvanized double rib metal in February 1979, and painted "green."

- Well: the NPS had purchased a submersible water pump, which Mr. Morrison was to install. Morrison does not install the pump, which goes missing. The well is deteriorated and requires rebuilding.
- The septic system is totally inadequate for anticipated NPS operations, "and must have been for Morrison's operations as well." Although this document does not indicate what actions are taken, the NPS installs two new 1000 gal septic tanks and separate drainage fields to the north of the house. [Plan layout of fields dated 12 Sept. 79; in Williamsport maintenance files, and Appendix of this report.]
- Heating System: the site well water is "hard" water (35 grains/gal.). Morrison removes the water conditioning system from the second floor piping, which results in excessive scale build-up in that piping. The heating system is completely replaced by the NPS. The furnace is replaced with a 326 BTU oil-fired hot water Burnham unit. 7 additional cast-iron radiators are provided, Burnham, 25" high. 7 convectors are provided.
- Electric system: the system is inadequate for the needs of the NPS, and it is assumed that it had been equally inadequate for Morrison's needs. The document does not list remedial action taken by the NPS. Later work addresses new electrical service into the site (see 1990 entry).

1980 The Park Service makes modifications (see above for general descriptions) under a Package Description 10-238, approved 2/8/77; scope of work Package No 206, FY 1979. The NPS uses the building as a headquarters for the operations of the Chesapeake and Ohio Canal National Historical Park; including visitor's contact station, public rest rooms, and audio-visual space.

1981 "The paneling, carpet and various pieces of trim" are "removed from the trailers and utilized at Ferry Hill." The chimneys are "upgraded under the restoration school held at Mather Training Center and here on the Canal." Memos by G. Hicks, 9-16-81, and n.d.

| | |
|-----------|--|
| 1984 | Well pits are treated to improve drainage, and one of the three wells at Ferry Hill (undesignated as to which one) is de-silted. Cyclic maintenance FY-1984. |
| 1985 | Partitions and electrical outlets are installed to accommodate administrative personnel. Fireplace hearth (location not identified) is "ramped" and carpet or tile placed across it and "down length of hallway." Dead-bolts installed on exterior doors where needed. Main stairway handrail is reinforced with 1" black-iron pipe located on the inside of the existing." [Job order requests.] |
| 1990 | Existing electrical service into house (200amp breaker panel and 100 amp sub-panel served through the main panel) is upgraded to a 600-amp transformer outside building, feeding 3 @200 amp panels inside building. |
| 1990-1991 | Several Modifications: <ul style="list-style-type: none">▪ Exterior siding on the kitchen addition (at this time used as the "Xerox room") is completely removed and replaced with custom-milled wood siding to match existing profiles. New material primed and painted to match original in color. XXX-Form #139-90-13; Job Order Request FY-90.▪ Paint on southwest metal roof (over main brick wings of the house) is power-washed, sandblasted to bare metal, primed and repainted with [Dura-clad acrylic oil paint] "woodland green" color. Job Order Request FY-90. |
| 1991-1992 | Heating and high velocity ducted air-conditioning system is installed by Prior Mechanical, Middletown, MD. NPS Drawing No. 412/82229, dated Nov., 1991. Contract is awarded 8 June 1992. Scope includes removal of concrete steps outside of dining room north door, and replacement with new concrete steps and new "L-shaped" concrete pad for four condensing units. |
| 1994-5 | Several Modifications: <ul style="list-style-type: none">▪ Gutters and downspouts at main building are replaced in kind with ½ round white aluminum. Loose and flaking parged coatings on the four masonry columns (south side) supporting the upper porch are removed and replaced with in-kind material. The columns are then scraped, and repainted with oil-base primer and finish coat. Amendment to XXX-Form #299-93-33. |

- All shutters are relocated to the "log" building, numbered for correct reinstallation, scraped, sanded, repainted and reinstalled. All cracked windowpanes in windows and doors replaced. By amendment to the project 95-12 (95058) 16 shutter hold-backs (mostly on the north side) are remanufactured to match existing and reinstalled. Replacement items are stamped on the back with date.
- 1995 Misc. repairs are undertaken including installation of a new stainless steel screen at top of northwest chimney, to prevent birds from entering chimney.
- 1996-1997 Boiler (furnace) in basement of Ferry Hill (installed in 1980) is replaced with a new unit.
- 1998 Several Modifications:
- Cast iron sewer drain pipe (installed c1920) from Bathroom 204 down to basement, is replaced with SS-40 plastic piping. "Remove the upstairs restroom floor and the plywood ceiling in the basement to allow access to the sewer drain. May need to remove a small amount of plaster from the interior wall of the upstairs restroom for removal of existing pipe. This plaster has been removed previously." Compliance committee Checklist, Project no. 95058.
 - Paneling under north windows in second floor back middle bedroom (Bedroom 206) is scraped of flaking paint, sanded and repainted. Compliance committee Checklist, Project no. 95058.
- 2004 Repairs to the parging on the bases of two south porch masonry columns undertaken. Brick substructure exhibits a fragile, spalled condition in the areas exposed to work.

Developmental History Timeline

This document reiterates the information found in Section 2: Developmental History and Context, but it is organized in a timeline format. This document is not included in this bound report, but can be found on the accompanying electronic CD.

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Ferry Hill Plantation

Appendix E-4

Developmental History Timeline

The time-line begins with the Swearingen family whose ferry operation across the Potomac River between the Maryland shore and Mecklenberg (Shepherdstown) Virginia formed the nucleus of John Blackford's later plantation development. This draft serves as the framework for further research to fill in the holes that currently exist in the history and understanding of the Ferry Hill Plantation.

1708 – Thomas Swearingen (later known as Thomas of the Ferry) born of Thomas and Lydia [or Leady] (Riley) Swearingen in Prince Georges County, Maryland. His younger brother Van (possibly Vandon) was born in 1719. (St. Barnabas Church records, MDArchives)

Thomas (husband of Lydia or Leady) Swearingen was the oldest son of Thomas Swearingen (MCW [Maryland Colonial Wills?], vol. 3, page 203; will written 1708, proved 1711) and also had a brother named Van. Their father Thomas may have been the son of Garritt van Swearingen of St. Mary's City. It appears that the family Anglicized their name by dropping the "van" (and joined the Anglican Church) but maintained a relationship with the original name by naming one son in each generation "Van." The full use of Van Swearingen as a surname appears to have returned several generations later with Henry Thomas Van Swearingen and Thomas Van Swearingen (sons of Benoni Swearingen who was son of Thomas "of the Ferry" Swearingen born 1708).

Birth information is from the St. Barnabas Church records, Maryland Archives. Other church members included William Chapline (father of Joseph Chapline founder of Sharpsburg), Jonathon Simmons, Richard Butt, Lucas Ray, and others, all of whom (or their families) migrated to the Shepherdstown area in the 1730s and 40s. The Shepherd family were also from this part of Prince Georges County, but not from the same church.

According to several Deeds of Gift recorded in Prince Georges County, Maryland in 1716 (folios 571 and 579 from abstracts provided by Loraine Kerns), Hugh Riley (Ryley) gave land to two of his daughters, Leady Swearingen (wife of Thomas) and Elizabeth Chapline (wife of William).

1720s – Migration route from Pennsylvania, etc. to Virginia, through Maryland to the Pack Horse Ford, known as the "Waggon Road to Philadelphia," becoming active.

The earliest known map showing the ford is dated 1736, drawn by Benjamin Winslow (see attached). A man by the name of "Spurgeant" (Spurgeon) is shown with land on either side of the ford. The attached modern map drawn by Galtjo Geertsuma for Cecil O'Dell's Pioneers of Old Frederick County, Virginia, shows the location of the ford relative to Sharpsburg and Shepherdstown (both of which came much later). The Winslow map (1736) also shows William Shepherd (father of Thomas Shepherd founder of Shepherdstown) on the Maryland side of the ford. This appears to be the land called *Pell Mell* patented by John VanMetre in 1743 (Sheet 380, pg 1659, Arthur Tracey Papers, Carroll Co. Historical Society, microfilm copy at Washington Co. Free Library, Hagerstown, MD). VanMetre's daughter married Thomas Shepherd and their son David inherited the land (162 acres). Eventually John Blackford acquired 140 acres of the tract and it became part of the Ferry Hill Plantation.

1732 – The Maryland Proprietary, Fifth Lord Baltimore, opened the backcountry of Maryland for settlement. At the time this was all part of Prince Georges County, in 1748 Frederick County was carved

from Prince Georges and included all of western Maryland, and in 1776 Washington County, carved from Frederick County, became the western-most county.

By 1736, Chapline, Shepherd, and Spurgeant were settled on the Maryland side of the Potomac River. (see attached copy of Winslow map)

1734 – Thomas Shepherd had 222 acres surveyed in Orange County, Virginia (1738-Frederick Co., then 1772-Berkeley Co., then 1801-Jefferson Co.; West Virginia was established in 1863) “on a hill of the SW side of Cohongoroota [Potomac] River, and on the East side of a Branch runing [sic] into the said River called Falling Spring Branch...” (Robert Brooke Survey Book, Thornton Perry Collection, microfilm copy, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV).

This is the land on which Shepherd later established his mills (1737) and town (ca.1758-1762). Significantly, the tract did not include the riverbank (see Geertsuma map, parcel 21), leaving enough there open to be claimed by Thomas Swearingen for his ferry landing ca.1758.

1739 – Settlement in the west country had progressed enough to warrant a “petition of the Inhabitants about Monoccacy [sic] and above the mountains on Potomack River on the Back part of Virginia...pray a Road may be Cleared through the Country from the City of Annapolis for the more easy Carrige [sic] of their Grain, Provisions, and other Commodities...” (Proceedings & Acts of the General Assembly 1737-1740, Archives of Maryland, Vol. 40, page 307, Archives of Maryland Online, www.mdarchives.state.md.us)

A tract of 300 acres called *Antietam Bottom* (*Anteatum Bothom*) was surveyed for John Moore (see attached, PG Co. Patented Certificates Plat #175, Plats.net). Beginning at a tree “standing near Samuel Taylors [Ferry ?] by the side of Potomack river...,” probably near the mouth of Antietam Creek. It was a long, narrow tract that appears to have followed the floodplain 1,262 perches up river (approx. 5 miles), and ended on the curve of the Potomac River below Blackford’s later Ferry Hill.

1744 – In Virginia, a road was laid off between the Opeckon (Opequon) Creek and “Thomas Shepherd’s Mill,” for which Thomas Swearingen was appointed one of the overseers (Frederick Co., VA Order Book 1, page 104, microfilm copy, Handley Library, Winchester, VA).

1748 – Thomas Swearingen bought the 222-acre Jones’ Mill tract (near Scrabble, West Virginia; Dan Everson, “A History of the National Conservation Training Center Property and surrounding area,” self-published, Nov. 2000, p.19).

1750 – Thomas Swearingen received a grant from Lord Fairfax for 478 acres (Northern Neck Grants, Book G, p.444 as cited by O’Dell, p.38).

1754 – Citing Danske Dandridge’s 1910 history, Historic Shepherdstown, Everson states that Thomas Shepherd began laying out the town lots and selling them as early as 1754 **[this could be confirmed by looking at Land Records but is probably not necessary for this project]**.

1755 – An Act of the Virginia General Assembly stated: “That public ferries be constantly kept at the following places...to wit, from the land of Thomas Swearingen in the county of Frederick, over Potowmack [sic] river, to the land opposite thereto in the province of Maryland, the price of one man, three pence and three farthings and for a horse, the same.” (Mabel and Ann Henshaw Gardiner, Chronicles of Old Berkeley, 1938, p.57).

Col. George Washington confirmed the existence of Swearingen's Ferry in a December 1756 letter to Robert Dinwiddie, then Governor of Virginia, referring to members of the Virginia regiment who were "sent ever since the middle of October to Conogochig [sic], Swearinghams [sic] ferry, &c. to encourage that body of Inhabitants to stay at their places, who otherwise were determined to forsake them." (Letter Book, GW Papers, <http://memory.loc.gov/ammem/gwhtml/gwhome.html>)

Everson and others believe that Swearingen probably ran his ferry from his Bellvue property north of Shepherdstown (478-acre grant?). A deposition by William Shepherd given ca.1780 (probably part of Abraham Shepherd's lawsuit, see below) it appears that by ca.1758, Swearingen's Ferry emanated from a lot on the riverbank below Shepherdstown, approximately where the boat landing now is. William Shepherd's statement reads (spelled as written):

"That he [William Shepherd] was present when Shepherds Town was originally laid off that it was laid off in sixteen lotts upon Thos Shepherds original Tract of 222 acres that Thos Swearingen dec'd was a subscriber for two lots that they were to be drawn for by Lottery which was done accordingly That some time after sd [said] Town was laid off Thos Swearingen purchased of a Molly Spurgion a plantation in Maryland on Patomack river opisite the sd Town, who had kept a ferry there & landed on the Virginia shore at a place or spot of ground of Thos Shepherds within two or three rods of the mouth of sd Shepherds mill branch. Just above the same that after said Swearingen had made sd purchase he moved his boat down to said purchase, and place, and kept a ferry there...that after sd Swearingen with his son Thos came to sd Thos Shepherd...and told him they were going to survey a Lott as he calld it, tho at that time, there was not nor is there now, any part of the sd Town that reaches to the sd lot...and the deponant further saith that the said Swearingen used the sd landing as a ferry as long as he lived, but he never heard sd Swearingen lay any claim to the same from that time he began to use it as a landing to the day of his death [1760] a period of about Eighteen months..." (from original undated document, Shepherd Collection, Historic Shepherdstown archives, Shepherdstown, WV)

The ca.1758 beginning date for the ferry at this spot (and the original platting of Shepherdstown as well) is derived from subtracting the 18 months of use, as stated by William Shepherd, prior to Swearingen's death in 1760. (Note: Maryland records indicated that Swearingen had actually purchased the Spurgeon property in 1748 so William Shepherd's memory may not be completely reliable.)

