Survey No. CARR-654

Magi No. 0706545235

DOE ___yes ___no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic: Arters Mill House

and/or common: Dr. Kelly House

2. Location

street & number: 1 mile south of intersection of Arters Mill Road and Mayberry Road ___ not for publication

city, town: Arters Mill ___ vicinity of congressional district

state: Maryland county: Carroll

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	X agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	X work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	___ not applicable	___ no	___ military	___ other:

4. Owner of Property (give names and mailing addresses of all owners)

name: Dr. Edward Kelly

street & number: 1033 Ingleside Avenue, Westview telephone no.: 947-4116 744-2065

city, town: Baltimore state and zip code: Maryland 21228

5. Location of Legal Description

courthouse, registry of deeds, etc.: Carroll County Courthouse liber

street & number: folio

city, town: Westminster, Maryland state

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. CARR-654

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date of move _____
___ fair	___ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Arter's Mill Farm is located on the east side of Arter's Mill Road approximately one mile south of the intersection with Mayberry Road and several hundred yards north of Big Pipe Creek. The farm complex includes an important early stone house, a stone meat house, and several frame farm buildings dating to the late 19th and early 20th centuries.

The Arter's Mill House is a two story, five bay stone structure with flush chimneys at either end of the pitched gable roof. A two story stone addition projects from the north end of the rear facade.

The principal facade faces west toward Arter's Mill Road. The central door is flanked by two 9/6 windows on each side; five 6/6 windows are ranged across the second story. The stonework is laid with random coursed fieldstone and distinctive quoining at the corners. The eaves are boxed in and finished with an elaborate dentil course and sawtooth bedmold. A one story hip-roof porch protects the three center bays of the first story. This porch is supported by plain chamfered posts and is decorated with an elaborate scroll-sawn frieze and brackets. The original front door has been replaced with a handsomely detailed Eastlake door. The original four-light transom and the door architrave remain in place, though the architrave is now concealed from the transom sill down by a later plain frame. The original door architrave consists of a broken-field fascia with an ovolo backband. The original window frames also remain. These consist of heavy pegged and beaded frames trimmed with ovolo backbands.

On the south gable end of the main house, there are two 9/6 windows on the first story, two 6/6 windows on the second story, and a pair of 6/3 windows in the upper gable, all flanking the flush gable end chimney. The stonework on the gable end is similar to the front facade, including the quoining at the corners. The gable eaves are boxed in and return at the corners.

The majority of the rear facade of the main house is concealed by the early two story stone addition to the north and a more recent frame lean-to addition to the south facade of the wing.

8. Significance

Survey No. CARR-654

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	X agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
X 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

Prepare both a summary paragraph of significance and a general statement of history and support.

The early stone house known as the Arter's Mill House is an excellent example of a stone, two story, five bay house of the late 18th or early 19th century with an early stone wing to the rear. Much of the original detailing, sash, doors, interior trim and hardware has survived. Of particular significance are the handsome first floor mantels, the exceptional hand crafted interior door latches, and the surviving evidence of early paint colors in the first floor parlors. A highly decorative Victorian porch with scroll-sawn frieze and an elaborate Eastlake door survive from a later period of renovation.

Also noteworthy are the early stone meat house and associated late 19th century farm buildings to the south and southeast of the house.

History: As new areas were being settled, one of the first industries that was established were the mills, especially the grist mills and saw mills. When Michael MacQuire and his wife, Patience, sold off 331 acres of their 885 acre tract RESURVEY ON PATIENCE CARE to Joseph Dyer in 1761, a mill race was included in the metes and bounds description. It further granted the "free privilege of all the water in great pipe Creek, to turn the said waters in the Above Said mill race for the use of a mill or mills or for any other use or purpose".[1]

The same Joseph Dyer was later granted a patent, DYER'S MILL FOREST, in 1763 for 1168 acres; the metes and bounds description included the mill race.[2] Although a off-conveyance of this tract from Dyer to John Groff in 1778 for 500 acres had no metes and bounds description,[3] Groff's resurvey

9. Major Bibliographical References

Survey No. CARR-654

See Continuation Sheet 9.1 - "Major Bibliographical References"

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Mark Edwards and Orlando Ridout V

organization Maryland Historical Trust **date** January 1984

street & number 21 State Circle, John Shaw Hous **telephone** 301-269-2438

city or town Annapolis **state** Maryland

Fieldwork by Mark Edwards and Ellen Coxe, June 1980

Prepared by: MRE and ORV; History by Dr. Edward Kelly.

