9700908

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Schaeffer Tenant House Survey Number: CARR-1544

Project: MD 140 (Westminster Bypass) Agency: FHWA/SHA

Site visit by MHT Staff: X no ___ yes Name _____ Date _____

Eligibility recommended ____ Eligibility **not** recommended X

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Justification for decision: (Use continuation sheet if necessary and attach map)

Based on the information provided by SHA, the Shaeffer Tenant House, located at 1000 Meadow Branch Road, northwest of Westminster in Carroll County, does not meet any of the National Register Criteria for listing. The property includes a modest, turn-of-the century frame I-house, a small, single story cottage probably dating to the mid-20th century, and numerous small frame sheds apparently dating to the latter part of the 20th century. Each of the buildings is architecturally undistinquished. All exhibit successive and haphazard alterations. Together, they fail to convey any sense of an historic farmstead. The I-house appears to have built as the tenant house for an adjacent farm, the George Schaeffer House (CARR 396), located at 1032 Meadow Branch Road. Thus, the property does not appear to possess sufficient architectural significance to warrant inclusion in the Register under Criterion C. It is not known to have been associated with significant events or people and hus is unlikely to warrant inclusion under Criteria A or B. It is located to the north of the National Register-eligible Roop Rural Historic District, in an area of similarly mediocre and much altered farmsteads. Thus, it does not appear to be a contributing resource in an eligible or listed historic district.

Documentation on the property/district is presented in: Project File, Maryland Inventory form CARR-1544

Prepared by: Rita Suffness, SHA

Elizabeth Hannold — April 16, 1997
Reviewer, Office of Preservation Services — Date

NR program concurrence: X yes ___ no ___ not applicable

Peter E Kurtze — 4/16/97
Reviewer, NR program — Date

gmg

Survey No. CARR-1544

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

____	Eastern Shore	(all Eastern Shore counties, and Cecil)
____	Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
X	Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
____	Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

____	Paleo-Indian	10000-7500 B.C.
____	Early Archaic	7500-6000 B.C.
____	Middle Archaic	6000-4000 B.C.
____	Late Archaic	4000-2000 B.C.
____	Early Woodland	2000-500 B.C.
____	Middle Woodland	500 B.C. - A.D. 900
____	Late Woodland/Archaic	A.D. 900-1600
____	Contact and Settlement	A.D. 1570-1750
____	Rural Agrarian Intensification	A.D. 1680-1815
____	Agricultural-Industrial Transition	A.D. 1815-1870
X	Industrial/Urban Dominance	A.D. 1870-1930
____	Modern Period	A.D. 1930-Present
____	Unknown Period (___ prehistoric	___ historic)

III. Prehistoric Period Themes:

____	Subsistence
____	Settlement
____	Political
____	Demographic
____	Religion
____	Technology
____	Environmental Adaption

IV. Historic Period Themes:

X	Agriculture
X	Architecture, Landscape Architecture, and Community Planning
____	Economic (Commercial and Industrial)
____	Government/Law
____	Military
____	Religion
____	Social/Educational/Cultural
____	Transportation

V. Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic-single dwelling; Agricultural-outbuildings

Known Design Source: na

Survey No. CARR 1544

Magi No.

DOE ___yes ___no

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

1. Name (indicate preferred name)

historic SCHAEFFER TENANT HOUSE

and/or common

2. Location

street & number 1000 MEADOW BRANCH ROAD ___ not for publication

city, town WESTMINSTER ___ vicinity of congressional district

state MARYLAND county CARROLL

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
___ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ 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 ROMAINE M. WISNER

street & number 1000 MEADOW BRANCH ROAD telephone no.: N/A

city, town WESTMINSTER state and zip code MARYLAND 21158

5. Location of Legal Description

courthouse, registry of deeds, etc. COURTHOUSE liber 293

street & number folio 103

city, town 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 1544

Condition		Check one	Check one
___ excellent	✓ deteriorated	___ unaltered	✓ original site
___ good	___ ruins	✓ 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.

SEE CONTINUATION SHEET

8. Significance

Survey No. CARR 1544

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	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	✓ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
✓ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates ca. 1900 **Builder/Architect** UNKNOWN

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.

