SOUTH MOUNTAIN HOUSE
HISTORIC STRUCTURE REPORT

WASHINGTON COUNTY, MARYLAND

PRESERVATION MARYLAND
&
MARYLAND DEPARTMENT OF NATURAL RESOURCES

JUNE 18, 2026

MCWB | ARCHITECTS

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EXECUTIVE SUMMARY

Located in Turner's Gap along the National Road, the building known as the Old South Mountain House has hosted visitors for over 200 years. Its physical prominence and its status as a site of public hospitality have occasioned much mythologizing, beginning in the 1870s, with the ownership of Madeleine Dahlgren, who has earned a mini-biography here. Stories of visits by George Washington, Henry Clay, and Abraham Lincoln comprise the lore of the building—stories that, accurate or not, have stimulated great interest in its preservation.

This report acknowledges the importance of the lore but sets it aside to focus on what can be securely documented, to establish a clear record of the building's history. This has required exhaustive research to establish the chain of ownership and, where possible, the names of its occupants and tavern operators. This archival research proceeded alongside a close investigation of the physical fabric to establish how that sequence of owners altered the building to suit new priorities, changing it from a tavern to a summer house and back into a popular restaurant. We have identified six phases of construction, starting in 1819, based upon technical analysis of tree-rings and examination of construction techniques and stylistic cues. Of these six, three major historic episodes brought it to its present form:

- The core of the structure, within the footprint of the present "Elizabethan" dining room and the bedroom above, was built in 1819.
- This core was enlarged to the north, with the two-story wing that fronts the National Road, in 1839.
- This building was enlarged with a new wing to the south and substantially altered with new windows, doors and mantels, for Madeleine Dahlgren in 1876

In short, the essential story of the South Mountain House is one of change.

South Mountain House has been a public site for most of its 200-year history. First built in 1819, its role as a roadside tavern and restaurant was well established by the 1840s, when it was advertised as having five rooms on the ground floor and seven on the second. It was occupied as the headquarters of Confederate Major General D. H. Hill during the Battle of South Mountain on September 14, 1862. One report suggests that the building may have been shelled—if correct, this action did not do substantial damage to its structure.

In 1862, its plan was in the form of a T, with a long front facing the National Road and a wing behind it containing a dining room and a kitchen. It was a substantial stone structure, covered in stucco, with public rooms for diners and private rooms for rent above. In this period, its primary patronage seems to have been summer visitors, drawn by the scenic and historical associations to the region.

In 1876, Madeleine Dahlgren, a Washington, D.C. widow and author, was drawn by those same qualities to make the South Mountain House her summer home. She spent two years remaking the building and enlarging it; she also built the large stone chapel on the other side of the National Road. Her renovations replaced all of the

windows, nearly all of the doors, and remade the former service wing. She combined the original dining room and kitchen into a single ceremonial hall with an ornamental beamed ceiling. This grand, quasi-Elizabethan centerpiece helped confer a fanciful antiquity on a building that was just 57 years old. Dahlgren and her heirs owned the property until 1920, when they conveyed it to Saint Mary's Academy, an order of Roman Catholic nuns.

Saint Mary's sold the property in 1925, conveying it to members of the Hewitt family. With this transaction, the South Mountain House once again became a place of hospitality when it was converted into a restaurant. It remained a restaurant through multiple owners for nearly a century before being sold to the State of Maryland in 2023. The series of restauranteurs made numerous changes to the building, removing walls, adding new finishes while removing others, and enlarging it substantially with a commercial kitchen wing and, later, a large dining area called the atrium.

These alterations have been substantial. As a consequence, it is difficult for many to grasp the form of the original building or even that of the house as modified by Madeleine Dahlgren. Historic material remains but only in fragments: many such fragments are from the Dahlgren era; there fewer from the antebellum tavern era. Most windows and many doors have been replaced; most ground-floor partitions are likewise gone; only one mantel survives from before 1876. Nonetheless, as this report indicates, enough historic material survives for specialists to recognize and describe its historic form. Enough survives, in fact, to contemplate a restoration of the building to one or more of its significant historic periods.

The loss of historic material is regrettable. More troublesome for its current stewards is the condition of what remains. As the assessments of the building, its landscape, and its systems delineate, the South Mountain House is in dire need of repairs and replacements to many key systems. There are roof leaks, weakened masonry, sagging floors, deteriorated plaster, a patchwork of electrical wiring, failed plumbing, and inadequate heating, ventilation, and air conditioning systems. Significant resources will be required to make it habitable again. There is a wide range of options available for spending those resources, from a museum-quality restoration to its original 1819 appearance to a simple renovation of the structure as it currently stands. Many options between those two will emerge as part of the upcoming public review process. This study establishes the historical and physical framework for an informed consideration of what is to become of the South Mountain House.

Because so much historic material has been lost during the restaurant era, there is no clear choice, from a historic preservation perspective, for how to proceed. To begin exploring the challenges associated with a rehabilitation of the South Mountain House, we imagine three viable alternatives for how to transform the building into a vital regional visitors' center.

The simplest option of the three is to treat the building as a historic shell that can be manipulated and improved according to modern programmatic needs. This approach has, in a sense, a historic pedigree at this site. Madeleine Dahlgren made her own changes to the historic tavern and these were followed by changes for the building's conversion back into a restaurant by the Hewitt family. This approach would not restore missing elements like windows and doors to their historic appearance but would instead only preserve existing historic remnants in place while installing modern doors, windows, walls, and stairs according to need. The Secretary of the Interior's Standards would require these new elements to be distinctive from their historic counterparts, to ensure that visitors could readily distinguish between them.

This approach would be the most flexible, offering the greatest latitude in planning and the greatest flexibility in selection of fittings and finishes. But it may also generate the least public interest and minimize the structure's important historic character.

A second option is to restore the building to its historic appearance during the Dahlgren era, from 1876 to roughly 1920. The house as Madeleine Dahlgren altered it survives relatively well, including many doors, most mantels, some interior finishes and some windows. In addition, most missing elements, such as exterior porches, are depicted in historic photographs and could be replaced with certainty. With the Dahlgren chapel across the National Road, the entire site could be confidently restored to an important historic period.

From a certain perspective, this approach is appealing because it would both restore the building to an era in which it was a regional landmark of some architectural distinction and because its many missing elements, such as windows and stairs, are largely knowable.

A third option is to restore the building to its appearance during the Battle of South Mountain on September 14, 1862. This would undoubtedly be the most difficult. It would require stripping away the changes made by Madeline Dahlgren, including the entire south wing. It would require determining the form of lost interior components such as mantels, a staircase, and all doors and windows. There is strong evidence for the location of lost partitions but scholarly guesswork will be required to restore many aspects of the interior.

Though challenging, the advantage of this option is a singular one. For many people, the associations of the site with the Civil War are the most powerful and meaningful.

Any of these options would benefit from relocating modern facilities for dining or retail outside the historic structure. The first of them, a non-historic rehabilitation, allows the greatest flexibility in the design of this structure because it would not emphasize the building's historic appearance nor present the building as a museum object in the manner of Williamsburg or St. Mary's City. Either restoration option would be best served by planning facilities in such a way that they could serve visitors to the historic structure without intruding on it or concealing key features.

Which of these choices, and of the many others that will undoubtedly emerge during the public review process, best represents a cohesive and compelling 21st-century vision for the site will require careful consideration. We hope that the following report will inform that conversation meaningfully.

LANDSCAPE DEVELOPMENTAL HISTORY

INTRODUCTION

The cultural landscape of the South Mountain House property reflects multiple historical contexts that not only help to tell the story of a well-known 19th century tavern and summer resort, but also that of agriculture in mid-Maryland, the activities of John Brown and his raid at Harpers Ferry, the Maryland Campaign of the Civil War, postbellum seasonal residential use, and 20th century hospitality and tourism. The site developmental history chapter that follows aims to provide property managers with a broad overview of the historical development and use of the cultural landscape of the South Mountain House, as well as the regional connections between it and other places and stories of historical significance in the region.[1]

To do so, the narrative history begins with a brief discussion of Indigenous occupation of the Blue Ridge of what is now western Maryland from its earliest inhabitation through initial colonization by European settlers. This is followed by an overview of American settlement within the region, focusing on the South Mountain House as an 18th century tavern along the important National Pike throughfare. Alongside this story is that of the African Americans who likely labored at the inn prior to emancipation. The narrative then progresses through a discussion of the role of the property during both John Brown's raid on Harpers Ferry and the Battle of South Mountain during the Civil War. This discussion then turns to the use of the South Mountain House property as a summer home for Madeleine Dahlgren and family members, and as a retreat space for St. Mary's Academy of Notre Dame during the late 19th and early 20th centuries. The narrative concludes with a summary of the use of the property as a restaurant from throughout the 20th and into the 21st centuries prior to its acquisition by the Maryland Department of Natural Resources (DNR).

1 The current name for the building and property is the South Mountain House, but over the course of its existence it has gone by many different names including the Miller's Tavern Stand, the Mountain House, the South Mountain Hotel, Smith's Tavern, the South Mountain Tavern, the South Mountain Inn, the Old South Mountain Inn, along with Dahlgren, Dahlen, and Fairview. For consistency, the contemporary name will be used throughout, unless an alternate name is needed to convey information about the property's development or as part of a direct quotation.

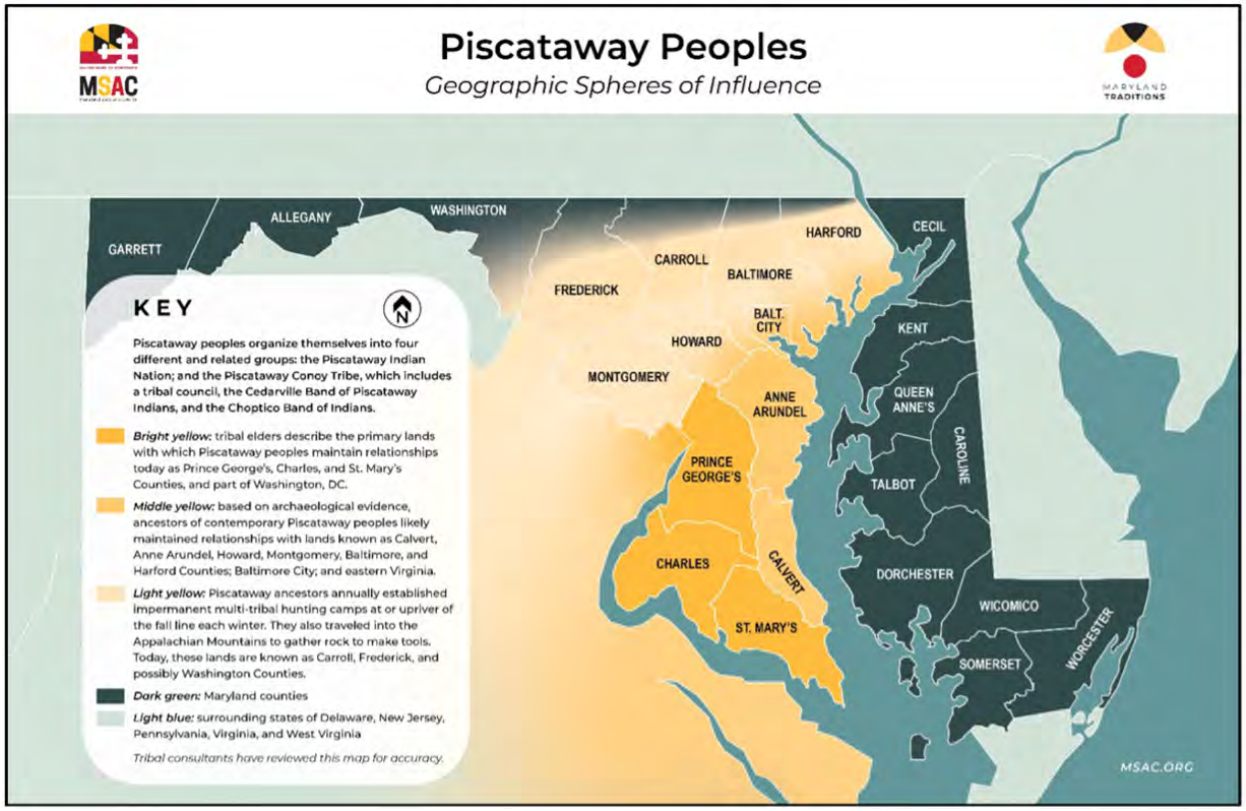

Figure 1.1. Map of the Piscataway Peoples' geographic spheres of influence. (Source: Maryland State Arts Council).

INDIGENOUS OCCUPATION AND USE (CA. 12,000 BCE - 1634 CE)

The human history of the land upon which South Mountain House was established extends back for "untold generations," with archaeology revealing people living in and around middle and western Maryland since at least 9,000 BCE.[2] Based on work conducted by archaeologists, it is believed that the first people to visit the region hunted megafauna and made use of valuable plant material found within the frigid landscape encountered at the end of the last ice age. In doing so, they developed rich cultural traditions that tied themselves to the land both physically and spiritually. After a period of climatic change that ended the Pleistocene epoch Ice Age around 11,700 years ago, the natural environment and its component parts, such as rivers, estuaries, grasslands, and forests, began to take on their modern formations as the climate

2 National Park Service, National Capital Region History Program Office, *Catoctin Mountain Park National Register of Historic Places Registration Form* (2014), 8–74; Maryland State Arts Council, Land Acknowledgement Project Overview and Resource Guide (Department of Commerce, Division of Tourism, Film and the Arts, 2022), 19.

warmed. These climatic shifts resulted in the adaptations to the hunting and gathering practices among Native peoples. Eventually, horticulture and then agriculture became common sustenance practices, augmented by continued hunting and gathering.[3]

Accounts of early 17th European traders, trappers, and explorers provides more insight into Indigenous cultures present in the greater South Mountain area. At that particular time, a region covering what is today portions of western Maryland, eastern West Virginia, and south-central Pennsylvania was likely the territory of the Massawomeck people.[4] The Massawomeck people traveled extensively, including into the Chesapeake Bay, which is where the English explorer John Smith first recorded their existence during his travels of the early 17th century and mapped in 1612.[5] An account from Henry Fleet, a fur trader, over two decades later record that there were at least thirty palisaded Massawomeck villages spread out across the Potomac River region. After 1635, however, records related to the Massawomeck people occupying Maryland disappear, as the group was likely displaced and dispersed by the Seneca tribe, in their efforts to seek a trading advantage.[6] The area later fell within the Piscataway tribe's sphere of influence, while also likely supporting other tribes as well (Figure 1.1).[7] It appears, however, that none of the 17th-century Indigenous cultures made South Mountain their permanent place of habitation, instead using it for hunting, gathering, and other resource extraction, in particular mining rhyolite for tool fabrication.

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3 NCR History Program Office, *Catoctin Mountain Park National Register of Historic Places Registration Form*, 8–64.

4 Maryland State Arts Council, Land Acknowledgement Project Overview and Resource Guide, 18.

5 James F. Pendergast, "The Massawomeck: Raiders and Traders into the Chesapeake Bay in the Seventeenth Century," *Transactions of the American Philosophical Society* 81, no. 2 (1991): 2, https://doi.org/10.2307/1006560.

6 Maureen Meyers, "From Refugees to Slave Traders: The Transformation of the Westo Indians," in *Mapping the Mississippian Shatter Zone: The Colonial Indian Slave Trade and Regional Instability in the American South* (University of Nebraska Press, 2009), 87–88.

7 Maryland State Arts Council, Land Acknowledgement Project Overview and Resource Guide, 18.

EUROPEAN SETTLEMENT OF MID-MARYLAND (1634 - 1770)

Like other colonies, Maryland got its start as a business proposal for a new English province across the Atlantic. George Calvert, the 1st Baron Baltimore, petitioned King Charles I to grant him a swath of land on the North American continent to establish a new proprietary colony that would also provide refuge to Catholics. The Protestant king obliged, but George Calvert died prior to the agreement becoming official. In turn, King Charles I agreed to sign the colony over to Celcilius Calvert, George Calvert's son. After some debate and politicking over the location of the colony, the Crown determined that the new colony would encompass the land known today as the Delmarva Peninsula, north of the fledgling and competing Virginia Colony. In 1634, the first Maryland settlement, St. Mary's City, was established (Figure 1.2).

Figure 1.2. The Founding of Maryland (1634) by Emmanuel Leutze, painted 1860. It shows some of the Yaocomico peoples (a group within the Piscataway Nation) meeting Calvert and other colonizers in St. Mary's City, Maryland in 1864. (Source: Wikimedia Commons).

The colonial settlement project required people to farm, extract, and process natural resources, and manufacture goods. In order to provide land to settlers, Maryland authorities produced a number of treaties with Indigenous groups in 1666 that stripped them from their homelands and spheres of influence, as "the treaty-making process put tribes at a disadvantage: the processes occurred in English, terms were typically poorly explained, colonists rarely understood Native cultures, and negotiations often centered on concepts that did not exist in many tribal worldviews, such as land 'ownership.'"[8] The result was that these treaties established the legal means "to monitor and control" Native people and went so far as to "determine the bounds of tribal property," essentially creating Indian reservations.[9]

Yet, as opposed to the easternmost extent of Maryland, settlement of middle and western Maryland was slow. This was due to several factors including the "absence of a navigable river, threats of Indian raids, a poor environment for the cultivation of tobacco, and an ongoing border dispute between Maryland and Pennsylvania."[10] By the 1720s, however, settlers had reached mid-Maryland—defined here as the area containing the modern counties of Frederick, Washington, and Carroll, and generally bound by

8 Maryland State Arts Council, Land Acknowledgement Project Overview and Resource Guide, 11.

9 Kim E. Wallace et al., *Routes of Change: A History of Transportation in Mid-Maryland* (Catoctin Center for Regional Studies, Frederick Community College, 2011), 6.

10 National Park Service, *Catoctin Mountain Park National Register of Historic Places Registration Form*, 8–81.

"Pennsylvania on the north, the eastern reaches of the Piedmont on the east, the Potomac River on the south and the rugged highlands of western Maryland on the west."[11] As Europeans gradually settled in the colony, they did so within a Indigenous-made cultural landscape consisting of a well-established road and trail system, agricultural lands, and villages, all situated to advantage on the most commodious terrain and the best soils for crop cultivation. By this time, however, the Indigenous peoples across eastern North America had been undergoing change at both regional and local scales, with migration, coalescence, population loss, and dispersal shaping the social landscape as a result of the introduction of disease and competition for resources from English and European settlers.[12] While their populations were greatly reduced, Native peoples still remained in the western Maryland area, hanging onto what little territory they had left, resulting in clashes with Westward-moving settlers.

One of the main engines of the region's settlement was the 1732 proclamation that did away with the monetary fee for acquiring property in the western portions of the colony.[13] In turn, waves of settlers, many of whom were Pennsylvania Palatine Germans along with Swiss and English, came into middle and western Maryland.[14] Soon, one settlement—Fredrick Town—grew so rapidly that it prompted the creation of Frederick County, which was cleaved from a portion of Prince George's County in 1748. Later, in 1776, Washington County was formed from a western section of Frederick County.

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11 Paula S. Reed, *Tillers of the Soil: A History of Agriculture in Mid-Maryland* (Catoctin Center for Regional Studies, 2011), vii.

12 Robbie Franklyn Ethridge, ed., "Introduction: Mapping the Mississippian Shatter Zone," in *Mapping the Mississippian Shatter Zone: The Colonial Indian Slave Trade and Regional Instability in the American South* (University of Nebraska Press, 2009).

13 Thomas J. C. Williams and Folger McKinsey, *History of Frederick County, Maryland, from the Earliest Settlements to the Beginning of the War between the States* (L. R. Titsworth & co., 1910), 1, https://catalog.hathitrust.org/Record/101658961.

14 Reed, *Tillers of the Soil: A History of Agriculture in Mid-Maryland*, 6.

PHILIP SHAFFER'S FLONHAM TRACT (1770 - 1826)

Regional Context

Transportation and the National Road

By the 1770s, settlement was rapidly expanding into relatively undeveloped middle and western Maryland. Here, settlers established farms of varying sizes, from small subsistence homesteads to larger plantations whose operation relied on the use of enslaved peoples, typically of African descent. In turn, they founded a number of distilleries, flour mills, and other manufacturing sites.[15] These were all connected via a network of roadways of varying levels of age, improvement, and maintenance. Some were old Native American trails that were repurposed by European settlers. Some were official roads that had stipulations for their upkeep, while others "essentially consisted of dirt beds with the brush on each side pushed back to allow the passage of carts."[16] In 1774, the Maryland Assembly opened up lines of funding for modernizing and repairing this network of roads, specifically those "Market Roads" that extended across the colony and connected important centers of settlement and commerce.

Following the American Revolution, in 1791, the Maryland legislature established a turnpike system that generated revenue through tolls for their upkeep and authorized a convict labor system to perform the work of constructing new routes or straightening and repairing existing routes.[17] A road project included in this legislation was the repair and updating of the Main Road from Frederick Town to Fort Frederick through Turner's Gap. Researcher Curtis Older places the location of this road roughly a quarter mile south of where the South Mountain House was eventually constructed; in other words, not the current alignment of the National Road.[18]

Not only was western Maryland growing into a regionally important area of commerce and industry, but it was also developing into an important middle ground between Philadelphia and Washington, D.C. to the east and the Ohio River Valley and Great Lakes, comprising the Northwest Territory, to the west. The new U. S. government recognized that in order to reach the Northwest Territory, roads that accommodated the movement of goods and people needed to be laid out. As such, in 1802, and reauthorized in 1806, the federal government agreed to provide funding for the construction of a national road from the Ohio River to Cumberland, Maryland, resulting in the creation of the first federal highway. The road was to cut across South Mountain at Turner's Gap.

The work of actually establishing roads and their connections to Maryland's urban centers was conducted through three private turnpike com-

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15 United States Census Office, "Records of the 1820 Census of Manufactures Schedules for Maryland" (National Archives, National Archives and Records Service, General Services Administration, 1820), http://archive.org/details/mdu-histmss-057582.

16 Wallace et al., *Routes of Change: A History of Transportation in Mid-Maryland*, 15.

17 Wallace et al., *Routes of Change: A History of Transportation in Mid-Maryland*, 21.

18 Curtis L. Older, *Land Tracts of the Battlefield of South Mountain* (Willow Bend Books, 1999), 45.

panies authorized by the state in 1804.[19] Work progressed in a steady but piecemeal fashion, with both new sections laid and old road repurposed. At Turner's Gap, a new segment of road that would be part of the National Road was graded around 1811, as it is likely that no roadway existed here previously to rework.[20] The construction of the National Road (also known as the National Pike) faced a number of financial and logistical hurdles but, in time, the macadam-paved road stretched well into Illinois. In 1838, the work to create the National Road was complete, signaling that the young United States was committed to expansion and creating economic and settlement opportunities for its citizens.

Flonham Tract

Ownership of the property that includes the South Mountain House as it is known today begins in 1770, with Philip Jacob Shaffer I. While there were a number of Jacob Scheffers, Shaffers, and people with similar surnames in the Pennsylvania and Maryland area, records indicate that the Philip Jacob Shaffer I that relates to the South Mountain House property was born in Germany around 1727 and emigrated to Pennsylvania in 1748.[21] He was married to Ester Shaffer and had 10 children. Records show that Philip Jacob Shaffer I acquired a 104-acre tract in Frederick County, called "John's Delight," in 1764. His 1795 probate inventory records a number of agricultural tools, crops, and rendered products, indicating he was actively engaged in farming in Frederick County, likely at the John's Delight property.

Several years after his purchase of John's Delight, in 1770, Sheffer I surveyed a 36-acre rectangular tract of undeveloped land oriented north-south along South Mountain, and patented the property four years later, naming it Flonham.[22] The property's position at a notable gap in the South Mountain range was potentially a key reason for selecting the property. Given that the National Pike was not yet constructed and the rocky and sloping land atop South Mountain was not ideal agricultural land, it is likely Flonham was purchased as a speculative property, as had become common in the area.[23] Further, there is no record of Shaffer I or his son Phillip Shaffer II, who received the property from his father's estate by 1807, making any improvements right away or any indication that the property had been improved previously.[24]

That said, dendrochronology of the existing South Mountain House reveals that the oldest portion

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19 Older, *Land Tracts of the Battlefield of South Mountain*, 52.

20 Older, *Land Tracts of the Battlefield of South Mountain*, 54.

21 Thomas Lynch Montgomery, "Pennsylvania German Pioneers," Pennsylvania Archives, Fifth, IV (1906): 49, https://www.ancestry.com/mediaui-viewer/collection/1030/tree/176475632/person/362292090404/media/86f4b2dc-e269-4d76-b701-5bf4f8ff0a8c?queryId=-347d160a-84ad-4707-8d01-c905e98b0aca&searchContextTreeId=&searchContextPersonId=&_phsrc=poI2&_phstart=successSource; Angelo Books, Sheffer Family History (Ancestry.com, n.d.), 51, https://www.ancestry.com/search/collections/62282/records/4461766665?tid=&pid=&queryId=673fd360-dde9-4c5d-a1e0-e1238c82d77f&_phsrc=EFY3&_phstart=successSource.

22 Paul McDermott and WHILBER -Western Maryland Historical Library, "Washington County, Maryland, Land Patents, 1730-1830," Spreadsheet, n.d., 27, https://digital.whilbr.org/digital/collection/p16715coll53/id/3/rec/3; Older, Land Tracts of the Battlefield of South Mountain, 222.

23 Reed, *Tillers of the Soil: A History of Agriculture in Mid-Maryland*, 3.

24 Books, Sheffer Family History, 61–62.

of the building dates to circa 1819.[25] Therefore, it appears that Philip Shaffer II—or someone he leased the land to—may have constructed a small building along the newly laid National Pike around that time. While there is no record of Shaffer II renting out the Flonham tract, the leasing of speculative property was common in the late 18th century, with some landlords stipulating the types of improvements the tenant had to make, including the manner of construction of dwellings and a requirement to plant orchards.[26]

25 Michael J. Worthington and Jane I. Seiter, *The Tree-Ring Dating of the South Mountain Inn, Boonsboro, Maryland* (Oxford Tree-Ring Laboratory, 2026), 1.

26 Reed, *Tillers of the Soil: A History of Agriculture in Mid-Maryland*, 7.

HENRY MILLER AND HEIRS OWNERSHIP (1826 - 1855)

Regional Context

Cultural Landscape of Antebellum Western Maryland

By the third decade of the 19th century, the overall cultural landscape of the South Mountain region was characterized by a mixture of small landholdings, a few larger plantations, and scattered small towns. Agriculture was the common thread uniting the residents. In the immediate vicinity of South Mountain, small homesteads, complete with modest dwellings and a variety of detached agricultural outbuildings, occupied the sloping terrain that was not well suited to large agricultural operations.

The area's small fields were framed by dry-laid stone walls, which by this time, laced throughout the countryside demarcating field and property boundaries alike. Though laborious to construct, the stone was a free and readily available material that needed to be removed from the soil in order to plant crops effectively. The stone fences had the added benefit of not requiring the amount of upkeep and replacement associated with wooden fences. As historian John R. Stilgoe explains:

> "Plowing and harrowing proved impossible until the fieldstones were removed, and husbandmen fenced in their livestock with walls. Most walls stood four or four-and-one-half feet tall, and many were topped with one or two split rails. Wall building consumed vast quantities of time and human energy. An experienced man set between twenty-four and sixty-four feet of wall a day but only if the fieldstone were already heaped along the line the wall was to follow. Moving the stones to the site was far more arduous than lifting them into position; husbandmen experimented with carts, but most chose low sledges called "stone-boats," which were hard to drag uphill but were less likely to collapse under immense weight."[27]

Beyond their functional use, these stone walls became integrated into the agrarian aesthetic of the region.

In terms of agricultural production, while tobacco was the primary cash crop in eastern Maryland and was grown to an extent in western Maryland, on South Mountain and in the adjacent Middletown Valley, farmers focused on grains, livestock, and timber.[28] Fruit tree crops were also planted on the rolling terrain, which was well-suited to pomology, with the South Mountain region boasting a number of apple, peach, and cherry orchards.

Miller's Tavern and Homestead

In 1826, Henry Miller, aged around 54, acquired five acres of the Flonham tract from Phillip Sheffer II.[29] The tract was located at the north end of Flonham along the newly established National Road. Then in 1832, he acquired over 200 acres of adjacent property belonging to the tracts of land titled "Partnership," "Swearingen's Disappoint-

27 John R. Stilgoe, *Common Landscape of America, 1580 to 1845* (Yale University Press, 1982), 190–91.

28 Reed, *Tillers of the Soil: A History of Agriculture in Mid-Maryland*, 5.

29 Older, *Land Tracts of the Battlefield of South Mountain*, 217.

ment," and "Addition to Friendship."[30] His nearly 200-acre property extended north and south of the National Road, incorporating a large portion of Turner's Gap that included both relatively level terrain, as well as steeply sloped boulder fields.

In terms of the improvements Miller made to the property, it is presumed that Miller first utilized the circa 1819 building already standing on-site for domestic use. A record for Miller's purchase of a "Part of Partnership" in 1827, which was located immediately west and potentially overlapping with Miller's Flonham parcel, notes that the property line began "in the center of the kitchen door of the said Henry Miller," suggesting that within a year Miller was living at Flonham/Partnership.[31] By 1830, Miller had expanded the existing building, presumptively for use as a residence and tavern. It is likely that he also had a collection of buildings and structures added to the landscape to support the operation of the tavern, agriculture production and processing, and residential use. The property's position on the recently completed National Road allowed Miller to cater to the stage coaches traversing South Mountain. As such, he constructed stables large enough for several dozen horses. Unfortunately, records related to Miller's tavern are few, and little is known about its day-to-day operations.[32]

While records detailing the tavern operation of Henry Miller are few, the federal census from the period provides some insight into Henry Miller's domestic life. The 1830 census lists Henry Miller as the head of household consisting of himself—a White male aged 50–59—along with a White female aged 50–59, and three White females aged 10–14, 15–19, and 20–29.[33] A 24–35-year-old enslaved individual was also enumerated. A decade later, the 1840 census lists Henry Miller as the head of household that consisted of himself—a White male then aged 60–69—along with one White female aged 60–69, two White females aged 20–29, and two young, enslaved individuals, one male and one female, both aged 10–23 years old.[34] Other records indicate that Henry Miller's wife was named Susannah (Derr) or Susan, and his daughters were named Elizabeth, Henrietta (or Harriet), and Jane Rebecca.

In terms of agricultural output, the 1840 agricultural census provides little insight into operation in that regard. Additionally, it is unlikely that much agricultural production was occurring within the five-acre Flonham tract, and instead such activity was probably taking place on Miller's 189.5-acre parcel that surrounded the tavern. That said, the storage and processing of agricultural products could have occurred within the five-acre property. Additionally, there are some assumptions that can be made about the types of agriculture that the Millers engaged in based on property sale advertisements, probate records, and regional context information.

The noted presence of a granary and corn house demonstrates the cultivation of grains (such as oats, wheat, and rye) and corn, in keeping with the diversified production common in the region. An 1843 probate record shows that at that time, Miller had 12 acres in wheat (valued at $60).[35] Corn would have been grown for both human

30 Older, *Land Tracts of the Battlefield of South Mountain*, 222.

31 Older, *Land Tracts of the Battlefield of South Mountain*, 195.

32 During this period, the property was referred to as "Miller's Tavern" or "Miller's Tavern Stand."

33 "1830 Federal Census, Washington County, Maryland, 'Henry Miller,'" 1830, Ancestry.com.

34 "1840 Federal Census, Washington County, Maryland, 'Henry Miller,'" 1840, Ancestry.com.

35 Washington County, Maryland, "Probate Case Files - Henry Miller (1843)," February 21, 1843.

consumption and as feed for cows and pigs—both of which were also recorded in the probate inventory. These animals were then processed in the smokehouse that was present during this period. Aside from potatoes, kitchen garden crops were not recorded, but it can be assumed that the property contained a sizable area for the cultivation of produce. It bears to reason that some portion of the crops and products generated on the Miller property would have been used for meals served in the tavern. Last, it was recorded that the property contained an apple orchard, reflecting their ubiquity in the South Mountain landscape.

Henry Miller died on February 13, 1843, possibly from a heart attack while at the South Mountain House property. Soon thereafter, the property was listed for sale. The description of the property in the newspaper advertisement showcases a well-developed landscape, stating the property "is one of the most healthy and delightful situations in the country" and going on to detail:

> "The buildings are a large and commodious STONE HOUSE, with 5 spacious rooms on the lower floor, and 7 airy and comfortable rooms on the second floor—all finished in a neat style. The stablings are larg [sic] and convenient, and calculated to contain 40 head o. horses. There is a fine granary, smoke house, corn house, and all necessary out buildings; all finished with neatness and taste. There are also two excellent wells of water with good pumps attached, and a spring of excellent mountain water on either side of the tavern stand, and are but a short distance therefrom, and an orchard of fine young thriving apple trees. The arable land is in a high state of cultivation, and timber land is well covered."[36]

Despite its appeal, it appears that the property did not draw enough interest, and the property remained with Henry Miller's heirs for some time.

Joseph Nyman was one of the heirs of Henry Miller via marriage to Jane Rebecca. By 1850, Nyman was operating the South Mountain House, as documented by advertisements for the resort in newspapers, as well as the 1850 federal census. It is unknown if the tavern was operating between 1843 and 1850. The 1850 federal census lists Joesph Nyman, of the first district of Washington County, Maryland, as a "landlord," and the word "Tavern" is written in the margins of the page by his name.[37] The household is listed as: Joseph Nyman, 33, White; Jane Nyman, 30, White; William Nyman, 4, White; Emma Nyman, 2, White; Z.T. Nyman, 1, White; Susan Miller, 70, White; Ann. Gross, 14, Mulatto; Cath. Gross, 10, Mulatto; and Emanuel Douglass, 20, Black.

The 1850 federal slave census lists a Joseph Nyman as enslaving one 22-year-old male. The entry above that of Nyman is for the widow Susan Miller, and notes that she enslaved three individuals—a 23-year-old Black female and two three-month-old children, noted as Mulatto. This suggests that Ann and Cath Gross, as well as Emanuel Douglass, who were listed as part of the Nyman-Miller household, were not enslaved and may have been paid laborers for Nyman and lived on site. Information about the non-White people associated with Miller and Nyman is lacking, but according to an African American genealogy site, Emanuel Douglass was born in Maryland to parents who were born in Pennsylvania, and had five siblings.[38] It is unknown how Douglass came to be born in Maryland, or if his parents were enslaved at birth, but it appears most of his family stayed or returned to Pennsylvania, where slavery had been banned since 1847. Maryland, despite being a slave state, boasted a large free Black population. As historian Jessica Millward explains, "Slavery and freedom had coexisted in Maryland

36 "South Mountain Inn," *American and Commercial Daily Advertiser*, October 16, 1843.

37 "1850 Federal Census, Washington County, Maryland, 'Joseph Nyman,'" 1850, Ancestry.com.

38 "Emanuel Douglass," Search Lincoln Cemetery Black Family History Site, accessed January 29, 2026, https://lincolncemetery.org/soal/getperson.php?personID=I16174&tree=soalsearch.

since its founding…. Free Blacks witnessed the realities of slavery daily, and enslaved men and women often worked alongside free blacks and were aware that they were paid for their labor."[39] Such may have been the case at the South Mountain House.[40]

After Susan Miller died in 1851, Joesph Nyman continued to operate the South Mountain House until he and the remaining heirs of Henry Miller sold the property to Edward Lingan Boteler. While records of a tavern operation from this time are not known, it is possible that Susan Miller's death and the decline in stagecoach use of the National Road in the early 1850s, due to the expansion of an emerging railroad network, precipitated the sale of the South Mountain House. Its sale marked the changing use of the tavern from a convenient stop for travelers along the National Road to a summer retreat and resort for vacationers and recreational tourists.

39 Jessica Millward, *Finding Charity's Folk: Enslaved and Free Black Women in Maryland* (University of Georgia Press, 2015), 4.

40 Future research into the African American history of the site should focus on the genalogical connections between the people noted in census records as associated with the South Mountain House property and its owners, and the broader African American communities—both free and enslaved—of Washington and Frederick counties. In doing so, information about the lives of the individuals may come to light, as well as how they reflect broader contexts related to race, labor, and politics.

EDWARD L. BOTELER OWNERSHIP (1855 - 1866)

Regional Context

Western Maryland and the Civil War

During the 1850s, Maryland remained a slave state with both large free and enslaved Black populations adjacent to the free state of Pennsylvania. By this point the free Black communities of Maryland were not just confined to the Baltimore area but were scattered throughout the state, just as slavery was. The geographic distribution of slavery also differed throughout the state, with eastern Maryland containing a greater number of plantations with large communities of enslaved people. In western Maryland, given the region's diversified agricultural operations that did not demand a "need" for enslaved labor, slavery was much more localized to the individual property owner, who on average enslaved one to four individuals. In fact, in 1860 Washington County, there were more free Black individuals than enslaved (1,677 versus 1,435).[41] Still, slavery was well-entrenched in the county, with Hagerstown being known as a "noted regional slave market and a Mecca for slave catchers due to the close proximity to Pennsylvania and freedom to the north via the C and O Canal, turnpikes and the railroad."[42] Perhaps it makes sense then that western Maryland played host to some of the most consequential anti-slavery actions in history—John Brown's Raid and several major battles of the Civil War.

John Brown's Raid

In July 1859, the radical abolitionist John Brown arrived in Sandy Hook, Maryland one mile distant from Harpers Ferry, West Virginia (although it remained part of Virginia until June 1863). Over the next three months, Brown and his band of freedom fighters, posing as farmers, used the South Mountain landscape as a base for staging an armed uprising that they hoped would lead to freedom for America's enslaved people. John Brown's 1859 raid of the federal arsenal at Harpers Ferry sent shockwaves across the country, and all but confirmed the coming Civil War.

Harpers Ferry was located roughly 18 miles south of the South Mountain House and the farm that John Brown used as headquarters was located 12 miles in the same direction.[43] As Brown's planning activities were conducted in secret, few records detail the company's travels and activities as it relates to the South Mountain House property. That said, several texts relate a story about how the site became entangled in the events leading up to the raid.

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41 National Park Service, "Slavery and Emancipation in Sharpsburg, MD," Antietam National Battlefield, accessed February 4, 2026, https://www.nps.gov/anti/learn/historyculture/slavery-and-emancipation-in-sharpsburg.htm.

42 Hagerstown Historic Newspaper Indexing Project, "Slavery in Washington County, Maryland: Mid-19th Century (1845–54)," n.d., xii, https://doi.org/https://www.washcolibrary.org/assets/documents/NewsIndex_Slavery1845-1854.pdf.

43 Note that in this period, the South Mountain House was generally referred to as the "Mountain House."

The earliest account located during the course of research dates to 1908, which recounts the kidnapping of Edward Aughinbaugh—a telegraph line operator and son of a prominent Hagerstown pharmacist. This is the recounting of the story, as included in the *Souvenir of Historic Frederick; Facts Concerning the Early History of Frederick, Md.*:

> "The first prisoner taken by John Brown's men was Edward Aughinbaugh, among whose duties as telegraph operator was the repairing of the wire between Hagerstown and Frederick. His father was the owner of a drug store in Hagerstown at that time and John Brown and Cook, his accomplice, were frequently in it prior to the raid. They pretended to be book agents and so could travel through the country without arousing suspicion. Cook was the brother of Ashbel P. Willard, who was then Governor of Indiana, and Daniel W. Voorhees pleaded most eloquently but ineffectually to save his life. The day the raid began the line between these two points stopped working. Aughinbaugh started in a wagon to discover the break and found it near Middletown. Having repaired it, he drove into Frederick, ate supper, rested his horse and at nine o'clock at night in bright moonlight started back to Hagerstown. Approaching the tavern at South Mountain, thirteen miles west of Frederick, about midnight, he was ordered to halt by a man with a gun in his hand. He was told that he was a prisoner but that he would suffer no harm, if he obeyed orders. The man called him by name but would give no reply to his questions as to the charge on which he was held. He was taken to the tavern where three others joined them, all armed and one of whom he recognized as Cook. He shook hands with the prisoner, bade him be a good boy and told him he could not leave the tavern until the next morning, when all would be explained to him.
>
> The tavern was deserted by all except Cook and his men. Scouts came and went during the rest of the night, holding whispered consultations with their chief. At daylight Cook ordered Aughinbaugh to remain a half hour longer and bade him good-bye. He then left the tavern and was not seen by the prisoner again. His men went with him taking the road to Harper's Ferry, which was nine miles off.
>
> At the end of the half hour Aughinbaugh drove down the mountain to Boonsboro, three miles west, where he met Colonel Edward Mobley, of Washington County, Maryland, with two companies of Maryland militia. Farmers from all over the countryside, come to inquire into the trouble that all felt was brewing, surrounded the body of soldiers. Aughinbaugh was immediately the centre of interest and was closely questioned by Col. Mobley as to the particulars of his detention. The troops then proceeded to South Mountain and the boy to Hagerstown. Brown's pursuit, the climax of the raid at Harper's Ferry, the capture of some of Lee's troops and the hanging of the raiders are facts that are fast becoming a part of the folklore of the vicinity."[44]

This account provides the most thorough and detailed recounting of the kidnapping tale. John Brown's Raid occurred in mid-October, thus it makes sense that the inn would be empty at the time, as recounted in the tale.

In 1910, another account of the kidnapping was published in Thomas J.C. Williams' *History of Frederick County, Maryland*. The book contains what is described as a direct quote from Aughinbaugh, as published in the *Frederick Citizen*:

> "My father was the owner of a drug store at Hagerstown, Md., at that time, and I was a boy in the store and a telegraph operator. Several weeks prior to the raid John Brown and Cook were frequently at my father's store. They pretended to be book agents, and in this way they were enabled to travel about the country without exciting suspicion. Cook was the brother-in-law of Ashbel P. Willard, who was Governor of Indiana at that time. Among my duties as a telegrapher was to keep the wire in repair between Hagerstown and Frederick City, a distance of twenty-six miles.
>
> The day the raid began the line between these two points ceased to work. I started in a wagon to find the break. I found it near Middletown, and having repaired it I drove into Frederick City. There I took supper, rested my horse and at nine o'clock at night (it was bright moonlight) I started on my return to Hagerstown. About midnight as I

44 *Souvenir of Historic Frederick; Facts Concerning the Early History of Frederick, Md* (Markin & Bielfeld, 1908), 3–4, http://archive.org/details/souvenirofhistor00fred.

> drove up to the tavern on South Mountain, thirteen miles west of Frederick City, I was halted by a man with a gun in his hand. He told me that I was his prisoner, but that no harm would come to me if I obeyed his orders. He called me by name. I asked him what was up. He gave me no answer, but took me to the tavern and a few minutes later we were joined on the veranda by three others, all armed, one of whom I recognized as Cook. He shook hands with me, told me to be a good boy, but that I could not leave the tavern until morning. Of course I had no idea what it all meant.
>
> He said that tomorrow would reveal all. The tavern was deserted, every one having run away. Cook was at the tavern until early morning. Men were coming and going, giving whispered information to him. These were his scouts. At daylight Cook shook hands with me, told me I had better remain half an hour longer, and bade me good bye. He then walked away, and I never saw him again. The men went with him, taking the road to Harper's Ferry, which was nine miles off. After Cook and his men had gone I drove west down the mountain to Boonsborough, three miles away.
>
> At that point I was met by Colonel Edward Mobley, Sheriff of Washington County, Maryland, with two companies of Maryland militia: There was a large crowd of farmers of the neighborhood and great excitement. I was immediately an object of interest and was closely questioned by Colonel Mobley as to what I had seen and heard while a prisoner. He and the troops left me and went up the South Mountain. I went on to Hagerstown."[45]

The two accounts are nearly identical, suggesting that the 1908 publication also referenced the *Frederick Citizen* account provided by Aughinbaugh. Note that research conducted on behalf of this study did not locate the edition of the *Frederick Citizen* that contained the account printed in this text, but this story was repeated decades later in Lemoin Cree's *A Brief History of South Mountain House,* which he dates October 1859.

While research could not verify the accuracy of the account of Aughinbaugh's kidnapping, the details of the story may lend support to it being more than just "local lore," but this remains unconfirmed at this time.

Battle of South Mountain

On September 14, 1862, Confederate and Union forces engaged in fierce fighting at the Battle of South Mountain—a one-day military engagement spread out along the ridge and slopes of South Mountain from Crampton's Gap to Turner's Gap, with Fox's Gap in between (Figure 1.3). The battle was part of the Confederate Army's Maryland Campaign—Gen. Robert E. Lee's attempt to storm into unceded but pro-slavery Maryland in the summer of 1862.[46] At this stage in the Civil War, the Union was at a low point after losing a series of important contests, including the battles at Bull Run, Virginia, after originally anticipating the war would be quickly won. General Lee decided to press his momentary advantage, electing to "push his army—fatigued and famished but flush with victory—across the Potomac River into Maryland."[47] From Maryland, General Lee planned to then take Pennsylvania and strike the heart of the Union's territory.

While there were several strategic reasons beyond military momentum that compelled General Lee's push into Maryland, one of the more pressing was the state of his troops. They were famished and in dire need of sustenance. General Lee figured that the "lush farms of Western Maryland, still untouched by war…offered the prospect of adequate

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45 Williams and McKinsey, *History of Frederick County, Maryland, from the Earliest Settlements to the Beginning of the War between the States*, 348.

46 Ezra Carman, *The Marlyland Campaign of September 1862, Volume 1: South Mountain*, edited by Thomas G. Clemens (New York: Savas Beatie, 2010), 102-104.

47 Judkin Browning and Timothy Silver, *An Environmental History of the Civil War* (University of North Carolina Press, 2020), 74.

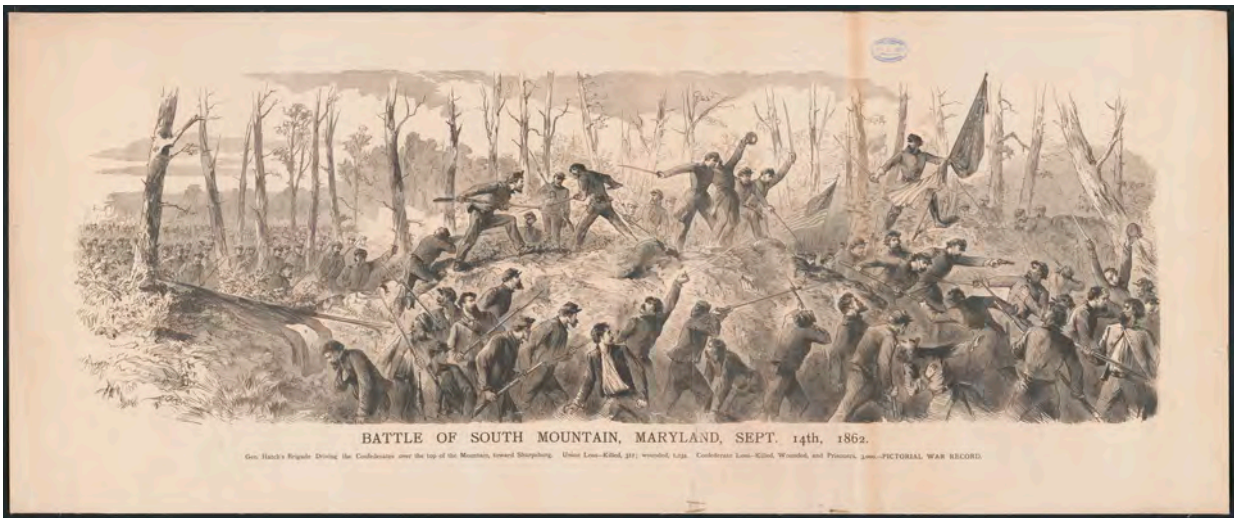


Figure 1.3. An illustration of the Battle of South Mountain. No known photographs were taken at the battlefield at the time of conflict. (Source: Battle of South Mountain, Maryland, Sept. 14th, 1862. Engraving. Library of Congress. https://www.loc.gov/item/2018757134/.)

nourishment."[48] The issue was that the region's crops were not ready to be harvested, forcing the troops to eat unripe corn and apples, leading to an epidemic of digestive issues among the troops. It was reported that locals could smell the troops before they saw them, so bad was their condition. It was in this beleaguered condition that Confederate and Union forces faced off along South Mountain on September 14.

The primary points of engagement during the Battle of South Mountain were concentrated at or near the three aforementioned mountain passes, and troop movements followed a network of 19th-century roadways and bushwacked trails (Figure 1.4 - Figure 1.5).[49] In the vicinity of the South Mountain House were the well-traveled National Road that generally extended east-west through the South Mountain House landscape, a lesser road called Ridge Road that ran north along the east side of South Mountain—nearly on axis with the South Mountain House—and connected Fox's Gap and Turner's Gap at a distance of one mile. The road intersected with the National Road roughly 300 feet east of the South Mountain House. A third road in the immediate vicinity of the South Mountain House was Frostown Road—present-day Dahlgren Road—running east-northeast from the National Road along the east side of the South Mountain ridge.

At 9:00 am on September 14, the Battle of South Mountain began at Fox's Gap one mile to the south of Turner's Gap. In the lead up to the battle Union Maj. Gen. George B. McClellan received a copy of General Lee's Special Order No. 191 that commanded the movement of his division of Confederate forces in Maryland.[50] With this information, Major General McClellan ordered his commanders to confront the Confederates that were already occupying South Mountain. The ensuing day-long battle featured fierce fighting that included both artillery and hand-to-hand combat. The details of the battle's progression are not outlined here, but it was a back-and-forth contest with both forces jockeying for position and

48 Browning and Silver, *An Environmental History of the Civil War*, 75.

49 D. Scott Hartwig, *To Antietam Creek: The Maryland Campaign of September 1862* (The John Hopkins University Press, 2012), 308.

50 Carman, *The Maryland Campaign of September 1862, Volume 1: South Mountain*, 276-277.

Figure 1.4. Battle map of the Battle of South Mountain. "Mountain House" at center. (Source: Robert Knox Sneden. Map of the position at Turner's Gap. South Mountain. [1862] Map. Library of Congress. https://www.loc.gov/item/gvhs01.vhs00120/)

featuring momentary victories over the course of the day.[51] In the end, the Confederates could not justify holding onto what little unrelinquished ground they had left in the face of the Union's superior numbers. By midnight, they had retreated to Boonsboro, and continued on to Sharpsburg and Antietam Creek.[52] Though the numbers of those who fought at South Mountain are difficult to determine, an estamate of roughly 28,000 Union and 18,000 Confederate soldiers engaged at South Mountain, with the Union suffering roughly 2,300 casualties and the Confederates around 3,400.[53] While large, these figures paled in comparison to the coming Battle of Antietam.

Figure 1.5. Cropped image from the U.S. Army's battlefield map of the Battle of South Mountain, produced in 1872. Mountain House located at center. Note the contrast of cleared agricultural areas and woodland, as wells as the extent of indicated fencing throughout the area. (Source: United States Army. Corps Of Topographical Engineers. South Mountain showing the positions of the forces of the United States and the enemy during the battle fought by the Army of the Potomac under the command of Major General G. B. McClellan, Sept. 14th. [1872] Map. https://www.loc.gov/item/99447402/)

Accounts detailing the Battle of South Mountain provide insight into the use of the South Mountain House during the conflict. As noted, the Confederates held Turner's Gap and the Mountain House along with it. Confederate commander Maj. Gen. Daniel H. Hill occupied the tavern, using it as headquarters for the battle. It was here that messages about troop positions, movements, and outcomes were exchanged. The area around Turner's Gap was well defended and held by Confederate forces until their retreat, with artillery placed strategically on surrounding high points. No clashes appear to have occurred within the immediate South Mountain House landscape, with Union forces only reaching within a couple hundred yards of the property before stalling due to nightfall.[54] Union commanders later recounted that if night had not come on, they would have been able to assault Turner's Gap, take the tavern, and defeat General Lee's army then and there. Noted landscape features in the vicinity of the South Mountain House included the network of roadways and trails, many spans of stone walls which were used as defensive positions during the battle, and an orchard that was located directly south of the tavern.[55]

The ramifications of the Battle of South Mountain were several and significant. First, the Confederate defeat set up the conditions for the massively consequential Battle of Antietam, fought just three days later. The battle recorded the highest

51 Refer to the following texts for detailed accounts of the battle: Ezra Carman, *The Marlyland Campaign of September 1862, Volume 1: South Mountain*, edited by Thomas G. Clemens (New York: Savas Beatie, 2010); D. Scott Hartwig, *To Antietam Creek: The Maryland Campaign of September 1862* (The John Hopkins University Press, 2012); Robert Underwood Johnson, ed., *Battles and Leaders of the Civil War, Vol. 2: North to Antietam* (Thomas Yoseloff, 1956).

52 Carman, *The Maryland Campaign of September 1862, Volume 1: South Mountain*, 356-358.

53 Hartwig, *To Antietam Creek*, 675-680.

54 Robert Underwood Johnson, ed., *Battles and Leaders of the Civil War, Vol. 2: North to Antietam* (Thomas Yoseloff, 1956), 589.

55 Older, *Hood's Defeat Near Fox's Gap: Prelude to Emancipation*, 116.

number of causalities of any single-day battle in U.S. history. Second, the Union victories during the Confederates' Maryland Campaign provided President Abraham Lincoln with the justification to issue his preliminary Emancipation Proclamation on September 22, 1862. Third, the Battle of South Mountain ended General Lee's Maryland Campaign and, in turn, provided a much needed morale boost to Union forces and their supporters. Lastly, following the failed Maryland Campaign and Lincoln's issuance of the 1862 Emancipation Proclamation, Great Britain, which was vacillating regarding the official recognition of the Confederate States of America, decided it would no longer consider support for the rebel government. Although the Civil War dragged on for almost three more years, the Battle of South Mountain marked a major shift in the manner in which the war played out over that time.

Boteler's Ownership

While deed records provide an 1855 date of property transfer, a June 22, 1853 edition of the *Herald of Freedom and Torch Light* notes that Dr. E.L. Boteler bought the South Mountain House property and 40 acres from Joseph Nyman that year.[56] The cause of delay of the drafted deed is unknown. Dr. Edward Lingan Boteler was a prominent farmer, physician, and veteran of the War of 1812. His personal use of the South Mountain House property is unclear, but it appears he was neither actively engaged in its operation nor living at the property. Instead, a series of advertisements reveal the tavern establishment being operated by at least three individuals—S.D. Riddlemoser (by 1856), Patrick Quinn and/or William L. Quinn (between 1858 and 1860), John Quinn (1860), and David H. Keedy (between 1862 and 1865).

There are two listings for E.L. Boteler in the 1850 federal slave census for Washington County's District No. 1; one dated July 22 and the other dated August 6.[57] The census from July lists Boteler enslaving seven individuals—five Black females aged 3, 4, 9, 13, and 14 and two Black males aged 7 and 10. The census from August is different, enumerating four Black males aged 15, 17, 20, and 45, and two Black females aged 45 and 60. The 1860 federal slave census notes that Edward Boteler enslaved seven individuals—three males aged 9 (Mulatto), 20 (Mulatto), and 45 (Black), and four females aged 9 months (Mulatto), 7 (Black), 30 (Black), and 70 (Mulatto). It is not known whether these individuals labored at the Mountain House.

Regarding the tavern's operation, an 1857 travel dispatch originally printed in the *Baltimore Sun* extolls the beauty of the property. Its author, "H.," noted its picturesque and healthy landscape high atop South Mountain.[58] An advertisement for the resort the following year highlights a bath house and ten-pin alley for guest use.[59] The property remained a summer-use venue, opening in June and closing in October. It also appears the tavern was not used as a permanent or long-term residence for Boteler or any of its managers, except for Patrick Quinn and perhaps John Quinn.

In *The South Mountain Inn: An Informal History*, Byron Williams republished a bill of sale detailing the transfer of the tavern business from Patrick Quinn to John Quinn. It itemizes a long list of goods, including livestock (pigs, cows, and a mare), nine acres of corn and a couple plots of potatoes and cabbage, household items, liquor and beer, cookware, and other such items. Also listed

56 "SALE OF SOUTH MOUNTAIN PROPERTY," *Herald of Freedom and Torch Light*, June 22, 1853.

57 Note that there was also an "E.S. Boteler" living in the area, however, the handwriting appears to indicate two listings for E.L. Boteler.

58 H., "South Mountain - June 13.," *The Baltimore Sun*, June 15, 1857.

59 "The Mountain House," *The Baltimore Sun,* June 3, 1858.

Figure 1.6. 1864 sketch of the property by Sergeant Eugene B. Hovey. Note in addition to the "hotel" there are at least three other buildings nearby. (Source: Maryland Center for History and Culture).

were the ten-pin alley and bath house "connected with the Mountain House."[60]

By 1862, D.H. Keedy was the inn's proprietor. The 1860 agricultural census for Washington County lists D.H. Keedy as owning 16 acres of improved land, worth $1,100. His was a small agricultural operation, potentially closer to Fox's Gap than Turner's Gap according to an 1859 map of Washington County. It is not known whether his role as proprietor resulted in a relocation to the South Mountain House in 1862. The 1860 federal slave census enumerates D.H. Keedy as enslaving two Black children, a boy aged 10 and a girl aged 12. It is unclear if these two children labored at the Mountain House.

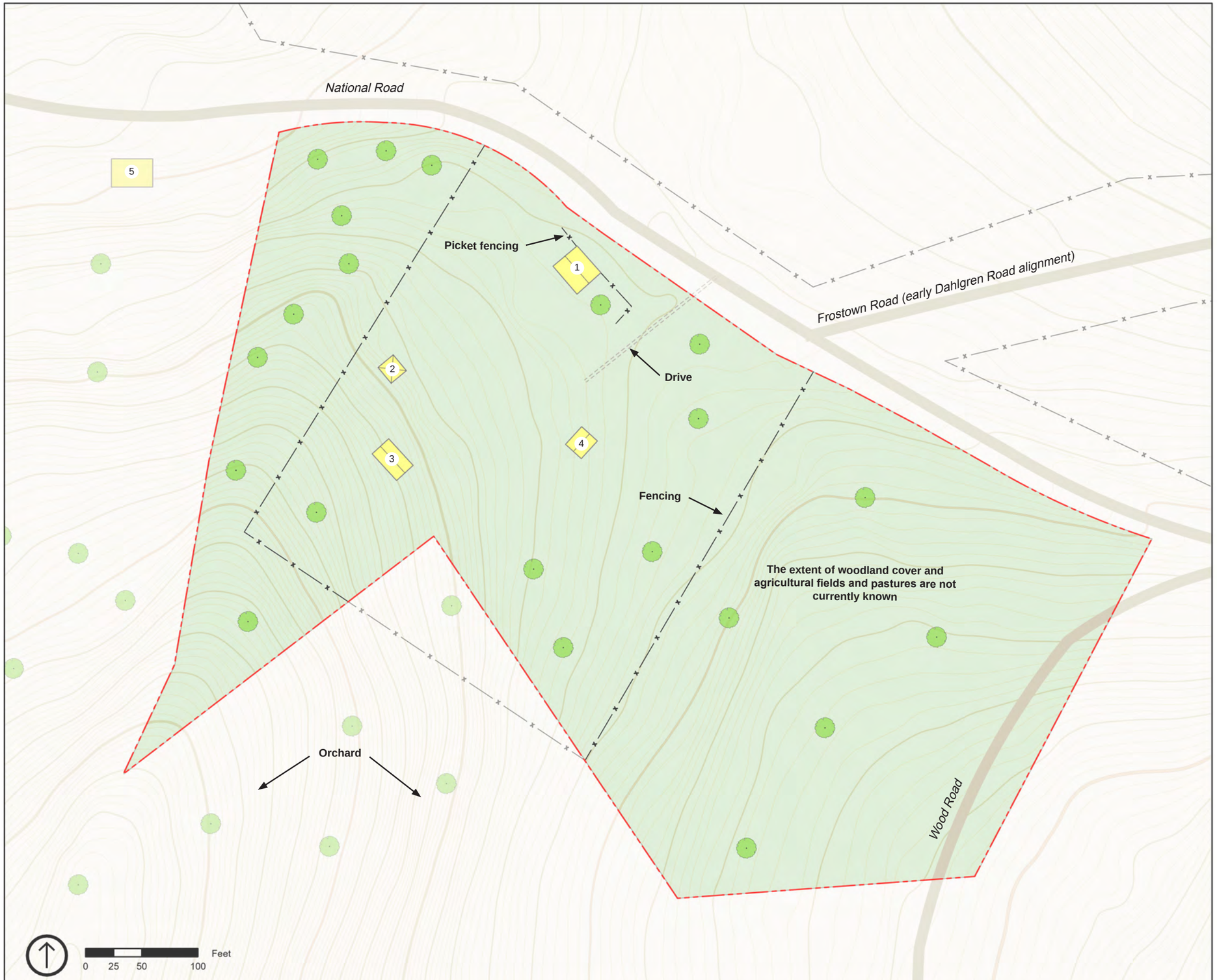
Keedy was the inn's operator at the time the Battle of South Mountain occurred. It is believed that Major General Hill used the Mountain House as his headquarters. Unfortunately, no accounts related to his use of the property are known to exist (aside from his description of the use of the balcony). There are also no published accounts of Keedy's reaction to the events. Additionally, no photographs of the Battle of South Mountain are known to exist. Thankfully, in 1864, Sgt. Eugene B. Hovey of the 37th Massachusetts Infantry sketched a depiction of the "South Mt. Hotel Md. On South Mt. Battle Field," providing the earliest known graphic depiction of the property (Figure 1.6 and Map 1). While the drawing shows the inn in its position along the National Pike, there are details about the building as shown that

60 Byron L. Williams, *The Old South Mountain Inn: An Informal History* (Russell L. Schwartz and Judy M. Schwartz, 1990), 35–36.

do not align with the current understanding of its evolution. As such, the depiction must be viewed as a helpful but not authoritative depiction of site conditions in 1864. That said, the sketch still offers insight into the character and various details related to the landscape. For example, Sergeant Hovey shows a short picket fence extending off the northeast corner of the building, with what may be an adjacent drive entering the property from the National Road. Three buildings are shown as standing on the slope behind the inn. None appear to be of stone construction, and their use cannot be discerned from the drawing. The landscape beyond the house appears mostly open, while a few trees are depicted near the inn. Overall, the angle of the sketch and the general appearance of the landscape (the location of the inn right along the road, the location of the entry drive, and the depiction of the topography) lend credence to the sketch and its depiction of the property during the Civil War period. Although not shown on Sergeant Hovey's drawing, the U.S. Army's battlefield atlas map of the Battle of South Mountain, produced in 1872, seems to show a fence enclosing the core of the South Mountain House property.