[The documentation of Swearingen's land ownership on the Maryland side might be useful, and should be at the Frederick Co. MD Courthouse]

1758 - Swearingen purchased in May 1758 "*Spirgen Lott*, being part of a track [sic] of Land Called *Anteatum Bottom*...Beginning at a bounded Walnut Standing on the Bank of Potomack river and at the South west Corner of a track of Land Called *Shepherds Purchase*."

The 50-acre parcel, located in Frederick County, Maryland, was purchased from William Spurgeon, Jr., son of William Sr. and Mary (Molly) Spurgeon (FCLR, Liber F, folio 504). *Shepherd's Purchase* was likely the William Shepherd farm (1736 map), later the 114 acres of *Antietam Bottom* owned by Thomas Shepherd (not the Thomas Shepherd of Shepherdstown) on the 1783 tax assessment, who was listed as John Blackford's neighbor on the census of 1800. If this is accurate, then *Spirgen Lott* (or *Spurgeon's Lott*) was what would eventually be resurveyed as Benoni Swearingen's *Ferry Landing* (which makes sense when you read William Shepherd's 1780 deposition

The Spurgeons were located on both sides of Pack Horse Ford on the 1736 Winslow map (see attached, shown as Spurgeant), although records indicate that William Sr. purchased the land in 1741 from John Moore (O'Dell, p.33)

1760 – Thomas (of the Ferry) Swearingen died. (Frederick Co., VA Will Book 2, p. 402; O'Dell, p.38).

The "Maryland Plantation and the Ferry" went to his son Benoni, although all the "profits" of these two properties went to Thomas Swearingen's widow Sarah. Son Van was given "all my right and property in Shepherds Town" (yes, he called it Shepherds Town two years before it was officially platted), but whether this included the ferry landing on the Virginia side (not officially within the town) is not indicated. Son (Maj.) Thomas Swearingen was appointed executor of the will. Other children mentioned included son Andrew, son Zachariah, son Joseph (who I believe married a Shepherd), and daughters Drusilah [sic] Morgan, Sarah, and Eleanor.

1762 – Mecklenburg (also Mechlenburg, later Shepherdstown) incorporated.

Thomas Shepherd also attempted to preempt Swearingen's Ferry by petitioning and receiving from the Virginia Assembly permission to operate a ferry. Apparently the Act was repealed the next year when they found that a ferry was already in operation (Everson, p.25, citing Henings Statutes vol. 8, p.164). This was again attempted in 1765 by David Shepherd (Everson, p.26, citing Fred. Co., Va. Order Book 10, p.460, and Gardiner, pp.57-58), and again in 1778 by Abraham Shepherd (Gardiner, p.58).

A 1768 Fairfax grant to Thomas Shepherd on the Potomac River bank (where the "tobacco warehouse" now stands) is cited by Everson (p.26), "just downstream of a ravine through which Princess Street leads from the town to the river." Abraham Shepherd inherited this land from his father Thomas in 1776 and it was based on this that he acquired permission for the ferry in 1778 for the year 1779. In 1780, the General Assembly again withdrew the license: "(They) have got my act repealed by asserting to the assembly they had paid for the lot [and] have had...possession for a number of years..." (Everson, p.33, citing a Feb. 13, 1780 letter from Abraham to David Shepherd, David Shepherd Papers, vol. 1). It is this dispute between Abraham Shepherd and Thomas Swearingen over whether the Swearingen ½ -acre lot was within the 1768 Fairfax to Shepherd grant or not that precipitated William Shepherd's deposition (see above). The Swearingens maintained/retained ownership of their Virginia side landing, officially conveyed by Abraham Shepherd to Benoni Swearingen in 1784 for £10 (**Berkeley Co. Land Record, Liber 6, folio 342**).

1764 – David Shepherd, son of Thomas and Elizabeth (VanMetre) Shepherd, entered a lawsuit in Maryland to establish the boundaries of his tract *Pell Mell*, inherited from his mother (Everson, p.26, citing Smyth 1909).

Pell Mell adjoined the tract called *Antietam Bottom* (see attached Patented Certificate #1659 and plats from the Tracey Collection; see also annotated plat of *Moreland*) on the north side of the Potomac River curve that later became Ferry Hill. It began at the northern-most point of *Antietam Bottom*, on the Potomac River, and then ran along the 19th line of *Antietam Bottom*, taking it up the hill beyond the floodplain.

1771 – July 18, John Blackford born of Benjamin and Abigail Blackford in Berkeley (later Jefferson) County, Virginia. (Blackford family Bible, MdHS, MS 2637; Benjamin Blackford estate records, 1784, Book 1, pp.365-366)

Benjamin, the son of Joseph Blackford, lived on his father's farm near what is now Bardane, West Virginia. In 1773 he received a "license to keep an ordinary at his house for one year" from the Berkeley County Court (November 1773, Minute Book 2). In 1779, Benjamin Blackford purchased a one-acre lot on the northwest side of Warm Springs Road from Peter Burr on which to locate a Blacksmith Shop (BCLR, Liber 5, folio 376). He reportedly served in the 8th Continental Line from 1775-1783 during the American Revolution. In 1784, Benjamin Blackford died without a will (BC Estate Records, Estate Appraisal and Account of Sale, Book 1, p.365 and p.366). Abigail Blackford later married David Moore. (the above information is from Historic Shepherdstown, vertical files, Blackford genealogy)

The 1787 Virginia Personal Property Tax recorded no Blackfords living in Berkeley County. David More (Moore), however, was listed with one male, aged 16 to 21, by the name of "Abenazer." It seems likely that Abigail was already remarried. Since her son John Blackford may have not yet turned 16 at the time of the tax list, he would not have been listed. John Blackford, therefore, was probably not the oldest son of Benjamin and Abigail Blackford. Berkeley County marriage records show the marriage of Ebenezer Blackford to Sarah Sewell in 1791; this is likely the "Abenazer" listed with David Moore in 1787 (from Keesecker's compilation of BC marriage records, microfilm at Berkeley Co. Historical Society, Martinsburg, WV). Ebenezer Blackford died in 1795 without a will. The Berkeley County Court ordered David Moore, David Sewell, and James Cowan to appraise his property (BC Will Book 2, page 351). [It is quite possible, but unconfirmed and with lingering questions, that Ebenezer and Sarah (Sewell) Blackford were the parents of Corban Blackford, born 1792.]

Joseph Blackford, John Blackford's grandfather, died ca.1792 and it appears that David and Abigail Moore remained on the Joseph Blackford home farm. The farm, referred to as "G. fathers" and "Step fathers" in Blackford's 1838 journal, was located very near to the farm that Corban (Corbin) Blackford settled on (see attached 1852 map of Jefferson Co., WV, possibly shown under the name "Samuel Moore"). In 1840, the census record listed David Moore between 70-80 years old and Abigail between 80-90 years. David Moore's will, dated 1845, devised \$600 to the children of Jane Blackford, widow of Corban who died in 1841 (Jefferson Co. Will Book 10, p.502).

Corban Blackford, listed in 1840 between 40-50 years, is said to have been born in 1792, possibly a first (or even illegitimate) son of John Blackford (no one has provided documentation of an early first marriage for John Blackford, who would have been 21 in 1792). Corban was a frequent visitor to Ferry Hill, loaned his "man" Barney (slave) for work on the ferry, and even left his children, Abigail and Jackson, at Ferry Hill overnight occasionally. Why, then, is he not in John Blackford's will (and Franklin is specifically noted as "my eldest beloved son") but his widow is in David Moore's will? On the other hand, why did Corban, in his 1840 will, appoint "my brother Franklin in Maryland" as one of his executors?

1782 – On May 2, 1782, Benoni Swearingen had 40 acres of land in Washington County surveyed called *Ferry Landing*, the survey beginning approximately 3,800 feet below "Swearingen's Ferry Landing" and probably included the landing itself (hence the name of the tract). (Washington County Patented Certificate 309, Plats.net on www.mdarchives.state.md.us)

For tax purposes the surveyor Thomas Brooke noted the improvements already located on the tract including "old fence rails," an unfinished "Logged Cabbin," an "Old Dwelling House with a Stone Chimney," and a large number of fruit trees.

According to the certificate envelope, the survey certificate was not received by the land office until Aug. 1, 1794. And in May 1795 it was "Caveated by Sarah Chapline" and by Jeremiah Chapline in March 1797, meaning there was some dispute about the boundaries of

the survey. It was not until 1800 that the tract called *Ferry Landing* was actually patented, by then to Benoni Swearingen's heirs, Sarah Swearingen Blackford and Henry Thomas (Van) Swearingen.

1783 – Benoni Swearingen was listed on the 1783 assessment for Washington County with 125 acres of *Antietam Bottom*, 65 acres wooded and 60 acres arable, 4 “black cattle,” and £60 value of improvements.

1784 – Abraham Shepherd sold the ½ -acre ferry landing on the Virginia side to Benoni Swearingen, having lost his lawsuit in 1781 (Berkeley Co. Deed Book 6, p.342). The deed was not recorded until 1790 however the conveyance was official.

1786 – Major Thomas Swearingen died. His will, written in 1780, devised to his brother Benoni “all my right to a lott of half acre ground at the ferry landing which I have a suit against Abraham Shepherd to recover,” which he did in 1784 (Berkeley Co., WV Will Book 3, p.282). Benoni Swearingen lived on the Maryland side, at or near the ferry landing, as his land records and the 1790 census listed him as a Washington County resident.

Benoni (Benona) Swearingen applied for an official tobacco inspection warehouse in 1786 at his “Ferry on the River Potowmack...Agreeable [sic] to an Act of Assembly [MD], entitled, ‘an Act to prevent the Exportation of unmerchantable [sic] Tobacco.’” Also competing for the privilege were Gen. Otho Holland Williams in Williamsport and Joseph Chapline in Sharpsburg; Williams won the honor. (Scharf Collection, Box 115, Folders 51-60, MD Archives)

Two years later, in 1788, Abraham Shepherd won the right to operate a tobacco inspection warehouse on the riverbank below Shepherdstown adjoining the Swearingen Ferry landing. (Gardiner, p.59, citing Virginia General Assembly Act of November 29, 1788)

1790 – U.S. Population Census listed “Benona Swearingen” living in the Sharpsburg District with 3 females, 2 males under 16 years of age and one over 16. His name appeared between Joseph and Jeremiah Chapline indicating his probable location along the Potomac River.

The ferry was growing in importance with a movement in Maryland to improve roads. In 1790, the Maryland General Assembly passed “An Act to open a road from Swearingen's ferry on Patowmack [sic] river, in Washington county, to the iron-works and mills at the mouth of Anti-etam, and from thence into the main road leading to Frederick-town, in Frederick county.” William Good, Thomas Cramphin, and Benoni Swearingen were appointed commissioners to “lay off and open as aforesaid, at the expense of the subscribers of the said petition, a waggon road, not exceeding thirty-tree feet wide...” (Archives of Maryland Online, Vol. 204, p.477) [roughly this road follows the modern Canal Road to Harpers Ferry Road (at Antietam Iron Works) to Mills Road to Burnside Bridge Road to Porterstown Road to Mt. Briar Road/Trego Road/Townsend Road to Cramptons Gap]

1791 – The Maryland General Assembly passed an act for the construction of “a road in Washington county, leading from Foxe's Gap, in the South Mountain, to the town of Sharpesburgh [sic], and from thence to Swearingen's ferry, on Patowmack river...” (Archives of Maryland Online, Vol. 204, p.623.)

This road was illustrated on the 1794 Dennis Griffith map (see attached) running from Fox's Gap to Hess' Mill (later Keedysville) to Sharpsburg to “Shepards T[own]” across “Swearingans F[erry].” Interestingly, Griffith did not indicate a tavern at the ferry in 1794. (Note that Boonsboro was not established until 1792 and showed as “Margaretsville” on the 1794 Griffith map.)

