MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. F-3-142

Magi No.

DOE __yes __no

DEMOLISHED

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic CHARLES L. CRONISE FARM

and/or common CRUM FARM

2. Location

street & number 8203 OPOSSUMTOWN PIKE ___ not for publication

city, town FREDERICK ___ vicinity of congressional district TWO

state MARYLAND county FREDERICK

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ 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
	X not applicable	___ no	___ military	___ other:

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

name CRUMLAND FARMS LIMITED PARTNERSHIP

street & number telephone no.:

city, town FREDERICK state and zip code MARYALND 21701

5. Location of Legal Description

courthouse, registry of deeds, etc. FREDERICK COUNTY COURTHOUSE, CLERK OF COURT liber 1317

street & number NORTH COURT STREET folio 65

city, town FREDERICK state MARYLAND

6. Representation in Existing Historical Surveys

title N/A

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. F-3-142

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

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

SEE CONTINUATION SHEETS

8. Significance

Survey No. F-3-142

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
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: X A ___B X C ___D
and/or
Applicable Exception: ___A ___B ___C ___D ___E ___F ___G

Level of Significance: ___national ___state X local

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

SEE CONTINUATION SHEETS

9. Major Bibliographical References

Survey No. F-3-142

SEE CONTINUATION SHEETS

10. Geographical Data

Acreage of nominated property 114.5

Quadrangle name FREDERICK **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 APPROXIMATELY 114.5 ARCES, DEFINED IN THE FREDERICK COUNTY LAND RECORDS PLOT BOOK 35, PAGE 88 LOT 1, SECTION 1 "CRUMLAND ESTATES" BEING KNOWN AND DESIGNATED AS 8203 OPOSSUMTOWN PIKE, FREDERICK, MARYLAND

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 GEOFFREY E. MULHUISH/ARCHITECTURAL TECHNICIAN, HUGH MCALOON/ASSISTANT PROJECT MANAGER

organization R. CHRISTOPHER GOODWIN & ASSOCIATES, INC. **date** SEPTEMBER 29, 1995

street & number 337 EAST THIRD STREET **telephone** 301-694-0428

city or town FREDERICK **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

MARYL
DHCP/D
100 COMMUNITY PL
CROWNSVILLE, MD 21032-20
514-7600

PS-2746

General Description

The Charles L. Cronise Farm is a 114-acre tract located in central Frederick County, Maryland, approximately three miles north of the central business district of Frederick. The city recently expanded its northern boundaries to encompass the Charles L. Cronise farm and nearby agricultural properties. The northernmost suburban housing developments of the City of Frederick border the south of the Cronise property. Maryland State Highway 15 borders the tract to the west. Agricultural land extends north and east from the Charles L. Cronise farm.

The Charles L. Cronise farm is accessed by a paved driveway leading from Opossumtown Pike. Eight structures comprise the farm complex. These structures were built during the late nineteenth and early twentieth centuries, and include a two-story wood-frame dwelling (designated for survey purposes "Structure N-1") constructed ca. 1880, a concrete block garage (N-2) constructed ca. 1929, a wood frame shed (N-3) constructed ca. 1880, a concrete block shed (N-4) constructed ca. 1930, a small concrete-block barn (N-5) constructed ca. 1930, a timber-frame bank barn (N-6) constructed ca. 1880, and a concrete block dairy barn (N-7) and creamery (N-8) constructed ca. 1930. This complex is no longer used for agricultural purposes. Tenants occupy the principal dwelling, which is in fair condition, and utilize the garage, which is in poor condition. The remaining structures within the complex are abandoned and deteriorating.

The paved drive from Opossumtown Pike bisects the farm complex. To the south are the creamery, dairy barn, and building N-5. The driveway leads past the dairy barn. The bank barn is in the driveway's path beyond the dairy barn. At this point, the driveway turns to the northeast and heads towards the farm dwelling. When the driveway passes the bank barn, it turns again to the east, terminating at the garage. The garage is located northeast of the bank barn and southeast of the dwelling. Building N-4 is situated south of the garage, in a direct line east of the bank barn. Building N-3 lies directly east of Building N-4.