Shortly after Sergeant Hovey completed his sketch, in 1865, D.H. Keedy placed an advertisement in *The Baltimore Sun* listing the sale or rent of the "well-known" South Mountain House, with 60 acres of land. It stipulated that if the property was not rented or sold by March 25 of that year, the property would be offered at public sale.[61]

61 "For Sale or Rent," *The Baltimore Sun*, March 10, 1865.



LEGEND

1 - South Mountain Inn (period name: Keedy's Mountain House)
2 - Unidentified building #1
3 - Unidentified building #2
4 - Unidentified building #3
5 - D. Hutzel Residence

Buildings and Structures
Roads
Drives
Fences
2026 Property and Study Boundary
Trees

NOTES

1. This map depicts 1864 site conditions based on the 1864 sketch of the property by Sgt. Eugene B. Hovey and broader landscape conditions based on a 1872 U.S Army map. The depiction and labeling of features is not comprehensive, nor authoratative due to a lack of period documentation. It is assumed that there were a number of additional buildings, structures, and other landscape features present at the time. The property boundary shown here (3.15 acres) is much smaller than property as it defined in 1864, which totaled 60 acres and appears to have extended north and south of the National Road.

SOURCES

Maryland Center for History and Culture; Library of Congress; Curtis Older; Preservation Maryland; ESRI

South Mountain Inn

Historic Period Plan

MAP 1: 1864 Conditions

March 2026
LIZ SARGENT HISTORIC LANDSCAPE ARCHITECTURE

GEORGE F. SMITH OWNERSHIP (1866 - 1876)

Regional Context

Cultural Landscape of Postbellum Western Maryland

After the Civil War ended in 1865, destruction of public and private property remained evident across the western Maryland landscape, including at South Mountain. The reminders of the war were entwined with the landscape, from abandoned dwellings and farms to shattered woodland scenes. There were also numerous locations where Confederate soldiers had been buried following the Battle of South Mountain; in contrast, Union dead were exhumed and reinterred at a national cemetery established on the Antietam battlefield. National cemeteries were not open to Confederate soldiers who fought to secede from the United States. To right the situation, in 1868, the Maryland Legislature approved $5,000 for "burial of the Confederate dead, who fell in the battle of Antietam, in the first invasion of Lee, the Southern portion of the grounds not occupied, and separate from the ground devoted to the burial of the Union dead."[62]

The actual work of removing the Confederate dead began in 1874, and was conducted by Henry C. Mumma of Sharpsburg.[63] Mumma followed the findings of Moses Poffenberger and Aaron Good who were hired by Maryland to inventory Confederate burial locations in the state, including at South Mountain. They published their findings in *A Descriptive List of the Burial Places of the Remains of Confederate Soldiers, Who Fell in the Battles of Antietam, South Mountain, Monocacy, and other Points in Washington and Frederick Counties in the State of Maryland*. It appears that there were several burials in the vicinity of the Mountain House and included "three unknown" individuals buried "On hill on Smith's land at Mountain House," and another "three unknown" located "In Smith's field opposite the hotel on South Mountain; 10 steps from bars."[64] It is unclear what the word "bars" refers to in this listing.

Despite the destruction of the war, South Mountain remained a scenic locale due to its views of the surrounding area, cool summer clime, and woodland character that period advertisements for property on South Mountain reveal as reflecting a diverse forest composition. Often noted tree species include white oak, chestnut, yellow

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62 Moses Poffinberger and Aaron Good, *A Descriptive List of the Burial Places of the Remains of Confederate Soldiers, Who Fell in the Battles of Antietam, South Mountain, Monocacy, and Other Points in Washington and Frederick Counties, in the State of Maryland. Pub. by Direction of His Excellency, Oden Bowie, Governor of Maryland*. (Hagerstown, Maryland, 1868), https://babel.hathitrust.org/cgi/pt?id=uiug.30112037788384&seq=9.

63 Steven R. Stotelmyer, "The Real Story Behind 58 Confederate Bodies Tossed in a Well," HistoryNet, September 14, 2023, https://www.historynet.com/confederate-bodies-daniel-wise-well/.

64 Moses Poffinberger and Aaron Good, *A Descriptive List of the Burial Places of the Remains of Confederate Soldiers, Who Fell in the Battles of Antietam, South Mountain, Monocacy, and Other Points in Washington and Frederick Counties, in the State of Maryland. Pub. by Direction of His Excellency, Oden Bowie, Governor of Maryland*. (Hagerstown, Maryland, 1868), https://babel.hathitrust.org/cgi/pt?id=uiug.30112037788384&seq=9.

poplar, hickory, and ash. The stone walls that stretched across the landscape remained in place, as did the agrarian setting and land use.

Smith's Tavern

In October of 1866, George F. Smith purchased the South Mountain House property for $5,000. Little is known about George Smith's operation of the inn. The 1870 federal census lists the household of George Smith as consisting of himself—a 44-year-old "hotel keeper"—along with his 41-year-old wife, Indiana, and their seven children aged 3 to 20. It also notes that George Smith was born in West Virginia and could not read or write. His property was valued at $4,000 and he claimed $600 in his personal estate. The 1870 Agricultural and Manufacturing Census for Washington County, Maryland, provides more detail into what Smith did with his land. It lists George F. Smith as owning 60 acres of improved farmland, with a total worth of the property amounting to $4,000 and $100 worth of farm equipment. All 60 acres are noted as improved and none as woodland. He paid $200 that year in wages for farm help. At this time Smith owned two horses, two milch (milk) cows, three other cows, and four swine for a total of $300 worth of livestock. He grew 30 bushels of wheat, 17 bushels of rye, and 100 bushels of corn, 300 bushels of Irish potatoes, and produced 50 lbs. of butter, four tons of hay, and $110 worth of slaughtered animals.[65] This production reflected the type of agricultural production practices in western Maryland for over a century.

Newspaper accounts during Smith's ownership period are lacking, though there is an 1868 story about a robbery that occurred while the proprietor and guests were sleeping.

In April 1875, Smith listed the property for sale. The advertisement for the property stated:

> "This famous place of Summer Resort is improved with a large STONE BUILDING, containing twenty rooms; Stabling for thirty horses; Ice-house full of ice; two wells of water and a fine spring. Attached to the Mountain House is sixty acres of fine land—twenty acres in wood: superior Orchard of choice fruit."[66]

The advertisement also notes the proximity to "Antietam, and other battle grounds famous in history." The asking price was $4,000 cash—the same amount of its 1870 valuation. The notoriety of the landscape as a site contested during the Civil War eventually helped return the South Mountain House to a regional destination for hospitality. First, however, the property was removed from the public sphere when it became a private residence for Madeline V. Dahlgren and her invited guests.

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65 United States Bureau of the Census, "Agricultural and Manufacturing Census Records of Fifteen Southern States for the Years 1850, 1860, 1870, and 1880 [Washington County, Maryland]," with University of Maryland, 1870, http://archive.org/details/mdu-histmss-057749.

66 "For Sale - The Mountain House," *The Baltimore Sun*, May 14, 1875.

MADELEINE V. DAHLGREN OWNERSHIP (1876 - 1890)

Regional Context

Supernatural South Mountain

The Victorian era of the late 19th century is characterized by people choosing to engage with the supernatural, occult, and superstitions, especially within elite circles of society.[67] In the United States, the trend dovetailed with the ongoing processing of the toll of the Civil War whereby an estimated 620,000 soldiers perished, and women, children, and elderly who never saw the battlefield nevertheless suffered from witnessing its effects and bearing the burden of loss.[68] It follows then that many people excised their grief following the end of the conflict through tales of ghosts, hauntings, and death.[69]

Such tales of the supernatural abounded across and in relation to South Mountain and were often directly tied to the landscape itself. As T.C. Harbaugh in an article for *The Frederick Post* elucidates,

> "Books can be filled with these weird stories and many a mother has rocked her babes to sleep while she recounted them. The ghost lore of the old mountain is remarkable. The grisly gorges, the bending trees and the great rocks seem to breather these wild tales. But long ago the spinners of the legends passed away and left the legends as legacies to their descendants. Stories of buried treasure are among the narratives, wild takes of headless huntsmen, ghostly dogs and great headless serpents. No wonder years ago the boys and girls of South Mountain avoided certain dark spots and shuddered at the stories about the mountain fireside. Today some of the mountain sides contain fine orchards or fields of ripening wheat beneath whose soil repose more than one young soldier who never returned to the scenes of his birth."[70]

In addition, some of the more famous North American cryptids—mythical creatures of reputed but not proven existence—hail from South Mountain, including the Snallygaster and the Snarly Yow, with tales of the former tied to racial dynamics of the Jim Crow era.[71] There were tales of local wizards, sulfurous smells, and any number of apparitions. After 1876, the building's new owner brought with her the Victorian period's engagement with the occult, and from her elevated perch, collected and wrote chronicles of the magic of South Mountain.

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67 Jen Cadwallader, "Spirit Photography and the Victorian Culture of Mourning," *Modern Language Studies* 37, no. 2 (2008): 13.

68 Drew Gilpin Faust, *This Republic of Suffering: Death and the American Civil War* (Knopf Doubleday Publishing Group, 2008), 174-175.

69 Cadwallader, "Spirit Photography and the Victorian Culture of Mourning," 19.

70 T. C. Harbaugh, "'Old Soldier Poet' On War In Maryland," *The Frederick Post*, June 27, 1911.

71 Alex Hall, "The Snallygaster of South Mountain: Maryland's Monster of Fear and Control," *Appalachian Historian*, December 25, 2025, https://appalachianhistorian.org/the-snallygaster-of-south-mountain-marylands-monster-of-fear-and-control/.

Madeleine Dahlgren's "Dahlen"

In 1876, author and socialite Madeleine V. Dahlgren purchased the South Mountain House property for use as a summer home. It was close enough to her Washington, D.C., home base and social network to continue to interact with her associates, but far enough away to allow for the separation she needed to focus on her writings.[72] Dahlgren soon began to renovate the building and the surrounding landscape to meet her vision of a commodious home place. Of the landscape, Dahlgren was enraptured, writing,

> "The crags back of the house are superb, and precipitous, and form a ledge of fine cliffs. Near the summit of this ridge, a small level space of perhaps thirty by fifty feet, marks the spot where the Southerners planted artillery in order to command the pass, previous to the battle. From this 'signal station,' which is perhaps a hundred feet higher than the house, the slope downward is very graceful.
>
> The hill side is threaded by numerous paths, seats are placed where vistas open, and there is a rustic arbor, deeply shaded by a luxuriant wild grapevine, and overshadowed by majestic trees.
>
> The sunset view is best enjoyed from a lovely grove, where ledge after ledge of sparkling quartz-rock form natural terraces. Their rugged surfaces gleam in the moonlight and, as seen from the house, assume fantastic shapes, amid the confusing disorder of wind-tossed overhanging boughs of surrounding trees.
>
> The house fronts near the old National Road, and, across this road and divided by an osage orange hedge, is an open ten-acre field of clover—but, oh, how very beautiful it is!—inclining gently downward, amphitheatrical in contour, fringed in by a wealth of wild vines and shrubs, outlined by pine forests of dark and sombre hue, rising then to the height of corresponding cliffs on the other side, —which we have described, —and giving here, there, everywhere, as an enrapturing outlook, an extent of fifty miles of scene. The eye ranges afar over both valleys that open to view from either side."[73]

Over the course of her ownership, the property was alternately called "Dahlen" and "Fairview." While living on the property, Dahlgren wrote a number of works, including *South Mountain Magic* and the memoirs of her late husband, Admiral John A. Dahlgren.

One of the first building additions was a 44-by-64-foot barn constructed "in the woods, fronting on the pike, and just across the line on the Frederick county side."[74] The barn was 23 feet tall and featured stone walls. The interior was divided to accommodate horses on one side and cattle on the other. In addition to the newly constructed barn, it is assumed Dahlgren made repairs to and updated any existing outbuildings on the property, potentially also adding and removing buildings to support her primary use of the landscape—entertainment.

Period newspaper accounts of Dahlgren's parties and receptions note that attendees played "tennis, croquet and other sports."[75] Even so, the accounts note that there was "hardly a rod of level ground on the place. The lawn has a graceful slope, falling away around the house like an amphitheater."[76] It is not known how the grounds were treated by Dahlgren, as no photographs have been located from this period. However, taking cues from her extensive "Country Place" renovation, it can be

72 Capt. Goddard, "Lovely Fairview," *The Daily News*, May 26, 1886.

73 Madeleine Vinton Dahlgren, *South-Mountain Magic: A Narrative* (Staff Association of the Washington County Free Library, 1975), 25–26, https://catalog.hathitrust.org/Record/005777103.

74 "Fine Improvements," *Boonsboro Odd Fellow*, n.d.

75 "Festivities at Dahlen," *The Baltimore Sun*, July 9, 1889.

76 The Baltimore Sun, "Festivities at Dahlen."

speculated that the landscape would have reflected the naturalistic aesthetic popularized by landscape designer Andrew Jackson Downing during the mid-19th century.

As the United States' premier landscape designer, Downing's approach to arranging the landscape of country places entailed three main points—convenience, comfort (or social enjoyment), and beauty.[77] As such, the immediate landscape at Dahlen may have featured a variety of well-placed native flowering shrubs and trees, gently curving walkways and drives, and an overall sense of relatively simple ornamentation.[78] The lawn that was reported to have gracefully fallen away from the house was also in keeping with Downing's aesthetic. As he wrote of lawns: "we love most the soft turf which, beneath the flickering shadows of scattered trees, is through like a smooth natural carpet over the swelling outline of the smiling earth."[79] The natural scenery and long views afforded by Dahlgren's mountaintop retreat would have also been in keeping with Downing's approach to landscape gardening.

To summarize, specific landscape features known to have existed at the time of Dahlgren's occupancy include locust trees on the east side of the house, a gardener's house set some distance from the aforementioned barn, an Osage orange hedge along the National Road, a field of clover, various flowering shrubs and vines, an arbor set on the hill side, and lawn. Additionally, it was noted that for at least one large event, male attendees slept in a cabin immediately west of the residence and that the large barn was cleaned up in order to be used as a entertainment venue. This is just a small list of what was likely a well-developed and highly ornamental landscape.

Concerning agriculture at Dahlgren's property, an 1889 newspaper account notes that "Although the land is very fertile, she [Dahlgren] does not have it farmed to any great extent."[80] While that may be the case, it appears some amount of farming occurred on the property. An 1888 account in the *Catoctin Clarion* reported seven-year-old Harry Lapole, son of William Lapole who was a "tenant on the farm of Mrs. M.V. Dahlgren of South Mountain," was gored by a bull.[81] Accounts suggest William Lapole was also the property's caretaker, at least for some time.[82] This, along with the construction of the cattle barn, shows that her land was being farmed for cattle. It is unknown what portion of the property was under the tenancy of the Lapole family, what the financial arrangement between Lapole and Dahlgren was, and how many other families may have also lived on Dahlgren's property. It was noted, however, that her house was surrounded by "a circle of cabins occupied by an honest, laborious, but very poor people."[83]

For locals, Dahlgren's mountain perch surrounded by tenant farmers was a bit of an oddity, as this 1886 newspaper article relays:

> "Her home is one of the curiosities of Maryland. It resembles a mediæval castle, is kept

77 Andrew Jackson Downing, *Rural Essays* (Putnam and Co., 1853), 166.

78 Victoria Vanhuss, "That Artist of Landscape Gardening: Andrew Jackson Downing," Olmsted Network, April 5, 2024, https://olmsted.org/blog/2024/04/05/that-artist-of-landscape-gardening-andrew-jackson-downing/.

79 Downing, *Rural Essays*, 182.

80 *The Baltimore Sun*, "Festivities at Dahlen."

81 "Local Items," Catoctin Clarion, September 23, 1886.

82 Lemoin Cree, *A Brief History of South Mountain House* (Mitchell H. Dodson, 1963), 15.

83 Dahlgren, *South-Mountain Magic*, 4.

> in mediæval style, and is presided over a lady who, in appearance and in manner, is a mediæval baroness. She owns nearly eight thousand acres of land in the vicinity and draws therefrom a very large income. Her tenants are like the feudal vassals of the Middle Ages, only they are not oppressed. They look up to the 'Lady of the Castle,' as they call her, as a veritable queen, come to her in all their troubles and leave to her the settlement of all legal disputes. She is lavish in her charity. Besides building two churches, establishing schools and a library, she has sent several of the brighter schoolboys to college at her own expense, and often gives lessons in languages and music to the school-girls. Indeed, after looking over Mrs. Dahlgren's South Mountain domain one would be inclined to think that 'Ouida' had her in mind when she pictured Wanda, Countess Von Zalvas, a typical noble lady of mediæval times."[84]

In keeping with the monumentality of Dahlgren's presence in Turner's Gap, in the early 1880s, construction began on a stone chapel located across the National Road. The chapel was to serve as a private worship space and a burial crypt for her family, though "local remembrance holds that Mrs. Dahlgren actively invited and encouraged local citizens to attend mass at the chapel."[85] The English gothic revival stone chapel was designed by John L. Smithmeyer and dedicated as St. Joseph's Chapel of the Sacred Heart of Jesus in 1884.

Other landscape additions dating to the Madeleine Dahlgren period are presently undetermined, but it may be the case that some existing features, such as the small square outbuilding or the stone walls along the National Road, were constructed during her occupancy.[86]

84 "Mrs. Dahlgren's Home," *The Commercial Gazette*, May 22, 1886.

85 Central Maryland Heritage League, "Dahlgren Chapel," Central Maryland Heritage League, accessed February 8, 2026, https://cmhl.org/dahlgren-chapel.

86 The small square outbuilding is located to the south and east of the South Mountain House. Its original date of construction and its use are presently unknown, but likely dates to the 19th century. The earliest known reference to the building being called "springhouse" dates to a 1974 site plan. It is possible the building predates the Dahlgren Period. Another similar outbuilding once existed as late as the 1930s near the current entrance into the site.

ULRICA DAHLGREN PIERCE OWNERSHIP (1898 - 1920)

Regional Context

Western Maryland was developing at the turn of the 20th century. Its growing towns were becoming electrified, there were new railroads connecting more than just the most populous towns, and combined with road improvements, people were touring the area's scenic and historical destinations.[87]

Crop diversification was becoming standard practice throughout the eastern United States on account of soil degradation and insect and disease pressures, but diversification was the long standing agricultural tradition in the South Mountain region. One crop that seemed to be thriving in the South Mountain area was peaches. An 1895 article in the *Baltimore Sun* highlights that "South Mountain peaches last year carried their reputation almost around the world," and that "It pays to grub up the rocky western slope of South Mountain for fruit fields."[88] As abolitionist poet John Greenlead Whittier penned in reference to the region: "Round about them orchards sweep, Apple- and peach-tree fruited deep."[89] It is possible that the orchard associated with the South Mountain House may still have existed at this time.

In addition to the scenic agrarian setting, the site's historical setting was also a draw. By this time, the recognition of the historical importance of the South Mountain landscape was well established. As a 1908 account by T.C. Harbaugh extolls, the "whole scope of Western Maryland is a historical field."[90] Piece by piece, the commemorative landscape of South Mountain was taking shape over the course of the 19th century. The Washington Monument had stood on one of South Mountain's high points since its construction in 1827. The monument was rebuilt in 1882, though fell back into disrepair in the early 20th century.[91] U.S. Congress established Antietam National Battlefield in 1890. In 1896, the War Correspondents Memorial Arch was constructed at Crampton's Gap by Civil War journalist George Alfred Townsend. Then, in 1897, the War Department—under the guidance of the Antietam Battlefield Board responsible for overseeing the battlefield nearby—erected a set of six interpretive tablets directly along the National Road opposite the South Mountain House that detailed the Battle of South Mountain.[92] These were part of a collection of 313 interpretive tablets spread

87 G.A.T., "Western Maryland - Special Dispatch," *The Baltimore Sun*, December 18, 1895, 6.

88 G.A.T., "Western Maryland - Special Dispatch," *The Baltimore Sun*, December 18, 1895, 6.

89 John Greenleaf Whittier, "Barbara Frietchie," The Poetry Foundation, accessed February 5, 2026, https://www.poetryfoundation.org/poems/45483/barbara-frietchie.

90 T. C. Harbaugh, "Panorama of Great Beauty," *The Daily News* (Frederick, Maryland), June 27, 1908.

91 "Washington Monument History," Maryland Department of Natural Resources, accessed February 3, 2026, https://dnr.maryland.gov/publiclands/Pages/default.aspx.

92 Howard S. Fisk, "Motoring," *The Evening Star* (Washington D.C.), September 22, 1912.

out over the Maryland Campaign battlefields.[93]

There is one bit of contextual history related to the property worth noting. In 1894, the Coxey's Odd Show, also known as the Army of the Commonwealth in Christ, made its way across South Mountain on their way to Washington, D.C. The Coxey's Odd Show was a protest march in response to unemployment caused by the Panic of 1893 led by populist and businessman Jacob Coxey. According to the *Evening Star*, the marchers crossed at Turner's Gap and proceeded to make their way to the Washington Monument, where it was "saluted with three cheers."[94] Upon reaching the Dahlgrens' Mountain House, however, it was specifically noted that the marchers did not cheer. Instead, as an article from 20 years later recounts, the group issued "three groans for the man who invented the gun to kill his fellowmen."[95]

Ulrica's Ownership

Following Madeleine Dahlgren's death, the property, which included the former tavern, chapel, and around 200 acres of land, was passed to her daughter Ulrica Mary (Dahlgren) Pierce. While not much is known about Ulrica's use and management of the property, it remained a summertime residence for Ulrica for the duration of her ownership.

That said, period newspapers provide conflicting information about its ownership. An interesting news article from 1913 tells of a "number of Hagerstown men" who proposed turning the Dahlgrens' summer residence into a hotel or clubhouse. Evidently, "45 of the leading citizens of Hagerstown and automobile owners have subscribed $250 each of the stock of the company proposed to be formed."[96] The article states that Joseph Hoffman, a Hagerstown merchant, owned the 170-acre property, having "several months ago purchased it from the Dahlgren family." There are no records to confirm this statement, however, including property deeds.

Besides actual property records, also contradicting the 1913 article is a 1916 newspaper article about Lucy Dahlgren's preparation for becoming a nun that notes that the property was then owned by Ulrica Dahlgren Pierce. The article notes that the tract consisted of 170 acres—100 of which was woodland and the remainer under cultivation by Chas [Charles] Hutzell, "who occupies 9 rooms of the 'big house'" with his wife, Annie, and family. A much later 1975 article highlighting Charles and Annie's 75th wedding anniversary notes that the couple were employed by "Ollie" Dahlgren Pierce for 11 years, where they "took care" of the house and "farmed the ground."[97]

In addition to the chapel across the street, the property evidently contained "several other houses and a barn." It is unclear where these buildings were located, but the barn is likely the one used for both livestock and social events decades earlier. The other houses are likely tenant houses that were present in the previous period.

While not much is known about the private use of the South Mountain House property at this time, a number of articles note how it had become a popular public picnicking destination. One dispatch from 1914 notes how it was used

93 Sharon A. Murray, "The Cast Iron Brigade," *The Antietam Journal* V (September 2023): 50.

94 "Marching This Way," *The Evening Star*, April 24, 1894.

95 "Coxey's Army Here Twenty Years Ago," *The Daily News* (Frederick, MD), n.d.

96 "To Convert 'Dahlgren' into Hotel or Clubhouse," *The Daily News*, September 4, 1913.

97 Ora Ernst, "The Charles H. Hutzels to Mark Diamond Jubilee," *The Herald Mail*, August 16, 1974.

Figure 1.7. "An Early 1900's View of the Inn" as published in Byron L. Williams' The Old South Mountain Inn: An Informal History.

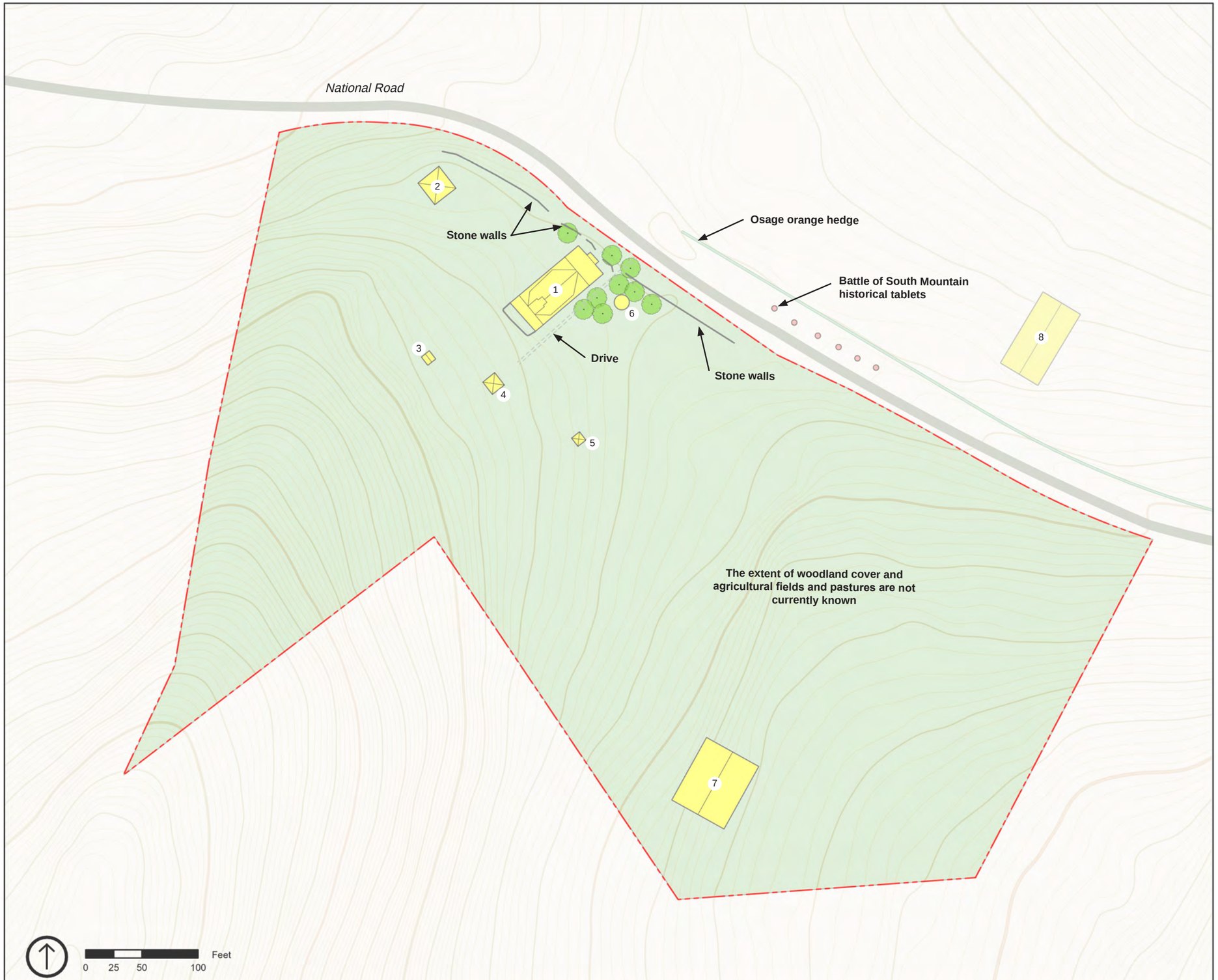
by a class of highschoolers for an all-day picnic.[98] Another period newspaper notes that "While the [Dahlgren's] house is not open to the public, the wide road with its inviting shade and the beautiful surroundings, is a favorite stopping place for tourists and automobiles."[99] Such dispatches were published fairly continuously for years. Other newspaper articles from the period also note how the location "at Dahlgren" was the site of a number of automobile crashes.[100]

A photograph depicting the property in the "early 1900's" provides valuable insight into site conditions several decades after Sergeant Hovey's sketch (Figure 1.7 and Map 2). The photo, taken from the National Road facing southwest, shows a portion of the north, east, and south core landscape around the Mountain House. In it, the wooden picket fences along the north side of the Mountain House have been replaced by a series of discontinuous stone walls bookended by large wood posts. A path extends south through a wood gate into the property from the roadside in the approximate location shown in Sergeant Hovey's sketch. Several trees line the outside of the fence, with a small grove of mostly deciduous trees in the area east of the house. The photo shows a portion of what appears to be a small gazebo in the east yard. To the rear of the house are several buildings, including a stone, side-gabled building and a smaller front-gabled wood clad building with an arched opening.

98 "Middletown High School Class Picnic," *The Frederick Post*, June 11, 1912.

99 "Miss Dahlgren in Convent," *The Daily News*, August 26, 1916.

100 "Two Escape Unhurt When Auto Turns Over 4 Times In Plunge Down Hillside," *The Daily News*, April 9, 1926.



LEGEND

1 - South Mountain Inn (period name: Dahlgren's Residence)
2 - "Cabin"
3 - Unidentified building #1
4 - Unidentified building #2
5 - Spring house (presumed)
6 - Gazebo (presumed)
7 - Barn
8 - Dahlgren Chapel

Buildings and Structures
Roads
Drives
Stone Walls
2026 Property and Study Boundary
Trees

NOTES

1. This map depicts circa 1900 site conditions based on an unsourced photograph of the Inn included in Byron William's *The Old South Mountain Inn: An Informal History,* with certain off-site landscape features shown.The depiction, locations, and labeling of features is not comprehensive. It is assumed that there were a number of additional buildings, structures, and other landscape features present at the time. The property boundary shown here (3.15 acres) is much smaller than the total land holdings of the Dahlgrens, which totaled over 187 acres and extended north and south of the National Road.

SOURCES

Byron L. Williams; Preservation Maryland; ESRI

South Mountain Inn

Historic Period Plan

MAP 2: 1900 Conditions

March 2026
LIZ SARGENT HISTORIC LANDSCAPE ARCHITECTURE

ST. MARY'S ACADEMY OWNERSHIP (1920 - 1925)

In 1920, Ulrica Pierce sold the 200-acre property to the Sisters of the Holy Cross. The property is noted as laying on both sides of the turnpike, with improvements consisting of the "old stone residence," two log houses, and a "good barn."[101] The notice states that of the 200 acres, 70 was under cultivation, with the rest in timber.

A news clip from June 1921 notes that "about sixty Sisters will spend the summer there, some of them for a vacation. It is planned to remodel the building."[102] It is unclear to what extent the sisters altered either the residence or the grounds during their use of the property. The only clue in the landscape that may reflect alterations is the secondary roof structure above the square outbuilding door, which features Christian cross symbols carved into its supports, but this remains unconfirmed.

Overall, very little is known about the Sisters of the Holy Cross's ownership. This is due in part to the short amount of time the sisters owned the property, for, in 1925, they sold it to several brothers of a local family who intended to re-establish the South Mountain House.

101 "'Dahlgren' Sold," *The Daily News,* July 9, 1920.

102 "Sisters Will Occupy Dahlgren," *The Waynesboro Press*, June 11, 1921.

HEWITT FAMILY OWNERSHIP (1925 - 1957)

Regional Context

Tourism, Commemoration, and Recreation

Based on its scenic and historic qualities and associations, along with the ever-increasing availability of automobiles, the South Mountain region was understood as a tourism destination. This status only increased with the construction of the Maryland section of the transstate Appalachian National Scenic Trail (Appalachian Trail) during the 1930s.

The Appalachian Trail was first proposed by forester Benton MacKaye in 1921. MacKaye envisioned the 2,000-mile footpath would "provide common ground for different parts of American society to come together to create opportunities for recreation, health and recuperation, and employment" in the face of rapid industrialization.[103] The trail was to be constructed by volunteers, organized by both local and regional hiking clubs under the auspices of the Appalachian Trail Conference, established in 1925. While the trail was designed to run through federal land where permission was easily acquired, on private lands, "the initial route relied on informal, handshake agreements between volunteers with the Appalachian Trail Conference and landowners."[104]

In November 1930, the first sections of the Appalachian Trail were blazed along the Maryland-Pennsylvania border. By the end of spring 1932, the 39-mile section extending along the ridge of South Mountain from the Maryland-Pennsylvania border south to Harper's Ferry, West Virginia, was complete.[105] The route placed the trail directly through Turner's Gap and adjacent to the South Mountain House. According to researcher Curtis Older, the Appalachian Trail runs along the former Ridge Road alignment that extended south from the property. More research is needed to understand the agreements made with landowners along the trail's route, including the owners of the tavern property.

In 1934, the Boonsboro Historical Society transferred ownership of the Washington Monument and one acre of land to the State of Maryland in order to turn the location into a state park, "contingent upon the contribution of a road to the site from the county road nearby and the addition of ten acres."[106] In addition to the road, the completion of the Appalachian Trail in the area meant that more and more people would have access to

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103 Sarah Mittlefehldt, *Tangled Roots: The Appalachian Trail and American Environmental Politics* (University of Washington Press, 2013), 14.

104 Sarah Mittlefehldt, "The People's Path: Conflict and Cooperation in the Acquisition of the Appalachian Trail," *Environmental History* 15, no. 4 (2010): 644.

105 "Trail Maps For South Mountain," sec. 8, *The Baltimore Sun* (Baltimore, Maryland), October 22, 1932.

106 "Monument at Boonsboro to Be Restored," *The Daily Mail* (Hagerstown, Maryland), January 12, 1934.

the site.[107] The same could be said for the inn as well since the property was opened to accommodate travelers again in 1925.

The Hewitt Brothers' Ownership

In 1925, St. Mary's Academy sold the South Mountain House property to the Hewitt Brothers—Robert, Charles, and Otto/Otho. The sale was for 177 acres of land containing the stone building and "a number of outbuildings."[108] It is unclear what these outbuildings were, but they would have included those added or improved during the late 19th century. The following year, in 1926, Robert and Otto deeded their share of the property to Charles and his wife Marie E. Hewitt. Period newspaper accounts also show that Charles (Melvin) Hewitt was the primary brother overseeing the operation.

The sale to the Hewitts is notable as they reestablished public use of the inn property after 40 years in private residential use.[109] Research did not reveal much about the initial years of the Hewitt's operation of the inn, with local newspapers instead noting continued use of the site for picnicking, as well as a succession of dramatic events.[110] In April 1926, Charles and Marie nearly lost the property as a result of a brushfire that came within 150 feet of the inn.[111] It is not reported whether any of the outbuildings or other structures on site were impacted by the fire. Then, in June 1926, the first in a series of vandalism incidents occurred at the Dahlgren Chapel. The "miscreant" evidently used "the tombstone of a pet dog" to gain entry, but only slept in the crypt and did not rob or otherwise deface the building.[112] Such incidents continued over several years, with vandals searching for storied family jewels, in some cases leading to the destruction of burial sites.[113]

In 1930, the inn changed operators, with business under the control of Roy Hunter. The notice of the change stated that Hunter was to use the property as a "tourist resort."[114] Charles Hewitt continued to own the property but was seemingly not engaged in its management, aside from acquiring the tavern's liquor license.

It appears, but remains unconfirmed, that Hunter began to make improvements on the property immediately, transforming the South Mountain House landscape into a developed "tourist camp." Photographs and postcards from this time show a landscape with a tight collection of buildings and shelters, stone-lined pathways, various signs, a gas station, planting beds, numerous trees with whitewashed trunks, and other features (Figure 1.8 - Figure 1.12). Of particular note is a small square outbuilding located near the National Road that appears to be of similar construction to the existing square outbuilding closer to the South Mountain House. It is possible that the Hewitts (or the Sisters) began to make such improvements prior

107 It is unclear when the road was constructed, but twenty years later in 1955, a new road replacing the "old, winding road" that was used to access the park was dedicated.

108 "Dahlgren Estate Sold; House To Become Hotel," *The Baltimore Sun*, September 23, 1925.

109 While the public name for the operation during the Hewitt period was the "South Mountain Tavern," it appears the legal name was "South Mountain Inn, Inc."

110 "Heavy Traffic," *The Daily News*, September 28, 1925.

111 "Mountain on Fire," *The Daily News* (Frederick, MD), April 19, 1926.

112 "Enter Dahlgren Chapel," *The Daily News*, June 29, 1926.

113 "No Jewelry at Dahlgren," *The Daily Mail* (Hagerstown, Maryland), June 25, 1934.

114 "Dahlgren Changes Hands," *The Daily News,* April 5, 1930.; Note that the article refers to Hunter as "Ray Hunter," though it is probable that his name was actually "Roy Hunter."

to engaging Roy Hunter, but there is no record of this occurring. Some images also show what may be the cabin noted to have existed in the west yard during the Dahlgren period. The exact configuration of these features in the landscape, however, is difficult to discern given the limited availability of photographic documentation.

The 1930 federal census (enumerated April 5, 1930) places a Roy Hunter, age 49, living in a rented house on nearby Zittlestown Road with his wife, sister-in-law, niece, and a servant. Zittlestown Road intersected with the National Road just half a mile west of the South Mountain House. Hunter's occupation is listed as proprietor of a gas station, presumably the one at the South Mountain House. By September 1930, however, the business relations between Hewitt and Hunter soured, as a notice in the *Daily Mail* shows that a distraint sale was held that month "at Dahlgren," in which all the household goods of Roy and Nellie Hunter were offered at public auction for the money owed to Hewitt for rent.[115] Following this, is unclear for how long Hunter was involved with the property.

Around this time, the first mention of the property's 90-year-old caretaker, William H. Kline, appears in an article about a 1934 ransacking of the Dahlgren Chapel and burial crypts.[116] Records show Kline was born around 1846 and served the Union in the Civil War as a private in Company I, First Maryland Regiment, Potomac Home Brigade.[117] In 1930, he lived on Monument Road across the National Road from the inn. More research is needed to expand upon Kline's involvement with the property.

While period advertisements for the tavern seemingly did not mention the tourist camp, beginning in 1937, they heavily advertised a new weekend-only dancing space called "Rainbow Garden" (Figure 1.13).[118] The "open air" dance area hosted bands such as Al Danner and His Hawaiian Orchestra and Joe Green and His Five Pennies. In addition to "delicious food," the promotion of the venue also highlights that the tavern operation offered mixed drinks, notable as prohibition had just ended in 1933. It appears likely the Rainbow Garden dance area was located in the east yard and enclosed by a colorful wood rail fence. Its construction would have necessitated the removal of the circular planting beds and adjacent stoneline walks. Photographs from the period show that the fence featured an integrated piano shelter and a cut-out window on its south side, providing views to the National Road and landscape to the north of the tavern (Figure 1.14 - Figure 1.15). A tagline for the tavern in some period advertisements refer to it as "The Roof Garden of Washington and Frederick Counties." By 1940, the inn was again under new management, with advertisements the following year noting that a R.E. Athey was the proprietor. Period advertisements note continued nightly dances in the Rainbow Garden at the South Mountain Tavern, though mention of the business declines during the World War II years.

In 1948, an advertisement for the sale of the South Mountain House property lauded it as a "wonderful business opportunity for restaurant, tavern and night club business," suggesting that by this point Charles Hewitt was ready to dis-

115 "Distraint Sale," *The Daily Mail*, September 16, 1930.

116 "Burial Place of Dahlgrens Is Broken Into By Ghouls," *The Baltimore Sun*, June 2, 1934.

117 "Veteran of Civil War Dies, Aged 92," *The Daily Mail*, June 18, 1937.

118 "'South Mountain Tavern' [Advertisement]," *The Daily Mail* (Hagerstown, Maryland), June 24, 1937.

Figure 1.8. Circa early 1930s photograph of the east yard and a small square outbuilding that appears to be of a similar manner of construction to the existing square outbuilding; view to the west. (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.9. Circa early 1930s photograph of the area east of the inn. Note the springhouse to the left in the image, and an unknown structure to the right. (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.10. Circa early 1930s photograph of the east yard. Note the stone lined paths and planting beds. The War Department markers are visible in the background along the National Road (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.11. Circa early 1930s printed photograph of the Tourist Camp located adjacent to the South Mountain Inn. Note the number of whitewashed trees, a kiosk or shelter with a low pyramidal roof, a gas pump, Battle of South Mountain markers, and a section of stone wall. (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.12. Circa early 1930s printed photograph of the Tavern and Tourist Camp. Note the collection of buildings and other site features associated with the Tourist Camp on the left side of the image. (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.13. One of numerous period advertisements for the Rainbow Garden at South Mountain Tavern. (Source: The Daily News).

Figure 1.14. Circa late 1930s photograph of the open-air dining and dancing area on the east side of the inn. Note the multicolored fence and piano shelter. (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.15. Circa late 1930s photograph of the site landscape, view east. Note the presumed Dahlgren barn in the distance to the right in the photograph, and what may be a road alignment in the center. (Source: Private collection, images courtesy of Gary Rohrer).

pose of the property.[119] The advertisements also noted that in addition to the tavern building, the property contained 165 acres and an unspecified number of adjacent outbuildings. Another advertisement for its sale appeared in the *Daily News* in February 1952; it is unclear whether the business was open during this stretch of time.

A May 1956 photograph of the tavern reveals a partial understanding of landscape conditions at the end of the Hewitt ownership period (Figure 1.16). The photograph shows the South Mountain House along the National Road with a span of five separate stone walls along its north façade, as in previous decades. The walls are painted white, just like the trunks of the four trees in front of the walls. By this point, a concrete walk had been added along the north side of the building, with stairs leading to the walk through gaps between the walls. The area to the west of the tavern appears open in character, though under tree canopy. The multi-colored fence of the Rainbow Gardens is still present. There is no obvious ornamentation of the property, such as flower beds or plantings of flowering shrubs. In fact, it looks much removed from its 1930s tourism heyday. Unfortunately, available photographs do not depict the area east of the tavern makign it impossible to understand the arrangement of the former tourist camp. What appears to be a "For Sale" sign is affixed to the front of the building. added along the north side of the building, with stairs leading to the walk through gaps between the walls. The area to the west of the tavern appears open in character, though under tree canopy. The multi-colored fence of the Rainbow Gardens is still present. There is no obvious ornamentation of the property, such as flower beds or plantings of flowering shrubs. In fact, it looks much removed from its 1930s tourism heyday. Unfortunately, available photographs do not depict the area east of the tavern makign it impossible to understand the arrangement of the former tourist camp. What appears to be a "For Sale" sign is affixed to the front of the building.

119 "South Mountain Tavern," *The Baltimore Sun*, February 29, 1948.

Figure 1.16. A May 1956 photograph of the property prior to its sale. The painted fence is still present, but the cabin in the west yard appears to have been removed by this time. (Source: Washington County Historical Society)

MITCHELL H. DODSON OWNERSHIP (1957 - 1971)

Dodson's South Mountain House

In 1957, Charles Hewitt sold the South Mountain House property—reduced to 3.7 acres—to restauranter Mitchell H. Dodson, who, with his wife Bette Jane Dodson, reopened the inn as "Dodson's South Mountain House."[120] Their operation focused on restaurant and night club use, advertising Sunday alcohol-free family dinners and late night drinks and dances. Like its keepers of old, the Dodsons lived on the second floor.[121]

Articles noting the sale to the Dodsons reference the oft-repeated history of the property that dates the dwelling's construction to the early 18th century.[122] Such historical romanticism was something the new proprietors of the South Mountain House leaned into. Newspaper stories covering the establishment repeat claims about its famous associations, from George Washington to Henry Clay.[123] The Dodsons embraced the tales and

120 Older, *Land Tracts of the Battlefield of South Mountain*, 217.

121 Cree, *A Brief History of South Mountain House*, 23.

122 "Mountain Top Tavern Property Acquired by Mitchell Dodsons," *The Herald Mail*, December 9, 1957.

123 "Delving Deep Into History of South Mountain House," *The Daily Mail*, September 13, 1962.

Figure 1.17. Circa 1960s photograph of the South Mountain Inn. Note the removal of the stone fence on the left side of the image and its replacement with pickets and wagon wheels. (Source: Ebay.com product listing)

advertised accordingly. In 1963, the Dodsons published Lemoin Cree's *A Brief History of South Mountain House*. This small booklet reinforced the romanticized history of the South Mountain House, stating the building "has been as important in the mainstream of American activity as many national shrines."[124] In April 1966, the South Mountain House was dedicated as a "historic tavern" by the Maryland beverage industry, but it was not listed in the more noteworthy National Register of Historic Places for several more years.

Regarding the property itself, the Dodsons wanted to showcase the romanticized history in a more physical manner and did so through the partial removal of stucco on the inn to reveal the stone underneath.[125] Postcards of the building from this period show that the Dodsons removed the multi-color fence enclosing the east yard, as well as the stone fence that ran between it and the National Road. In its place they added a fence composed of several wagon wheels (Figure 1.17).

More information about the landscape is gleaned through an analysis of the first aerial image of the study area available, which dates to 1958 (Figure 1.18). The image shows a mostly wooded landscape, with tree canopy covering the core of the South Mountain House landscape, thus making the ground plane illegible. To the southeast, what is likely the late-19th-century barn Dahlgren had constructed appears to still be extant (Figure 1.19). The area around the barn appears as a patchier woodland, suggesting potential use by livestock, though no fencing is evident. The aerial seems to show that no remnant of the circa 1930 tourist camp was present in the landscape by 1958.

124 Cree, *A Brief History of South Mountain House*, i.

125 "Local Tavern Site of Commemoration of Plaque," *The Daily News*, March 30, 1966.

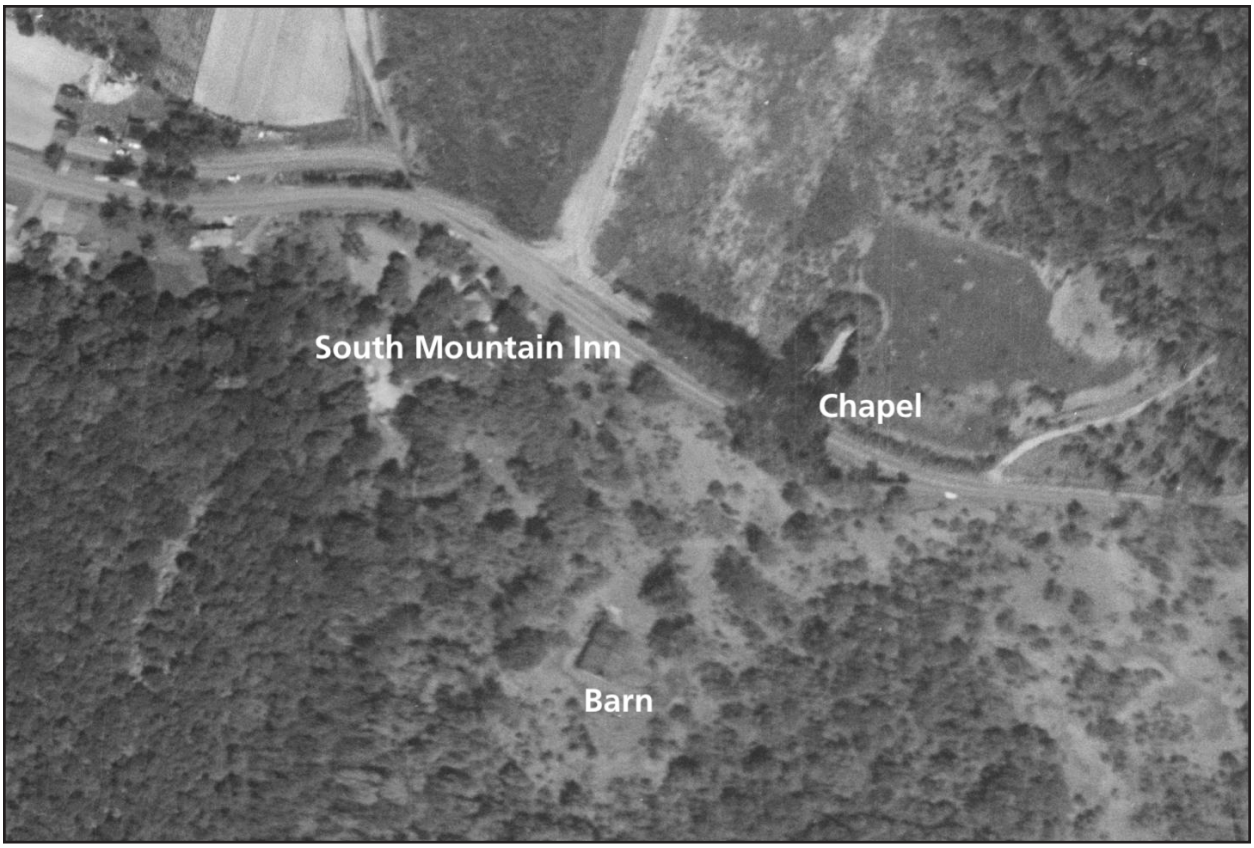


Figure 1.18. 1958 aerial photograph of the South Mountain Inn property. Note the presence of the barn, the heavily vegetated chapel site, and the dense vegetation around the South Mountain Inn. (Source: Historic Aerials)

Figure 1.19. Circa 1960s photograph of what may be the stone walls of the Dahlgren barn. (Source: Private collection, images courtesy of Gary Rohrer).

Figure 1.20. 1974 aerial photograph of the South Mountain Inn property. Note the removal of the barn and establishment of a terraced field, the addition of buildings to the south of the inn, and the clearing of much of the vegetation around the chapel. (Source: Historic Aerials)

CHARLES F. REICHMUTH OWNERSHIP (1971 - 1985)

Regional Context

The U. S. Bicentennial

In 1976, the United States celebrated its bicentennial. In the lead up to the 200th anniversary of the nation's founding, communities across the country experienced a wellspring of patriotic fervor. This civic pride was often directed at tangible projects and activities, including the restoration and rehabilitation of historic properties. This activity fell on the heels of the passage of the National Historic Preservation Act (NHPA) in 1966. U.S. Congress passed the NHPA in response to the rapid loss of historic buildings and landscapes during the modernization efforts that followed World War II, suggesting that the protection and preservation of historic resources "was in the public's interest."[126] As such, the excitement around the U.S. Bicentennial and the

126 National Park Service, "National Historic Preservation Act of 1966," Archeology, February 10, 2025, https://www.nps.gov/subjects/archeology/national-historic-preservation-act.htm.

Figure 1.21. Circa 1970s postcard of the South Mountain Inn. Note the removal of stucco on the building. (Source: Ebay.com product listing)

Figure 1.22. Circa 1970s postcard montage of the South Mountain Inn images. Note the possible well structure in the upper left and the continued presence of wagon wheel fencing on the center right. (Source: Ebay.com product listing)

nation's past was a continuation of the push for historic preservation a decade earlier. Newspaper articles from Washington and Frederick Counties reveal a flurry of activity related to the bicentennial that included patriotic school projects, revamped interpretive programs, civics-inspired church lessons, the establishment of local bicentennial committees, and the restoration of significant buildings. The South Mountain House reflects this bicentennial context and activity.

The Old South Mountain Inn

In July 1971, the Dodsons sold the South Mountain House to Charles F. Reichmuth and his wife Dottie Reichmuth. Charles, who hailed from Switzerland, was the director of food services for the National Geographic Society in Washington, D.C. Drawn to the historic charm of the property, and its reflection of the inns of Switzerland, Charles decided to purchase the South Mountain House. Like the Dodsons, Reichmuth planned to run a restaurant out of the inn and also embrace the historic associations of the property, rebranding the restaurant as the "Old South Mountain Inn." A 1971 article on the couple and their plans for the property notes that Reichmuth "is now imbued with the love of American history, and feels South Mountain House is a part of American history." It also suggested that he wanted "to have his inn in perfect shape in time to celebrate" the bicentennial of the United States in 1976.[127] The Reichmuths operated the restaurant for a little more than a decade, developing a reputation for quality dining.

A 1974 aerial photograph provides a partial view of period conditions (Figure 1.20). It shows a more open built precinct than what was present in 1958, especially to the south of the inn. In this area, several buildings or structures are visible. To the southeast, the image shows that by this time the large barn downslope of the inn had been removed, and in its place was a north-south oriented terraced field. At least two other structures are seen on the edges of the field that were perhaps well houses. The aerial photograph clearly shows a roadway extending east and then south along the eastern edge of the terraced field.

A more detailed understanding of the developed core of the South Mountain House landscape is provided by two 1976 site plans related to the installation of a septic system and a new entrance. The septic system plan shows two buildings south and east of the inn—a mobile home and the small

127 Libbie Powell, "South Mountain House Being Restored To A Fine Inn," *The Daily Mail*, September 17, 1971.

square outbuilding labeled as a "springhouse"; the third building seen in the 1974 aerial is not depicted on the plans. The area directly south of the inn is indicated as a parking lot, which was likely constructed or formalized during this period. It connected to a gravel entry drive extending south from the National Road. The area east of the inn shows a number of trees—mostly tulip poplars—along with stumps of trees, suggesting recent tree clearing. The proposed pump station for the septic system is shown as located on the upper edge of the slope on the east side of the property. The site plan for the new entrance shows that the entrance drive closest to the inn was constructed at this time, with new curbing and paving also installed. Regarding the septic system, the plan shows the proposed installation of a square-shaped pump station, along with associated tanks and wet well for pumps. The system was located on the eastern edge of the parking lot, at the top of the slope before it falls towards the east. Permit information shows the plans for the system were approved in 1980.

A 1970s postcard provides a bit of additional detail regarding the landscape, showing that a flagpole had been added off the northwest corner of the inn and that the wagon wheel fence was still intact off the northeast corner (Figure 1.21). Another period postcard shows what may be a replica well house located somewhere in the east yard (Figure 1.22).

LEGEND

1 - South Mountain Inn
2 - Unknown building #1
3 - Springhouse
4 - Mobile home
5 - Unknown building #2
6 - Dahlgren Chapel
7 - Unknown building #3

- Buildings and Structures
- Woods
- Parking
- Roads
- Drives + Trails
- Stone Walls
- 2026 Property and Study Boundary
- Trees

NOTES

1. This map depicts 1974 site conditions as reflected by period aerial photographs and other graphic depictions of the site, with certain off-site landscape features shown. The depiction and labeling of features is not comprehensive, nor authoratative due to a lack of period documentation. It is assumed that there were a number of additional buildings, structures, and other landscape features present at the time. The property boundary shown here (3.15 acres) is slighly smaller than during the Reichmuth period (3.7 acres).

SOURCES

Preservation Maryland; Historic Aerials; ESRI

South Mountain Inn

Existing Conditions Plan

MAP 3: 1974 Conditions

March 2026
LIZ SARGENT HISTORIC LANDSCAPE ARCHITECTURE

RUSSELL L. SCHWARTZ OWNERSHIP (1985 - 2001)

Regional Context

National Road Tourism

In 1999, a movement emerged to designate the Old National Road as an "All-American Road." The cooperative effort, led by the six states through which the road extended, sought to provide a boost to local economies along the route through auto-based tourism. An article covering the push notes that it came about "at a time of renewed interest in motor touring, which for the past five years has ranked second among Americans' favorite outdoor pastimes."[128] The effort was successful, with the roadway being awarded the designation in 2002. Two of the proponents of the designation were the new owners of the South Mountain House—Judy and Russell Schwartz.

The Schwartzes' Old South Mountain Inn

Deed records indicate that the Reichmuths sold the Inn to Judy and Russell Schwartz in 1985. However, newspaper accounts suggested that they came into possession of the property as early as December 1983.[129] The Schwartzes continued to operate the inn as a restaurant while living in the building, like several of the previous proprietors. Also, like some of the previous owners, the Schwartzes leaned into the supernatural tales surrounding South Mountain and the inn, telling a local newspaper that they would not be surprised if the inn were haunted given the unexplained sounds that they had heard. They also embraced the historical accounts that by this point had expanded to include the presence of a secretive drinking club of Washington's elite—The Devil's Chums—that supposedly used the tavern as their meeting house during the early 19th century.[130]

In 1990, like the Dodsons before them, the Schwartzes published a history book on the South Mountain House. Written by the inn's bartender, Byron L. Williams, *The Old South Mountain Inn: An Informal History* presents a history of the South Mountain Tavern, House, and Inn that erroneously begins in the 1730s with Arthur Nelson's land, dubbed "Nelson's Folly," and proceeds to present a circa 1750–1769 date of construction for the Mountain House.[131] Williams then details the exploits of Captain George Washington and his fight against the French, the development of the National Pike, the Battle of South Mountain, and other tales of the more contemporary era. The history presented in the book remains the prevailing narrative about the property today.

In terms of the landscape, a few years into the Schwartz ownership period, two new buildings were likely added west of the inn. The first was a three-walled cinderblock-and-stone structure—potentially a trash receptacle corral. On the west wall end is an inset stone with "Len Bone / 1989" carved into it, suggesting a 1989 date of con-

128 Marcia Myers, "Reviving the National Road," sec. 1B, *The Baltimore Sun*, July 18, 1999.

129 Diane McClain, "It's Devilish Business and Folks in Frederick Point to the Hills," *The Evening Sun*, December 22, 1983.

130 McClain, "It's Devilish Business and Folks in Frederick Point to the Hills."

131 Williams, *The Old South Mountain Inn: An Informal History*, 12.

struction. Immediately south of this structure is a slope worked into four terraces, with each terrace retained by a substantial stone wall. One stone on the middle terrace is inscribed with "Len Bone Keith / 1990," indicating that it was constructed by the same individual and perhaps around the same time. References to Len Bone or Leonard Keith are lacking in period newspapers, and more research is needed to understand both Keith and these constructions.

In 1991, the Schwartzes added a large addition on the east side of the inn. In doing so, they altered the historic spatial character of the east yard, which was historically open and used as a recreational area. Photographs of the site from 1993 show a well-manicured landscape, with a number of planting beds containing annual flowers. A flagstone patio is seen on the east side of the inn abutting the new atrium addition that features a tree surrounded by brick paving, as well as a circular stone water fountain.

At this point the historic Battle of South Mountain tablets were still located along the Old National Road right of way. These would be relocated to the field across to the north at some point thereafter, presumably for improved access and safety.

CHAD AND LISA DORSEY OWNERSHIP (2001 - 2023)

In 2001, the Schwartzes sold the Old South Mountain House to Chad and Lisa Dorsey, who continued the restaurant operation under the same name. The couple evidently "served the best meals around—with a hearty side of history." Like past owners, they felt "steeped in the history" of the property and acknowledged they "inherited something of a sacred trust" with its purchase.[132] The Dorseys continued to run the inn as a restaurant, serving patrons for over 20 years.

An analysis of aerial imagery from 2000 forward shows that the landscape likely remained mostly the same as the previous period, as no major changes or additions were documented to have occurred. The one known exception was the installation of an AT&T cellular communications tower on the back edge of the rear parking lot, potentially around 2006. More research is required to determine the addition date of the two outbuildings on the property—the garage standing above the circa 1989 terraces and the storage building on the back edge of the rear parking lot—but these may date to the Dorsey period. In the winter of 2022, in the midst of the economic slowdown caused by the Covid-19 pandemic, the Dorseys decided to close their business.

132 Doug Warren, "Inn's Restaurant Serves Fine Food and History," *The Boston Globe*, August 20, 2003.

MARYLAND DEPARTMENT OF NATURAL RESOURCES OWNERSHIP (2023 - 2026)

In July 2023, the Maryland Department of Natural Resources (DNR) purchased the 3.15-acre South Mountain House property. At the time of purchase, the Maryland DNR indicated it intended to convert the building into a visitor center that "would benefit all five of the state parks in the area," with site interpretation focusing on the Battle of South Mountain.[133] Its purchase was through Program Open Space, "a state program used to purchase and conserve outdoor sites for public use and recreation."[134] Press articles discussing the purchase note that the Maryland DNR would develop the property in coordination with numerous regional partners and stakeholders and in line with historic preservation standards. As such, in 2025, Preservation Maryland working in partnership with Maryland DNR solicited proposals for the production of a historic structure report and adaptive reuse feasibility study for the property, awarding the contract to MCWB Architects, who assembled a team to investigate the history, existing conditions, and potential development of the historic South Mountain House as a visitor center.

133 Tamela Baker, "State to Use Old South Mountain Inn to Focus on Civil War Battle of South Mountain," *The Herald Mail*, August 7, 2023.

134 "Old South Mountain Inn Property to Be Added to State Park," *The Herald Mail*, August 3, 2023.

LEGEND

1 - South Mountain Inn
2 - Garage / storage building
3 - AT&T communication tower
4 - Stoarge building
5 - Springhouse
6 - Wastewater treatment
7 - Dahlgren Chapel

- Buildings and Structures
- Woods
- Parking
- Roads
- Drives + Trails
- Stone Walls
- 2026 Property and Study Boundary
- Trees

NOTES

1. This map depicts 2026 site conditions based on fieldwork conducted in November 2025, with certain off-site landscape features shown.

SOURCES

Preservation Maryland; ESRI

South Mountain Inn

Existing Conditions Plan

MAP 4: 2026 Conditions

March 2026
LIZ SARGENT HISTORIC LANDSCAPE ARCHITECTURE

LANDSCAPE CONDITIONS ASSESSMENT

INTRODUCTION

The pages that follow provide information about the overall composition of landscape features present on the South Mountain House property located at 6136 Old National Pike in Boonsboro, Maryland. The landscape conditions associated with the 3.15-acre property, centered around the historic South Mountain House (Figure 2.1), are first placed within a regional environmental and cultural context. The context information is followed by an overview description of the South Mountain House property as a whole that describes underlying natural resources such as geology, soils, hydrology, landform, and topography, as well as the spatial organization of built cultural features. This overview information is followed by specific description and documentation of the individual features present on the property. The feature descriptions are organized into the following landscape characteristics:

- **Natural Systems and Topography:** the environmental resources and qualities that have influenced the development and physical form of the landscape. They include the underlying geology, soils, and hydrologic systems and water resources, attendant native plant communities, and the way in which landform, grading, and the ground plane contribute to spatial qualities within the landscape.