1795 – Benoni Swearingen added to his Maryland property *Ferry Landing* (still not officially patented) with a survey of 66 ½ acres called *Ferry Landing Enlarged*. The survey widened the original slightly and lengthened the tract along the Potomac River following “the several Meanders thereof,” the eastern tip (the beginning and ending point) touching on a tract called *Resurvey on Antietam Bottom* (Washington Co. Patented Certificate 308, on Plats.net, www.mdarchives.state.md.us). This tract was officially patented in 1796 and recorded in Patent Record IC M, page 8.

Beginning as early as 1795 John Blackford (age 26) operated a “dry goods” store in Shepherdstown for which he advertised in the newspaper *Potomac Guardian* (18 July 1795, cited in Natalie Hahn manuscript, vertical file, Historic Shepherdstown archives, Shepherdstown, WV). On October 10, 1798, John Blackford and William Taylor announced “Partnership Dissolved. – The Partnership at John Blackford & Co. hath this day been dissolved by mutual consent...” (*Potomac Guardian*, 17 October 1798, cited in Hahn manuscript).

Ca.1797 – John Blackford married Sarah Swearingen, daughter of Benoni Swearingen. (Keesecker's Marriage Records of Berkeley County 1784-1854, microfilm, BCHS, Martinsburg, WV)

The 1798 House and Slave Tax of Berkeley County, Virginia listed John Blackford in Shephersdstown. He apparently did not own slaves at that time. (Berkeley Co. Historical Society, 2003)

1798 – Benoni Swearingen died, dividing everything between his wife, Hester, and his two children, Sarah (Swearingen) Blackford and her younger brother Henry Thomas (Van) Swearingen.

Benoni directed that his wife, Hester, should get “one third part of my personal Estate forever...one third part of the Annual profits of my Estate in Virginia and Maryland including the ferry...” and that she should “peaceably enjoy during her natural life the House I now live in [possibly in Sharpsburg?] with the Improvements thereunto belonging together with a Certain portion of Land to be Laid off by my Executors in the manner following to wit. Beginning at the east Corner of the Garden where William Chapline now lives and running with the Course of the upper pailings and fence until it strikes the river then up the river to a high point of rocks Known by the name of the ravens nest thence to the nearest part of the road leading from the ferry to Sharpsburg, then with the road to the Beginning...” (Washington Co. Will Book A, page 396) [this sounds remarkably like the 22 ½ acres that John Blackford bought in 1816, including the apparent reservation of possibly the ferry lot (where William Chapline lives?)]

According to the 1800 patent record for *Ferry Landing*, “by his last will made several bequests therein particularly stated, but not including the land above mentioned [*Ferry Landing*], and then devised to Your petitioner Sarah and his son Henry Thomas Swearingin [sic] (him a minor) all his estate real and personal, not before desposed [sic] of, to be equally divided between them...” (WC Patented Cert. 309, Plats.net)

Sarah and Henry also had to share their “halves” with Benoni's widow Hester (Esther or Hetty) who was specifically devised her 1/3 dower right “forever,” apparently regardless of her future marital status. Hester soon married nearby neighbor John Good who lived on part of *Resurvey on Piles Delight*. (1800 census; *Hagerstown Gazette*, March 5, 1811, microfilm collection, Washington Co. Free Library, Hagerstown, MD.)

1799 – Having dissolved his merchandising partnership in Shepherdstown the year before, John Blackford took over operation of the Swearingen Ferry and possibly began the tavern business (Berkeley

and Jefferson Intelligencer, May 9, 1806 announcement by Blackford that he was leaving the business he had been running "for the last six years...")

1800 – Sarah (Swearingen) Blackford and Henry Thomas (Van) Swearingen were granted the patent for their father's survey of 40 acres called *Ferry Landing* (see above).

The 66 ½ -acre *Ferry Landing Enlarged* was already officially patented and was devised to Sarah and Henry as part of the "undevise" land in the will.

The 1800 U.S. Population Census listed John Blackford in the Sharpsburg District with one older man over the age of 45 (unknown), one 16-25 (Henry T.V. Swearingen?), and one boy under 9 (Benoni S., b.1798) years old. The two females were his wife Sarah (16-25, d.1805 age 24) and a girl under 9 years old (Eliza P., b.1800). Blackford also listed seven slaves in his household in 1800. (Genealogy info from Green and Hahn, Epilogue, and from Max Grivno, "Historic Resources Study, Ferry Hill Plantation," 2000 p.18)

Listed immediately before John Blackford on the 1800 census was John Good (~40 yrs.) with one female (~40, Hester Swearingen?), one male under 9 and two females under 9. John Good listed nine slaves. Listed immediately after John Blackford was Thomas Shepherd (over age 45) with nine family members and three slaves.

1800 – The Maryland General Assembly passed "A Supplement to an act entitled, An act respecting the Public Roads in Washington County."

Specifically, "to examine and review that part of the main road leading from Sharpsburgh, in Washington county, to Swearingen's ferry, on Potomac, as laid out by the commissioners under the act of 1791, as far as the said road runs through the estate of Benoni Swearingen, late of Washington county, deceased...and if, in the opinion of said commissioners, the old road now used as aforesaid should be as eligible, and doing the least injury to the estate of said Benoni Swearingen, that then the said commissioners shall cause to be surveyed and laid out the old road aforesaid...as part of the public road leading from Foxe's Gap, in the South Mountain, to the town of Sharpsburgh, and from thence to Swearingen's ferry..."

1801 – Memorandum of Agreement between John and Esther (Hester Swearingen) Good and John Blackford. (Washington Co. Land Record (WCLR) Liber N, folio 383)

The document states that Benoni Swearingen's will devised "unto Esther, his wife, now the wife of the above named John Good, a certain lot or parcel of land...during her natural life and also named Sarah Blackford, wife of the said John Blackford..." and for the sum of \$200 to be paid by Blackford on April 15, 1802, John and Esther "have agreed and hereby do agree to relinquish their exclusive right...reserving for themselves no more than their Legal one third therein as of the other parts of the estate." [this is apparently the "ravens nest" parcel specifically drawn for Hester in Benoni's will]

The document continues with an interesting description of the ferry farm as it appeared in 1801: "It is further expressly agreed by the parties that the piece of new ground adjoining the field now in wheat and whereon the said John Blackford has cut the timber and made rails shall be by the executors put in cultivation as far as may be, that it may with the rest of the farm be rented or worked to mutual advantage and that no more orchard or fruit trees shall be planted or any part of said lot that is within the present fencing of the new ground mentioned above but the hill side between Mr. Blackford's garden and Mr. Good's present enclosure, may be put in grass or orchard at the discretion of the executors..."

1805 – Sarah (Swearingen) Blackford died leaving John Blackford with at least three children under the age of 9.

Meanwhile, Blackford continued the effort to improve the road from the ferry to Sharpsburg, recording three bonds in 1805, 1807, and 1808 with the State of Maryland, to serve as a commissioner overseeing the construction of the road. (WCLR, Liber R, folio 272; Liber S, folio 884; Liber T, folio 154, as cited in Robert Chidester, "Final Report on Historical Research, Ferry Hill Plantation," 2004, p.5)

1806 – John Blackford gave notice in the Berkeley and Jefferson Intelligencer that he had "withdrawn himself from the Ferry and Tavern opposite Shepherd's-Town..." and that Presly [sic] Marmaduke would be taking over.

Blackford apparently did not give up all rights to the ferry property, perhaps tenuously held through his son Benoni S. Blackford (a minor), heir of Sarah (Swearingen) Blackford. The arrangement with Presly Marmaduke to run the ferry and tavern was a partnership that was dissolved in 1810 according to an announcement in the Hagerstown Gazette. (Grivno, p.20, footnote 22)

The 1808 Charles Varlé map of Frederick and Washington Counties showed the Ferry as well as a symbol for the tavern (see attached).

1809 – The Maryland General Assembly passed an act "to survey and lay off a road, not exceeding thirty feet wide, from Boonsborough to intersect the Sharpsburgh road at the most direct and convenient point near to the town of Sharpsburgh, and thence in a direct course from the town of Sharpsburgh to captain Blackford's ferry, on the Patowmack river..." (Archives of MD Online, Vol. 570, page 13) This road would directly connect the ferry with the National Road and Pike system under construction.

The "turnpike fever" which began in 1796 with proposals for the National Road from Baltimore to Wheeling, hit its pitch between 1810 and 1830, a period when numerous toll roads were chartered and constructed in Washington County. The National Road/Pike, which passed through Boonsboro to Hagerstown and beyond, was completed in 1825. A turnpike leading from Boonsboro through Sharpsburg to the Potomac River ferry was chartered in 1815 and completed by 1833. (Williams, History of Washington County, pp. 151-155)

1810 – The U.S. Population Census listed John Blackford in the Sharpsburg District with one boy between the ages of 10-15 (Benoni S., b.1798) and one young man between the ages of 16-25 (unknown, Henry Thomas Swearingen?). There were no women in the household, however there were eight free blacks and five slaves. Listed immediately before Blackford was his old neighbor Thomas Shepherd.

From this record it appears that either Blackford returned to the Ferry House immediately after the partnership with Marmaduke dissolved or he never left.

1812 – John Blackford married Elizabeth Knode.

Up to this point, Blackford had been occupying the Swearingen's ferry property and operating the ferry based on his marriage to Sarah Swearingen, who died in 1805. With his marriage to Elizabeth Knode, it appears that the Swearingen family no longer would allow him to do this without some pretty hefty purchases.

1813 – Blackford began acquiring the lands that would eventually make up the Ferry Hill Plantation.

February – Henry Thomas Van Swearingen sold to John Blackford his half interest in the ferry land (but not the ferry operation or the tavern) that he got through his father's (Benoni Swearingen) will. The other half interest belonged to Benoni S. Blackford, son of John and Sarah (Swearingen) Blackford, who was still a minor. Remember that the widow Hester (Swearingen) Good had given up her 1/3 dower right to at least some of the land in 1801, but not the 1/3 right to the ferry operation. The lands involved in this sale are as follows:

- *Springers Lott* – purchased by Thomas (of the Ferry) Swearingen from William Springer in 1758 – 50 acres [this must be *Spurgions Lott* from William Spurgeon, and here the date jives with William Shepherd's memory]
- *Easy Got*, part of *Resurvey on Antietam Bottom* – purchased by Benoni Swearingen from Levi Mills in 1773 – 75 acres
- *Pell Mell* – "an undivided fourth part" (not quite sure how he claims his ¼ interest in the ownership of this tract) – 162 acres
- *Ferry Landing Enlarged* – 66 ½ acres
- *Ferry Landing* – 40 acres

Specifically reserved from this sale is Henry T.V. Swearingen's interest in the parts of *Ferry Landing Enlarged* and *Ferry Landing* "contained and included by a set of lines and courses running with the great road leading from the ferry landing to Sharpsburgh to a point on the river Cliffs called and known by the name of the "Ravens Nest" the same lines and courses being intended to include all the buildings and improvements on the left hand side of the main road leading from the Ferry to Sharpsburgh but especially the house called the Granary standing on the right hand edge of the said road." With this Henry retained ownership of the Ferry House and a Granary located at the landing, as well as the parcel laid out by his father Benoni and devised to his mother Hester (which she had relinquished her right to in 1801). The total acreage in this deed was 268 acres, minus the road and buildings, at a cost of \$35/acre or approximately \$9,000, however it is not clear exactly how much acreage Blackford acquired with this deed. (WCLR, Liber Y, folio 598)

July – Henry Thomas Swearingen entered a suit in Chancery Court in Maryland (not county court), in which he requested a division of the lands devised by his father Benoni to himself and his sister Sarah Blackford. As Sarah's heir, Benoni S. Blackford was the defendant in the suit, represented by his guardian and father John Blackford. The court agreed to survey the land and divide it into two parcels. Neighbors George Smith and Jacob Mumma, who served on the commission appointed to survey the property, wrote in their completed survey record on August 18, 1815:

"...by and with the consent and approbation of the said Henry Thomas Swearagen [sic] and John Blackford natural Guardian for his son Benoni S. Blackford we have surveyed and laid off four acres and twenty perches of land attached to the Ferry and Tavern Stand which appears on the annexed plat marked **F** which is to be held in partnership as it would not admit of being divided – The balance of said land we have divided in quantity and quality as appears by the annexed plat – and after we had divided the aforesaid land in quantity and quality and struck the division lines through the land and had Each part assurtained [sic] we find that there is in Lot No. 1 one hundred and twenty acres and in Lot No 2 ninety one and one half acres – exclusive of the aforesaid four acres and twenty one perches laid off to the Ferry & Tavern – and after the whole was completed the parties whare [sic] at a loss to know which part Each one was to have – and requested we should allot to Each one his respective part, and according to their request we have allotted to Henry Thomas

Swearagen [sic] Lot No. 1 Containing one hundred and twenty acres – and to Benoni S. Blackford Lot No 2 Containing ninety one and one half acres..." (Chancery Court Papers, 1813-1814, MSA S512-6-5048, #4897 Henry Thomas Swearingen vs. Benoni S. Blackford, Maryland Archives, Annapolis, MD).