A wooded copse extends east from Building N-3. Fallow fields lie north, west, and south of the farm complex. Active fields are located northeast of the dwelling; the wooded copse behind Building N-3 extends into a tree line that defines the southern edge of active farming.

Charles L. Cronise Farmhouse (N-1) ca. 1880

The Charles L. Cronise Farmhouse is a large, two-story, wood frame dwelling constructed in two stages. Both stages complete a rectangular plan. The building core, constructed ca. 1880, is three bays wide and one-room deep. The addition, constructed ca. 1920, is a two-story unit appended to the south gable-end of the core and is one bay by one bay.

A gable roof shelters both the core and the addition; cross gables mark the principal and rear elevation entrances. All roof planes are sheathed with composition shingles. A simple wooden box-cornice defines the building eaves. Simple gable returns mark the eave line at the gable ends of the dwelling. Within each cross-gable gable-end is a window unit surmounted by a triangular transom, resulting in a plain Gothic Revival stylistic effect. The cross gable window units are boarded over.

An interior end chimney and an interior chimney pierce the roof plane. The interior chimney marks the pre-addition gable-end elevation of the dwelling core.

Exterior walls are clad with scalloped asbestos shingles. This cladding was applied after the construction of the addition, as indicated by consistent cladding between the core and addition.

A brick foundation parged with cement supports the dwelling. A basement extends beneath the core block of the dwelling.

Porches extend the length of the primary and rear elevations. Both porches are later additions to the dwelling and are one story tall. The primary elevation porch terminates in a hipped roof sheathed with composition shingles, which is supported by five wooden Doric columns. The columns rest upon a concrete slab.

The rear porch is enclosed. A hipped roof sheathed with composition shingles shelters the enclosure. The upper half of the porch walls are formed by six-over-six-light double-hung, wood sash

windows with attached screens. The lower half of the walls are clad with scalloped asbestos shingle shingles. Doors punctuate the east and south porch elevations.

Primary entry to the dwelling is currently through a door situated in the south elevation of the enclosed porch. This entry incorporates a plain wood surround. The original primary entry survives in the dwelling's west elevation. This entry consists of a four-light and two panel door enframed by a simple wood surround.

Windows throughout the dwelling are two-over-two-light, double-hung, wooden sash units. Fenestration within the dwelling core is symmetrical. Fenestration within the addition is not symmetrical. Each window incorporates plain wooden surrounds and a wooden sill. Shutter hinges document that shutters originally defined the windows; these elements are no longer in place.

The principal block of the house adopts a hall and parlor plan. The primary entrance leads directly into the hall; the parlor is located to the north. Simple wooden mantles within each room mark the location of the building's brick chimneys. Access to the building's second story is gained via a boxed stair located in the southeast corner of the hall. Interior finishes include plaster walls, textured plaster ceilings and simple moldings. Floorboards are plain sawn planks nailed to the supporting joists. Carpeting obscures the floorboards in the parlor.

The addition is a single, large room, which currently serves as a kitchen and incorporates modern appliances and plumbing fixtures. The interior finishes of this addition are plain and include board door moldings and door surrounds. A boxed stair in the southwest corner of the room leads to the second floor. The second-story of the dwelling was not available for inspection.

Doorways lead from both the hall and the kitchen to the enclosed porch. The dwelling is in fair condition.

Concrete Block Garage (N-2) ca. 1930

A concrete block garage is located southeast of the principal dwelling. The garage is a rectangular, one-story, two-bay structure oriented to the west. A concrete block sill foundation supports the building's concrete block walls. A gable roof sheathed with standing seam metal panels shelters the structure.

The southern bay is open, and is defined by two square wooden posts that rise to support the roof; the northern bay is enclosed. A single door is the sole punctuation within the west, primary, elevation of the enclosed bay. A door and two-over-two-light double-hung wood sash windows are located within the east elevation of the enclosed bay. The windows incorporate wooden sills. An exterior brick chimney also extends up the east elevation of the enclosed bay. The enclosed bay is a former workshop, currently used for storage.