- **Vegetation:** the naturally-occurring plant communities as well as the deciduous and evergreen trees, shrubs, vines, ground covers, and herbaceous plants that have been introduced in the landscape by cultural activities

- **Circulation:** the spaces, features, and materials that constitute systems of movement in the landscape

- **Views and Vistas:** locations that afford expansive and panoramic prospects of the landscape and can be either naturally occurring or designed and deliberate directed views often meant to orient the gaze to a linear feature or focal point

- **Buildings:** elements constructed primarily for sheltering any form of human activity in the landscape

- **Structures:** elements constructed for functional purposes other than sheltering human activities

- **Small-Scale Features:** elements providing detail and diversity for both functional needs and aesthetic concerns in the landscape

- **Archaeological Sites:** the traces or deposited artifacts in a landscape, evidenced by the presence of either surface or subsurface features

Figure 2.1. View towards the South Mountain House from adjacent Old National Pike. (Source: all photographs by the authors, November 2025, unless otherwise noted)

ENVIRONMENTAL AND CULTURAL CONTEXT AND SETTING

Physiography

The South Mountain House property is located within the North Blue Ridge section of the Blue Ridge physiographic province (Figure 2.2). The North Blue Ridge section is further divided into regions. The South Mountain House property falls within the Catoctin-South Mountain Region, defined as where "two prominent, north-trending ridges (South and Catoctin Mountains) merge northeastward into a single hilly to mountainous area." The property sits at a pass within the South Mountain Ridge known as Turner's Gap. Turner's Gap is a breach in the South Mountain ridge formed by erosion. The gap represents a physical transition between the Piedmont to the east and the Great Valley to the west.

Geology

The geology that underlies the South Mountain property and nearby Turner's Gap is primarily composed of resistant Lower Cambrian quartzites, such as the Tuscarora Sandstone, which form the core of the South Mountain anticline. The anticline is an arch-like fold in the rock. A generalized geologic map of Maryland illustrates the property as falling within the Cambrian to Precambrian formation composed of quartzite, sandstone, shale, and phyllite (Figure 2.3). There are also examples in the area of periglacial deposits composed of boulder fields created by intense weathering during the Wisconsin glaciation of approximately 17,000 years ago.

Landform and Topography

The South Mountain House property sits within Turner's Gap, one of a few natural openings along the north-south oriented South Mountain. Turner's Gap is referred to as a wind gap, formed by wind-driven soil erosion. The property sits at the southern edge of the gap. The land falls away from Turner's Gap to the northwest and southeast and rises towards the northeast and southwest (Figure 2.4).

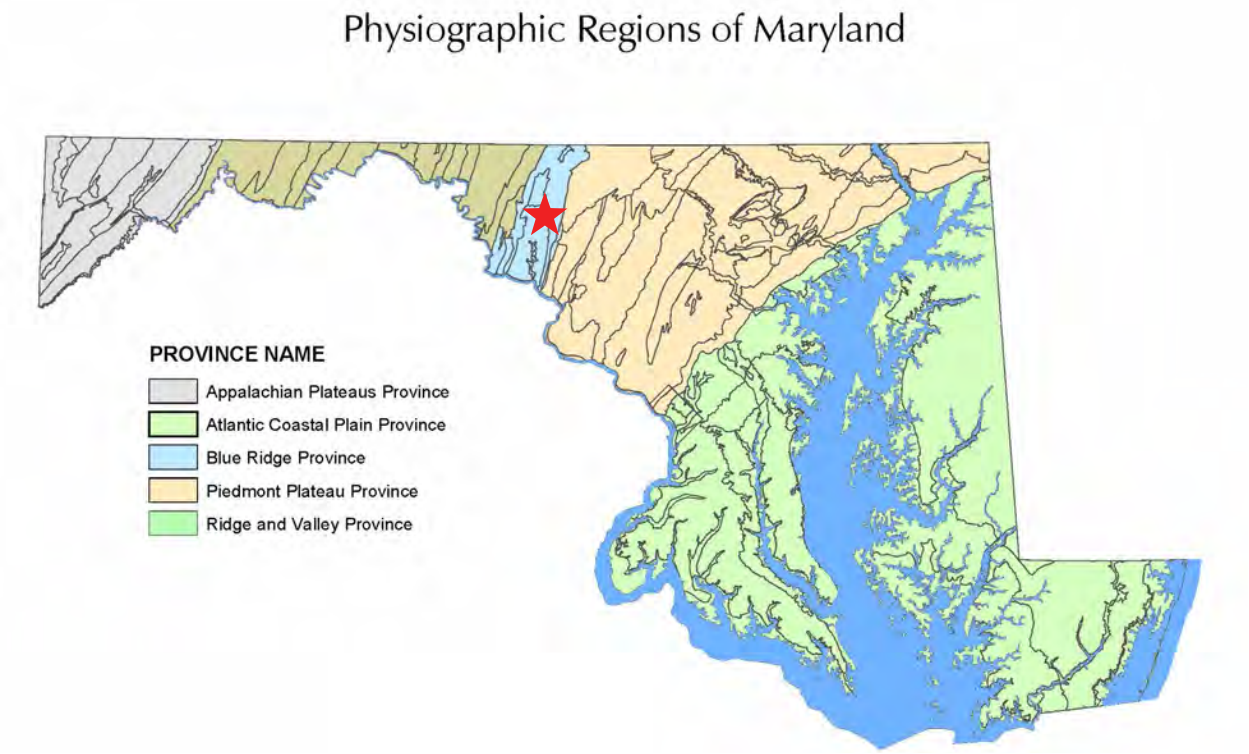


Figure 2.2. Map of the physiographic provinces represented within Maryland. A red star marks the approximate location of the South Mountain House property. (Source: Maryland Department of Natural Resources, https://dnr.maryland.gov/wildlife/documents/mdphysiographicregionmap.pdf)

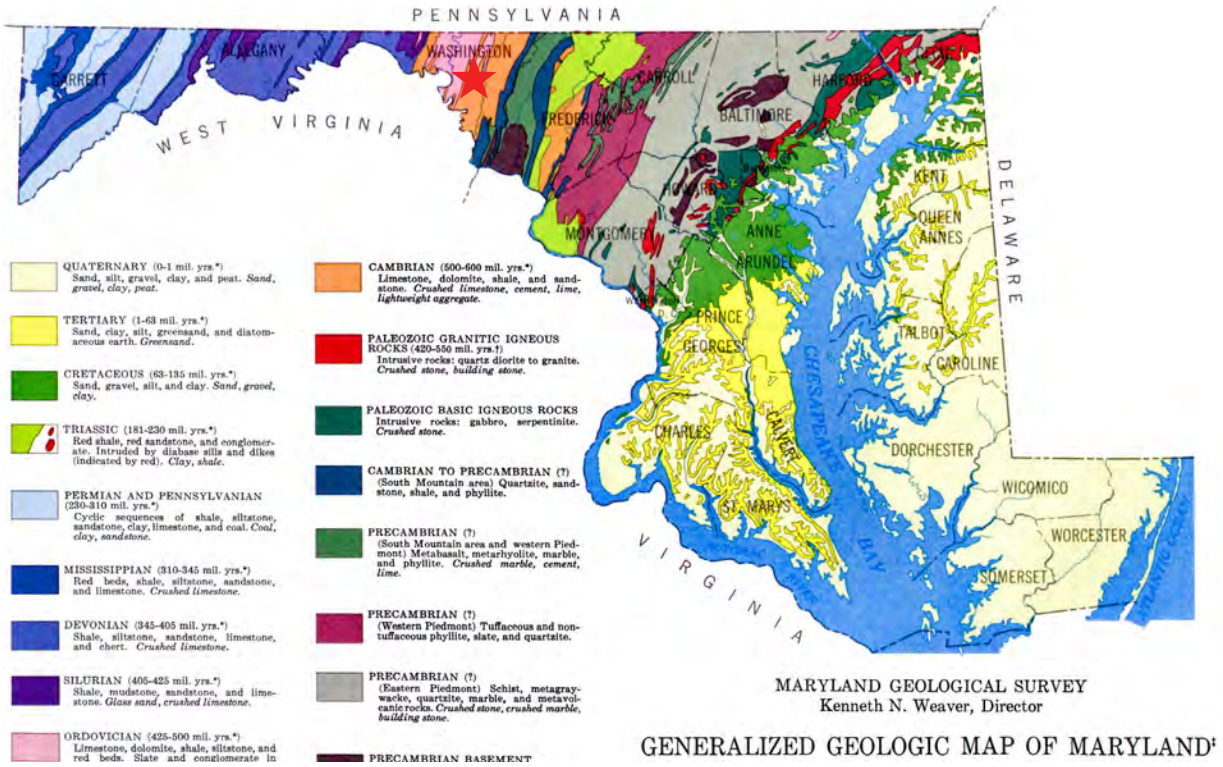


Figure 2.3. Generalized Geologic Map of Maryland, with South Mountain House marked with a red star. The property falls within the Cambrian to Precambrian formation described as South Mountain area, underlain by quartzite, sandstone, shale, and phyllite. (Source: Maryland Geological Survey, http://www.mgs.md.gov/maps/gengeomap.pdf)

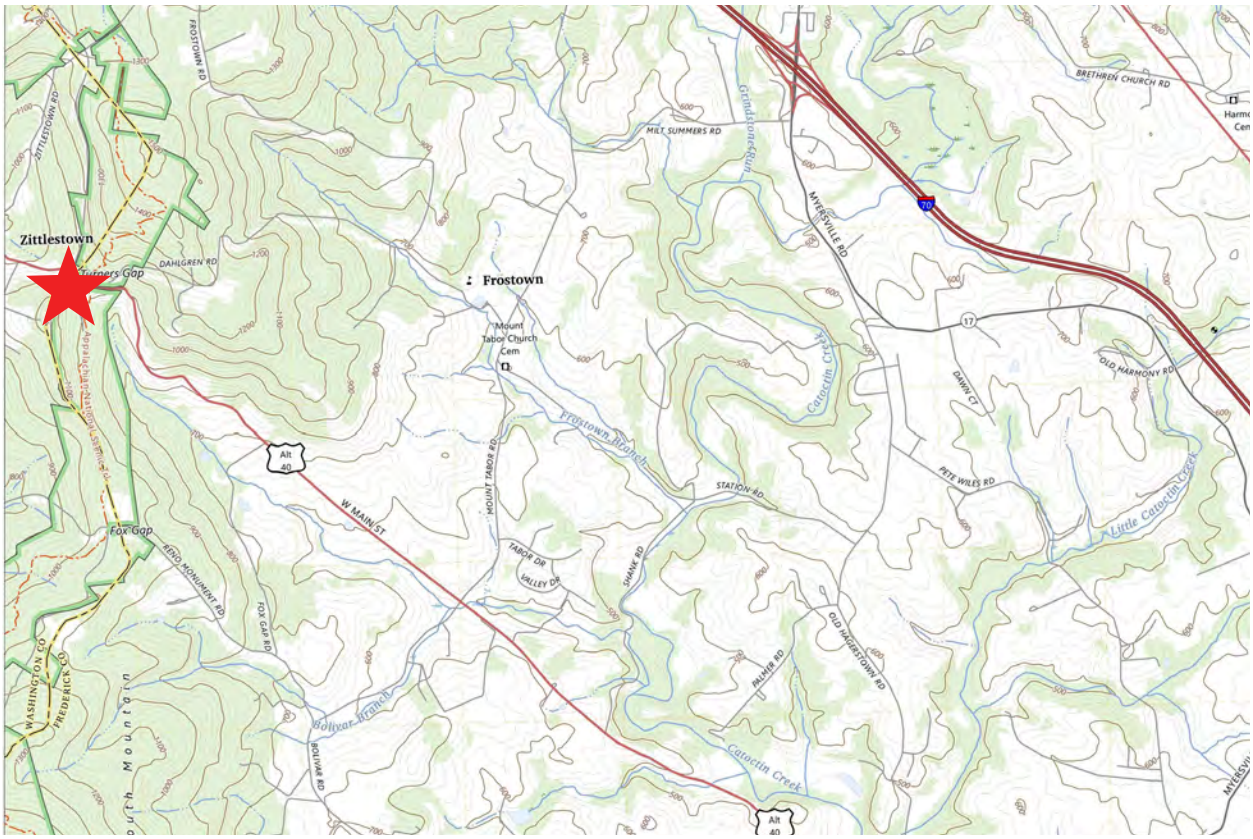


Figure 2.4. Detail, Middletown, Maryland, U.S.G.S. 7.5 minute quadrangle map, showing the terrain associated with the South Mountain House property, through which the Appalachian Trail passes at Turner's Gap in South Mountain (marked with a red star). (Source: U.S. Geological Survey, 2023)

Soils

Despite the small size of the study area, modern soil surveys record the soils of the South Mountain House property as consisting of seven types (Figure 2.5).

Ravenrock-Highfield-Rock outcrop complex (ReD), 15 to 25 percent slopes is the most widespread, representing roughly 43 percent of the project area. Additional soils include the following: Ravenrock gravelly loam (RaD), 15 to 25 percent slopes, extremely stony (18.4 percent of the project area); Dekalb channery loam (DaC), 8 to 15 percent slopes, very stony (0.6 percent of the project area); Dekalb-Bagtown-Rock outcrop complex (DbF), 25 to 65 percent slopes (18 percent of the project area); Dekalb-Rock outcrop complex (DeC), 8 to 15 percent slopes (3.7 percent of the project area); Trego gravelly loam (TrC), 8 to 15 percent slopes (6 percent of the project area); and Weverton-Hazel complex (WeD), 15 to 25 percent slopes, very stony (10 percent of the project area). In terms of agricultural productivity, the majority of these soils are not classified as "prime farmland," with the exception of the Trego gravelly loam.

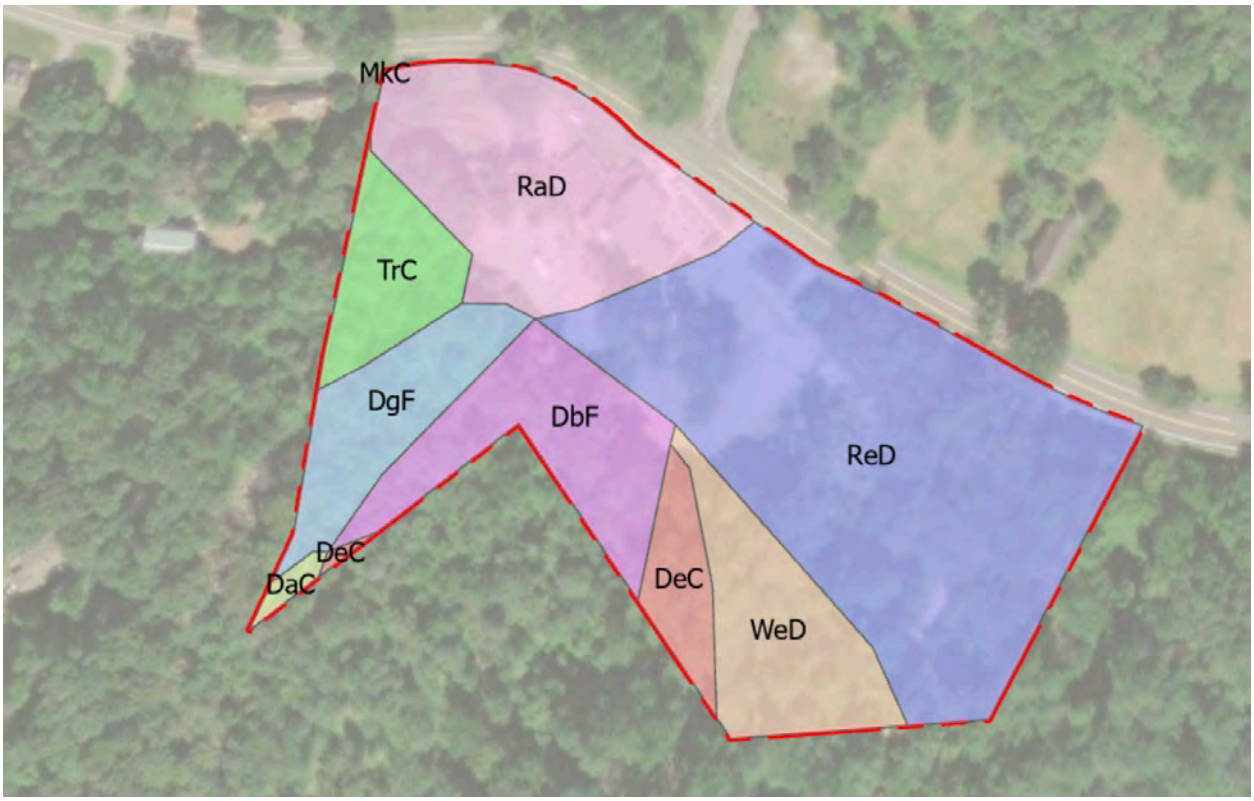


Figure 2.5. Map of the South Mountain House property showing the soil types present. (Source: Maryland DNR, GIS data)

Hydrology

South Mountain House falls within the Middle Potomac watershed (Figure 2.6). The Middle Potomac River Basin is the state's largest at 925 square miles in area, with 1,102 stream miles (Figure 2.7).

At the site level, South Mountain House, given its position at Turner's Gap, which sits at the junction of two watersheds, the property drains to the HUC-12-020700041008 watershed, also known as Dog Creek-Little Antietam Creek watershed, on its western side, and the HUC-12-020700080102 watershed, also known as Middle Catoctin Creek watershed, on its eastern side. No perennial waterways are present on the property.

Native plant communities

Native plant communities associated with the Turner's Gap region are representative of the Appalachian-Blue Ridge forests that feature a mixture of hardwoods and conifers adapted to rocky, mountainous terrain. Specific communities form around combinations of soil moisture, solar aspect, slope, and elevation. Common species include a variety of oaks, such as chestnut oak (*Quercus montana*), white oak (*Q. alba*), scarlet oak (*Q. coccinea*), and red oak (*Q. rubra*), and hickories, such as shagbark hickory (*C. ovata*), pignut hickory (*C. glabra*), shellbark hickory (*C. laciniosa*), and mockernut hickory (*C. tomentosa*), as well as Virginia (*Pinus virginiana*) and white pine (*Pinus strobus*), eastern hemlock (*Tsuga canadensis*), American holly (*Ilex opaca*), and mountain laurel (*Kalmia latifolia*).

Climate

Washington County, Maryland, falls within an area described as humid and subtropical. The region experiences distinct seasons with hot, humid summers and cold winters. Summers typically

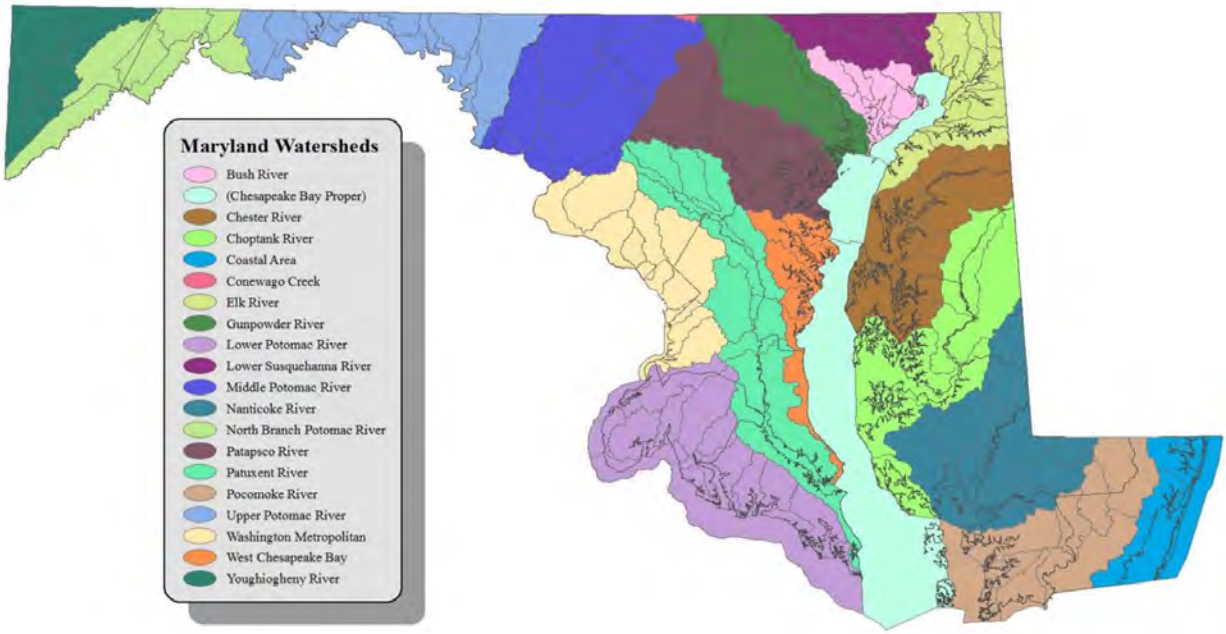


Figure 2.6. Map of Maryland's watersheds. (Source: Maryland DNR, Maryland State Wildlife Action Plan, 2-18)

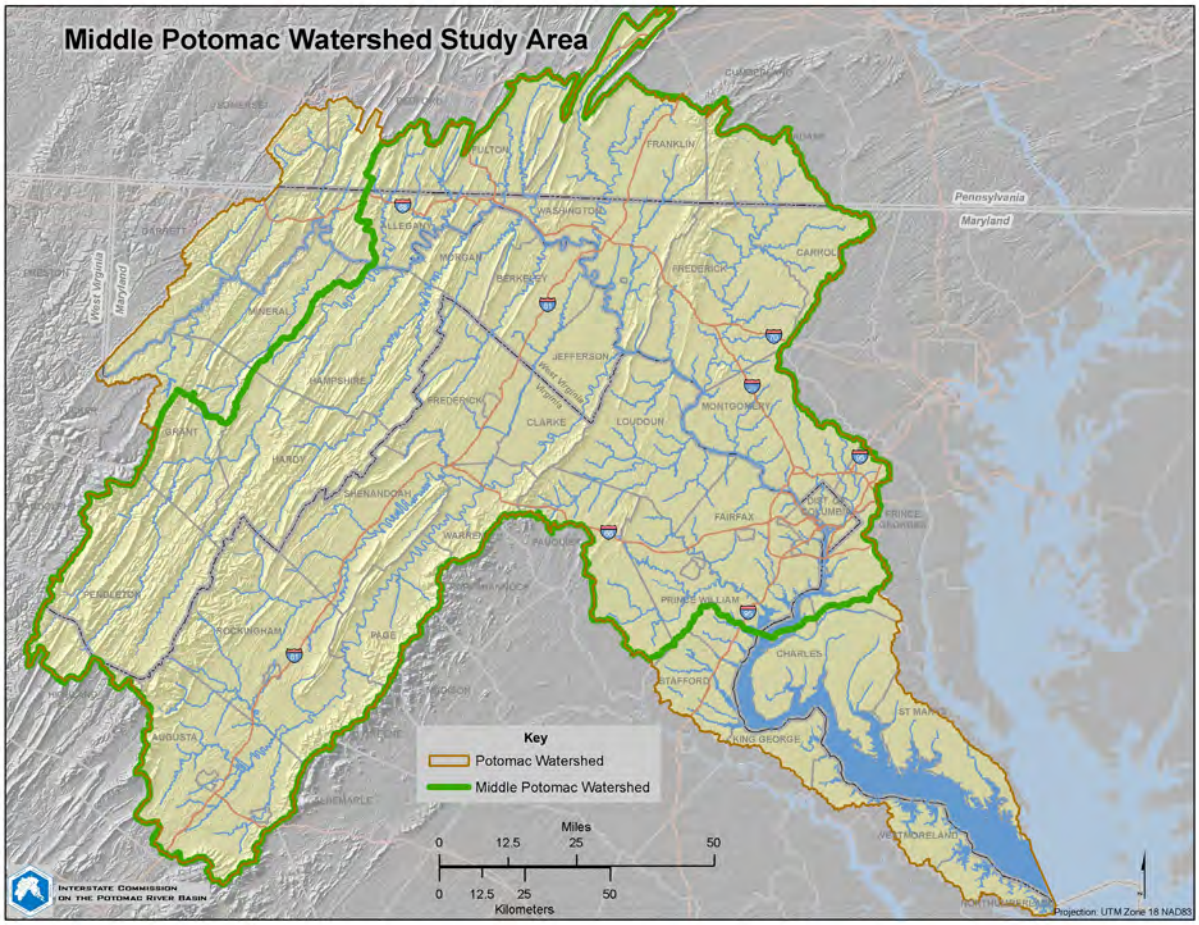


Figure 2.7. Map of the Middle Potomac watershed. (Source: Interstate Commission on the Potomac River Basin, https://www.potomacriver.org/wp-content/uploads/2015/01/middlepotomac_elevation.jpg)

Figure 2.8. Map of the counties of Maryland. South Mountain House falls within Washington County near the border with Frederick County. (Source: Maryland Office of Tourism, https://www.visitmaryland.org/article/maryland-regions)

feature average high temperatures in the upper 80s, while the winters can be snowy. Precipitation averages between 39 and 42 inches, with rainfall occurring regularly throughout the year. Snow totals can average 25 to 31 inches.

Cultural Context and Setting

The South Mountain House property is located in western Maryland within Washington County near the eastern border with Frederick County (Figure 2.8). The Washington County seat, Hagerstown, is located approximately 13 miles to the northwest. The closest city is Frederick, Maryland, located 15 miles to the southeast. Also located within a short drive of the property are Harpers Ferry and Shepherdstown, West Virginia, and Sharpsburg, Maryland. These larger towns afford access to food, lodging, and shopping. Many of the towns in the area are historic communities that also feature museums, public parks, and monuments of interest.

The South Mountain House falls between the towns of Middletown, eight miles to the southeast, and Boonsboro, five miles to the northwest. The two towns are connected along U.S. Alternate Route 40, also known as the Old National Road. The Old National Road, the first federally-funded interstate highway, has a long history as a transportation corridor and earned the nickname "The Main Street of America." Built between 1811 and 1834, the route was first known as the Cumberland Road or Turnpike. The road began at the Potomac River in Cumberland, Maryland, and traveled west through the Alleghany Mountains to Wheeling, West Virginia. It was intended to connect the Potomac and Ohio Rivers. The road ultimately stretched to Vandalia, Illinois. Today, the Old National Road is designated a scenic byway as it links Baltimore and Ellicott City with Cumberland via Frederick, Hagerstown, and Boonsboro. The National Road Museum is located between the South Mountain House and Hagerstown.

The National Road passes over South Mountain at Turner's Gap where the South Mountain House is located. South Mountain itself is a popular destination. The landform extends across

the state line between Maryland and Pennsylvania. It is a 70-mile-long northward extension of the Blue Ridge Mountains. In Maryland, South Mountain is also home to Greenbrier State Park three miles northeast of Boonsboro. The park contains a 42-acre man-made freshwater lake and sandy beach. Also located nearby is the Crystal Grottoes Caverns, which offers guided tours of the underground formations. Additionally located in Boonsboro is the Washington County Rural Heritage Museum that provides exhibits of local lifeways during the nineteenth century. In Pennsylvania, large portions of South Mountain are protected within several Pennsylvania state parks. These include Michaux State Forest, Caledonia State Park, Kings Gap State Park, and Pine Grove Furnace State Park. The Appalachian National Scenic Trail (Appalachian Trail) passes through many of these parks as it follows the summit of South Mountain. The half-way point of the nearly 2,200-mile long trail falls within Pine Grove Furnace State Park. A camper store in the park is traditionally the location where through hikers stop to purchase a half-gallon of ice cream to mark the milestone. Located next door is the Appalachian Trail Museum.

The Appalachian Trail also passes through the South Mountain House property, crossing the Old National Pike near a cluster of metal tablets marking Civil War events in the area. The parking lot on the South Mountain House property affords space for those visiting the trail. Signs and blazes on trees direct hikers to the trail. A gravel road that extends through the South Mountain House property leads to a campsite known as the Dahlgren Backpacker Campground used by those hiking along the Appalachian Trail.

Among the most popular attractions of the surrounding area are Antietam National Battlefield, located less than 10 miles from Old South Mountain House, and South Mountain State Battlefield and Washington Monument State Park, both situated just a few miles away. Across the Old National Road from the property is a group of metal tablets that record the events of nearby Civil War military engagements, including the September 14, 1862, Battle of South Mountain. The Civil War history of the property and the region, and the abolitionist activities that preceded the war, can be further explored at various sites within the region. For example, John Brown's raid, or armed abolitionist assault on a U.S. federal armory in Harpers Ferry in 1859 is interpreted at Harpers Ferry National Historical Park approximately 22 miles away to the southwest. As noted, Antietam National Battlefield is located less than 10 miles away and is among the best preserved Civil War battlefields in the United States. Associated with the battlefield is Antietam National Cemetery, where many of the United States casualties of the battle are buried. In addition to South Mountain State Battlefield, where visitors can learn more about the battle on the ground, the Boonsborough Museum of History in Boonsboro, Maryland, exhibits a large collection of Civil War artifacts, including weapons, medical items, and personal items associated with individual soldiers. The Battle of Crampton's Gap, also referred to as Burkittsville, occurred on the same day as the Battle of South Mountain. It is commemorated at Gathland State Park on South Mountain, with the War Correspondents Memorial Arch. Monocacy National Battlefield is also located within a short 30-minute drive of South Mountain House in Frederick, Maryland. The battlefield protects the site of the July 9, 1864, Battle of Monocacy, that is said to have protected Washington, D.C. from the advance of the Confederate Army. The National Museum of Civil War Medicine can also be found in Frederick.

Also located near the property across the Old National Road is Dahlgren Chapel of the Church of Saint Joseph of the Sacred Heart of Jesus. The Gothic revival stone chapel dates to 1881.

OVERVIEW DESCRIPTION OF THE SOUTH MOUNTAIN HOUSE PROPERTY

The 3.15-acre South Mountain House property closely edges U.S. Alternate Route 40 (Old National Road) near the Washington and Frederick County line. The property is composed of a developed core that contains several buildings and built landscape features and a wooded periphery. Buildings include the South Mountain House, an outbuilding sometimes identified as a springhouse, and two storage buildings. Structures present on the property include an AT&T cellular communications tower, a private wastewater treatment facility, and stone walls. The Maryland Department of Natural Resources (DNR) owns the property. While the building is not currently occupied, Maryland DNR may seek to rehabilitate the property for use as a visitor center that highlights the history and tourism opportunities within the South Mountain region.

The South Mountain House faces northeast and the adjacent two-lane, two-way asphalt-paved Old National Road. Access to the property occurs along an asphalt-paved entrance drive that extends into the property from the adjacent road corridor south of the building. A large, asphalt and gravel-paved parking area is situated south of the entrance drive. The entrance road also continues past the building to additional parking on the hillside overlooking the building to its southwest. The parking is edged by a storage building on the hillside directly behind the building and another, smaller garage/storage structure to the northwest. The entrance drive continues around the northwest side of the building where it ends in front of the remains of a former garage structure.

The South Mountain House itself is a large L-shaped residential-scale building. A stone core is edged by several additions described elsewhere in this report. The most prominent of the additions is a single-story dining room that extends from the southeastern façade of the building. The entrance drive passes the addition and an associated concrete-paved terrace. An addition on the rear of the building supports a deck and ramped walk that connects a door on the second story with the parking that edges the entrance drive. There are also stairs that lead from the parking behind the structure to the dining room area. The terrace is edged by a stone wall to the northeast and an evergreen hedge to the southeast. The dining room addition is also edged by an evergreen hedge along its northeastern façade. Overhead lighting with Colonial-revival style lanterns edge the entrance drive and parking behind the building.

The entrance drive also passes a small brick building located to the south that is believed to have served as a springhouse. The building, which appears to be historic and much older than the storage sheds, features a hipped roof and stone foundation.

Along the front of the property along the National Road is a stacked stone wall that transitions to a mortared stone wall where it edges the dining room terrace. Openings in the wall occur in three locations, marked by wooden posts. A concrete walk leads to the front entrance from the National Road. The entrance is set within a small porch or portico addition. There is a second concrete walk that leads into the concrete terrace. The front entrance and the walk leading to the terrace are connected by a concrete sidewalk that continues to the entrance drive.

To the northwest are the remains of the garage noted above, as well as a concrete addition, a cistern with a pump handle, a walkway, and a terraced garden area. The garden is composed of a series of level terraces edged by battered stone walls. Raised planting beds are on the second to

highest terrace. The smaller storage shed/garage is located on the top terrace.

Documentation by Landscape Characteristic

See Map 5, Existing Conditions

Natural Systems and Topography

Elevations on the South Mountain House property range from a height of approximately 1,100 feet above mean sea level (ASML) in the southwest corner of the site to a low of approximately 940 feet ASML in the southeast section.

As suggested by these elevations, the property generally descends from the western part of the property towards the southeast. A significant slope is present at the southwest corner of the property where it encompasses the foot of the South Mountain ridge (Figure 2.9). This part of the property features a steep grade. There are several sizable rocks, boulders, and outcrops on the slope. Between the building and the southeast corner of the site, the terrain falls more gently.

Site grading is evident throughout the property in association with the roads and parking areas (Figure 2.10), the individual buildings, and the outdoor terraces.

A compact area of terraced ground is located northwest of the building between the perimeter wall and the garage storage building. The terraces are formed with stacked stone retaining walls (Figure 2.10). The level spaces between the walls are surfaced with mown turf except for the highest terrace, which has raised garden beds framed with wooden boards. The terraces follow the contour at the foot of South Mountain on which they were built and thus feature a slight curve as they extend generally east-west. The terraces extend for approximately 80 feet and vary in height, with the terraces measuring between 35 inches and 52 inches at their tallest point.

A second area of terracing occurs on the wooded slope to the southeast. These terraces are entirely built of earth and were likely used to grow crops for use by residents after 1960. The terraces extend north-south for approximately 200 feet and cover an area of roughly 0.38 acres. There are five terraces in all. The earthen structures are broad, suggesting they were formed using a tractor and wide plow. Trees and other vegetation now cover the terraces, which have experienced some erosion.

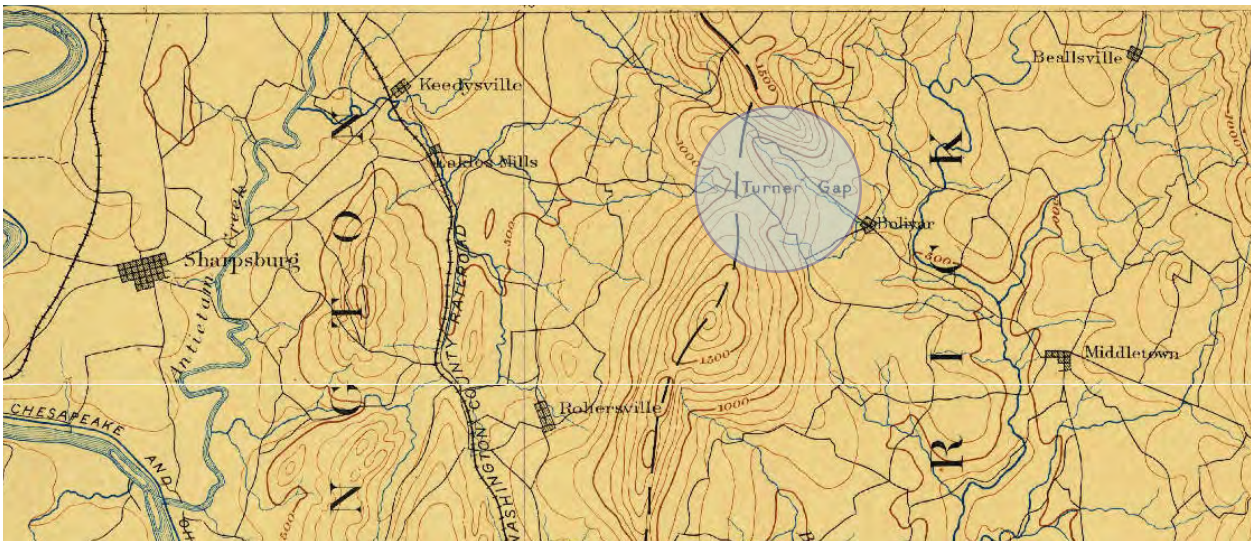


Figure 2.9. U.S. Geological Survey map of 1893 showing Turner's Gap and the foot of South Mountain where the South Mountain House is located. (Source: U.S. Geological Survey, Harper's Ferr Sheet, 1893)

Figure 2.10. View of grading associated with built site features: 1) the hillside southwest of the House (top left); 2) the terraced hillside northwest of the House (top right); 3) the entrance drive southwest of the main building and storage shed on the hillside beyond (bottom left); and 4) the terraced slope in the woods south of the building (bottom right).

Vegetation

Site vegetation can be categorized into naturally occurring and culturally derived. The naturally occurring vegetation is composed of the successional woodlands that edge the developed core, composed of the South Mountain House, entrance drive, parking facilities, outbuildings, and associated terraces and walks. Culturally derived vegetation is only present within the developed core. It includes trees, shrubs, and ground covers planted in association with the building, terraces, and walks.

The successional second-growth woodland that surrounds the developed precinct on the property is characteristic of the oak-hickory forest that is native to the area (Figure 2.11). Although the

Figure 2.11. View of the successional woodland that characterizes much of the property beyond the developed core.

Figure 2.12. Views of culturally derived vegetation: 1) the privet hedges along the edge of the terrace at the southwest end of the dining room addition (top left); 2) the yew hedge along the northeastern façade of the dining room addition (top right); shrub plantings screening utilities at the southwestern façade of the building (bottom left); and 4) ornamental grass plantings along a walk connecting the parking area with the building (bottom right).

native forest is a the bi-product of centuries of human-introduced disturbance, it continues to contain a diversity of native canopy and understory tree species. Observed species include a variety of oak and hickory species, pines, maples, and tulip poplar (*Liriodendron tulipifera*) trees. Within the developed precinct there are several large tulip poplar trees that may not have been intentionally planted but retained for shade.

Also present within the successional woodlands are non-native species considered to be invasive. Two species observed as part of field investigations conducted on behalf of this project are Norway maple (*Acer platanoides*) and wineberry (*Rubus phoenicolasius*).

The culturally derived vegetation observed as part of field investigations conducted on behalf of this project include a plum (*Prunus domestica*) tree located in a small island adjacent to the entrance, a hedge of California privet (*Ligustrum ovalifolium*) along the east side and terrace, shrubs planted to screen utilities along the rear façade of the building, a yew (*Taxus baccata*) hedge along the north façade of the dining room addition, a row of three horse chestnut (*Aesculus hippocastanum*) trees along the drive to the rear, a bed of catnip (*Nepeta cataria*) on the slope behind the building, and plantings of grasses along the walks and islands in the parking area (Figure 2.12).

Circulation

The South Mountain House property contains a variety of circulation features ranging from vehicular drives to parking areas, paved walks and terraces, and hiking trails.

Figure 2.13. Views of vehicular drives on the South Mountain House property: 1) the entrance drive as it enters the property from Old National Road (top left); 2) the second road entering the property to the southeast of the entrance drive that is currently gated and not in use (top right); 3) the gravel portion of the entrance drive at the northwestern end (bottom left); and 4) the gravel road that extends through the southeastern portion of the property to the Dahlgren Backpacker Campground (bottom right).

Vehicular Drives

The entrance drive that leads into the property from Old National Road passes the building to the southeast. It is edged by concrete curbing along the south side. The road is paved with asphalt as it passes the building, but transitions to gravel as it extends around the building to the southwest and northwest. A second asphalt-paved entrance occurs to the southeast of the entrance drive. The road is edged to either side by concrete curbs. The road is gated and no longer in use. The entrance drive provides access to a road that encircles the large, paved parking area to the south. The road connects with the entrance drive in two locations. It affords access to the private sewage treatment plant as well as the Appalachian Trail, and the gravel road to the Dahlgren Backpacker Campground. The gravel road extends through the southeastern section of the property and beyond to the campground and an associated comfort station (Figure 2.13).

Parking

Parking is afforded at the South Mountain House property in two primary locations—the large, paved lot to the south and the relatively informal use of the entrance drive margins to the southwest and northwest of the building. The formal parking area is accessed from the entrance drive in two locations. The northeastern edge of the parking area is edged with concrete curbing, while some of the parking bays are edged by wood timbers and concrete wheelstops. The southeastern bay of parking that abuts the private wastewater treatment plant is designated for use by those traveling on or visiting the Appalachian Trail (Figure 2.14).

Figure 2.14. Views of parking areas on the South Mountain House property: 1) the road that provides access to the main parking area from the entrance drive (top left); 2) view of the parking bays edged by wood timbers and concrete wheelstops (top right); 3) the southeastern section of the parking area that is designated for use by those visiting the Appalachian Trail (bottom left); and 4) the informal parking along the gravel section of the entrance drive southwest of the building (bottom right).

Pedestrian Walks

There are several concrete walks on the South Mountain House property. A concrete sidewalk extends in front of the building along Old National Road near the front entrance into the building that extends to the entrance drive and parking area. A concrete walk also extends from the parking bays in the large parking area to the south towards the entrance drive near the dining room addition. A narrow concrete walk with some associated stepping stones extends down the hillside from the informal gravel parking behind the building past the concrete addition (Figure 2.15).

There is also a concrete walk with stone and concrete stairs that leads from the informal parking toward the dining room addition, and a flagstone walk behind the dining room addition that extends to the southeastern façade of the main block of the building (Figure 2.16).

Terraces

There are two terraces located along the southeastern and northeastern facades of the building's dining room addition. The terrace to the southeast is paved with bluestone. The terrace is edged by a privet hedge on one side. The stone paved walk around the southwestern façade of the dining room addition connects with the terrace, as does the stone walk with stairs leading down from the informal parking area. A combination

Figure 2.15. Views of concrete walks on the South Mountain House property: 1) the concrete sidewalk that fronts the building along Old National Road and provides access to the front entrance into the building (top left); 2) the continuation of the concrete sidewalk past the concrete terrace outside the dining room addition toward the entrance drive (top right); 3) the concrete walk connecting the formal parking area with the entrance drive near the dining room addition (bottom left); and 4) the narrow concrete walk that extends along the northwestern façade of the building (bottom right).

Figure 2.16. Views of stone walks on the South Mountain House property: 1) a stone paved walk along the southwestern façade of the dining room addition (left); and 2) the walk and stairs leading toward the dining room addition from the informal parking to the southwest (right).

Figure 2.17. Views of terraces on the South Mountain House property: 1) a stone paved terrace at the southeastern end of the dining room addition associated with one of the entrances into the space (left); and 2) the concrete terrace and stairs along the northeast façade of the dining room addition (right).

Figure 2.18. View of the deck and ramped walk extending from the second story to the informal parking area to the southwest.

Figure 2.19. View of the stone steps leading into the property from Old National Road that are part of the Appalachian Trail, marked by a blaze on a wood post.

stair and a ramp, edged by a handrail, link the terrace with an entrance into the building. There are benches on the terrace for those waiting to enter. The terrace to the northeast of the dining room addition is surfaced with concrete. A stone wall edges the terrace along the concrete sidewalk that follows the property along Old National Road. A privet hedge edges the terrace to the southeast. Stairs lead to a doorway in the northeast façade of the dining room addition. There is a fountain alongside the stairs (Figure 2.17).

Ramp

A wooden ramp edged by railings to either side extends from a deck on the southwestern façade of the building at the second-story level. The ramp spans the sloped topography behind the building, providing a connection to the parking area behind (Figure 2.18).

Appalachian Trail

As noted, the Appalachian Trail passes through the South Mountain House property to the southeast. The trail spans Old National Road via a marked crossing. A blazed post and constructed stepping stone path and stair traverse the declining topography to the south of the road, providing access for travelers. There are also signs that direct hikers to continue to the southeast along the gravel road toward the Dahlgren Backpacker Campground (Figure 2.19).

Views and Vistas

Views and vistas associated with the South Mountain House property include views of the building from the road (refer to Figure 2.21), across the road from the building, and along the gravel road leading to the campground. The building edges the Old National Road. Passing motorists are able to catch a clear view of the building as they pass. Views from the property encompass two features of interest—Dahlgren Chapel to the east and a

Figure 2.20. View of the Dahlgren Chapel from the South Mountain House property (left), and tablets associated with the Civil War Maryland Campaign of 1862 located across Old National Road from the entrance drive (right).

collection of metal tablets to the north that document Civil War activities in the area during the Maryland Campaign of 1862 (Figure 2.20). The road leading toward the campground is wooded to either side, establishing it as a linear corridor of space with associated views.

Buildings and Structures

Overall, there are four buildings on the South Mountain House property and five structures. The buildings include the South Mountain House, the outbuilding called the springhouse, and two storage sheds. The structures include the remains of a garage, the stacked stone wall along the property boundary at Old National Road, a mortared stone wall along the concrete terrace, a stacked stone retaining wall southwest of the dining room addition, the battered walls of the garden terraces northwest of the main building, and the AT&T cellular communications tower northwest of the storage shed.

Buildings

The South Mountain House (Figure 2.21) is described elsewhere in this report.

The square outbuilding called the springhouse sits along the entrance drive to the south. It is a small square building with a stone water table with brick walls above, and measures 12 by 10 feet in plan (Figure 21). The hipped roof is clad with asphalt shingles. A finial marks the top of the roof. Over the single entrance door is a second hipped roof with a finial that rests partially on the roof and partially atop wooden brackets that extend from the façade of the building. The brackets are fluted and have a Christian cross symbol carved into their vertical members. The door is six-panel wood. The building is closed to entry with a board and lock.

The larger storage shed sits on the hill to the southwest. It is a modest, single-story, building, rectangular in plan, with a shallowly pitched nearly flat roof (Figure 2.21). It measures roughly 32 by 16 feet in plan. There are two windows in the principal façade that faces northeast, edged by blue metal shutters. The windows have a central muntin and single full height panels to either side. The glass is in the form of diamond shaped panes that alternate blue and frosted white. The walls are painted plywood. A door is in the northwest façade.

The smaller storage shed/garage sits at the top of

Figure 2.21. Views of the four buildings on the property: 1) South Mountain House (top); 2) the brick outbuilding known as the springhouse (bottom left); 3) the storage shed (bottom center); and 4) the storage shed/garage (bottom right).

the terraced garden northwest of the main building. The building faces northeast. Like the larger shed, the principal façade features two windows. Each has a single full height light composed of diamond shaped panes of glass. There are no shutters on the windows, and the walls are horizontal vinyl siding. The shed roof is more steeply pitched than the larger shed. The garage door is in the southeast façade. It is a single car width roll-up door (Figure 2.21).

Structures

Structures on the property includes what might have been a dumpster corral, a stacked stone boundary wall along Old National Road, a mortared stone wall along the concrete terrace, a stacked stone wall southwest of the dining room addition, and the battered stone walls associated with the garden terraces northwest of the main building. There is also an AT&T cellular communications tower on the property northwest of the storage shed.

The presumed dumpster or trash corral is located at the northwestern terminus of the entrance drive. The structure has a concrete interior wall with stone facing. On the west wall end is an inset stone with "Len Bone / 1989" carved into it. The structure is U-shaped and open on the southwest side (Figure 2.22). It measures roughly 13 by 13 feet in plan and stands about 55 inches in height.

The stacked stone boundary wall extends along Old National Road from the end of the entrance drive to the front entrance into the main building. The wall is constructed of shaped fieldstone laid with a batter. The walls rises to approximately

Figure 2.22. Views of several of the structures on the South Mountain House property: 1) the presumed dumpster corral at the end of the entrance drive (top left); 2) the stacked stone wall along the property boundary at Old National Road (top right); 3) the mortared stone wall along the edge of the concrete terrace outside the dining room addition; and 4) the stacked stone retaining wall behind the dining room addition (bottom right).

Figure 2.23. Views of battered stone wall associated with the gardens northwest of the building (left) and the etched name stone (right).

3-1/2 feet in height and range between 22 and 28 inches in width. The top of the wall is constructed of large slabs of a slate or similar stone (Figure 2.22). The wall appears to have been damaged by passing cars and is in poor condition in some locations. There are several breaks in the wall edged by wood posts, painted black, that measure 11 inches square, and may have once supported gates. These occur at the end of the stacked stone wall before the mortared wall along the dining room addition begins, near the main entrance, and near the northwestern end of the main block of the building. Concrete steps lead into the property at the breaks in the wall. There is a fourth break or opening in the wall that is wider and leads to the grassy area near the concrete kitchen addition.

The mortared stone wall that edges the concrete terrace is follows a straight alignment that is in line with the boundary fence to the northwest. The wall is approximately 2 feet in height and 20 inches wide. It does not have a capstone element and may have been designed to double as a seatwall (Figure 2.22).

The stacked stone wall behind the dining room addition is a retaining wall associated with the embankment to the rear. It helps to form the level terrace southwest of the dining room addition. The wall is relatively low, and measures approximately 1-1/2 feet in height (Figure 2.22). Stone stairs lead through the wall that are associated with the walk from the informal parking area to the southwest.

The battered garden walls northwest of the main building include four slightly curved stone structures with level grass terraces between (Figure 2.23). There are raised garden beds atop the second to last highest terrace, while the smaller shed/garage is atop the highest level. An etched stone is inset into the lowest wall section notes "Len Bone / Keith / 1990" although the date is nearly illegible.

Figure 2.24. The fenced private sewage treatment plant on the South Mountain House property.

Figure 2.25. The AT&T cellular communications tower is located on the back edge of the upper parking lot behind the building. It consists of a tower and its mechanics, enclosed by a wood slat fence, screened by a row of evergreen trees.

Private Sewage Treatment Plant

A private sewage treatment plant is located on the property at the edge of the parking area. The facility is enclosed by slat board fencing measuring roughly 85 by 40 feet in plan (Figure 2.24). It was not accessible during field investigations conducted on behalf of this project.

AT&T Cellular Communications Tower

An AT&T cellular communications tower is located on the back (south) edge of the upper parking area behind the main building (Figure 2.25). The tower and its associated machinery are enclosed by a wood slat fence and screened by a row of several evergreen trees.

Small-scale Features

There are numerous small-scale features on the property that are associated with fencing and barriers, lighting, signs, site furnishings, utilities, and grave markers.

The fencing and barrier elements include the wood slat fencing that surrounds the private wastewater treatment plant as well as metal fencing around portions of the terraces outside the dining room addition, gates controlling entry onto the terraces, and the metal gate along Old National Road at the second paved entrance into the property (Figure 2.26).

Lighting is also present on the property in the form of four metal poles located along the edges of the entrance drive. The lighting features Colonial-revival style lanterns. One of the lighting elements is broken (Figure 2.27).

Signs

There are relatively few signs on the property. There are currently no signs that identify it as the South Mountain House. Directional signs are associated with the Appalachian Trail, both along the route and in association with parking for day hikers. There is a small sign located near the stone terrace at the southeast end of the dining room addition that directs diners to a "handicapped" entrance into the building. Located adjacent to the road providing access to the formal parking area are three interpretive signs associated with the Civil War Trails program. The signs direct views across the Old National Road. They interpret the 1862 Maryland Campaign, the Battle at South Mountain, and the Nineteenth-century Backpacker (soldier) (Figure 2.28).

Site Furnishings

The only site furnishings present on the property include two benches on the terrace southeast of the dining room addition and a fountain outside the addition on the concrete terrace (Figure 2.29).

Utilities

Several utility elements are present on the South Mountain House property. These include a yard hydrant near the garden terraces, a cistern with a pump and yard hydrant behind the boundary wall at the northwest end of the main building, a concrete storage tank at the northwest end of the house addition, an old stone-lined well in the vicinity of the former Dahlgren Barn location, electrical poles and lines, and a propane tank located near the cistern and pump (Figure 2.30).

Grave markers

Located in a wooded area southeast of the larger storage shed are a pet grave marker and two upright stones that may represent other grave markers, although they were relatively illegible and their purpose could not be confirmed (Figure 2.31).

Archaeological Sites

See the RAS field investigations report for information about site archaeological resources.

Figure 2.26. Views of several fence and barrier features on the South Mountain House property: 1) the wood slat fencing around the private wastewater treatment plant (top left); 2) the fence and gate at the entrance into the concrete terrace northeast of the dining room addition (top right); 3) the fence and gate between the two terraces adjacent to the dining room addition (bottom left); and 4) the metal gate at Old National Road limiting access to the second entrance drive (bottom right).

Figure 2.27. The four overhead lighting elements on the South Mountain House property: 1) the lantern at the edge of the concrete terrace (left); 2) two lanterns along the entrance drive leading toward the rear parking (center); and 3) the broken lantern near the northwest end of the building (right).

Figure 2.28. The signs on the South Mountain House property: 1) a directional sign for the Appalachian Trail (top left); 2) a directional sign for an accessible building entrance on the stone terrace (top middle); 3) a sign indicating parking designated for Appalachian Trail hiker use (top right); 4) Appalachian Trail directional signs for north and south routes (bottom left); and 5) one of the interpretive signs along the road to the formal parking area (bottom right).

Figure 2.29. A bench on the flagstone terrace (left), and the fountain on the concrete terrace (right).

Figure 2.30. Utility features on the South Mountain House property: 1) a cistern with associated pump and yard hydrant (top left); 2) concrete storage tank (top right); 3) propane tank (bottom left); and 4) a yard hydrant near the garden terraces (bottom right).

Figure 2.31. Grave markers on the hillside southeast of the larger storage shed, including for two pets (top) and upright stones of undetermined origin (bottom).

INVENTORY OF LANDSCAPE FEATURES

Natural Features and Systems

- Grading associated with built site features
- Terraces associated with stone walls northwest of the building
- Terraces associated with the sloped terrain southeast of the building
- Vegetation
- Naturally occurring vegetation: successional oak-hickory woodland vegetation
- Invasive species
- Culturally derived vegetation: plum tree, privet hedge, yew hedge, shrubs to screen HVAC units, horse chestnut trees, ornamental grasses

Circulation

- Entrance drive providing access to the built features of the property
- Gated entrance road
- Gravel road to the Dahlgren Backpacker Campground
- Large formal parking area
- Informal parking along the entrance drive
- Concrete sidewalk in front of the building
- Concrete walks and stairs around the building
- Flagstone walk southwest of the dining room addition
- Flagstone terraces southeast of the dining room addition
- Concrete terrace northeast of the dining room addition
- Ramp between the southwest façade of the building and the driveway
- Appalachian Trail

Views and Vistas

- View toward the building from the road
- View across the road from the building
- View along the road leading to the campground

Buildings and Structures

- South Mountain House
- Brick outbuilding called a springhouse
- Larger storage shed
- Smaller storage shed/garage
- Stone and cinder block wall
- Stacked stone wall along the property boundary at Old National Road
- Mortared seat wall edging the concrete terrace
- Stacked stone retaining wall southwest of the dining room addition
- Battered stone garden terrace walls
- Private sewage treatment plant
- AT&T cellular communications tower

Small-scale Features

- Wood slat fencing around the wastewater treatment plant
- Metal fencing around the terraces edging the dining room and gates controlling entry
- Gate at the closed entrance road
- Overhead lights (4) along the entrance drive
- Signs for the Appalachian Trail and associated parking, accessible entry into the dining room addition, and Civil War Trails interpretive signs
- Benches on the flagstone terrace near the dining room addition
- Fountain on the concrete terrace near the dining room addition
- Cistern with pump and yard hydrant
- Yard hydrant near the garden terraces
- Stone-line well
- Concrete storage tank
- Electrical poles and line
- Propane tank
- Grave markers for pet burials and upright stones of unconfirmed origin

Archaeological Sites

- See the RAS field investigations report for inventory of site archaeological resources.

LEGEND

1 - South Mountain Inn
2 - Garage / storage building
3 - AT&T communication tower
4 - Stoarge building
5 - Springhouse
6 - Wastewater treatment
7 - Dahlgren Chapel

- Buildings and Structures
- Woods
- Parking
- Roads
- Drives + Trails
- Stone Walls
- 2026 Property and Study Boundary
- Trees

NOTES

1. This map depicts 2026 site conditions based on fieldwork conducted in November 2025, with certain off-site landscape features shown.

SOURCES

Preservation Maryland; ESRI

South Mountain Inn

Existing Conditions Plan

MAP 5: 2026 Conditions

March 2026
LIZ SARGENT HISTORIC LANDSCAPE ARCHITECTURE

ARCHITECTURAL HISTORY AND DESCRIPTION

PROPERTY HISTORY

In 1770, Philip Sheffer obtained a warrant to survey the tract of land on which the South Mountain House now sits. He patented the land four years later and named it Flonham.[1] Upon his death in 1795, the 36-acre parcel passed to his son, also named Philip Sheffer.[2] Construction for the first building on Flonham began during the younger Sheffer's ownership in 1819.[3]

Sheffer sold five acres of Flonham to Henry Miller on May 9, 1826, including the South Mountain House site.[4] Miller enlarged the original building in 1839, adding a wing to the north.[5] A tavern-keeper, he was the head of a six-person household in 1840, including two enslaved people.[6] By the time Miller died of heart disease in 1843, the South Mountain House was a "well-known tavern stand."[7]

Miller's heirs sold the property to Edward L. Boteler in 1854.[8] Boteler was a prominent citizen of Washington County, but he was not a tavern-keeper and likely did not live on the property.[9] S. D. Riddlemoser, D. H. Keedy, and two members of the Quinn family worked as the inn's proprietors during Boteler's ownership.[10] Keedy was its operator during the Battle of South Mountain in 1862, during which the building served as headquarters for General D. H. Hill of the Confederate army.[11] Boteler and his wife Pru-

1 "Flonham," August 27, 1770, bk. BC and GS 47, pp. 496–497; "Flonham," Land Patent, Frederick County Circuit Court (Patent Records), April 20, 1774, bk. BC and GS 44 pp. 439–440.

2 "Philip Jacob Sheffer," accessed November 26, 2025, https://www.ancestrylibrary.com/family-tree/person/tree/11034345/person/292268136863/facts?_phsrc=ZJc80&_phstart=successSource.

3 Michael J. Worthington and Jane I. Seiter, *The Tree-Ring Dating of the South Mountain Inn, Boonsboro, Maryland*, Dendrochronology Report no. 2026/03 (Oxford Tree-Ring Laboratory, 2026).

4 "Frederick County Deeds," Frederick County Land Records, May 9, 1826, bk. JS 25 pp. 372–374.

5 Worthington and Seiter, *The Tree-Ring Dating of the South Mountain Inn, Boonsboro, Maryland*.

6 "U.S. Census, Boonsboro District, Washington County, Maryland, Population Schedule," 1840, National Archives and Records Administration.

7 John Miller, "South Mountain Inn.," *American & Commercial Daily Advertiser* (Baltimore, Maryland), October 16, 1843, 4.

8 "Washington County Deeds," Washington County Circuit Court (Land Records), March 16, 1854, bk. IN 9 pp. 595–597.

9 "U.S. Census, Washington County, Maryland, Population Schedule," 1860, National Archives and Records Administration.

10 H., "[Correspondence of the Baltimore Sun.]," *The Baltimore Sun* (Baltimore, Maryland), June 15, 1857, 4; "South Mountain House," *The Baltimore Sun* (Baltimore, Maryland), August 27, 1862, 2; P. Quinn, "Summer Resort. South Mountain House, Washington County," *Baltimore Sun* (Baltimore, Maryland), June 7, 1859, 2.

11 Curtis L. Older, *Hood's Defeat Near Fox's Gap: Prelude to Emancipation* (Casemate Publishers, 2023),

dence sold the South Mountain House to George F. Smith in 1867. Smith, who had nine children, was a career hotel proprietor.[12]

On April 19, 1876, Smith sold the property to Madeleine Vinton Dahlgren, a wealthy widow and writer who was prominent in Washington, D.C. society. Dahlgren transformed the building from a hotel and tavern into a summer home for herself and her children. The current-day South Mountain House owes most of its appearance to Dahlgren's renovations. She added a new south wing, converted the old kitchen and dining room into an enormous ceremonial dining room, and replaced all of the old windows in the house with new casements, giving the barely 50-year-old tavern an air of antiquity. During her 22 years of ownership, she greatly expanded her holdings on South Mountain; her original 60-acre purchase grew over time to about 200 acres.[13] Across the National Road, she built a private chapel, which she named the Chapel of St. Joseph of the Sacred Heart of Jesus. Colloquially, it was known as Dahlgren Chapel, and some subsequent deeds refer to the entire area as Dahlgren Mountain.[14]

Though the late 19th and early 20th century was the only period in which the house was not a tavern or restaurant, Dahlgren and her staff frequently used the building as a venue for lavish events. In 1888, she hosted a political gala with guests from Washington and Maryland, for which the house was "brilliantly lighted and beautifully decorated with Japanese lanterns."[15]

Dahlgren willed all of her real estate to her daughter Ulrica, who was nine years old when her mother purchased the South Mountain House. The 1890 will stipulated that Ulrica's inherited property would be "uncontrolled by the obligations, the debts, or the will of any Husband she may have."[16] Ulrica married Josiah Pierce on South Mountain in 1891 and inherited the property in 1898. She retained it long after her husband's death in 1902, though she lived primarily at her mother's former address in Washington.[17]

109.

12 "Washington County Deeds," Washington County Circuit Court (Land Records), March 27, 1867, bk. 2 p. 133; "A Suicide in Boonsboro'.," *The Herald and Torch Light* (Hagerstown, Maryland), April 17, 1878, 2.

13 "Washington County Deeds," Washington County Circuit Court (Land Records), April 19, 1876, bk. 74 p. 264; Henry P. Goddard, "A Visit to Antietam," *Baltimore American* (Baltimore, Maryland), May 22, 1882, 5; Madeleine Vinton Dahlgren, "Last Will and Testament," Will, Washington County, Maryland, November 13, 1890, bk. I, Book I, p. 357-359, Washington County Register of Wills pp. 357–59.

14 Skip Payette, "Tiny Dahlgren Chapel On South Mountain Has Been Wrecked And Pillaged By Vandals," *The Herald Mail* (Hagerstown, Maryland), July 2, 1951, 21; "Washington County Deeds," Washington County Circuit Court (Land Records), July 12, 1985, bk. 1322 p. 376.

15 "An Impromptu Meeting on the Mountain-Top," *The Herald and Torch Light* (Hagerstown, Maryland), August 2, 1888, Madeleine Vinton Dahlgren Papers, Booth Family Center for Special Collections, Lauinger Library, Georgetown University.

16 Madeleine Vinton Dahlgren, *Memoir of John A. Dahlgren, Rear-Admiral United States Navy* (J. R. Osgood and Company, 1882), 622; Dahlgren, "Dahlgren Will."

17 "Miscellaneous News.," *The North-Western Chronicle* (Saint Paul, Minnesota), September 25, 1891, 5; "Certificate of Death for Madeleine Vinton Dahlgren," District of Columbia Health Department, May 28, 1898; "Madeleine Vinton Dahlgren Papers," Georgetown University Library Booth Family Center for Special Collections, Washington, D.C., nd, https://findingaids.library.georgetown.edu/repositories/15/resources/10020; "Miss Dahlgren in Convent," *The News* (Frederick, Maryland), August 26, 1916, 6; "Mrs. Ulrica D.