The survey plat (see attached) shows the extent of the property, 215 acres according to the survey totals. Swearingen claimed in the February 1813 Chancery suit that the property included *Ferry Landing*, *Ferry Landing Enlarged*, part of *Antietam Bottom*, and part of *Pell Mell*. What he based his claim on for part of *Pell Mell* is unknown, although Swearingen may have already entered into an agreement with Abraham Shepherd for a coming conveyance.

November – On November 27, 1813 Abraham Shepherd sold 70 $\frac{3}{4}$ acres of *Pell Mell* to Blackford, while another 70 $\frac{3}{4}$ acres was sold by Shepherd to Henry T. V. Swearingen and Benoni S. Blackford. Adam Myers purchased the remaining 9 $\frac{3}{4}$ acres. John Blackford paid the hefty price of \$2,122.50, the same price paid by Swearingen and young Benoni Blackford. (WCLR, Liber Z, folios 282-288) Just what was Henry T.V. Swearingen up to? Both 70-acre parcels had Potomac River frontage; Henry's was down-river of John Blackford's half.

Pell Mell was patented in 1743 to John VanMetre whose daughter Elizabeth married Thomas Shepherd (founder of Shepherdstown) who devised the 162-acre tract to their son David Shepherd. Supposedly David Shepherd sold the tract to a man named Vandiver who sold it to someone else. However, since Abraham Shepherd was David's younger brother, it appears that the Shepherds either repurchased or retained *Pell Mell* until it was sold to Blackford, Swearingen/Blackford, and Myers in 1813. How Henry T.V. Swearingen acquired the earlier $\frac{1}{4}$ interest in *Pell Mell* that he sold to John Blackford in February 1813 is a mystery.

1814 – Blackford secured his bond given as security for a mortgage his neighbor Thomas Shepherd got from the estate of Philip Ground for *Grounds Dwelling* (part of a large tract called *Piles Delight* and *Addition to Piles Delight* located northeast of Ferry Hill). (WCLR, Liber AA, folio 61)

Shepherd essentially put a second mortgage on the property to secure his first mortgage (is that legal?), using both *Grounds Dwelling* and his home plantation on part of *Antietam Bottom* (also referred to as *Antietam Hills* in this document) as security. This Shepherd home plantation is what Blackford later called the Lower Farm in his journal, where Joseph Knode lived as Blackford's tenant, and was later devised to his son William M. Blackford.

1815 – September 2, 1815, a second deed from Henry T. V. Swearingen to John Blackford for his half interest in "parts of...*Antietam Bottom*, the *Resurvey on Antietam Bottom*, *Ferry Landing*, *Ferry Landing Enlarged*, & *Pell Mell*" for a total of 189 acres. (WCLR, Liber AA, folio 519)

This deed apparently included the 70 $\frac{3}{4}$ acres of *Pell Mell* plus approximately 118 acres of land excluding the ferry landing and the "Ravens Nest" parcel.

The beginning point of the deed was described as "a small distance above the improvements of the Ferry being the improvements now occupied by John Blackford and on the north side of the great road leading from the Ferry to Sharpsburgh..."

August – Just three days prior to the Sept. 2 deed to Blackford and several days after the settlement of his Chancery suit, Henry T. V. Swearingen (here Henry Van Swearingen) sold to his [cousin?] Thomas Van Swearingen (both of Shepherdstown, Jefferson County, Virginia) his half interest in the Ferry operation for \$10,000. (WCLR, Liber BB, folio 35). The

conveyance included the ½ acre landing lot on the Virginia side as well as “about four or five acres of land...attach’d to said Ferry on the Maryland side...which four or five acres includes the Ferry House now occupied by John Blackford and all buildings & improvements...” Perhaps this was a way of establishing the worth of the ferry, or a way to protect the ferry from acquisition by his ex-brother-in-law.

October – John and Hester (Swearingen) Good, living in Ohio County, Virginia, sold her 1/3 dower right in the Ferry for \$3,000 to John Blackford. (WCLR, Liber BB, folio 255) This means Blackford now has a controlling interest in the Ferry (1/2 interest through his son Benoni S. Blackford, still a minor, plus 1/3 interest from Hester Good).

1816 – May 3 – Blackford purchased from Henry T. V. Swearingen for \$900 a 22 ½ -acre lot, part of *Antietam Bottom*, part *Ferry Landing*, and part of *Ferry Landing Enlarged*, “beginning for the outlines to included the three parcels into one entire tract at a stone [set] up and planted near a Gum tree standing on the north side of the Waggon road leading from Swearagens [sic] Ferry to Sharpsburgh a small distance above the Ferry House and [running] and bounding from thence with the Deed heretofore conveyed by Henry Thomas Van Swearingen to John Blackford,” south and east with the road, then north and east with the road then northwest to the river and down the river to “The Ferry Lot” and around that lot to the beginning. This appears to be the “Ravens Nest” parcel. (WCLR, Liber BB, folio 252)

This was part of the acreage originally reserved from the first conveyance (but not all of it because “The Ferry Lot” remained separate), and was likely the part referred to as “Raven’s Nest” in the earlier (1813) deed. It is on this lot that Blackford constructed his new house by 1821 (see “Memorandum” below).

Benoni S. Blackford, the only surviving son of John and Sarah Blackford, died at the age of 18, still a minor, in 1816. His maternal uncle, Henry T. V. Swearingen claimed his inheritance of Sarah Blackford’s ½ interest in the Ferry “by descent...subject to the life estate of his said Father John Blackford.” (WCLR, Liber BB, folio 949) Based on this claim, Henry T. V. Swearingen sold Benoni Blackford’s ½ interest in the Ferry to John Blackford for \$5,000. Thomas Van Swearingen still held the other ½ interest (see above).

1818 – The Maryland General Assembly reviewed “An Act incorporating a Company to erect a Toll Bridge across the Potomac River, opposite Shepherd’s Town.” In order to raise the estimated \$100,000 to build the bridge “books” were opened in Sharpsburg “under the direction of John Blackford, George Smith, Jacob Miller, Joseph Heddrick, and John Miller,” and in Shepherd’s-town “under the direction of John Baker, Thomas Van Swearingen, James S. Lane, Henry Boteler, and Thomas Toole,” as well as in Middletown, Frederick, Hagerstown, Boonsboro, Baltimore, Winchester, and Martinsburg. Section 17 of the Act stated: “That the proprietor or proprietors of the ferry, and ferry landing, at Shepherd’s town, shall be permitted to subscribe on the day the books are first opened, the whole amount of the sum they may be entitled to receive as a compensation for their property taken by the company aforesaid...” (Archives of Maryland Online, Vol. 192, page 2257)

The Act was passed by the Maryland General Assembly in January 1819. In February 1819 the governor of Maryland was “requested to transmit forthwith to the executive of Virginia, a copy of the act...that it may be communicated to the legislature of Virginia now in session.” (Archives of MD Online, Vol. 192, page 3007)

The bridge was never built, apparently the necessary amount never collected. In 1827, the Virginia legislature sent the Maryland General Assembly a copy of a similar law with a request that Maryland pass legislation “providing for the erection of a toll bridge across the Potomac river, at or near Shepherdstown.” Maryland’s Internal Improvement committee answered, “that the object contemplated by the aforesaid law of Virginia, is fully provided for by an act of the General Assembly of Maryland, passed at December session, 1821,”

perhaps referring to the final passage of the 1818 Act (see above). ([Archives of MD Online](#), Vol. 474, page 291) Again, this bridge was never constructed and John Blackford and Thomas Van Swearingen continued as co-owners of the ferry.

1818/1819 – Blackford's neighbor Thomas Shepherd (Sheppard) died, apparently still in debt. His will was said to have instructed the executors (John Blackford and Adam Myers) to sell his home plantation (the Lower Farm on *Antietam Bottom*) and *Grounds Dwelling* to cover any unpaid debts. (WCLR, Liber DD, folio 249) To do this Blackford released his mortgage (see above) to allow the sale; there is no indication whether Blackford was owed any money but he may have released the mortgage in order to get paid through the sale of the properties.

The 122-acre farm called *Grounds Dwelling* (on part of *Piles Delight* NE of Blackford) was sold to John Youtsey (Yountsey) who appeared on the next year's 1820 census as a nearby neighbor of John Blackford. (WCLR, Liber DD, folio 693)

The 35 acres of *Grounds Dwelling* was sold to John Beard. (WCLR, Liber EE, folio 142)

The Shepherd home plantation (the Lower Farm), 113 1/8 acres on part of *Antietam Bottom* was sold by the executors, John Blackford and Adam Myers, to David Moore (Blackford's stepfather). Moore then reconveyed the farm to John Blackford. The price paid was \$4,751.25, indicating the farm was well improved.

Blackford corresponds with Thomas Worthington in Ohio asking for his barn plans. (Chidester, Appendix A)

1820 – U.S. Population Census. Blackford, now over the age of 45, was listed with three males and one female under age 9 (Franklin, John? or Otho?, Henry V. S., and Jeanette), one male and one female age 16-25 (unknown), two females 25-44 (wife Elizabeth and her sister Catherine?), and one female over 45 years (unknown). He also listed twelve slaves in his household, four of them young children. Four of his household members were "engaged in Agriculture."

This was the peak census year for slave ownership in Maryland. Blackford's twelve enslaved laborers were not unusual, even in Washington County. Among his 43 neighbors listed on the same census page, 17 were slave owners, including Joseph Chaplin (Chapline) who listed 15 slaves, Jacob Muma (Mumma) with one, Samuel D. Price listed seven slaves, Isaac Willson (Wilson) had six, Archibald Richey listed 16, while Samuel Showers listed 38 slaves (24 of them in manufacturing).

All of Blackford's children born of Sarah (Swearingen) Blackford had died. Not all of the birth and death dates given in Green and Hahn's Epilogue genealogy appear to match this census. Either could be wrong. However, with this large household it is likely that the mansion house was by then occupied.

The stone barn was constructed this year, possibly using plans acquired from his friend Thomas Worthington (by Blackford's previous Swearingen marriage he was also a relative). Although this barn was later destroyed during the American Civil War, the stone foundation, with its date stone intact, was retained when the barn was rebuilt ca.1870 (indicated by a second date stone). Possibly several of the four adult slaves not engaged in agriculture were engaged in barn construction.

1821 – John Blackford wrote a "Memmorandum" [sic]:

A List of my Lands which I have purchased in Washington County previous to 1825
[Blackford's memo appears to be dated 1821, but he writes 1825 in the text] with the cost

subjoined of the respective Tracts with the respective sums which I have paid for life Estate and what I will term assurance [sic] in fee, being only myself intitled [sic] to a life Estate previous to this purchase.

| | |
|--|---|
| 70 $\frac{3}{4}$ [acres] Part of Pell Mell Bo ^l of Abraham Shepherd \$30..... | 2122.50 |
| 189 $\frac{1}{4}$ Several Tracts & part of Tracts from H.T. Swearingen 35.... | 3311.87 $\frac{1}{2}$ |
| <u>22</u> a. lot reserved on which I Built my House..... | 40.....900.00 |
| <u>282</u> John Good & wife. Her Dower in Ferry Estate ----- | 3000.00 |
| Henry T. Swearing [sic] to assure me in fee in the whole Estate- <u>5000.00</u> | |
| | 14334.37 $\frac{1}{2}$ |
| Expense Building Dwelling House & Barn ----- | <u>8365.62 $\frac{1}{2}$</u> |
| | \$22700.00 |

282 Acres @ 8000 Cents or 80 $\frac{1}{2}$ Dollars per acres is within a fraction of the above stated amount which is what my land costs me counting the Expense of Improvements and that not intirely [sic] only such as is of magnitude

This document, in the Beckenbaugh Collection at the Boonsborough Museum of History, provides a construction date-range for the Ferry Hill house between 1816 and 1821. The barn foundation has a datestone inscribed 1820. Deeds indicate that Blackford was still living at the ferry house in 1815, and did not fully purchase the lot upon which he built his house until 1816.

1824 – Maryland passed legislation to build Chesapeake & Ohio Canal replacing the Potomac Navigation (Canal) Company.

1827 – After a ten-year hiatus, Blackford began purchasing land again, primarily along the Potomac River southeast of the Ferry hill. From William Price, executor for the estate of John J. Hays, he purchased 36 $\frac{1}{2}$ acres of *Antietam Hills* for \$730. The parcel adjoins *Pell Mell*, *Antietam Bottom*, and *Resurvey on the Addition to Piles Delight*. (WCLR, Liber II, folio 173)

1828 – May 9, 1828 Blackford purchased what appears to be the old Shepherd home plantation (Lower Farm) from David Moore, his stepfather. The tract is 113 $\frac{1}{8}$ acres, part of *Antietam Bottom* and *Resurvey on Antietam Bottom*, for \$4,751.25. The price implies that there were some improvements on the property.

Anne Royall visits Ferry Hill and mentions watching Blackford sitting on his porch as she crossed the river.