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

CONTINUATION SHEET

7.1 Description (cont'd)

The only openings still exposed are a 9/6 window in the south bay of the first story and a 6/6 window directly above on the second story. The quoined stonework and molded window frames match the front facade; the eaves are boxed in but are not trimmed.

The north gable wall of the main house has the same fenestration pattern, quoined stonework and eave details as the south gable.

The two story stone addition is set flush with the north gable wall of the main house and extends to the east. On the north facade of the wing, there are two window openings on the first story and one in the center on the second story. The west window on the first story has been blocked, the other windows are fitted with 6/6 sash.

There are no openings in the east gable end of the rear wing. The stonework is similar to the main house but the quoining is not as carefully detailed. The flush gable chimney is slightly offset to right of center and has been rebuilt above the roof.

A two story modern lean-to addition covers the west half of the south wall of the wing and a one story lean-to porch extends across the east half. A single 6/6 window remains visible on the first story and a 4/4 window is located directly above on the second story. The stonework has been whitewashed where it is protected by the porch. The box cornice is plain.

The interior plan of the house has been altered somewhat. It would appear that the original plan consisted of a center stair passage flanked by two rooms to the north and one or possibly two rooms to the south. Part of the original stair and the south stair partition have been removed by the previous owner, creating one large room to the south and two small rooms to the north. A large fireplace with a very handsome period mantel is centered on the south gable wall of the south room. This mantel consists of a board surround with backband molding framing the opening surmounted by a plain frieze and complex molded shelf with dentil course. The frieze terminates at each end in an ogee, suggesting in two dimensions a more elaborate cushion frieze. Other trim in this room includes a two piece chair rail, beaded baseboard and molded window surrounds.

The partition between the south room and the center stair passage was almost entirely removed by the previous owner and the lower portion of the original stair was dismantled. Fortunately, the stair components remain on the premises and will be reassembled. The stair that survives has a closed-string carriage with turned newel posts and attenuated, delicately turned balusters below a relatively simple molded rail that is interrupted by the newel posts.

CONTINUATION SHEET

7.2 Description (cont'd)

A pair of doors in the existing west partition wall of the stair passage open into two smaller chambers at the west end of the house. The northwest room, facing the road, is heated by a corner fireplace that backs against the north gable wall and the interior partition. This fireplace is fitted with a mantel similar to the mantel in the south room but with a pair of raised panels embellishing the frieze. A two-piece chair rail, beaded base board and complex molded architrave trim survive in this room.

The northeast room, toward the rear of the house, is similar to the northwest room but is not served by a fireplace. The chair rail and baseboard in this room matches the northwest room. Of particular interest are the very fine hand crafted iron latches found on the original six-panel doors that open from the stair passage into the two north rooms. In addition, under the modern wallpaper, traces of the original color scheme still exist as well. Baseboards were painted black, walls were blue, and chair rail a deep green.

Access to the rear wing is now accomplished through the modern lean-to that protects the original exterior door at the rear of the stair passage. The wing consists of a single room on each floor. A large cooking fireplace with massive oak lintel is offset to left of center on the east gable wall of the first floor, with an enclosed winder stair with canted handrail to the right leading up to the second story chamber. The trim on the second floor includes plain baseboard and window surrounds. A stove flue serves in place of a fireplace.

The second floor of the main house is partitioned to form an asymmetrical four room plan that includes a large rectangular room to the southwest, a smaller rectangular room to the southeast, and two nearly square rooms to the north. A closed-string stair rises to the attic in the center of the rear bank of rooms.

Much of the original Federal period trim survives on the second floor. This includes molded two-piece chair rail, beaded baseboard and window surrounds, and a molded interior door architrave with ogee/astragal backband. Hand split lathing secured with wrought nails is visible where part of an interior vertical plank partition has been removed near the stair. Two original six-panel doors with later locks survive on this floor.

