

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. CARR-1433

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Joseph Hunter Double Tenant House

and/or common

2. Location

street & number 34-36 Sullivan Road not for publication

city, town Westminster vicinity of congressional district

state Maryland county Carroll

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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" 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"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Debra Gilbert

street & number 36 Sullivan Road telephone no.: (410) 857-2145

city, town Westminster state and zip code MD 21157

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber LWS 1134

street & number 55 North Court Street folio 36

city, town Westminster state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. CARR-1433

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

Summary:

The Joseph Hunter Double Tenant House is located at 34-36 Sullivan Road, on the west side of the road, adjacent to Route 140 and the Westminster community pond. It is about 1 mile north of downtown Westminster. The house faces east toward the road. It is a 2½-story, four-bay by three-bay structure, with a rubble stone foundation, 6/1 common-bond brick that has been painted, and a gable roof of standing-seam metal with an east-west ridge. The gable end faces east toward the street. On the east elevation, the first-story end bays have doors. Between these doors are two segmentally-arched 2/2 sash. The building has a one-story, four-bay porch. The south elevation has a two-story addition with a CMU foundation, brick-print asphalt shingle siding, and a shed roof. This addition was added in 1959. On the north elevation, the center and west bays have a two-story addition with aluminum siding and a shed roof. The cellar of 36 Sullivan Road has a brick wall on the south that divides it from 34. The first story of 34 Sullivan Road has two rooms, one on the east and one to the west, with an enclosed stair that runs from south to north between the two rooms. The second story has the same plan as the first. The north, or dividing wall, between 34 and 36 Sullivan Road is frame. The first story of 36 Sullivan Road was arranged like that of 34. The dividing wall between 34 and 36 Sullivan Road is plaster on brick on the first story.

Contributing Resources: 1

The Joseph Hunter Double Tenant House is located at 34-36 Sullivan Road, on the west side of the road, adjacent to Route 140 and the Westminster community pond. It is about 1 mile north of downtown Westminster. The house faces east toward the road. It is a 2½-story, four-bay by three-bay structure, with a rubble stone foundation, 6/1 common-bond brick that has been painted, and a gable roof of standing-seam metal with an east-west ridge. The gable end faces east toward the street. On the east elevation, the first-story end bays have doors with beaded-interior-edge frames and three-light transoms. The south door on 34 Sullivan Road has been altered, but the north door on 36 Sullivan Road has not. It has four panels with sunk fields and no panel moulds. Between these doors are two segmentally-arched 2/2 sash, with beaded-interior-edge frames, wood sills, and shutter hardware. There is a tie rod in the center of the building at the first floor level. The building has a one-story, four-bay porch with a wood deck, a wood soffit with wire nails, and square vertical balusters between the bottom board rail and the top moulded handrail. There are five posts that are chamfered on the top half. If these posts are original to the porch then there were originally balustrades on each end. The mortises in the posts for these balustrades are now infilled. Both ends are the only places that have them. The porch is set on three brick piers and has a

Description (continued)

Section 7 Page 2

shed roof of inverted-V-seam metal. The second story of the east elevation has four typical 2/2 sash. There is a box cornice with returns. The gable end has paired segmentally-arched windows, the south has a 6/1 and the north has a 2/2 sash.

On the south elevation, the west and center bays have a two-story addition with a CMU foundation, brick-print asphalt shingle siding, and a shed roof. This addition was added in 1959. On the east bay, the foundation has an opening that is infilled with a two-light sash set to the west of this opening. The first and second stories each have a typical 2/2 sash with shell-pattern cast iron holdfasts.

The west elevation is two bays. The foundation has two doors that were added later. The north bay has a six-light over three-lying-panel door with a steel lintel. The south bay has one-light over two panels, with sunk fields and no panel moulds. On the first story, the north bay has a new 1/1 sash in an original opening with infill at the bottom of this new sash. The south bay has a typical 2/2 sash. On the second story, the north bay has a new 1/1 sash and the south bay has a typical 2/2 sash. The gable end has two segmentally-arched four-light casements with wood sills and beaded-interior-edge frames.