In 1830, John Blackford had 455 acres in Washington County surveyed and patented under the name *Moreland*, apparently a play on David Moore's name as well as the fact the Blackford was gathering a large amount of land for his plantation. (Plats.net, Washington Co. Patented Certificate 608, Patent Record GGB 1, page 190)

This year construction of the Chesapeake & Ohio (C&O) Canal began. The canal was planned to parallel the Potomac River from Ohio to Georgetown. The fledgling Baltimore and Ohio Railroad also held promise for cheap, rapid transportation of products from the Western Maryland farms. An 1831 editorial in the Hagerstown newspaper Torchlight and Public Advertiser stated in monetary terms the advantages of such modes of transportation: "Our farmers are now paying from \$1 to \$1,50 per barrel, for carriage to Baltimore. The Canal or Rail Road, will, it is believed, produce a saving of 70 cents per barrel in the price of transportation to market, which will be about \$90,000 upon the whole crop, making that addition to the income of the county. But flour is but one item—the same result will take place in regard to our corn, beef, rye, pork, whiskey, lumber, lime, iron, fruit, vegetables, &c." (Torchlight and Public Advertiser, March 10, 1831, microfilm collection, Washington Co. Free Library, Hagerstown, MD.)

1829—From John Blackford's Diary, 1829:

February 3—In Hagerstown. "settled my business with the orphans court, sheriff's office..."

February 5—*"Thursday the last night has been extremely cold have put up the new stove in the bedroom it does not appear to do well..."*

February 8—*"Sunday...rose in bad health...Mr Talbert and lady came over he remained with me in my sick room..."*

February 12—*Bowers and Eversole working at and commenced framing the wagon shed."*

February 28—...Joseph Shepherd and Mr Spong Jnr. Called and gave receipts for the 2nd payment. Gave J. Shepherd a check on the Hagers Town bank for \$872.10 it being the balance due to all the legatees on the 2nd payment for the land and property sold.

March 3—*"...old Negro Sam still in the hospital laid up with his foot..." [on 2/28/29 Blackford noted that Sam ("Old Sambo") moved to the quarter]*

March 4—*"Bowers and Eversole working on the shed frame..."*

March 5—"settled with the orphans court John Shepherd's other account: paid Robt. Armstrong \$429 as guardian of the children and heirs of Shepherd his receipt and acquittal filed at the Registers office..."

March 6—*"Bowers making foundation for the shed..."*

March 11—*"...Bowers finished the bee house..."*

March 12—*"...George Bowers came at 12 and we collected 8 or 10 hands and raised the wagon shed in the course of the afternoon..."*

March 14—*"...G Bowers & M Cookus to assist him put up the gable ends of the shed..."*

March 27—*"...G Bowers & Alsip comensed to prepair for nailing on shingles on wagon house..."*

March 31—*G Bowers making bee hives...Bowers has finished the wagon house and some other small jobs has worked in all sice [sic] he commensed which was December 29th 1828 33 days—he went home after supper."*

April 1—"...have not been out of the house have been ingaged poasting my books..."

April 3—"...John Frantern [Frantesn?] [hired man] ...planted a snow ball tree, an Athenian poplar and a locust..."

April 17—"...planted some gourd seed in front of the house..."

April 20—"Mr. Hort [piano instructor] arrived with one waggon load of furniture..."

May 12—"...JK and myself nailed on the lath on one side of ice house..."

May 14—"...JK and myself nailed on lath for thatching..."

May 15—"Jacob Gouss finished tying on the [straw] faggots on ice house..."

May 16—"...C Pickley [hired woman] whitewashing the kitchen..."

June 2—"...Franklin planted some potatoes adjoining the privy..."

June 7—Sunday, "...M Varble brought the carpet from GM Conradts Frederick Town with the bill of \$33.25..."

June 20—Saturday, "...Henry M. cutting some grass about the house..."

July 9—strewing elder leaves through the wheat to prevent weavle

July 17—"...Julious fixing up the cistern that has given way..."

July 20—"Jacob Newman and son Joseph called settled with them for the piano by paying \$180 and my note payable Dec 1st for \$100..."

July 31—"...sent a bag of woll to Boonsborough by the wagon that moved Mr. Hort's goods..."

August 10—"Doc. Quigley called wanted to see original deed for the ferry lott in Virginia..."

August 20—"...Rode to Sharpsburgh & Mummas. Met A. Hogmire who gave me a plot of resurvey on Moreland..."

[multiple notations for September about working on the turnpike road from Mummas to the river. Henry Piper is farming the lower farm on shares]

October 26—"...brought up from the office 3 bushel salt..."

October 27—"...Benjm Engle brought a wire window screen and my umbrella new covered from Balto—pd 2-75 for the repairs of the umbrella..."

November 4—"...Limen has been prepairing to shingle the quarter..."

November 7—"*...Pd. M Lemen \$5 on acct of work he finished shingling the quarter last night says he nailed on 870 shingles a. 15 cents...*"

November 10—Tuesday, "*...Mrs. B bought a gross screws at ST pd 37 ½ which is intended to fasten the brass steeples to hold the stair rods...*"

November 11—"*...moved the piano into the little parlor...*"

November 17—"*...I remained in the house writing all day...*"

November 18th—"*...have trimmed the grape vines in the garden...*"

November 19—Thursday, "*...Mrs B sat out 3 pear trees which with 3 others planted a few days since all from George Knode's nursery...*"

November 26—Thursday, "*...Capt. Highbarger came from home this morning has brought 6 lights glass from Robinsons...Highbarger engaged glazing windows and altering pantry...*"

November 28—Saturday, "*...Highbarger working at windows & old table...gave my notes [in Sharpsburg] for articles bt at Myerses sale amt \$86.35 ½...*"

December 7—"*...set poinon for the rats in the cellar...*"

December 16—Wednesday, "*...Mrs Noftsinger cutting and making up clothes for the Negroes...*"

1830 – From John Blackford's Diary, 1830:

January 1, 1830 – "*...a peach tree in bloom near the well.*"

January 3—"*...moved Ned [who had been very sick] into the small room above the kitchen...*"

January 4—"*...Ned mending, Old Judy here...*"

January 7—"*...Julious laid up in the hospital with strained knee behaved very bad last night...*"

January 8—"*Julious and Ned both in the hospital...*"

January 9—Saturday, "*...J Knode and negroe Jim Clawson hauled one load wood to ferry office...*"

January 10—"*Ned in hospital tho recovering Julious hobbling out a little. Dumb Elsey called...*"

January 11—"*Ned still in the hospital...*"

March 12 – "*I sat [set] out a Mulberry tree on the west side of the house. – ...had my chimneys swept.*"

April 6 – "*Sam Bell whitewashing...paid for Cromak [Chrome] yealow [sic], 12 ½ for the walls of the Room.*" [no specific room mentioned]

April 7 – "*...the girls cleaning House all the furnature out of Plase [sic] for the last two days.*"

April 8 – "*Negro Sam Bell whitewashing up stairs...*"

April 9 – "*Negro Sam Bell finished white & yealow washing...*"

April 22 – "*...paid Negroe Sam Bell \$1.68 ¾ for white washing House.*"

May 21 – "*Stifler [a mason] at the wall in front of the barn...*"

May 22 – "*Murphy digging out the old lime kiln...*"

June 3 – "*Julious digging the Cisterns larger...*"

June 9 – "*Stifler & Jefferson [his black journeyman mason] commenced the walling the Cistren [sic].*" [William Mose had been quarrying stone for the Cistern wall]

June 14 – "*Stifler...set to plastering the inside of the Cistren [sic] with Cement mortar [sic]...*"

June 15 – "*Stifler finished the Brick pipe to the Cistren [sic].*"

Oct. 7 – "*...obtained some straw burry [sic] plants from Joseph J. Merrick Esq. and Genl. Otho H. Williams.*"

Oct. 11 – "*Dutch John working in the Garden fixing strawberry beds [6' x 6' x 6']...*"

Nov. 9 – "*...manure for the Asparagus bed...*"

The Hagerstown Torch Light and Public Advertiser carried an advertisement placed by John Blackford (April 1, 1830, page 3; as transcribed by Robert Chidester):

FARM & FERRY

FOR SALE

That beautiful Estate called FERRY HILL...on the Potomac river opposite Shepherdstown, commanding an extensive view of that Town, River, and of the rich and picturesque country in a circle of many miles; it contains 500 Acres, one half of which is in a high state of cultivation, with extensive Orchards, the residue covered with a great variety of large and valuable timber. The *MANSION HOUSE* is of Brick, built in the most substantial manner, forming a L, one front fifty and the other seventy feet, two stories high, all of the very best materials and in the modern style; cost \$10,000 to construct; the lawn consisting of about five acres, is adorned with a variety of fruit and ornamental trees; attached is a large and fertile Garden well enclosed and stocked with fruits; a Carriage and Ice House, with every other necessary building. Near the house is a Well of excellent Water and two spacious Cisterns; the Barn is of Stone, 90 by 40 feet, with Stabling underneath the whole. The Tenant's House is situated at a suitable distance, is large and convenient, attached to which is a large Barn, two well enclosed Gardens and all necessary out buildings, with abundance and variety of fruit; a large Stone Spring House with a large never-failing Spring which affords a splendid situation for a Distillery.

The FERRY is one of the best and most productive on the Potomac; attached thereto is an extensive *TAVERN HOUSE*, two stories, rough-cast, has 12 rooms, 6 on each floor, with *Stableage, Granary and a Stone Smith Shop*. The most important advantage in the location of this Estate, is its having the Turnpike Road leading from Winchester in Virginia to Baltimore, passing through it, and is directly on the line of the Chesapeake and Ohio Canal and the Baltimore and Ohio Rail Road, and must necessarily become a place of deposite. This property binds on the Potomac more than two miles, the curve in which River includes nearly all the Estate, which gives it a singular advantage, as the whole of the land can be enclosed by a short line of fence. It has likewise the advantage of being in the vicinity of Iron Works, and several large and extensive Flour Mills. For further particulars, apply to MARMADUKE W. BOYD, Esq. Hagers-town, and for Terms to the proprietor, on the premises.

JOHN BLACKFORD.

This advertisement provides a very clear picture of the Ferry Hill Plantation in 1830. There are three areas described: the Mansion House Area, the Tenant House Area, and the Ferry Area.

- The Mansion House Area:
 - Brick Mansion House, L, 50 by 70 feet, 2 stories
 - Stone Barn, 90 by 40 feet, stabling below
 - Carriage House
 - Ice House
 - Well
 - Cisterns (2)
 - Other necessary buildings [typically this includes smokehouse, out-kitchen, privy, slave quarters, other sheds]
 - Five-acre lawn with ornamental trees and fruit trees
 - Fenced garden, fruit
- The Tenant House Area:
 - Tenant House, [log, see attached photo], large
 - Barn, large
 - Stone Springhouse, large
 - All necessary outbuildings
 - Fenced gardens (2), fruit
- The Ferry Area:

Tavern House, rough-cast (stuccoed) [over timber frame], 2 stories, 12 rooms, 6 each floor
 Stable
 Granary [on the right (southeast) side of the road?]
 Stone Smith Shop [probably no longer standing]
 [the stone cottage and stone store/house have not yet been built]

Why did Blackford advertise for sale the plantation he has so painstakingly put together within just the last 15 years? It may be that because the routes of the C&O Canal and the B&O Railroad that were planned to pass right through Blackford's extensive property, he needed to get a sense of the plantation's value. Armed with a current value for the property, he could negotiate the best price for the necessary rights-of-way, or so he might have thought. C&O Canal map (drawn in 1890s but based on 1830s Judgment Records) shows the extent of John Blackford's holdings. Part of the Jacob Bedinger farm would also become part of the Ferry Hill Plantation in 1837.

1830 U.S. Population Census, Blackford, now about 55 years old, listed ten white people in his household including his wife (30-40), two boys and two girls under the age of 10, two boys between 10 and 15, two young men and one young woman between the ages of 20 and 30. Blackford also listed five male slaves and three female slaves, four of whom were young children. The following year (1831), Blackford recorded a Certificate of Slaves in the Washington County Courthouse, in which he certified the importation of four slaves, William (22), Hannah (20), and her children John (3) and David (1). (WCLR, Liber M, folio 522)

1832 – August, the Washington County Court instructed the Sheriff and a "Jury of eighteen inhabitants of said county" to take an Inquisition of Blackford's property. The inquisition was returned to the court in November 1832 and was immediately challenged by Blackford. The following month, "good cause having been shown by the said John Blackford against the said Inquisition," another one was ordered, the Sheriff and a new Jury to meet on Blackford's land January 3, 1833. Forty-one acres, three rods, and one perch were measured out of *Moreland*, for which Blackford was awarded \$1,500 (Washington Co. **Judgment Records, Liber 20, folio 23**).

