

**Catoctin Furnace Historical Society, Inc.****Stabilization for Future Interpretation of the Ironmaster's Mansion**

Request: \$100,000.00

Heart of the Civil War

Total Match: \$200,000.00

Frederick

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**PROJECT TITLE:** Stabilization for Future Interpretation of the Ironmaster's Mansion**PROJECT TYPE:** Capital**Project Information:**

Project Summary (250 Word Limit)

This grant request for \$100,000 will provide matching funds for a \$314,000 US NPS Semiquincentennial grant to stabilize and reinterpret the Revolutionary era ruins of the Ironmaster's Mansion as contested space for owners and enslaved so that it can become part of the heritage tourism product of Catoctin Furnace. Previously, the site owner, Maryland DNR, planned minimal emergency stabilization utilizing structural supports and water shedding wall caps, but state funds were not available to undertake the work. CFHS secured funding for the stabilization with a Semiquincentennial grant, however, once 106 consultation began, Maryland Historical Trust (MHT) staff insisted (with both CFHS/DNR concurrence) that the project could only proceed if it adhered to the Secretary of the Interior Standards for Preservation which the DNR plans did not.

Bennett, Brewer & Associates and Triad Engineering, the team that prepared the plans and specifications for DNR, do not feel they have the expertise to undertake work to the Secretary of the Interior standards for preservation. CFHS staff then met with Machado Silveti and received the proposal on which this MHAA grant application is based. Machado Silveti designed the award winning stabilization and reinterpretation of Menokin near Warsaw, Virginia. MHAA funding for pre planning concept design and final architectural design and specifications is essential to meet NPS and MHT requirements and undertake the stabilization and reinterpretation.

Deliverables:

- 1) Concept Design for Ironmaster's Mansion stabilization and interpretation
- 2) Schematic design, design development, and construction documents for stabilization and reinterpretation
- 3) Stabilization of walls
- 4) Reinterpretation

**Overall Project Description**

The Ironmaster's Mansion at Catoctin Furnace is an undeveloped feature within the growing heritage tourism site. Built during the Revolutionary War, it housed the ironmaster, his family, and enslaved African Americans. The last resident of the structure moved from it in 1937 and the ensuing decades saw extensive vandalism and demolition by neglect. Now owned by Maryland DNR, the mansion is fenced off from the visitor and in its current state provides negligible heritage tourism content: the walls

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are unstable and there is no interpretive text or guidance. Stabilization and preservation of the Ironmaster's Mansion will enhance the interpretive capacity of this pre-revolutionary landscape and will ensure that the important but frequently overlooked stories of the enslaved workers who built, worked, lived in, and sought their freedom from this site will be told now and to future generations.

Stabilizing and reinterpreting this structure within the larger landscape ensures that the important contributions of skilled stone masons, carpenters, other craftsmen, and furnace workers who made the work of Catoctin Furnace possible will be centralized and given long overdue attention. It will also allow CFHS to illuminate the lives of the butlers, cooks, laundresses, seamstresses and other enslaved household workers who lived and worked within the house's stone walls, many of whom are buried in Catoctin Furnace cemetery. The stories of the people enslaved at Catoctin Furnace and indeed the story of slavery itself, is central to our nation's founding and it is only through reckoning with this aspect of the American past through sites like the Ironmaster's mansion, that we can begin to understand our history. Interpreting the contested space of the Ironmaster's Mansion involves taking into account stories about the owners and enslaved: who had the right to the space: who wished to contest those claims; how spatial conflict was lived and is remembered; how space feels to those being contained, enslaved, excluded, policed, or erased; and how space imprints future possibilities as well as past histories over time.

Preserving the remains of this last remaining structure that provides a visual touchstone for these 2 histories has proven elusive. Neglected for decades, the remaining walls, chimney, & fireplace of the Mansion continue to deteriorate year after year. In 1996, the basement-bearing walls and most of the exterior walls were capped; however, this project removed a significant amount of stone and building material, reducing the skeleton of the historic house to a few short walls and building a boardwalk into the structure. This stabilization effort has failed, the remaining walls have continued to disintegrate, the boardwalk has been removed, and the site is fenced off from visitors. In 2017, architectural historian John Murphey evaluated the eligibility of the Ironmaster's Mansion for DNR, re-affirming the remains of the building as a contributor to the Catoctin Furnace Historic District, but recognizing the loss of integrity through neglect, with significant removal of historic fabric since the NR designation in 1972. Exposed to the elements and neglected for long periods of time, the remains of the structure are threatened by precipitation, wind, freeze/thaw action, and vegetation. The interior space is now confined to the basement level, which is one of the most critical areas for interpretation of the African American experience and contains significant archaeological resources. Multiple oral histories and documentary research have confirmed the presence of African Americans living and working in the structure. New brick masonry and bracing are desperately needed to stabilize the structure and prevent further deterioration. Current climatic trends indicate that more intense and frequent extreme weather events are to be expected in the future. Without funding assistance, the remaining structural elements of the building will be lost.