On the north elevation, the center and west bays have a two-story addition with aluminum siding and a shed roof. On the east bay, the foundation has a two-light sash set west of the east bay. The first and second stories each have a typical 2/2 sash. There is an interior brick chimney centered on the ridge between the east and center bays. It has been rebuilt.

The cellar of 36 Sullivan Road has a brick wall on the south that divides it from 34. The joists run north-south. They are circular sawn, and are 2 $\frac{3}{4}$ inches wide by 7 $\frac{1}{4}$ to 7 $\frac{3}{4}$ inches deep. They are spaced 21 $\frac{1}{2}$ to 24 inches on centers. The flooring above runs east-west, and is circular-sawn, tongue-and-grooved, and random-width. The cellar of 34 has the same construction.

The first story of 34 Sullivan Road has two rooms, one on the east and one to the west, with an addition on the south. The front, or east, room front door has been altered to have a top light. The bottom two panels have sunk fields and quirked ogee-and-bevel panel moulds. The flooring is 2 $\frac{3}{8}$ -inch-wide pine that runs east-west. The baseboard is plain. The architrave has a broken field with a beaded interior edge. This same trim is used under the window sills. The west wall has a doorway both to the north and south. The doors from both doorways are missing. The south door leads to a landing and an enclosed stair that runs from south to north. The north door leads to a landing at the top of the cellar stairs, which are placed underneath the first-story stairs and run north to south. There is a beaded-edge, vertical-board door leading to the cellar. The room on the west has the same architrave and

Description (continued)

Section 7 Page 3

also has wainscot.

The second story has the same plan as the first, and the same floor and trim. There is a door to the attic in the west chamber on the east wall. It has four panels with sunk fields, no panel moulds, a plain cast iron rim lock, and a mineral knob. The north, or dividing wall, between 34 and 36 Sullivan Road is frame.

The attic of 34 Sullivan Road has a frame dividing wall, too. There is a brick chimney centered in the middle of this dividing wall and is also one centered on the west wall. The rafters are circular sawn and are $2\frac{3}{4}$ inches by $3\frac{1}{2}$ to 4 inches. They are spaced 23 to 24 inches on center. They are mitered at the ridge with no pole and support circular-sawn lath with circular-sawn wood shingles. The rafter ends have all been cut off and wood added to them with pieces fished on either side to hold the wood additions in place. These refastened rafter feet rest on the ends of the joists. The cuts on the rafters do not line up, as they are all of different lengths. The joists however are not altered and rest on top of the brick wall projecting beyond it approximately 1 foot. The wall is two wythes thick. The dividing wall has circular-sawn studs that are $2\frac{3}{4}$ to 3 inches wide. Their depth could not be determined. They have circular-sawn lath fastened with wire lath nails and plastered. This attic was originally divided into two rooms. The rafters have collar beams made of reused lumber. It is mill sawn, is notched in odd places, and is scabbed together. Some of the studs appear to be reused as well. The door between the two rooms in the attic has beaded-edge, vertical boards and a plain cast iron rim lock. The top of the stairs had balusters on the east and a wall along the west side of the stairs. There is a knee wall on the south. The studs are set on top of a board on the floor. The attic joists are circular sawn, are $1\frac{3}{4}$ to 3 inches wide by $5\frac{1}{2}$ to $5\frac{3}{4}$ inches deep.

The first story of 36 Sullivan Road was arranged like that of 34, but the walls now seem to be studded-out and sheet-rocked, and there is new plain trim. The dividing wall between 34 and 36 Sullivan Road is plaster on brick on the first story. There were two doors on the west wall, but the north one is now closed off. The front door has sunk fields with quirked ogee-and-bevel panel moulds. In the west room, the floor runs north-south and is $2\frac{3}{8}$ -inch-wide pine. The north wall has a window in the center that is now enclosed and a door to each side of it. The door on the west side leads to an addition, and the door on the east side leads to an enclosed porch. The west window has an architrave with a broken field and a beaded interior edge. The stairs are placed between the east and west rooms, and go up from north to south. The second story is identical to the first, except that the east chamber floor runs east-west and is pine, $3\frac{1}{4}$ inches wide. The architrave is plain with a beaded interior edge and is mitered at the corners. The west chamber walls have been studded in sheetrock. The doors to the chambers have sunk fields with no panel moulds. They have four panels. There are plain cast iron rim locks with mineral knobs. The attic

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

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Description (continued)

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door is the same as found at 34 Sullivan Road. The panels in the attic side have quirked ogee-and-bevel panel moulds.