A beaded batten door hung on hand wrought strap hinges at the top of the stairs opens into the simply finished attic. The roof is constructed of common rafters joined at the ridge with pegged mortise-and-tenon joints and reinforced with pegged, half-dovetail collar beams.

The cellar is divided into two rooms by an interior partition directly below the north partition of the stair passage. Significant

CONTINUATION SHEET

7.3 Description (cont'd)

features include the beaded double batten doors hung on strap hinges and one window frame with vertical wooden bars.

Tenant House: A small frame tenant house is located a few yards to the south of the south gable end of the main house. This building is two bays wide and two stories high with a flush brick chimney centered on the south end of the moderately pitched gable roof. Dating to the late 19th or early 20th century, this small dwelling is fitted with large 2/2 sash typical of the Victorian period and is covered with plain horizontal siding.

Double Corn Crib: To the south of the tenant house is a large frame corn crib with central drive-through. The flanking cribs are relatively narrow and are constructed with horizontal slats.

Meat House: A stone meat house is located to the southeast of the main house and east of the double crib. This carefully constructed building may be contemporary with the main house and appears to be the earliest surviving outbuilding. A large flush stone chimney centered on the south gable wall may be an indication that the building served other domestic functions at one time. A low lean-to addition constructed of cement blocks has been added to the west facade wall.

Other Outbuildings: Also located on this farm are several late 19th century barns and miscellaneous storage buildings.

CONTINUATION SHEET

8.1 Significance (cont'd)

and patent of GROFF'S FOREST describes the same mill race.[4] Thirty-one mills are known to have existed in the Carroll County area during 1794, one of which was the Groff's Mill.[5] This is the first indication of the mill being of a commercial nature.

Milling was an important industry and many millers became quite prosperous. When John Groff died in 1797 he left his wife and ten surviving children well provided for. His wife, Elizabeth, and son, Francis, entered into a life-estate agreement upon the sharing of the "stone dwelling house" in 1801.[6] A similar arrangement was requested by John Groff in his will written in 1787[7], so possibly the house was constructed prior to this with his heirs adding a small stone kitchen and mill addition by 1798[8].

Only a few families in the Myers district owned negro slaves, which were used as farm hands and domestics. With no issue and advancing years, Francis and his mother, respectively, became slave owners as early as 1800.[9] The 1830 Census shows Francis Groff owning 4 slaves,[10] but by 1837 he was only assessed for one slave which may indicate he was leasing his mills and farm as he did at the time of his death in 1847.[11] In 1865 his widow, Catherine Groff (Grove), relinquished her right in the property and requested it to be sold and the proceeds divided as by will.[12] The improvements on the property at the time of the sale consisted of a stone mill, a saw mill, three log houses, a two-story stone house with back building, stone wash and smoke house, two spring houses (one of them stone), and two log barns.[13] The property was sold in 4 tracts and the homeplace with 195 acres was at that time separated from the mill property.[14]

The next owner, Abraham Nusbaum, lived in a different district of the county but he let his daughter and son-in-law occupy the farm. He died in 1884 and left the "Grove Farm" to his wife. It was sold privately to Absalom Leppo in 1888 at a lesser sum than originally paid for,[15] after several unsuccessful attempts at public sales.

Absalom Leppo increased the acreage (212 acres) and possibly "spruced up and modernized" the house with the Victorian influence (i.e. front porch) since the price nearly doubled when it passed to the Humberts in 1912.[16]

The property, containing three dwellings, three barns, etc. and four more acres, [17] remained with the Humberts until twenty-five years later when it was sold at a foreclosure sale to David J. Wantz and wife at less than one-half of the purchase price.

David Wantz, after his wife's death, sold the property to Truman R. Ahalt in 1974 with a life-estate provision for the stone dwelling house, two fields, shop and saw mill.[18] The life-estate was surrendered in 1977,[19] shortly before Truman Ahalt sold the house and property to Eric August Ganjon, Sr.,[20] except for two off-conveyances of

CONTINUATION SHEET

8.2 Significance (cont'd)

about 16 acres. The present owner, Edward M. Kelly and Sons Partnership purchased170.302 acres in February 1980.[21]

The house still retains a good number of its original features (i.e. windows, hardware, fireplaces, etc.) and feeling. The majority of the destructive modernizing was started by a previous owner on the interior and still can be salvaged or fairly easily restored. Most of the original out-buildings are not longer existing; some replacements were erected in the last century.