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In late 2022, CFHS received a NPS Semiquincentennial grant to stabilize the mansion walls so that visitors could move through the ruins and the dwelling could be interpreted as contested space in which the enslaved and their owners lived and worked. CFHS has selected stabilization and reinterpretation of the Ironmaster's Mansion as a critical goal for Semiquincentennial commemoration. Unfortunately, once the NPS funds were procured, MHT and NPS rejected the stabilization plan that DNR developed, insisting that the site be subject to the Secretary of the Interior preservation standards. The NPS Semiquincentennial grant provides funding for bricks and mortar stabilization, it does not fund fees for concept pre planning and architectural design and engineering. Therefore, this pre development MHAA grant request is critical to utilizing the NPS Semiquincentennial grant funds for the stabilization and reinterpretation of the mansion so that it can be fully integrated into the heritage tourism experience.

This reinterpretation of the mansion, not only as a "big house," but as space in which the lives of individuals traditionally silenced can be experienced, will greatly enhance the heritage tourism attraction at Catoctin Furnace, providing a meaningful place-based experience. It will complement the existing African American Cemetery Trail, the Iron Trail, and the Museum of the Ironworker, providing an additional attraction to draw new visitors and extend their time on site.

Without this MHAA funding, the Revolutionary era resource that best illustrates the contested space of Black & white Americans at the founding of the Republic will be lost. 4 of 10 iron furnaces built in Maryland from 1722-1774 were in the middle part of colony including eastern Washington County and the northern part of Frederick and Carroll counties, Catoctin is the only one remaining to convey the role of industrial slavery in the development of America and the only one with a "big house" albeit in a ruined state.

The impact of this project will radiate beyond the visitor to a unique cadre of young citizens: the apprentices who will help undertake the stabilization. Eight years ago, CFHS established a partnership with the staff and students of Silver Oak Academy, providing paid vocational and educational opportunities to the academy students in an innovative historic preservation building trades program. Now expanded to include students from Maryland Department of Juvenile Services and Steadfast (Standing Firm Against Youth Homelessness), and Preservation Maryland's Campaign for Historic Trades, students will be trained in masonry skills, working alongside skilled masons. The transformative program we have crafted teaches historic preservation building and restoration skills to at-risk students, the majority of whom are African American.

CFHS is also producing a "virtual" stabilization and reinterpretation of the Ironmaster's Mansion that will reach audiences all over the world, engaging them and enticing them to visit the site in person. This is a built-in way to expand the reach of this project and build a larger and more diverse audience.

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The United States is a “nation of nations” that continues to struggle with its own complex past. In the prevailing narrative of American history, slavery is a footnote best left in the past. At our peril we ignore the words of a formerly enslaved man, Cornelius Holmes, who in 1939 said “though the slavery question is settled, its impact is not. The question will be with us always. It is in our politics, it is in our courts, it is in our highways, it is in our manners, in our religion and in our thoughts. All the day – everyday.” The walls of the ironmaster’s mansion bear witness to this question and to the tragic legacy of slavery. Projects like the stabilization and honest reinterpretation of stately monuments to enslavement such as the ironmaster’s mansion are critical in ensuring that the narratives of all the “nations” within our nation are woven into the American story.

Importantly, Catoctin Furnace has embraced a concept of collective kinship to link current day African American families to the men, women, and children enslaved at Catoctin Furnace whose labor built the mansion and created the wealth and power of the owners. To date, no direct descendants have been located. Now, however, the possibility exists from DNA analysis, to link families directly to ancestors at Catoctin. By the mid-19th century, the majority of African Americans (enslaved and free) left or were sold out of the area and there is no descendent community identified yet that traces its roots to these early workers at the furnace and within the Ironmaster's Mansion.