The attic has turned balusters and is sheet-rocked. The rafters are pieced together as at 34 Sullivan Road, and there are wood shingles on the roof also as on 34 Sullivan Road. The joists, where visible, are all of one piece.

8. Significance

Survey No. CARR-1433

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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D	
and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

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

Summary:

The Joseph Hunter Double Tenant House sits on part of what was a 15-acre wood lot. In 1886 the lot was under a high state of cultivation and used for truck farming. There is no indication of any buildings. The lot was purchased by Joseph T. Hunter in 1888. Hunter owned several buildings in Westminster and throughout the 1890's continued to buy small tracts of land. In 1900 he was assessed for a new house worth \$350. This could possibly be the double tenant house, though the brick structure is fairly large and may have been valued higher. With so many different parcels, it is impossible to determine which one may have held the new buildings. A construction date of c. 1900 is believable based on the details of the building. The tax records go only to 1910, with no other mention of buildings. While the building may have been overlooked, it could have been added shortly after 1910. It was certainly standing by December 1919, when Hunter died. The following year his land was sold, and the advertisement noted that ". . . the land with a two-story double tenant house is situated on the west side of the Sullivan Road"

Geographic Organization: Piedmont

Chronological/Development Period: Industrial/Urban Dominance A.D. 1870-1930

Historic Period Themes: Architecture, Social

Resource Type: Tenant housing

There are two local stories concerning the history of the Joseph Hunter Double Tenant House. One story claims that it was a schoolhouse that was moved to this site, while the other says the bricks for the building were made in the meadow west of the house. Neither story could be verified, as the early history of the building could not be clearly determined. The building sits on part of what was a 15-acre wood lot owned by the late George Orndorff and sold by court order in 1871 to Francis Orndorff. There were apparently no improvements at that time. The case returned to court in 1880 and was re-sold, this time to Peter Mikesell. Mikesell found himself in financial trouble and tried to sell the lot in 1886. At that time the lot was under a high state of cultivation and used for truck farming. Again, there is no indication of any buildings.

Significance (continued)

Section 8 Page 2

The lot was purchased by Joseph T. Hunter for \$1,558.81, a considerable sum that probably reflects the high state of cultivation and potential profitability of the tract. Hunter owned several buildings in Westminster and throughout the 1890's continued to buy small tracts of land. By 1896 he had a 48-acre farm and seems to have become a farmer. In 1900 he was assessed for a new house worth \$350. This could possibly be the double tenant house, though the brick structure is fairly large and may have been valued higher. With so many different parcels, it is impossible to determine which one may have held the new buildings, and Hunter continued to add land throughout the early twentieth century. Most notable was the 105-acre farm that probably became his home farm.

A construction date of c. 1900 is believable based on the details of the building. In 1905 he added a new barn, and the tax records go only to 1910, with no other mention of buildings. While the building may have been overlooked, it could have been added shortly after 1910. Whether it was built solely for income or to provide housing for some of his farm workers can only be speculated on. It appears to be shown on the 1917 map and was certainly standing by December 1919, when Hunter died. The following year his land was sold, and the advertisement noted that

The land with the farm buildings is situated on the east side of the Sullivan Road, and the land with a two story double tenant house is situated on the west side of the Sullivan Road, but all the land with two sets of buildings will be sold as a whole

The building remained in one owner's hands until around 1926, when it was divided into two single-family homes. It remains as two homes, one of them a tenant property.