1833 – The C&O Canal Company condemned a one-acre parcel, part of "the ferry lot," in order to construct a lift lock for boats to leave the canal and cross the river to the Virginia side to pick up cargo. The compensation offered to the ferry owners, including John Blackford and the heirs of Thomas Van Swearingen (John and Mary Quigley, Hannah Van Swearingen, Virginia Van Swearingen, and Julia Van Swearingen) was "one cent." They took the company to court to get "just compensation," not just for the land but also for the potential loss of ferrying business since people wouldn't have to ferry their produce across the river to load it onto the canal boats. But the court found in favor of the canal company. (December 3, 1833 letter from John Blackford & others attorneys to the President and Directors of the Chesapeake and Ohio Canal Company, National Archives, Record Group 79)

1834 – By 1834 the C&O Canal had reached the Sharpsburg District and continued nearly to Williamsport. The railroad, however, crossed to the Virginia side of the Potomac River at Point of Rocks, before reaching Washington County, because of the narrow right-of-way passage at that point, which was already owned by the canal company. The railroad would likely have made a greater impact on Washington County farm production than the advent of canal transportation appears to have.

It is likely that the Stone Cottage and store were constructed in anticipation of the canal. Lock 38 was located directly adjoining Blackford's Ferry.

1835 – Land purchase by Blackford from Joseph and Mary Hayes said to be 5 $\frac{3}{4}$ acres. (WCLR, Liber RR, folio 334)

1835 diary entry: "...have been ascertaining [sic] the Receipts at the ferry for the last five years to ascertain [sic] the depression in consequence of the Canal which I find the last year to have depreciated 50 per cent from the preceeding [sic] year."¹

Dec. 2, 1835 – "the hands put up a stove in the Dining room."

Dec. 10 – "Will and Murphy engaged [sic] making a Hovel for the Hoggs near the Canal Pit."

Dec. 15 – estimates 230 bushels of corn in the "Corn House."

Dec. 24 – "Franklin came down staves [sic] and is so much recovered..."

Jan. 18, 1836 – "C.K. Jennett & Helena quilting in the upper parlor"

Feb. 2 – "Mr. Cease [Siess] the mason called wants to rent the stone cottage; wants a garden to it."

Feb. 18 – "I put a lock on the Kitchen doore [sic]."

March 18 – "Salley Shepherd lodged with the girls"

March 23 – "fixed a latch on the dining Room doore."

April 2 – "G. [George] Reynolds and Quigley agreed to take [rent] the ferry House for George Unseld to keep as a tavern, to Board the hands and Repair stable, pump and all the necessary repairs the materials...to be furnished."

April 7 – "two of the tax asesors [sic] ...took an account of my Property. 466 acres of land, 17 negroes, 11 head Horses, 15 Cattle, 36 head Sheep, 15 lambs, carriage & gig furniture and plate copper Kettle."

April 15 – John T. Cookus, wife, and two girls, "lodged with us not meeting with accommodations at the ferry House."

April 16 – purchased from O.H.W. Stull in Hagerstown, 3 silver leaf poplars, and 6 peach trees, "some Shrubbery and trees"

April 20 – "Enoch all day taking up and seting [sic] out young mulberrys [sic] and poplars on the Clifts [sic] and about the little spring in the Clifts."

May 9 – "William Bowen called to enquire about painting and papering; sent Dick for lime to Jacob Millers Brought half Bushel to white wash with"

May 11 – "Negroe Sam Bell white washing two Rooms"

May 19 – Bowens Boys painting the Dineing [sic] and bed Rooms"

May 25 – "young Hersey came after Breckfast [sic] and commenced painting the out side of the House."

May 26 – "Bowens two Boys painting and pensyling [sic] the wall of the House."

May 27 – "Bowens Boys painting...William Bowen called says he will stain and paint the house by the day."

May 30 – "Bowens apprentice painting a Doore." [probably inside, raining that day]

June 3 – "Franklin and Will making an arbor on the Clift above the spring"

June 5 – "M. Shellman [a white hired hand] returned to lodge and did lodge above the office. "

June 14 – "William Bowens Boys came over in the afternoon and made a small beginning to stain the House outside."

June 15 – Bowens boys staining the house.

June 17 – "Bowens two boys came and are staining and varnishing the stair Railing and the Thermometer frame."

July 2 – "Pd S. Bill [Bell] \$2.25 for white washing 9 Rooms."

July 5 – Bowens Boys have been pensiling [sic] the House again this day."

¹ John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS.

July 6 – “Mr. Bowen called with a pattant [sic] pulley for a passage lamp.”
 July 7 – “Bowens Boys are here and about to finish”
 July 16 – “the two Boys Duke & Neal [Blakeney] came over in the evening supped and lodged in the office”
 July 21 – “Mr. Shindler called to see the spouting of the House”
 July 22 – “Conrad Shindlers Col'd man came over and repaired the spouting which was done in a few minutes.”
 July 26 – “Mr. Powell [carpenter] and his man went down to Unselds to supper, my family not being satisfyed [sic] to Board them.”
 Aug. 2 – “Mr. Powell and his 3 hands framing the straw house”
Aug 4 – “Powell and man was 4 days Boarding at G. Unseld....Capt. D. Highbarger, Abm. Smith, J. Knode and two lads that work with him...assisted with my own hands to raise the straw house...Powells hands commenced to pull off the old Barn roof and nail on new shingles”
Aug. 5 – “sent Ned up to C. Shindlers for 30 sheets of Tin for the Barn Roof”
 Aug. 12 – removed shingles from the ferry house stable and replaced them – 1,932 shingles²

1836 – Blackford bought 50 acres of the Jacob Bedinger property (see C&O Canal map), part of *Antietam Bottom* and *Resurvey on Antietam Bottom*, adjoining the eastern boundary of *Moreland* (formerly the Shepherd home plantation or Lower Farm). According to the deed, Henry Bedinger (father of Jacob?) purchased the property in 1763 from Margaret and Thomas Foster. The Jacob Bedinger property was sold by order of a Court of Equity following his death. The price was \$45 per acre and the court confirmed the sale in 1837. (WCLR, Liber TT, folio 165)

This brings Blackford's total acreage (500 acres listed in the 1830 ad, plus 5 ¾ from the Hayes' and 50-acres from Bedinger) to approximately 556 acres, not counting the acreage lost to the canal.

1838 – After a long illness, Elizabeth (Knode) Blackford died October 7. (Green and Hahn)

From Ferry Hill Plantation Journal 1838-Jan. 1839:

March 17, *“Murf and Will brought up 10 bu. Clover seed, deposited in office upstairs.” This could mean that the “office” is in another building separate from the main house.*

June 20, *reference to 200 bricks to repair oven.*

August 2, *reference to making paling fence for the garden “in rear of my office.” Could mean that the office was in a separate building north of the house.*

August 14, *Blackford wrote to G. Conradt of Frederick about making carpeting.*

Reference to working on cistern

September 3-4, *reference to the “breakfast room.” J. Moore [Blackford's step-brother?] commenced pulling down fireplace in the breakfast room” preparatory to making alteration.*

September 5, *measured for cupboard by the fireplace, presumably in breakfast room*

September 16, *money missing from Blackford's desk in his office. Sash of “gable end window removed by which house was entered.” [There is no gable end window in the room designated as the office in the main dwelling.]*

² John Blackford Diary, 1835-1836, transcribed by Margaret Young, manuscript in Western Maryland Room, Washington Co. Free Library; original in F. Pauline Blackford Collection, Special Collections, MdHS.

September 17, *reference to finding the empty cash drawer from Balckford's desk "upstairs hid under some wool."*

October 4, *note that 50 bushels of apples were placed in the cellar.*

October 15, *Blackford bought 1 lb of wrought nails for cistern shutters.*

November 1, *Blackford took 280cwt carpet yarn to Conradt to have wove.*

November 13, *sent a sample pattern of striped carpet (from Mrs. Parren's carpet) to Conradt, as an example of what Blackford wanted.*

December 6, *Samuel Barnett came to fix the windows and put in new cord and pulleys. He also set up CK's stove in the breakfast room.*

1839 – January – Blackford transferred a mortgage he held on Abraham Barnes and Melchim B. Mason for personal property (including slaves), security for a loan of \$10,000 he made to them in 1835, to Dr. John Hanson Thomas. Although the document says only \$1 was exchanged there were also "valuable considerations," meaning that perhaps Blackford owed Thomas money or payment had been made to Blackford previously. (WCLR, Liber TT, folio 774)

From John Blackford's Diary, January 16-1839-October 19, 1839:

18th January--..."ingaged this morning [minding?] the catch of the room door..."

21st Monday—"...I have remained in my office all day..."

28th January 1839—"...sent Enoch off at sunrise with the cart for Boonsb. He took Daphney's box with her clothes and some apples &c to Jenett: a letter to Mr. S Bentz ordering the parlor stove and some small articles beside...Enoch returned with the stove and some small articles as for Bill amt \$2, 12 ½ ..."

29th Tuesday—"...I put up the parlor stove..."

5th February, 1839—"...had the stove in the cellar removed to the quarter and the cooking stove put in its place..."

12 February, 1839—"...in the evening CK came home sick and went to bed. Had a bed fixed for Martin [Shellman] upstairs in my office..."

13th Wednesday—"...M. Shellman lodged in the office & Betsy Mahafey in the house..."

14th Thursday, 1839—"...Franklin brought up a ten plate stove for which I gave him a cooking stove [the one in the cellar?] and the apparatus which cost me 36 Dollars..."

24 February 1839—"...wrote a letter to Docr John Quigley in answer to one from him of the 20th on the subject of repairing the wall inclosing the graveyard and respecting the ferry. Which I offered to buy or sell at \$5,000. or pay 300\$ annually; I asked for an answer to my proposition..."

2 March, 1839—"...lease to Reynolds of the ferry lot to commense Feb. 16, 1836 to continue eleven years to Feb. 16, 1847.

7th March, 1839—"...Martin about the kitchen, quite intoxicated..."

9th March, Saturday—"...sent Jupe with dog [walice??] to old Mr. Folks and brought a pine table from Samuel Barnettts painted by Bowen..."

10th March 1839—“...I passed the day pretty much in my office. Martin says Henry Selby and some more such characters was drinking, quarreling and making much noise down at Franklins...”

11th Monday—“...Wm Bowans boy came over and varnished the pine table which Barnett had made and which Bowan painted.

17th Sunday morning—“...caught Isaiah examining my small drawers in the bookcase for which I gave him a correction...”

20th March 1839—“...Martin making faggots in the barn to patch the ice house roof...”

7th April 1839—“...Franklin came to whom I gave a lecture for his conduct...”

17th April 1839—“...Negroe Sharlott's age I find from examining a bill of sale that she is 54 years of age I bought her in 1798 28th April from William Thornbury...”

24th Weds.—“...Sharlott sat out for home...”

16 May 1939—“...sent Enoch over with the sofa to Conner to have it stuffed over again...”

30th Thursday—“...David Conner called with an account for repairing a sofa amt \$10.75 which I conceived exorbitant. I offered to pay him \$6.75 which he refused to take and went off...”

3^d Monday [June]—“ S. Barnett called to measure for the timber for the Balconey he then rode my mare to the iron works to see about the iron and spikes for the[boat? Blackford was having a new ferry boat constructed]...”

18 July Thursday—“...the 68th anniversary of my birth...”

Aug 26—“...N. Carusi called. Paid him \$250 for a piano...”

Aug 31—Blackford sleeping in the “large chair” [he had been ill for the last month or more with difficulty breathing, chest pain, head ache and upset stomach—heart attack???

Sept. 3—“He [Brantner] has commenced the balcony this morning...”

5th Sept.—“...Dr. Dorsey came ½ after one o'clock, sent for Parran who did not come until 4....” Dorsey remained all night. [Blackford was not responding to Dr. Parran's treatments and so Dr. Dorsey was called in.]

6th—new ferry boat done and painted.

8th—“...Franklin called and did not speak to JK [who was also there visiting Blackford] his wife called on her return from S Town...”

10th Tuesday—“...2 of Barnharts young men at work repairing the Belcona...” Doctors Perry, Dorsey and Smith all met to discuss Blackford's condition and stayed for dinner. They all concluded that he was much better.

12th Tuesday—“...I rode round by JK and up the canal Corban and Franklin with me on horseback. I am very weak. I said to Corban that I should expect him to pay me two thousand dollars on or before May next, he sat out for home. Sent the lounges and 8 brass rods over to H. Kimer...” [Blackford

extended two other deadlines for Corban to pay money owed, May 1839 and July 1839. The amount owed increased substantially each time]

15th—“...Elizabeth Franklins wife delivered last night a fine perfect girl child...”

17th Sept.—“...S Barnharts hands finished the ballcony. Conrad Shindler called. Ingaged him to adjust the tin spouting...”

27th Sept—“...Barnhart putting up mantle[?] and the cupboard. Ferrel painting ballcony floor...”

29th Sept—“...Ferrel came at one o'clock and resumed the painting...”

3 Oct.—“...Doct. Quigley ...signed the agreement with Julia Swearingen and Hannah Van her daughter...” [for Blackford to purchase their rights to the ferry]

September – Blackford entered into an agreement with Thomas Van Swearingen and his wife Ella E. and Hannah Van Swearingen of Fayette County, Kentucky, and John Quigley and wife Mary and Julia Van Swearingen of Jefferson County, Virginia to purchase their half interest in the ferry, including the $\frac{1}{2}$ - $\frac{3}{4}$ -acre lot on the Virginia side and the 4-5 acres on the Maryland side with “the ferry house and all buildings and Improvements...” (WCLR, Liber WW, folio 605). This was not officially finalized until 1840, after Blackford's death.