Renewed efforts to learn more about these poorly documented early laborers, and to connect the past with the present, has prompted reanalysis of the Catoctin remains. In 2015 CFHS began research aimed at increasing public awareness of the role of enslaved African Americans in the iron industry, attempting to connect individuals to their ancestors at Catoctin and back to Africa. These stories can be told more fully through the stabilization and interpretation of the Ironmaster’s Mansion as a contested space place of work and, importantly, a site of family life and the creation of community against all odds.

The Ironmaster’s Mansion is an important means through which CFHS can tell the stories of men like Harry, a cooper who played the fiddle, for whom furnace owners offered a \$40 reward in 1802. Preserving this structure also ensures that we are able to tell the complex and ultimately tragic story of Henry Metscher (known by enslavers as “Nat”) who left Catoctin Furnace to seek freedom and a new life in New York. Metscher’s story and his ultimate return to enslavement is particularly important because it connects the site to a story of activism owing to Metscher’s efforts to vigorously resist re-enslavement through the court system, with the assistance of the NY Vigilance Society. Sadly, he was imprisoned and returned to Maryland, where we surmise, he was re-enslaved.

The attachments included in this grant proposal attest to the multiple archaeological, architectural, and engineering studies of the Ironmaster’s Mansion undertaken by DNR in the past decades (While entire reports were not attached, CFHS can share all full reports as requested). This project, combining funding from MHAA and NPS, will stabilize and reinterpret the mansion, producing a viable and meaningful heritage tourism experience where one is now missing.

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CFHS conducted research to identify architecture and engineering firms with experience in this type of stabilization and reinterpretation. Machado Silvetti's work at Menokin is an example of the type of sensitive stabilization and reinterpretation that would be applicable for the Ironmasters Mansion, and they produced the technical and cost proposal utilized in this MHAA capital grant application. While specific deliverables for stabilization/construction will be determined in the concept design phase, it is not possible at this time to provide a detailed list. However, the stabilization/construction phase will include matching brick, stone, and mortar to the Secretary of the Interior preservation standards. All original fabric will be preserved and new materials will be carefully selected to match existing. The interpretation phase will include a physical construction feature that invites and allows the visitor to walk into the ruins and experience the room functions such as the basement kitchen and laundry.

## Timeline / Schedule

## Past:

ca. 1774 Ironmaster's Mansion constructed by the Johnson Brothers, owners of Catoctin Furnace

ca. 1820 Ironmaster's Mansion expanded by furnace owner John Brien

1903-Catoctin Furnace shuts down

1936-US Federal Government purchases mansion

1936-demolition by neglect begins

1937-Last occupant, William Renner, leaves mansion

1954-Maryland DNR acquires property from federal government

1981-Historic Structures report prepared by Douglass C. Reed & Paula Stoner Reed for DNR

1996-Archaeological monitoring completed by Charles Hulse of Shepherd University and site number assigned 18FR720

1996-DNR removes of stone courses from walls to stabilize ruins and installs a wooden walkway into site

2011-NPS staff visit site and advise DNR on next steps for stabilization

2014-DNR installs fencing around mansion to keep visitors away

2021-DNR hires Bennett, Brewer & Associates to develop plans and specifications for stabilization

2022-CFHS secures \$314,000 from NPS Semiquincentennial grant to stabilize and reinterpret site

2022-On site meeting with Bennett, Brewer & Associates, MHT, NPS, & DNR to discuss stabilization plans

2022-Section 106, 110 & NEPA consultation opened with MHT and NPS

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2023-Development of 360 tour (virtual stabilization)

Future:

July 15, 2023 Circulate ITB to preservation architecture firms including Machado Silvetti with proven track records working with Secretary of the Interior Preservation standards on similar projects

September 2023-Selection of architecture and structural engineering firm to undertake development of plans and specifications

October 2023 to February 2024-Development of concept design

April 2024 to October 2024 - Development of plans and specifications for stabilization

November 2024 to January 2025-Approval of plans and specifications by DNR, NPS, and MHT

March 2025 to September 2025-Stabilization of ruins

October 2025 to January 2026-Installation of reinterpretation and visitor amenities such as walkway within ruins to reinterpret as contested space

March 2026- Ironmaster's Mansion reopens to visitation

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**Budget Information:**

**Amount requested: \$100,000.00**

**Additional Budget Information**

In order to prepare this grant proposal, CFHS reached out to Machado Silvetti to prepare technical and cost proposals for the required pre development work. CFHS recognizes that a competitive bid process for selection of qualified firms will be necessary prior to beginning any work.