She employed Charles H. and Annie M. Hutzell as farmers and caretakers in her absence from South Mountain.[18] In 1920 (though the deed was not recorded until 1922) she sold the property to Saint Mary's Academy, an order of nuns from Indiana. The sisters used it as a summer retreat.[19]

The South Mountain House's era of private use concluded in 1925, when Saint Mary's Academy sold the property to Otho, Robert W., and Charles M. Hewitt.[20] The Hewitts converted the South Mountain House back into a tavern.[21] Its title stayed within the Hewitt family for more than 25 years, though the individual owners varied. Mary Elizabeth Hewitt, Otho's wife, was briefly a co-owner, as were Marie E. Hewitt Byers and her husband Benton. Charles's wife Edna was a co-owner from 1944 until 1956, by which time the couple had divorced.[22] Charles leased the property to Roy Hunter in 1930; it is unclear how long Hunter served as proprietor, but the arrangement was likely short-lived.[23] The 90-year-old William H. Kline served as a caretaker in 1934.[24] In 1957, Charles sold the property to Mitchell H. Dodson and his wife Bette J. Dodson.[25]

The Dodsons remodeled the tavern and marketed it as a restaurant with historic character; successive owners continued this business model. It was briefly renamed Dodson's South Mountain House, and the couple asked author Lemoin Cree to write a pamphlet outlining its history.[26] At a ceremony honoring the restaurant in 1966, the family wore historical costumes: "proprietor Dodson was dressed in his 'Country Squire' attire, his wife in her ante-bellum gown, and children, Michelisa and Erin, bursting with pride in like attire."[27]

The Dodsons sold the property to Charles and

Pierce To Be Buried Today," *The Evening Star* (Washington, D.C.), November 4, 1925, 11.

18 Ora Ernst, "The Charles H. Hutzells to Mark Diamond Jubilee," Family, *The Herald Mail* (Hagerstown, Maryland), August 16, 1974, 12.

19 "Washington County Deeds," Washington County Circuit Court (Land Records), May 31, 1922, bk. 163 p. 294; "'Dahlgren' Sold," *The News* (Frederick, Maryland), July 9, 1920, 6; "'Dahlgren' Estate Sold; House To Become Hotel," *The Baltimore Sun* (Baltimore, Maryland), September 23, 1925, 6.

20 "Washington County Deeds," Washington County Circuit Court (Land Records), September 11, 1925, bk. 172 p. 524.

21 "[Advertisement]," *The Daily Mail* (Hagerstown, Maryland), May 28, 1936, 6.

22 "Washington County Deeds," Washington County Circuit Court (Land Records), January 30, 1926, bk. 173 p. 506; "Washington County Deeds," Washington County Circuit Court (Land Records), March 2, 1944, bk. 225 p. 494; "Washington County Deeds," Washington County Circuit Court (Land Records), September 8, 1944, bk. 227 p. 454; "Washington County Deeds," Washington County Circuit Court (Land Records), October 20, 1956, bk. 317 p. 228.

23 "Dahlgren Changes Hands.," *The News* (Frederick, Maryland), April 5, 1930, 1.

24 "Ghouls Ransack Dahlgren Casket," *The News* (Frederick, Maryland), June 2, 1934, 3.

25 "Washington County Deeds," Washington County Circuit Court (Land Records), December 2, 1957, bk. 330 p. 475.

26 *The Herald Mail* (Hagerstown, Maryland), December 6, 1957, 44; Libbie Powell, "South Mountain House Plays Important Role In Early History of This Area Research Finds," *Daily Mail* (Hagerstown, Maryland), September 13, 1962, 9.

27 "South Mountain House Receives Unique Distinction of Being 'Tavern of the Year' in Special Ceremony," *The Daily Mail* (Hagerstown, Maryland), April 14, 1966, 6.

Dorothea Reichmuth in 1971. Charles, an immigrant from Switzerland, was the director of food services for the National Geographic Society. He took out a mortgage to enlarge the restaurant's kitchen. Like the Dodsons, he aspired to make the site a historical destination and a place for fine dining.[28]

Reichmuth officially sold the building to Russell L. Schwartz and Judy M. Schwartz in 1985, though the Schwartzes may have taken over the business as early as 1981. Like the Dodsons, the Schwartzes published a romantic proposed history of the property.[29] Proceeds from the sale of that book went to the Washington County SPCA "in honor of all the stray animals [Judy] finds around the inn."[30] The Schwartzes owned the property until 2001, when they sold it to Chad W. and Lisa M. Dorsey.[31]

In July 2023, the Dorseys sold the 3.15-acre property to the State of Maryland for the use of the Department of Natural Resources. The State is its current owner.[32]

28 "Washington County Deeds," Washington County Circuit Court (Land Records), July 19, 1971, bk. 527 p. 627; Libbie Powell, "South Mountain House Being Restored To A Fine Inn," *The Daily Mail* (Hagerstown, Maryland), September 17, 1971, 7; "Agreement to Subordinate," Mortgage, Washington County, Maryland, October 15, 1974, bk. 586, Washington County Circuit Court Land Records, Maryland State Archives p. 267.

29 "Washington County Deeds," July 12, 1985, bk. 1322 p. 376; Karen Gardner, "New Book Depicts Roots of Fabled Old South Mountain Inn," Family, *Frederick News-Post* (Frederick, Maryland), May 30, 1990, C–1.

30 Gardner, "New Book Depicts Roots of Fabled Old South Mountain Inn," C–1.

31 "Washington County Deeds," Washington County Circuit Court (Land Records), July 6, 2001, bk. 1674 p. 364.

32 "Washington County Deeds," Washington County Circuit Court (Land Records), July 18, 2023, bk. 7285 p. 482.

SOUTH MOUNTAIN NAMES

Owners of the South Mountain House have frequently exercised their proprietary rights by renaming it. Philip Sheffer patented the undeveloped parcel of land in 1774 and designated it Flonham, after his birthplace in Germany.[1] By 1843, the principal building on Flonham was known as the "South Mountain Inn."[2] An 1854 deed of sale from Henry Miller's heirs refers to the property as "the 'Homestead' ... being part of a tract of land called 'Flonham.'"[3]

"Flonham" recurs in official documents in 1867, when George F. Smith purchased the land, and in 1876, when he sold it to Madeleine Vinton Dahlgren. Both deeds describe the transacted property as "part of a tract of land called 'Addition to Friendship,' part of a tract called 'Partnership,' part of 'Swearingen's Disappointment,' and part of a tract of land called 'Flonham.'"[4] The original name for the parcel does not appear in the deed record after 1876.

A Civil-War-era map of the South Mountain battlefield identifies the building simply as the "Mountain House," following the Taggart Map of Washington County of 1859. An 1857 correspondent to *The Baltimore Sun* also refers to "the 'Mountain House.'"[5] Most advertisements of the 1850s and 60s use the more specific "South Mountain House."[6] After her purchase, Madeleine Dahlgren adopted the common name, adding hyphenation: "When, some years ago, we became the owner of South-Mountain-House and some two hundred acres of land surrounding it on the mountain summit, we retained the well-known name of the old hostelry," she writes in

1 "Flonham," Land Patent, Frederick County Circuit Court (Patent Records), April 20, 1774; "Philip Jacob Sheffer," accessed November 26, 2025, https://www.ancestrylibrary.com/family-tree/person/tree/11034345/person/292268136863/facts?_phsrc=ZJc80&_phstart=successSource.

2 John Miller, "South Mountain Inn.," *American & Commercial Daily Advertiser* (Baltimore, Maryland), October 16, 1843.

3 "Washington County Deeds," Washington County Circuit Court (Land Records), March 16, 1854, bk. IN 9 p. 595-597.

4 "Washington County Deeds," Washington County Circuit Court (Land Records), March 27, 1867, bk. 2 p. 133; "Washington County Deeds," Washington County Circuit Court (Land Records), April 19, 1876, bk. 74 p. 264.

5 H., "[Correspondence of the Baltimore Sun.]," *The Baltimore Sun* (Baltimore, Maryland), June 15, 1857, 4.

6 P. Quinn, "Summer Resort. South Mountain House, Washington County," *Baltimore Sun* (Baltimore, Maryland), June 7, 1859, 2; P. Quinn, "Summer Resort. South Mountain House, Washington Coun," *The Baltimore Sun* (Baltimore, Maryland), July 30, 1859, 2; "South Mountain House," *The Baltimore Sun* (Baltimore, Maryland), August 27, 1862, 2; *The Democratic Advocate* (Westminster, Maryland), October 18, 1866, 2; "Thrilling Encounter with a Den of Black Snakes," *The Towson News* (Towson, Maryland), July 13, 1867, 1; "Robbery at the 'South Mountain' House," *The Herald and Torch Light* (Hagerstown, Maryland), April 2, 1868, 2; "South Mountain House," *Baltimore Patriot* (Baltimore, Maryland), July 28, 1868, 2.

South Mountain Magic (1882).[7] Pages later, Dahlgren refers to the land unofficially as her "sky-farm."[8] An 1882 article about her property calls it "Fairview"; that name does not appear to have been common.[9]

During Dahlgren's ownership, the land was also called "Dahlen."[10] Madeleine believed that her late husband John Dahlgren had an ancestor born "at a place called Dahlen" in Sweden.[11]

The modifier "old" first appears in the house's name during the Dahlgren period, 70 years after it was built. An 1889 *Baltimore Sun* article says that "the place is known throughout the Middletown Valley" as "Old South Mountain House."[12]

After Dahlgren's death in 1898, through three more cycles of ownership, "Dahlgren" was the primary name for the land.[13] That moniker gradually became less common in the mid-20th century. In 1966, a local newspaper observed that the house "is still known to many as the old 'Dahlgren Manor.'"[14] As "Dahlgren" fell out of use, older names regained prominence as later owners traded on its antiquity; "the South Mountain House" and "the South Mountain Inn" were used with and without their definite articles by 20th-century restauranteurs.[15] During his ownership, Charles M. Hewitt sometimes referred to the building as

7 Madeleine Vinton Dahlgren, *South-Mountain Magic: A Narrative* (James R. Osgood and Company, 1882), 3.

8 Dahlgren, *South-Mountain Magic*, 7.

9 Henry P. Goddard, "A Visit to Antietam," *Baltimore American* (Baltimore, Maryland), May 22, 1882, 5.

10 "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother," *The Baltimore Sun* (Baltimore, Maryland), July 2, 1889; "Festivities at Dahlen.," *The Baltimore Sun* (Baltimore, Maryland), July 9, 1889, 6.

11 Madeleine Vinton Dahlgren, *Memoir of John A. Dahlgren, Rear-Admiral United States Navy* (J. R. Osgood and company, 1882), 4.

12 *The Baltimore Sun*, "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother."

13 "Certificate of Death for Madeleine Vinton Dahlgren," District of Columbia Health Department, May 28, 1898, 119.096; "To Convert 'Dahlgren' into Hotel or Clubhouse," *The News* (Frederick, Maryland), September 4, 1913, 4; "'Dahlgren' Sold," *The News* (Frederick, Maryland), July 9, 1920, 6; "'Dahlgren' Estate Sold; House To Become Hotel," *The Baltimore Sun* (Baltimore, Maryland), September 23, 1925, 6; "Dahlgren Sold to Cumberland Man," *The Herald-Mail* (Hagerstown, Maryland), September 24, 1925, 1; "Cumberland Men Confirm Buying Dahlgren Site," *The Herald-Mail* (Hagerstown, Maryland), October 8, 1925, 1; "Mountain On Fire," *The News* (Frederick, Maryland), April 19, 1926, 7; "Enter Dahlgren Chapel.," *The News* (Frederick, Maryland), June 29, 1926, 12; "Dahlgren Changes Hands.," *The News* (Frederick, Maryland), April 5, 1930, 1; Susan K. Thomas, "Roving Reporter," *The Morning Herald* (Hagerstown, Maryland), July 16, 1954, 14; "Mountain Top Tavern Property Acquired By Mitchell Dodsons," *The Herald Mail* (Hagerstown, Maryland), December 9, 1957, 5.

14 "South Mountain House Receives Unique Distinction of Being 'Tavern of the Year' in Special Ceremony," *The Daily Mail* (Hagerstown, Maryland), April 14, 1966, 6.

15 Skip Payette, "Tiny Dahlgren Chapel On South Mountain Has Been Wrecked And Pillaged By Vandals," *The Herald Mail* (Hagerstown, Maryland), July 2, 1951, 21; Skip Payette, "Ancient South Mountain House Played Host To Presidents, Statesmen, Bankers, Generals," *The Morning Herald* (Hagerstown, Maryland), July 10, 1951, 18; Thomas, "Roving Reporter," 14; "Vandals Desecrate And Ransack Dahlgren Chapel

"the South Mountain Tavern" or "South Mountain House Tavern."[16]

Mitchell H. and Bette J. Dodson purchased the property in 1957. They renamed it "Dodson's South Mountain House,"[17] though references to it sometimes dropped the "Dodson's."[18] After they sold the building in 1971, it was known interchangeably as "the South Mountain House"[19] and "the Old South Mountain Inn."[20]

When the property was sold to the State of Maryland in 2023, it was described as "the Old South Mountain Inn."[21]

Near Boonsboro," *The Morning Herald* (Hagerstown, Maryland), March 10, 1955, 16.

16 "[Advertisement]," *The Daily Mail* (Hagerstown, Maryland), May 28, 1936, 6; *The Herald Mail*, "Mountain Top Tavern Property Acquired By Mitchell Dodsons," 5.

17 *The Herald Mail* (Hagerstown, Maryland), December 6, 1957, 44; *The Herald Mail*, "Mountain Top Tavern Property Acquired By Mitchell Dodsons," 5; "County Softball Champs," *The Herald Mail* (Hagerstown, Maryland), September 12, 1961, 11; *The Herald Mail* (Hagerstown, Maryland), April 14, 1962, 12; Lemoin Cree, *A Brief History of South Mountain House* (Mitchell H. Dodson, 1963), 23; "Motel Planned At South Mountain," *The Herald Mail* (Hagerstown, Maryland), August 4, 1965, 18; *The Herald Mail* (Hagerstown, Maryland), November 18, 1967, 2; "License Transfer," *The Daily Mail*, July 9, 1971, 13.

18 Libbie Powell, "Feminine Perspective," *The Daily Mail* (Hagerstown, Maryland), September 30, 1960, 2; *The Daily Mail*, "South Mountain House Receives Unique Distinction of Being 'Tavern of the Year' in Special Ceremony," 6.

19 Libbie Powell, "South Mountain House Being Restored To A Fine Inn," *The Daily Mail* (Hagerstown, Maryland), September 17, 1971, 7; "Agreement to Subordinate," Mortgage, Washington County, Maryland, October 15, 1974, Washington County Circuit Court Land Records, Maryland State Archives.

20 *The Daily Mail*, "License Transfer," 13; John McKelway, "Webster, Lincoln, Clay and Kilmer Have All Been There," C, *The Washington Star* (Washington, D.C.), November 12, 1977, 1; *The Frederick News-Post* (Frederick, Maryland), C, May 30, 1990, 1.

21 "Old South Mountain Inn Property to Be Added to State Park," Herald-Mail Media, The Herald-Mail, August 3, 2023, https://www.heraldmailmedia.com/story/news/local/2023/08/03/md-dnr-buys-old-south-mountain-inn-to-add-to-state-park/70520134007/.

SUMMARY PHYSICAL HISTORY

Figure 3.4. South Mountain House, Washington County, Maryland: view from southwest.

The South Mountain House, sometimes referred to as the South Mountain Inn, was a prominent place of public resort in the middle decades of the 19th century. Begun in 1819, it was described in 1843 as Henry Miller's "well known Tavern Stand."[1] Little more than its stone shell survives, however, to suggest its earliest appearance. It was purchased in 1876 by Madeleine Vinton Dahlgren, who converted it into a picturesque mountain retreat from her principal home in Washington, D.C.[2]

Her alterations were substantial, and some of the historic material that she retained was subsequently removed by her successors in the restaurant business. Our understanding of the

1 John Miller, "South Mountain Inn," *American & Commercial Daily Advertiser* (Baltimore, Maryland), October 16, 1843.

2 Madeleine Vinton Dahlgren, *South-Mountain Magic: A Narrative* (James R. Osgood and Company, 1882), 19.

building's earliest form, therefore, is fragmented. The picture is much clearer after 1876. Despite some changes in the late 20th century, Dahlgren's house survives relatively well, including most of its doors, most of its interior trim, and many of its windows.

The understanding of the building's physical history outlined here and articulated more thoroughly in the description is derived principally from a pair of site visits conducted by MCWB staff in the fall of 2025. It is enhanced significantly from a handful of historical documents that add key information: first, an 1843 advertisement for the tavern following Henry Miller's death; second, the probate inventory itemizing the contents of the building at his death; and third, the descriptions of the South Mountain House that appeared in newspapers and Dahlgren's own writings of the 1870s and 1880s. Taken together with the physical analysis, these permit a detailed understanding of the several iterations of this structure since it was first built in 1819. Regrettably, they also make clear how much historic material has been lost. What remains of early flooring, trim, doors, windows, and structure deserves careful stewardship.

Period I, 1819

- Exterior color: creamy white on stucco; woodwork undetermined
- Interior color: undetermined[3]

Construction on the South Mountain House began in 1819 during the ownership of Phillip Sheffer, the son of the original patentee of Flonham.[4] Though previous accounts have suggested

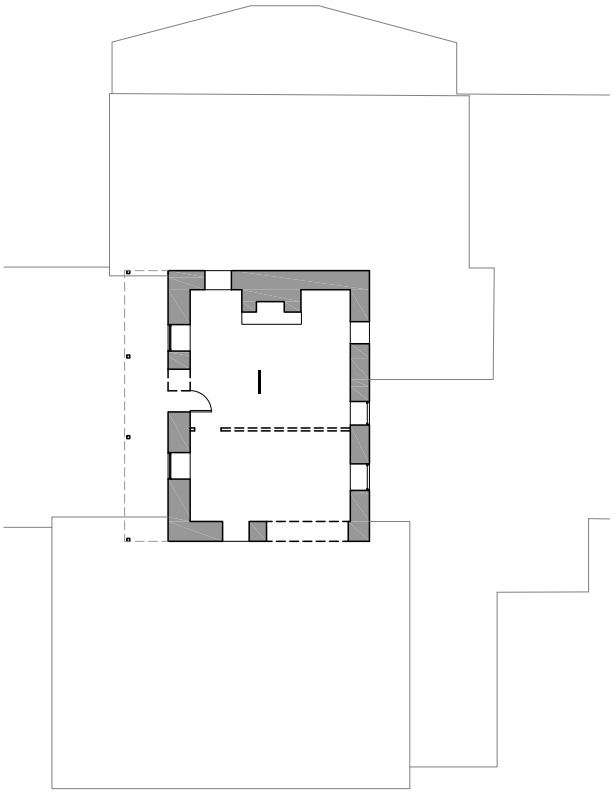


Figure 3.5. Restored ground floor plan in period I. Partition location conjectural.

that it was built at the end of the 18th century or as early as the 1730s, these histories supposed that the South Mountain House was on a different property. Flonham sat unimproved before 1819. Its original form was a two- or three-room stone structure with a porch on its east side and a gable roof running perpendicular to the road (Figure 3.5). This unusual arrangement, as well as its distance from the road, may suggest that the north wing, fronting the National Road, was contemplated from the outset, with the oldest part of the building always intended as a service wing of a larger structure (Figure 3.6). Though the lack of a stone gable in the north end of the building might seem to lend further support to this read-

3 Information about paint colors included here is derived from microscopic paint analysis conducted on early surviving painted woodwork. As so much of the oldest material in the building has been replaced, information about early colors is fragmentary. Kirsten Travers Moffitt, *Paint Analysis Report - South Mountain Inn, Boonsboro, MD*, Paint Report (Williamsburg, Virginia, 2025).

4 Michael J. Worthington and Jane I. Seiter, *The Tree-Ring Dating of the South Mountain Inn, Boonsboro, Maryland*, Dendrochronology Report no. 2026/03 (Oxford Tree-Ring Laboratory, 2026).

ing, we do not see any signs of cladding or framing in the end rafter pair. Instead, it appears that the gable was initially built of stone but was pulled down to the eaves level in 1839 in order to seat the new rafters for the lateral addition (see Description of Historic Fabric). That this section is the first part of the building is clearest in the crawl space under the first addition, where fragments of original roughcast stucco remain in place on the north wall of the first phase, visible under the present floor framing (Figure 3.7).

Figure 3.6. South Mountain House, Washington County, Maryland. Photo taken after 1937. The oldest part of the building is the area behind the porch at the center of this view. Photograph courtesy of Gary Rohrer.

As originally configured, there were three window or door openings on each of the two long sides, facing east and west, on each of two floors. Note that the building is not oriented to the compass but for the purposes of this report, the side facing the road is designated north. The only chimney stack in the building was at the south gable end. This stack served a large fireplace, likely for cooking, on the ground floor. Though the firebox was rebuilt in 1876, and again in the modern era, its original hearth bed is approximately 8'-4" across, large enough to support a kitchen fireplace. There is no sign, either in the cellar or the attic, of a secondary chimney in the north gable end.

The two outer openings on the west side of the ground floor were originally windows; the center opening is presently a window and seems always to have been one. Exterior access to the building, therefore, was on the east, and likely the north and south, walls. The outer openings in the east wall have always been windows; the center door

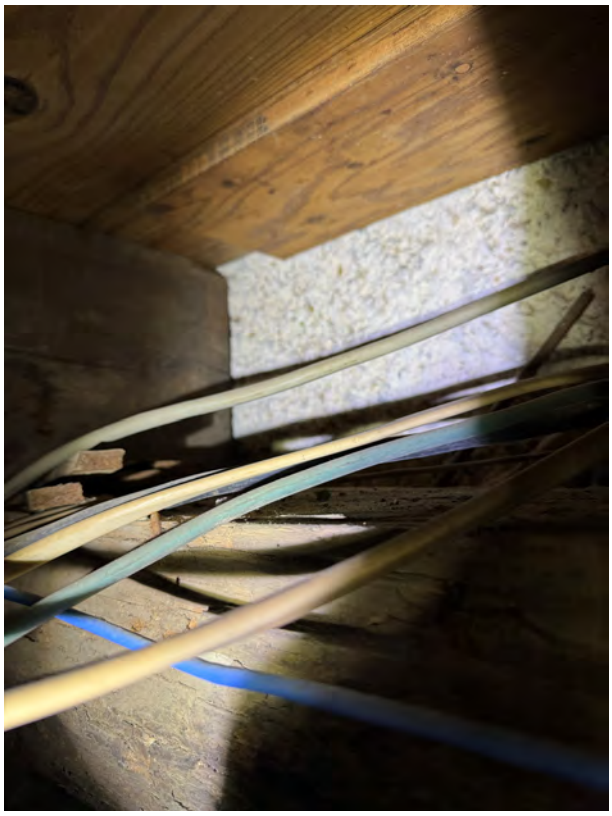


Figure 3.7. South Mountain House cellar, view of early rough-cast stucco on north side of the Period I building, as viewed in crawl space under Period II.

in this wall has been enlarged but we suppose it to be close to its original position. The openings at the east end of the north and south walls do not appear to have been inserted, but confirming this assessment would require removal of historic material.

Figure 3.8. South Mountain House, view of second-floor framing in Period I, looking east toward central summer beam.

Like many Frederick County houses of this era, this structure was fitted with an integral porch on one long side. The building is carefully framed to support this porch, with a longitudinal summer beam breaking the span of the upper floor at 6'-2" from the inside face of the east wall (Figure 3.8). The joists to support the second floor of the porch are cantilevered through the east stone wall and were supported, originally, on a series of posts. The porch posts survived into the era of photography (see Figure 3.6). The roof, too, was framed to cover this porch on the second floor, with its ridge centered between the west wall and the east edge of the porch (see section).

The fenestration on the second floor is similar, with three openings across each of the long walls and one or two openings in the north and south ends. On the second floor, those in the west wall were originally windows; only the north opening in the east wall was a door, leading to the upper level of the porch.

This original core of the building was large—too large to be plausible as a room in a single-room house in this period. It was subdivided but precisely how remains obscure. A large heated room at the south end surely functioned as a kitchen and seems to have done so until Dahlgren's purchase in 1876. If this iteration of the building were partitioned to create two nearly equal rooms on the ground floor, that wall would fall close to the south jamb of the center window. The room to the

Figure 3.9. South Mountain House, ground floor modern atrium, (room 107) view of exterior surface of Period I east wall, behind modern drywall on furring. Note smooth surface in comparison with Figure 3.7.

Figure 3.10. South Mountain House, second floor center room, early door to porch with paneled jambs.

north of the kitchen was, in the building's original configuration, its only public reception room on the ground floor. In 1889, it was thought to have served previously as a dining room and the 1843 probate inventory seems to show tables and chairs in this room as though for a tavern dining room (see Appendix).[5]

The second floor was likely subdivided in a similar way, with a partition near the center of the building's long walls creating two roughly equal-sized sleeping rooms, one of them unheated. It is difficult to understand how this early building functioned, however, because there is no clear sign of a stair on the sides of floor joists near the middle of this room. It is conceivable that the stair rose in the southwest corner, adjoining the fireplace, but it is also possible that it rose within the east porch. Should demolition of modern elements of the building continue, identifying the location of the original stair in this wing should be a priority.

This structure, whether a complete house or tavern or the wing of a projected larger building, was large and decently finished. It likely arranged two rooms on each of two floors, only one of them heated and seemingly with circulation between them accommodated by means of a porch on its east side. Certainly, its walls and ceilings on both levels were plastered and its exterior was coated in roughcast stucco, with a smoother surface covering the walls sheltered by the porch (Figure 3.7 and Figure 3.9). The earliest extant casings, surviving only on the second floor, are refined and neatly made, with single architraves ornamented with slender beads and backbands decorated by quirked ovolos with astragals (Figure 3.10). These are variants of the earliest decorative material found on the ground floor of the period II wing and cannot be ruled out as an artifact of the building's enlargement rather than its original finish. In either case, by 1839, the upper floor of the original portion was neatly finished.

A further suggestion of the level of finish for this early building is the mantel in the right rear room (106 west), whose size corresponds closely to the width of the relieving arch below the original cooking fireplace. Made of hand-planed wood, the use of a decorative surround on a working fireplace implies a correspondingly elaborated treatment on the refined elements in more public rooms.

5 "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother," *Baltimore Sun* (Baltimore, Maryland), July 2, 1889.

Period II, 1839

- Exterior color: undetermined on stucco, creamy white on weatherboards and trim

- Interior color: pale blue in room 102; undetermined elsewhere

In 1839, Henry and Susan Miller enlarged the original two-room house with a new gable-roofed wing abutting its north end and set parallel to the National Road (Figure 3.12).[6] The new north wing arranged three reception rooms on the ground floor with four rooms above and a small closet over the entry (Figure 3.11).

Documentary sources indicate that the building's use as a tavern was established by 1843. Miller's tavern was "a large and commodious STONE HOUSE, with 5 spacious rooms on the lower floor, and 7 airy and comfortable rooms on the second floor-all finished in a neat style."[7] Advertisements of the 1850s and 60s suggest that it continued to be a mountain resort for summer travelers up to the Civil War. Proprietor Patrick Quinn promoted the tavern in 1859: "This well known and delightful resort will be open for the reception of visitors on the 10th of June, and will keep open until the 1st of October."[8]

The 1839 addition made the South Mountain House newly substantial. With "5 spacious rooms on the lower floor" and three reception rooms in the new wing, the original core must have been subdivided into two spaces, though any evidence for how it was partitioned was obscured by Dahlgren's alterations. Despite this lack of clarity, a probate inventory, taken in April of 1843 after the death of Henry Miller, provides critical evidence about the character of the rooms on both floors (see appendix for a full transcription). Because Miller died without a will, the State of Maryland appointed two men to appraise his personal goods to determine how to settle his estate.

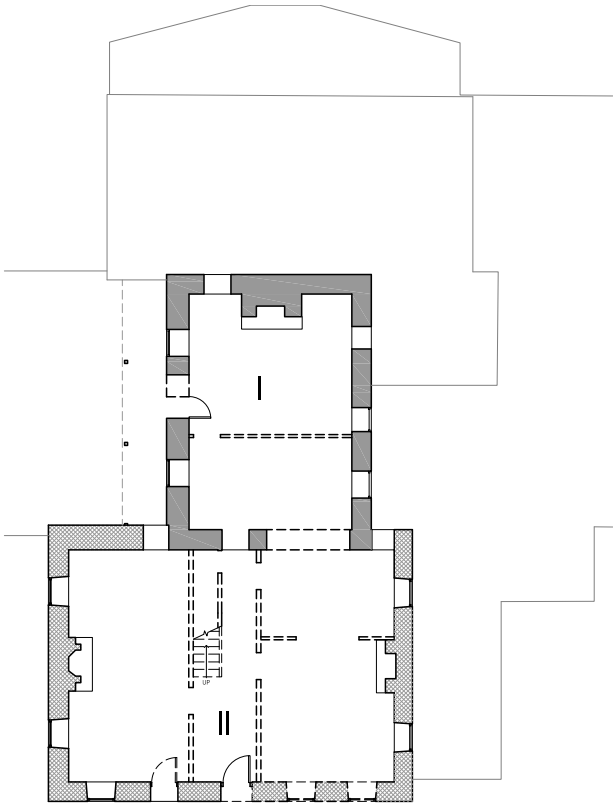


Figure 3.11. Restored ground floor plan in period II. Partition locations conjectural..

The inventory begins outside the tavern, accounting for goods in the barn and outbuildings. These include foodstuffs, storage containers, and woodworking tools. It continues into the tavern to describe a large, well-finished building, with several comfortable rooms heated by stoves. Three of these were ten-plate stoves, movable throughout the building according to need. There were carpets on the floors of seven rooms, including all four bedchambers, each likely rented to guests, in the new front wing.

6 Worthington and Seiter, *The Tree-Ring Dating of the South Mountain Inn, Boonsboro, Maryland*.

7 Miller, "South Mountain Inn."

8 P. Quinn, "Summer Resort. South Mountain House, Washington County," *Baltimore Sun* (Baltimore, Maryland), June 7, 1859.

Figure 3.12. South Mountain House, view or Period II north wing from east.

The probate inventory provides some clues about the floor plan that, combined with physical evidence and the advertisement describing five rooms on the ground floor and seven above, enable a clearer understanding of the building before Madeleine Dahlgren's alterations. There were two large public rooms on the ground floor, on either side of a central passage. There was a direct entry from the street into one of these, the room on the left side of the passage (Figure 3.13). This arrangement was sometimes adopted by early American tavern keepers to segregate access to a large public room from that to smaller, more private rooms. This large east room was not carpeted. At its rear, it also accommodated the bar area, which contained alcohol and other materials that needed to be locked away, including a rifle and two shotguns. That the bar-room was in the southeast corner of the front range is implied in an 1868 account of a robbery, which relates that thieves broke in through a window in the back of the bar room—there is not space at the back of the wall on the south side of the west room for a window because the ell is positioned just a few feet from the southwest corner of the front mass.[10] Together, the east room and the bar area comprise the entirety of the room designated 102 on the floor plan.

The public rooms were similarly well furnished, with a sofa and rocking chair in one of the ground floor front rooms and 44 chairs distributed in sets throughout the first and second floor. The Millers provided looking glasses and wash basins in the principal bed chambers and 11 beds, in all, for family members and guests.

The inventory closes with an evaluation of two unnamed enslaved servants, one man and one woman. These may have been the same two people who are listed in the 1840 census record for Henry Miller, both between the ages of 10 and 23.[9]

9 "U.S. Census, Boonsboro District, Washington County, Maryland, Population Schedule," 1840, National Archives and Records Administration.

10 "Robbery at the 'South Mountain' House," *The Herald and Torch Light* (Hagerstown, Maryland), April 2, 1868, 2.

Figure 3.13. South Mountain House, second window from east corner in north wall. Seam below right side of window sill indicates position of original door.

On the opposite side of the passage were a pair of rooms that the inventory implies were of a superior character and may have been open to one another in a double-parlor arrangement (Figure 3.14 and Figure 3.15). Unlike the public room and bar room, they were not accessible directly from the street and both were carpeted. One, likely the front room, was larger, fitted with 25 yards of carpeting; the other, likely the rear, had only 15 yards of carpeting. The smaller room also had a looking glass and a quantity of books. One or both of these rooms were fitted with window blinds, unlike the room opposite. Taken together with their more segregated access, these refined accoutrements suggest higher-status, but still public, eating rooms.

A third large public room, later described as a dining room, occupied the front room of the rear ell, the earlier portion of the building. This, too, was covered with carpeting, 20 yards in area, implying

Figure 3.14. South Mountain House, right front room in Period II section (room 101), looking west toward west chimney and fireplace. This room was likely subdivided along the summer beam, visible in the ceiling.

Figure 3.15. Jacob and Catharine Eicholz House, 46 S Lime St., Lancaster, Lancaster County, Pennsylvania, built 1830. This view illustrates a variety of double parlors used in Germanic Lancaster without double-doors between the rooms.

Figure 3.16. South Mountain House, view of flooring in second floor room 201, showing location of Period II partition between front and rear rooms. Faintly visible edges (indicated with arrows) show extents of partition. Shims and upper flooring were installed in Period III.

that it was the second largest room on the ground floor. Behind this lay the kitchen, whose furniture was not itemized but valued as a group at nearly $30. Dahlgren reported that a large laundry had formerly abutted the kitchen in *South Mountain Magic* but this laundry is not evident in the inventory.[11] The contents of the room previous to the kitchen in the inventory include 20 yards of carpeting; the room immediately following it has the most expensive bed in the house. The line that itemizes kitchen equipment also includes smoothing irons, suggesting that laundering was simply done in the kitchen.

On the second floor, the front range was divided into four sleeping rooms, with a small storage closet over the entry. Four of these spaces were directly accessible from the stair landing, but the fifth, the southeast bedchamber, could only be reached from the northeast chamber. The partitions that originally subdivided the front and back rooms on this floor have been removed, but evidence for each remains in the floor and in the ceiling framing (Figure 3.16). All four of the principal sleeping rooms were carpeted, but the rooms in the wing behind seem to have been left with bare floors. These rooms were likely the domain of the Miller family, who lived in just two or three rooms containing four beds.[12]

Figure 3.17. South Mountain House, attic over Period II section, showing whitewashed collar ties.

The inventory describes a handsome tavern, with three large public rooms on the ground floor, with 25, 15, and 20 yards of carpeting each; and four guest rooms on the second, with

11 Dahlgren, *South-Mountain Magic*, 40–41.

12 On the prevalence of tavernkeepers residing at their places of business in the early Chesapeake, see Carl Lounsbury, *The Courthouses of Early Virginia: An Architectural History*, Colonial Williamsburg Studies in Chesapeake History and Culture (University of Virginia Press, 2005), 265–96.

10, 7, 10, and 5 yards of carpeting in each. The remaining spaces, where the Millers lived, included a kitchen at the rear of the ground floor and two or three rooms in the ell above, one of them heated. The extant physical evidence, scanty though it is, supports a reading of this building as respectably finished and suited for polite visitors. All of the early rooms in the wing and in the front range were finished with plaster and decorated with refined woodwork. Even those openings on the second floor of the ell, reserved for use by the Miller household, are refined, cased with single architraves decorated with a quirked Greek ovolo backband (see casing diagram). The extant casings on the ground floor are a superior variant of this trim: double architraves with identical backbands and elaborated with very slender beads (see casing diagram).

Figure 3.18. Taggart Map of Washington County, Maryland, 1859, detail. Collections of the Library of Congress, Geography and Map Division.

The attic was, in this phase, finished sparsely, if at all. The sides of some of the collar ties in the roof of the front section were whitewashed, but they were not finished with a plaster ceiling (Figure 3.17). Nonetheless, a permanent stair ran up to the attic level, and it was lit with windows in both gable ends. The top level may have been habitable, therefore, but it was certainly not finely finished.

There are some signs that a subsequent owner improved the attic over the period I section between 1839 and 1876, partitioning and plastering this space for the first time. See the Description of Historic Fabric for a discussion of this evidence.

Period III, 1876-1878

- Exterior color: undetermined on stucco but likely a creamy white; shutters and trim dark green
- Interior color: wood graining in rooms 101 and 102, and likely throughout the principal rooms

The South Mountain House remained in use as a tavern and summer resort through the 1850s and 60s, known by then as the Mountain House (Figure 3.18). Advertisements in Baltimore newspapers reveal that in addition to being a place for travelers on the National Road, it had also become a destination for city dwellers seeking a respite in fresh mountain air.[13] It was precisely this quality of seasonal refuge that drew Madeleine Dahlgren to transform the building into a private summer house and writer's retreat. A Washington socialite, author, and widow, she used the South Mountain House for years as a mountain eyrie, from which she wrote several of her most popular books, including the controversial *A Washington Winter* and the memoirs of her husband, Admiral

13 Quinn, "Summer Resort. South Mountain House, Washington County"; "South Mountain House," *Baltimore Patriot* (Baltimore, Maryland), July 28, 1868.

John Dahlgren, inventor of the Dahlgren gun.[14]

Madeleine Dahlgren purchased the South Mountain House in the spring of 1876. Because of her celebrity as an author and hostess, her purchase caught the notice of papers from Baltimore to Indiana:

> Mrs. Admiral Dahlgren has purchased the celebrated South Mountain House, located on the extreme summit of the South Mountain, on the National Turnpike, and in the midst of the great battle field of Antietam. Although famous on this account, the place had previously acquired a historic name because of its having been a frequent resort of Henry Clay, Thos. H. Benton, John J. Crittenden, Gen. Andrew Jackson, and many other celebrities. It will be handsomely fitted up by Mrs. Dahlgren as her summer home.[15]

Within two years, she had transformed the building from a commodious, polite tavern to a poetic fantasy of a country house, executed according to a picturesque aesthetic derived from a mixture of Anglophilic historicism and an entirely modern sensibility about how to occupy the remote parts of the North American continent. The local papers reported on her activities approvingly:

> We referred briefly last week to the fact that Mrs. Dahlgren had been making, during the summer, some fine and substantial improvements to her summer residence, located on the summit of the mountain, two and a half miles from this place. It is but a few years since she came into possession of this property, once a noted hotel and summer resort of some reputation. Since coming into possession of it she has thoroughly renovated and reconstructed the interior of the building, making it in all respects to suit her convenience and to correspond with her refined taste…We are glad to note these improvements. Since Mrs. Dahlgren has purchased this place she has spent a great deal of money in our midst, which has gone to the mechanics, laboring men, and our merchants. Her generosity and charity has been freely extended to all, and has been felt by the people in that neighborhood. We only wish we had more such 'summer visitors' each year.[16]

Dahlgren herself summarized her alterations in *South-Mountain Magic*:

> For half a century the old stone tavern has enclosed within its firm-built edifice many associations that may well serve to fill the future page of fiction. Although it has been remodelled and enlarged, yet the repairs needed to make it a private residence and comfortable for a summer-home have been so reverently made, that the antiquated appearance of the place has rather been enhanced by the deference given to the spirit of its surroundings.[17]

Her own description of the changes to the building imply that she used a light touch, with changes "reverently made" and "deference given to the spirit of the surroundings," but the journalistic accounting of "fine and substantial improvements" is a more apt characterization of the work. Certainly, she sought to create an impression that her house had been built all at once, building her new addition out of rubble stone, covered in roughcast stucco. She also sought to emphasize the building's presumed antiquity through her alterations, including her use of new wood casement windows both in her addition and in the old part of the building. This was not the last time that an owner made changes to the South Mountain House that made it seem older than it is, under

14 Madeleine Vinton Dahlgren, *Memoir of John A. Dahlgren, Rear-Admiral United States Navy* (J. R. Osgood and company, 1882); Madeleine Vinton Dahlgren, *A Washington Winter* (J. R. Osgood and company, 1883).

15 *Crawfordsville Star* (Crawfordsville, Indiana), April 25, 1876.

16 "Fine Improvements," *Boonsboro Odd Fellow* (Boonsboro, Maryland), November 7, 1878, Madeleine Vinton Dahlgren Papers, Booth Family Center for Special Collections, Lauinger Library, Georgetown University.

17 Dahlgren, *South-Mountain Magic*, 19.

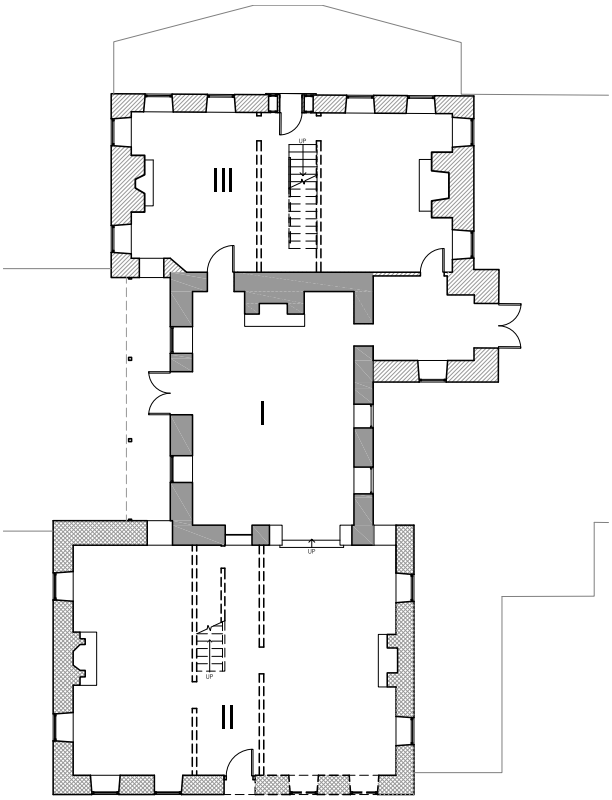


Figure 3.19. Restored ground floor plan in Period III. Partition locations conjectural.

the guise of restoration.

In fact, Dahlgren transformed the building, completely reworking the interior and the exterior and increasing its size by roughly a third (Figure 3.19). It is, in general, a simple matter to distinguish early 19th-century material from that of the 1870s. The latter is generally circular-sawn and machine-planed; the earlier material is hand-planed and hewn or sash-sawn. The Victorian-era moldings at the South Mountain House are fanciful, faux-archaic, and distinctive; original casings are conventional early Greek Revival models featuring quirked ovolos.

Dahlgren's changes encompassed the superficial as well as the structural. She replaced all the mantels in the house with new faux-painted slate models. The sole exception was the old kitchen mantel, which she relocated to a rear room. She seems to have retained many doors, but she replaced all of the windows, even in the attic, with new faux-ancient casements (Figure 3.20). She replaced most of the casings in the principal public rooms and many of the private spaces with quasi-historic moldings derived from pre-Georgian hollows-and-rounds profiles. She removed all the partitions in the old service wing and created an enormous Elizabethan-esque reception room on the ground floor and a massive chamber of unclear function above it—the largest space on the second floor, it may have been her own bedroom. She turned the old bar-room into a library and converted its street entrance into a window.

The new diamond-paned casement windows were meant to give an air of fanciful antiquity to the building, but this was not in the guise of a proto-Colonial Revival. In a similar way to the 1841 renovations to the 17th-century Pickering House in Salem, Massachusetts, Dahlgren's changes embraced the picturesque of Andrew Jackson Downing and A.J. Davis, opting for a storybook antiquity rather than a rigorous, archaeological one (Figure 3.21). In the same spirit, Downing occasionally used casements in his designs for new country houses, especially those in what he called the Norman or Rural Gothic styles (Figure 3.22). These, too, were not intended as strict revivals of a historic style in the later manner of Ralph Adams Cram; they were impressionistic. In addition to the casement windows, Dahlgren added projecting bracketed porches to two fronts (Figure 3.23). She even added elaborate Victorian ornaments to her outbuildings, such as the one that remains on the otherwise commonplace brick outbuilding (Figure 3.24). She exercised restraint in declining to install decorative eaves and barge boards such as those of the equally fanciful Rotch House in New Bedford.

The illusion of a vague medievalism on the Maryland mountaintop was nonetheless effective, as suggested by contemporary accounts of the house in the regional press: "This home is one of the cu-

Figure 3.20. South Mountain House, loose Period III casement and transom.

Figure 3.21. Pickering House, 18 Broad Street, Salem, Massachusetts. Core built late 17th century; rear raised to two stories c. 1750; Gothic Revival exterior 1841.

Figure 3.22. Andrew Jackson Downing, Architecture of Country Houses*, figure 148, "Rural Gothic Villa", 1851.*

riosities of Maryland. It resembles a mediaeval castle, is kept in a mediaeval style, and is presided over by a lady who, in appearance and in manner, is a mediaeval Baroness."[18] This imagery carried through into key rooms on the interior, principally the main reception room, which occupied the old rear wing, now made the physical and social center of the house. "The old kitchen and dining-room was changed into an Elizabethan dining-room, wainscoted with hardwood, and showing the low ceiling of oiled hardwood made into squares by the rafters. It has the old open fireplace, the polished floor and the diamond-shaped window panes of the time of Queen Bess."[19]

She decorated the library adjoining the new dining room with battle flags and other mementos of her husband's military career, as well as the coats

18 W. L. R., "A Remarkable Woman," *The Commercial Gazette* (Cincinnati, Ohio), May 22, 1886, Madeleine Vinton Dahlgren Papers, Booth Family Center for Special Collections, Lauinger Library, Georgetown University.

19 *Baltimore Sun*, "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother."

Figure 3.23. South Mountain House, west front, c. 1940s. Center two bays are in west wall of Period I building; left-hand gable is west end of Period II addition. Dahlgren-era "tower" element is at right, including bracketed balcony. Photo in private collection, courtesy of Gary Rohrer.

Figure 3.24. South Mountain House outbuilding as improved by Madeleine Dahlgren, c. 1876. Though the crosses in the brackets have led many to suppose that the decorations were added by the convent, the element is in the same character as the porch brackets shown above..

of arms of the Dahlgren and Vinton families.[20] These artifacts, along with the pre-Georgian, medievalizing imagery of the architecture, suggest Dahlgren's embrace of the symbolic power of objects. She similarly filled her principal house on Thomas Circle in the District of Columbia with meaningful artifacts, and she took pains to endow parts of it with special significance. She drew the attention of a journalist to an inlaid web of wood on the floor of her library in the Thomas Circle house. "The first floor room of this tower constitutes Mrs. Dahlgren's library, and it is the coziest, queerest conceit of the kind I have ever seen. Mrs. Dahlgren planned it herself, and everything within it has for her a meaning. The floor is a spider's web, made of wood inlaid with different colors, and Mrs. Dahlgren says that this web indicates that the pursuit of knowledge should be without end, and should go on as long as life lasts."[21] At both the Thomas Circle house and her South Mountain retreat, she acted as a designer, using her houses as an adjunct to her writings in order to help craft a persona. "She became her own architect and made the old tavern an artistic and delightful home without altering its style of architecture."[22]

The varying accounts of her alterations—on the one hand, sensitive and restrained; on the other, thoroughgoing and substantial; on the one hand,

20 *Baltimore Sun*, "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother."

21 Thomas J. Todd, "Our Heroes' Widows," *Springfield News-Sun* (Springfield, Ohio), April 14, 1888, 3.

22 *Baltimore Sun*, "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother."

in keeping with the original building; on the other, a new medieval castle on the mountain—manifest a difficulty in describing Dahlgren's new house. That difficulty remains and is made more acute by the subsequent 20th century changes to make it a working restaurant again after Dahlgren's death. Nonetheless, the house as it was altered in the 1870s can be understood much more clearly than that of the Miller era.

The following interpretation of the house during the Dahlgren era is drawn from contemporary accounts of visits to the property as well as her own mention, in *South Mountain Magic*, of individual rooms where mysterious events occurred. These include the principal dining room; a library; rooms in the "tower"; a "red room," evidently on the west side of the house and a guest bedchamber; a music room, accessed by a glass door with diamond-shaped panes; a "blue room," also a bedchamber for guests but facing east; a "mother's room," evidently Dahlgren's own sleeping chamber; finally, there were also "rooms of the domestics" and "a sort of servants' hall."[23]

In the north range of the house, Dahlgren retained the existing floor plan, with two or three rooms on the ground floor on either side of a center passage. Contemporary accounts suggest that she converted the old bar into a library, filled with books and mementos of her husband's military career.[24] To the north of the library may have been a small parlor. On the opposite side of the passage likely lay a music room. In all of these rooms, she retained some existing elements, like doors and some casings, while discarding many others, especially windows and mantels. While she used an archaic form for her windows, she used entirely modern finishes for her fireplace surrounds (Figure 3.25). In both old and new sections of the house, she chose varieties of marbleized slate, of a style that would have suited a new house in Washington, D.C. in this period. Her instinct for the picturesque could accommodate, in other words, both archaic elements and entirely modern ones.

Figure 3.25. South Mountain House, Dahlgren-era mantel in second floor southwest room.

The entire ground floor of the ell, following the renovations of the 1870s, was converted to a large reception room, used for public dining. Dahlgren demolished the partition that formerly subdivided the kitchen from the earlier dining room and removed the old kitchen mantel to a room in the new rear wing. She also installed new modern wainscoting below the window sills, new casings on all the openings, and most expressively, a new beamed ceiling with chamfered and unpainted joists overhead (Figure 3.26). These provide no

23 Dahlgren, *South-Mountain Magic*, 24, 32, 33, 35, 37, 41.

24 *Baltimore Sun*, "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother."

Figure 3.26. South Mountain House, ground floor center room, Period I section (room 105), view of rebuilt fireplace on south wall, with Dahlgren-era (Period III) ceiling and casings.

meaningful structural benefit but are simply attached to the underside of the original ceiling in the room. There was a door from the back of the passage to this room and, perhaps, a door from the music room. These changes promoted the old service and dining wing to become the sociable core of the house in the 1870s, a status it retained well into the restaurant era. Later finishes have obscured the original treatment of woodwork in the 1870s renovations, but there are very few coats of paint on the Dahlgren-era casings. In a few places, it is evident that the woodwork and the doors in the most important public rooms were grained (Figure 3.27).

The ground floor rooms of the new south wing were arranged on either side of a new center stair passage. Their finishes were identical to the new finishes in the front rooms, with wood wainscoting below the sills and casement windows ornamented with modern hollows-and-rounds casings. The stair was a conventionally late Victorian model, rising along the west wall of the stair passage and terminating in a typically elephantine turned newel (Figure 3.28). The west heated room, now fitted with a mantel relocated from the old cooking hearth, may have been intended as the kitchen for the new house. The room opposite was of uncertain function in this period, but given its retired position in the plan and its connection to the new principal dining room, it likely also had some role in service. With that said, its finishes are of a similar character to those in the principal bedchambers and in the center room, so it may have had some secondary public function, such as a family dining room.

The rooms on the second floor of the historic core seem to have been used as guest accommodations, with the red room and blue room given prominence at the front of the house. The smaller rooms behind these may have been used for

Figure 3.27. South Mountain House, Frederick County, Maryland: pair of grained doors in storage.

Figure 3.28. South Mountain House, newel for rear (south) staircase, installed in Period III.

the children of visiting friends. Part of Dahlgren's work in this area of the house was to level the existing deflection in the floor. Her builders did this by shimming on top of the existing flooring in the second-floor rooms on both sides of the passage (Figure 3.29). This leveled the floors in those rooms but also created a new, shallow step between the passage and the rooms adjoining.

Though she left the partitions in place that subdivided the front rooms, Dahlgren removed the partitions from the second floor of the rear wing, as she did on the ground floor. This created one enormous room, likely for her own bedchamber at the center of the house (Figure 3.30). The room was accessible from the stair landing but also through a low door at its south end, where it led to a dressing closet behind a secondary bedroom. This seems to have been associated with the large center room because the present door between the closet vestibule and the southeast bedchamber adjoining it was only cut through in the modern era, using a door and casings salvaged from elsewhere (see description for more detail).

This newly enlarged chamber also communicated with a room on the second floor of what Dahlgren referred to as the "tower," a square pair of rooms in the corner of the new south wing and the west side of the original ell. On this level, the upper tower room was fitted with a bracketed balcony, from which Dahlgren could survey the mountain scenery to the west of the house (see Figure 3.23). The designation of this element as a "tower" was another of the fanciful qualities of the building; its walls were no higher than the eaves of the rest

of the house, and it was, furthermore, fitted with a flat roof. Tower elements of a similar kind were important features of many of Downing's designs for country houses, a favored device for lending a historic air to houses designed in the Italianate or Norman manner (Figure 3.31).

The new rear wing arranged two sleeping rooms on either side of a center passage, as below. Though smaller, these are indistinguishable from their counterparts in the north wing; their fireplaces are fitted with marbleized slate mantels, their windows are all casements, and their openings are all fitted with the modern hollows-and-rounds casings used in the front rooms. Their relatively small size and their comparably high level of finish suggest that these were intended as bedrooms for Dahlgren's children. When she began refurbishing the house, she had three children under the age of 10: twins Ulrica and Eric, and younger John.

Both the front and the back stairs ran up to the

Figure 3.29. South Mountain House, detail of shims to raise floor in second-floor room 201.

Figure 3.30. South Mountain House, second floor center room, likely Madeleine Dahlgren's bedchamber in Period III.

Figure 3.31. Lanyon House, Front Street, Mineral Point, Wisconsin, 1854.

attic level, which was finished modestly but neatly, and was the domain of Dahlgren's domestic staff. Walls and ceilings of the rooms over the north wing were finished for the first time with unpainted, beaded boards, covering the earlier generation of whitewash on the framing members. Rooms in the new south wing and over the original rear ell were newly plastered. To improve communication between the front section and the rear ell and to enable access to the loft above the collar ties, builders also reset the collar ties over a portion of the original roof, raising the ceiling by about eight inches.

Attic rooms over the new wing were finished with circular-sawn lath and plaster and decorated with minimal woodwork, just a baseboard and simple casings around doors and windows. Windows were all fitted with the casements used on the lower floors. If they were not already in place, these chambers were also fitted with peg rails and hook rails. One of the two attic rooms over the original ell, despite being plastered and having been heated by a stove for a time, has no provision for natural light.

In the new south wing are a pair of low rooms finished in a similar way, with plaster walls and ceilings and minimal wood trim, all extant from the 1870s. Like the two servants' rooms in the north wing, these both have small closets and are lit by low windows in the gable end. Access to the west chamber is very awkward, requiring occupants to duck low under the roof that rises above the stair landing here (Figure 3.32).

In between these rooms, at the top of the stair landing, is a short flight of stairs that once led to a lookout platform on top of the roof. This was once the literal and figurative crown of the house, offering views of the South Mountain battlefield and the craggy landscape surrounding the house.

Figure 3.32. South Mountain House, rear attic stair, installed in Period III.

Figure 3.33. South Mountain House, May, 1956 photograph from collections of Washington County Historical Society.

Period IV, 1925

- Exterior color: undetermined on stucco but likely a creamy white; shutters and trim dark green

- Interior color: wood graining in rooms 101 and 102

Dahlgren maintained the South Mountain House as a retreat from her principal residence in Washington until her death in 1898. Her daughter Ulrica maintained it until 1922, when she sold the property to the Sisters of St. Mary's Academy of Notre Dame in Indiana. The convent used it much as the Dahlgrens had, as a summer retreat, but sold it in 1925 to Otho, Robert, and Charles Hewitt. With this transaction, the South Mountain House once again became a site of public hospitality after nearly 50 years as a private house. The Hewitts likely made alterations to the interior to make it better suited to a restaurant and, after the repeal of the 21st Amendment in 1933, a bar. Sometime before 1956, they removed the porch and created the new shop-front window at the front of the building, with a new canvas awning stretching across this side (Figure 3.33). As part of this work, it is likely that they rebuilt the floor under the north wing, supporting it on new steel girders. The joists that form the floor framing are not modern dimensional lumber but large, circular-sawn timbers (Figure 3.34). The conversion to a bar and restaurant does not seem to have required any enlargements to the structure.

A 1936 advertisement refers to the building as the South Mountain House Tavern, offering chicken dinners for a dollar, and mixed drinks.[25] But the era of the Hewitts' operation is characterized by later writers dismissively. One refers to it in this period as a "honky-tonk"; claiming further that it was for part of this time "a full-blown brothel."[26] We have not found any evidence to substantiate the latter claim; family photographs of the Hewitts with their six young children around the building suggest an establishment of quite a different character (Figure 3.35).

25 "[Advertisement]," *The Daily Mail* (Hagerstown, Maryland), May 28, 1936.

26 Lemoin Cree, *A Brief History of South Mountain House* (Mitchell H. Dodson, 1963), 22.

Figure 3.34. South Mountain House, cellar under original structure, looking toward Period II addition, showing early log support and ends of later heavy joists (indicated with arrows).

Period V, 1957

- Exterior color: undetermined on stucco but seemingly a creamy white in photographs; shutters and trim bright green

- Interior color: brown in rooms 101 and 102

In December of 1957, the Hewitt family sold the property to Mitchell and Bette Dodson, who, like Dahlgren before them, wanted to celebrate the site's antiquity through a major restoration and a re-establishment of the restaurant as "Dodson's South Mountain House." The South Mountain House was remade, like the Wayside Inn in Sudbury, Massachusetts, the Michie Tavern in Charlottesville, Virginia, and Fraunces Tavern in Lower Manhattan, as a historic as well as a dining destination (Figure 3.36). Like some prior operators of the restaurant, the Dodsons took up resi-

Figure 3.35. South Mountain House, Hewitt family children in yard to west of building. c. 1935 photograph courtesy of Gary Rohrer.

dence on the second floor.[27]

The Dodsons took steps toward modernizing the restaurant operation with a small addition to the west that contained the building's first commercial kitchen. This structure does not appear in a photograph from May of 1956 but is visible in the first survey photographs taken by the Maryland Historical Trust (compare Figure 3.33 to Figure 3.37). It was likely the Dodsons, as well, who removed the stair partitions on the ground floor of the south wing; these were no longer extant in 1965 (Figure 3.38). Their principal contribution to the development of the house was to invest in its historical associations—they commissioned a short history of the building, emphasized its importance throughout the 19th century, and, following Dahlgren's lead, took further steps to make it appear more ancient. The Dodsons supposed that the stucco coating was not an original treatment, so they began removing it in sections, starting with the front facing the National Road.

Figure 3.36. Mitch and Bette Dodson at South Mountain House, c. 1966.

This was another period in which some authors, combining the civic boosterism of the chamber of commerce with a wishful-thinking historicism, repeated stories of no known provenance until they became settled fact. Abraham Lincoln, Daniel Webster, and Henry Clay were all identified as favorite customers of the South Mountain House. George Washington was "known to have stopped there."[28] The Dodsons embraced this and cultivated it with the publication of the first published history of the tavern in 1966. That account, written by Lemoin Cree, emphasized its supposed earliest history, repeating the claim that it was built in the colonial period and making no distinction between the original building and Dahlgren's alterations. Cree appreciatively described Dahlgren's casement windows, for example, as though they were original features.[29] He observed a difficulty in connecting his earliest deeds with the modern history of ownership, a difficulty that proceeded from a presumption that the property was owned initially by Robert Turner, for whom Turner's Gap was named.[30]

27 Cree, *A Brief History of South Mountain House*, 23.

28 "South Mountain House Receives Unique Distinction of Being 'Tavern of the Year' in Special Ceremony," *The Daily Mail* (Hagerstown, Maryland), April 14, 1966.

29 Cree, *A Brief History of South Mountain House*, 3.

30 Cree, *A Brief History of South Mountain House*, 4–6.

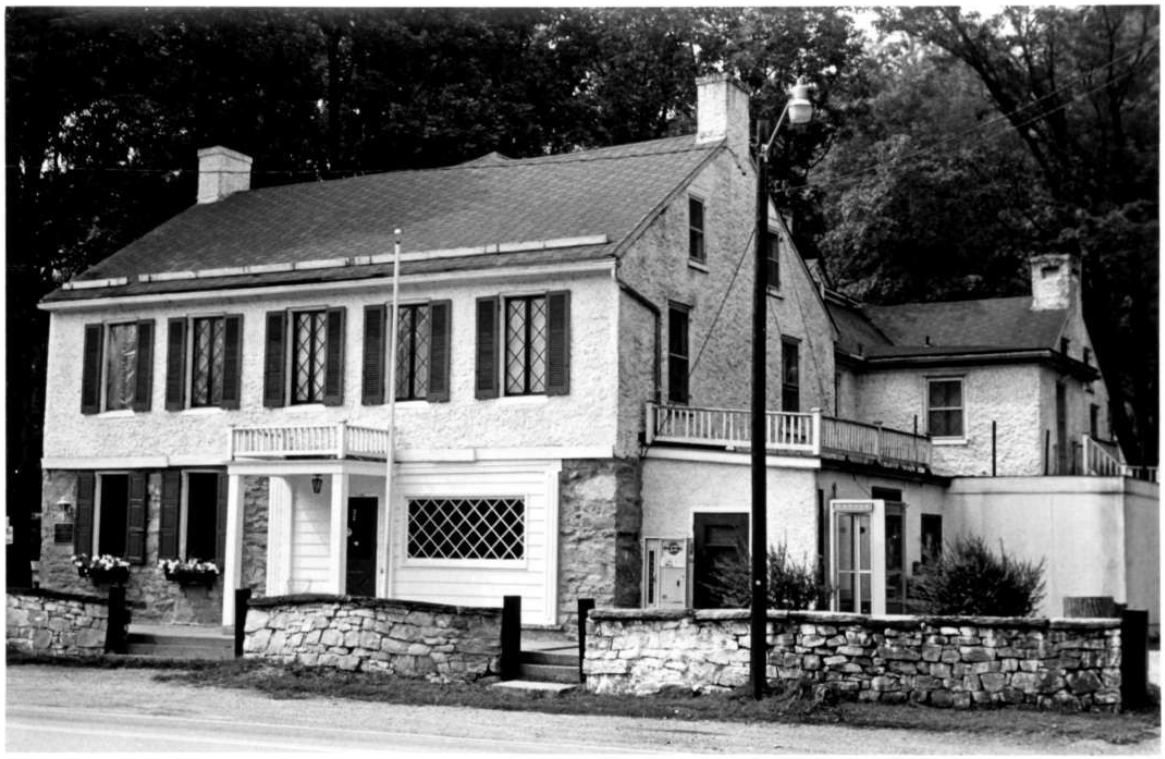


Figure 3.37. South Mountain House, Maryland Historical Trust survey photograph, 1973.

Figure 3.38. South Mountain House, 1965 photograph in rear of building, in present room 106. Note lack of passage on either side of door and presence of meat grinder, suggestive of kitchen facility. Photograph courtesy of Gary Rohrer.

