

KOONTZ FRAME HOUSE

AL-VI-B-069  
Broad Street, Midland  
ca. 1880

The Koontz Frame House consists of a two and a half story, five bay wide "L" shaped structure of the Colonial style. The structure was built by Salem Koontz, son of the original settler to the area, Mr. Henry Koontz. Salem Koontz built the house circa 1878 upon the land used as the Koontz orchard, which later became the Koontz addition to Midland. Salem and his wife, Birdie, moved from the farm and into the new colonial home circa 1880.

MARYLAND HISTORICAL TRUST

6103055604  
AL-VI-B-069

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC  
Koontz Frame House  
AND/OR COMMON

**2 LOCATION**

STREET & NUMBER  
Corner of Broad Street & Lonaconing Street  
CITY, TOWN  
Midland  VICINITY OF Sixth  
STATE Maryland COUNTY Allegany

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME Charles G. Eagan Telephone #: 301/977-2132  
STREET & NUMBER Broad Street  
CITY, TOWN Midland  VICINITY OF Maryland STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Allegany County Courthouse Liber #: 350  
Folio #: 63  
STREET & NUMBER 30 Washington Street  
CITY, TOWN Cumberland, STATE Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
DATE  
 FEDERAL  STATE  COUNTY  LOCAL  
DEPOSITORY FOR SURVEY RECORDS  
CITY, TOWN STATE

# 7 DESCRIPTION

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Koontz Frame House is located on the east side of Lonaconing Street in Midland, Allegany County at the intersection of Broad Street.

The principal facade basically consists of a two and a half story, five bay wide, rectangular shaped frame structure. A two story rear wing abuts the main block on the south east side forming an "L" shaped facade. An additional one story wing is adjoined to the end of the "L" on the rear southeast side. The building is covered with novelty siding and the entire facade is supported by a low stone foundation with a beveled water table. The roof of the structure is gabled and is covered with replaced asphalt materials. The eaves are supported by numerous scroll brackets under the wide soffit and includes a wide frieza trim and return ends on the gables. Windows in the structure feature double hung wooden sash frames with four over four lights and plain trim. The main entrance is located on the front northwest side and exhibits the original verticle paneled door and original hardware. The recessed paneled entrance includes a transom with transom lights and side lights. The entrance is covered by a three bay end porch. The porch features a hipped roof supported by chamfered columns and balustrad with scrolled brackets. Numerous small brackets are placed around the porch eaves. At the apex of the "L", a two tiered porch with hipped roof runs the length of the rear sides, while a one story porch is found on the rear wing. The rear porches all feature balustrade and chamfered columns with scrolled brackets. The structure also includes five original corbeled brick chimneys and all are located to the inside end of the gabled ends.

The house is structurally sound and retains virtually the same appearance it had when first built.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES     ca. 1878

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Koontz Frame House is a large Colonial style home, built by Mr. Salem Koontz circa 1878.<sup>1</sup> Mr. Koontz was grantee of the property from G. Eltis Porter in February, 1878 and at this time the land was part of the Koontz orchard which later became part of Midland.<sup>2</sup> The Koontz name is important to Midland history in that the entire area was once known as "Koontz". In 1826, a Mr. Henry Koontz had built a large stone house, AL-VI-B-035 on the Old Legislative Road and the entire surrounding valley including Midland became known as Koontz. Salem Koontz was an offspring of Mr. Henry Koontz and circa 1880, Salem and his wife Birdie moved from the original farm into the large colonial house.<sup>3</sup> The entire old orchard upon which the house sits later became the "Koontz addition" to Midland.

The house retains much of the structures original appearance and remains a cultural and architectural reminder of a way of life of the more affluent citizens of Allegany County in the late 19th century.

1 "History of Midland, Maryland" Agnes Davis and Sally Butler  
 2 Allegany County Land Records, Cumberland, Maryland  
 3 "History of Midland, Maryland, ibid

# MAJOR BIBLIOGRAPHICAL REFERENCES

Allegany County Land Records, Cumberland, Maryland

CONTINUE ON SEPARATE SHEET IF NECESSARY

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 210' x 120' x 153' x 133'

### VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

## 11 FORM PREPARED BY

NAME / TITLE

John Nelson & Joan Baldwin

ORGANIZATION

Allegany County Historic Sites Surveyors

DATE

1/4/77

STREET & NUMBER

507 National Highway

TELEPHONE

777-8991

CITY OR TOWN

LaVale.