Machado Silvetti estimates that the existing conditions analysis, visioning, programming, and conceptual planning in order to create a visitor experience that embraces the contested space will require a fee of \$35,000

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Machado Silvetti, working with Silman Associates Structural Engineers, estimates that the schematic design, design development, structural engineering, and construction documentation will require a fee of \$65,000

Following approval of the engineering and construction documents, the NPS Semiquincentennial grant of \$314,000 will be utilized to undertake the stabilization and reinterpretation of the Ironmaster's Mansion. While stabilization and reinterpretation costs are preliminary until completion of the concept design and architectural/engineering design development, the following costs are anticipated:

Mortar and plaster analysis to ensure match with existing (\$500); bracing of the existing walls while stabilization is underway (\$28,000); crane services to lift/move building elements (\$14,500); construction/stabilization of fireplace (\$84,000) and side walls (\$72,000); brickwork (matching, \$40,000); stonework (matching, \$32,000); repointing of all stone and brick (\$17,000); and construction of walkway(s) into and among the walls to allow visitors to explore the space (\$26,000).

**Project Impact:**

How will this project result in increased heritage tourism? (20 points)

The project will result in a stabilized and reinterpreted Ironmaster's Mansion ruins will facilitate a deeper understanding of the power dynamic within which the enslaved were forced to live and work. While the requested MHAA grant funds will provide the essential design and engineering for the stabilization, the completed project resulting in a stabilized structure will allow visitors to step inside and literally inhabit the complex past that the house represents—a structure that was built by unfree hands and lauded for centuries as a monument to enslavers ill-gotten power. The enormous house, surrounded by out-buildings, included quarters for the enslaved domestic servants. The visitor will be able walk through the stabilized structure and imagine the tremendous amount of work required to keep the manor running, envisioning enslaved men, women, and children laying fires in each of the 10 fireplaces, cleaning the massive windows, and preparing and serving lavish meals. Bringing the Ironmaster's Mansion back into the heritage tourism experience at Catoctin Furnace and providing a visceral experience for visitors will attract a larger and more diverse visitor pool. CFHS will promote the reinterpreted heritage site via social media, our website, through partners such as Journey Through Hallowed Ground, Visit Frederick, HCWHA, Maryland Tourism, International Coalition of Sites of Conscience, and through inclusion in our tours and special events. CFHS, working with FirstEnergy and DNR, recently installed Level 2EV chargers at the furnace parking lot, making a stop and recharge at the furnace (next to the Ironmaster's Mansion ruins) possible. In 2022, more than 60,000 visitors came to Catoctin Furnace (this number is based on DNR's car counter at the furnace parking lot with a multiplier of 1.7 per vehicle). Once the Ironmaster's Mansion is accessible and reinterpreted, we anticipate an increase of more than 50% as Semiquincentennial promotions and awareness build toward 2026.

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How will this project build partnerships within your heritage area? (15 points)

This project, both the design as well as the stabilization/construction phase will build partnerships within the Heart of the Civil War Heritage Area (HCWHA) by providing a tangible "big house" in which visitors can move through contested space. The contributions African Americans have made to Frederick County is not well known, particularly in the northern part of the county. Continuing our partnerships with AARCH (African American Resources Cultural and Heritage Society) in Frederick, Cunningham Falls State Park (the property owner), and Catoctin Mountain Park, this project will bring awareness to the community regarding the history and cultural resources associated with the African American population. It will assist with future interpretation and education efforts within the HCWHA and specifically northern Frederick County through programing and development of materials. Located on the Route 15 corridor, the site is part of the National Scenic Byway Journey Through Hallowed Ground, the International Coalition of Sites of Conscience, and Civil War Trails. Each of these partners are poised to promote the Ironmaster's Mansion once it is accessible for visitors. It is also hoped that this project will encourage other entities and individuals in the HCWHA (as well as beyond) to look at ruins as an avenue to reinterpretation and preservation.