Figure 3.39. Old South Mountain House, early 1970s postcard. Note historic signage and red shutters, the latter color applied by the Reichmuths.

Figure 3.40. South Mountain House, early 1970s postcard, depicting southeast room, part of Period III wing.

Figure 3.41. South Mountain House, second-floor northeast room, as converted to bedroom and bathroom c. 1985.

Period VI, 1971-1976

The Dodsons sold the property to Charles and Dorothea Reichmuth in July of 1971. The Reichmuths, like the Dodsons, were beguiled by the building's apparent antiquity (Figure 3.39). They wanted equally to make it a place of fine dining and a destination for people throughout the region, from as far away as Baltimore and Washington.[31] Mr. Reichmuth was a native of Switzerland who was also working as a chef for National Geographic. He intended to celebrate the building's history and to ensure that the cuisine was equal to its distinguished setting. Shortly after his purchase, he made his ambitions clear: "I want to be a part of American History. And this house is a part of that history. I hope to restore the entire building; so that by 1976, when we celebrate our bi-centennial, this building and restaurant can become a part of it."[32]

A year later, work was underway to improve the interior, enlarging its seating area to accommodate a hundred diners and adding restrooms.[33] The Reichmuths' ambitions were constrained by the small kitchen installed by the Dodsons, but they enlarged this substantially with a 2,200 square-foot addition. They funded this work through a $118,000 mortgage in October of 1974.[34] The massive commercial kitchen was complete by 1976, when it is shown on a site plan.

31 Libbie Powell, "South Mountain House Being Restored To A Fine Inn," Family, *The Daily Mail* (Hagerstown, Maryland), September 17, 1971.

32 Richard Lebherz, "On the Pathroad To History," *News Post* (Frederick, Maryland), September 1, 1971.

33 "Internal Face-Lift at Old South Mt. Inn," *Frederick News Post* (Frederick, Maryland), May 17, 1972.

34 "Agreement to Subordinate," Mortgage, Washington County, Maryland, October 15, 1974, Washington County Circuit Court Land Records, Maryland State Archives.

Figure 3.42. South Mountain House, photograph of stucco removal, c. 1985.

Beyond their enlargements to suit a large professional restaurant, the Reichmuths also wanted to restore the building's interior to its ancient form (Figure 3.40). Their efforts failed to impress the food critic for the *Washington Post*: "Inside the effect was Victorian-German-pub, if you can imagine that."[35] The Reichmuths operated the South Mountain House for about decade before conveying its operations to Russell and Judy Schwartz in 1981 and selling the property to them in 1985.

Period VII, 1985-2001

The romantic history offered by Cree and the Dodsons generated substantial confusion about the early history of the building. This subject was taken up again under the ownership the Schwartzes, who commissioned a new history of the property from Byron Williams, their bartender and a professional author who found Cree's account dissatisfying.[36] Nonetheless, he repeated some of the errors in the Cree history concerning the origins of the building, still supposing it to date from the 18th century.

The Schwartzes continued the work of restoration begun under the Dodsons, making alterations to the interior "to reflect the original layout."[37] It is not clear what these changes involved, but if they did restore some of the ground floor room arrangement, this work was reversed by the subsequent owners. They certainly altered the second

35 Phyllis C. Richman, "Fall Dining: Country Inns," Lifestyle, *The Washington Post* (Washington, D.C.), October 16, 1977.

36 Byron L. Williams, *The Old South Mountain Inn: An Informal History* (Russell L. Schwarz and Judy M. Schwarz, 1990).

37 Karen Gardner, "New Book Depicts Roots of Fabled Old South Mountain Inn," Family, *Frederick News Post* (Frederick, Maryland), May 30, 1990.

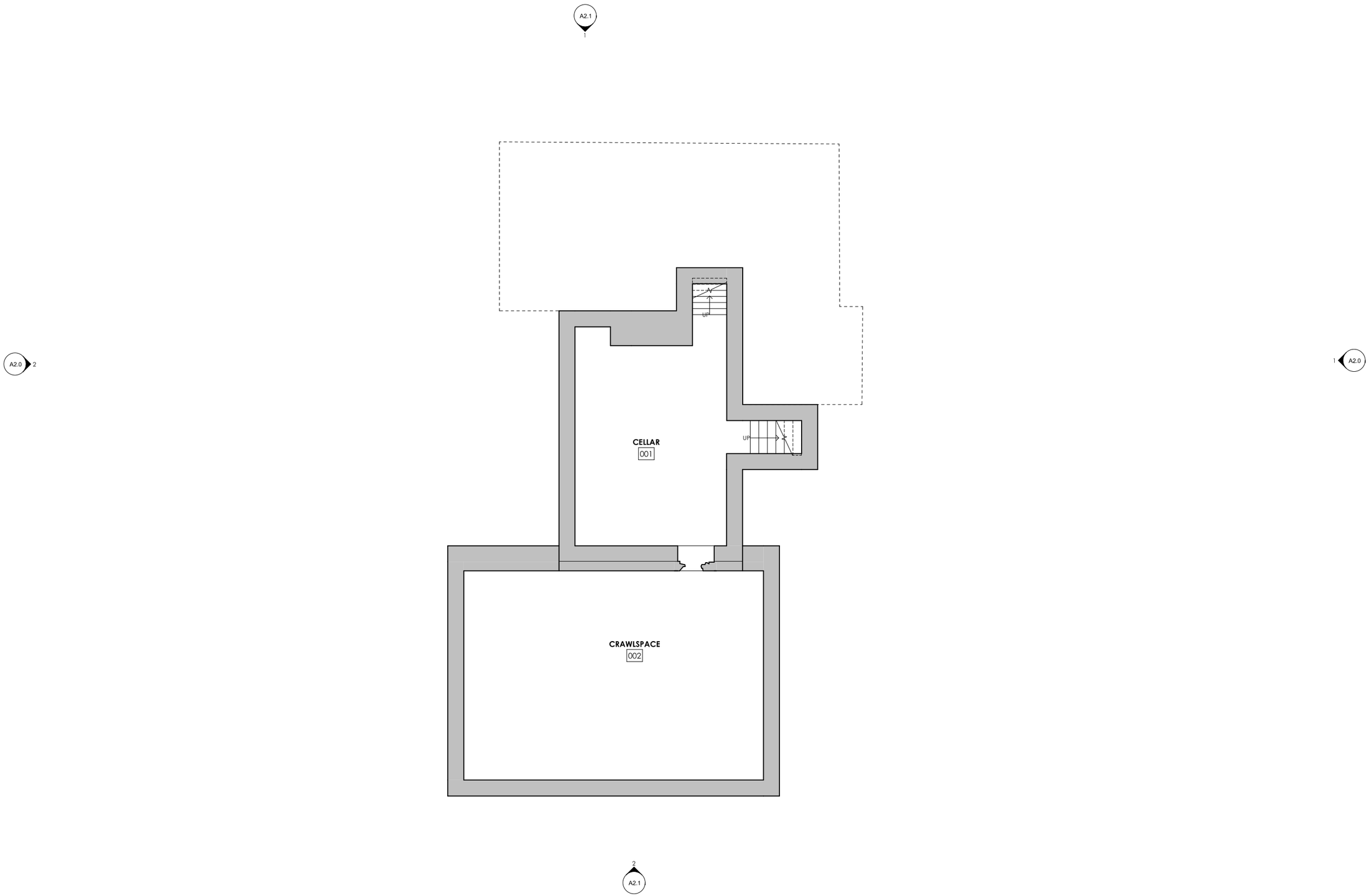
Figure 3.43. South Mountain House, view from east, 2025, showing atrium addition at left.

floor of the period II wing, converting the four original bedrooms to a modern apartment, with an open kitchen and a spa-like principal restroom (Figure 3.41). Behind this, they turned the second floor of the original structure into a grand dining room decorated to commemorate the Civil War. Supposing, like the Dodsons, that it was not an original feature, they also removed the remainder of the exterior stucco, according to Williams (Figure 3.42): "In the mid eighties in a major restoration of the exterior, the Schwartzes corrected a past effort at 'modernization' that had covered the inn's outer walls with stucco, and once again brought the stone walls to light."[38]

In 1991, the Schwartzes enlarged the interior dining area substantially with the construction of the large, open east wing sometimes referred to as the atrium (Figure 3.43). They envisioned other improvements as well, including a new Colonial Revival entrance porch, but did not carry these out. In 2001, they sold the South Mountain House to the Dorsey South Mountain holding company. Chad and Lisa Dorsey retained the building in the form created under the Schwartzes, modernizing it and updating systems to enable it to continue operating as a historically themed restaurant.[39] The Dorseys replaced most of Dahlgren's casement windows with modern vinyl-clad, insulated-glass units, the most substantial alteration of this most recent phase of the building's history. Around the same time, they added a connecting structure between the original east-facing porch and the new atrium, roofing over the space but leaving it unfinished.

38 Williams, *The Old South Mountain Inn: An Informal History*, 66.

39 "Old South Mountain Inn Property to Be Added to State Park," Herald-Mail Media, The Herald-Mail, August 3, 2023, https://www.heraldmailmedia.com/story/news/local/2023/08/03/md-dnr-buys-old-south-mountain-inn-to-add-to-state-park/70520134007/.



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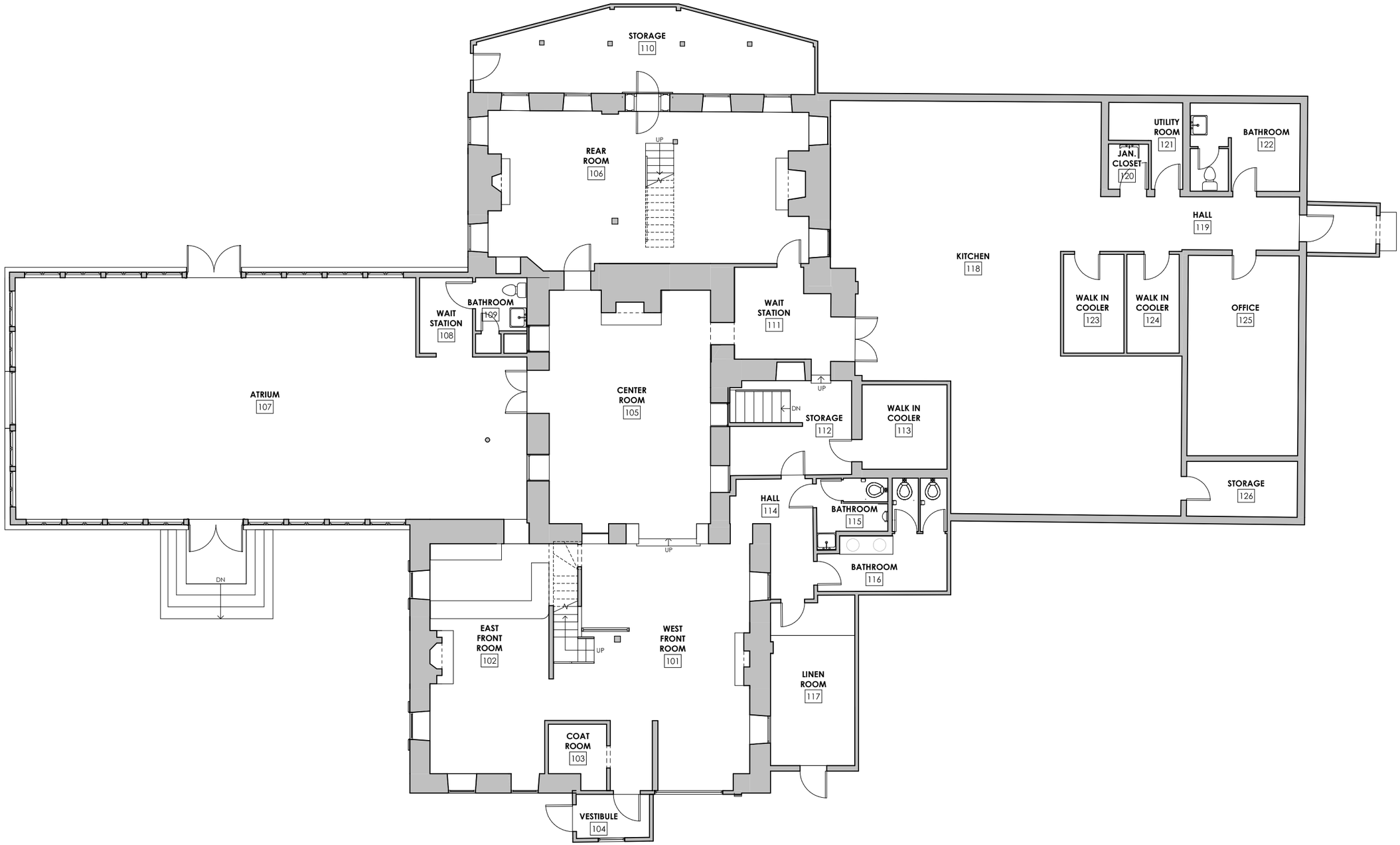

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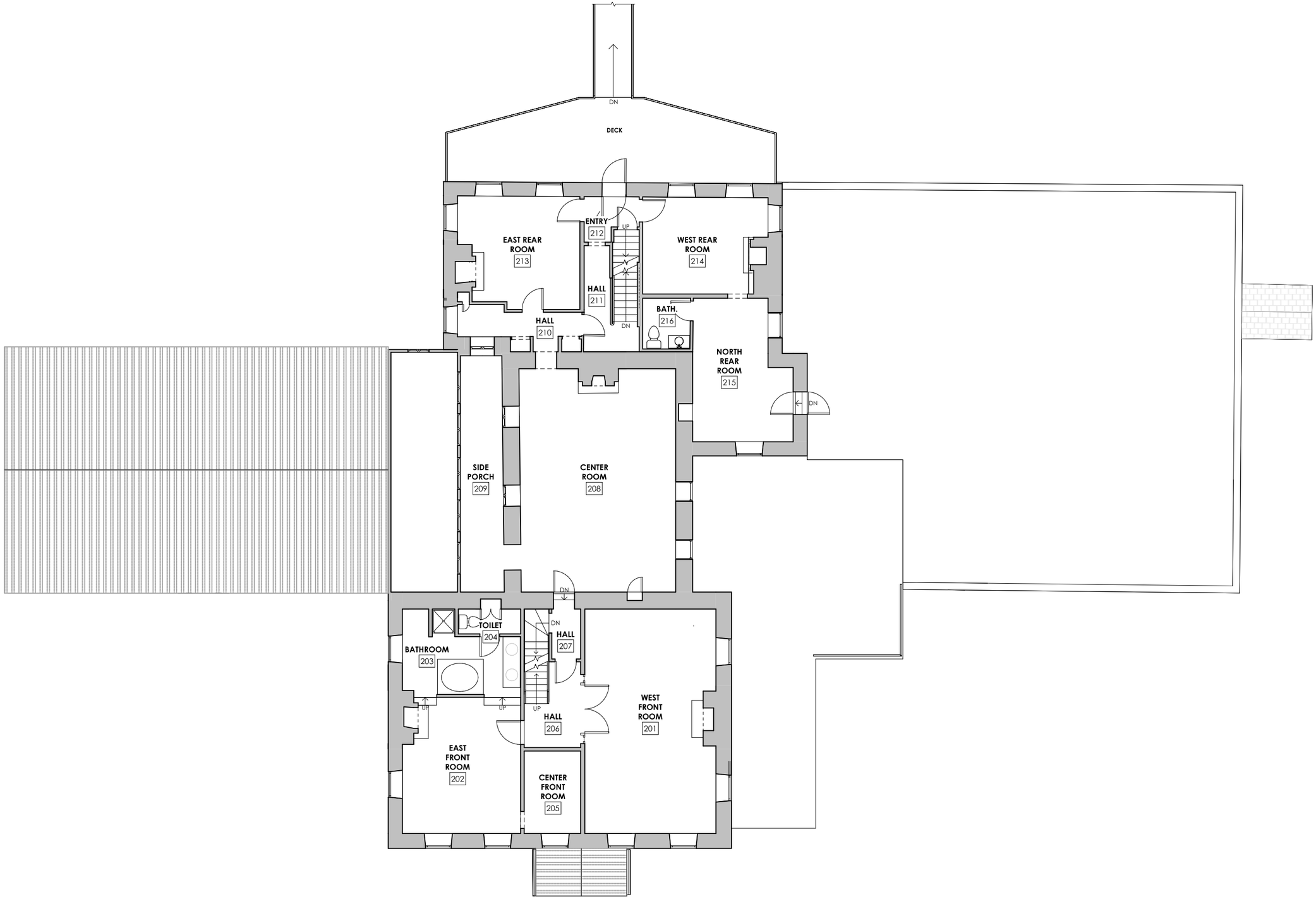

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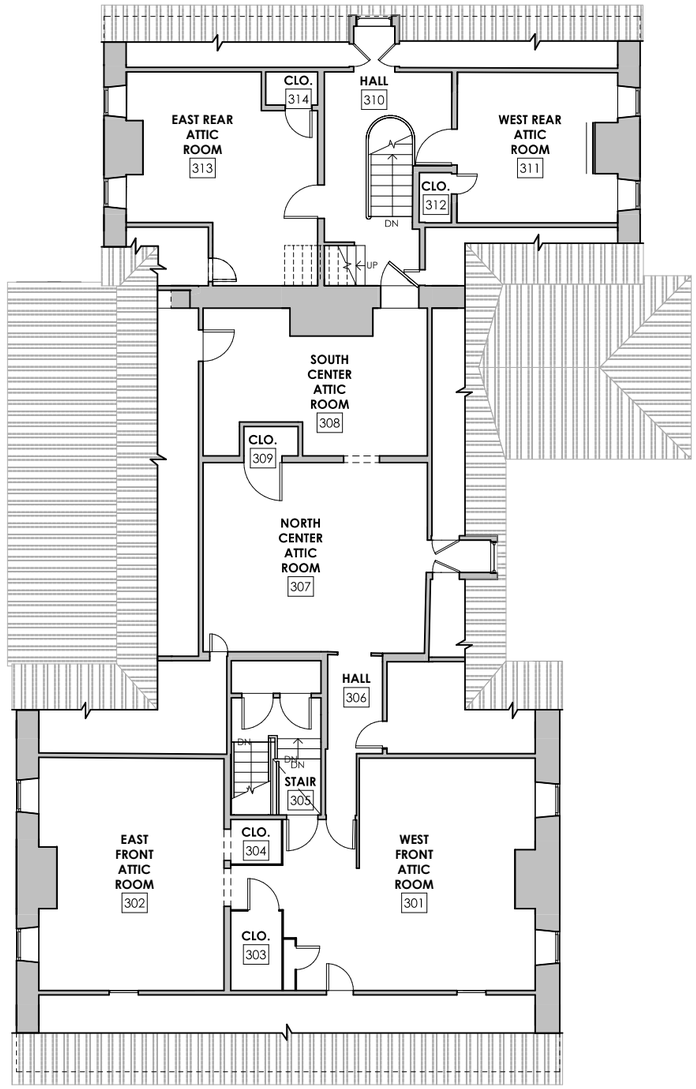

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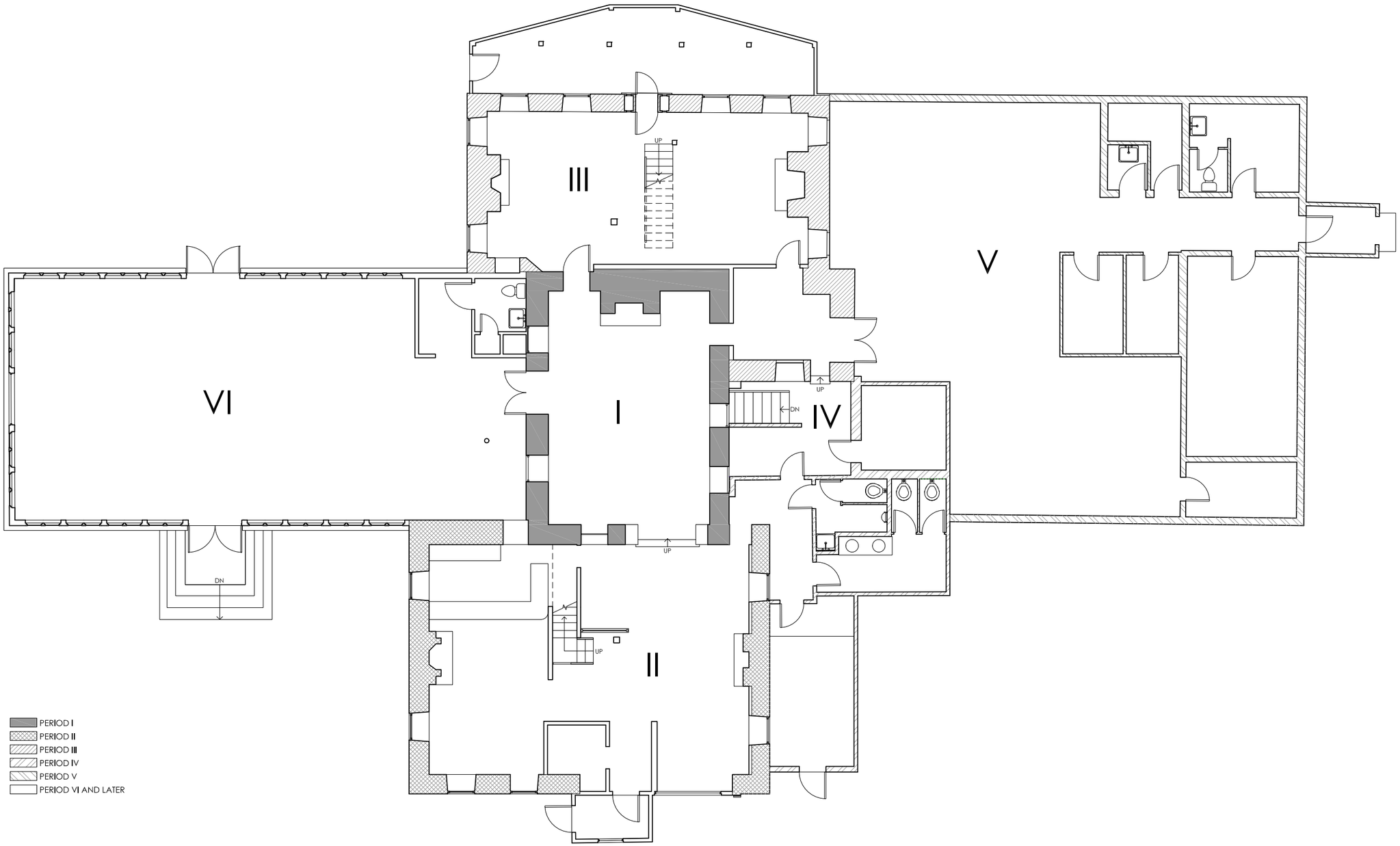

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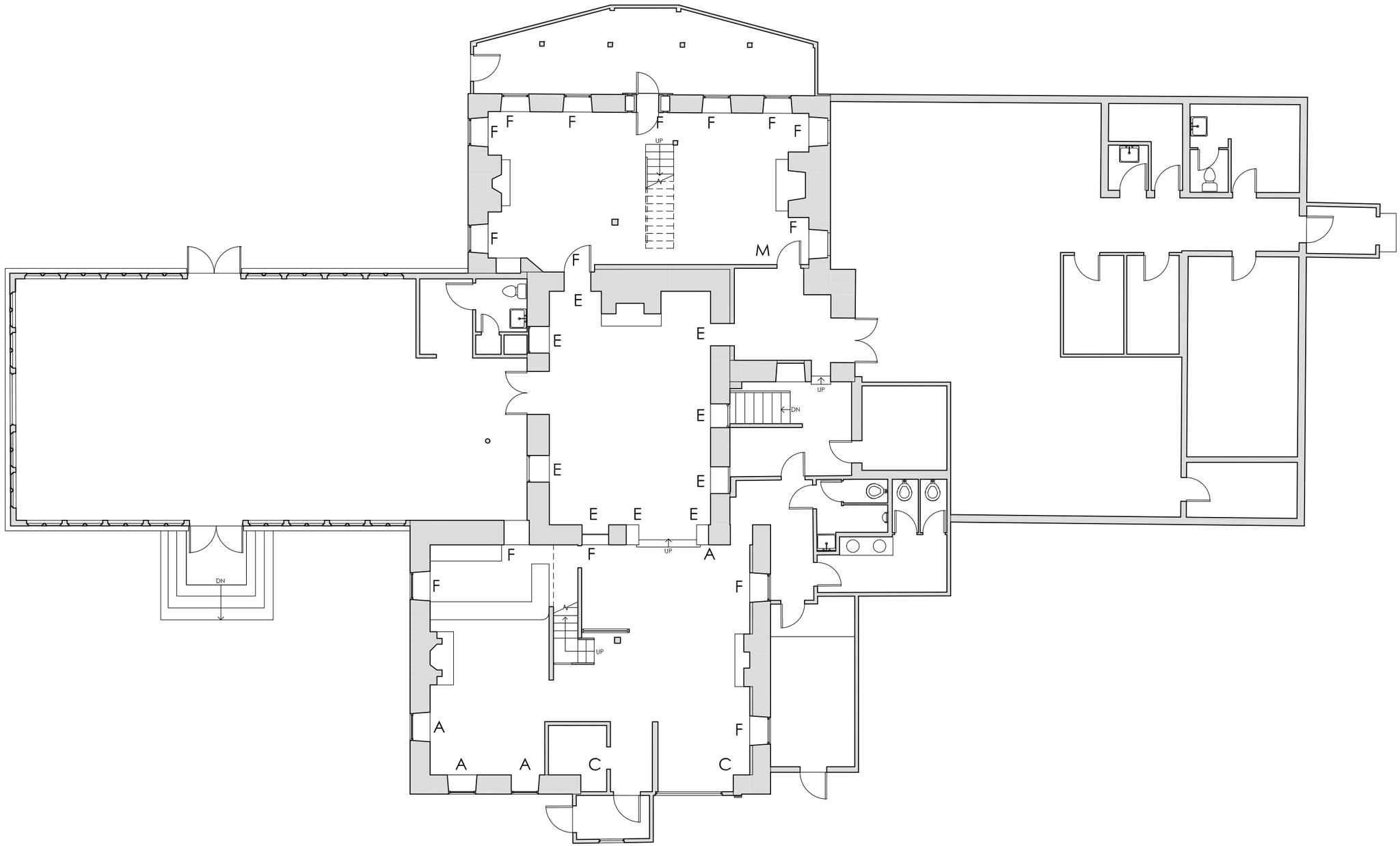

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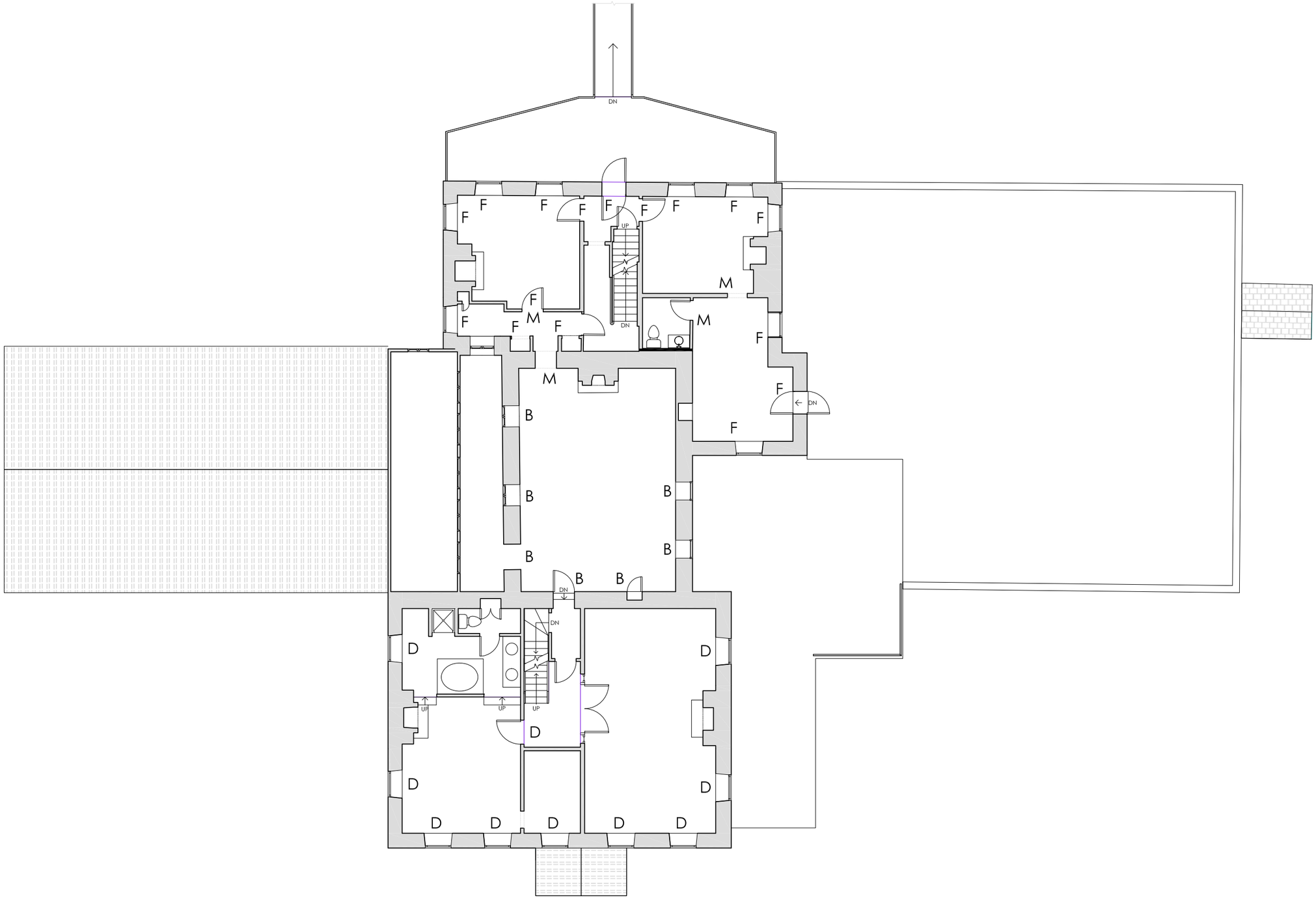

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RLE JEK

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3.30.2026

EX1.2A
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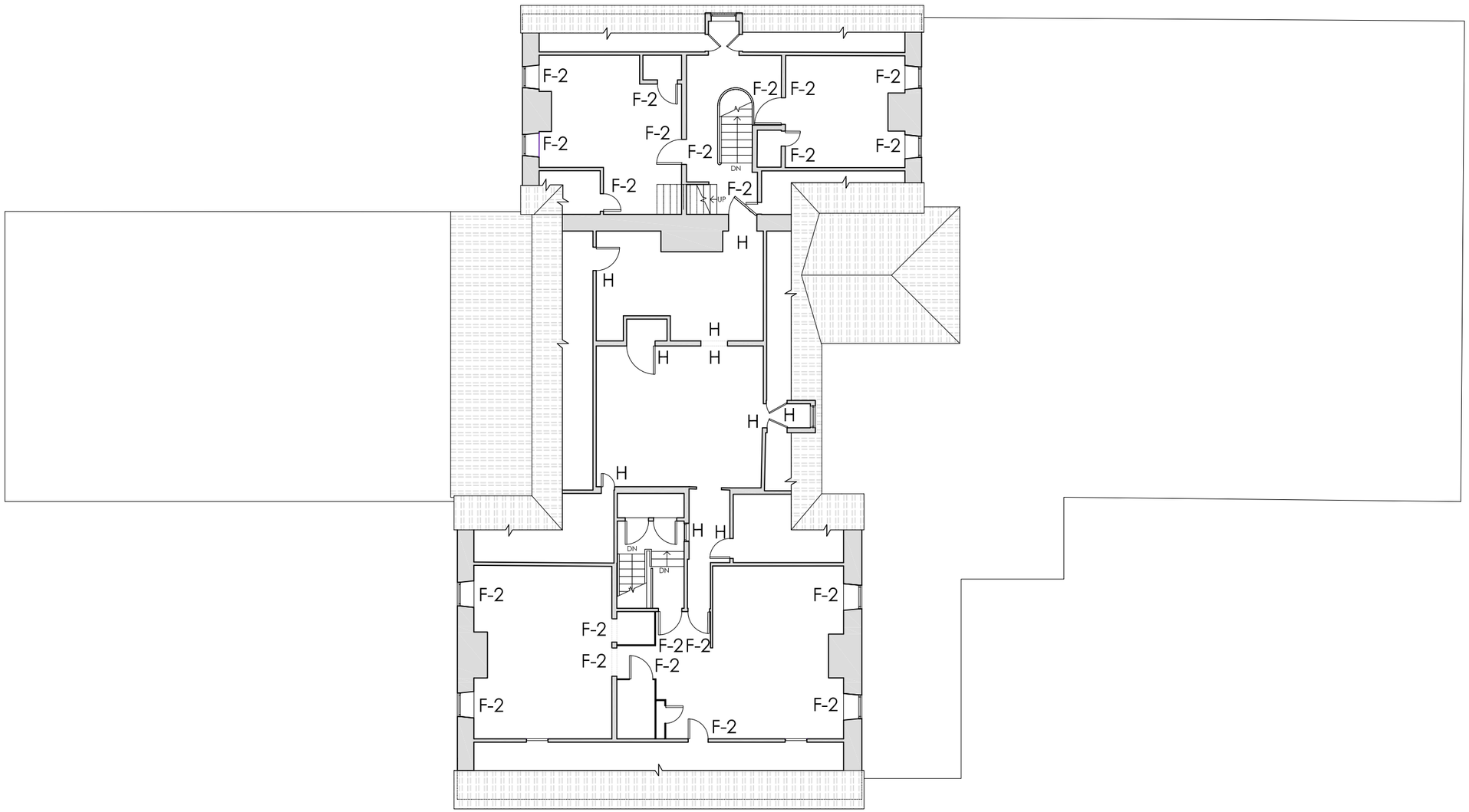

1 A1.7 ATTIC CASINGS DIAGRAM
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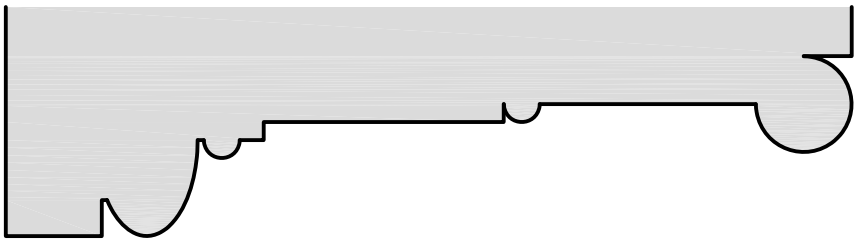

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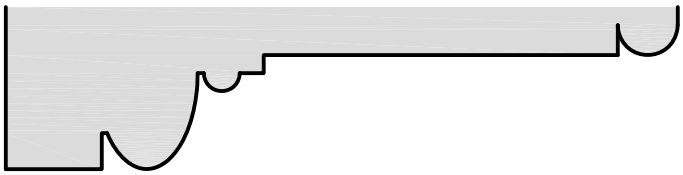

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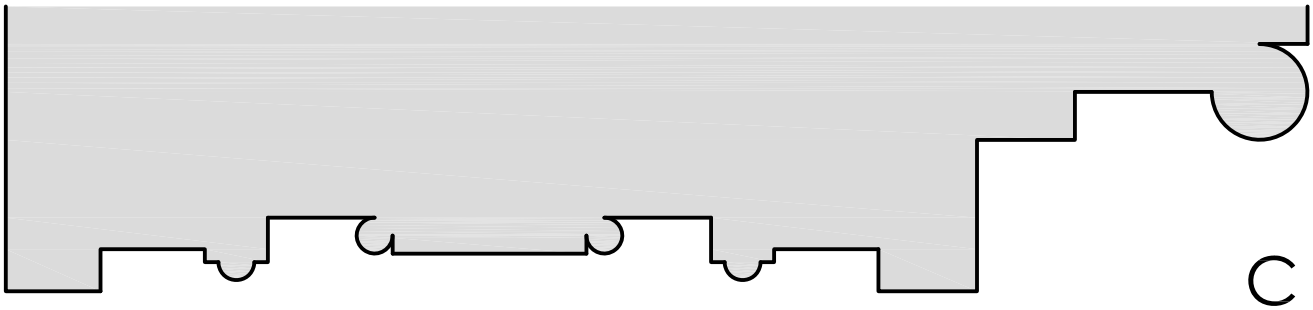

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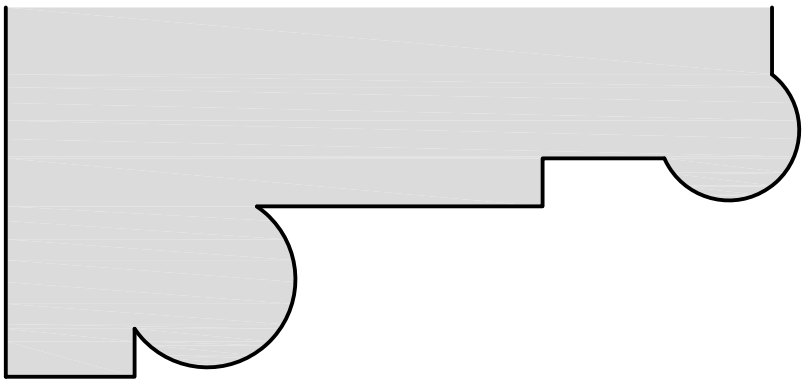

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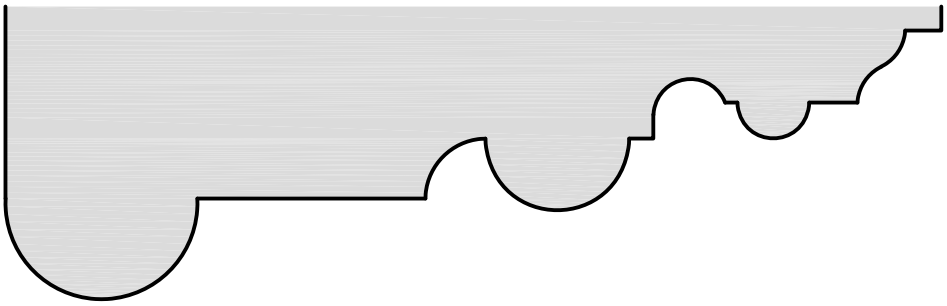

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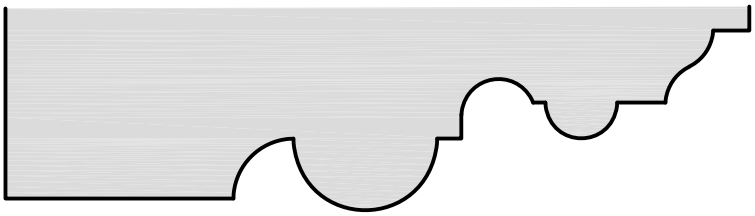

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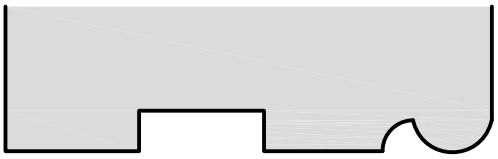

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1 A2.0 WEST ELEVATION
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2 A2.0 EAST ELEVATION
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A2.0
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1 A2.1 SOUTH ELEVATION
3/16" = 1'-0"

2 A2.1 NORTH ELEVATION
3/16" = 1'-0"

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DESCRIPTION OF HISTORIC FABRIC

Turner's Gap is the southernmost of three passes across South Mountain between Washington and Frederick County. A turnpike was established through the gap in the early 19th century and the National Road has passed through it since 1811.[1] In the first half of the 19th century, the South Mountain House was a tavern—a stop along the National Road that likely served wagon drivers in its earliest history and seasonal travelers as the development of the railroad diminished the passage of shipping traffic through Turner's Gap. Such taverns were once spaced regularly along the road throughout Maryland, though few of these survive intact to the present.[2]

Turner's Gap was the scene of heavy fighting between Confederate and Union forces in September, 1862. The South Mountain House was the headquarters of Confederate General D.H. Hill. One report suggests that the house was shelled during the Battle of South Mountain but if it was, it did not sustain substantial damage.[3] Though it was much altered in 1876 and again in the 20th century, the structure of the building survives well from the 1810s and 1830s. Finishes, by contrast, reflect the occupation of Madeleine Vinton Dahlgren and later.

The following description of historic fabric identifies material from the Dahlgren era or earlier to distinguish this from the relatively recent alterations made by the restauranteurs of the 20th century. It is intended to provide detail to supplement the physical history. Note that throughout, though the house faces northwest, the description treats the front wall facing the National Road as north.

North Wing Exterior (Period II)

The large stone section of the South Mountain House along the National Road which forms the front wing of the existing building was erected second (see Physical History). The original portion of the building is the ell behind that formerly contained the service functions of the building. Both this front section and original rear ell are built of uncoursed rubble stone, which was originally covered in stucco. Five bays wide and two stories tall, it is covered with a gable roof with end chimneys. The roof is currently covered by standing seam metal (Figure 3.43).

North Front

The north front of the South Mountain House is five bays across, with five window openings across the second floor and two early openings, and a broad shop-front window flanking a center entry porch on the ground floor. All windows are closed with wood shutters; those on the second floor are louvered and those on the ground floor are pan-

1 Curtis L. Older, *The Land Tracts of the Battlefield of South Mountain: Including Many Other Tracts near the Area from Land Records of Frederick County, Washington County and the Maryland Archives* (Heritage Books, Inc, 2008), 45–46.

2 Pamela James and Ronald Andrews, *Inns on the National Road, Allegany and Garrett Counties*, National Register Multiple Property Documentation Form MPS-20 (National Park Service, 1976).

3 Curtis L. Older "Mountain House at Turner's Gap," to Jeffrey E. Klee, February 23, 2026.

Figure 3.44. South Mountain House, north wall, detail of easternmost window, with early shutters in place.

Figure 3.45. South Mountain House, north wall of Period II wing, detail of second window from east end. Note offset lintel and seam below sill indicating presence of early door opening.

eled. All of the early window openings are headed by a lintel whose form is obscured by a coating of modern stucco. This must date to the removal of the original stucco in the late 20th century.

The paint history suggests that the present shutter arrangement dates to the Dahlgren era; on the ground floor, the easternmost pair of shutters from the east end is decayed but appears to be from the late 19th century and retains some of its original hardware (Figure 3.44). It is not clear from the ground level whether any of the louvered shutters are early or modern replacements.

All of the second-floor windows and only one of the first-floor openings, that at the easternmost end, are their original size. The second window from the east was originally a door, leading directly into one of the public tavern rooms on the ground floor. The original size of this opening is dimly apparent on the exterior in the form of a straight joint in the mortar below the east window jamb (Figure 3.45). Its original form is clearer on the interior, where we can see that this is the only window opening in this part of the tavern to have jambs that extend to the floor. This door opening was converted to a window no later than the Dahlgren era. The earliest photograph of the house shows it as a window (Figure 3.46).

The principal street-side entry to the building is through the center, vinyl-sided porch (Figure 3.47). There is a large modern insulated-glass casement on its north side and a large glazed door on the east. This porch was added in the late 20th century in front of an earlier shop-front entrance that was itself a replacement of the 1876 open porch (see Figure 3.46 for its 1876 appearance).

Figure 3.46. Early 20th-century photograph of South Mountain House, reproduced in Byron Williams, The Old South Mountain Inn: An Informal History.

The shop-front opening that replaced the original center door and two western window openings in the mid-20th century has also been replaced with a new vinyl-clad wall with a broad fixed window decorated with applied diagonal muntins, resembling the lead cames of a historic casement window (Figure 3.48).

Like the latter opening, all other windows in this front, and most throughout the building, have been replaced with modern vinyl-clad double-pane casements with "simulated divided lights," in the argot of the window manufacturers. There are no identifying marks on these new windows but they are of a different manufacture from those installed in the atrium in 1991. All of these windows appear relatively new and likely reflect a refurbishment in very recent past.

The north wall terminates in a simple wooden box cornice with no decorative embellishments

Figure 3.47. South Mountain House, present entry vestibule.

Figure 3.48. South Mountain House, west window opening in north wall, with remnant of c. 1930s casing around earlier shop-front window.

such as a bed molding. This is covered in aluminum and has a relatively new ogee-shaped gutter attached to the fascia. The roof is covered in modern standing seam metal and, like the gutter and casements, is of very recent vintage.

East Front

The east gable end of the period II section of the South Mountain House is, like the north wall, laid in uncoursed rubble stone (Figure 3.49). Two windows per floor illuminate the interior. Those on the first and second floors have modern louvered shutters on them. The attic windows do not have shutters but pairs of pintles indicate that they were fitted with shutters when they were installed during the Dahlgren era. All six windows are headed by a lintel that is covered with a stucco render. Like all exterior windows on the historic sections of the building, the windows have been replaced with modern vinyl-clad double-pane casements.

There is a cellar opening near the north end of this wall that is blocked with a piece of plywood. It is not clear whether this is an early cellar vent but because it would open into a crawl space and because it is the only such opening visible on the period II section of the building, we interpret it as a late insertion for the installation of utilities.

Though the stucco was removed from this front, like the north wall, in the late 20th century, restorers left the stucco in place on the chimney above the ridge. This stucco might be studied closely to determine whether it is an artifact of the original construction of the period II wing or a Dahlgren-era repair.

Figure 3.49. South Mountain House, east wall of Period II.

South Front

The original south front of the period II wing is entirely encapsulated by later additions and the original period I wing. A portion of this wall is, however, visible inside the former storage area of the late-20th-century restaurants. These store rooms captured and protected the original rough-cast stucco on the exterior of both the original building and the period II wing (Figure 3.50).

Figure 3.50. South Mountain House, southwest corner of Period II structure at center and left; west wall of original wing at right. Photograph taken in former storage rooms for later restaurants.

Figure 3.51. South Mountain House, west front of Period II wing with view of modern kitchen wall at right.

West front

The west front of the period II wing is covered on the ground floor by mid- to late-20th-century additions for restaurant functions (Figure 3.51). Above this floor, it is built of uncoursed rubble stone up to the chimney which retains, like that on the east front, a stucco coating. Stucco also survives, with two window frames and shutters, captured by mid-20th-century kitchen additions (Figure 3.52). The west side is generally similar to the east front, with two windows per floor, though on this side, no windows are protected by shutters. All windows have a stucco-coated lintel. And like all other exterior windows, they have been replaced with modern vinyl-clad casements. The one at the south end of the second floor is also fitted with a window-mounted air conditioner, cooling the kitchen area of the apartment.

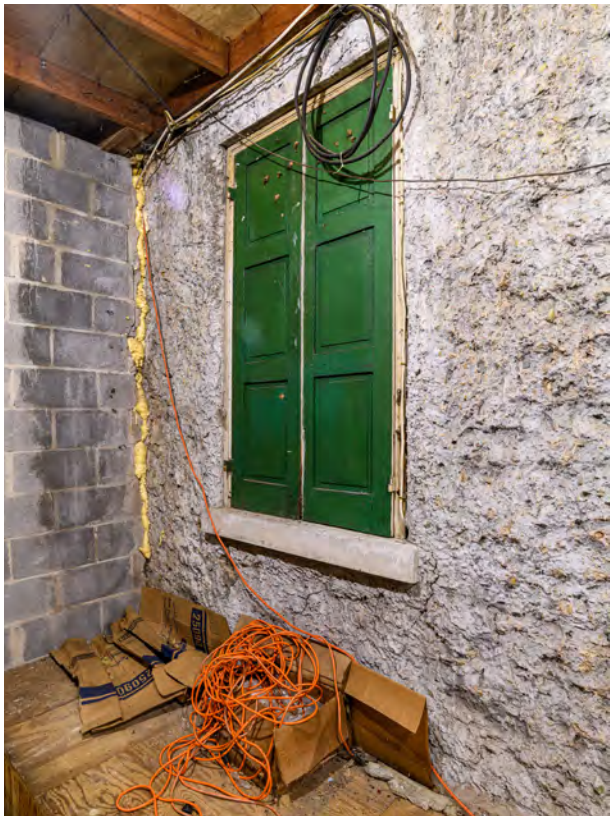


Figure 3.52. South Mountain House, section of west exterior wall captured by twentieth-century kitchen addition. Stucco is from Period II; shutters installed in Period III.

Though the front cornice is made of new material, both rake boards on this side appear to be from the early 19th century, as they have many generations of paint on them and are beaded (Figure 3.53).

Center Section Exterior (Period I)

All four sides of the original portion of the South Mountain House are covered by later additions. The north side is behind the 1839 north addition; the east side is covered by the 1990 atrium wing; the south side is covered by the 1876 south addition; and the west side is substantially concealed behind the kitchen additions of the late 20th century. A small portion of the west side, however, including two window bays of the second floor, is yet unobscured (Figure 3.54).

Figure 3.53. South Mountain House, detail of plywood end board and early nineteenth-century rake board at rear of Period II wing, with portion of period I second floor at right. Dormer is Period III.

Figure 3.54. South Mountain House, section of Period I west wall. Period II addition is to the left and a portion of the Period III addition is to the right. The dormer was added during Period III. The chimney at right represents the southernmost extremity of the original building.

This section of wall is, like other parts of the building, built of uncoursed rubble stone. Two windows light the interior, both of them smaller than those on the north wing and both of them clearly rebuilt during the Dahlgren-era changes, with new window frames, casements, and shutters. Of these, only the frames survive. The present casements were replaced in the modern era with vinyl-clad units. Alone among the earliest windows in the building, these do not have lintels above them; a slender course of stonework carries across the head.

The roof is of standing seam metal and was installed very recently. A single dormer illuminates the attic and this was inserted as part of the Dahlgren-era work.

South Wing Exterior (Period III)

The stone wing that was installed by Madeleine Dahlgren in 1876 is excavated into the side of the hill as it rises away from the National Road behind the period I wing. Access to this section of the building is currently by means of a bridge from the rear parking area to the second floor. Access originally proceeded through the shallow areaway behind the house, formed by a stone retaining wall, but this area was enclosed in the modern era. Just one room deep, it is significantly shallower than the double-pile north wing. Like the earlier portions of the house, it is built of uncoursed rubble stone. Also like them, it was originally covered in rough-cast stucco but this was removed in the late 20th century. Portions of the original stucco remain in place in the interior, where it has been captured by modern additions.

East Front

The east front of the period III wing is built of uncoursed rubble stone up to the chimney, which is still covered in stucco (Figure 3.55). Like the gable ends of the period III wing, there are two

Figure 3.55. South Mountain House, Period III addition, east side.

windows on each floor, including the attic. All six windows have their original frames and shutter pintles but none of the shutters remain in place. The original casement windows have also been replaced in recent years by vinyl-clad windows. All six windows have white-painted stone sills are headed by a stucco-covered lintel. Also like the period II wing, the original rake boards remain, though the end boards have been replaced.

South Front

The south front is partially obscured by a modern, vinyl-clad enclosure that encapsulates the first floor of this wall and fills the space between a Dahlgren-era retaining wall and the front wall of the building proper (Figure 3.56). This is covered by a pressure-treated-wood deck that is protected by a modern wood railing. Access to the house,

Figure 3.56. South Mountain House, Period III addition, south side. Deck and vinyl enclosure in foreground added late 20th century.

Figure 3.57. South Mountain House, west front of Period III wing.

through to a door centered in the upper floor, is by means of this deck, which is reached by a short wooden bridge. All of this material dates to the late 20th or early 21st century.

The historic south wall is built of uncoursed rubble stone. The upper floor is the only part of it that is still exposed to view and this has a narrow center door flanked by two windows on either side. As on the east wall, the original period III frames remain in place with their shutter pintles but the shutters have been removed. The windows, like other exterior windows, have been replaced with modern vinyl-clad casements. The door, too, is modern and protected by an aluminum storm door.

Figure 3.58. South Mountain House, Period III wing and tower element.

A single dormer, centered on this plane of the roof, lights a portion of the attic. This is a Dahlgren-era element, with faceted ornaments in the tympanum and the two stiles flanking the window, as well as delicate bracket details at the eaves. As with all other windows, its original window has been replaced with a mass-produced, vinyl-clad unit with snap-in muntins.

West Front

The west gable end of the period III wing is partially obscured by the late-20th century commercial kitchen addition. This covers the entire ground floor. The upper level is, like the east gable, built of uncoursed rubble stone up to the chimney, which is covered in stucco (Figure 3.57). There are two windows on the two visible floors. All four frames survive from 1876, including their shutter pintles. The second-floor shutters have been replaced with modern louvered shutters, which are fixed directly to the wall; the attic windows no longer have shutters. The original casement windows have been replaced with modern vinyl-clad units with snap-in muntins. All four windows have painted stone sills and stucco-covered lintels. As on the opposite gable, early beaded rake boards survive but the end boards have been replaced.

Adjoining the west gable is a projecting element that was part of Madeline Dahlgren's alterations (Figure 3.58). This is built of uncoursed rubble stone that was originally covered in rough-cast stucco. Uniquely on the walls of the building, there are small pieces of a deep green stone in the walls of this projecting element. A mid-20th-century photograph shows it with French doors centered in the upper level, leading to a bracketed balcony, surely to take advantage of expansive views over the landscape falling away to the west (see Figure 3.23). These doors have been replaced by a single modern slab door that gives access to the flat roof of the late 20th-century kitchen.

Interior

The interior of the South Mountain House has been substantially altered multiple times. First, it was thoroughly re-trimmed by Madeleine Vinton Dahlgren when she re-furbished the old tavern as her vacation house. Second, it was reconfigured at least two times during the 20th century, as restauranteurs removed old walls and added new ones to suit the very different requirements of a facility serving hundreds of people each day. This work, too, included some re-working of interior finishes. Builders added new drywall, replaced flooring, and generally worked to obscure the extent of previous alterations to present a cohesive appearance that masked the fact that the building has been substantially changed nearly once per generation.

Nonetheless, its historic form can still be perceived in the present. Madeleine Dahlgren's 1876 house survives substantially; and sufficient remnants of Peter Miller's 1839 tavern remain to allow historians to understand much about its early configuration.

Cellar

The only section of the South Mountain House that is cellared is the oldest part. The north wing sits on a low crawl space and the area under the south wing is inaccessible. It, too, is likely on a very shallow crawl.

In its current state, the cellar is difficult to analyze properly (Figure 3.59). Supports, electrical and plumbing conduits, mechanical equipment including two large well pumps, and restaurant-era detritus inhibit access to key areas, including an early cellar entry in the south wall. Despite these intrusions, the 1819 cellar walls, plaster, and ceiling all remain in place. In addition, the cellar survives well enough to confirm that the only chimney for the period I building rose in the south gable, where a substantial chimney base is centered in the wall. There is no sign of a chimney support in the north wall.

Figure 3.59. South Mountain House, west wall of cellar, showing conduits, well tanks, and later supports. Early exterior stair runs up behind well tanks at left but was inaccessible at the time of photography in 2025.

The chimney base at the south wall is solid—it is not fitted with a firebox and was never used to heat this room. It was never used for cooking or laundering, therefore, and not likely as a quarter. The cellar does, however, have neatly plastered walls and there were originally at least two, and likely three, vents in the east and west walls to admit light and air. It was used for storage, in other words, not work or habitation.

There were for a time two openings in the east wall. The southernmost retains some plaster in one of its jambs. Because both of these were covered by a porch above, they allowed air to enter the cellar but very little light. Both of these have been subsequently filled with stone but there is a similar opening still extant in the west wall, to the north of the present cellar entry. It, too, still has parging on one of its jambs. All three of these openings are set high in the wall.

Figure 3.60. South Mountain House, view in cellar looking north towards crawl access, through early cellar entry.

The walls of the cellar are laid in uncoursed rubble stone. They are finished with a thin coat of plaster and many coats of whitewash. There are multiple openings—one in the south wall, two in the east, and one in the west. In addition, there are steps leading up in the west and south walls. The latter is likely the original cellar access, as the south opening is partially supported by a circular-sawn timber, but it is possible that this represents a repair. Without better access to inspect the south stair, it is presently impossible to say whether it pre-dates the opening in the west wall. Certainly, it was closed in for the addition of the south wing in 1876.

A larger opening in the north wall is plastered inside its jambs like the vent openings but its jambs extend to the present floor; this opening was not for a vent window (Figure 3.60). It is approximately four feet across at its widest, sufficient for an entry. This is another strong candidate for the first exterior access to the cellar, in use before the north wing was erected in 1839. If so, cellar access must have been through the south opening after the construction of the north wing, followed by the west stairs, which became necessary after the addition of the south wing in 1876. When builders added the north wing, they built up a short wall of uncoursed and un-mortared stone to support a new log sill that supported the ends of the new joists (Figure 3.61). When this floor framing was replaced in the 20th century, the old sill also bore the second generation of new joists.

Though the walls of the cellar were plastered early in its history, before 1839 when the north cellar

Figure 3.61. South Mountain House cellar, detail of log sill against north wall of Period I building used to support joists under Period II. Note area of roughcast at center of image and rubble stone used to support log sill. Late 20th century steel support for modern joists is at right.

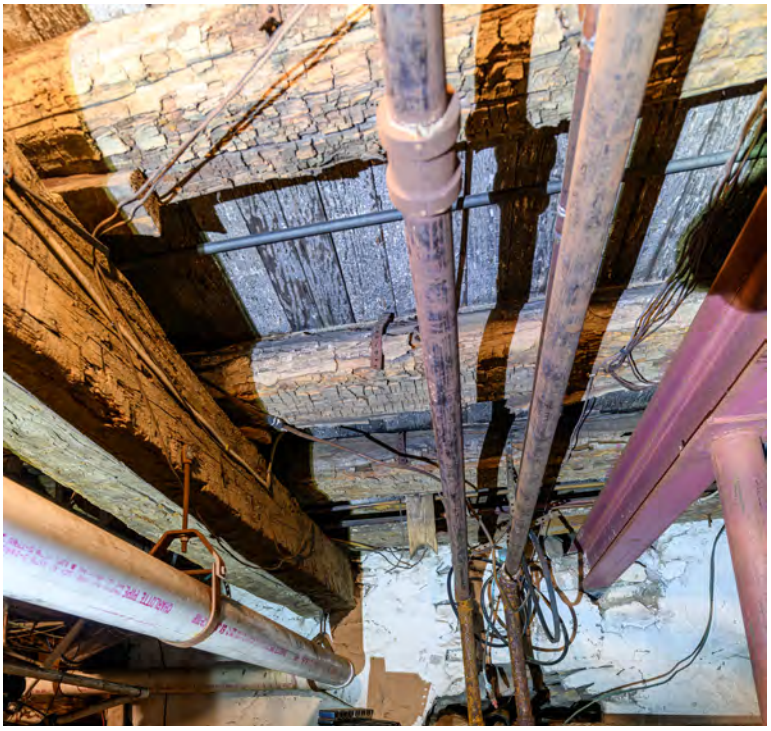


Figure 3.62. South Mountain House, view of Period I floor joists and summer beam in cellar, looking north. Note steel reinforcing at right.

entry was disused, the ceiling has never been finished. The upper level floor joists are exposed in the cellar and they have no nail holes or evidence of other fasteners that would indicate that they were covered. The joists are simply stripped logs of roughly 8" to 10" in diameter, hewn flat on their tops and bottoms (Figure 3.62). They bear on the stone walls at either end and on a heavy, hewn summer beam at the center. The flooring that they support is whitewashed but not gauged and undercut (unlike the flooring for the second level of the 1839 wing; see Figure 3.64) so this reflects a later alteration, likely of the Dahlgren era.

Some writers have supposed the use of log joists in the cellar to be a sign of great antiquity and indeed the joists are more than 200 years old but they do not date to the Colonial era. Throughout the Chesapeake, stripped logs continued to be used in secondary locations such as cellars and attics well into the 19th century. They were common, too, in secondary structures like agricultural buildings. The use of log, in this case, is a better indication of the low status of the cellar than it is of its age. Note, too, that several of the rafters and joists in this section of the building are only slightly smaller than the logs that they were cut from. There is bark still in place on two corners of several members above (Figure 3.63). Regrettably, the poor condition of the logs in the cellar make them an unsuitable candidate for dendrochronology, the technique that was used to date other timbers in the building.

Figure 3.63. South Mountain House, attic over Period I section. Note bark edge on two corners of rafter at right.

Figure 3.64. South Mountain House, view between Period II ceiling joists in front right room, south of summer beam, looking south towards Period I section. Note gauged and lightly undercut flooring, indicating this material pre-dates the use of machine-planed floor boards, beginning in the mid-19th century.

Figure 3.65. South Mountain House, right front room, Period II section (room 101). Circled area indicates detail visible in Figure 3.66.

First Floor

Front Right Room (101)

This 25'-11 ¾" by 22'-1" room encompasses the period II center passage and a pair of public rooms to the right of the passage, identified in the Summary Physical History as the highest-status public spaces of the 1839 tavern (Figure 3.65). Its ceiling is 8'6 ¼" high, taken from the top of the present floor to the underside of the drywall. The original passage width was slightly wider than the 6'-10 ½" between the modern post at the base of the stair and the extant partition against which the stair rises. This large room is currently subdivided by a partial-height wall near the entrance, a screen wall abutting the stairs, a coat closet, and a cased steel post. All of these additions date to the 20th and 21st century. The stair, too, is relatively modern. Its Colonial Revival turned balusters and newels sit on a carriage made of dimensional lumber of relatively recent vintage—it is no older than the 1990s and may be still newer. There is scant evidence for the appearance of the period II stair but a suggestive detail in the ceiling provides a clue about its character. Beneath the modern drywall in the location of the 1839 passage is a fragment of curved trim on a tight radius that once defined the edge of the stairwell on the floor above (figure). Conceivably, this was mirrored below by a handsome stair with a continuous handrail, a conventional but respectable treatment for a house or tavern of the early 19th century.

The wall surfaces in this room are furred out with modern lumber, with drywall set out about 3 ½" from the historic plaster surface, as measured at the west wall. The beaded boards below the drywall are also furred out.

The present flooring is a peculiar Colonial Revival surface, made of fast-grown, face-grained pine

Figure 3.66. South Mountain House, detail of framing for stair at ground floor of Period II, showing curved liner at stairwell.

but with large circles, seemingly intended to resemble pegs, at the butt ends of each board. It has the character of modern floating-floor material and dates from the late 20th century. It appears in a 1990 photograph of the tavern's interior.