The absence of surrounding modern construction and the little-used roadway lets the viewer easily visualize how the house and adjoining property must have been as it was during its milling days. The house structure definitely exemplifies the home of a prosperous family of the late 1700's.

1. Liber F folio 291, Frederick County Land Records, Frederick County Court House, Frederick, MD.
2. Liber BC & GS 18, folio 525 and Liber BC & GS 19, folio 570, Land Office Record Book, Hall of Records, Annapolis, MD.
3. Liber WR folio 1, Frederick County Land Records, Frederick County Court House, Frederick, Maryland.
4. Liber IC # K, folio 267 and Liber IC#H, folio 740, Land Office Record Book, Hall of Records, Annapolis, Maryland.
5. Griffiths 1794 Map of Maryland.
6. Liber WR 20, folio 454, Frederick County Land Records, Frederick County Court House, Frederick, Maryland.
7. Liber GM 3, folio 169, Will Records, Frederick County Court House, Frederick, Maryland.
8. Real property tax assessment - 1798, Hall of Records, Annapolis, MD.
9. U.S. Census - 1800 - Frederick County, Maryland
10. U.S. Census - 1830 - Taneytown District, Frederick County Maryland, Hall of Records, Annapolis, Maryland.
11. Administrative Accounts, Orphans' Court, Carroll County Court House Annex, Westminster, Maryland.
12. Liber 7, folio 473, Wills, Orphans' Court, Carroll County Court House Annex, Westminster, Maryland.
13. The American Sentinel, Westminster, MD, October 5, 1865, Carroll County Historical Society, Westminster, Maryland.
14. Real Estate Sales Report #292, Liber 2, folio 222, Orphans' Court, Carrol County Court House Annex, Westminster, Maryland.
15. Liber WNM 69 folio 454, Land Records, Carroll County Office Building, Westminster, Maryland and Sale of Real Estate #767 Liber 5, folio 247, Orphans' Court, Carroll County Court House Annex, Westminster, Maryland.
16. Liber ODG 119, folio 396, Land Records, Carroll County Office Building, Westminster, Maryland.
17. Equity #6830, Circuit Court, Carroll County Court House, Westminster,MD
18. Liber CCC 578 folio 196, Land Records, Carroll County Office Building, Westminster, Maryland.

CONTINUATION SHEET

8.3 Significance (cont'd)

19. Liber CCC 660 folio 359, Land Records, Carroll County Office Building, Westminster, Maryland.
20. Liber CCC 684 folio 239, Land Records, Carroll County Office Building, Westminster, Maryland.
21. Liber LWS 760 folio 727, Land Records, Carroll County Office Building, Westminster, Maryland.

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Major Bibliographical References

Land Records, Clerk of Court, Carroll County Offcie Building, Westminster, Maryland.

Circuit Court Records, Clerk of Court, Carroll County Court House, Westminster, Maryland.

Orphans' Court Records, Carroll County Court House Annex, Westminster, Maryland.

Tax Records, Carroll County Office Building, Westminster, Maryland.

Tracey Land Records and "A" files, Historical Society of Carroll County, Westminster, Maryland.