The south bay also is used for storage; vehicles are parked in front of the garage. The floor of the enclosed bays consists of a poured concrete pad. Exposed earth forms the floor of the three southern bays; animal burrows punctuate the garage floor. The building fabric of this structure is deteriorating; mortar is eroding from concrete block joints, holes punctuate portions of the wall fabric, and erosion is undermining the roof supports in the south bay.

Wood Frame Shed (N-3) ca. 1880

A wood-frame shed of post-in-ground construction is located to the southeast of the concrete block garage (Building N-2). This shed is a rectangular plan, one-story, one-bay structure. The primary, gable-end elevation is oriented to the south. Vertical board siding clads the building's frame. A gable roof sheathed with corrugated metal panels shelters the building. The primary entryway occupies the south elevation and is open. The building fabric of this structure is deteriorating; wall cladding is shearing from the building frame, and holes are developing within the shed's metal roof.

Concrete Block Shed (N-4) ca. 1930

A concrete block shed is located southeast of the main dwelling. This shed is a rectangular plan, one-story, two-bay structure. The primary elevation is oriented to the east. Three walls of the building are constructed of concrete block. The east elevation is open, and defined by two wooden posts that support the roof. The shed roof is clad with standing seam metal panels. Building N-4 substantially is deteriorated; the north half of the roof is collapsing, the south half of the roof is missing panels, stress fractures are apparent in the south elevation, and portions of the northern and southern walls are gone.

Concrete Block Barn (N-5) ca. 1930

A small animal pen is located south of the farmhouse. This pen is a rectangular plan, one-and-a-half story, two-bay structure, and may have served as a sick pen or calving shed. The primary elevation faces west. A poured concrete slab supports the structure. Concrete block walls rise from the foundation and terminate at a gambrel roof. The roof is sheathed with standing seam metal panels. The gable-ends of the roof are clad with vertical board siding. Entries are located in the east and north elevations of the structure. A hay loft is situated within the gambrel roof. Loft access is through the west elevation of the roof gable.

The interior of this structure is divided with wooden fencing into two pens, accessed through two open doorways in the east elevation. A narrow passage extends between the pens and the west wall. This passage is accessed from a doorway in the north elevation. An open window also is located in the north elevation. The entry in the west gable is occupied by an overhead-track wooden sliding door.

Bank Barn (N-6) ca. 1880

A timber-frame bank barn is located south of the principal dwelling. The barn is a rectangular plan, two-and-one-half story, five-bay structure. A fieldstone foundation supports the building's heavy timber frame; concrete block infill has replaced the eastern portion of the foundation. Vertical board clad walls rise from the foundation and terminate in a gable roof. The gable roof is sheathed with standing seam metal panels. The longitudinal axis of the barn is parallel with the swale in which the barn is embanked.

Entries are located in the east and west elevations. Both entries extend the full height of the barn and are occupied by wooden doors mounted on an overhead sliding track. An earthen ramp approaches the west entry. The east entry overlooks an animal enclosure.

The animal enclosure is formed by a wooden fence along the south and east portions of its perimeter. A concrete block wall defines the north perimeter. The byre wall defines the west perimeter. A gable roof extends the length of the concrete block wall, forming an animal shelter. This roof is sheathed with standing seam metal panels.

A rectangular plan, one-story, wooden frame addition extends from the north elevation of the barn. Horizontal boards clad the wooden frame. A shed roof shelters the interior. The roof is sheathed with standing seam metal panels. Entries are situated in the east and west elevations; the east entry is open, and the west elevation is occupied by a wooden overhead-track sliding door.

Louvered wooden vents set in two rows punctuate all elevations of the barn. The arched crowns of these rectangular vents give them a Palladian appearance. Within the byre are six-over-six-light, double-hung wood sash windows that are in deteriorated condition.