Sometime during the ownership of the Hewitt family, builders installed a new bar in this room, depicted in Figure 3.74. Around the same time, they removed the front door and the two windows in the front wall of this room, inserting a broad new opening, and protecting it with a canvas awning (Figure 3.67). This was still in place when the building was sold to the Dodsons in 1956.

This work relocated the right-hand (west) jamb of the original door to the west extremity of the new opening. This left the east jamb of the original opening in place. These are refined neoclassical panels, with delicately molded stiles and rails and shallow raised panels with clipped corners. Builders installed identical panels on the soffit of the new opening; whether these were newly made for this location or repurposed panels from the window jambs is unclear. Arguing against this is their

Figure 3.67. South Mountain House, c. 1940s, following removal of front wall and insertion of large shop window element at right. Photograph courtesy of Gary Rohrer. Compare to Figure 3.33.

Figure 3.68. South Mountain House, right front room, Period II section (room 101), detail of south jamb of north window in west wall following removal of period III jamb liner. Note graining in rebate for period III casements and pre-1876 paint behind removed jamb liner.

size: each panel that is directly measurable is 3'-11 ¼" in length, whereas the height of the panels in the window embrasures are 4'-9 ¾". In addition, the stiles and rails of the panels are not joined together. They seem, therefore, to be nicely made Colonial Revival material, a well-made replica of the originals. Field examination of the paint suggests that these elements have very few layers on them, consistent with modern installation.

The panels in the embrasure of the window in the west wall on the north side of the fireplace are similar in form and clearly joined (Figure 3.68). They are the only other panels of this kind in the entire building, reinforcing a reading, implied in the probate inventory, that the front right room was the most important public space in the building in 1839 (see Physical History). Their inner edges are partially concealed by a modern, machine-planed 5" broad board that covers the gap for the furring of the wall. Their outer edges abut the stop for the later casement windows. These were originally hung on butt hinges secured with three screws.

The casings framing this window opening match the other Dahlgren-era casings in these two front rooms, with a complex assembly of bolections and astragals (see casing diagram). Their profile seems to be a picturesque variant of pre-Georgian hollows-and-rounds moldings that ornamented English houses of the 17th century. Here, chatter marks from a machine planer are clearly visible, indicating that this casing has been painted less frequently than some others and raising the possibility that it is a well-made copy of original, period III work.

On the outside of this jamb, period III shutters remain in place. These are delicately made joined shutters with shallow raised panels and unmolded stiles and rails. They have ring pulls still in place but no other hardware. They are painted white on their inside faces and green on the exterior.

There is no longer any sign of an early sash window in the frames. The present rebate is associated with the in-swinging casements, which were installed by Madeleine Dahlgren in period III. This rebate is created by the application of a thin board to the face of the jamb, applied with slender machine-cut finish nails (see jamb detail). Careful removal of this board exposes the original window jamb, still in place, with upper and lower tracks for a sash window visible, as well as a groove for a parting bead between them. The most recent paint color applied to these tracks is a creamy white, but below the stop for the orig-

Figure 3.69. South Mountain House, right front room, Period II section (room 101), view of Period III window opening and shutters extant in west wall.

inal upper sash is a green surface associated with the last exterior color before the installation of the casement windows.

The rebate for the casements was created by the removal of the interior stop and parting bead and their replacement by the new piece of trim in the jamb. The formerly unpainted edge that formed the rebate for the new casements was newly grained. The brown paint has peeled away on the soffit, exposing a grained surface here, as well, and it seems likely that the entire window surround and embrasures were grained in 1876.

The south window in the west wall is similar in form but has a different panel profile in the embrasure, a difference that is consistent with this space being subdivided into two rooms originally (Figure 3.69). Here, beaded stiles and rails frame a shallow panel with conventional corners. This is similar to the windows in the large room on the opposite side of this section of the building, designated room 102. As on the north window in this wall, the Dahlgren-era casements have been removed but the three-paneled shutters remain in place. These, too, are old, with their original pulls but no other hardware. A generation of green paint is visible beneath the present white surface. The casement rebate is grained and the chocolate brown in the embrasures is applied over a generation of graining.

In the southwest corner of this room, a low door leads to the modern restroom area (room 114). This opening is fitted with Dahlgren-era casings on its interior face but its jambs and soffit are all earlier. These are hand-planed and neatly joined

Figure 3.70. South Mountain House, door between right-hand ground floor room (101) and service area, taken from service area. Note paneled jambs and soffit.

with offset pegs (Figure 3.70). The panels, however, are treated differently from any other early panels in this portion of the house. They are flat and bounded by a Greek-profile ovolo, of later vintage than the earliest casings in the house but a decade or two earlier than the Dahlgren period finishes. It is not clear whether this is an early opening that was refinished in the mid-19th century or whether it was a door cut through around that time; the latter seems more likely. Careful removal of some of the render from its outside face might help answer the question, if desired.

A third opening in this wall may represent the original interior connection between the service wing and the period II addition. Currently closets on both sides, it was refinished in the Dahlgren era with new casings on both sides and was a doorway in 1876. A keeper remains in place on its south side as well as cuts for lost butt hinges (Figure 3.71). Its jambs are treated differently, however, from the other early openings. Like them, they are finished with flat raised panels but unlike them, the stiles and rails are unmolded and they are not joined but only butted and nailed together. If this doorway pre-dated Dahlgren's alterations, she caused it to be completely re-finished.

The chimney in this room is exposed brick (Figure 3.72). It projects 8 ¼" from the surface of the furred-out drywall, which is about 3 ½" from the original plaster surface. The brick is well made wood-molded brick pointed with a modern mortar. It has the appearance of an early stack that was repointed during the 20th century. Nonetheless, there are no clear signs of early finish on it. Either plaster was carefully removed or it was applied to furring strips secured to nailers in the mortar joints whose removal has been obscured by the modern repointing. The firebox has been reduced in size two times. It is likely that during Dahlgren's occupation, it was fitted with a mantel of the character currently installed on the other public rooms in the building, of incised slate.

The ceiling in front of the fireplace has been partially removed, revealing a portion of its framing. It is supported on a large poplar summer beam supporting oak

Figure 3.71. South Mountain House, first-floor center room (room 105) door in north wall, converted to wine rack.

Figure 3.72. South Mountain House, right front room, Period II section (room 101), looking west toward west chimney and fireplace. Detail shown in Figure 3.73 is circled.

joists. The summer is 11 ¼" by 6 3/4" and hewn on all three visible faces; the joists are 2" by 7 ¾" and sash sawn. They are tenoned and pegged into the summer and, unusually, offset from one another on opposing sides of the beam (Figure 3.73). The summer is not centered in the room but falls 10'4" from the rear wall and 14'-7 ¾" from the front. This aligns closely with the position of the partition between the west chambers on the upper floor and likely defines the position of a lost partition on the first floor, as well. The flooring visible in this area for the room above is all sash sawn with several boards lightly gauged and undercut.

A vestibule at the east end of this room, projecting from the

Figure 3.73. South Mountain House, first-floor front right room (room 101), view of summer and joists.

Figure 3.74. South Mountain House, c. 1950 photograph of the bar area in the ground floor west room, facing north.

north wall, is the current principal entrance to the South Mountain House. This is the third location for the front door since 1839. The location of the original entrance from the National Road can be observed in the adjoining coat room (room 103).

By the middle of the 20th century, and likely following the installation of the shop front, the period II partition had been removed from this side of the passage and the two west public rooms were converted into a large bar (Figure 3.75).

Coat Room (103)

This small 6'-7" by 7'-5 ½" room was created or refinished in the late 20th or early 21st century. Its structure is not visible but its walls are finished with drywall and modern casings except for a single Dahlgren-era surround that frames the public face of the coat closet door. The wall in which this opening sits is certainly not in an early position, as it falls 2'-11" west of the extant east jamb of the original door opening. The floor of this room, like the floor to its west at the principal public entry, is brick, laid in Portland mortar in a checkerboard pattern. This surface may pre-date the floating floor observed elsewhere in the east room but it is no older than the mid-20th century.

In the north wall of this room are the remnants of a paneled door jamb for the 1839 entry. This is well made, hand-planed, and neatly joined with pairs of off-set pegs securing rails to stiles. At its inner edge is a relatively new spacer between the inner stile and the casing that frames this opening. This has visible chatter-marks and is clearly a late element, likely added when the original door opening was widened in the early 20th century.

The casing that frames this opening has very little paint on it and Kirsten Moffitt observed in the field that it does not appear to have any early paint layers. It seems to be secured with wire

finishing nails. It has all the hallmarks, in other words, of the other modern casings in the building but its profile is entirely believable for the early 19th century. It is symmetrical, with slender astragals flanking a middle field bounded by a pair of very thin beads. If it is not from the early 19th century, it is a very well-made copy of an early element, conceivably a copy of a casing formerly in the building but no longer extant.

A hole in the ceiling drywall permits inspection of early framing and flooring above. The single joist visible is sash sawn and was previously finished with one generation of lath and plaster. Flooring above is also sash sawn and a few boards are lightly undercut. A later generation of circular-sawn flooring sits above this early material. There are insulators for knob-and-tube wiring still in place in this ceiling cavity.

This room is partially consumed by a large Carrier air handler of recent vintage.

Front Left Room (102)

Toward the 20th century, this large 13'-3" x 25'-11" space became the bar room, reverting to its period II function. Like the adjoining room, its wall and ceiling surfaces are all covered with modern drywall, so it is not possible to see, at present, whether it was originally subdivided, though we suppose it to have always been as large as it is currently. A drywall hole in the west wall reveals two early sash-sawn studs, with plaster burns on their faces, to suggest that this partition in its original position. This space was one of the principal reception rooms on the ground floor before the Dahlgren-era transformations. Remarkably, the probate inventory suggests that this was also the public room in 1843, with a bar at its southern end (see Physical History).

This room is currently divided by a large, Art Deco bar. A mirrored back bar and storage cupboard fixed to the south wall are of earlier vintage, seem-

Figure 3.75. South Mountain House, left front room, Period II section (room 102), view of late 20th-century bar.

Figure 3.76. South Mountain House, front left room in December, 1990, as depicted in Frederick News Post *article.*

Visitors to the inn's bar area may still be able to smell the smoke from Gen. J.E.B. Stuart's cigar. Gen Stuart, a Confederate, stayed at the inn while Gen. Robert E. Lee camped across the road.

ingly Edwardian in character. It is not, however, the arrangement depicted in an early 20th-century photograph of this area while it was owned by the Hewitts (Figure 3.74). The present bar furniture must have been installed by a later owner.

The flooring in this room is the same material as that in the front right room, with wide pine boards decorated with false pegs at their ends. As in the adjoining room, this material is certainly modern and likely from the late 20th century. It seems to be depicted in a 1990 photograph of the room taken for the Frederick *News Post* (figure).

The walls of this room have been resurfaced, though areas of early plaster remain in place along the north wall and the east wall north of the chimney. Elsewhere, modern drywall sits on top of furring or modern framing composed of dimensional lumber. Blue painted wainscoting on the lower part of the walls may date to the Dahlgren era but seems more likely to be an artifact of the 1950s refurbishment as the Old South Mountain Inn. The white painted crown molding that currently ornaments the top of the wall has very little paint on it and must post-date the installation of drywall on the walls and ceiling.

Before the installation of the bar, an elaborately painted slate mantel was the principal ornament of this room (Figure 3.77). Incised with classicizing ornaments resembling abstracted acanthus leaves, it is outrageously painted to resemble a green and black inlay in a field of richly veined gold-colored stone. It has always been fitted with a coal grate. Though lacking the picturesque and Colonial Revival character of much of Madeleine Dahlgren's alterations, it is similar to most of the mantels installed in the 1870s rear wing. Unlike the quasi-Elizabethan interior of the mid-

Figure 3.77. South Mountain House, left front room, Period II section (room 102), view of east chimney and mantel.

Figure 3.78. South Mountain House, left front room, Period II section (room 102), south jamb of north window in east wall.

dle room, it represents the height of the Victorian era's love of exuberant patterning, a vividly modern reminder that the house was an artifact of the 1870s, not the 1670s. Like the floor in this part of the house, the hearth has been re-laid in modern brick set in Portland mortar.

This room is lit by four windows: two in the north wall and two in the east. All of them are currently fitted with modern double-paned windows with simulated divided lights in a diagonal pattern. These date to the most recent round of refurbishment in the early 21st century. In this room, the modern windows conceal both the period III casement jambs as well as the early sash jambs behind them. Three of the windows are similar to those in the west room, with splayed paneled embrasures and a deep sill. These panels are relatively simple, with a fielded panel surrounded by a beaded frame (Figure 3.78). Their stiles and rails are joined with offset pegs and all appear to be from the early 19th century. The panels are hand planed. All of these openings are cased with a delicate double architrave whose backband is a quirked Greek ovolo of a late-Federal character (see casing diagram). This is thickly laid with paint. These casings were originally painted a pale blue and subsequently repainted three times in shades of blue before being treated with a grained finish during the Dahlgren refurbishments of 1876.[4] These window casings are especially important as some of the only *in situ* woodwork in the building from period II.

Though it is finished in the same manner, one of these openings is distinguished by lacking the deep sill of the others. The west window in the north wall runs to the floor. The two seams in the stone wall at the exterior indicate that this opening was originally configured as a door, permit-

Figure 3.79. South Mountain House, ground floor center room, Period I section (room 105), detail of altered opening in rear wall.

4 Kirsten Travers Moffitt, *Paint Analysis Report - South Mountain Inn, Boonsboro, MD*, Paint Report (Williamsburg, Virginia, 2025), 8–10.

Figure 3.80. South Mountain House, ground floor center room, Period I section (room 105), view from west front room (101) through double opening reconfigured in Period IV or later.

ting direct entry from the street into this room. It seems that this door was finished with the same casings as the windows and these have been cut down to terminate at the sill level, which is the same as the cap on top of the wainscot.

A second door opening is nearly opposite this one in the rear (south) wall. It, too, has been closed off and was most recently the location of the point-of-service station for the bar. Though it has been finished with Dahlgren-era casings on its face, its jambs are lined with the beaded raised panels used on the windows in this room and the manner in which the top panel is cut off indicates that its head has been lowered by about a foot (Figure 3.79). As with the window jambs in this room, it is made of hand-planed material, neatly joined with offset pegs. It originally led up a step or two onto the east porch off of the service wing.

Middle Room (105)

Other than the modern atrium, the largest room on the ground floor is the middle room that falls behind the period II wing (Figure 3.80). This is 18'-3" wide and 26'-2" deep. It forms the original core of the house and with the construction of the north wing, it likely became the service wing. The large size of the hearth bed visible in the cellar below, at 8'-4" across, reinforces the reading of the rear room as a kitchen originally. Madeleine Dahlgren gave it its present appearance in 1876. An 1889 account of the property marveled at how the "The old kitchen and dining-room was changed into an Elizabethan dining-room, wainscoted with hardwood, and showing the low ceiling of oiled hardwood made into squares by the rafters. It has the old open fireplace, the polished floor and the diamond-shaped window panes of

Figure 3.81. South Mountain House, ground floor center room, Period I section (room 105), view of rebuilt fireplace on south wall and Period III ceiling.

the time of Queen Bess."[5] The author noted appreciatively that Dahlgren had served as her own designer and "made the old tavern an artistic and delightful home without altering its style of architecture." As the physical history describes, this assessment understates the scope of her changes.

With its floor two steps higher than the front rooms, its ceiling is correspondingly lower, just 7'-6 ¾" from the top of the present floor to the underside of the period III joists. Access to this room is currently from the front right room through a very broad opening, 9'-2" across. This opening is finished on its north face with re-used pieces from period II (see casing diagram), matching those extant on the windows in room 102. Some of these casings were re-used from a door, as one of the elements in the head has a cut for a lock keeper while the right-hand jamb casing has patches where a butt hinge was removed. These elements may have come from any of the three extant door openings in the south wall of the period II wing or one of the doorways between the center passage and the flanking rooms.

Figure 3.82. South Mountain House, ground floor center room, Period I section (room 105), detail of extant Period III casement windows and casing in east wall.

The insertion of this opening between these rooms created an enormous void in the wall that left nearly 10 feet of stone wall above unsupported. We suppose this, therefore, to have been done in the 20th century, at a time when steel was used in the cellar structure to reinforce existing framing and when the ground floor framing under the front rooms was rebuilt.

5 "Up in the Mountains, Mrs. Dahlgren and His Bride, Greeted at Dahlen by His Mother," *Baltimore Sun* (Baltimore, Maryland), July 2, 1889.

As refitted by Madeleine Dahlgren, this large room has a quasi-historic exposed ceiling frame with seven chamfered joists running north-south and seven running east-west (Figure 3.81). There are three openings in each of the two long walls and one each in the two short walls. Most of these have been subsequently blocked or altered as this room was covered by additions to support the food-service operation in the 20th and 21st centuries. One window and one door are fitted with wine racks. One window in the east wall survives with its Dahlgren-era casements intact; another in the same wall remains but with glass panes replaced with mirrors (Figure 3.82).

All of the openings in this room are finished with a relatively simple version of the Dahlgren-era casings, formed by two broad flat fields joined by a shallow cavetto, baked by a half-round in the position of a backband (see casing diagram). Their jambs are finished with shallow raised panels framed by broad stiles and rails which are nailed together, not joined. Originally, this material was left un-painted but some elements were given a coat of chocolate brown paint in the modern era.

Figure 3.83. South Mountain House, partial view of Dahlgren-era center door in west wall of period I section. Exterior shutter for door, painted green, is visible at left. Rough-cast stucco likely is later coating on top of original stucco for what was an exterior wall until the 1950s.

As finished in the 1870s, there was a pair of windows flanking a central door in the east wall and a pair of doors flanking a central window in the west. In the latter wall, the north door has been closed in but this was fitted in period III with double doors on its interior and exterior; the latter remain in place and are captured by a later, restaurant-era wall (Figure 3.83). The south opening in this wall was filled in period III with a single-leaf door, hung on the north jamb. It gave access to the room at the ground floor of the "tower" element in the corner formed by the west projection of the period III wing (room 111). The plaster above both of these doors has been patched and repaired in a manner that suggests that they were both windows in period I.

The center door in the east wall was enlarged sometime in the 20th century. It is not clear which of the two jambs is in its original position but we presume that the north jamb is close to its historic location because this would put the door close to the center of the east wall. The two jambs for the present double door date to the 1870s but the head is clearly modern, a half-hearted attempt to match the historic casing profile. There is a fanciful nine-paneled door in the south wall to the east of the fireplace, the only one of its kind in the building (Figure 3.84). The plaster above this opening is also patched, raising the possibility that this opening was inserted or manipulated in the Dahlgren era as well. The door is no older than 1876 and is of the character of the work of that generation but visible chatter marks from a machine planer suggest that it may be a 20th-century replacement.

Figure 3.84. South Mountain House, ground floor center room, Period I section (room 105), detail of later door to southeast room (room 106) in Period III wing.

Figure 3.85. South Mountain House, ground floor center room, Period I section (room 105), detail of fireplace and mantel as rebuilt.

Unlike the room to the north, the walls of this room have not been furred out. The present plaster surface may have been refinished in period III but it sits directly on the stone walls without any furring. There is Dahlgren-era wainscoting below the window sill level. The 20th-century wide pine flooring is modern and sits on a modern subfloor, visible from the cellar. Both are older than the extant flooring in the front rooms.

Centered in the south wall is a large stone chimney mass with a relatively small fireplace. This has been pointed in the modern era with a hard cement mortar and finished with a v-joint profile (Figure 3.85). The stack steps back about 4' above the floor; an unpainted but molded mantel shelf has been screwed into the resulting ledge. The chimney was manipulated both by Madeleine Dahlgren and one of the 20th-century restauranteurs to create a historic-seeming fireplace but who properly deserves credit for this work is as yet unclear. The extent of the original cooking hearth is apparent in the cellar, where the hearth bed for this firebox remains in place.

The original layout of this part of the building is obscure. Certainly, there was a porch on the east side, as the framing for the floor above reveals (see discussion of room 208). Mid-20th-century photographs of this front show the porch still in place (see Figure 3.6). There seems to have been an early door to the porch on this level from the southwest room and there was always a door from this room to the porch, as well, centered in the wall. Though there is no physical evidence for this large space being subdivided, the 1843 pro-

Figure 3.86. South Mountain House, ground floor of Period III section, view across rear room (106), looking east.

Figure 3.87. South Mountain House, unidentified Hewitt or Rohrer family members in rear of restaurant. Note lack of passage on either side of door.

bate inventory suggests that it was two rooms—one a public dining room, the other the kitchen. The period III re-finishing of this room has obscured any evidence for the position of a cross wall. All visible disturbances in the plaster surface are associated with either electrical conduit or alterations to doors and windows. Most troublesome is the absence of any evidence for an internal staircase. There are no signs in the ceiling or in the walls of a location of a stair rising from this level. It is possible that the stair has always risen from within the porch on the east side but to investigate this fully would require more aggressive destruction of modern materials than we have undertaken for this phase of study.

Figure 3.88. South Mountain House, ground floor of Period III section, rear room (106), detail of window in north wall.

Left Rear Room (106L)

At present, the ground floor of the Dahlgren-era south wing is one large, continuous space, broken only by a pair of structural posts and the original stair (Figure 3.86). Because this was originally configured as two smaller rooms with a passage between them, it is described in this way here. The partitions that once subdivided this part of the building were removed sometime before 1965 (Figure 3.87).

If the eastern structural post is in line with the original partition between the left rear room and a center passage, this room was originally 14'-5 ¼" wide by 18'-1' deep. It was lit by two windows in the east wall and two in the south. The south windows originally looked out onto a shallow court created by cutting away the hillside for the construction of the period III wing. The two east windows have been replaced with modern vinyl units with double panes. The south casements remain in place, though the east window has been altered to accommodate a window-air-conditioner (Figure 3.88). Both have had their glass panes replaced by mirrors.

Like all the rooms to the north, this one has been refurbished substantially for the conversion of the house to a restaurant in the early 20th century. This work included the removal of the passage partition and the re-surfacing of walls and ceilings as well as a new floating floor matching that in the front rooms, with wide pine planks ornamented with false pegs. Like the front rooms, walls are finished with bead-board wainscoting below the window sills and plaster applied directly to the stone walls above.

All four windows have plain embrasures, with no paneling. But they are cased with the elaborated woodwork of the Dahlgren era, with a complex

Figure 3.89. South Mountain House, ground floor of Period III section, rear room (106), view of east fireplace.

sequence of bolection moldings and gouges, a modern interpretation, perhaps, of hollows-and-rounds, an approach to dressing up a board in the pre-Georgian period (see casing diagram).

The fireplace is centered in the east wall, between a pair of flanking windows (Figure 3.89). It was surely plastered in 1876 but this has been removed. A late-Victorian wood mantel with incised ornaments and un-classical pilasters decorates the firebox. Its Furness-like boldness is of the period of the Dahlgren renovations but its character is much more current for the 1870s than the quasi-Elizabethan treatment of the middle room or the door and window casings. Since the removal of the plaster makes it difficult to assess whether it has always been in this location, it is conceivable that it is, like the bar furniture, a period-appropriate model from another building.

A new egg-and-dart crown molding, probably installed in the early 21st century, finishes the top of the wall. This appears to be a synthetic, molded element like those produced by Fypon.

Rear Stair Passage (106C)

When new, the stair passage seems to have been relatively narrow, just 6'-2 ½" wide and 18'-1" deep. The back (ie, north) wall of the passage and the right rear room have been furred out 11 ½". The position of the chimney mass in the period I structure means that this passage cannot have communicated directly with the room to the north, raising the question of whether the area at the back of the stair was fitted with another small unheated room or a closet. Because of the extensive application of modern surfaces during the restaurant era, this is at present impossible to discern.

Figure 3.90. South Mountain House, ground floor of Period III section, rear room (106), detail of principal entrance.

At the front of the passage is what was a principal entrance to the building in 1876, despite being semi-subterranean. The doorway in this location is elaborately finished, with a single door flanked by diamond-pane sidelights and topped with a diamond-pane transom (Figure 3.90). Several of these panes are tinted blue. The door is a four-panel leaf with stiles and rails ornamented with a cyma reversa. This entire assembly is framed with a variant of the more complex Dahlgren-era door-and-window casing. Here, the inner bolections break loose from the architrave to frame the sidelights and transom, appealingly.

3'-7" inside this door, the stair rises to the second floor. This is a wonderfully robust late Victorian model, with a massive 6" newel and plump 2 ¼" turned balusters (Figure 3.91). The handrail and newel have never been painted but the balusters are currently painted white. One of this building's many picturesque eccentricities is the handling of the balusters and stair brackets on the left side of the stair. The ends of the treads on this end were not originally exposed—a full-height wall covered this side of the stair, and though there is no wall here at present, its original position is still evident in a seam on the top of the left side of the treads as well as break in the ceiling plaster above the present drywall, which is 7 ½" below the original plaster (Figure 3.92). A short portion of the frame for this wall remains in place above the present ceiling (Figure 3.93). The west side of this original partition aligned closely with the west side of the modern support post near the foot of the stair. This wall was relocated 10 ½" to the west before it was removed in the late 20th or early 21st century.

Figure 3.91. South Mountain House, ground floor of Period III section, rear room (106), detail of stair newel.

Figure 3.92. South Mountain House, ground floor of Period III section, rear room (106), detail of stair balusters and painted brackets. Note edge of removed partition visible in treads.

Figure 3.93. South Mountain House, south wing (Period III addition), detail of original ceiling (above present drywall ceiling) in ground floor adjoining left side of stair showing original and subsequent partition locations in plaster ceiling. Section of original wall is visible in short sections of studs at right (indicated)..

It would be very unusual to install balusters on a stair where they simply abutted an adjoining wall so the function of the balusters on the west side of this stair are difficult to understand in its original configuration. They were surely installed when this wall was removed or relocated but they match the original models very closely. They may be very well-made replicas of the 1876 balusters or they may be a remnant of the stair in the period II section of the house, if this, too, were rebuilt by Mrs. Dahlgren. In this scenario, these balusters were relocated from the front stair to the rear sometime in the modern era. Whenever they were installed, builders took some pains to convey the appearance that this stair was originally open on both sides, even adding scroll-sawn copies of the original stair brackets (these still in place on the east stringer) to the west side (see Figure 3.92).

Builders took similar care with the replica wainscoting installed in this room. The Dahlgren-era wainscoting has boards of variable widths between 2 7/8" and 3 ¾", all with a slender bead. The modern matchstick wainscoting is all 2 5/8" beaded boards. With a coat of paint applied it is difficult to see the difference between them except in their different widths. There is an area of modern wainscoting at the back of the passage area, along the north wall in this room.

Right Rear Room (106R)

The room to the west of the stair was originally 14'-7 ½" wide by 18'-1" deep. It is currently finished identically to the east room (ie, 106L) with a modern floating floor, plaster walls above period III wainscot on two walls, and drywall above the wainscot on the north wall. Like the room opposite the stair, it was lit during the Dahlgren period by two windows in the south wall and two in the west. Three sets of casements remain in place on these openings, though one pair has been altered to insert a window air conditioner. The fourth opening was converted to a wine rack during the restaurant era, seemingly sometime after 1981, to judge by the dates on the preponderance of the empty bottles in the rack. All four window openings use the elaborated version of the period III casings, though the west window in the south wall has been partially repaired with modern plain boards.

The present door in the west corner of the north wall gives access to the service rooms of the kitchen. This is a hollow-core door mounted in a partition built of dimensional lumber and covered on this side with drywall. It is, in other words, entirely from the restaurant era. Nonetheless it is fitted with a box lock and a mineral knob, both evidently from the Dahlgren period. There is no direct evidence for whether this room originally had access to the room at the base of the tower to the north.

Centered in the west wall is the fireplace for this room (Figure 3.94). Unlike its mate on the opposite wall, it is plastered above a broad mantel,

Figure 3.94. South Mountain House, ground floor of Period III section, rear room (106), view of west fireplace showing historic mantel, likely Period I kitchen mantel, re-set in this position.

the only historic wooden mantel in the house. Its firebox has been reduced in the modern era using machine-made brick set in Portland cement mortar. The mantel itself is intriguing. 7'-6" wide and made of wood, it is simple in form, with just a pair of board pilasters supporting a broad lintel, all of which is hand-planed. Above the lintel is an 8" shelf supported by a bed molding composed of a robust cavetto and ovolo. It looks, in short, nothing like any of the Dahlgren-era mantels and it is plausibly antique, conceivably from the early nineteenth century. Reinforcing a reading of this mantel as having originated elsewhere is a patch on its left side (Figure 3.95). At some point in its life, the left side of the mantel shelf abutted a partition, such as a closet. Sometime later, this was repaired to give the shelf a symmetrical appearance.

Figure 3.95. South Mountain House, early mantel re-used in right rear room. note patch at this end indicating position of mantel against partition previously.

Because of its large size and its relatively modest ornament, and because it seems to have been relocated from elsewhere, we read this as the orig-

inal kitchen mantel, moved by Madeleine Dahlgren to this position, where it was well-separated from the principal public spaces of her house.

Figure 3.96. South Mountain House, ground floor of Period III tower element (111) looking towards rear entry and lobby (112).

Base of Tower (111)

Currently 10'3" deep by 10'-8 ¾" wide, this little room currently falls within the domain of the modern kitchen facilities (Figure 3.96). It was originally 12" shallower. There are no historic finishes extant on walls or ceiling; any Dahlgren-era surfaces have been either removed or re-covered by modern materials to suit the restaurant operation.

This room is chiefly important for the present study in that it preserves key evidence for the argument that the stone tower element is contemporary with the addition of the south wing by Mrs. Dahlgren. We can see, above the acoustic ceiling tile, that there has never been a stone wall between these spaces (Figure 3.97). A pair of timber trimmers terminate the joists for both this room and the adjoining right rear room; and the position of the original (ie, period III) frame partition is evident in a break in the plaster ceiling. This was about 12" to the south of the location of the current stud wall.

With no interior finishes beyond a fragment of ceiling plaster and no solid evidence for whether there was a door in this wood partition, it is difficult to identify a historic function for this room. Because of its small size and secondary position, we suppose it to have been service-related, perhaps as a pantry or linen storage.

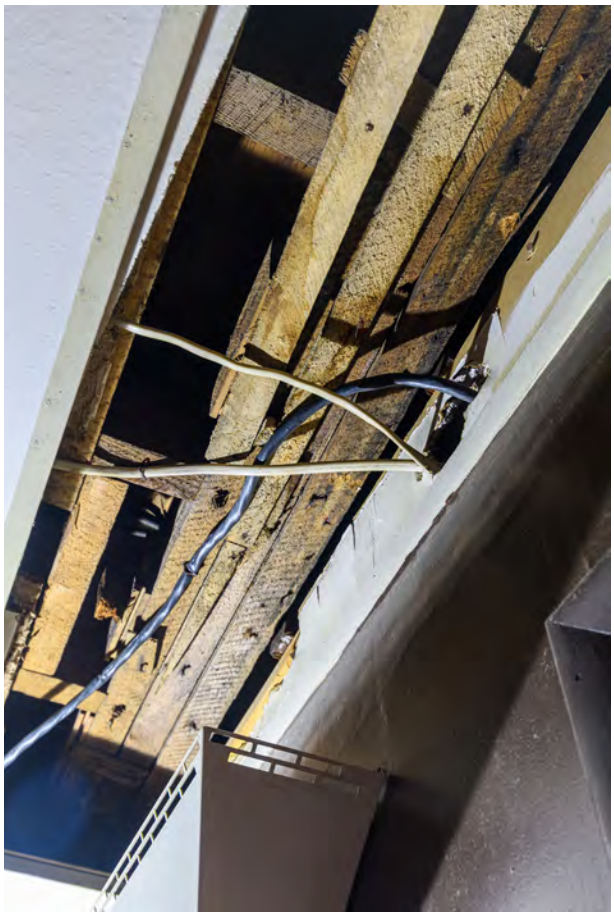


Figure 3.97. South Mountain House, ground floor of Period III section in tower element (room 111), detail of ceiling framing at intersection of room 106 and 111 showing original condition and demonstrating that this wall was never a stone wall. Tower element must be original to Period III.

Figure 3.98. South Mountain House, exterior of room at base of period III tower. Original window in south wing is at center; later door at right.

Passage Adjoining Center Room (112 and 114)

This space is not part of the historic interior of the house as it developed by period III. It was enclosed in the mid-20th century to provide interior access from the commercial kitchen to the cellar. But as with the adjoining room at the base of the tower, it preserves important evidence of the historic house—here, elements of the exterior.

The south wall of this room is the north wall of the period III tower addition. It has been protected from the weather and from improvements since at least the mid-20th century. There are a door and a window opening in this wall, the latter an original feature but the door was chopped through in the modern era (Figure 3.98). Both the shutters and the casements have been removed from this opening but its casings and wood sill all remain in place, as well as one shutter stop.

Critically, period III render remains in place here on a surface that was originally an exterior wall. This is a relatively friable tan-colored material, with a pebbly aggregate giving it its roughly textured surface. This has been covered by another much harder layer of a gray material, seemingly composed partly of Portland cement.

The east wall of this enclosure is the west wall of the earliest portion of the building. There are two openings in this wall: a window and a door. The window is partially filled with mechanical equipment but its sill and wood frame remain in place (Figure 3.99). The masonry below the window is undisturbed, making it clear that this is not a converted door opening. The adjoining door is partially covered by a modern wall, limiting inspection, but it appears to have been fitted with a pair of out-swinging double doors, modeled on the paneled shutters used on ground floor windows. The portion of one visible leaf shows that

Figure 3.99. South Mountain House, center opening in west wall of Period I building, as reconfigured in period III, above present access to cellar.

Figure 3.100. South Mountain House, view of door to modern restrooms.

these are joined but simply made. They use shallow panels in a field of stiles and rails ornamented with a ve shallow ovolo, all set in a frame with a ½" bead. They are different, in other words, both from both demonstrably period III material and the remnants of early material. They are also mounted on five-knuckle butt hinges, reinforcing a reading of them as atypical work of period II. Paint analysis determined, however, that their paint history is nearly identical to the period III shutters on a surviving opening for one of the west windows in the period II wing.[6]

This wall preserves another important remnant of early exterior render. Like that on the south wall, it is very hard, likely because of a secondary application of a coat containing Portland cement.

Beyond these passages are 20th century restrooms and a large walk-in cooler. All of these spaces, including the large storage room adjoining (117), were added under the ownership of the Dodsons, sometime after 1957 but before 1971. With the addition of the large commercial kitchen beyond these rooms, a portion of this addition was converted to restrooms (Figure 3.100). Remarkably, builders took some pains to match period III casings and doors with these new facilities, even re-using some historic material, such as Mallory, Wheeler rim locks.

Closet Adjoining Front Right Room (117)

The large storage closet to the west of period I and the period II wing preserves additional important evidence of exterior surfaces. The enclosure for these spaces is entirely modern, consisting of concrete masonry units and dimensional lumber with

6 Moffitt, *Paint Analysis Report - South Mountain Inn, Boonsboro, MD*, 6–7.

plywood walls. Nonetheless, restroom doors, in this hallway, are fitted with nicely made reproductions of Dalgren-era woodwork matching materials in the front right room of the house as well as the rear rooms.

There are two openings in what is the west wall of the period II addition. These preserve early (i.e., period III) shutters very well, including their butt hinges and wood surrounds (Figure 3.52). The frame for the shutters consists of a very broad bead and a flat element (see casing diagram). Both pairs of shutters are relatively simple three-panel models with shallow panels set in unmolded frames. Stiles and rails are joined together and pegged.

The wall around these window openings, as well as around the door that leads into the back of the right rear room, are all covered with a thick coat of roughcast stucco. This is very hard in places, certainly made of a Portland-like cement, but in other places appears to be softer. It has been painted many, many times, so its texture is not entirely clear, but what is clear is that it is full of very chunky aggregate in the manner of a modern pebble dash. It is perhaps for this reason that it was believed to be modern and was removed in phases over the course of the 20th century (see Figure 3.42). It is quite clear that this is indeed an original treatment in the crawl space underneath period II, where when looking back at the north wall of period I in the cellar, we can see this rough cast applied to what was a surface that was subsequently covered by the period II addition.

Kitchen (118)

The massive commercial kitchen that projects from the west side of the historic structure was completed sometime between the fall of 1974, when the Reichmuths closed a loan to fund its construction, and 1976, when it appears on a site plan (figure). This was a substantial expansion of the capabilities of the restaurant and a massive enlargement of the footprint of the building. There

Figure 3.101. South Mountain House, modern kitchen addition from west.

Figure 3.102. South Mountain House, modern commercial kitchen (118).

are no windows in the kitchen addition but window air conditioners are mounted through the north and west walls; a small porch off of the west side provides an exterior entry for restaurant staff. The addition is built of concrete block and roofed with metal truss joists. The concrete walls were covered in a similar rough-cast stucco to that on the historic part of the building.

Atrium (107)

The large east wing of the South Mountain House, called the atrium, also enlarged the capacity of the building significantly—here, with additional interior seating (Figure 3.103). There has been a public area in this location since the opening of the fenced-in "Rainbow Garden" in 1937, though initially this was also used for dancing and drinking. This was replaced by a lattice-fenced outdoor area sometime before the 1970s. The outdoor patio area was later covered with a canvas awning. The atrium was built in 1991 to permanently enclose this area and make it usable for diners in any

Figure 3.103. South Mountain House, interior view of atrium.

weather. It is a large, open space with a vaulted ceiling. Though entirely enclosed and connected to the historic structure, its builders took pains to preserve a sense of open-ness by providing abundant glazing, including skylights. All materials, including its wall-to-wall carpet, drywall walls and ceilings, and large casement windows, are modern, with no attempt to give the new structure a historic appearance.

Second Floor

Like the lower level, the second floor has sustained substantial alterations in the late 19th and early 20th centuries but despite this, enough historic material survives—sometimes in fragments and sometimes hidden behind later finishes—to convey a sense of the building's early 19th century form. Though Madeleine Dahlgren altered many finishes and removed all early mantels, and though some iterations of the twentieth-century restaurants seated customers upstairs, more pre-1876 fabric survives on this level than on the ground floor.

Front Right Room (201)

Currently 15'-5 ¼" wide by 25'-10" deep, this large room was subdivided until the late 20th century when this part of the building was converted into a caretaker's apartment in period VI. Currently, it is a combination of living room and kitchen, with the kitchen area at the south end (Figure 3.104). It is entered through a large pair of French doors with sidelights. Much of the decorative woodwork in the room dates to the apartment conversion, including its baseboard, chair board, and crown molding. As on the ground floor, drywall has replaced plaster on the ceiling and in locations where a partition was removed, obscuring evidence for this alteration but some areas of riven lath remain on the east wall and the original historic plaster also remains on the west and north walls, adhered directly to the stone walls.

Figure 3.104. South Mountain House, second-floor northwest room (201), looking south. Circled area shown in detail in Figure 3.106.

Figure 3.105. South Mountain House, detail of post for former door to south chamber at rear of room 201. Note fragments of riven lath on front side of this post and remnants of lath and plaster on opposite side.

As originally configured, this space was subdivided into two sleeping chambers: a large 15'-10 ½" deep heated room at the front and a smaller, 9'-7 ½" deep unheated room at the rear. Both were directly accessible from the passage, with a door to the front room opposite the extant door to the room across the stair landing and another door up against the partition between them, in the position currently occupied by the south sidelight. Riven lath on both sides of the passage terminates at a stud that was formerly a door post (Figure 3.105). No trim remains on this stud but there are no lath burns on its exposed face, indicating that it was covered with a casing that extended across its entire face, requiring carpenters to attach a nailer to its south side to receive the ends of the plaster lath on both sides. Plaster lath were secured with early machine-headed cut nails.

The partition location is given in the ceiling framing as well as in the original flooring, which survives below the present floor surface. Notches in the joists indicate where a horizontal rail was fixed to secure the tops of studs or planks—we identify this as for a rail, rather than studs, because, where we can observe them, the nails are driven vertically, from below, not toe-nailed (Figure 3.106). The notches are 4" wide by 1 ½" deep and the visible ones have a single nail in their underside. Two edges in the original floor (accessible after removal of a plywood filler in the location of the early partition) fall directly below these notches. (Figure 3.107) These are 6" apart, a distance that must include the structure of the wall as well as the thickness of baseboards. Two scribe lines define the location of a door between the

Figure 3.106. South Mountain House, second-floor northwest room (201), view of fireplace and evidence in ceiling for original (i.e., Period II) partition. Arrow indicates notch in underside of ceiling joist for nailer.

two rooms: one is 3'-9 ¼" from the east wall; the other 6'-9 ½" from it. This smaller rear room, in other words, was accessible from both the passage and the front room. If our reading of the probate inventory is correct, it was fitted with a small carpet (seven square yards in area) but was not heated directly, except by residual warmth from the chimney mass rising through the front room.

The present floor is fast-grown pine, in widths ranging from 3" to 5", with most at the wider end of that spectrum. It is tongue-in-groove and blind-nailed using cut nails and was installed in or before the Dahlgren era because the marbleized slate mantel in the west wall respects the level of this new raised floor. This floor sits on thick shims, which are up to 2 1/8" tall (see Figure 3.107). These were installed with mature cut nails directly on top of the period II joists below to raise and level a sagging floor. When they were installed, the original partition was still in place and it was retained during the period III alterations. When this partition was removed for the conversion to apartments, builders installed plywood over the resulting void in the floor.

The original ceiling of both rooms was plaster on wood lath, secured to 2" by 8" joists above. These were supported on an 11" broad by 7" deep summer beam, as in the floor below, but on this level, the summer falls 14' from the face of the north wall.

Figure 3.107. South Mountain House, floor of room 201 with plywood patch removed, revealing evidence for original (i.e., Period II) partition. Faces of partition indicated with black arrows. Note white arrow indicating scribe line for jamb of door in partition.

Figure 3.108. South Mountain House, window in second floor northwest room (201).

Figure 3.109. South Mountain House, view of fireplace in northwest bed chamber (201).

As originally configured, the front room was lit by two windows in the south wall and one in the west; the rear room had a window in the west wall but no window in the south wall (Figure 3.108). All of these windows were replaced in period III with the casements found throughout the house. These were all replaced in turn by modern insulated-glass units in the late 20th or early 21st century.

Historic casings remain in place on all four of these openings. These are very different from those on the ground floor (see casing diagram). They are characterized by a backband with a substantial bead and a grooved fascia, terminated by a projecting bead at the inside edge. Its proportions are late Greek Revival, not at all like the early Greek casings used on the ground floor front left room. We take them to be a variant of the secondary casings used in the Dahlgren era but it is conceivable that they are a distinctive remnant of a mid-19th-century cycle of improvements that is otherwise little evident in the building.

The mantel is similar to others installed during the Dahlgren alterations (Figure 3.109). It is marbleized slate, with an incised geometric boarder surrounding the faux-painted section on the jambs and in the lintel. It respects the level of the raised floor so must have been installed only after this was done. It sits on a slate hearth. The evident width of the chimney breast was expanded 10 ¼" to the south in the conversion to the apartment to make the fireplace appear to be centered on the chimney.

Stair Landing (206)

The stair landing at the north end of the house was originally 6'-8" wide and 16'-3" deep. It was subdivided toward the rear in period VI for the creation of the caretaker's apartment. Other than this new partition and the new opening to the west room, this space area survives well from the mid-19th century (Figure 3.110). The stair rising to the attic has a turned newel and square balusters, two to a tread. These are distinctively tapered from 1 ¼" wide at the bottom to barely ⅞" where they meet the circular handrail.

Old flooring remains in place as well, requiring a short step up into both the east and west rooms. Though obscured by paint, dust, and glue, the

Figure 3.110. South Mountain House, second-floor front stair landing (206) as seen through late 20th century double doors to room 201.

floorboards appear to be good quality heart pine and tongue-in-grooved. They range in width from 4 ½" to 7 ½", with most around 5" broad. The flooring has been replaced at the southern end of the passage, at the top of the modern stair rising from below. Early casings, matching those on the windows in the adjoining rooms, frame the doorways to the east room and to the center room but there are no early door leaves still in place (Figure 3.111 and casing diagram). The present crown molding is no older than the apartment conversion. A new baseboard was applied at the same time but a short section of historic base remains in place at the foot of the stairs. This is 5 ½" tall with a 1" high recess at its top. It is otherwise unmolded.

Front Left Room (202 and 203)

This room has a similar history to that on the opposite side of the stair passage. It began as a pair of bedchambers, with the front heated and the rear heated by a stove, and sometime later was converted to a single large room. The interpretation of the rear room being heated by a stove is derived from our interpretation of the 1843 probate inventory, which seems to describe a small chamber with a bed, ten-plate stove, and 5 yards of carpeting at lines 76 and 77 (see inventory transcription in appendix).

At present, this large open area is partially sub-

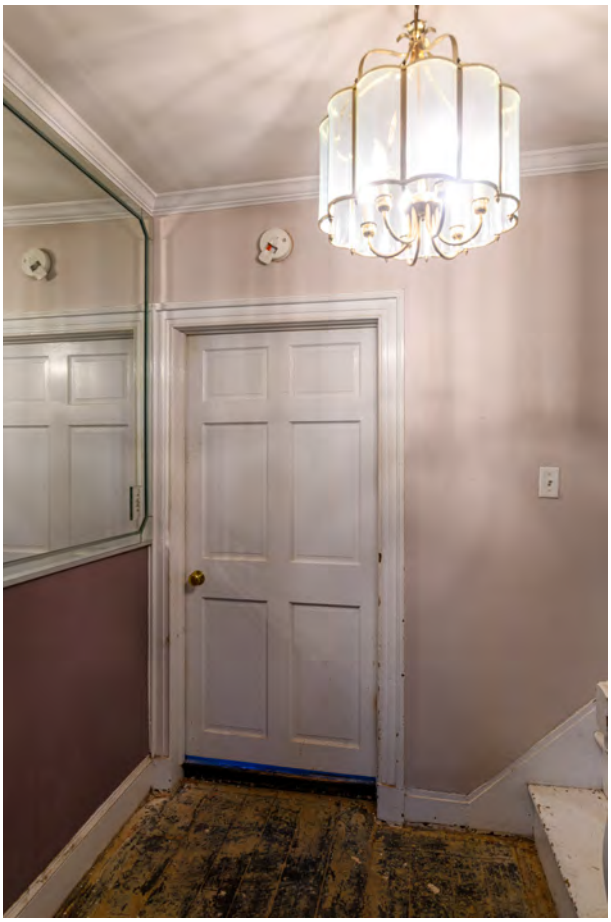


Figure 3.111. South Mountain House, second-floor front stair landing (206), door to room 202.

Figure 3.112. South Mountain House, Frederick County, Maryland: second-floor northeast room (202).

divided by a short wall that conceals a tub and bathroom in the rear. At its largest extent, this space is 14'-0 ¾" wide and 26'-6" deep. Like the opposite room, it was substantially renewed in period VI for the creation of the caretaker's apartment, with new drywall on the east partition and ceiling and on the chimney breast. Builders added new baseboards, chair board, and crown molding after installing the drywall. The bathroom area is largely open to the front room, though a partial wall obscures a large jacuzzi tub. This wall falls within inches of the historic partition location. The bathroom is further distinguished by being raised up two steps to a tile-floored platform. At the south end of the bath are a shower, toilet closet, and a small alcove (Figure 3.112).

As on the opposite side of the stair passage, there is evidence for an early partition in the underside of the ceiling joists in the form of a shallow lap with a single nail in it, driven from below (Figure 3.113). This defined a 16'-1" deep room in the front with a 9'-11" deep room behind. The latter was not accessible from the passage because of the position of the stair but the location of the door between the two rooms is obscured by the present floor. Like the opposite room, this floor was

Figure 3.113. South Mountain House, second-floor northeast room (202), detail of joist wtih lap for original (Period II) partition.

Figure 3.114. South Mountain House, second-floor northeast room (202), view of mantel.

raised on shallow shims, either in or before the period III changes. The present surface is pine, of boards ranging in width from 3" to 5", and it has been painted and covered in an adhesive, obscuring its character.

The mantel is faux-painted slate, identical to its mate in the opposite room (Figure 3.114). It also has a slate hearth, though this is broken, revealing that it is set in sand.

The front room was originally lit by three windows—two in the north wall and one in the east. These were presumably all sash originally but they were replaced with casements in period III. The rear room was illuminated by a single window in the east wall. All of these openings, as well as the door to the passage, were finished with the casing observed throughout the second floor of period II, with a beaded backband and projecting bead at its inside edge (see casing diagram).

Room over the Entry (205)

This little unheated room is 6'-8" wide by 9'-9 ½" deep. It currently serves as a closet from room 202 but was originally accessed through a door from the stair passage. The painted jambs for this door are still in place behind modern drywall on both sides. It was 2'-10" wide and set 4 ¼" from the southwest corner. Like the other rooms in this part of the house, it sits on a floor that was raised in or soon before period III. Historic plaster remains on the west and north walls but the east and south walls are covered in drywall. It is lit by a single window in the north wall whose history and form is identical to those in the adjoining rooms. It was originally a sash, was converted to casements in period III, and currently is fitted with a modern vinyl replacement window. It is cased with a molding similar to those in the adjoining rooms. In the 1843 inventory, this room contained bed linens.

Center Room (208)

This very large room is 18'-2 ½" wide by 26'-3 ¾" long. It is similar to the large room directly beneath it and consumes the entire area within the walls of the period I building (Figure 3.115). We have not found physical evidence for how this space was originally subdivided but the 1843 probate inventory, read in light of the 1843 advertisement for the building's sale, suggests that it was two rooms (see Physical History). A drywall ceiling, Dahlgren-era floor, and new plaster on the walls obscures any evidence for early partitions.

This room is currently lit by four windows: two each in the east and west walls. All four seem to be in original openings. Another opening at the south end of the west wall has been closed in during one of the modern renovations and is currently a set of shelves for room 215. It was for a time a door, presumably created during pe-

Figure 3.115. South Mountain House, second-floor center room (208), looking south.

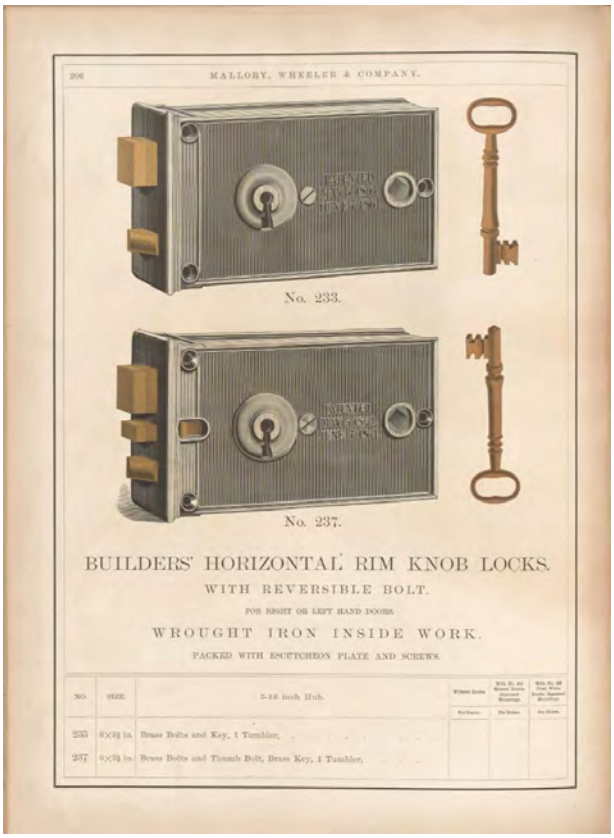
riod III, but must have been a window before the construction of the tower element in period III. There are three doors from this room, two of which are from the early 19th century: one leads to the period II addition and another leads to an original porch that sheltered the east side of the period I wing. The third door was inserted in the south wall to give access to the period III addition to the south.

All of the early openings—both doors and windows—are cased with early Greek Revival single architraves that have a backband decorated by a flat ovolo terminating in an astragal. Its bead is a slender ¼" (see casing diagram).

As elsewhere, no windows from before 1876 remain in place. Those on the east wall, opening into the porch, retain their period III casements and associated hardware (Figure 3.116). Those on

Figure 3.116. South Mountain House, second-floor center room (208), surviving Period I window opening with Period III casements intact.

Figure 3.117. South Mountain House, second-floor center room (208), door to stair passage (206). See Figure 3.118 for rim lock detail.



206 MALLORY, WHEELER & COMPANY.

No. 233.

No. 237.

BUILDERS' HORIZONTAL RIM KNOB LOCKS.

WITH REVERSIBLE BOLT.

FOR RIGHT OR LEFT HAND DOORS.

WROUGHT IRON INSIDE WORK.

PACKED WITH ESCUTCHEON PLATE AND SCREWS.

NO.	SIZE.	5-16 inch Hub.	Without Knobs	With No. 82 Brass Knobs Mounted on Roses	With No. 88 Iron Knobs Mounted on Roses
			Per Dozen.	Per Dozen.	Per Dozen.
233	6×3¾ in.	Brass Bolts and Key, 1 Tumbler,			
237	6×3¾ in.	Brass Bolts and Thumb Bolt, Brass Key, 1 Tumbler,			

Figure 3.119. Mallory & Wheeler Trade Catalog, 1871, p. 206: rim locks with brass bolts. No. 237 includes night latch.

Figure 3.118. South Mountain House, early door between room 208 and front stair passage, detail of M&W Co (Mallory & Wheeler Company, New Haven) rim lock.

the west wall are fitted with modern vinyl replacement windows. There is a single early door, the only extant door leaf that appears to date from before period III (Figure 3.117). It opens into this room from the front stair passage and is just 2'-5" by 6'-0 ½". It has not been cut down or otherwise altered to fit this opening and seems to be in its original location. It has shallow raised panels on its superior face, oriented to the passage, and flat panels on the side facing this room. Its stiles and rails are unmolded on both sides. Panels, stiles and rails are all clearly hand-planed and neatly joined with single pegs. There are few coats of paint on either side.

Figure 3.120. South Mountain House, second-floor center room (208), detail of early opening in north wall.

It is currently fitted with a box lock on the room face. This is stamped with "M.W. & Co." and is the second lock on this door (Figure 3.118). M.W. refers to Mallory, Wheeler & Company, a New Haven manufacturer of padlocks and iron rim locks in the 1870s. Their 1871 trade catalog illustrates a very similar model on page 206, as number 237 (Figure 3.119). The version at the South Mountain House is fitted with porcelain knobs on both sides. The door is hung on small five-knuckle cast butt hinges, both held with flathead screws. Because this is the second lock on this door and because it dates to the period III alterations, we conclude that the door leaf itself was installed in period II to connect the new north wing to the existing rear ell. This makes it the oldest door identified in the building, a rare survivor from 1839.

There is no longer a leaf on the adjoining door opening, leading to the former porch. This has nicely finished jambs, with shallow flat panels framed by molded stiles and rails in a manner similar to the window embrasures in the rooms below in the period II wing (Figure 3.10). It has been hung with multiple doors on both its inside face and its outside. One of these, perhaps the original, was associated with a lock keeper affixed to the inside face of the south jamb. Though the casing has the appearance of a historic element, field inspection of the paint did not identify any early layers on it, so it is conceivable that it is a very well-made replica of an original from the early nineteenth century.

There is also a small 1'-11" by 4'-5 ¼" opening in the north wall that was likely a window in period I but was blocked soon thereafter by the addition of the period II wing (Figure 3.120). It is currently a cupboard closed by a joined door whose cyma reversa panels resemble the door at the rear exte-

Figure 3.121. South Mountain House, second-floor center room (208), view of Period III mantel.

rior door to the period III wing, suggesting that this is an early opening that was only converted to a wall cupboard in the Dahlgren era. The pegs for its joinery are very small, barely ¼". The door is the only door that has ever been fitted here and is hung on two-knuckle cast butt hinges. Its casing is finished with the same single architrave found throughout this room. The lining of the cupboard is hand-planed and only jack-planed, seemingly never intended for public view, so does not appear to have been for a window jamb.

The fireplace protrudes into the room on the south wall and is fitted with a faux-painted slate mantel that is set up for a coal grate with an arched top (Figure 3.121). Unlike other slate mantels in the house, there is no incised decoration but it has been grooved instead in a manner to suggest raised paneling. It sits on a slate hearth and has a curved slate shelf.

The flooring in this room is decent quality but fast grown pine of a similar character to Dahlgren-era flooring found elsewhere in the house, with widths ranging from 2 3/8" to 4". The walls have been decorated with modern baseboards, chair boards, and crown moldings, all seemingly from the late 20th century, with very little paint on them.

Figure 3.123. South Mountain House, detail of Period I plaster inside east porch (209).

Upper Porch (209)

Like much of the South Mountain House, the upper-level porch was substantially refurbished in the late 20th century. with new windows, casings, and drywall. It is currently 5' wide and 27'-8 ½" deep (Figure 3.122). Though much altered, we can learn something about historic finishes on the porch, on the outside, on what was the original outside surface of the west wall of the period I building. Between two of the surviving period III casements on this wall, an area of early stuc-

Figure 3.122. South Mountain House, view looking north along east porch (209). Circled area of early plaster detailed in Figure 3.123.

Figure 3.125. Shirley Plantation, Charles City County, Virginia, begun 1738, altered 1772. View of river-side front with two-story portico. Note finished wall treatment in porch area.

co is exposed. This is finished to a smooth surface, unlike the roughcast elsewhere, and indicates that the stucco on the porches was more refined than that on the other parts of the building (Figure 3.123). The wall at the porch on the ground floor is finished in the same way (Figure 3.9). This is similar to how porches were often treated on early American buildings, as an exterior room, sometimes with chairboards and in rare cases, wood paneling (Figure 3.124 and Figure 3.125).

The west side of the originally open porch was enclosed following the construction of the atrium in period VI. The present floor of the porch is a combination of vinyl and carpet pad all applied over a pine subfloor. The south end of the porch is fitted with a Dahlgren-era casement window that opens into a small area of closets in the back of the left rear room on this floor. These casements are still in place, but no longer operational.

Figure 3.124. View from southwest of wainscoted south porch (PII, mid-18th century) Tuckahoe, Goochland County, Virginia.

Closet Vestibule (210)

Behind the center room on the second floor is a small closet vestibule. This is part of the period III addition newly built for Madeleine Dahlgren. Access to this space from the center room passes through a door opening inserted in the south wall of the center room in period III (Figure 3.126). The door that separated these two spaces was originally hung on the center room side, on its east jamb. The closet vestibule was accessible both from the center room and from the stair passage in the south wing. Though it is currently also accessible from room 213, just to the south, this opening was inserted in the modern era. So, too, was the partition between the stair passage and the closet vestibule a modern alteration. As originally configured, the closet vestibule provided storage for the center bed chamber (room 208) while also a passage to the rear stair landing from the center room.

The closet vestibule is lit by a window in its east

Figure 3.126. South Mountain House, second-floor rear closet vestibule (210), looking north into center room (208).

Figure 3.127. South Mountain House, second-floor rear closet vestibule (208), looking west toward rear stair passage (211).

wall. This was originally fitted with casements, but these have been replaced by a modern vinyl-clad insulated-glass window. It also opened into upper level of the east porch. The original casement windows on the porch are still in place, but inoperable. In the south wall of the closet vestibule, adjoining the east window, is a small early cupboard with a very narrow board-and-batten door. Even this little closet is ornamented by the elaborated Dahlgren-era casing. Similar woodwork also ornaments the two windows at the east end of the closet vestibule.

Two closets flank the doorway to the center room (Figure 3.127). These, along with the door to the center room, are finished with Dahlgren-era woodwork and were originally closed by doors, hung on their east jambs. Both closets were originally fitted with shelving and later retrofitted with sinks. The walls of the closet vestibule are finished with plaster on sawn lath, above period III wainscoting. The floor is finished with pine boards of a similar character to those observed elsewhere in period III.

The door to the left rear bedroom from the closet vestibule was inserted and decorated with modern casings in the late 20th century. That this was inserted is clearest in the floor, where an unfinished area in the door opening signifies that a wall originally ran across this location. When this room was new, there was no communication between the closet vestibule and room 213. The four-panel door leaf in this opening, however, is

similar to those installed throughout the house in period III. It has been re-used here, along with a Dahlgren-era casing on the room side, in the mid- to late-20th century.

At the west end of the closet vestibule, a six-panel door leads into back of the stair passage. This door, too, has the character of Dahlgren-era work but it is framed by a modern casing and installed in a modern partition. There is no evidence of a wall or a door in this location in period III so this door, like the one to room 213, was relocated here in period VI. The closet vestibule was originally open to the back stair passage. Finally, there is an elaborate arched bracket in the ceiling of the closet vestibule that visually divides the east area of the space from the west. Its decorative quality may suggest that the closet vestibule was used, perhaps as a dressing area, by Madeleine Dahlgren herself, rather than one of her domestic staff.

Left Rear Room (213)

At its largest extent, the room at the left rear of the South Mountain House is 13'-2 ¼" deep by 14'-5 ½" wide (Figure 3.128). Aside from its replaced windows and the inserted door to the closet vestibule, it is substantially intact from the Dalgren-era occupation, including its molded baseboard and chair board. A crown molding with very few coats of paint on it seems to have been added as part of the late-20th-century refurbishment.

The room is lit by three windows: two in the south wall, and one in the east. All of these were originally fitted with the casements used in period III and all three have since been replaced with the modern insulated-glass casements observed elsewhere. In the sill and in the head are remnants of hardware formerly used to fix the original casements open and closed. The windows are cased with a familiar Dahlgren-era molding of the more elaborated variety (see casing diagram).

Figure 3.128. South Mountain House, second-floor southeast room (213).

Figure 3.129. South Mountain House, second-floor southeast room (213), detail of door to stair passage.

Figure 3.130. South Mountain House, second-floor southeast room (213), view of mantel.

The door to the closet vestibule and to the stair passage are both finished with similar moldings (Figure 3.129). The door to the passage has flat panels on both its room face and the passage face; the relocated door to the closet vestibule has flat, unmolded panels on its room face, and molded styles and rails and shallow, raised panels on the side facing the closets. Both doors are hung on three-knuckle, cast-iron butt hinges and both are secured with Mallory & Wheeler rim locks.

The slate mantel is similar to those in the two north bedchambers on this level (Figure 3.130). It has flat stiles supporting a flat lintel, both with geometric faux-painted inserts bounded by an incised line. It sits on a slate hearth and has a very deep firebox, evidently set up to burn logs rather than coal.