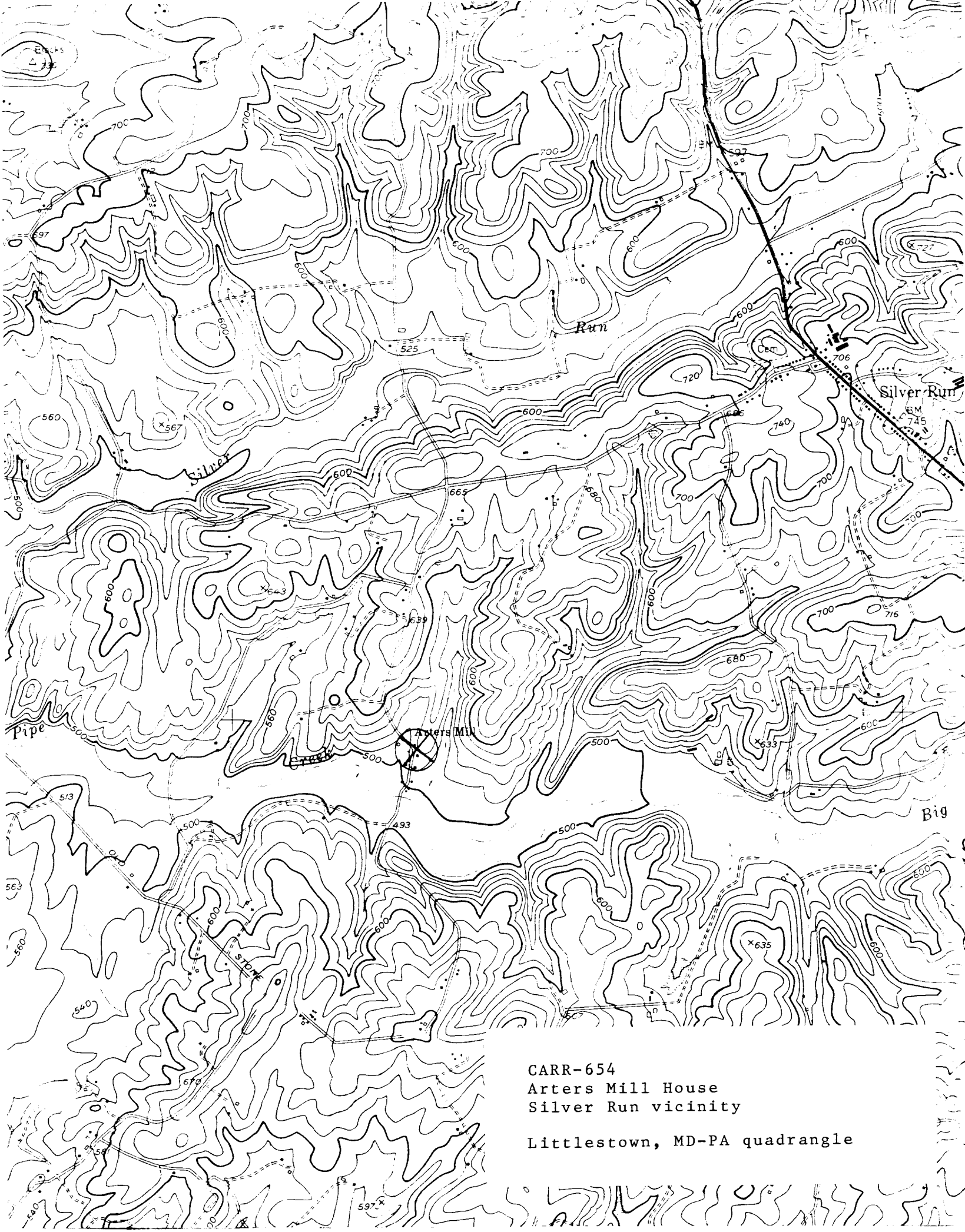
Land Records, Frederick County Court House, Frederick, Maryland.

Orphans' Court Records, Frederick County Court House, Frederick, Maryland.

Tax Records, Frederick County, Hall of Records, Annapolis, Maryland.

Land Patents, Hall of Records, Annapolis, Maryland.

U.S. Census, Hall of Records, Annapolis, Maryland.