The spatial divisions of the barn follow the divisions characteristic of the bank barn form. The byre occupies the ground level of the structure and is accessible through the east elevation. This byre is divided into livestock stalls. These stalls are formed by fences made of large metal tubes. The floor of the byre is poured concrete, as is the animal enclosure adjoining the barn directly to the east.

The barn's mow level incorporates a plan type typical of bank barns: a central aisle flanked by storage bays. The mow is cantilevered over the byre at the west elevation. The bank barn is in fair condition. Graffiti dating to the turn of the century survives on wooden elements within the mow level. The structural system has been secured with metal posts to help support the barn's beams.

Dairy Barn (N-7) ca. 1930

The Dairy barn is located within the southwest portion of the building complex. It is a two-story, three-by-eleven-bay building occupying a rectangular plan. The front elevation is symmetrical and divided into three bays; the side elevations include eleven bays. Concrete block walls rise from a poured concrete slab foundation to terminate in a gambrel roof. The gambrel roof is sheathed with standing seam metal panels. Gambrel ends are clad with horizontal boards.

Primary entry is gained through the east gambrel-end elevation. The primary entrance incorporates double wooden track doors. Windows flank the entry, and extend along the eave elevations. Wooden lintels and sills are incorporated in all the window and doorways. The windows are six-over-six-light, double-hung, wooden sash units.

An aisle extends down the central axis of the barn. Metal milking stalls are situated to either side of the aisle down the length of the building. A feed passage extends between the eave walls and the milking stalls. Mechanical milking units were not present during the survey. The structure is in fair condition.

A rectangular plan, one-story, concrete block storage shed extends from the west elevation of the barn. The shed is sheltered by a gable roof sheathed with standing seam metal panels.

The Creamery (N-8) ca. 1930

A rectangular plan, one-story creamery is located west of the barn. Concrete block walls rise from a poured concrete pad foundation and terminate in a gable roof sheathed with standing seam metal panels. The roof extends beyond the creamery's east gable end and forms a breezeway connected to the dairy barn.

Two sheet metal ventilators and an interior concrete chimney extend above the roof line. German siding clads the gables.

Three entries punctuate the building, two in the north elevation, and one in the east elevation. The east entry is infilled with plywood panels.

Windows are incorporated within the north and south elevations. The windows are six-over-six-light, double-hung wooden sash units. A window in the west gable elevation is infilled with plywood panels. All windows and doors incorporate wooden lintels.

The interior of the creamery was not accessed, nor was it visible from the exterior. This building is in fair condition.

Summary

The Charles L. Cronise Farm is a 114-acre tract encompassing agricultural fields and a building complex. A dwelling, two barns, two sheds, a creamery, an animal pen, and a garage define the farm's building complex. Archival investigations revealed that the farm complex was established sometime between 1873 and 1887; by 1887 the dwelling and bank barn were standing on the property. The majority of remaining buildings represent the twentieth century evolution of the farm after the tract passed from the Cronise ownership ca. 1924.

The current owners, John M. and M. Elizabeth Crum, purchased the tract in 1940. In 1985 the Crums formed Crumland Farms Limited Partnership. The Crumland Farms Limited Partnership intends to subdivide the parcel into residential lots. Structures standing within the farm complex are scheduled for demolition.

The farm complex was evaluated for those qualities of significance and integrity identified in the *National Register of Historic Places Criteria for Evaluation* (36 CFR 60). Archival and field investigations revealed that the farm structures are associated with the Industrial/Urban Dominance period (1870-1930), as defined in the *Maryland Comprehensive Historic Preservation Plan* (Maryland Historical Trust 1986).

The Charles L. Cronise farm is associated with an event that has made a significant contribution to the broad pattern of local history (Criterion A), the transition of Frederick's agricultural economy from a grain to a dairy emphasis. This transition is reflected within the farm's building stock.