This project leverages resources, with CFHS providing assistance to Maryland DNR through grants such as this to undertake projects that are languishing. DNR is committed to maintaining the stabilized Ironmaster's Mansion as part of their annual budget and maintenance of the structure will be part of the Cunningham Falls State Park annual budget. In the past fiscal year, Maryland passed the Great Maryland Outdoors Act which provides increased state funding for site maintenance, ensuring ongoing maintenance for the stabilized Ironmaster's Mansion once the capital project is complete with these grant funds.

How will this project sustain regional identity or showcase your heritage area's distinctive cultural, historical, and natural assets? (25 points)

It is difficult to separate the engineering and design phase of this project (for which MHAA funding is sought) from the physical stabilization and reinterpretation of the Ironmaster's Mansion (for which NPS funds will be utilized). Both are centered on and meets many of the HCWHA's 2005 Management Plan goals and 2022-2028 Strategic Plan Update goals and interpretive themes:

Management Plan: Economic Development and Stewardship & Goal #1- Embrace Creative Risk-taking in Product Development (page 23): The stabilization and reinterpretation of the historic Ironmaster's Mansion, which is an essential structure in the heritage tourism destination of Catoctin Furnace, will further enhance the village's unique character and add to the appeal of the historic village, thereby drawing increased visitation to the heritage area. Visitors to Catoctin Furnace often cite the unspoiled streetscape as one of the principal factors in their choice to visit. Bringing the Ironmaster's Mansion back into the interpretive landscape in a creative and innovative manner that will accurately depict the contested space of owner and enslaved will significantly enhance heritage tourism and augment product

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and economic development in northern Frederick County, bringing additional visitors to the village and surrounding area. Many of these visitors will extend their visits to enjoy the wide selection of food, drink, and entertainment offerings in the surrounding area. Further, stabilization and reinterpretation of the Ironmaster's Mansion will provide greater awareness of the community's history and cultural assets, inform future interpretive and educational materials for residents and visitors, and promote, through public outreach, a better understanding of historic preservation's positive aspects. Together, these initiatives promote heritage product investment in the village and the surrounding county by creating new or "re-newed" stakeholders.

Stewardship & Goal #2 - Appealing and welcoming a diverse audience (page 24): The preservation and protection of the historic Ironmaster's Mansion is the embodiment of encouraging a diverse audience to step into a big house albeit through the lens of contested space. In stabilizing and reinterpreting this important structure, CHFS is further enhancing and protecting the larger village as well as its unique history of industrial slavery. The stabilized and reinterpreted Ironmaster's Mansion will significantly add to the visual impact of the historic village and serve to highlight Catoctin Furnace's unique and complex history. Further, the preservation of the ruins as part of the village is essential to ensuring the dissemination of the site's history as an early iron-making village and the critical role of enslaved labor in that history.

Goal #6 - Commemoration of the 250th anniversary (page 35): Importantly, the Ironmaster's Mansion, with its distinction as one of Catoctin Furnace's original Revolutionary era structures, is a key resource nested within the larger concentration of place-based resources in the historic village. These resources include the Museum of the Ironworker, the Forgemaster's House, the Isabella furnace stack, the Collier's Log House, and the African American Cemetery all of which share the distinct linkage of being part of the original industrial complex and are essential to the site's history and to the larger history of ironmaking, including the role of slavery within that history, particularly through the lens of liberty from Great Britain denied the enslaved working in the mansion. With the exception of the cemetery, which is on private land, the Ironmaster's Mansion will once again join the structures and sites within this compact concentration of heritage tourism resources. The visually and geographically cohesive nature of the village is an important additional draw for visitors seeking authentic and easily accessible heritage tourism experiences. Stabilizing and reinterpreting the Ironmaster's Mansion will also serve as a catalyst for future investment in the area and the village itself.

Catoctin Furnace is specifically noted as a Civil War resource and one of the rare physical representations of slavery surviving within the Heritage Area (HCWHA Management Plan 2005, page 25). The Ironmaster's Mansion, home to enslaved African American laborers, will fall within the identified interpretive theme of the Era of Change, representing the change from the early slave labor economy to the mid-19th century system of free labor, demonstrated by the changing nature of the furnace's workforce. It would more specifically fall under Action Item 4.1b in the published 2013-2018 Five Year Plan; "Encourage and support ongoing research and documentation to provide a strong

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foundation for interpretive products in the heritage area" (HCWHA Five Year Management Plan FY 2013 - FY 2018, page 14).