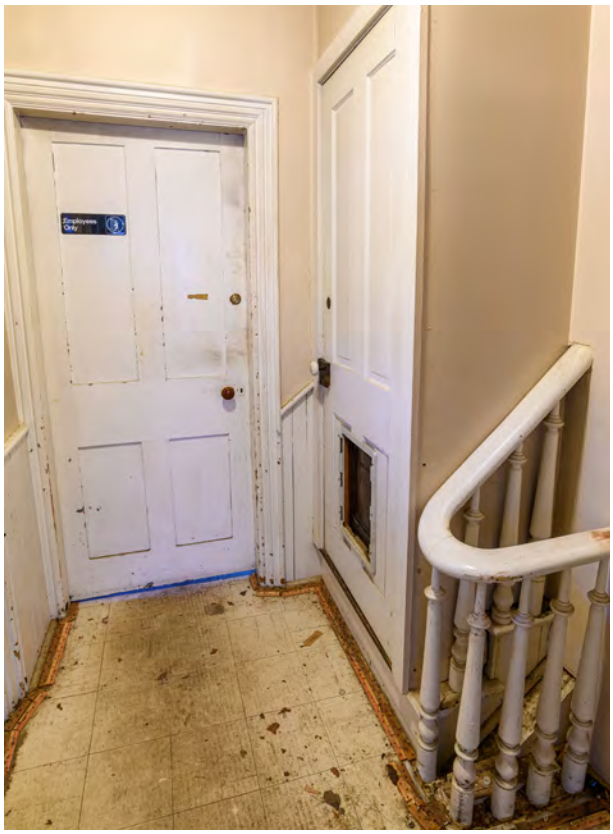
Rear Entry and Stair Passage (211, 212)

Like many other parts of this building, the second-floor stair passage in the south wing was altered in the late 20th century, principally through the addition of a new partition that subdivides the upper-level entry from the stair passage proper. Around this time, this area was made the principal rear entrance by means of a bridge from the rear parking area. The present exterior door is a modern wooden slab door, fitted with a diamond window. The jambs and soffit at the rear entry are all decorated with a relatively conventional (conventional, that is, for the 1870s) Italianate panel molding (Figure 3.131).

The original rear stair passage was 18'-1" deep, and 6'-5 ½" broad. As partitioned off, the rear

Figure 3.131. South Mountain House, detail of door jamb at rear entry, second floor (room 212).

Figure 3.132. South Mountain House, second-floor rear entry (212).



entry is just 5'-4 ½" deep. It is further intruded upon by a door that has been installed at the base of the attic stair (Figure 3.132). As in the closet vestibule, this door has been relocated here—it is a period III raised-panel door leaf with its Mallory & Wheeler rim lock in a period VI location.

In its original configuration, this passage communicated with the two bedchambers on either side of it, as well as with the closet vestibule and the second-floor room of the tower. The latter access was walled off with dimensional lumber and drywall in period VI. As in the closet vestibule, the walls of the stair passage are finished with beadboard wainscot and plaster on circular-sawn lath. This treatment continues up the stair into the attic (Figure 3.133). The attic stair preserves the original treatment of the second-floor stair passage, with an unpainted handrail, wainscot, and

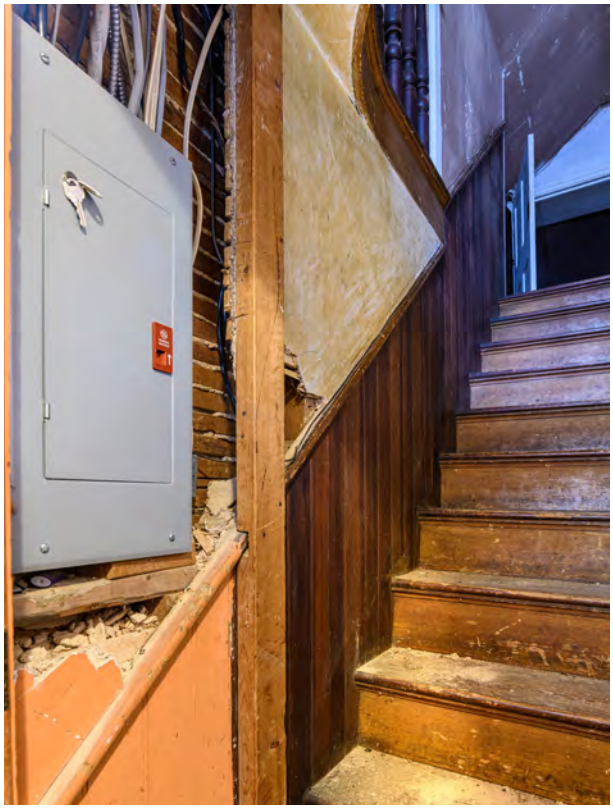


Figure 3.133. South Mountain House, rear stair to attic; view taken inside right-hand door in Figure 3.132.

turned balusters. In the rear lobby, the stair handrail and balusters are all painted a glossy white, though they remain unpainted behind the new partition.

The doors to the two bedrooms on either side of the passage are finished with period III casings (see casing diagram). Both have four flat panels with un-molded styles and rails on both sides. That to room 214 is currently hinged on the south jamb but was originally hung on the north jamb. This door was clearly originally grained, then later painted a slate blue, and, more recently, coated in a bright, glossy white.

Right Rear Room (214)

The right rear room is close to its original period III configuration. At its largest extent, it is 14'-9 ½" wide by 11'-4 ¾" deep (Figure 3.134). Like the entry vestibule adjoining, however, it has been refinished, re-floored, and re-covered. Its floor has been covered with vinyl tile and its ceiling with modern drywall, though its walls retain their 1870s plaster surface. Like so many of the other rooms in this part of the building, it has been given a modern crown molding.

It is lit by three windows: two in the south wall, and one in the west. All three have been treated in the same manner as those in the room on the opposite side of the stair: they were originally fitted with casements and these have been replaced in the modern era with insulated-glass windows. Finishes are similar to those in the room opposite, as well, with a molded baseboard and a simple chair board that is applied with wire nails and reflects a modern improvement.

This room is fitted with a faux-painted slate mantel of the same type used in the other bedchambers on this floor, characterized by two

Figure 3.134. South Mountain House, second-floor southwest room (214).

plain pilasters supporting a lintel, all incised with a geometric design, resembling a pair of sharpened pencils (Figure 3.135). In this case, the faux painting only survives partially. As with the other Dahlgren-era mantles, it sits on a slate hearth and has a curved shelf.

Finally, on our visit, this room was being used to collect artifacts from around the house, including seven doors of historic vintage. Many of these were originally grained, and four of them retain their original grained surface (Figure 3.136). They all appear to have been installed in the Dalgren era, and at least one of them is in excellent condition. The one in best condition has some of the most fanciful and elaborate graining of any of them. Another, a four-panel door with unmolded stiles and rails on both sides, is both grained and joined and may be from the mid-19th century, as its panels appear to be hand-planed. Its graining extends onto its butt hinges—because these use loose pins, and are the only hinges that have been mounted to this door, they cannot be any earlier than the middle of the nineteenth century so may only date to the Dahlgren-era improvements, their hand-planed panels notwithstanding (Figure 3.137).

Figure 3.135. South Mountain House, mantel in second-floor southwest room (214).

Figure 3.136. South Mountain House, historic doors in storage in second -floor southwest room (214). Note elaborate oak graining on six-panel door at left and visible hand-planing on four-panel door at right.

Sometime in the late 20th century, builders inserted a new door to connect this room to the second floor of the tower element (Figure 3.138). This provided the first direct communication between these two spaces. This door is no longer in

Figure 3.137. South Mountain House, detail of three-knuckle, loose-pin butt hinges from Period III doors stored in room 214 and seen in Figure 3.136.

place, but it was hung on five-knuckle loose-pin butt hinges.

Second Floor Tower Room (215)

The second floor of the so-called tower has been reconfigured in the modern era (Figure 3.139). It was originally subdivided into two, or conceivably three, separate spaces. It is currently a single large L-shaped room with a bathroom in one corner. The latter was clearly partitioned off in the late 20th century using dimensional lumber and drywall. Originally, the second floor of the tower room was accessed directly from room 208, through an opening that has since been walled off on one side and converted into bookshelves. This provided access from what was likely Madeleine Dahlgren's bed chamber to the tower room, whose doors and west-facing balcony provided easy access to the view of the Maryland countryside that she prized.

The restroom is currently partitioned from the main room by a stud wall covered with drywall. This protects the corner of the original building and preserves an impression of one or two earlier walls at this corner: one to the south and the other to the west (Figure 3.140). This corner is also one of the best places to observe the original finish on the stone wall, and it appears that there are three generations at this corner. The first is a grayish stucco with pebbly aggregate. On top of this is a second, grayer layer that may represent a period II surface. On top of this is a third surface, which is much browner and seems to be a base coat for a plaster surface during the Dahlgren-era alterations. This brown coat stops at two edges which define features on the west and south sides of this corner. On top of this is another plaster

Figure 3.138. South Mountain House, second-floor southwest room (214), door to upper part of tower (215).

Figure 3.139. South Mountain House, second-floor tower room (215), looking towards room 214. See Figure 3.140 for circled detail.

layer followed by a very white finish coat.

It is unclear how this space was configured in 1876. The area where the bathroom sits was certainly accessible from the passage and it is conceivable that it was arranged like the closet vestibule on the opposite side of the stair. It is possible, too, that it was simply a large closet that opened into the back of the passage.

However this room was configured, it does appear that the present room 215 was subdivided into two separate spaces in 1876, with the larger tower room accessible directly from room 208 and a smaller section either accessible from this space or from the closet-like space at the back of the passage. Because the floor of this room, as well

Figure 3.140. South Mountain House, second floor tower room, detail of dimensional lumber and drywall used to create bathroom partition. Note remnant of stucco visible on what was the southwest corner of the Period I building.

Figure 3.141. South Mountain House, second-floor tower room (215), looking northwest.

as room 214, is vinyl tile on top of a plywood subfloor on a layer of asphalt shingles, it is not currently possible to inspect the early floor underneath to find partition evidence. Removal of all these materials would clarify the position of Dahlgren-era partitions in this room.

Like the other rooms in the period III wing, this room was originally lit by two casements, both of which are currently fitted with insulated glass windows. Both window openings are framed with the Dahlgren-era casings observed elsewhere. Similar moldings frame the door that leads from this room onto the flat roof over the modern kitchen. Until the 1950s, this led to a small balcony. The present door leaf a modern slab with a diamond window in its upper half. The baseboards, chair board, and crown molding are all the modern material observed in other locations on this level. It is in this room that we can see most clearly that the chair board is a modern element, as it is applied over the skim coat of plaster that obscures the removal of historic partitions in this room.

Figure 3.142. South Mountain House, third-floor front right room (301), looking north. Note nailer in ceiling in the position of a Period III partition (indicated) that separated the room at the left from a passage at this level.

Third Floor

The third floor, or attic level, of the South Mountain House was given most of its wall and ceiling coverings for the first time in period III. Sometime before 1876, builders seem to have floored and finished the attic area over the period I section and parts of the period II attic were whitewashed but it does not appear to have been intended for sustained human habitation before this time. This changed in 1876, when this level was converted for use as servants' quarters for Madeleine Dahlgren's domestic staff. Likely reflecting different uses, or different statuses of occupants, builders used bead-board sheathing in the rooms of the north wing and plaster in the center section and south wing. They added a dormer to light the attic over the center section and also ran up a stair to a roof deck above the period III wing, revealing that part of the attic was not only for servants. The south attic stair and the ladder to the roof deck were also used by Dahlgren and her guests (see Figure 3.32).

Front Right Room (301)

The west attic room in the period II wing is one of the largest at this level, 18'-9" by 17'-3 ¾" at its greatest extents. It was originally subdivided by a board partition to create a narrow passage on this floor to permit communication between the stair and the rooms over the period I wing. This partition has been removed but the nailer for it remains in place and is visible in Figure 3.142. That same photograph also shows how Dahlgren's builders treated the two contemporary hatch openings differently according to who would see and use them. That in the relatively public passage is neatly made: it is a painted, four-panel door, framed by a simple variant of the door and window cas-

Figure 3.144. South Mountain House, third-floor lobby at top of stairs.

ings used on the floors below. The hatch door on the other side of the removed partition, within what was formerly a servant's bed chamber, is simply made by cutting out the wainscoting.

The chamber originally created at the west end of room 301 was of a similar size to that on the opposite side of the stair, roughly 13'-1" by 17'-3". It was finished with bead-board walls and ceilings, all of unpainted pine and all of which are presently varnished. It has always been illuminated by a pair of windows in the gable end. Their original form cannot be determined but they were fitted with casements in period III; these have since been replaced with modern vinyl-clad units. They were finished in period III as well, likely for the first time, with a version of the hollows-and-rounds trim used on the lower levels (see casing diagram). At the same time, the window embra-

Figure 3.143. South Mountain House, third-floor front right room (301), looking east. Note pile of paper in front of partition. These are unbound pages from Madeleine Dahlgren's memoirs of her husband, John A. Dahlgren, published in 1882.

Figure 3.145. South Mountain House, third-floor front stair landing, showing closets.

sures were finished with a shallow raised panel. This room was never heated by a fireplace, but there is a thimble for a stove on the south side of the chimney.

Three closets intrude on the east part of this room, all formerly part of the passage at the top of the stairs (Figure 3.143). A shallow one faces west; a larger one opened to the south; and another opened into room 302. At the south end of the former passage are a pair of doors: one leads to the stair; the other to a secondary passage to the southern part of the attic (Figure 3.144). The door to the stair is an unusual model, with two raised panels below the lock rail and four glazed panels above (these have since been painted to be opaque). It is secured with a Mallory & Wheeler rim lock and hung on five-knuckle butt hinges, though the latter are not in their original position. This door was newly installed in this location in period III, and glazed to bring a modest amount of light into the attic passage.

The four-panel door adjoining it is not, however, in its original position. It leads to the rear passage toward the center room in the attic and the period III wing beyond. It is hung on loose-pin, cast-iron, butt hinges with three knuckles. It has been cut down substantially to fit this location, by at least an inch on each side and perhaps as much on the top and the bottom. It is not clear where this door originated but it is hand-made, joined with pegs unlike the period III doors—pegs that have been cut through to re-size it, compromising its structural integrity. With four flat panels and ummolded stiles and rails, it seems to have originated in a secondary location but it was in a public enough place to justify its elaborate graining in period III. Its demonstrative, vivid oak patterning is similar to the door currently in storage in room 214 (see Figure 3.136).

Stair Landing (305)

The stair that descends from the attic has heavy turned newels and a round handrail supported on square balusters. The handrail is not continuous but is interrupted at the landings and terminates in a heavy block (Figure 3.145). This stair was installed by period III to provide relatively comfortable access to the attic above period II;

Figure 3.146. South Mountain House, third floor front left room (302), looking east.

whether there was an earlier stair to the attic in this location or a steep ladder is not yet known. At the landing, a pair of closets back up to the north wall of room 307. The closets are modestly finished. Like the closets, the wood stairs, wood baseboard, and plaster walls and ceiling all remain in place from period III.

Front Left Room (302)

At the east end of the attic over period II is a single large room, presumably intended for one of Madeleine Dahlgren's servants (Figure 3.146). It is 13'-9 ½" by 17'-3 ½", slightly larger than the original size of the room on the opposite side of the stair. It is finished exactly like its counterpart, with unfinished bead-board sheathing on the walls and ceiling. Scorch marks around a thim-

Figure 3.147. South Mountain House, third floor front left room (302), view of chimney with stove thimble.

Figure 3.148. South Mountain House, third-floor front left room (302), looking west.

ble in the face of the chimney suggest that this room was heated by a stove for many years (Figure 3.147).

It was lit by two gable windows, on either side of this chimney mass. These are finished with the same period III casings and paneled embrasures as on the opposite room. Like those openings, both casements have been replaced with modern insulated-glass windows. A hatch provides access to the eaves through the north kneewall. There is also a full-size closet in the west wall of this room, adjoining the door that leads out to the vestibule on the attic level (Figure 3.148). Both doors are cased with Dahlgren-era moldings, but neither door leaf remains in place.

Figure 3.149. South Mountain House, third-floor passage (306), looking north towards room 301. Note hatch above ceiling of room 306 at far end of passage.

Figure 3.150. South Mountain House, rob light in third-floor front passage (306).

Passage to Center Room (306)

Communication between the south attic stair and the center room is by means of a short corridor that skirts the side of the stair (Figure 3.149). There is access from here to the area under the eaves as well as to the garret above the collar ties over both the period II wing and the period I ell. All visible material in this passage is no later than the period III refinishing of the attic but may be slightly earlier. Ceiling plaster, for example, in this area is installed on riven lath. And the rob light at the stair is finished with a casing that appears only here and in the adjoining rooms 307 and 308. (Figure 3.150). This is different from all other Dahlgren-era casings, consisting of a beaded board with a square channel cut into its flat face (see casing diagram). Also used in secondary locations at the 1865 George Markell House outside Frederick, it is a more conventional post-bellum casing than the ones used for Madeleine Dahlgren

Figure 3.151. South Mountain House, third-floor north center room (307).

Figure 3.152. South Mountain House, third-floor center rear room (307), with view of peg rail along east kneewall.

in the rooms on the first two floors. There are two possibilities for the timing of the work in all three of these spaces between the top of the stair and the attic over period I: either they were finished for the first time in an interim phase between period II and period III; or they are a deliberately distinctive part of period III (see casing plan).

North Center Room (307)

The attic over the period I building was subdivided by 1876 into two rooms, both finished with plaster on circular-sawn lath with minimal decorative woodwork. Puzzlingly, one was fitted with a dormer while the other was heated by a stove. The southern room, in other words, had no source of natural light while the northern room had no source of heat. Room 307 is the latter and

Figure 3.153. South Mountain House, third-floor center front room (307), detail of Period III kneewall door.

Figure 3.154. South Mountain House, third-floor south center room, looking south (308). Note low door to rear passage at right.

it is 16'-9" x 14'-2 ½" (Figure 3.151). The dormer is lined with Dahlgren-era unpainted beadboard, like the two north chambers on this level. A long peg rail along the east kneewall and a closet in the south wall support a reading of this room as used for storage but it may have been instead a servant's bedchamber, usable in the warmer months when Madeleine Dahlgren and her family visited (Figure 3.152). The closet door and kneewall doors are all finished with the simpler period III casing found throughout the attic level (Figure 3.153).

The present floor in this room is a relatively fast-grown pine with much face grain, and not of the quality of flooring elsewhere in the house. It is possible to see in the kneewalls flanking this room that this material replaces an earlier floor in this room, and that this was tongue-and-groove and secured to the joists with L-headed cut brads. This suggests that, although we cannot see any other signs of early finishes on this level, builders thought that the attic of the period I structure needed a durable, stable floor long before 1876.

South Center Room (308)

The south room over the period I building is of a similar character and a similar size, also finished with plaster on circular-sawn lath (Figure 3.154). It is 16'-9" x 11'-0" at its greatest depth, though this is intruded upon by the closet for room 307 and the large chimney mass rising against the south wall. It is in most respects similar to the adjoining room, with the same flooring and door casings, all of the type installed in period III. It is also fitted with a wooden peg rail, and this is extended further here with a row of cast hooks (Figure 3.155). It does not have a closet but it was heated for a time with a stove vented through the large chimney stack rising against the south wall. Despite its respectable level of finish and despite its provision for heat, it has never been served by a dormer. The only way to get light into this space before 1876 was through an opening in the south gable, since converted to a low door. After the period III wing was added, this room received no

Figure 3.155. South Mountain House, third-floor south center room, looking north (308).

natural light unless the door to room 307 was glazed. There is at present no door leaf in this opening.

Rear Stair Landing (310)

A very low door in the south wall, less than 4' high, leads to the attic stair landing of the south addition (Figure 3.154). It is barely fit for human use outside of an Alice-in-Wonderland funhouse. Nonetheless, it is decently finished with shallow raised panels and is finished with the Dahlgren-era casings associated with secondary spaces in period III (see Figure 3.32). The space beyond is an intriguing one, at the intersection of the public- and family-oriented rooms and the domain of service. The rear stair of the period III wing rises continuously to this level, with

Figure 3.156. South Mountain House, third-floor rear stair landing (310), looking north from dormer.

Figure 3.157. South Mountain House, view of early render on rear gable of Period I building, seen in eaves access off of attic hall (room 310).

no change in the treatment of balusters, newels, or handrails. Unlike the stair in the north wing, it is illuminated by a dormer in the south plane of the roof. In addition, it rises continuously in a paneled enclosure, all the way into the attic. From the landing at the top of this stair, a ladder rises to a blocked opening in the ceiling (Figure 3.156). This formerly led to a lookout platform on the roof, from which Madeleine Dahlgren and her guests could survey the landscape around the house.

A hatch in the northwest corner of the passage opens into an area under the eaves where a large area of early roughcast stucco remains in place against the south gable end of the period I structure (Figure 3.157). This stucco was preserved by the 1876 addition of the south wing and is an important artifact of the early appearance of the exterior, unaffected by later applications of paint or hard-cement repairs.

Left Rear Room (313)

The stair passage leads to two additional bed chambers on this floor, both evidently intended for members of the Dahlgren domestic staff. A conventionally sized door leads to the larger of the two, on the east side. This door is decorated on both sides with the simplified period III casing (see casing diagram). The door itself is a four-panel model with unmolded stiles and rails and flat panels. The L-shaped room is intruded on significantly by the pitch of the roof over the period III addition, as well as by the underside of the ladder stair to the viewing platform (Figure 3.158). Walls and ceiling are finished with plaster on circular-sawn lath. A closet in the southwest corner has a door that is finished with the simplified Dahlgren-era casing. A chimney rises in the east gable end; at this level, it has never had a fireplace but it was fitted for a time with a stove (Figure 3.159).

Figure 3.158. South Mountain House, left rear room (313), looking north toward underside of stair to roof deck.

Figure 3.159. South Mountain House, left rear room (313), looking east.

As in the attic rooms in the north wing, two windows flank the chimney. These were originally fitted with casements but currently have the modern insulated-glass replacements observed elsewhere. period III flooring survives well in this room, and throughout the south wing at the attic level. It is decent-quality, variable-width pine, with some face grain, and is tongue-and-grooved.

A hatch in the northeast corner provides access to a kneewall where we can inspect another part of the original rear gable of the period I building. Here, another portion of early stucco remains in place but as important is the south end of the east porch at its upper level. This was captured in 1876 by the Dahlgren-era wing. The end of the porch roof is protected by five flush butted boards, all secured with cut nails and decorated with slender beads on their lower edge (Figure 3.160). They all have raised grain from being exposed to the weather for 57 years. They are covered in two

Figure 3.160. South Mountain House attic, view of stucco and early sheathing boards at south end of Period I porch, captured by Period III addition.

generations of paint: the first a degraded white; the second the present olive green. This sequence matches the other early exterior elements sampled in the building, including a window jamb in room 101 that was protected after 1876 by a jamb liner for the new casement windows.[7] A rake board runs up along the top edge of the flush sheathing and is itself captured by a period III rafter.

Right Rear Room (311)

The other bed chamber on this level of the period III wing is accessible through another low four-panel door, just under six feet tall, and along a path that is significantly intruded upon by the front plane of the roof. At 11'2" by 11'-11" at its largest extents, this room is relatively small, and is entirely under the roof with the short kneewalls at the two sides (Figure 3.161). Like room 313,

7 Moffitt, *Paint Analysis Report - South Mountain Inn, Boonsboro, MD*, 3–5.

Figure 3.161. South Mountain House, third-floor right rear room (311).

it was meant for a servant's bed chamber and was provided with a stove for a heat source and two low casement windows in the gable end. These are finished with the simplified Dahlgren-era casing painted green. The windows have been replaced with modern, vinyl-clad units. There is a small closet in the northeast corner; its door and the door to the passage are finished with three-inch-wide versions of the Period III casing.

Figure 3.162. South Mountain House, roof over Period I section, looking north towards Period II, view of sheathing boards and pegged rafters.

Garret

The low area above the collar ties for the roof over the period I and period II sections of the building is accessible through a small hatch above room 306. To fully understand the roof, including its framing and the form of its original covering, will require more intensive study but the following provide some preliminary notes as a starting point.

Figure 3.163. South Mountain House, third-floor partition in location of Period I stone gable. Note two pieces of painted flush weatherboards re-used as roof sheathing.

Period I

The attic over the period I section of the building is narrow but preserves important evidence for the original form and subsequent development of the building. The roof frame is composed of pine rafters that are hewn on four sides, barely more than squared-up logs, and indeed on many rafters, two or more corners have bark edges on them (Figure 3.162). They are of slender dimension, as little as 2 ½" square at their apex. Rafter pairs are spaced widely, between 2'-2" and 2'-6" on centers, and joined at their apex with pegs of an unusually large diameter.

Above the intersection of the period II wing and the period I section, rafters are only butted and nailed at their apex. A small number of rafters in the west plane of this part of the roof were installed without an opposing member,

Figure 3.164. South Mountain House, view of original rafter in north gable end of Period I structure. Note nails in top and outer faces.

Figure 3.165. South Mountain House, roof over Period II addition, looking east.

seemingly to facilitate the insertion of lath for plaster in the room below.

The roof sheathing is formed of broad, sash-sawn boards. These have a cut nails and a small number of wire nails in them, consistent with an extended cycle of re-roofing. The earliest photograph of the house seems to show it with square butt wood shingles and this is likely its earliest covering. Roof sheathing appears largely original but if it has been replaced, this occurred no later than the late nineteenth century, given the continued use of vertical sawing and the presence of cut nails. At least some of the sheathing seems to have been replaced in period II. A painted, beaded board, seemingly an early weatherboard, was installed as a piece of sheathing when this part of the building was re-roofed (Figure 3.163).

No later than period III, builders removed some of the collar ties over this portion of the roof to set them about 8" higher, raising the ceiling to make the room below more commodious and to facilitate the connection between the two wings at this and of the building.

An important question about the original building but one that is as yet unanswered concerns whether the gable end at the attic level was built of stone or wood. There are no remnants of stone above the second floor walls but there are also no signs of a frame partition in the surviving rafter pair in the position of the end of the north gable for the original structure. If this gable end were stone, it was demolished to the height of the walls below. If it were wood, we have not yet seen clear evidence for its structure.

Figure 3.166. South Mountain House, attic over Period II wing, rafter apex with carpenter's marks.

The end rafter on the east side of the original roof remains in place (Figure 3.164). There are no remnants of a stone gable here and there are nails in the north face of this rafter, consistent with the gable end being covered with board sheathing originally, like that which survives on the end of the original porch. These nails may be, however, for a rake board sealing the top of a stone gable. Because, however, there is no collar tie securing this rafter pair together, we conclude that the building originally had a stone gable and that this was removed to the top of the wall when the period II wing was added.

Figure 3.167. South Mountain House, roof over Period II wing, detail of collar ties in original position with whitewash running up onto rafters.

Period II

The difference between the material framing the period II roof from that framing the original roof is clear. The 1839 rafters are oak, and neatly sash-sawn, as are the collar ties (Figure 3.165). They are pegged at their apex. They have raising marks, though these are out of sequence and not consistently inscribed. Some are made with a chisel; others with a timber scribe (Figure 3.166). The pitch of the front roof is also shallower than that over the rear, and here, too, we see very few nails through the sash-sawn sheathing boards, further supporting a hypothesis that the original roof over this part of the building was made of metal.

Collar ties at the west end of the building have whitewash on their sides, a coating that bleeds irregularly onto the face of the adjoining rafters (Figure 3.167). At least one of the rooms below, therefore, was originally finished modestly, with a coat of whitewash on its exposed frame; the east room seems not to have been finished even in this rudimentary fashion before the alterations of Madeleine Dahlgren.

METHODOLOGY

Assessment of the conditions for the South Mountain Inn involved a visual examination of the exterior and interior building fabric using the naked eye. Survey of the exterior was conducted from the ground, consisting of a top-down examination of each architectural component (roof, chimneys, exterior walls, windows, doors, woodwork, etc.), noting the vintage (original, later addition, modern repair), condition, and issues affecting them. Drone photography was also used to document and assess the condition of the architectural components that were not easily visible from the ground, including the roof and chimneys.

A similar approach was performed on the interior of the building. A room-by-room, floor-by-floor survey was conducted, assessing the visual conditions of the architectural systems. Each room was examined noting the condition and issues affecting the ceilings, walls, floors, mantels, doors, and windows.

The survey process included a written record of the existing fabric noting conditions observed, and digital photographs of existing conditions.

The terms Excellent, Good, Fair, and Poor are used to describe conditions.

An element is evaluated as **Excellent** when:

- The element is intact, structurally sound, and performing its intended purpose.
- There are no cosmetic imperfections.
- The element needs no repair.

An element is evaluated as **Good** when:

- There are early signs of wear, failure, or deterioration, though the element is generally structural sound and performing its intended purpose.
- There are cosmetic imperfections.
- The element or system needs only routine maintenance.

An element is evaluated as **Fair** when:

- There are signs of noteworthy wear, failure, and/or deterioration.
- The element or system is not performing its intended purpose.
- There is failure of a subcomponent of the element.
- The element or system needs minor repair.

An element is evaluated as **Poor** when:

- The element is missing.
- The element is no longer performing its intended purpose.
- The element shows signs of imminent failure or breakdown.
- The element requires major repair or replacement.

Recommendations are categorized into Urgent,

Necessary, Near-Term, Long-Term, and Monitor. These categories define the priority and time frame for addressing the issues.

Urgent: Life-safety or critical issues that should be resolved within 12 months, typically involving structural failures of issues of water infiltration.

Necessary: Issues that require attention within 1-2 years or are relatively easy to implement.

Near-Term: Issues that need to be addressed within 2-5 years.

Long-Term: Issues that require attention within 5-10 years.

Monitor: Maintenance items or conditions that do not necessitate immediate action but require periodic monitoring to track their condition and level of concern.

SUMMARY OF EXISTING CONDITIONS

Overall, South Mountain Inn is in fair condition, however, a number of building components are presently in poor condition as a result of water infiltration and deferred maintenance associated with the building's recent vacancy. The structure reflects a complex history of evolving ownership, uses, and construction campaigns, including multiple alterations and expansions, with its most recent use as a commercial restaurant. Having remained vacant, the building is increasingly vulnerable to deterioration resulting from neglect, as well as risks associated with trespassing, vandalism, pest infestation, and other impacts of deferred maintenance. Without intervention, these conditions are likely to accelerate the building's deterioration. To stabilize the property and prevent further decline, a proactive approach to stewardship is recommended, including regular monitoring, routine inspections, and ongoing maintenance.

The following is a summary of the conditions observed throughout the structure in November of 2025, followed by complete descriptions of each architectural system.

EXTERIOR

Roofs

The roof system of South Mountain Inn is complex, reflecting the building's multiple phases of construction and additions. The historic core is the result of three primary building periods and is currently clad in prefinished gray ribbed metal (R-panel) roofing installed approximately 10-15 years ago. Secondary roof elements include several flat roofs covered with EPDM rubber membrane, and the atrium addition, which is clad in asphalt shingles. While the roofing materials themselves are generally of moderate age, the installation and detailing, particularly flashing conditions, are poor throughout the roof system.

Overall, the roofs are in poor condition owing to improper installation, roofing material, and detailing, resulting in chronic water infiltration. The metal R-panel roofs contain numerous exposed fasteners that create potential leakage points, and flashing at chimneys, dormers, and roof transitions is poorly designed and installed. EPDM flat roofs exhibit patching, ponding, and rippling, suggesting ongoing drainage and infiltration issues. The atrium wing's asphalt shingle roof is in fair condition but nearing the end of its service life and shows evidence of leakage around skylights and roof junctions. In the short term, regular monitoring and repairs are recommended to address leaks and deterioration; however, in the long term, a comprehensive roof replacement program, including properly detailed flashing and drainage improvements, will be necessary to ensure the building's protection and longevity.

Gutters & Leaders

The gutter and downspout systems at South Mountain Inn serve the principal roof, kitchen and service wing, and atrium wing, and are primarily composed of prefinished aluminum K-style gutters and corrugated aluminum downspouts. Along the principal roof, gutters extend along the roof edges and discharge either to grade or onto lower roof surfaces. In many locations, the

drainage capacity is insufficient, with large roof areas served by a single 3”x4” downspout. The gutters and leaders are generally in poor condition and exhibit denting, surface soiling, and mildew growth. At the north entrance vestibule, gutters lack downspouts and terminate open-ended, allowing water to discharge directly to grade.

Drainage at the kitchen and service wing flat roofs consist primarily of drainage through scuppers and internal roof drains. The atrium wing is equipped with aluminum K-style gutters that terminate at the secondary gables and are served by four downspouts discharging to grade or subsurface drains. These gutters and leaders are in fair to poor condition and likely accumulate debris due to nearby trees. Seasonal cleaning is recommended in the short term, with full replacement of the gutter and downspout systems anticipated in conjunction with a comprehensive roof replacement.

Chimneys

South Mountain Inn contains five stone masonry chimneys distributed across the building’s historic core: one central chimney at the south end of the period I structure, two chimneys at either end of the period II addition, and two chimneys at either end of the period III addition. Each chimney contains two flues and is coated with a rough layer of stucco parging. The current operational status of the flues is unknown. Several flues have been modified to accommodate mechanical ventilation equipment, while others remain open or are partially capped with concrete or metal chimney caps and wire mesh.

Overall, the chimneys are in poor condition. The stucco parging is heavily deteriorated, with widespread cracking, staining, and areas of exposed masonry. The chimney crown mortar washes have largely failed and separated from the masonry, and some chimney caps appear poorly secured. Significant biological growth, including vegetation emerging from the chimney cap and flue of the period I chimney, indicates prolonged moisture exposure and lack of maintenance. To address these conditions, removal of the deteriorated parging is recommended to allow assessment and repointing of the underlying masonry. New mortar crown washes and properly secured ventilated chimney caps should be installed to prevent water infiltration while allowing airflow through non-functioning flues. New metal step flashing, properly regleted into the masonry joints, should also be installed in conjunction with future roof replacement work.

Masonry

The masonry of South Mountain Inn reflects the building’s three primary construction periods, as well as later additions. The historic core is constructed of locally sourced stone masonry, primarily blue-gray limestone laid in an uncoursed random rubble pattern. The period II addition continues this construction method using similar fieldstone, while the period III structure incorporates both limestone and greenstone. Evidence uncovered at the period I foundation indicates that the masonry was historically coated with a lime-based pebbledash render, which was later removed during a later restoration campaign that exposed the stone and repointed the walls with Portland cement-based mortar. Although the masonry is generally in good condition, localized areas of cracking, displacement, staining, and outward bulging are present, particularly around window openings and corners of the period II and III structures. In several areas, cracking and movement visible on the exterior correspond with displacement observed on the interior, indicating localized structural movement. The existing Portland cement mortar, now in fair to poor condition, is incompatible with the historic masonry and contributes to cracking and moisture retention within the stonework.

Later additions employ modern systems. The

kitchen and service wing is constructed of concrete masonry unit (CMU) block with a stucco coating that exhibits significant staining, cracking, and evidence of settlement, particularly along the north wall where daylight is visible through the structure. The linen room addition is in especially poor condition, displaying extensive cracking, gaps between CMU units, and ad hoc repairs including wood infill framing and expanding foam sealant, indicating poor original construction and prolonged deferred maintenance. Recommended work to the historic masonry includes removal of the incompatible Portland cement mortar and repointing with an appropriate lime-based mortar, stabilization of cracked masonry through selective reinforcement and resetting of displaced units, and cleaning of biological growth and staining. If retained, recommended work to the modern CMU walls includes repair or replacement of cracked units, structural repairs, repair and replacement of exterior stucco finish, and installation of insulation and new interior finishes.

Cladding & Exterior Woodwork

Exterior cladding and woodwork at South Mountain Inn is generally in fair to poor condition. The dormers on the period I and period III structures feature decorative wood gable ends with sawn scrollwork and trim, while the dormer cheeks are clad in modern vinyl siding. The wood elements exhibit significant paint failure, including flaking and alligatoring, particularly at the west-facing dormer, where the majority of the wood substrate is exposed, though the underlying material remains in generally fair condition. Vinyl siding at the dormers is poorly installed and has become loose or displaced in several locations. The primary roof cornice is in fair condition, although the gable end returns have been replaced with plywood or oriented strand board. These materials are now in very poor condition, and soffits throughout the building show significant deterioration and evidence of water infiltration, particularly near roof valleys and downspouts.

Later exterior elements, including the entrance vestibule, storefront infill, deck, and atrium wing, reflect modern alterations and additions and generally exhibit poor construction detailing and deterioration. The entrance vestibule and adjacent storefront infill are clad in fiber cement siding that remains in fair condition but shows cracking, biological growth, and poor workmanship. The large wood deck projecting from the period III structure is in very poor condition and has contributed to water infiltration and mold within the enclosed space below. The atrium wing wood trim, corner boards, and gable cladding exhibit advanced deterioration and rot, especially where wood components meet the stone watertable. A later framed connection between the main structure and the atrium wing is also in poor condition and shows evidence of ongoing water infiltration. Recommended work includes stabilization and repair of historic wood elements, replacement of severely deteriorated components with compatible materials, removal of inappropriate cladding such as vinyl siding, and removal of the deteriorated deck structure.

Exterior Doors

Most exterior doors at South Mountain Inn are modern commercial steel or aluminum units installed during the building's later use as a restaurant. These doors are generally utilitarian in design and are currently in poor condition, exhibiting visible rust, pitting, and deteriorated or non-functioning hardware. Their condition and appearance are inconsistent with the historic character of the building.

One historic exterior door remains intact on the first floor of the period III structure's south elevation. This entrance consists of a four-panel wood door surrounded by sidelights and a transom. While the door assembly remains in generally good condition, it shows evidence

of multiple paint layers with localized paint failure and general wear, as well as a vertical split in one of the lower panels. Restoration of this historic door is recommended, including careful paint removal and refinishing, repair of deteriorated wood elements, renewal of glazing compound, and cleaning and repair of the original hardware. Modern replacement doors elsewhere on the building should be upgraded with more contextually appropriate doors that are compatible with the building's historic character.

Windows

Most exterior window openings in the historic portions of South Mountain Inn currently contain modern vinyl replacement windows installed approximately fifteen years ago, replacing earlier diamond-pane wood casement windows. These replacement units generally feature simulated diamond-pattern divided lights intended to replicate the historic appearance, though most are fixed and do not provide operability. While the vinyl windows themselves remain in fair condition, many were installed within existing wood frames without addressing underlying deterioration or structural movement. In several areas, particularly along the east wall of the period III structure, ongoing settlement and masonry movement have created significant gaps between the window units and their frames, which have been inadequately filled with sealant and expanding foam. Several historic wood casement windows survive within portions of the building that were later enclosed by additions, including the atrium and kitchen wing, and these retain original hardware such as porcelain knob pulls and spring-loaded latches. Owing to their protected locations, these surviving historic windows remain in generally good condition.

Window frames, sills, and lintels exhibit varying conditions across the building. Most frames are wood and remain generally sound with localized deterioration, though paint finishes are in poor condition with widespread flaking and alligatoring. Many exterior windowsills have been replaced with cast concrete units, several of which are now severely cracked with exposed and rusting reinforcing steel causing further deterioration. Other original wood sills have been clad in aluminum, obscuring their condition. Lintels appear to be wood and have been covered with stucco parging over metal lath, which in some locations has cracked and rusted. Historic wood shutters remain along the north elevation of the period II structure and are generally in fair condition but show typical warping, sagging, and paint failure. The atrium wing contains vinyl windows original to the addition that are now nearing the end of their service life, with widespread seal failure, fogged glazing, and water-related deterioration at interior jambs. Recommended work includes restoration of surviving historic wood windows and shutters, repair of deteriorated frames and sills, removal of incompatible materials such as aluminum cladding and stucco parging where appropriate, and long-term replacement of the vinyl windows with high-quality wood windows compatible with the building's historic character.

INTERIOR

Walls & Ceilings

Interior wall and ceiling finishes throughout South Mountain Inn represent a mixture of historic plaster surfaces and later alterations, particularly gypsum wall board. In the historic core, several principal spaces retain original plaster walls and ceilings as well as decorative wood elements, including wood beadboard wainscoting. Where these finishes survive, they are generally in fair to good condition, with only minor cracking and typical wear. In many other locations, however, original plaster has been covered with gypsum wall board or concealed behind suspended ceilings and modern framing. The condition of plaster surfaces varies widely, ranging from fair

to poor, with cracking, bubbling, separation from lath, and localized deterioration commonly observed around window openings and chimney masses. These conditions often correspond with exterior masonry movement or water infiltration at the building envelope. Attic spaces retain a combination of plaster and wood beadboard finishes, with conditions ranging from fair to very poor where water infiltration from failing roof elements has occurred, particularly around chimney masses.

Later additions and service areas, including the kitchen wing, restrooms, and the atrium, contain modern materials such as gypsum wall board, ceramic tile, and exposed concrete block. These spaces generally exhibit poor conditions, with significant moisture damage, mold growth, and structural cracking observed in several areas. Overall, repair of interior finishes will depend largely on addressing the underlying causes of deterioration, most notably roof failures, flashing deficiencies, and masonry movement, followed by stabilization and repair of historic plaster surfaces and restoration of surviving wood finishes.

Flooring

Flooring throughout South Mountain Inn is a mix of historic and modern materials, with condition varying by location. The historic core features wood plank and strip flooring of various vintages, much of which shows wear from prior restaurant use. Ceramic tiles and resilient flooring are present in service areas, often in poor condition with cracking or missing sections. The attic flooring is primarily wood planks in fair to poor condition, with localized deterioration near areas of water infiltration. Modern flooring in the kitchen and service wing, including vinyl, quarry tile, and exposed concrete, is in poor condition and exhibits cracking, delamination, and extensive wear.

Recommendations include repairing or replacing damaged floors with historically appropriate wood, removing modern coverings to expose and assess original substrates, refinishing historic wood floors, and replacing later flooring where appropriate.

Interior Doors

Interior doors at South Mountain Inn encompass a range of vintages, from original period III four-panel stile-and-rail doors to later 20th and 21st century replacements. Many doors show typical wear, including chipped paint, dents, and loose or inoperable hardware. Several historic doors are missing or stored on-site, and some openings contain modern replacements.

Recommendations include restoring historic doors by removing paint, repairing damage, refinishing original surfaces, servicing hardware, replacing inappropriate modern doors with historically sensitive doors, and cataloging and storing loose historic doors for preservation.

Mantels & Hearths

South Mountain Inn contains ten fireplaces across its historic core. The majority of surrounds date to period III and are slate with a faux-marbleized painted finish and stone hearths, set flush with the floor. The remaining fireplaces have earlier or mid-20th-century wood or stone mantels, with one earlier example likely relocated from another part of the property. Overall, mantels are in good condition with minor cracking and finish loss.

Recommendations include cleaning and repairing surrounds, restoring original finishes, and considering replacement or restoration of later or non-original surrounds to match historic period examples.

Stairs

South Mountain Inn has two primary staircases: the north stair which connects all three floors of

the period II structure, and the south stair which connects all three floors of the period III structure. The north stair between first and second floors is modern, while the run to the attic is earlier. The south stair is original to period III, featuring a turned newel post, a continuous curved handrail, and turned spindles. Both stairs show typical wear but remain in generally good condition.

Recommendations include removing later dividing walls to restore the continuity of the stairs, repairing and stabilizing railings, and restoring finishes to match original or period-appropriate designs.

Cellar

The cellar is primarily beneath the period I structure, with a crawlspace extending under the period II structure. Cellar access is via steps at the west end leading to Room 112. The floor is partially concrete and partially exposed dirt, with a southeast pit dug for mechanical equipment. The exterior stone walls have partial parging and whitewash. Visible floor framing shows multiple past repairs, including steel beams and columns. The cellar floor and stairs are in poor condition, and foundation mortar joints exhibit significant loss.

Recommendations include repairs to the stairs and concrete floor, and foundation wall repointing in coordination with overall masonry repairs and framing of the floor above.

Structural

Several structural elements of the building require monitoring, stabilization, and repair to mitigate deterioration and prevent future damage. Additionally, some floor framing may require additional strengthening, depending on its proposed future use. The following summarizes the structural conditions and recommendations; refer to the structural report for additional information.

The central period I chimney should be monitored for movement, and the flues inspected for separations or other damage that may indicate more significant structural concerns. During repairs to the roof and attic framing at the chimney corbel, the chimney should be evaluated to determine whether repairs or supplemental bracing are necessary.

The east wall of the period III addition should be stabilized with concealed grouted anchors or through-wall anchors with cast-iron plates. Installation will require perimeter blocking within the second floor and attic framing, along with supplemental anchoring to the north and south walls so the floor framing can restrain the east wall. The west wall of the period III wing should be tied to the floor structure to improve overall stability.

At the windows, deflection of the existing wood lintels has caused cracking in the masonry above. Although the lintels are not likely a structural concern unless decay is present, cracks should be repaired to prevent water intrusion and associated freeze-thaw damage or wood decay. Flexible pointing mortar is recommended for repairs. As a long-term alternative, the wood lintels could be replaced with precast or steel lintels finished to match the existing false stone appearance.

A roof inspection should be conducted to evaluate flashing conditions and investigate any sagging that may indicate inadequate support. Damaged framing should be reinforced with sister members, and deficient roof decking may be temporarily reinforced from within the attic until roof repairs are completed.

In the cellar, any replacement slab should include a vapor retarder due to elevated moisture conditions. Equipment and structural elements should be elevated to reduce water exposure, and a foundation drain should be installed if moisture-sensitive storage is anticipated.

Structural improvements to the floor systems are recommended to address localized deterioration, increase load capacity where needed, and support potential changes in building use.

In the period I first floor framing, the existing summer beam should be supplemented with parallel steel beams or channels to retain the historic log joists and timber summer beam. New infill framing spanning to these beams would support the first floor and allow a live load capacity of approximately 100 PSF. Because of the limited strength and stiffness of the summer beam, the second floor is not recommended for business, retail, or assembly use without reinforcement. Additional beams spanning perpendicular to the summer beam, along with reinforcement of joist tenon connections, could increase capacity to approximately 50 PSF.

In the period II structure, the undermined foundation supporting the bearing wall between Room 102 and the stairs should be repaired by shoring the floor and reconstructing the foundation. The fractured summer beam should also be repaired or reinforced. Options range from adding supplemental beams below the existing member to internal reinforcement or full replacement, depending on the desired floor capacity. Due to limited structural capacity, the second floor of the period II structure is not recommended for higher occupancy uses without reinforcement or load controls. Exploratory probes should be conducted to determine the existing support conditions and framing configuration. Until further study is completed, live loads should be limited to approximately 40 PSF.

The period III attic floor framing should be supported by a larger beam to reduce loading on the second floor and improve overall capacity. The existing capacity is generally adequate for residential use but not for higher occupancy uses without reinforcement.

Due to the limited capacity of summer beams and joists, attic spaces should have load controls in place. Reinforcing the summer beams and joist connections could increase capacity to approximately 20 PSF. Additional infill framing could be added if greater capacity is required.

In some cases, targeted probes are recommended to verify existing structural conditions and inform future strengthening measures.

Mechanical, Electrical, & Plumbing Systems

The MEP systems at South Mountain Inn exhibit extensive deterioration, functional failures, and non-compliant installation methods resulting from decades of uncoordinated repairs. The following summarizes the MEP systems conditions and recommendations; refer to the MEP report for additional information.

The electrical infrastructure is fragmented and inconsistent, featuring an aged 800-amp service with a rusted current transformer cabinet and a main switchboard showing advanced wear and heat-stained terminations. Distribution panels throughout the facility are heavily deteriorated, exhibiting corrosion, mismatched breakers, and energized buswork exposed through open knockouts. Branch wiring is non-compliant, consisting of a mix of original brittle cloth wiring and newer cables routed without mechanical protection, often with splices made outside of junction boxes. Furthermore, the building lacks essential life safety systems, including a fire alarm system and emergency power infrastructure. Recommendations include a comprehensive replacement of the distribution and wiring systems to meet current NFPA and IBC codes.

The majority of HVAC equipment is past its expected service life and in poor condition, characterized by rusted outdoor units, damaged condenser fins, and biological growth. Specific

hazards include condensate and refrigerant pipes that improperly penetrate return and supply air ducts, creating a high risk for moisture issues and corrosion. Heating is primarily provided by a propane-fired boiler in poor condition and scattered hot water baseboard heaters that are frequently rusted or missing covers. Recommendations include replacing aged units and correcting improper duct penetrations to ensure reliable conditioning and air distribution.

Domestic water is supplied via a well pump and pressure tank, both of which are in good condition, though the distribution piping is uninsulated and shows corrosion at older fittings. The domestic water heater is functional but lacks the required drain pan and proper relief valve discharge routing. Plumbing fixtures vary in status, however, many are in poor condition. Recommendations include replacing corroded service piping and updating damaged fixtures.

Hazardous Materials

The hazardous materials survey of the South Mountain Inn identified significant environmental concerns regarding mold, asbestos, and lead-based paint that must be addressed prior to rehabilitation or occupancy. The following summarizes the hazardous materials present; refer to the Industrial Hygiene Survey for additional information

Light to moderate visible mold growth is pervasive throughout the building, notable present in first floor spaces where wood wainscoting, cabinet doors, and various loose items have been contaminated. This growth is driven by active water infiltration, resulting in relative humidity levels that exceed safe thresholds. To address these biological risks, a licensed remediation contractor must isolate affected zones, clean semi-porous wood surfaces, and properly dispose of contaminated porous items such as ceiling tiles and carpet padding.

The presence of asbestos-containing materials has been identified in wall system joint compound and 9”x9” white vinyl floor tiles. Consequently, a licensed abatement contractor must be hired to remove these confirmed and presumed hazards prior to rehabilitation work, with a third-party professional retained to provide on-site surveillance and ensure regulatory compliance.

Finally, lead-based paint is widely present, with 114 tested surfaces, including plaster walls, wood trim, and ceramic tile glazes, exceeding state action levels. During rehabilitation work, personal exposure monitoring must be conducted during demolition activities, ensuring that any hazardous debris is identified and disposed of in accordance with federal and state laws.

TREATMENT PHILOSOPHY

The ultimate treatment of South Mountain Inn is dependent upon its future use and function, however, it is likely that rehabilitation will involve a balance between adaptive reuse and restoration. Interior spaces may be sensitively rehabilitated to accommodate use and functions compatible with the size and nature of the spaces, while the exterior is restored to a period appearance.

Rehabilitation of the structure should meet *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* rehabilitation standards. The Standards define rehabilitation as, *“…the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”* The rehabilitation standards offer a balance between preserving character defining features and allowing improvements that enable a viable new use for the building.

SUMMARY OF TREATMENT RECOMMENDATIONS

South Mountain Inn is a complex historic structure with multiple additions and alterations, many of which are now in fair to poor condition due to deferred maintenance, incompatible materials, and poor installation detailing, resulting in chronic water infiltration, localized structural movement, and deterioration of building systems. Many historic elements remain intact and sound, however the building will require comprehensive repairs to ensure long-term preservation and functionality.

General

Short term efforts should concentrate on protecting and maintaining the structure in good condition. Security measures which are currently in place should continue, and should involve both human and electronic monitoring. Additionally, a security system should be installed to alarm against smoke and fire. Facilities personnel should conduct periodic site inspections to assess its condition, particularly following severe weather events.

Long term preservation of South Mountain Inn should provide it with a use and purpose respectful of its historic nature while safeguarding the essential characteristics that contribute to its significance. Furthermore, rehabilitation should aim to reverse later modifications beyond its Period of Significance, which detract from its historic integrity, such as replacement doors and windows, vinyl siding, and later additions. These elements should be restored using historically appropriate materials and detailing.

Roofs

Monitor

- Monitor roof for wear, damage, and leaks, and repair as necessary. Check roof periodically to monitor its condition, especially following periods of severe weather or heavy rainfall.

Urgent

- Repair or replace failing flashing elements to address active water infiltration.

Near-Term

- Plan for full roof replacement at all roof surfaces.
- Replace all flashings in coordination with roof replacement.
- Install roof hatch and EPDM flat roof at period III roof deck.

Gutters & Leaders

Monitor

- Clean gutters and downspouts seasonally.

Near-Term

- Fully replace gutters and downspouts in coordination with full roof replacement.

Chimneys

Monitor

- Monitor and evaluate the central chimney, including checking for movement and inspecting flues.

Necessary

- Repair or replace failing flashing elements to address active water infiltration.

Near-Term

- Install new mortar wash at the chimney crown.
- Install low-profile ventilated chimney caps to prevent water or vermin from entering the building while providing for air circulation.
- Install new metal step flashing, regleted into the masonry joints, in coordination with full roof replacement.

Long-Term

- Remove rough stucco parging, assess underlying masonry, repoint as necessary, and reparge in coordination with large scale reparging efforts.

Masonry

Near-Term

- Stabilize masonry walls, particularly the east and west walls of the period III addition, using concealed anchors and improved connections to floor framing.
- Install horizontal helical ties at cracked mortar joints to stabilize displaced masonry units. Reset displaced masonry units.
- Remove Portland cement-based mortar, repoint with proper lime mortar, and reparge.
- Clean biological growth and staining.

Cladding & Exterior Woodwork

Necessary

- Repair or replace failing flashing elements to address active water infiltration.

Near-Term

- Scrape, prepare, and paint wood elements.
- Where possible, perform dutchman repairs on original or early wood elements to remain. Replace wood elements where severely deteriorated to match design of original elements using hard wood, such as reclaimed heart pine.

Long-Term

- Remove vinyl siding and replace using wood siding to match original design.
- Remove deck structure.

Exterior Doors

Long-Term

- Restore period III exterior door. Scrape, prepare, and paint wood elements. Execute dutchman repairs to wood as necessary. Replace deteriorated glazing compound in transom and sidelights. Strip, repair, and oil hardware for improved operability. Install spring bronze weatherstripping.
- Replace modern doors with custom wood doors to replicate historic design as appropriate, or with modern doors with design sensitive to historic context.

Windows

Necessary

- Repair or replace failing flashing elements to address active water infiltration.

Near-Term

- Repair deteriorated wood window frames using a dutchman repair. Replace locations of deterioration where repair not possible using a hard wood, such as reclaimed heart pine.

Long-Term

- Retain and restore surviving period III windows. Remove deteriorated paint and excess paint build up and restore original painted or grained finish. Replace deteriorated glazing compound. Clean and oil hardware for smooth operability. Replace any broken glazing.

- Replace vinyl windows with high quality custom wood windows. New window design should be sensitive to historic context, and either match period III design, or earlier historic configurations in locations where appropriate.

- Repair or replace concrete windowsills. Remove aluminum flashing from wood windowsills and repair and paint as necessary.

- Remove stucco parging from window lintels and repair and paint as necessary.

- Restore wood shutters. Scrape, prepare, and paint. Repair as necessary. Clean and paint shutter hardware and oil for smooth operation.

Walls & Ceilings

Monitor

- Open additional probes in gypsum wall board finishes on the walls and ceilings to study underlying surfaces and assess condition of substrate.

- Study and develop interior finish schemes for principal spaces appropriate to the target date and period of interpretation of the building. Employ as part of a comprehensive rehabilitation of the building.

- Remove concealing finishes from kitchen wing walls and ceilings for additional assessment.

Necessary

- Address root causes of plaster failure, to include repairs of building envelope elements, such as roofs, flashings, windows, chimneys, and exterior masonry.

Long-Term

- Repair cracks in plaster surfaces. Reattach plaster to lathe where plaster keys have failed.

- Replace plaster in areas of loss or significant damage.

- Remove gypsum wall board where it has been installed over earlier plaster surface.

- Consider restoring plaster finishes where they have been removed.

- Repair and restore beaded wood wainscot paneling. Remove paint and refinish with clear finish.

Flooring

Monitor

- Remove concealing flooring finishes in kitchen wing spaces for additional assessment.

Near-Term

- Remove carpeting tack strips, and other carpeting residue, and tile floor covering down to wood flooring.

Long-Term

- Repair areas of damaged flooring and expedient patches, where poorly executed or modern, using heart pine flooring milled to match the existing flooring configuration.
- Refinish historic wood flooring using appropriate methods and finishes.
- Consider replacing 20th century wood flooring materials throughout first floor with period-appropriate wood flooring.

Interior Doors

Long-Term

- Remove paint from doors, repair damage as necessary, and consider restoring original grained finish.
- Clean and oil hardware for smooth operability.
- Consider replacing modern doors in historic door openings with new doors, custom made to match historic examples.
- Label and store loose doors.

Mantels & Hearths

Long-Term

- Clean fireplace surrounds and repair damage as necessary using dutchman repairs.
- Restore original fireplace surround finishes.
- Consider replacing later fireplace surround on east end of Room 106 with period-appropriate surround.
- Consider restoring fireplace surround in Room 101 to period-appropriate appearance.

Stairs

Short-Term

- Tighten fasteners to railings to add stability.

Long-Term

- Remove later dividing wall additions to restore to continuity of the staircases.
- Restore original finish to historic stair components.
- Repair damage as necessary.
- Consider restoring north stair between first and second floors to period-appropriate appearance based on historic evidence.

Cellar

Short-Term

- Clean cellar and remove or discard non-historic debris and rubbish.

Long-Term

- Improve cellar moisture management, including installing a vapor retarder beneath any replacement slab, elevating equipment, and adding drainage if

moisture-sensitive storage is planned.

- Repair cellar stairs and concrete floor.
- Repoint foundation walls in coordination with large scale repointing efforts.

Structural

(See Structural Report for additional information)

Monitor

- Monitor and evaluate the central chimney, including checking for movement and inspecting flues; assess the need for repair or bracing during roof and attic work.
- Conduct targeted exploratory probes to confirm existing structural conditions and guide future strengthening measures.

Near-Term

- Stabilize masonry walls, particularly the east and west walls of the period III addition, using concealed anchors and improved connections to floor framing.
- Repair cracked masonry at windows caused by deflected wood lintels to prevent water intrusion; consider flexible mortar repairs or long-term replacement with precast or steel lintels.
- Inspect and reinforce the roof structure, addressing flashing issues, sagging framing, and damaged decking as needed.
- Repair compromised structural elements, including the undermined period II foundation and fractured summer beam.

Long-Term

- Strengthen floor framing where needed to address deterioration and support potential future uses, particularly in the period I and II structures.
- Add structural reinforcement to select beams and framing systems to increase floor load capacity where higher occupancy or new uses are anticipated.
- Limit loads in attic spaces and some upper floors unless additional reinforcement is provided.

Mechanical, Electrical, & Plumbing Systems

(See MEP Report for additional information)

Near-Term

- Replace HVAC equipment that is beyond its service life, including rusted outdoor units and failing heating components. Correct hazardous HVAC installation issues, such as condensate and refrigerant lines penetrating supply and return ducts. Replace the heating system, including the deteriorated propane-fired boiler and damaged or incomplete baseboard heaters.
- Replace the deteriorated electrical system, including the aging service equipment, distribution panels, and non-compliant branch wiring, to meet current NFPA and IBC code requirements.
- Replace the domestic water distribution, replacing corroded piping and improving insulation where needed. Replace plumbing fixtures throughout the building.

Hazardous Materials

(See Industrial Hygiene Survey for additional information)

Near-Term

- Address widespread mold contamination caused by ongoing water infiltration by isolating affected areas, cleaning semi-porous wood surfaces, and removing contaminated porous materials.

- Abate identified asbestos-containing materials, including joint compound and 9”x9” vinyl floor tiles, using a licensed contractor with third-party oversight.

- Abate extensive lead-based paint hazards, which were identified on numerous interior surfaces.

- Implement environmental safety controls during rehabilitation, including exposure monitoring, regulated removal procedures, and proper disposal of hazardous materials in accordance with federal and state requirements.

ROOFS

Principal Roof

The historic core of the South Mountain Inn is composed of three major periods of construction. At the center, the period I structure consists of the rectangular mass which runs north to south. The period II structure projects from the north elevation of the period I mass; it too is rectangular in configuration, however running east to west. Finally, the period III structure projects from the south elevation of the period I mass; like the period II addition it is rectangular and is oriented east to west. A secondary flat roof projects from the east elevation of the period I structure. The flat roof extends from the enclosed porch and connects the period I structure with the roof of the later atrium wing. An additional secondary tower mass projects to the west, situated in the corner formed by the intersection of the period I and III structures. The tower is nearly square in configuration and is part of the period III construction. There is one dormer window facing west projecting from the roof of the period I structure and one dormer window facing south on the period III structure. Additionally, a flat square-shaped roof deck is present at the center of the period III mass. Stairs in the interior space of the attic lead to this roof deck, indicating there was once an operational roof hatch, however, the hatch and any evidence of a former balustrade is missing or concealed. Lastly, there is an entrance vestibule on the north elevation of the period II structure which served as the primary guest entrance when the building operated as a restaurant; this structure features a gable roof. See Figure 4.1 for overall view of the roof system.

Figure 4.1. Aerial view of South Mountain Inn's roof system.

Figure 4.2. Poor flashing detailing at period III east chimney. Note flat roof in connection between enclosed porch and atrium wing.

Figure 4.3. Dented and damaged metal roofing at south dormer.

The principal roofs for the period I, II, and III structures are all clad in prefinished gray ribbed (R) panel metal roofing. The R panel roofing is approximately 10 to 15 years old and was all installed during the same roof replacement campaign. The metal R panels are fastened to the roof deck with exposed screw fasteners. Galvanized steel snow guards are consistently placed along the bottom edge of the roof eave throughout. Prefinished metal apron flashing is present at the chimneys, however the flashing is sealed at the skyward facing edge rather than being let into a proper reglet joint, see Figure 4.2. Prefinished metal ridge and valley flashing is also present and mechanically fastened via screws to the R panels. Various plumbing vent stacks penetrate the metal panels, and are flashed with a metal apron and excessive sealant.

The secondary flat roof extension from the enclosed porch to the east is an EPDM single-ply rubber roofing membrane roof that appears to be approximately 10 to 15 years old, see Figure 4.2. Membrane roof patching with roofing mastic is present at both inner corners of the flat roof, indicating previous repairs owing to water infiltration. Similarly, the tower flat roof to the west is an EPDM single-ply rubber roofing membrane roof that appears to be approximately 10 to 15 years old. The north entrance vestibule roof is clad in metal R panels. Metal apron flashing is face-applied to the stone masonry where the vestibule roof abuts the north elevation.

The flat roof deck is clad in anodized aluminum. The aluminum continues over the outer vertical edges of the roof deck to form a drip edge. Where the roof deck meets the vertical face of the chimney along its northern edge, the aluminum bends to form flashing, but does not terminate in a proper joint.