SEE CONTINUATION SHEET

9. Major Bibliographical References

Survey No. CARR 1544

LAND RECORDS, CARROLL COUNTY

10. Geographical Data

Acreage of ~~nominated~~ inventoried property .37 acre

Quadrangle name NEW WINDSOR

Quadrangle scale 1:24,000

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	RITA M. SUFFNESS, LEADER, CULTURAL RESOURCES GROUP		
organization	MD STATE HWY ADMINISTRATION	date	NOV. 19, 1996
street & number	707 N. CALVERT STREET	telephone	545 8561
city or town	BALTIMORE	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
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

PS-2746

CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland

Continuation Sheet 7.1
Description

The Schaeffer Tenant House is located on the west side of Meadow Branch Road on the edge of the George Schaeffer House Historic Propery (CARR-396), a.k.a. Charles Miller, Jr. Farm. The property is unoccupied and the structures highly deteriorated. The modest property, located on less than one-half acre, is composed of the late nineteenth century, two story principle dwelling and eight simple frame structures, all probably constructed within the last five decades. One of these structures is a one-story frame cottage. All of the structures are in very poor condition.

Probably constructed around 1900 by Charles Schaeffer after his purchase of the property from John Englar in 1885, the simple I-house is currently clad with an asphalt-derived base sheeting with a stone veneer pattern. The east entrance facade, which parallels the standing-seam metal gable roof, is three bays wide with the entrance slightly off center (to the north) but only two windows in the second level. The fenestration is one-over-one sash.

The cornice is boxed and has returns on the gable ends. The south gable end is the location of a one story, shed-roofed addition which contains a secondary entrance in the east elevation and a single pane window. This addition, on a concrete block foundation, has a double window on the first level, with a single one-over-one sash in the south plane of the principle block and a small two-over-two window near the peak of the gable.

The north gable end is devoid of fenestration with the exception of the small window near the apex. The rear, or west elevation, has two windows vertically aligned in the north bay, but only one window in the south bay above a below grade entrance to the cellar, and a single pane window in the shed roofed addition.

Immediately to the south of the dwelling is a small cottage in very poor condition. This frame structure assumes a roughly square plan because the base rectangular core of the structure is extended to the east by an addition. This shingle-clad, one-story rectangular core (the flank of which parallels Meadow Branch Road and is oriented north-south), rooved by a gently pitched gable roof, is extended to the east by the long slope of a shed-roofed addition. The current

CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland

Continuation Sheet 7.2
Description

entrance to the structure is a doorway near the end wall of the addition. It appears that other entrances have been removed or clad with shingles or converted to windows. A below grade doorway to a crawl space is located in the west elevation.

Defining the west and north perimeter of the original property boundary are six small sheds/outbuildings built of metal, frame or a combination of materials and sheathed with composite pressed wood materials or metal sheets. All are in poor condition.

CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland

Continuation Sheet 8.1
Statement of Significance

This modest frame dwelling is located on a third-acre parcel which was part of a farm owned by Daniel Burns in the mid-nineteenth century and sold to the descendants of George Schaeffer on an adjacent farmstead. The Burns property had been assembled from land grants known as "Molly's Industry Resurveyed". "Kelly's Delight", "The Gift", and "Spring Garden".

This turn of the century property is composed of a simple frame, two-story dwelling, an outbuilding and/or cottage, plus six small metal frame sheds. The property is unoccupied and appears to be deteriorating.

Representative of modest structures constructed as residences for tenant farmers, it was probably constructed in the late nineteenth century by Charles Schaeffer after his purchase in 1885 (Land Records 62/143) for $30.00 as an addition to his farm. It remained in the Schaeffer family until 1938 when it was sold (along with the entire 97 acre farm) to G. Wilmer Duvall (Land Record 168/573). The property, in its current deteriorated state and with non-period outbuildings, this property has little historical significance.

CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland

Historic Context

Geographic Organization: Piedmont

Chronological/Developmental Period (s):
Industrial/Urban Dominance 1870-1930

Prehistoric/Historic Period Theme (s): Agriculture, Architecture

Resource Type

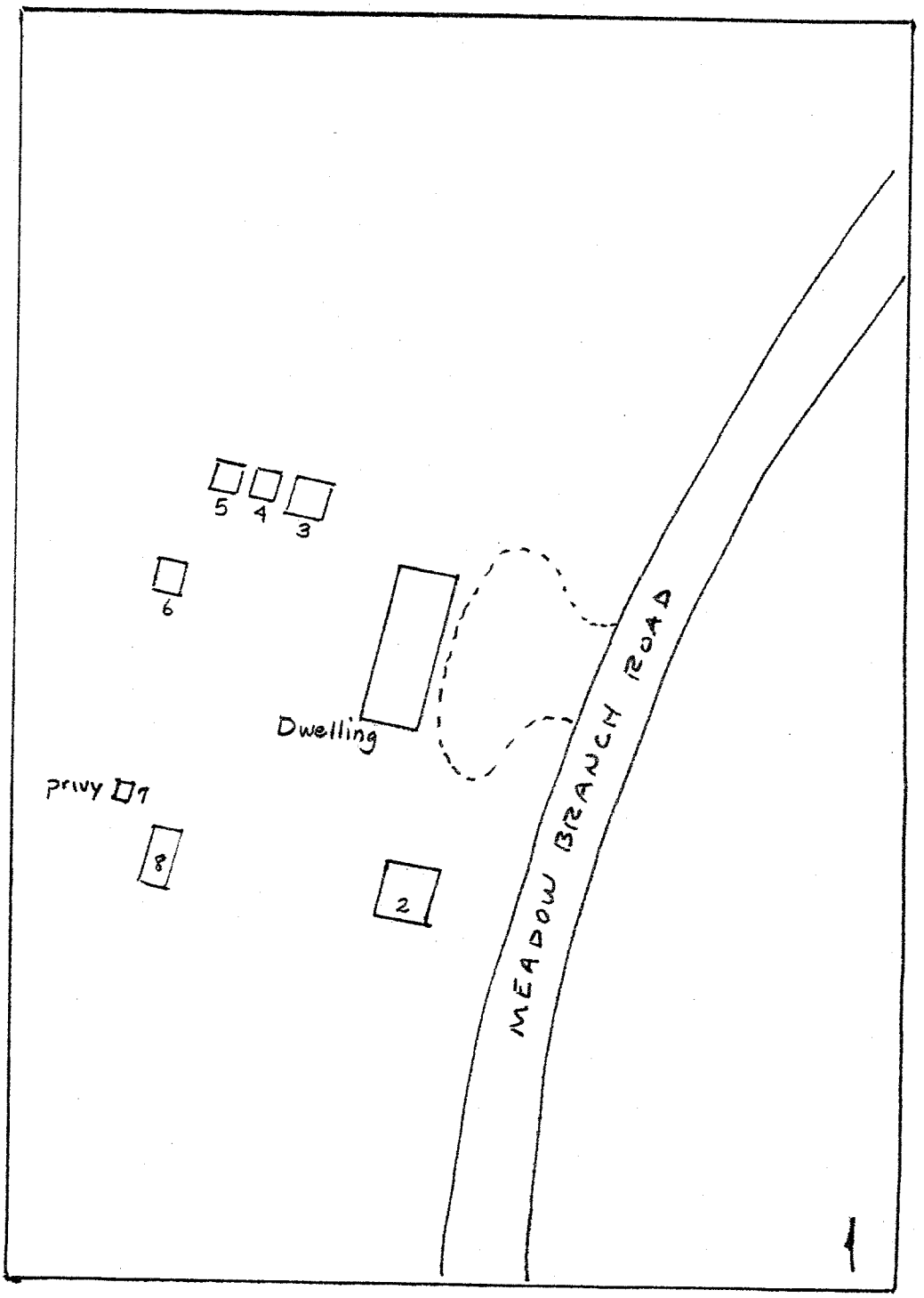
Category: Building

Historic Environment: Rural

Historic Function (s) and Use (s):
Domestic/Single Dwellings/Residences
Domestic/Subsistence/Outbuildings