9. Major Bibliographical References

Survey No. CARR-1433

Land Records
Tax assessments, 1876-96; 1896-1910
Democratic Advocate, 25 Nov. 1871, p. 3; 2 Dec. 1871, p. 2; 11 Feb. 1886, p. 4;
6 Aug. 1910, p. 9
1917 map
Chancery EOC 72-20; BFC 43-142; FTS 22-194

10. Geographical Data

Acreege of nominated property _____

Quadrangle name Westminster

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

Zone	Easting			Northing					

D

Zone	Easting			Northing					

E

Zone	Easting			Northing					

F

Zone	Easting			Northing					

G

Zone	Easting			Northing					

H

Zone	Easting			Northing					

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 Kenneth M. Short, Historic Planner

organization Carroll County Planning Bureau

date 11-15-95

street & number 225 North Center Street

telephone (410) 857-2145

city or town Westminster

state MD

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

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

CARR-1433
Joseph Hunter Double Tenant House
36 Sullivan Road

CHAIN OF TITLE

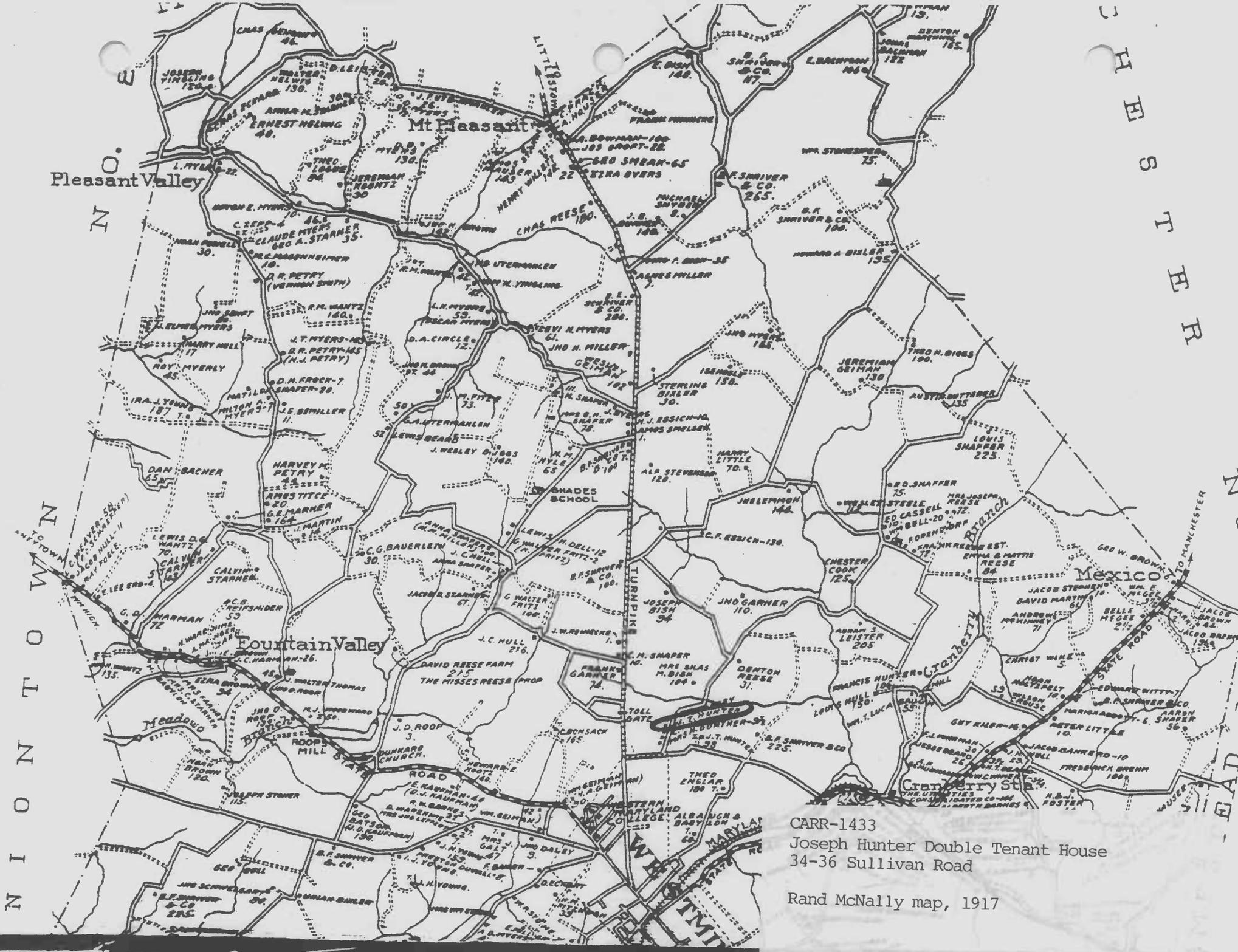
GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Randy Lee & Susan Lynn Humbert (wife)	Carroll	Debra C. Yingling	?	2-24-1989	LWS 1134	36	Deed fee simple	\$75,000
Randy Lee & Susan Lynn Humbert (wife) (formerly S. L. Garrett)	?	Randy Lee & Susan Lynn Humbert (wife)	?	2-14-1980	LWS 761	490	Deed fee simple	\$1.00, 42. sq. p.
Paul N. Bish & Marcella Bish, by their attorney Romeo L. Valianti	Carroll	Randy Lee Humbert & Susan Lynn Garrett	Carroll	7-12-1979	LWS 745	961	Deed fee simple	\$10.00, 42. sq. p.
Charles R. & Sarah E. Stephan (wife)	Carroll	Paul N. & Marcella Bish (wife)	Carroll	4-10-1926	EMM, Jr. 147	105	Deed fee simple	\$10.00, 42. sq. p.
Irvin L. Hunter & Alice Grace (wife) & Joseph & Ida Hunter, mortgagees	Carroll	Charles R. Stephan & Sarah E. (wife)	Carroll	3-30-1922	EMM 140	59	Deed fee simple	\$10.00, 85 sq. p., part of 2nd parcel below