The metal roof is in overall poor condition. The metal panels appear to be in sound condition, however the installation and flashing details are extremely poor. Furthermore, the panels are mechanically fastened with screws directly through the metal, leaving thousands of penetration points. Over time, the fasteners loosen as the panels expand and contract, resulting in eventual water infiltration. Improper flashing and roof detailing has resulted in active as observed in

the interior attic spaces, particularly around the chimneys. Additionally, severe deformation and denting in the metal panels is present in many locations, most notably the south window dormer gable, see Figure 4.3.

The secondary flat roofs are also in generally poor condition. Previous improper patch repairs to the east flat roof indicates that water infiltration is chronic at this location. At the west tower flat roof, flashing tape has been applied at the transition between the flat and sloped roof, which has bubbled and wrinkled. The aluminum roof deck roof is also in very poor condition, is not properly sloped, and exhibits significant denting and deformation. The north entrance vestibule metal roof is visible rusted, and improperly flashed into the stone masonry, see Figure 4.4.

Figure 4.4. Roofing at north entrance vestibule. Note poor counterflashing detailing.

Kitchen Wing

The roof of the large kitchen and service wing additions to the west are composed of a lower flat roof, covering the restrooms and store rooms, and a higher flat roof, which covers the remainder of the commercial kitchen space, see Figure 4.5. The lower roof is an ethylene propylene diene monomer (EPDM) single-ply rubber roofing membrane roof that appears to be approximately 20 years old. The lower flat roof terminates at the edge of the exterior wall with a prefinished aluminum drip edge. A simple wood balustrade is partially in place at the perimeter of the lower roof. The wood posts of the balustrade remain, although most of the rails and pickets have been removed; the remaining balustrade is in extremely poor condition. Where the flat roof meets the stone exterior walls of the primary structure, the EPDM membrane returns up the vertical wall approximately 12 inches and is capped by prefinished aluminum apron flashing, which is secured to the stone via fasteners. Mastic and sealant have been applied over the fasteners and top edge of the apron flashing. Where the lower roof meets the upper roof, the membrane extends up the vertical surface and terminates at aluminum drip edge flashing.

Similarly, the upper roof of the kitchen wing is an EPDM roof which appears to be approximately 20 years old. At the outer perimeter of the upper roof, the EPDM roofing membrane extends up the parapet wall, terminating at prefinished aluminum apron flashing, which is fastened to the parapet. Like at the lower roof, the EPDM membrane returns up the vertical stone wall of the primary structure approximately 12 inches and is capped by prefinished aluminum apron flashing, which is secured to the stone via fasteners, which have been sealed over.

There is a small wood frame entrance vestibule on the west elevation of the kitchen wing, which is in overall poor condition. The vestibule has a gable roof and is clad in gray 3-tab asphalt shingles.

Overall, the flat roofs of the kitchen and service wing are in poor condition. Ponding and rippling on the EPDM membrane is evident on both the upper and lower roofs, and significant leaking on the interior suggests extensive water infiltration. Furthermore, the flashing throughout is poorly

Figure 4.5. Kitchen wing EPDM flat roof.

Figure 4.6. Atrium wing roof clad in asphalt shingles. Note enclosed porch extension abutting atrium roof.

detailed and is deteriorated. The EPDM roofing membrane itself is in fair condition, however, its installation and detailing have contributed to its overall poor state.

Atrium Wing

The roof of the atrium addition is a gable roof projecting east from the enclosed porch flat roof extension with secondary gables projecting from both the north and south faces of the roof, see Figure 4.6. The atrium roof is clad in gray 3-tab asphalt shingles that appear to be approximately 15 years old. The roof abuts the enclosed porch extension, with its ridge aligning with the top of the flat roof gutter. Prefinished aluminum apron flashing is present where the atrium roof meets the exterior of the enclosed roof. The eave of the north roof face abuts the exterior stone wall of the period II structure. Poorly installed roofing membrane has been applied at this location to serve as flashing. The roof is penetrated by a total of 16 aluminum skylights, evenly spaced on the north and south roof faces. A prefinished aluminum ridge vent extends the length of the primary roof ridge. Prefinished aluminum flashes the open valley where the north and south secondary gables meet the primary roof. Galvanized steel snow guards are consistently placed along the bottom edge of the roof eave.

The 3-tab asphalt shingles are in fair condition and nearing the end of their serviceable lifespan. Furthermore, staining to the drywall interior ceiling of the atrium indicates that active water infiltration is occurring, particularly around several of the skylights as well as the junction between the roof and enclosed porch.

Recommendations

- In the short term, monitor roof for wear, damage, and leaks, and repair as necessary. Check roof periodically to monitor its condition, especially following periods of severe weather or heavy rainfall.
- In the long term, plan for full roof replacement at all roof surfaces.
- Replace all flashings in coordination with roof replacement.
- Install roof hatch and EPDM flat roof at period III roof deck.

GUTTERS & LEADERS

Principal Roof

Prefinished aluminum K-style gutters run the lengths of the principal roof, leading to corrugated aluminum downspouts, which terminate either at grade, or directly onto lower roofs, see Figure 4.7. In most cases, the number of downspouts which service a roof drainage area are vastly disproportionate, with large roof areas being ultimately serviced by a single 3"x4" downspout. Refer to Figure 4.11 for an example of a downspout serving a disproportionately-large roof area. Furthermore, the gutters and downspouts are in poor condition, and exhibit dents and mildew growth throughout. The north entrance vestibule gutters do not have downspouts and are open at one end, thereby allowing water to flow from the gutter directly to grade.

Figure 4.7. Aluminum gutter and downspout terminating at kitchen wing flat roof.

Kitchen Wing

The lower service wing flat roof slopes to one inlet which drains to a prefinished aluminum downspout via a scupper. Additionally, the front section of the roof drains to an aluminum K-style gutter, which is served by a downspout. Both leaders terminate at grade with concrete splashblocks. The upper kitchen wing roof drains to one internal drain inlet at the center of the roof, which exits the building via a PVC drain pipe on the north elevation of the kitchen wing, terminating at grade, see Figure 4.10. Evidence suggests the roof previously drained via several scuppers through the parapet, which have subsequently been covered over.

Atrium Wing

Aluminum K-style gutters run the length of the atrium wing roof edge, terminating at the secondary gables. Each of the four total gutter sections are served by a corrugated aluminum downspout, each terminating at grade or at a subsurface drainage system inlet, see Figure 4.9. The aluminum gutters and downspouts are in fair to poor condition, and exhibit denting and mildew growth. Given the trees located near the building, the gutters and leaders are likely filled with leaves, see Figure 4.8.

Recommendations

- Clean gutters and downspouts seasonally.
- Fully replace gutters and downspouts in coordination with full roof replacement.

Figure 4.8. Aluminum gutter along the south roof eave.

Figure 4.9. Downspout outlet at the atrium wing.

Figure 4.10. PVC downspout at the kitchen wing flat roof.

Figure 4.11. Aluminum gutter and downspout system where the atrium wing meets the historic building.

CHIMNEYS

There are five total chimneys at the South Mountain Inn: a central chimney located at the south end of the period I structure, two chimneys at either end of the period II structure, and two chimneys at either end of the period III structure. All the chimneys are stone masonry with two flues and have a rough coating of stucco parging. The period I and III chimneys feature rectangular indentations on all sides, indicating a decorative feature which has since been concealed.

Figure 4.12. Chimney crown and caps at central period I chimney.

It is unknown if any of the flues were in active use when the building was last occupied. The east flue of the period I chimney is covered by a precast concrete chimney pot and the west flue is open, with a stone chimney cap, held over the opening by four brick piers, see Figure 4.12. The chimney crown is brick masonry, which is visible under remnants of a mortar chimney crown wash. Extensive biological plant growth is present on the chimney, with visible vegetation growing from the cap and flue. A mechanical ventilation extract fan unit it in place in one of the flues on both period II chimneys and the east period III chimney, see Figure 4.13 and Figure 4.14. The remaining flues on the period II chimneys are open, with welded wire mesh in place. The west period III chimney is covered with a metal ventilated chimney cap, see Figure 4.15.

The stucco parging on the chimneys is in very poor condition, with sections of visible cracking, exposed masonry, and extensive staining. The chimney crown mortar washes are in equally poor condition and have mostly separated from the masonry. The remaining chimney caps are poorly secured. Non-functional flues should be ventilated to allow for air circulation while preventing water infiltration. When observed from the interior attic spaces, there is significant damage to the plaster finishes around the chimneys, particularly the period I and III chimneys, owing to water infiltration, see Figure 4.16.

Recommendations

- Remove rough stucco parging, assess underlying masonry, repoint as necessary, and reparge in coordination with large scale reparging efforts.
- Install new mortar wash at the chimney crown.
- Install low-profile ventilated chimney caps to prevent water or vermin from entering the building while providing for air circulation.
- Install new metal step flashing, regleted into the masonry joints, in coordination with full roof replacement.

Figure 4.13. Period II west chimney. Note ventilation fan and open flue.

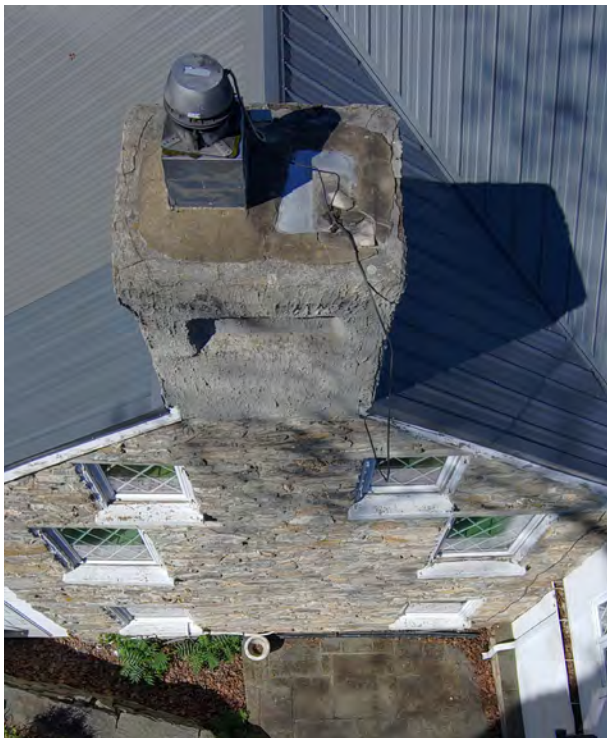


Figure 4.14. Period III west chimney. Note extraction fan and closed flue.

Figure 4.15. Period III west chimney with cap.

Figure 4.16. Period III west chimney stack from attic. Note severe plaster damage owing to water infiltration.

MASONRY

Principal Structure

The historic core of the South Mountain Inn is the product of three distinct building campaigns which occurred over the course of the 19th century. Beginning with the period I structure, the exterior walls are constructed of solid stone masonry, likely sourced locally and composed primarily of blue-gray limestone, laid in a random rubble method. The stone is irregular, uncoursed, and uncut, and is an equal blend of sizes. As the period I structure was largely encapsulated by later additions, only a small portion of its masonry is visible from the exterior, confined to a second story portion of its west elevation. The exterior walls of the period II addition were laid in the same random rubble pattern using local fieldstone as seen in the first period construction. The period III construction employs this same technique, however with the inclusion of some greenstone, likely local Catoctin metabasalt, which is characteristically green. Evidence discovered encapsulated on the period I foundation indicates that the stone was originally covered with a lime-based render with small pebbles pressed into the surface, to create a pebbledash finish. The period II and III structures were also covered in a render through the 19th and 20th centuries. A later 20th century restoration campaign removed the render from the exterior masonry, exposing the random rubble stone. The stone masonry was also repointed using a Portland cement-based mortar, presumably during the same restoration campaign. This mortar currently remains in place, see Figure 4.18.

Figure 4.17. Vertical crack in mortar joint between the first and second floor window openings highlighted in red.

The stone masonry is in generally good condition with localized areas of displacement, improper previous repairs, stepwise cracking, staining, and outward bulges. These conditions were observed in several locations throughout, specifically:

- A notable vertical crack in the mortar between the first and second floor easternmost window openings on the north elevation of the period II structure, see Figure 4.17.
- Improper sealant repairs to mortar joints throughout the west elevation of the period II structure, particularly above the northernmost second floor window.
- Significant vertical stepwise cracking between the southernmost second and attic windows of the period III structure with excessive improper past sealant repairs.

Figure 4.19. Vertical cracking and outward bulging at the period III east wall. Area of most severe cracking and bulging highlighted in red.

Figure 4.18. Cracks and sealant repairs in Portland cement mortar.

- Significant vertical cracking and outward bulging on the southeast corner of the period III structure, particularly between the southernmost first and second floor windows on the east elevation, see Figure 4.19.

- Ferrous metal rust staining on the east elevation of the period II structure, owing to a wall mounted iron planter, see Figure 4.20.

- Vertical cracking with improper sealant repairs between the southernmost first and second floor windows on the period II structure's east elevation.

In some instances, corresponding movement can be observed on the interior, indicting the walls have shifted in their entirety.

The original lime-based mortar was removed and replaced with Portland cement-based mortar. Historic masonry should be repointed with lime-based mortar because it is softer and more vapor-permeable, allowing moisture to escape and accommodating natural thermal and structural movement. Portland cement-based mortars are harder and less permeable, which concentrates stress and moisture in the masonry, accelerating deterioration. The existing Portland cement mortar varies in condition from fair to poor, with cracking observed in many locations, most significantly on the south elevation of the period III structure.

Kitchen Wing

The exterior walls of the kitchen wing, including the linen room and restroom additions, are constructed of modern 8" concrete masonry unit (CMU) block, covered with a rough coat of stucco. The linen room stucco coat is darker in color and finer in texture, indicating that it was

Figure 4.20. Ferrous metal staining on stone masonry.

applied at a different time that the remainder of the kitchen wing.

The stucco coating on the kitchen wing exhibits significant biological staining and mildew growth, particularly at the top of the walls and where the structure meets grade. The north CMU wall of the kitchen exhibits settlement cracking, as evidenced by significant vertical cracking of the interior ceramic wall tiles. Daylight is visible through the wall at this location, see Figure 4.23.

The linen room stucco is in very poor condition, and exhibits significant horizontal and vertical cracking at the north exterior door lintel and the west wall; these cracks have been filled with sealant, although the cracking has reformed, see Figure 4.22. On the interior of the linen room, large gaps are visible between the CMU blocks, and a large section of the wall has been removed and infilled with wood framing. Expanding foam sealant has been applied in the joint where the north wall of the linen room meets the west wall of the period II structure, see Figure 4.21. Overall, the linen room addition demonstrates poor construction detailing and workmanship, further exacerbated by a lack of maintenance.

Atrium Wing

The watertable of the atrium addition is constructed of CMU block with a stone masonry veneer. The stone is laid in a random rubble style, echoing the configuration of the historic masonry walls. Continuous horizontal cut stone blocks set at an outward cant form the coping of the stone watertable.

The stone is in good condition, with no major cracking or displacement noted. Mortar loss is evident throughout the skyward-facing joints between the coping stone blocks, see Figure 4.24. The stone watertable exhibits typical biological staining, particularly where the wall meets grade, and at horizontal faces.

Recommendations

- Remove Portland cement-based mortar, repoint with proper lime mortar, and reparge.
- In coordination with repointing, install horizontal helical ties at cracked mortar joints to stabilize displaced masonry units. Reset displaced masonry units.
- At outward bulge, install stainless steel plate and tie rod to tie masonry back into structure.
- Clean biological growth and staining.

Figure 4.21. Joint between concrete block linen room and period II exterior wall.

Figure 4.22. Stucco over concrete block on the exterior of the linen room addition. Note diagonal crack.

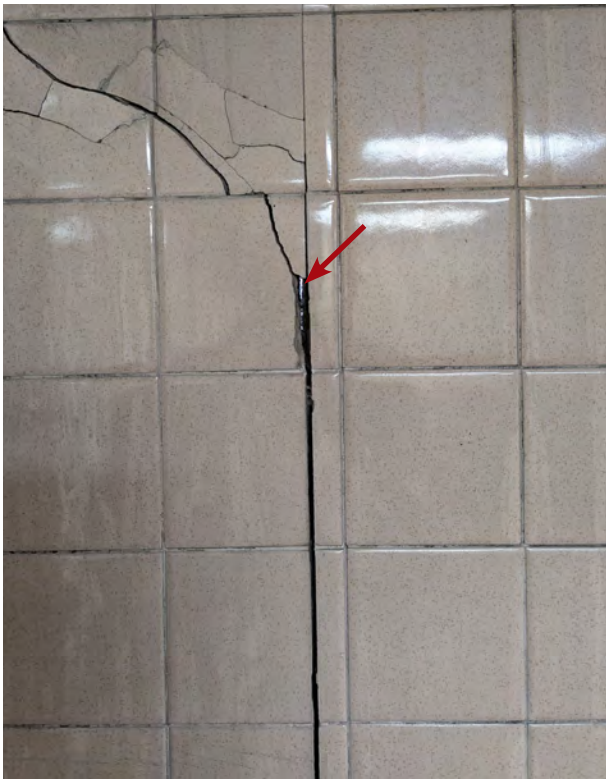


Figure 4.23. Daylight visible through crack in ceramic tiles over concrete block exterior walls in the kitchen wing.

Figure 4.24. Open joints in the stone watertable coping in the atrium wing.

CLADDING & EXTERIOR WOODWORK

Figure 4.25. West dormer window. Note flaking paint and dormer cheeks clad in vinyl siding, with top member missing.

Dormers

There is a dormer window facing west from the attic of the period I structure. The gable end and eaves of the dormer are wood, painted white. The gable is adorned with decorative sawn scrollwork and the dormer window is flanked by elongated pyramidal rectangles. The dormer cheeks are clad in modern vinyl siding, see Figure 4.25.

The paint is in very poor condition and exhibits extreme flaking and alligatoring, exposing a majority of the wood substrate; the wood beneath appears to be in fair condition. The vinyl siding is poorly installed, with many loose and displaced siding members.

Likewise, there is a dormer window projecting south from the period III attic. This dormer too features a decorative wood gable end, wood eaves, and vinyl-clad cheeks. The paint on the south dormer woodwork is in fair condition, with areas of paint loss and alligatoring.

Eaves

The primary roof terminates at a wood eave, painted white, with an overhang of approximately 12 inches. The frieze board features a simple bead along its lower edge, except for along the primary north elevation, which features decorative bed molding. The eaves abut plywood gable end returns, see Figure 4.26. At the gable ends, the roof terminates at beaded rake boards and does not project. Many elements appear to be modern wood replacement materials, dating to the later 20th century restoration campaigns.

Soffits at multiple locations are in very poor condition, exhibiting significant deterioration, especially at roof valleys and near downspout inlets, which indicates ongoing water infiltration. Owing to the inappropriate use of materials, the plywood gable end returns are in extremely poor condition. Furthermore, the paint throughout exhibits substantial degradation, characterized by flaking, alligatoring, and mildew growth, see Figure 4.27.

Entry Vestibule & Storefront

The entrance vestibule projects from the north elevation of the period II structure, and served as the primary guest entry when the building operated as a restaurant. The vestibule has a gable roof and features a window on its north elevation, and a steel entry door on its east elevation. The vestibule is clad in white wood-grained fiber cement board siding, with prefinished aluminum fascias and vented aluminum soffits.

The storefront opening to the right of the entry vestibule has been infilled by framing and a large

Figure 4.26. Delaminating plywood gable end returns. Note flaking paint throughout.

Figure 4.27. Wood eave in poor condition, exhibiting paint failure, mold growth, and deterioration.

Figure 4.28. Entry vestibule and infilled storefront.

horizontal fixed window. The infill is clad in the same fiber cement board siding as the vestibule. The storefront surround is wood, painted pale blue, and features decorative molding and chamfered stops, see Figure 4.28. A modern wood plinth block has been installed at the base of the surround. The top of the surround is partially flashed with metal, which is tucked into the masonry and face nailed to the wood surround substrate.

The cement board cladding is in fair condition, however, the quality of workmanship and detailing is poor. There is visible cracking and localized damage to the material, along with extensive biological growth. The storefront surround plinth block is in very poor condition. The earlier wood surround elements are in fair condition overall but exhibit paint deterioration and partial loss of wood molding.

Deck

A wood framed deck projects southward from second floor of the period III structure; a bridge extends from the deck providing a path between the primary entrance and the parking area beyond. The deck is constructed of conventional pressure-treated lumber, with 1x6 decking boards, and a railing consisting of 4x4 posts and a 2x4 diagonal crossed balustrade. The space below the deck is enclosed, encapsulating the first floor windows and entry door on the south elevation, see Figure 4.29. The enclosed space is set on a concrete slab, and is clad in vinyl siding with OSB sheathing on the interior face. A single steel door on the east elevation provides exterior access.

The deck and enclosed space is in overall very poor condition. The enclosed space is subject to significant water infiltration, and poor ventilation, as indicated mold and moisture staining on the interior OSB sheathing and other surfaces. Furthermore, the deck railing does not meet modern building code.

Figure 4.29. Enclosed space beneath modern deck along south elevation.

Figure 4.30. Deterioration in wood soffit at the atrium wing.

Figure 4.31. Deterioration in wood cladding at the atrium wing.

Atrium Wing

The exterior wall surfaces of the atrium primarily consist of window and door openings, however the gable ends, corner boards, and trim are wood. The north, south, and east gable ends are clad in T1-11 textured plywood.

The wood trim and corner boards are in generally poor condition, exhibiting significant deterioration and rot, especially in locations where wood end grain meets the horizontal stone watertable cap, see Figure 4.31. In locations of deterioration, an awl was able to penetrate the wood by a minimum of 1", see Figure 4.30.

Sometime after 1997, the space between the enclosed porch area on the second floor of the period I structure and the west gable of the atrium was infilled with wood framing and a flat roof. This space remains unfinished on the interior, and it is evident that the framing was built directly over the previous lower flat roof of the first floor connection. The exterior of this connection is clad in white wood-grained fiber cement board siding, with prefinished aluminum fascias. This connecting addition is in poor condition, with significant water infiltration evident in the interior space of the addition itself, as well as the interior atrium space below.

Recommendations

- Scrape, prepare, and paint wood elements.
- Where possible, perform dutchman repairs on original or early wood elements to remain. Replace wood elements where severely deteriorated to match design of original elements using hard wood, such as reclaimed heart pine.
- Remove vinyl siding and replace using wood siding to match original design.
- Remove deck structure.

EXTERIOR DOORS

Figure 4.32. Interior face of period III exterior door from first floor.

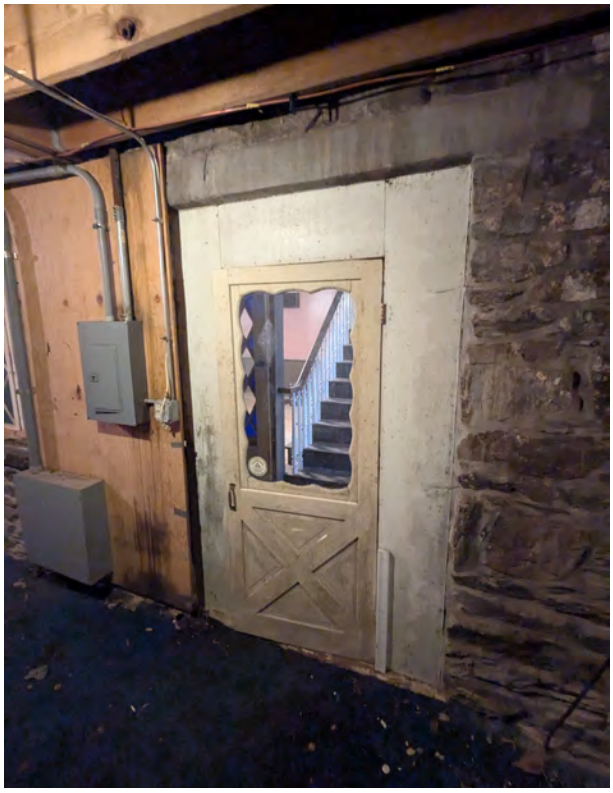


Figure 4.33. Exterior face of period III exterior door concealed by modern infill. Exterior door now in enclosed space under deck.

A majority of the exterior doors are modern commercial steel or aluminum doors, see Figures 34-37. One historic exterior door survives, located on first floor of period III south elevation, see Figures 32 and 33. Once a primary entrance to the south, this door is an inswing four-panel wood door. The door is flanked by two sidelights, with a transom above. Both the sidelights and transom feature diamond panes with a mixture of clear and cobalt blue glass. The door features a metal rim lock with porcelain knob and is hung on a pair of mortised butt hinges. The interior face of the door assembly has been painted brown.

The modern exterior doors are in generally poor condition, with visible rust, pitting, and non-functioning or deteriorating hardware.

The period III entry door is in good condition. It is evident that the door has been painted multiple times, with the latest generation chipping off owing to general wear and tear in many locations. There is one vertical split in one of the lower door panels.

Recommendations

- Restore period III exterior door. Scrape, prepare, and paint wood elements. Execute dutchman repairs to wood as necessary. Replace deteriorated glazing compound in transom and sidelights. Strip, repair, and oil hardware for improved operability. Install spring bronze weatherstripping.

- Replace modern doors with custom wood doors to replicate historic design as appropriate, or with modern doors with design sensitive to historic context.

Figure 4.34. Modern storm door at primary period III second floor entrance.

Figure 4.35. Steel entrance door at linen room.

Figure 4.36. Modern entrance door at vestibule, which served as the primary entrance to the restaurant space.

Figure 4.37. Modern entry doors at the atrium wing.

WINDOWS

Window Sashes

All the exposed exterior windows in the historic portion of South Mountain Inn are modern vinyl replacement windows, which appear to have been installed in a singular window replacement campaign approximately fifteen years ago, replacing earlier diamond pane casement windows. A majority of the windows are fixed units, with the exception of two double-hung units: one facing west on the second floor of the period III structure, and another facing east on the second floor of the period II structure. All of the modern vinyl windows feature diamond pane simulated divided lites, a simulacrum of the earlier diamond pane casement windows which first appeared during period III, and repeated in later replacements, see Figure 4.38 for typical example.

Figure 4.38. Typical fixed vinyl replacement window set in historic wood frame. Note failing finish on aluminum windowsill flashing.

All truly exterior windows are modern vinyl replacements, however several window openings have been encapsulated by subsequent additions, and are interpreted from the interior space as exterior windows. Two diamond pane inswing wood casement windows survive in the east exterior wall off the first floor of the period I structure. The north window retains its glass, and now faces into the interior of the atrium addition; the south window has been reglazed in mirrored glass. On the opposite wall, another mirrored casement window survives, although it has been modified or relocated from another location, as air supply registers are located above and below the casements within the window frame. There are two window openings in the west wall off the first floor space of the period II structure, encapsulated by the addition of the linen room. Within these window openings, interior paneled shutters are fixed in place and no window sashes exist beyond them. The south and west facing windows on the first floor of the period III structure also survive, encapsulated by the rear deck and kitchen additions, respectively. These windows have also been reglazed in mirrored glass. The two outermost south windows have been replaced and modified in size to accommodate window air conditioning units. Lastly, two sets of casement windows survive in the east wall of the period I second floor, facing the enclosed porch space, see Figure 4.42. Various period III casement window leaves were also retained upon their removal and are currently stored on premises. The diamond pane casement windows all feature porcelain knob pulls, as well as spring-loaded retaining latches at the top and bottom of each leaf, with corresponding keeps recessed into the window stool and head jamb.

The vinyl replacement windows are in fair condition, although in many instances they were installed in existing window frames prior to addressing ongoing deterioration within the frame, still, or lintel. Additionally, ongoing

Figure 4.39. Significant paint failure and deformation at interior window jamb owing to water infiltration at west-facing window in Room 201.

Figure 4.40. Water infiltration and separation between window frame and sash at east-facing window in Room 217.

Figure 4.41. Severe fire damage to window frame and period III diamond-pane casement windows under south deck enclosure.

Figure 4.42. Period III diamond-pane casement windows opening from enclosed porch to Room 208.

Figure 4.43. Failing paint and wood deterioration in window frame.

settlement and bulging within the east masonry walls of the period III structure has telescoped to the window installation, with large gaps up to 1" having formed between the vinyl window and wood frame, see Figure 4.40. The subsequent installation of sealant and expanding foam in these joints, all of which since compromised, highlights this ongoing movement. Owing to their encapsulated locations, the surviving historic wood casement windows are in good condition, with some general wear typical of their age and use within a commercial restaurant setting.

Window Frames, Sills, & Lintels

The existing window frames are all wood, typically featuring a corner bead. With the exception of the windows on the south elevation of the period III structure, all exterior windowsills have been replaced with cast concrete sills. The eight south-facing windows in the period III structure retain their wood windowsills, however the second floor windowsills have been clad in prefinished aluminum. Likewise, the north-facing concrete windowsills on the period II structure have been clad in aluminum. The window lintels have all been parged over, and where visible, the lintels are wood. The stucco parging is attached to expanded wire lath, which is attached to wood.

The condition of the window frames, sill, and lintels range from fair to poor. The frames are in fair condition, with many localized areas of severe wood deterioration, see Figure 4.43 and Figure 4.44. Several of the concrete sills are in very poor condition, with large open cracks, and rusted reinforcing steel visible. The rusted steel is jacking apart the concrete, exacerbating its deterioration, see Figure 4.45. While mostly concealed, the lintels are in fair condition; in some locations the stucco parging has cracked to reveal metal lath, which has rusted. The window frames and sills are all painted white, and the paint finish is in overall poor condition, with significant flaking and alligatoring. One first floor south-facing window opening on the period III structure exhibits signs of extensive charring and fire damage and is in extremely poor condition, see Figure 4.41.

Shutters

Along the north elevation of the period II structure, the window openings feature wood shutters. The first-floor windows each have a pair of functional solid three panel shutters, constructed using mortise and tenon joinery, and set on metal pintels

Figure 4.44. Severe wood deterioration and paint failure at window frame.

Figure 4.45. Replacement concrete windowsill. Note cracking and loss owing to rusting on ferrous reinforcement member.

Figure 4.46. Wood deterioration and loss at exterior shutter.

Figure 4.47. Pocket knife extending 1" into wood deterioration at exterior shutter.

secured to the window frame. Metal ring pulls are present on the shutters. These shutters are also present at the two encapsulated first floor west-facing windows, secured in place. Each of the five north-facing second floor windows feature wood louvered shutters, set on pintels, with similar ring pull hardware. The second-floor windows also feature metal arms, which secure the shutters open. All the exterior shutters are painted light blue. There are also vinyl louvered shutters on several of the east and west windows.

Figure 4.48. Active water infiltration and resulting wood deterioration at atrium wing windows.

The shutters are in fair condition with areas of localized deterioration owing to water infiltration and general exposure, see Figure 4.46 and Figure 4.47. Typical of unreinforced wood paneled shutters, most are racked or sag outwardly. The paint is in poor condition.

Atrium Windows

The atrium wing contains a variety of window types, all vinyl and likely original to the construction of the addition. The most repeated window unit is a double-ganged outswing crank casement window with an eight-lite simulated divided light transom above.

The windows have reached the end of their expected service life and are in generally poor condition. Most of the window seals have failed and the glazing fogged. Additionally, deterioration owing to significant water infiltration is present around the interior jambs of several windows, see Figure 4.48.

Recommendations

- Retain and restore surviving period III windows. Remove deteriorated paint and excess paint build up and restore original painted or grained finish. Replace deteriorated glazing compound. Clean and oil hardware for smooth operability. Replace any broken glazing.

- Replace vinyl windows with high quality custom wood windows. New window design should be sensitive to historic context, and either match period III design, or earlier historic configurations in locations where appropriate.

- Repair deteriorated wood window frames using a dutchman repair. Replace locations of deterioration where repair not possible using a hard wood, such as reclaimed heart pine.

- Repair or replace concrete windowsills. Remove aluminum flashing from wood windowsills and repair and paint as necessary.

- Remove stucco parging from window lintels and repair and paint as necessary.

- Restore wood shutters. Scrape, prepare, and paint. Repair as necessary. Clean and paint shutter hardware and oil for smooth operation.

WALLS & CEILINGS

The interior surface finishes are a mix of vintages depending on their location, with many of the original plaster wall and ceiling surfaces having been covered or replaced with gypsum wall board, particularly in public dining areas. The condition of the wall and ceiling finishes vary based on location. These conditions include:

Figure 4.49. Typical plaster bubbling at exterior wall in Room 102.

Rooms 101 & 102 (Period II)

The existing walls in Room 101 are ½" gypsum wall board over earlier plaster. The west wall of the room has been furred out with modern 2x4's. The east and north exterior walls of Room 102 are plaster. Modern painted wood beadboard wainscoting has been installed at the perimeter of both the front dining room and bar areas. The ceiling is continuous through both rooms and is ½" gypsum wall board attached to wood furring, which is attached to the original wood framing. Some minor cracking and bubbling is present in the plaster walls, see Figure 4.49.

Room 105 (Period I)

The surviving interior finishes in the center Room 105 date from the large-scale renovation which occurred in period III. The walls are plaster, with a painted random width beadboard wainscot which terminates at a bullnose, continuous with the height of the window stools. The ceiling is coffered, featuring random width wood beadboard paneling set in decorative false chamfered beams. Unlike the wainscot, the ceiling is unpainted wood with a clear finish. The wall and ceiling finishes in this room are in good condition, with some minor plaster cracking.

Room 106 (Period III)

The rear dining room, Room 106, features original plaster walls on the east, west, and south walls, with a majority of the north wall being furred out with modern gypsum wall board. A painted random width beadboard wainscot, matching the one in the center dining room, is present on all walls. Modern beadboard panel wainscoting has been installed over the gypsum wall board on the north wall to match the existing configuration, however the width of the modern panels is uniform, rather than uniform. The ceiling to the east of the stair opening is original plaster, however the ceiling to the west of the stair has been furred out with wood 2x4's and gypsum wallboard, lowering the ceiling height by approximately 6 ½". Modern polystyrene crown molding has been installed in most locations at the perimeter of the room. Where visible, the original plaster is in generally good condition, with some minor cracking present. The original wood wainscot is also in good condition, with some paint loss and general wear to its finish.

Room 111 (Period III)

Room 111 has most recently served as a restaurant wait station and provides a connection between the period I and period III first floor spaces, kitchen, and rear service rooms. The walls are modern gypsum wall board over conventional modern wood furring, with an applied wood

Figure 4.50. Diagonal cracking in plaster in Room 202.

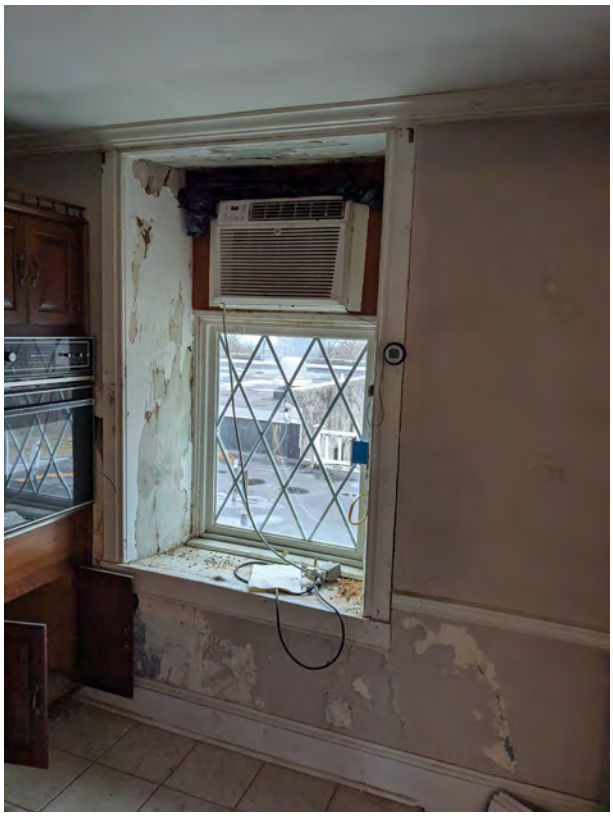


Figure 4.51. Active water infiltration and plaster failure in Room 201.

beadboard wainscoting. The original plaster ceiling is visible behind the modern ceiling, which is a suspended grid of lay-in laminate tiles. Where visible, the original plaster is in poor condition, exhibiting cracks and damage from modern systems penetrations.

Rooms 201-207 (Period II)

The second floor of the period II structure consists of two large rooms at its east and west ends, with a center passage connecting to both the first floor via a staircase, and to the central period I space, Room 208. The second floor space was most recently used as a residential apartment, and as such, a kitchen has been added to the west room, and a large bathroom to the east room. A modern door has been added to divide the hallway between the public restaurant space and the private apartment. In the small public hallway at the top of the stairs the south and west walls are plaster, while the east and north walls are gypsum wall board. The ceiling in this space is plaster below the stair landing leading up to the attic. The ceiling beyond the landing is gypsum wall board; a decorative drop newel is visible in the ceiling transition, indicating the attic stairs were originally open in the location. Some minor cracking and bubbling is present throughout the plaster.

In the east room, Room 202, the exterior-facing north, east, and south walls are plaster, while the west wall is gypsum wall board. A large modern bathroom has been added at the south end. The bathroom floor has been built up approximately 13”, and modern 2x4 framed walls have been added to divide the bathroom from the primary space, as well as to create a toilet room and shower niche. There is a closet aligned with the center passage, Room 205, located along the north exterior wall, which opens into Room 202. The ceiling throughout is gypsum wall board. The plaster at the exterior walls is in poor

condition, with bubbling and cracking throughout. There is a significant diagonal crack in the plaster between the window stool and the base trim at the north-facing northeast window, see Figure 4.50. Furthermore, there is significant plaster bubbling and evidence of water infiltration at the east-facing southeast window.

Figure 4.52. Significant paint flaking and discoloration in Room 215.

The west room, Room 201, is accessible via modern French-style doors from the center passage and consists of one open room with a c.1980s kitchen added at its south end. The exterior walls are plaster, and the east wall and ceiling are gypsum wall board. The plaster is in very poor condition, especially around the window openings, see Figure 4.51. There is significant bubbling, cracking, paint loss, and signs of water infiltration surrounding the west-facing southwest window, and at the northwest corner of the room.

Rooms 208 & 209 (Period I)

The second floor of the period I structure is composed of one large space, Room 208, most recently used as a restaurant dining space, with a fireplace at its south end, and a doorway at its north end, through which are two steps down to the stair hall. The east wall of the center room features two windows and one cased opening, all of which open into a porch-like space, Room 209, which has been enclosed along its east end. All of the walls in the center room are plaster, while the ceiling is gypsum wall board, which is fastened to 2x4 wood furring. The plaster is in fair condition, with some visible cracking and separation between plaster and lath. Two large vertical cracks and black mold growth are visible above the mantle on the south fireplace mass.

The south, east, and west walls in the enclosed porch are gypsum wall board, while the north wall and ceiling are plaster. The plaster is in fair to poor condition, with cracking, paint flaking, and evidence of water infiltration.

Rooms 210-216 (Period III)

The second floor of the period III structure consists of three primary rooms off a central passage, one room to the east and two rooms to the west. The staircase in the central passage provides circulation between all three floors, and an exterior entry door off the central hall serves as the current primary entrance along the south elevation. A hall off the east room is lined with closet spaces while also providing a connection to the period I central dining room. There is a small powder room connected to the northwest room, Room 215.

The walls and ceiling in the central passage, Rooms 211 and 212, are all plaster, except for a modern framed wall which currently divides the hall into two spaces. A painted random width beadboard wainscot, matching the one in the first-floor center dining room, is present on all

walls. The plaster is in fair condition, with some minor cracking observed.

The walls and ceiling in the east room, Room 213, are also all plaster. The condition of the plaster in this room ranges from fair to poor, with significant deterioration present surrounding the two window openings in the room's southeast corner. The plaster cracking, bubbling, and spalling corresponds with masonry conditions noted in this location on the exterior. The walls and ceilings in the rear closet hall, Room 210, are also plaster, with wainscoting matching that in the central hall. The plaster in the rear hall is in fair condition, with some cosmetic cracking observed.

The walls in the two west rooms, Rooms 214 and 215, are also plaster, and range from fair to poor condition. The plaster exhibits cracking throughout, as well as significant paint flaking and discoloration, particularly at the exterior walls, Figure 4.52. The ceiling in Room 214 is plaster, while the ceiling in Room 215 is gypsum wall board; both are in fair condition. The walls and ceiling in the powder room are also modern gypsum wall board in fair condition.

Rooms 301-306 (Period II)

The attic of the period II structure is accessible via the north staircase, which connects all three floors. The attic is divided into two primary spaces at the east and west ends, Rooms 301 and 302, with knee wall spaces accessible along the north roof slope. The stair opens directly into the larger west room, Room 301; an adjacent hall connects this room back to the other attic spaces to the south. The walls and ceilings in the primary spaces are all clad in random-width wood beadboard paneling with a clear finish. The paneling is in remarkably good condition, except for below the two window stools at the east gable end, where some wood deterioration owing to water infiltration is present. Plumbing vent stack penetrations in this location also altered and damaged the wood paneling and window stool at the southeast window. The stair and adjacent hall to the south retain plaster wall finishes and ceilings. The plaster in these locations are in fair condition, with multiple cosmetic cracks throughout.

Figure 4.53. Plaster failure owing to water infiltration around the central chimney in attic Room 308.

Rooms 307-309 (Period I)

The period I structure's attic is divided into two primary spaces at the north and south gable ends, Room 307 and 308. The walls and ceilings in the north room are all plaster. The plaster is in fair condition, with prominent diagonal cracking throughout all surfaces, with gaps as large as 1/8", see Figure 4.54. Despite the cracking, the plaster is generally sound. The walls and ceilings in the south room are also plaster. The plaster is in very poor condition surrounding the south chimney mass, with significant plaster loss, bubbling, cracking, and paint chipping owing to water infiltration in this location, Figure 4.53.

Rooms 310-314 (Period III)

The period III attic is composed of a central stair hall, flanked by two rooms, Rooms 311 and 313, at the respective west and east gable ends. The walls and ceilings in the period III attic

Figure 4.54. Typical diagonal plaster cracking in attic Room 307.

Figure 4.55. Severe plaster failure owing to water infiltration around east period III chimney as seen in attic Room 313.

Figure 4.56. Severe plaster failure owing to water infiltration around west period III chimney as seen in attic Room 311.

Figure 4.57. Plaster loss at roof access stairs from attic Room 310.

are all plaster. In the central stair hall, there is a secondary set of stairs leading to the roof; the roof access door has been removed and the roof is no longer accessible at this location. The plaster in the stair hall ranges in condition from fair to poor, with significant plaster loss, bubbling, and paint flaking concentrated at the former roof access location, indicating significant water infiltration, see Figure 4.57. The same condition is present in the same location in Room 313, where the underside of the roof access stairs are visible. This location corresponds with the deterioration present surrounding the chimney mass in Room 308. There is also severe plaster deterioration at the east chimney mass owing to water infiltration, see Figure 4.55. In this location extensive plaster loss, spalling, cracking, and bubbling are visible. In Room 311, there is also deterioration concentrated around the west chimney mass, resulting in similar plaster loss, cracking, and bubbling, see Figure 4.56.

Kitchen & Service Wing

The service wing addition to the west of the historic core contains the modern first floor restrooms and provides access to the cellar as well as the large commercial kitchen addition. The restroom hall, Room 114, is entered through a cased opening off Room 101. In Room 114, the captured exterior walls of both the period I and period II structures are visible, and retain their stucco finish, painted white. The remaining walls in Room 114 are modern gypsum wall board, with a beaded wood wainscot, painted brown. The walls are in good condition. The ceiling is also gypsum wall board, with notable cracks, bubbling, and mold growth where the ceiling meets the stucco-clad exterior walls, suggesting active water infiltration.

The men's and women's restrooms appear to have been last renovated in the 1970s or 1980s. The restroom walls are gypsum wall board with portions of the walls clad in 4"x4" ceramic glazed tiles or beaded wood wainscoting; the restroom ceilings are also modern gypsum wall board. The restroom walls and ceilings are in fair condition with some mold growth.

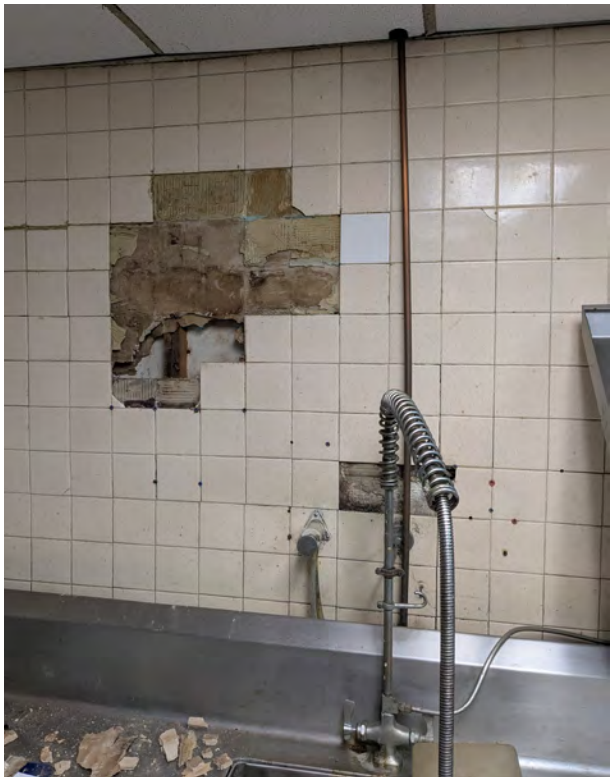


Figure 4.58. Typical ceramic tile wall finish in kitchen wing.

A storage room, Room 112, provides a connection between Rooms 111 and 114. This room also provides access down to the cellar in addition to a built-in walk-in cooler. As in the restroom hall, the captured exterior walls of the period I and III structures are visible in this room, although unpainted. The stucco coating on the exterior of Room 111 is partially gone, revealing the stone beneath. The remaining walls are exposed concrete block and plywood, and are in poor condition. The ceiling is unpainted gypsum wall board. The interior of the walk-in cooler are fiberglass reinforced panels (FRP), which exhibit significant mold growth.

Extending west from the wait station room is a large modern commercial kitchen addition, consisting of an open space containing cooking, preparation, and dishwashing equipment. From

this space is a corridor leading to an exterior door. Off this corridor are two additional pre-fabricated walk-in coolers, an office room, a janitor's closet, a utility room, and an employee locker room, which includes a toilet stall. With the exception of the pre-fabricated walk-in cooler units, all of the walls are concrete block, either exposed and painted, or clad in 4"x4" ceramic tiles, see Figure 4.58. The ceilings are suspended lay-in tile ceilings, with bar joist trusses above. The walls throughout are in very poor condition, with significant amounts of mold growth owing to water infiltration. Furthermore, vertical cracks through both the ceramic tile and concrete block are visible in several locations, with daylight visible to the exterior. The suspended tile ceiling is in extremely poor condition, with many tiles damaged or missing.

Atrium Wing

Extending east from the period I center dining room is the large open atrium addition, containing dining room space, a coat check area, and a restroom. All the walls and ceilings in the atrium are modern gypsum wall board. The walls and ceilings are in generally fair condition, however there are localized areas of significant water infiltration, resulting in paint flaking and bubbling, see Figure 4.59. This is particularly prominent at the west end of the space, where the walls meet the ceiling on either side of the room.

Figure 4.59. Active water infiltration and resulting finish damage in atrium wing.

Recommendations

- Address root causes of plaster failure, to include repairs of building envelope elements, such as roofs, flashings, windows, chimneys, and exterior masonry.
- Repair cracks in plaster surfaces. Reattach plaster to lathe where plaster keys have failed.
- Replace plaster in areas of loss or significant damage.
- Remove gypsum wall board where it has been installed over earlier plaster surface.
- Consider restoring plaster finishes where they have been removed.
- Repair and restore beaded wood wainscot paneling. Remove paint and refinish with clear finish.
- Open additional probes in gypsum wall board finishes on the walls and ceilings to study underlying surfaces and assess condition of substrate.
- Study and develop interior finish schemes for principal spaces appropriate to the target date and period of interpretation of the building. Employ as part of a comprehensive rehabilitation of the building.
- If retained, remove concealing finishes from kitchen wing walls and ceilings for additional assessment.

FLOORING

The visible flooring in the primary spaces is predominantly wood flooring of a mix of vintages, ranging from relatively recent to as early as period II. The condition, configuration, and type of flooring vary based on its location. These conditions include:

First Floor (Periods I-III)

Throughout the first floor of the historic core, the flooring in the period II and period III spaces is random width plain sawn oak plank flooring with decorative pegs, likely dating to the 1970s or 1980s, see Figure 4.60. The primary entrance in the period II front dining space is brick, laid in a basketweave pattern. The flooring in Room 105 is random width plain sawn oak strip flooring, differentiated from than the pegged flooring in the other first floor dining spaces. The flooring in the wait station Room 111 is 12”x12” ceramic tiles laid over a modern wood subflooring. The wood flooring throughout is in fair condition, with wear and loss of finish typical of the spaces most recent use as a commercial restaurant. The ceramic tile flooring in the wait station space is in very poor condition, with many tiles cracked or missing.

Figure 4.60. Pegged wood flooring in Rooms 101, 102, and 106. Note brick flooring at entry.

Figure 4.61. Period III flooring installed on furring strips over original period II flooring in Room 201.

Second Floor (Periods I-III)

The flooring in the second floor period II spaces, mostly recently a residential apartment, range in age and type. The flooring in the center stair hall Rooms 206 and 207 is wood plank flooring, dating to period II; a portion of the flooring has been infilled with newer wood flooring where the stair opening has been modified. The floors in the rooms flanking the central hall have both been raised several inches and newer wood plank flooring installed, likely dating to period III. The removal of plywood infill in Room 201 confirms that the original flooring remains in place, and the current flooring has been installed over furring strips, see Figure 4.61. 12”x12” ceramic tile flooring has been installed over the wood flooring in the kitchen space; the same ceramic tiles have been installed in the raised bathroom space. A vinyl floor covering most recently covered the wood flooring in the central hall and

east room, and has since been removed, leaving a significant amount of adhesive residue. Numerous plywood patches to the period III flooring have been expediently made in both the closet and west room.

The flooring in the center period I space, Room 208, is random width wood plank flooring, likely dating to period III. This space most recently had carpeting, which has since been removed, with adhesive and foam padding residue remaining. In the enclosed porch, the carpet tack strips and foam padding remain over wide plank wood flooring, see Figure 4.62.

Figure 4.62. Carpet padding over wood flooring in the enclosed porch, Room 209.

The flooring throughout the second floor period III space is wood plank flooring, original to the construction of the addition. In the entry hall, west, and northwest rooms, the flooring is 9"x9" resilient tile flooring, and the original wood flooring is likely beneath it. Throughout the spaces, the flooring was most recently carpeted, and carpet tack strips, adhesive, and foam padding residue remain. Many areas of flooring have been patched with plywood, particularly adjacent to the rear restroom, Figure 4.63. Where exposed, the wood flooring is in fair condition, with some water staining observed in the southeast corner of the building.

Figure 4.63. 9"x9" resilient tile flooring in Room 215. Note plywood infill at restroom, Room 216.

Attic (Periods I-III)

The flooring throughout the attic is all wood plank flooring, dating to the finishing of the attic space, which occurred during period III. The condition of the wood flooring ranges, with areas of significant deterioration and loss concentrated around locations where active water infiltration is occurring, particularly around the center and south chimney masses.

Kitchen & Service Wing

The flooring in the kitchen and service wing spaces is all installed on a concrete slab. The flooring in the restroom hall, Room 114, is sheet vinyl in a brick basketweave pattern, and the restroom flooring is brick flooring tiles, laid in a

Figure 4.64. Typical quarry tile flooring in kitchen wing.

Figure 4.65. Commercial carpeting in atrium wing.

basketweave pattern. The concrete slab is exposed in the storage room and connected walk-in cooler. Throughout the kitchen, the flooring is 6”x6” commercial quarry tile in the primary spaces, as seen in Figure 4.64, and exposed concrete in the secondary spaces. The flooring throughout the kitchen and service wing is all in poor condition, with many areas of cracked or missing tiles, and cracked or delaminating exposed concrete.

Atrium Wing

The flooring throughout the atrium space is commercial carpet, laid on a concrete slab, see Figure 4.65. The flooring in the atrium restroom is 12”12” ceramic tile. The carpeting throughout is in very poor condition, with significant staining and mold growth.

Recommendations

- Repair areas of damaged flooring and expedient patches, where poorly executed or modern, using heart pine flooring milled to match the existing flooring configuration.

- Remove carpeting tack strips, and other carpeting residue, and tile floor covering down to wood flooring.

- Refinish historic wood flooring using appropriate methods and finishes.

- Consider replacing 20th century wood flooring materials throughout first floor with period-appropriate wood flooring.

- If retained, remove concealing flooring finishes in kitchen wing spaces for additional assessment.

INTERIOR DOORS

The doors throughout the interior of the South Mountain Inn represent a wide range of vintages, with many late 20th and early 21st century additions or replacements. The surviving period III doors are typically four panel stile and rail doors featuring mortise and tenon joinery. These doors survive on the second floor off the period III east and west rooms, in addition to throughout the attic, see Figure 4.67 and Figure 4.68. These doors typically feature cast butt hinges, with mass-produced cast iron rim locks with porcelain or mineral doorknobs. One earlier door, likely period II, survives on the second floor between Rooms 207 and 208, see Figure 4.66. Some doors in the historic core and beyond are salvaged antique doors, or feature antique hardware, and their installation likely postdates period III, see Figure 4.69. The doors are generally in good condition, showing typical signs of age and use, including worn paint finishes, dents, loose or inoperable hardware, and general wear. The original grained finish of the doors is visible through chipped paint in many locations. Many door openings are missing doors or have been fitted with modern replacements. Several loose historic doors remain stored in the building and should be retained and studied.

Recommendations

- Remove paint from doors, repair damage as necessary, and consider restoring original grained finish.
- Clean and oil hardware for smooth operability.
- Consider replacing modern doors in historic door openings with new doors, custom made to match historic examples.
- Label and store loose doors.

Figure 4.66. Four panel interior door, likely period II, between Rooms 207 and 208.

Figure 4.67. Typical four panel period III interior door, between Rooms 212 and 213.

Figure 4.68. Period III four-panel interior door in attic space.

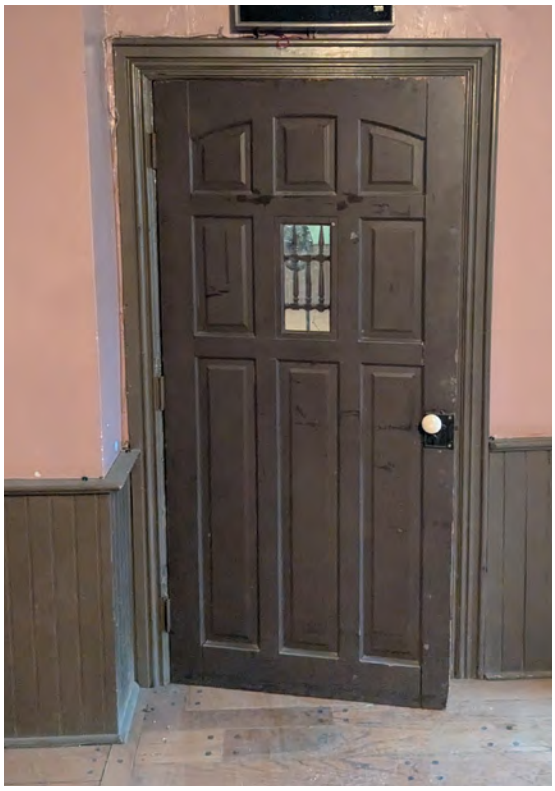


Figure 4.69. Later 20th century anachronistic door fitted with antique rim lock hardware between Rooms 105 and 106.

MANTELS & HEARTHS

Figure 4.70. Period III stone fireplace surround in Room 201. Matching surrounds are found in Rooms 202, 213, and 214.

Throughout the historic core of South Mountain Inn, there are 10 total fireplaces: one at the south end of the period I structure on both the first and second floors, one at either ends of the period II structure on both primary floors, and one at either end of the period III structure on both primary floors. Although the fireplace openings are all in their original locations, a majority of the surrounds date to period III. The period III fireplace surrounds are slate, faux painted and marbleized, typical of the Victorian period, with corresponding stone hearths, set flush with the flooring. Matching surrounds are found in Rooms 201, 202, 213, and 214, see Figure 4.70. Similar surrounds with variations in design are found in Rooms 102 and 208, see Figure 4.71. The fireplace in Room 101 is an opening in an exposed brick chimney mass, with no decorative mantle. The fireplace in Room 105 is composed of stone laid in a random ashlar pattern, with a wood mantel. This massive and rustic stone fireplace mass likely dates to the mid-20th century. The east fireplace in Room 106 is set in an exposed brick chimney mass, with an applied wood surround, dating to the mid to late 20th century, see Figure 4.74. The fireplace on the west end of Room 106 features a wide wood mantle, which has been hand planed, denoting that it is indeed early and likely originated from elsewhere on the property, possibly an earlier working kitchen, see Figure 4.73. Many of the fireplaces contain coal-burning grates, or have been converted to gas-burning logs. The mantles are all in generally good condition, with some minor cracking and loss of finish. The stone hearth in Room 202 has several major cracks, see Figure 4.72.

Recommendations

- Clean fireplace surrounds and repair damage as necessary using dutchman repairs.
- Restore original fireplace surround finishes.
- Consider replacing later fireplace surround on east end of Room 106 with period-appropriate surround.
- Consider restoring fireplace surround in Room 101 to period-appropriate appearance.

Figure 4.71. Period III stone fireplace surround in Room 208.

Figure 4.72. Cracked stone hearth in Room 202.

Figure 4.73. Early relocated mantel at west fireplace in Room 106.

Figure 4.74. Later wood mantel at east fireplace in Room 106.

STAIRS

There are two staircases in the historic core: the first north stair connects all three floors of the period II structure, and the second south stair connects all three floors of the period III structure. The north stairs are modern construction between the first and second floors, and framed using conventional lumber, see Figure 4.75. The stair run between the second and attic floors is older, likely dating to period III, and features turned newel posts, simple rounded handrails, and square balusters, see Figure 4.76. The stairs have been crudely painted white between the attic landing down to the second floor, see Figure 4.77. The apartment entry wall on the second floor has partially divided and enclosed the north stair space.

The south stair dates to period III and is composed of a heavy turned newel post, curved handrail, and turned spindles. The handrail is continuous from the first floor up to the attic, however, dividing walls on the second floor interrupt the continuity of the rail, see Figure 4.79. Despite the division, the staircase is in generally good condition, with wear on the treads and risers typical of age and use. There is some looseness to the railing in some locations.

Recommendations

- Remove later dividing wall additions to restore to continuity of the staircases.
- Restore original finish to historic stair components.
- Repair damage as necessary.
- Tighten fasteners to railings to add stability.
- Consider restoring north stair between first and second floors to period-appropriate appearance based on historic evidence.

Figure 4.75. North stair from Room 101 leading to second floor. This run of stairs is modern construction.

Figure 4.76. North stair from Room 206 leading to attic. This run of stairs is earlier than the stair between the first and second floors. Note the later entry door and wall addition.

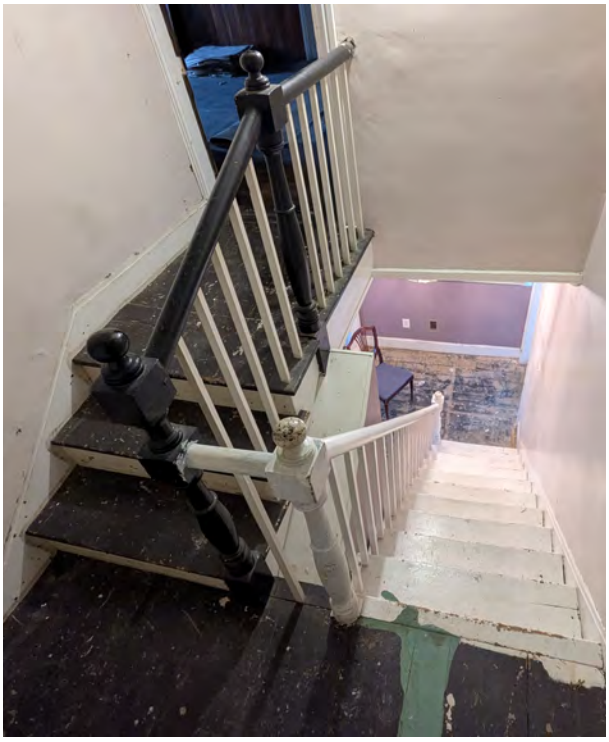


Figure 4.77. North stair down from the attic. Note the lower run is painted white.

Figure 4.78. South stair from the first floor in Room 106.

Figure 4.79. South stair from the second floor in Room 212. Note later wall construction interrupting continuous railing.

Figure 4.80. South stair looking down from the attic to the second floor.

CELLAR

There is a cellar located primarily under the central period I room, with a crawlspace beneath the period II and period III spaces. The cellar is accessible via a set of steps at its west end, which lead to the service space in Room 112, see Figure 4.81. The cellar floor is partially concrete, with portions of exposed dirt; an area in the southeast corner of the cellar has been dug out to accommodate a furnace, see Figure 4.83. The cellar walls are stone, with partial coatings of parging and whitewash. The floor framing, including the summer beam and floor joists, are visible, with several generations of past repairs evident, including two steel support beams and multiple steel columns, see Figure 4.82. The steel columns are improperly supported and exhibit extensive rusting at their base. The cellar steps and floor are in poor condition, with multiple cracks and areas of crumbling concrete. The mortar joints in the exterior stone foundation walls exhibit loss, with much of the mortar reduced to dust.

Figure 4.81. Stairs down to the cellar from Room 112. Note poor and uneven condition of stair treads.

Recommendations

- Improve cellar moisture management, including installing a vapor retarder beneath any replacement slab, elevating equipment, and adding drainage if moisture-sensitive storage is planned.
- Clean cellar and remove or discard non-historic debris and rubbish.
- Repair cellar stairs and concrete floor.
- Repoint foundation walls in coordination with large scale repointing efforts.

Figure 4.82. Original period I first floor summer beam with later steel supports. Note whitewashing at stone foundation walls.

Figure 4.83. Mechanical pit in cellar. Note improperly supported steel columns.