November – John Blackford, age 68, wrote his Last Will and Testament on November 1, 1839 and died on November 5. He divided the Ferry Hill Plantation into three farms (much like the three areas in the 1830 sale advertisement):

- To Franklin he devised the ferry property, “including the undivided moiety or half part which I have lately purchased from the widow and heirs of Thomas Van Swearingen, the purchase money of which is to be hereafter paid of my estate at large [\$5,000],” to which he added 10 acres of orchard and specifically excluded the “stone cottage;”
- To Henry V. S. he devised “the home or farm whereon I now reside [Ferry Hill mansion];”
- To William M. (Moore) he devised “my lower farm whereon Joseph Knode now lives with the three parcels of land at different times acquired and purchased from the heirs of Thomas Shepherd, Dr. Hays, and the trustees appointed to sell the real estate of Jacob Bedinger.” William was still a minor and Joseph Knode was given a 2-year lease to continue on the property;
- To his married daughter Janet (Jeanette) Smith, wife of Otho J. Smith, one of the executors, he gave money and personal property;
- To his unmarried daughter Helen he gave money;
- And to his sister-in-law, Catherine Knode, he devised a \$200 annual payment.

December – Public sale of John Blackford's personal property, as instructed by his will to provide the cash payments to Janet, Helen, and Catherine. For this an inventory was recorded (WCRW, Inventories, Liber L, folio 23, transcribed by Chidester, p.50), the details of which provide, in effect, a furnishing plan for the mansion house. The inventory also listed all of Blackford's livestock and his slaves. The slaves, according to the will, were not to be “sold out of state.” Among the 16 slaves inventoried (Edmund and Julius went to Franklin with the ferry) were Daphney valued at \$300, who was later sold by Franklin to a man in Florida (Chidester, p.57), and the four slaves imported into Maryland by John

Blackford in 1831: Bill (William) valued at \$550, Hannah (and a new child Mary) valued at \$475, and her two boys John (\$300) and David (\$275). The sale was advertised in the Hagerstown Mail beginning on November 29, 1839 (Chidester, p.49)

1840 – Franklin Blackford made the purchase of the Swearingen's ferry interest official. They tacked on another \$50 to the \$5,000 agreed on with John Blackford. (WCLR, Liber WW, folios 605 and 609)

Franklin Blackford's diary, begun in 1839, also included information about repairs and construction of buildings at Ferry Hill:

- Oct. 2, 1840 – "...Colbert blasted some of the rock away..." for a "cave" or root cellar, which was later built of stones laid with lime and sand mortar, covered with earth and sod, and fitted with steps and a painted door (through Nov. 30th) [unknown exactly where on the grounds this was located]
- Nov. 14 – "Joe off to Sharpsburg for bricks to build an oven."
- March 10, 1841 – "Capt. Shryock came he and I went to the woods to cut some timber for pumpstocks..."
- March 15 – "Colbert came over to go in the well but he found two [sic] much water Capt. Shryock found his stock was too short he cut another piece..."
- March 16 – "Capt. S. finished the pump I paid him \$15,41¢ - I sent Joe over for some plank for a trough Linch made a frame for the well Wright made a trough for my stable room."
- March 25 – A man named Corban Reed began working in Franklin's smith shop and continued to work on and off for several years.
- June 26 – "I rode with Dr. Smith and Lawyer Lee to Gr. Father Moor's [sic] to take his deposition consarning [sic] a suit between Corban [Blackford] and our Estate..."
- August 12 – "Linch came up to put some posts under the porch he went with Joe to the woods for a [?] they cut the posts and we fixed the porch..." [unknown which porch this refers to]
- August 13 – "I drove some of my stock down to the [Lower] farm I intend moving on Wednesday...I saw Joe and we closed the bargan [sic] I am to give him \$2,800 for all he has now on the place and the furniture in the house..."

1841 – Helena Blackford married Rev. Robert Douglas.

Helen was Douglas' second wife, his first wife having died several years before. He brought his 4 year-old son Henry Kyd (pronounced Kide) Douglas to the marriage.

Douglas was a German Reformed preacher, apparently living in Frederick County, Maryland at the time of his purchase of Ferry Hill. He was mentioned frequently in John Blackford's 1835-36 and 1838-39 journals, preaching in Shepherdstown, where Helena would have met him on many occasions.

Franklin Blackford and family moved to the Lower Farm, devised to William M. Blackford who was still in school (Franklin Blackford diary).

1844 – Franklin Blackford and family moved to the Ferry House (Franklin Blackford diary).

1845 – Franklin Blackford, still at the ferry and living in the Ferry House, purchased "36 gallons of Apple Brandy at \$13.45" from the Shepherd distillery in Shepherdstown. (Henry Shepherd Day Books, Thornton Perry Collection, microfilm, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV)

1846 – June 16 – Henry V. S. Blackford and his wife Eliza M. (Mayer) sold the Ferry Hill home farm to Franklin Blackford for \$17,180. (WCLR, Liber IN 1, folio 886) The conveyance did not include the Stone Cottage that was included as part of Henry's inheritance.

June 18 – Franklin Blackford and his wife Elizabeth R. (Miller) sold the Ferry operation, Ferry House, and orchard 10 acres to Henry V. S. Blackford for \$13,000. (WCLR, Liber IN 1, folio 738)

On the same day (June 18) Franklin mortgaged the Ferry Hill mansion farm, approximately 300 acres, for \$10,000. (WCLR, Liber IN 1, folio 741) The mortgage holder was John Mayer of Pennsylvania, an uncle of Henry Blackford's wife Eliza (Mayer). (Blackford-Grove-Mayer Collection, MdHS, MS 2637)

1848 – Franklin and Elizabeth Blackford sold the Ferry Hill mansion farm (~300 acres) to Rev. Robert Douglas, husband of John Blackford's youngest daughter Helen (Helena).

Henry Kyd Douglas was 12 years old when he arrived at Ferry Hill with his father and stepmother. He began a diary of his life at Ferry Hill in 1853, describing work and play on the farm and around the canal (see Grivno, from Doug Bast 1983). Robert and Helena Douglas had three children together, all born prior to their purchase of Ferry Hill: John Blackford Douglas, born 1842; Nancy Cowan Douglas, born 1844; and Robert, born 1846. (family bible, MdHS, MS 2637)

It is not clear exactly where Franklin and Elizabeth went to live after the sale of Ferry Hill, however it appears they stayed in the area, possibly on the Lower Farm, William Moore Blackford's inheritance (still at school?). In a March 1852 letter written by Jacob Miller, Elizabeth R. (Miller) Blackford's father, he wrote (spelled as written): "Franklin, Elizabeth, and famly are stil living at Williams, all in good Helth Frank is gon out into Western Virginia again to look for a Situation...offers as he Says first rate land at one dollar per acre if any one or Set of men will take five thousand acres or more. he sais that land is covered with the finest timber he ever Seen of the best variety..." (from Jacob Miller letters, transcribed by Paul Chiles and Jan Wetterer, Antietam National Battlefield, 1992) Franklin Blackford was killed in a hunting accident in Nicholas County (West Virginia) in October 1852. (Green and Hahn, Epilogue, 1975)

1849 – Henry V. S. and Eliza M. Blackford sold the ferry lot on the Maryland side, "about four or five acres of land...with all the Ferry house, buildings, improvements," and the $\frac{1}{2}$ - $\frac{3}{4}$ acre landing lot on the Virginia side to The Virginia and Maryland Bridge Company for \$15,000. The conveyance included the ferry operation, boats, etc. as well as the ten acre lot and the Stone Cottage. (WCLR, Liber IN 5, folio 50)

1856 – Henry Kyd Douglas left Ferry Hill to attend Franklin & Marshall College in Lancaster, PA.

It appears that H.K. Douglas never returned to Ferry Hill for any extended stay. After graduating in 1859, he took a position teaching at the Hagerstown Academy and served as its Principal. Throughout this period he studied law and in 1860 moved to Lexington, Virginia to complete his studies. Douglas began his private practice in St. Louis, Missouri. (Grivno 2000, pp.57-58)

1859 – Thomas Taggart Map of Washington County published showing the detailed outlines of county farms. The outline of the Rev. Robt Douglas and Wm Blackford farms provides good detail of the boundaries of the Ferry Hill Farm and the Lower (Shepherd) Farm. The relatively new bridge and the outline of the Ferry Lot are also shown.

1860 – Rev. Robert Douglas, a German Reformed Minister born in Ireland, aged 51, and his wife Helen, aged 37, occupy the Ferry Hill Farm shown on the 1860 census as valued at \$26,000. Also listed in the

household were Henry, a Lawyer aged 21, John, a Student aged 17, Nannie aged 16, and Robert aged 14. Douglas listed ten slaves on the 1860 slave census

Nearby was listed William Blackford, a Farmer aged 37, his real estate (the Lower Farm) valued at \$13,000. Henry and Eliza Blackford were listed on Miller's Sawmill Road on the former Joseph C. Hays farm (Hayland). William Blackford listed six slaves and Henry listed five on the separately compiled slave census.

1861 – American Civil War broke out in April. Henry Kyd Douglas joined the 2nd Virginia Infantry of the Confederate Army and eventually served under Confederate General Thomas “Stonewall” Jackson.

The Ferry Hill neighborhood, located directly on the North-South border, was almost immediately affected by the war. Noted Jacob Miller in a letter dated August 20th, 1861: “...there has been a Massachusetts Regiment encamped on Capt’n D. Smith’s farm in the woods above Grove’s Spring for the last two weeks a part of which were encamped...on Billy Blackford’s land....The Southern troops burned the Harpersferry & Shepherdstown bridges before they left for Martinsburg & Winchester.” (Miller Letters)

Henry Kyd Douglas was among the Southern troops whose duty it was to destroy the bridges: “I was with the regiment that marched to Shepherdstown to destroy the bridge over the Potomac at that point. I was with the company that set fire to it, and when, in the glare of the burning timbers, I saw the glowing windows in my home on the hill beyond the river and knew my father was a stockholder in the property I was helping to destroy, I realized that war had begun (Henry Kyd Douglas, I Rode With Stonewall, (Chapel Hill: University of North Carolina Press, 1940), p. 6).

1862 – September 17, the Battle of Antietam was fought on the farms adjoining Sharpsburg. The Confederate retreat crossed the Potomac River at the Pack Horse Ford (the bridge having been burned the year before) on the 18th and 19th.

“Map of the Battle of the Antietam” (drawn October 1862) described specifically the location of the “Stone barn” on Rev. Robert Douglas’ farm. This barn was burned by Union forces probably in 1861, its charred remains described by Henry Kyd Douglas in his later memoir, “the blackened walls of the burnt barn stood **upon (open?)** against the sky as a monument of useless and barbarous destruction.” (I Rode With Stonewall, p.235?, as cited by Grivno, 2000, p.68) Douglas described the farm after the Antietam/Sharpsburg battle in September 1862: “...the barn was a black mass of ruins, and its bare stone walls, still standing, told the story of its early destruction. Now in a night, as it were, a beautiful farm was laid waste, its fences disappeared up to the doors of the mansion house, artillery parks fill the wheat fields; corn and fodder and hay soon became contraband of war. In front of the house, which from its high eminence looked into Virginia, were rifle pits; and several rifled cannon, with their angry muzzles pointing across the Potomac decorated the lawn.” (Douglas, pp. 180-181)

Another map from the Antietam battle, drawn to accompany the official report of Union Surg. J. Letterman, indicated the use of Ferry Hill as a Confederate and Union hospital. Dr. Elisha Harris, who visited the hospitals following the Antietam battle reported the mansion’s use as a Confederate hospital but noted the presence of four Union soldiers as well. Historian John Nelson notes that these were probably the result of the September 19th Battle of Shepherdstown, the Union attempt to follow Confederate forces as they retreated across the Potomac River. (John H. Nelson, “As Grain Falls Before the Reaper,” The Federal Hospital Sites and Identified Federal Casualties at Antietam, CD-ROM version, 2004, p.13)

Following the Battle of Antietam, Rev. Robert Douglas, a known Southern sympathizer, was arrested on suspicion of signaling to the enemy. The story is told that a windstorm blew the mansion house shutters open as Helena Douglas passed by the window with a lamp. As reported by Frederick diarist Jacob Engelbrecht, "Rev. Robert Douglas was arrested at his home near Sharpsburg, Maryland, on the 28th Inst. for signaling to the rebels. He was taken to Harper's Ferry to General McClellan. Mr. Douglas has always been a notorious rebel or secessionist." (Engelbrecht Diary, p.957) After several nights sleeping on the ground while held by General Burnside at Berlin (Brunswick) Maryland, Douglas was taken to Fort McHenry and housed in a "horse stable" until his release after six weeks by the Provost Marshall. Rev. Douglas died in 1867, said to be the direct result of his confinement. (John Marshall, American Bastille, 1870, pp.156-164)

1863 – The location of Ferry Hill, near the old Pack Horse Ford and overlooking the C&O Canal and the boundary of Virginia (in 1863, West Virginia), ensured that a Union presence would be felt throughout the war, and that Confederate forces would pass through with each campaign into Northern territory.