Known Design Source: None

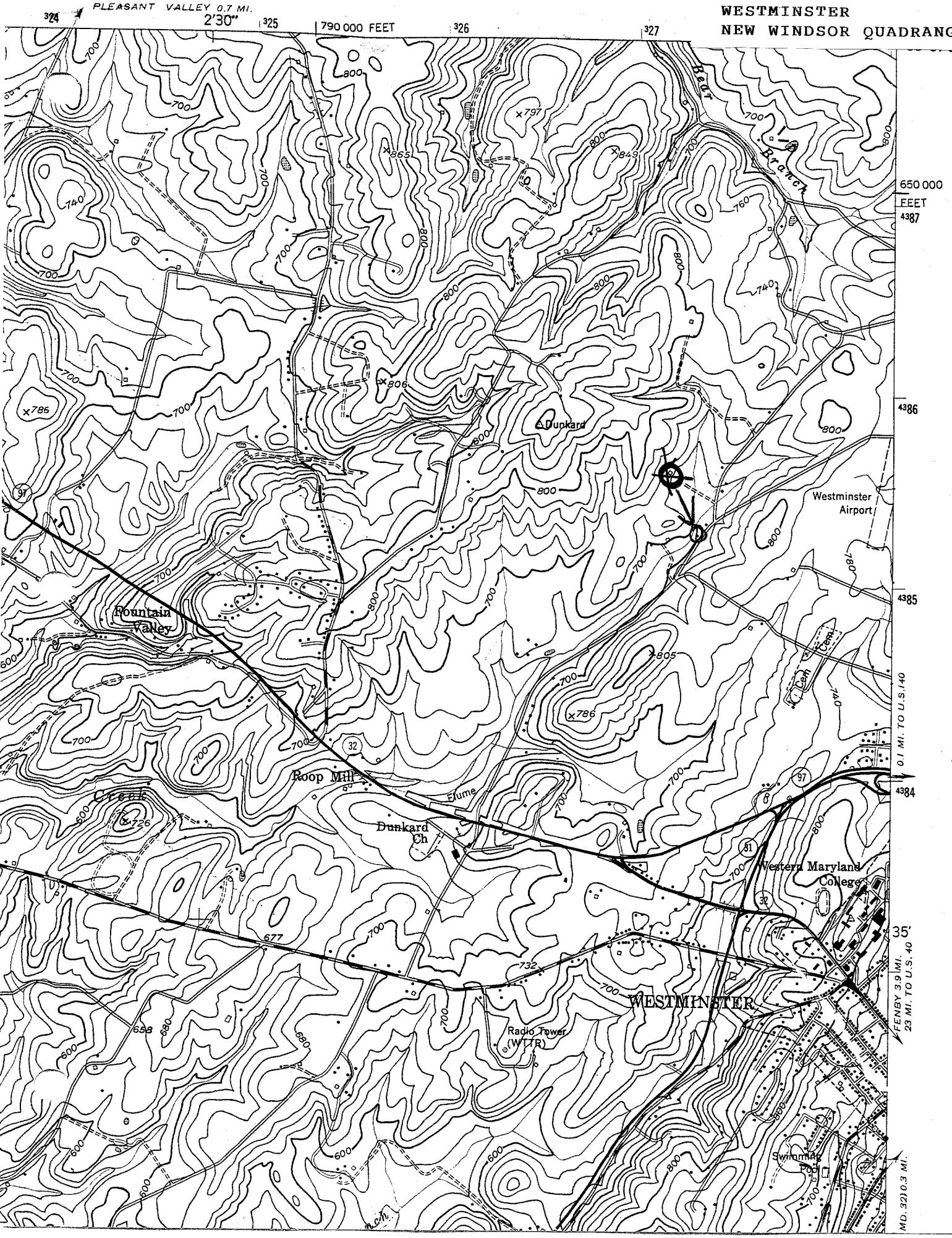
CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland
Site Plan-Not to Scale



NEW WINDSOR QUADRANGLE

7.5 MINUTE S

CARR 1544
SCHAEFFER TENANT HOUSE
WESTMINSTER
NEW WINDSOR QUADRANGLE



CARI2-15-4
Schaffer Tenant House
Westminster
Carroll County
Rita Suffness Nov. 1976
Md. State Highway Administration
Two Dwellings
East Facade
1/4

STARLB 02969 HHNBA

CARR 154

Schaeffer Tenant House

Westminster

Carroll County, MD

12 Suffren Nov. 1976

Mid State Highway

Administration

Dwelling #1

SE Corner

2/7

STARLB 02869 NNNNA

CARR — 15[illegible]

Schaeffer Tenant H[illegible]

[illegible]

[illegible]

R Suffness Nov, 1974

Md State Highway Admin

Dwelling #1

Swanner

3/7

STARLB 02869 NNNNA

CARR - 15[illegible]

Schaeffer Tenant House

Westminster

[illegible] County [illegible]

[illegible] Suffices [illegible] 19[illegible]

[illegible] State Highway Admin

Dwelling #1

West Facade

4/8

STARLB 03069 NNNNA

CARR-1544

Schaeffer Tenant House

Westminster

Carroll County Md

R. Suffren Nov 1976

Md State Highway Admin

Outbuilding (Dwelling #2)

SE Corner

5/8

STARLB 02769 NNN1A

CARR-1549

Schaeffer Tenant House

Westminster

Carroll County MD

R Suffner Nov 1976

MD State Hwy Admin

Sheds, East Facade

61

STARLB 02869 NNNAA

CARR 1544
Schaeffer Tenant House
Westminster
Carroll County MD
R Suffren Nov 76
The State Hwy Admin

Shed

7/8

STARLB 02969 NNNNA

CARR-1544
Schaefer Tenant House
Westminster
Carroll County MD
R. Suffness Nov 1996
Md State Hwy. Id.

Shed
9/8

STARLB 03069 NNNAA