

Agency Official 106 Effect Report

*Installation of Storm Windows on Chatham Manor, Laundry and Kitchen
Stafford County, Virginia*

**U.S. Department of the Interior
National Park Service
Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park
120 Chatham Lane
Fredericksburg, Virginia 22405**

Description and Purpose of Undertaking

Purpose

Fredericksburg and Spotsylvania County Battlefields Memorial National Military Park (FRSP) was authorized by an act of Congress on February 14, 1927 (44 Stat. 1091). The purpose of the park, as stated in the act, is to “mark and preserve historical points connected with the battles of Fredericksburg, Spotsylvania Court House, Wilderness, and Chancellorsville, including Salem Church...” By Executive Order 6166 in 1933 the park was transferred from the War Department to the Department of the Interior to be administered by the National Park Service.

Chatham Manor and its Laundry and Kitchen dependencies were constructed between 1768 and 1771. In 1975, FRSP took possession of Chatham and opened the site to the public the following year. Since then, Chatham has remained open as a visitor contact site, while it and the kitchen and laundry buildings also operate as the park administrative headquarters and offices.

Need

In 2010, the park replaced the old heat and air conditioning system with a more energy efficient system. In order to further improve the system’s efficiency and the overall climate control within the three buildings, the park is now proposing to install storm windows on the interior of all windows in Chatham Manor, the Kitchen and the Laundry.

Property Description

A. Major Physical Components - Chatham sits on 85.01 acres in Stafford County, Va. The tract is a mixture of open fields and wood lots, bisected by a few ravines that feed rainwater runoff to the Rappahannock River. East of the house, which is flanked by the kitchen and laundry, is a maintained enclosed garden. Most of the open fields are under cultivation. Four rooms on the first floor of the manor are open to the public seven days a week with exhibits, while three other rooms on the first floor and the entire second floor houses park offices. The laundry and kitchen are not open to the public and house park offices.

B. Architectural Significance - The main structures at Chatham were constructed between 1768 and 1771 and served as a domestic site for over 200 years. According to the Historic Structure Report, “Chatham...meets the criteria of the National Register of Historic Places for the First Order of Significance. Architecturally, it is a classic example of a brick Georgian-style mansion that despite minor alteration has essentially retained its original integrity.” Chatham Manor, the Laundry and Kitchen are on the park’s List of Classified Structures – LCS #00422, #07872, and #07874.

C. Historical Significance – The manor house, laundry and kitchen were constructed by William Fitzhugh, a prominent plantation owner in 18th century Virginia. Among his guests at Chatham were George Washington and Thomas Jefferson. During the Civil War, the Union army occupied Chatham beginning in the spring of 1862. President Abraham Lincoln visited his generals at

Chatham during that period. In December 1862, Union generals again made Chatham headquarters and both during and after the Battle of Fredericksburg the house and grounds became a hospital for wounded soldiers. Both Clara Barton and the poet Walt Whitman cared for the wounded at Chatham.

Description of Alternatives

Alternative A – No Action

This alternative would fail to address the need for improved climate control within Chatham Manor, the Laundry and Kitchen.

Alternative B - Installation of Exterior Storm Windows

Under this alternative, exterior storm windows would be installed on all fifty (50) windows of Chatham Manor, eleven (11) windows of the Chatham Laundry, and six (6) windows of the Chatham Kitchen. While this would fulfill the need of providing improved climate control within the buildings, the addition of a new exterior element to the buildings might alter the appearance of the structures. Exterior windows might also obscure features of the original wood windows. This alternative could result in an adverse effect on the historic qualities of the building.

Alternative C - Installation of Interior Storm Windows (Preferred Alternative)

Under this alternative, interior storm windows would be installed on all fifty (50) windows of Chatham Manor, eleven (11) windows of the Chatham Laundry, and six (6) windows of the Chatham Kitchen. Each storm window would be custom made to fit the interior dimensions of the corresponding window.

Eighteen (18) of the windows are double hung sash and on the second floor of Chatham Manor. These storm windows will be operable, interior mounted, aluminum framed removable storm sash panels. They will be magnetically secured and sealed at jambs, sill and head in aluminum channels. The units shall be the full height of the existing window opening, removable, with two glass panels - top panel fixed and bottom panel operable in sash frame.

The glass shall be double strength B Grade (1/8" minimum). Where the two pieces of the storm window meet for the 30 double hung sash windows, they will be separated by a sash that is of the same height as the sash of the corresponding wood window. Installation will require the drilling of 8 small holes into the wood window frame of each window for screws that will attach the metal jamb, sill and head frame to which the storm window will be magnetically attached. The aluminum frame will be painted to match the existing wood frame of the window.

Forty-five (45) of the windows are double hung sash and on the first floor of Chatham Manor, as well as both floors of the Chatham Kitchen and the Chatham Laundry. These storm windows will not be operable. These will be single-light, magnetically secured and sealed at sill and head in aluminum channels. The units shall be the full height of the existing window opening, removable, with a single panel.

The glass shall be double strength B Grade (1/8" minimum). Installation will require the drilling of 8 small holes into the wood window frame of each window for screws that will attach the metal jamb, sill and head frame to which the storm window will be magnetically attached. The aluminum frame will be painted to match the existing wood frame of the window.

Twenty (20) of the windows on the first floor of Chatham Manor are double-hung sash and in rooms that currently house museum exhibits containing artifacts from the park's curatorial collection. For these 20 windows the glass for the proposed storm windows will be Low E and gray tinted, which will reduce the penetration of UV and visible light and will retard light degradation of the exhibits and artifacts. They will also be double strength B Grade (1/8" minimum). Installation will require the drilling of 8 small holes into the wood window frame of each window for screws that will attach the metal jamb, sill and head frame to which the storm window will be magnetically attached. The aluminum frame will be painted to match the existing wood frame of the window.

Four (4) of the windows in the Chatham Kitchen are casement. For these storm windows, the construction and installation will be the same, but the windows will not be operable. They will be a single piece of glass.

Description of Mitigation Measures

1. Park staff visited James Madison's Montpelier in Orange County and met with the site's director of facilities. Montpelier recently installed interior storm windows and this FRSP project is modeled off the scope of work that Montpelier used. FRSP also used this model and approach in 2016 with the installation of storm windows in the 1930s Superintendent's House (Quarters #2).
2. Each of the windows in Chatham Manor has two brass window handles. These date from the 20th century, but their exact date of installation is unknown. Each brass handle is attached to the window by two wood screws. The storm windows cannot be installed with the brass handles in place, so they will be removed, bagged, tagged and stored.
3. A sample of a tinted window was checked for visibility from the exterior, but park staff could not detect a noticeable change in the exterior appearance of the windows.

Park Consultation

The proposal is being circulated to the park's Section-106 advisor for historic architecture for his review and comments.

The proposal will go through a 30-day public comment and review period. During this time, the project was posted on the NPS public website. The park contacted representatives of interested local organizations, such as the University of Mary Washington's Department of Historic Preservation, the Rappahannock Valley Civil War Round Table, the Central Virginia Battlefields Trust, the Pamunkey Indians, Stafford County, and the Friends of Chatham.

The project will go through a 30-day comment and review period to the Virginia SHPO.

Effect Analysis

It is the park's opinion that, as proposed, this project adheres to the Secretary's "Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings." It is the park's belief that the project, as proposed, will result in the better long-term overall preservation and of the structure. For this reason, the park's opinion is that this undertaking will have "no adverse effect" on architectural resources.

Attached

- A. Park Map
- B. Photos
- C. Scope of Work