En route to Gettysburg in June 1863, General Edward Johnson's Division, with Henry Kyd Douglas on his staff, encamped at Ferry Hill. (Grivno, p.67) In July 1864, General Jubal Early, accompanied by Douglas, crossed into Maryland at Ferry Hill on his way to Washington, D.C. (he was held up at Frederick by the Battle of Monocacy on July 9, 1864).

1867 – Rev. Robert Douglas died "in his 60th year." (Bible, MdHS, MS 2637)

1868 – Nannie C. (Nancy Cowan) Douglas married John M. Beckenbaugh D.M. (doctor of medicine) of Baltimore City (family bible, MdHS, MS 2637).

1870 – U.S. Census listed only Helen (Ellen) Douglas (age 46), her youngest son Robert (age 24), and an Irish domestic servant named Jane McClellan living at Ferry Hill. The property was valued at \$14,000.

Dr. J. Beckenbaugh (age 30) and his wife Nannie (age 26) were listed in Sharpsburg in the household of Nannie's great-aunt Catherine Knode (aged 79).

Henry Kyd Douglas, a Lawyer, aged 30, was listed living in the Washington House Hotel in Hagerstown (now the University System building on West Washington Street).

It was probably young Robert Douglas who constructed the new frame barn on the ruins of the old stone Blackford barn. A datestone inscribed "R.D. 187[?]" was placed just above the original 1820 datestone on the west foundation wall. Presumably the stone walls of the old barn were removed down to the foundation height and replaced with the standard timber framed Pennsylvania bank barn standing today (2004). Robert Douglas (Jr.) died in 1872 (Shepherdstown Register, Dec. 21, 1872, clipping in Henry Kyd Douglas scrapbook, Beckenbaugh Collection, Boonsborough Museum of History)

1873 – John Beckenbaugh "departed this life at Ferry Hill." (family bible, MdHS, MS 2637; WC Will Book F, page 539) Dr. Beckenbaugh was only 33 at the time of his death. Nannie (Douglas) Beckenbaugh was left with two young children, Helen and John Kyd.

1880 –The Shenandoah Valley Railroad Company purchased a right-of-way through the Ferry Hill Farm from Helen B. Douglas, Henry Kyd Douglas, and Nannie C. Beckenbaugh leading one to conclude that they each had a one-third interest in the farm in 1880(WC Plat Book, Liber GBO 79, folio 100, Plats.net)

1882 – Helen (Helena Blackford) Douglas died. Henry Kyd Douglas got two-thirds interest in Ferry Hill while Nannie (Douglas) Beckenbaugh got [retained] one-third interest. (Unrau, HSR Report, 1977, p.32, citing WC estate records). John B. Douglas was given half of the personal property value.

1900 – U.S. Census listed Henry Kyd Douglas on North Potomac Street, Hagerstown (purchased in 1878, Grivno) with his sister Nancy C. (looks like Mary E.) Beckenbaugh and nephew John Beckenbaugh, a Shipping Clerk.

Nancy was described as a "Land Lady," presumably because she was tenanting out the Ferry Hill Farm.

Purely speculating from the census list for the Sharpsburg District No. 1 in 1900, Philip Needy was renting a farm in the vicinity of the canal and cement works with his wife Mamie, their three children, and a servant named Josh Turner.

In March of 1897, a mention in the "Little Locals" column of The Shepherdstown Register noted, "Mr. Philip G. Needy has rented the Ferry Hill farm of Col. Henry Kyd Douglas, opposite Shepherdstown, which will be vacated by Mr. John Entler. (The Shepherdstown Register, March 4, 1897, microfilm collection, Ruth Scarborough Library, Shepherd University, Shepherdstown, WV.)

1903 – Henry Kyd Douglas died. (WC Will Book J, page 270, written 1895, probated 1903)

Nannie (Nancy) Beckenbaugh, Douglas' sister, was given his two-thirds interest in Ferry Hill on the condition that she pay \$2,000 to the wife of their brother John B. Douglas, living in Missouri. Nannie Beckenbaugh was now the sole owner of Ferry Hill. To make it official, after making the \$2,000 payment to Cornelia Douglas (John B.'s wife) she recorded in the Washington County Courthouse a Release of the "lien" on Ferry Hill Farm. (WCLR, Liber GBO 120, folio 368)

Nannie also got the house on N. Potomac St. from H.K. Douglas where she probably continued to live. (Unrau, p.33)

190? – John Kyd Beckenbaugh's marriage to Harriet Howard, a Hagerstown debutant who lived on South Prospect Street, was enormous news. They had one son, John Howard Beckenbaugh.

J.K. Beckenbaugh was Captain of Company B of the Maryland National Guard.

1910 – U.S. Census listed John K. Beckenbaugh in Hagerstown, his occupation in a "Glove Factory." Listed in his household were his wife and son, and his mother Nancy C. Beckenbaugh, aged 66.

1911 – Helen (Beckenbaugh) Cotton died (WCLR Liber 136, folio 481, Douglas and Dudley Cotton (sons) to John Kyd Beckenbaugh, purchase of Helen's interest in farm). John K. Beckenbaugh moved his family, including his mother, to the mansion house.

1978 interview with John Howard Beckenbaugh (Ziek) states that Capt. J.K. Beckenbaugh was called to the Mexican border shortly after this. Probably gone through the WWI period.

1920 –U.S. Census listed John K. with Harriet, his wife, son John H., and mother Nannie C. (age 75) in the Sharpsburg District No. 1.

1924 – C&O Canal closed.

1914-1928 – Quoting from Archeology Report (1979, p.22):

"The Beckenbaughs ran Ferry Hill as an active farm from 1914-1928. There was an orchard along the Potomac River bluff, but sixty breed sows were kept as the main cash crop. Each sow had to have at least 10 piglets twice yearly, or they were slaughtered. There were small A-frame shelters scattered through the fields and orchards, and Howard had to make sure that there was always water at each hut.

In 1924, a cholera epidemic wiped out over 700 hogs, although most of the breed sows had been inoculated and did not die. The Beckenbaughs decided to stop actively farming in 1928, in spite of the fact that Howard had gone to Agriculture School at the University of Maryland and wanted to run the farm. He left home at this time, but his parent continued to live at Ferry Hill."

1930 – Nannie C. Beckenbaugh died leaving the "Ferry Hill Farm" to her daughter Helen (who died in 1911) and son John Kyd (Washington Co. Will Book 16, page 482). Listed among the personal items in her will and in her inventory were the family (Blackford?) portraits, given to Helen Cotton (deceased), Henry Kyd Douglas' writing desk, given to John Kyd, and a "Mahogany Square Piano," valued at only \$5 (Wash. Co. Inventory and Appraisal Book 41, page 449).

1937 – Plans were drawn for the construction of a new bridge over the Potomac River to Shepherdstown. It required a realignment of the road, now known as Maryland Route 34, which cut directly across the front hillside of Ferry Hill (see attached, WC Plat No.2881, Plats.net).

The small "fr. dwg" (frame dwelling) shown east of the Ferry Hill mansion house, was probably John Blackford's office building, from which \$170 were stolen and where Martin Shellman lodged when he was sober (Blackford diaries).

1941 – John K. Beckenbaugh died; John Howard Beckenbaugh took over the farm, but he and his first wife and his mother Helen opened a restaurant on the first floor of the mansion house instead of "reactivating the farm." The Beckenbaughs lived on the second floor of the house. A frame kitchen was added to the rear of the house to accommodate the restaurant "run by his wife and mother." (Ziek interview with Howard Beckenbaugh, 1979).

1948 – John Howard Beckenbaugh married for a second time, this time to Helen N. Poole, a school teacher (Washington Co. Marriage Record #94624).

Deed from John Howard Beckenbaugh and his wife Helen Norton Beckenbaugh to Harriet L. Beckenbaugh (widow) and Josephine M. Beckenbaugh (unmarried, ex-wife?) for one-sixth interest to each in Ferry Hill Farm (WCLR, Liber JGW 247, folio 646). Harriet and Josephine then took out a mortgage on their interest in the farm for \$10,500 (WCLR, Liber JGW 247, folio 647)

1950 – Charles F. Wagaman, trustee (for John Howard and Helen Beckenbaugh?) sold the "Ferry Hill Farm" to Josephine Beckenbaugh and Frederick Morrison as partners in "Ferry Hill." (WCLR, Liber 259, folio 363)

1951 – Josephine M. Beckenbaugh, unmarried, sold her interest in Ferry Hill Farm to Frederick W. Morrison (WCLR, Liber 264, folio 204).

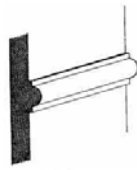
1974 – Ferry Hill Farm purchased by the National Park Service from Frederick and Dorothy Morrison, minus a reserved lot containing the mansion house and "C&O Canal House." "This reservation to include the main house, the garage, the existing restaurant and bar, the existing parking lot and sufficient of the herein described lands to provide for full use thereof as presently used and conducted including ingress and egress for residential and public commercial use" (see attached plat). (WCLR, Liber 575, folio 421,

Exhibit A and B) The reserve, "not to exceed five (5) acres," was agreed to last five years from the sale of the property.

1977 – The Morrison's released their right to the "C&O Canal House" (WCLR, Liber 649, folio 428).

1979 – The five-year reserve period having run out, the Morrison's vacated the Ferry Hill mansion and the C&O Canal National Historical Park administrative headquarters were moved into the building.

Appendix F: Glossary



Astragal Molding- A bead, usually half-round, with a fillet on one or both sides. It may be plain, but the term is more correctly used to describe the classical molding consisting of a small convex molding decorated with a string of beads or bead-and-reel shapes.



Bead Molding- A small, convex molding of semicircular or greater profile; also called a half round; a roundel; a baguette.



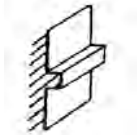
Cavetto- A hollow member or round concave molding containing at least the quadrant of a circle, used in cornices and between the tori of bases, etc. Sometimes confused with "scotia," which has a non-circular curvature.



Course- A layer of masonry units running horizontally in a wall or, much less commonly, curved over and arch; it is bonded with mortar.



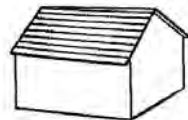
Cyma Reversa- A molding of double curvature, which is convex at the outer edge and concave at the inner edge. Also referred to as an Ogee.



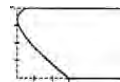
Fillet- A molding consisting of a narrow flat band, often square in section; the term is loosely applied to almost any rectangular holding; usually used in conjunction with or to separate other moldings or ornaments.



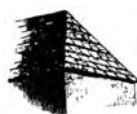
Flemish Bond – In brickwork, where each course is made up of headers and stretchers laid alternatively.



Gable- The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.



Grecian Ovolo- A convex molding, elliptical in profile with a rounded tip.



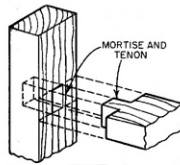
Header – A masonry unit, laid so that its short end is exposed.



Hip- A roof, which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Jack Arch – An arch with horizontal intrados, and little or no convexity.

Mortise- A hole, cavity, notch, slot, or recess cut into a timber or piece of other material; usually receives a tenon, but



also has other purposes, as to receive a lock. (see mortise and tenon)

Mortise and Tenon- A joint between two members, formed by fitting a tenon at the end of one member into a mortise in the other.



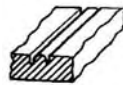
Ogee- A double curve, formed by the union of a convex and concave line, resembling an S-shape. (See Cyma Reversa)



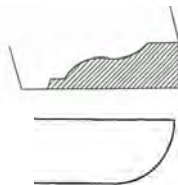
Ovolo- A convex molding, less than a semicircle in profile; usually a quarter of a circle or approximately a quarter-ellipse in profile

Pilaster- An engaged pier or pillar, often with capital and base.

Parge- To apply a plaster coating.



Quirk- An indentation separating one element from another, as between moldings, or between the abacus and exinus of a Doric capital.



Reverse Ogee- A double curve, formed by the union of a convex and concave line, resembling an S-shape where the molding slopes away from the sight edge

Roman Ovolo- A convex molding, less than a semicircle in profile; usually a quarter of a circle.



Soldier Course – A flat arch in brick, having the stretchers (long sides) of the uncut bricks set vertically.

Scotia- A deep concave molding, esp. one at the base of a column in Classical architecture. Also called a gorge, trochilus.

Soffit- The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Stretcher – A masonry unit laid horizontally with its length in the direction of the face of the wall.

Tenon- The projecting end of a piece of wood (see mortise and tenon), or other material, which is reduced in cross section, so that it may be inserted in a corresponding cavity (mortise) in another piece in order to form a secure joint.

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