Additionally, this project meets several of the AASLH Field Guide for the Semiquincentennial themes: Power of Place (page 13) - The Ironmaster's Mansion provides a powerful stage upon which to explore the lives of owner and enslaved, with solid historical documentary evidence (as well as archaeological) of the shared nature of their living space within the structure. A second AASLH theme, Doing History (page 16) is applicable as we use evidence from the mansion (archaeological and oral history narratives) to uncover and discuss the lives of individuals traditionally silenced by the written record.

How does your project address diverse or inclusive historical narratives? (5 points)

The existing ruins of the Ironmaster's Mansion, fenced off from visitors and without an interpretive narrative, provide very little to the Catoctin Furnace Historic District. However, the physical remains of the house are an untapped tool for conveying the complex history of Catoctin Furnace, and the nature of industrial slavery in 18th century America. Important steps have been recently made at Catoctin Furnace to confront the important role of slavery in the ironmaking complex, including the construction of a walking trail connecting the furnace stack to the African American cemetery, the inclusion of 2 forensic facial reconstructions of individuals buried in the same cemetery at the Museum of the Ironworker, and the installation of waysides focused on the enslaved population. While numerous historic structures and above-grade ruins exist within the boundaries of the historic district, the Ironmaster's Mansion is the only remaining structure that preserves the spatial dynamics of slavery. The slave quarters, across the road and south of the mansion, were demolished in the early 20th century. According to a 1981 study of the Ironmaster's Mansion, the "service area" was located within 3 simple rooms in the basement. Contrasted with the fireplaces, massive windows, and elegant dining rooms in the 20-room mansion, the structure presents 2 vastly different, yet intertwined, historical experiences for individuals who shared the same space.

It seems appropriate that design and engineering as well as stabilization and preservation of the Ironmaster's Mansion be undertaken now in the run up to the nation's semi-quincentennial, with a deeper collective level of understanding of the effect of centuries of enslavement on the present struggle for racial justice, equity, and inclusion. It is hoped that a new framework for reparative heritage will be possible at the Ironmaster's Mansion, within the iron working village, and beyond. The action we take to build the future we claim to believe in, as individuals, communities, institutions, and a nation that claims to fight for freedom, will be facilitated by programs such as those undertaken within the stabilized and interpreted structure.

What provisions exist or will be made for physical or programmatic access by individuals with disabilities? (5 points)

The current condition of the Ironmaster's Mansion provides no accessibility for individuals with disabilities. This MHAA concept design and engineering grant will provide critical funding to move the

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project into the stabilization/construction phase, thus bringing the heritage site back into a state suitable for in person visitation. However, to reach a larger and more diverse audience, CFHS is creating a virtual stabilization and reconstruction of the mansion which will be available on our website for remote access and via cell phone linkage on site. We teamed with VRCOLAB utilizing funding from a Heart of the Civil War Heritage Area mini grant to create a Matterport infrared scan that documents existing site conditions and creates an Immersive 3D Virtual Reality Tour (Digital Twin) and schematic floor plan. This Digital Twin will serve as a powerful lens to orient and engage on-site as well as off-site audiences (via computer desktops). Here is the link to the 3D tour which is in progress (50% complete at this time, scheduled to be complete March 15, 2023):

<https://my.matterport.com/show/?m=hFfJa1sFqsQ>. The larger heritage tourism area will also benefit from the virtual reconstruction of this important 18th century structure. The resulting product will allow in person visitors and off-site viewers a unique view of the past and help them connect on a deeper emotional level with this contested and complicated space inhabited by enslaved workers and their enslavers. The 3D Virtual Reality Tour will increase audience access, awareness, and engagement with the site. The tour's "shareability" will ensure a exponentially larger and diverse audience. The tour content will be delivered via website link and QR Code. Visitors will be able to scan the QR code (located on the existing wayside marker on the site) with their smartphone camera and experience the 3D Digital Twin and share on social media.

Providing physical access to the reinterpreted contested space of the Ironmaster's Mansion will fully comply with the Americans with Disabilities Act (ADA) of 1990, Section 504 of the Rehabilitation Act of 1973, and the Architectural Barriers Act (ABA). CFHS's plans for the Ironmaster's Mansion include ADA-compliant access to all portions of the ruin via a boardwalk. The grounds are level and will be accessible, providing physically accessible space for outdoor activities and events. Additionally, CFHS is very cognizant of programs and applications for various learning and non neuro typical individuals and has developed a robust video library accessible via YouTube and other social media platforms to reach a wider audience. Our tours are recorded and can be accessed equally by listening or visually. Access to the Ironmaster's Mansion will be via in person and virtual platforms with the intent to reach as wide an audience as possible physically and virtually.