CARR-1433
Joseph Hunter Double Tenant House
36 Sullivan Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Jopseh E. Hunter, trustee	?	Irvin L. & A. Grace Hunter (wife)	?	10-13-1920	EOC 137	207	Deed fee simple	\$18,721.50, #5190 Equity - Joseph E. Hunter v. Thomas Hunter 25 Mar. 1920, public sale 10 Aug. 1920, Home farm of Jopseh T. Hunter - 89+ acres, see plat. 73 acres on east side of Sullivan Road, 15+ acres on west side of Sullivan Road, refers to 8 deeds in exhibits
Harry M. Clabaugh, etal, trustees for Peter & Rebecca Mikesell	Carroll	Joseph T. Hunter	Carroll	10-16-1888	WNM 68	311	Deed	Equity 2595 \$1,558.81, 15 acres - 1 rood (B)
John T. Orndorff, trustee	Carroll	Peter B. Mikesell	Carroll	7-10-1880	FTS 56	424	Deed	Equity 1350, \$1,540.25 on County road leading to Winter's Mill, 15 acres, 1 rood (B)

KS/le:8-7-95:1433titl.ks

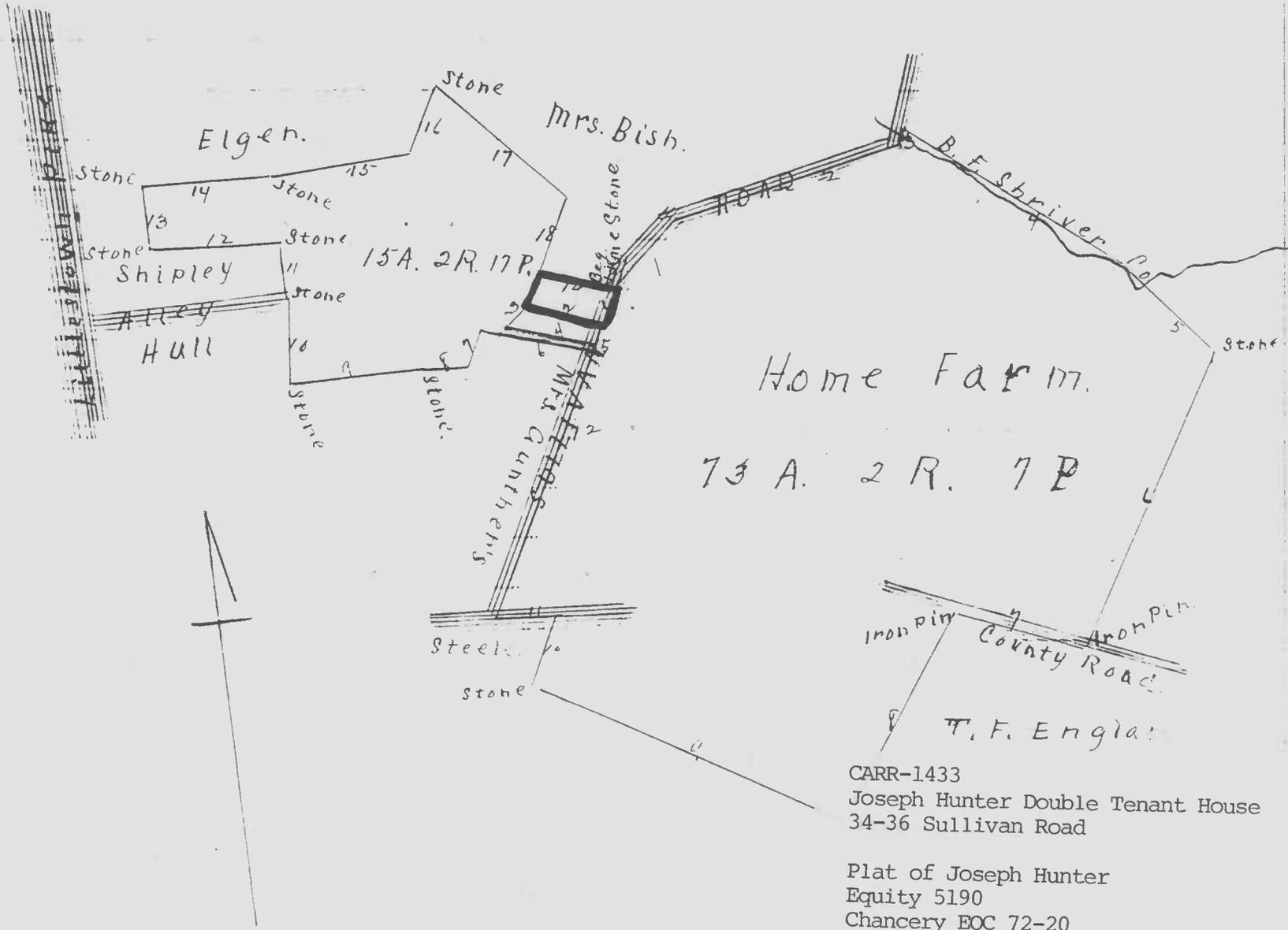


CARR-1433
 Joseph Hunter Double Tenant House
 34-36 Sullivan Road
 Rand McNally map, 1917

PLAT

Of the real estate of Joseph T. Hunter late of Carroll County, deceased, compc of parts of tracts of land called "Bond's Meadow", "Key's Industry" situate on the Sullivan Road, in Carroll County, Maryland, now resurveyed and platted for the heirs at law of the said Joseph T. Hunter, deceased. Courses on the following pages.