CARR-654
Arters Mill House
Silver Run vicinity

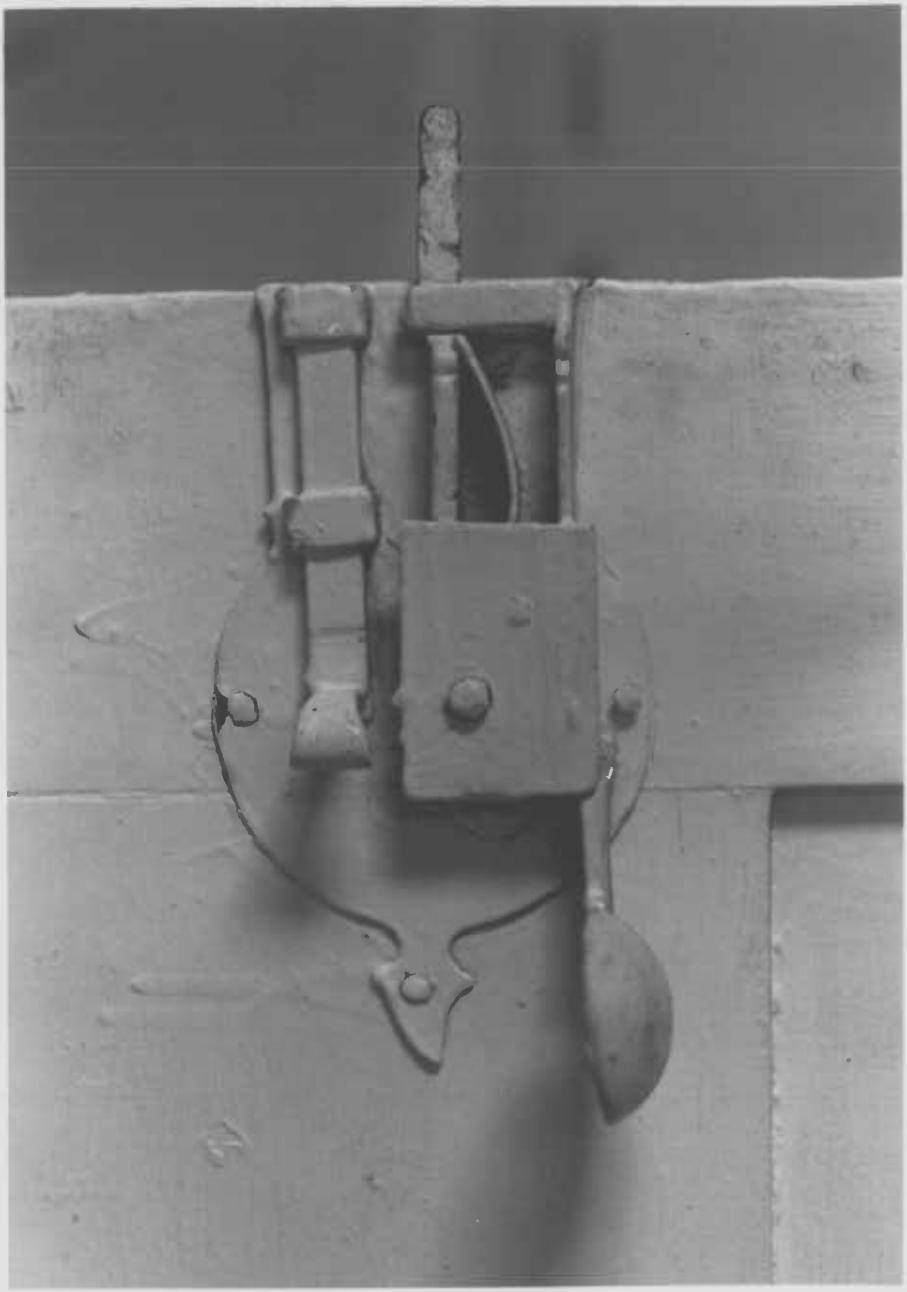
Littlestown, MD-PA quadrangle

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
View from Southeast, showing frame tenant house (left) and Main House (right).

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
View of main house and wing from South-
east.

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Front (west) facade of main house.

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
North facade of main house and near ell.



CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Detail of press lock, door to NW parlor
1st floor.

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Detail, mantel in NW parlor, 1st flo

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CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Detail of second floor balustrade.

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Door into NW parlor, 1st floor.

4

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Meathouse, from Northeast

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Blacksmith's Shop (?), from Southeast

2

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
Main House (background), double corn crib (left), shed (center), smokehouse (right), from South.

CARR-654
Arters Mill House
Arters Mill, Maryland
Mark Edwards, 6/1980
View of Barn #3 from Northeast

CARR-654
ARTER'S MILL HOUSE
Arter's Mill, Carroll County
Historic Photograph, c. 1880-90 (?), from
collection of Mr. Roy C. Stonsifer,
3400 Arter's Mill Road, Arter's Mill, Md. 21157