Why does this project need to proceed at this time? (10 points)

It is critical for this project to proceed at this time so that the NPS \$314,000 Semi quincennial grant can be utilized for stabilization and reinterpretation prior to the grant expiration. All work associated with the Semiquincennial grant must be completed by September 30, 2025, but this predevelopment phase of the project for which we seek MHAA funding, must be complete before actual stabilization can begin. The schedule for this work is very tight, given the built in compliance review times with DNR, NPS, and MHT for Section 106, Section 110, NEPA, compliance with the Americans with Disabilities Act (ADA) of 1990, Section 504 of the Rehabilitation Act of 1973, and the Architectural Barriers Act (ABA). If CFHS does not receive MHAA funding in this cycle, it will not be able to complete this important project for the Semiquincennial.

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**PROPERTY INFORMATION (Capital Grants Only):**

Property and Address:                      Property Name and Address

Ironmaster's Mansion

12698 Catoctin Furnace Road

Thurmont, Maryland 21788

Supplemental Property Information/Property Significance:                      Supplemental Property Information

The Ironmasters Mansion is a contributing structure to the Catoctin Furnace National Register Historic District, designated in 1972. In 2017, a Maryland Inventory of Historic Properties form was completed and in 2021 an individual Determination of Eligibility for listing for the National Register of Historic Places was approved for the Ironmaster's Mansion. Additionally, the structure is part of the International Coalition of Sites of Conscience listing for Catoctin Furnace. The Ironmaster's Mansion stabilization and reinterpretation is a critical part of CFHS's reinterpretation of the village for the 2026 Semiquincentennial commemoration.

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**People Working on the Project:**

Elizabeth A. Comer, Primary Project Contact, President, CFHS, Inc.

Stephanie Randazzo Dwyer, AIA, Principal Architect

Jeffry Burchard, AIA, Architect

# Project Budget

## 1 Furnace Historical Society, Inc. - Stabilization for Future Interpretation of the Ironmaster's M

Line Item No.	Work Item (Description)	Grant Funds	Match	Other Project Costs	Total Project Cost
1	Concept Design (breakdown on attached Machado Silvetti Catocin proposal)				\$0.00
2	Existing Conditions Review and Assessment	\$15,000.00			\$15,000.00
3	Determination of Institutional Vision and Mission	\$4,000.00			\$4,000.00
4	Preliminary Programming and Initial Concepts	\$8,000.00			\$8,000.00
5	Preliminary Cost Estimate	\$6,000.00			\$6,000.00
6	Timetable for Development	\$2,000.00			\$2,000.00
7	Architectural Design and Engineering Services (breakdown on attached Machado Silvetti Catocin proposal)				\$0.00
8	Design Development	\$20,000.00			\$20,000.00
9	Construction Documentation	\$45,000.00			\$45,000.00
10	Stabilization Construction (breakdown below-note, list may be adjusted following design development, structural engineering, and construction documentation)				\$0.00
11	Mortar analysis		\$250.00		\$250.00
12	Plaster analysis		\$250.00		\$250.00
13	Bracing		\$14,000.00	\$14,000.00	\$28,000.00
14	Crane Services		\$7,500.00	\$7,000.00	\$14,500.00
15	Fireplace Foundation		\$42,000.00	\$42,000.00	\$84,000.00
16	Side wall Foundation		\$36,000.00	\$36,000.00	\$72,000.00
17	Brickwork			\$40,000.00	\$40,000.00
18	Stonework			\$32,000.00	\$32,000.00
19	Stone/Brick Repointing			\$17,000.00	\$17,000.00
20	Construction of walkway(s)			\$26,000.00	\$26,000.00
21					\$0.00
22					\$0.00
23					\$0.00
24					\$0.00
25					\$0.00
<b>TOTALS</b>		<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$214,000.00</b>	<b>\$414,000.00</b>

· The maximum grant award is \$100,000 for capital projects and management grants, and \$50,000 for non-capital grants. The minimum amount is \$5,000.

· See Grant Guidelines for complete information about eligible costs and matching funds.

· All grant funds AND match funds must be spent on the scope of work you have defined in this budget.