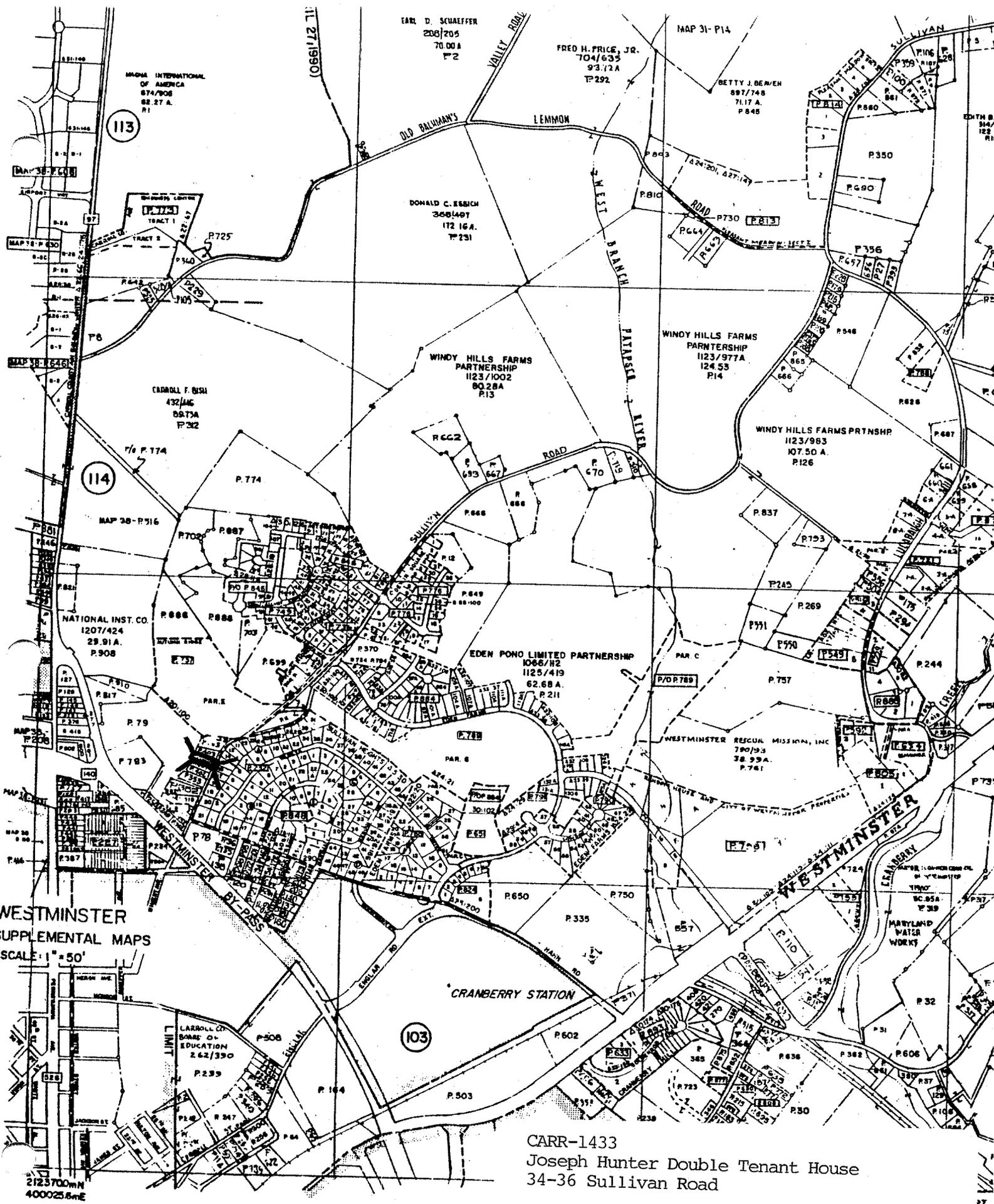
Scale of 30.