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

TITLE SEARCH

## Koontz Frame House

Allegany County Deed; Liber 63, Folio 350  
grantee: Charles Garrett Eagan & Hazel Eagan  
grantor: Simon E. Kenny  
July 17, 1962  
Consideration: \$6,000.00

Lot # 39 in Koontz addition to Midland

Allegany County Deed; Liber 130, Folio 683  
grantee: ~~Emma~~ C. Kenny (mother of Simon E. Kenny)  
grantor: John Campbell, et. ux.  
Consideration: \$2,500.00  
October 31, 1919

Allegany County Deed; Liber 113, Folio 641  
grantee: John Campbell  
grantor: Thomas P. Kenny, et. al.  
January 16, 1914  
Consideration: \$2,600.00

Allegany County Deed; Liber 102, Folio 317  
grantee: John T. Kenny  
grantor: Peter V. Furley  
November 16, 1907

Allegany County Deed; Liber 91, Folio 423  
grantee: Peter V. Firlie  
grantor: DeWarren H. Reynolds & Benjamin A. Richmond, Trustees  
#4290 Equity

Allegany County Deed; Liber 32, Folio 96  
grantee: Salem Koontz  
grantor: G. Ellis Porter  
February 19, 1878

INVENTORY NO. A1-V1-B-069

DATE: 12/29/76

350/63  
210' x 120' x 153' x 133'

REMODELING: Drastic, moderate, minor

NAME OF PROPERTY: Koontz Frame House (John)

LOCATION OF PROPERTY: Corner of Broad St. + Monacong St., Midland

DIRECTION DWELLING FACES: Northwest

NAME OF OWNER: Charles O. Eagan

ADDRESS: Gaithersburg, Md. 301-977-2132

STORIES: 1( ) 2() 3() 4( ) 5( ) 6( ) BAYS: 1( ) 2( ) 3( ) 4( ) 5() 6( ) 7( ) ( )

WINGS, ADDITIONS: Gabled 1 story Rear w/ 5 Bay Side Porch

Dwelling Shape: (square, cross, rectangular) L Shaped

WALL CONSTRUCTION: Novelty  
() FRAME: Bevel, clapboard, weatherboard, wood shingles, board & batten (type?)  
( ) BRICK: Bond type- common, English, Flemish. Sketch variants.  
( ) STONE: Bond type- rubble, ashlar (random or regular), quoins-plain, rusticated  
( ) LOG  
( ) Other: Coverings

WALL FEATURES: BELT COURSE, PILASTERS, OTHERS Plain

FOUNDATIONS: HIGH, LOW, BRICK, STONE

WATER TABLE: NONE, PLAIN, BEVELED, MOULDED BRICK

WINDOWS, TRIM, SHUTTERS: 1/1( ) 2/2( ) 6/6( ) 9/6( ) 9/9( ) other( ) 4/4  
pegged ( ) nailed ( ) wide ( ) narrow ( ) mitred ( ) pediment ( )

ENTRANCE, DOORS: LOCATION: Front, recessed  
HARDWARE: original () replaced ( )  
FAN LIGHT, TRANSOM, SIDE LIGHTS, PLAIN  
F paneled, Verticle, Horizontal Boards

CORNICE, BARGE, EAVES: (crown, fascia, soffit bed) Scrolled Brackets  
w/returns original ( ) replaced ( ) Rafter Ends, Modillions, Dentils, Frieze, Architrave

ROOF: GABLE FRONT, GABLE FLANK, HIP, SHED, MANSARD, GAMBREL, FLAT, BORMERS #  
MATERIAL: wood shingles, slate, tin, asphalt original ( ) replaced ()

PORCHES: SHAPE OF ROOF - shed ( ) hip () gable ( ) 2 story wrap around in Apex of OR (3 Bay Front)

CHIMNEYS: NUMBER 4 BRICK () STONE ( ) CORBELLED () original () replaced ( )  
LOCATION: Flush end ( ) Inside end () Outside end ( ) Central ( ) Interior ( )

ARCHES: Door and window: Keystone, Flat Segmental, Semicircular

COMMENTS:  
Use - residence  
Significance - arch.  
Date Constructed - CA 1878  
Condition - good  
Bell placed on front door in 1867  
was originally an arch  
Bought from Kenny's

# SECTION VI QUADRANGLE B

STATE OF MARYLAND  
MARYLAND GEOLOGICAL SURVEY





A1- VI- B- 069

Koontz Frame House

Broad St. + Louacoring St., Midland

12/29/76

East

John E. Nelson



A1-V1-B-069

Koontz Frame House

Broad St. + Lonacoring St., Midland

12/29/76

West

John E. Nelson