CARR-1433

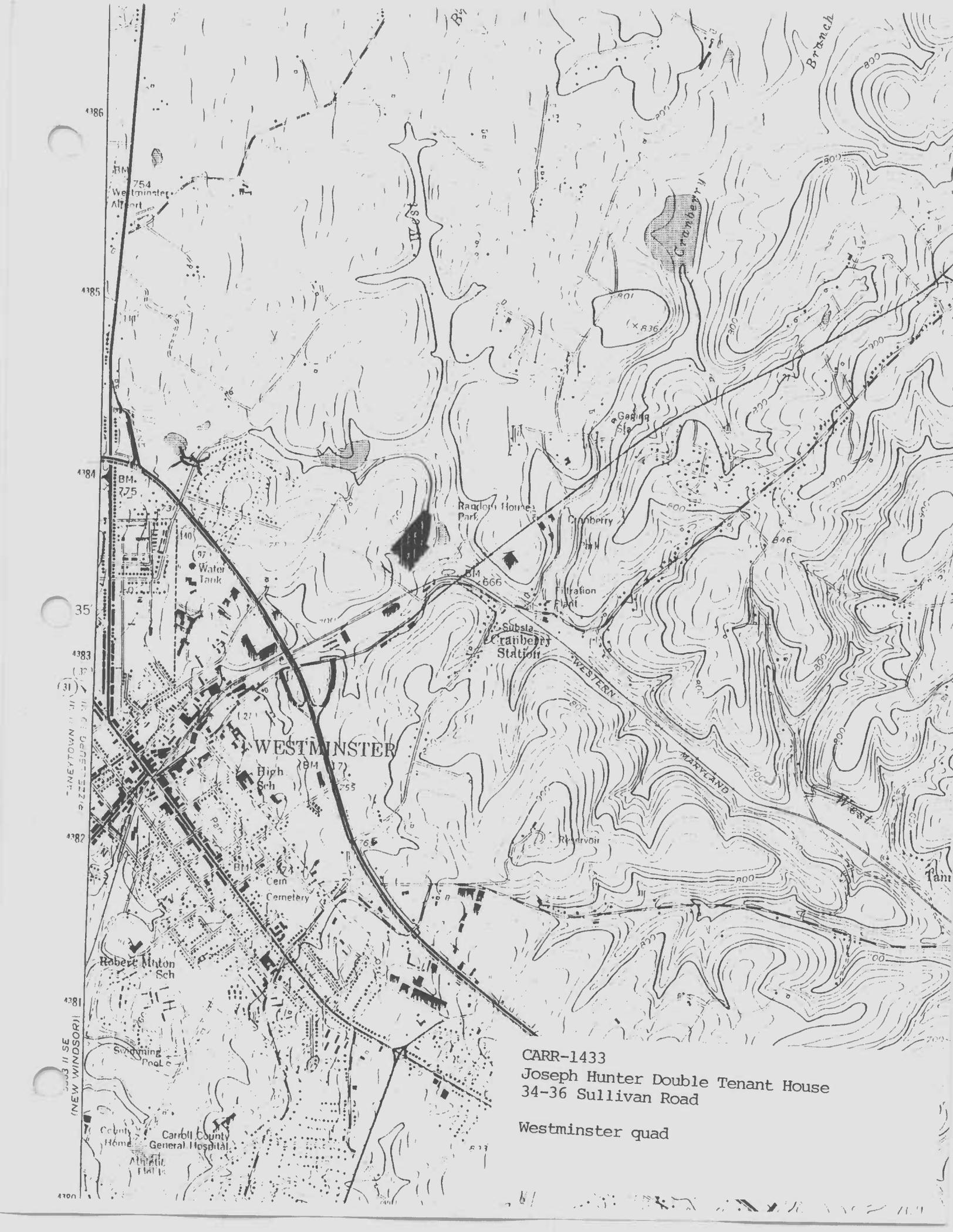
Joseph Hunter Double Tenant House
34-36 Sullivan Road

Plat of Joseph Hunter
Equity 5190
Chancery EOC 72-20



CARR-1433
 Joseph Hunter Double Tenant House
 34-36 Sullivan Road

Assessments and Taxation map 39, p. 400



CARR-1433
Joseph Hunter Double Tenant House
34-36 Sullivan Road
Westminster quad



CARR-1433

Joseph Hunter Double Tenant House
3436 Sullivan Rd.

Carroll County, Maryland

Photo: Henrietta M. Short

Date: Feb. 1995

Neg. Loc.: Maryland Historical Trust
east elev.

1/1