The nineteenth century structures within the farm complex are examples of vernacular architecture, which adopt functional designs enlivened with minimal ornamentation; they do not represent the work of a master, or possess high artistic value (Criterion C). The character-defining twentieth century structures within the farm complex, however, embody the distinctive functional characteristics of mid-twentieth century dairy construction; but they do not represent the work of a master nor are they of high artistic value (Criterion C). Field and archival investigations further revealed that the farm is not associated with the life of a person significant in the past (Criterion B), nor is likely to yield information important in prehistory or history (Criterion D).

The Charles L. Cronise farm does not adequately convey its historic association. Though the farm retains integrity of location, modern development is continuing to impact its integrity of setting; a housing development is under construction north of the property. Both the building design and workmanship illustrated within the property are simple. Materials within the buildings are altered, replacements, or deteriorating. Within the dairy barn, original materials have been removed. Finally, the Charles L. Cronise Farm Complex does not convey the feeling of its historic association; the dwelling and garage are used by tenants, while the agricultural structures within the complex are abandoned.

Land Tenure History

The approximately 114-acre property owned by the Crumland Farms Limited Partnership originally was part of a land patent granted to Benjamin Tasker by Lord Baltimore on June 9, 1727 (Patent PL 6:559). Designated "Tasker's Chance," the tract encompassed approximately 7,000-acres in the Monocacy River/Carroll Creek/Tuscarora Creek vicinity. The tract was purchased by Daniel Dulaney, a prominent Annapolis lawyer, in 1744. Dulaney subdivided "Tasker's Chance" and established Frederick Town the following year (Tracey and Dern 1987:264).

The tracts comprising the Charles L. Cronise farm were assembled between 1784 and 1793 by Thomas Johnson. Johnson actively supported the colonial cause during the Revolution. He served in the Maryland Colonial Legislature and was the first elected governor of Maryland, serving three terms between 1777 and 1780. Johnson retired to "Rose Hill" in Frederick after the Revolution and added to his land holdings (Scharf 1881:285).

In 1801, Johnson sold 963 acres of his property to William Goldsborough (Frederick County Deeds W.R. 20:446). Goldsborough sold 314.5 of these acres to George Graff in 1807 (Frederick County Deeds W.R. 30:387). The tract was sold six times between 1807 and 1873. By 1873, when Joseph Cronise purchased the tract, it encompassed approximately 237 acres (Frederick County Deeds C.M. 9:534). Historic maps indicate that the land was not occupied during this period.

Joseph Cronise was born in 1823, the ninth of ten children born to John and Eve Cronise. John Cronise owned large tracts of land north of Frederick, which he parceled out to his sons as they came of age. Joseph received the family's primary farm and dwelling, located in Harmony Grove approximately three miles north of Frederick, when John died in 1847. John's will and histories of Frederick County indicate that his children were living upon and farming their father's tracts before he bequeathed ownership.

The John Cronise holdings included not only farm land, but mills along Tuscarora Creek. Joseph Cronise learned the milling trade as a youth and became an established miller in the Frederick community. By the time he purchased the 237-acre Charles L. Cronise farm tract in 1873, Joseph was president of the Frederick Savings Institute. At that time, he lived in at Harmony Grove, as depicted in Lake's 1873 *Atlas of Frederick County, Maryland*. In 1882, Joseph sold 114 acres of the 237-acre tract to one of his sons, Charles L. Cronise (Frederick County Deeds A.F. 7:214). Joseph retired from farming in 1887, moving to Frederick where he eventually served two terms as a Commissioner of Frederick County. He died in 1896 (Williams 1979:1433).

Charles L. Cronise was born in 1848. He was the third of five children born to Joseph and Rebecca Cronise. Charles worked in a family mill on Tuscarora Creek between 1866 and 1875. In 1875, he left the mill and began a career as a farmer (Williams 1979:1233). It is likely that Charles began his farming career on the 114-acre tract that he eventually purchased in 1882. Joseph Cronise continued the family tradition of providing tracts for his children to settle and farm before transferring title. It is documented that J. Calvin Cronise, Charles' older brother, benefitted from this family tradition (Williams 1979:1438).

Charles was living on the Opossumtown Pike tract by 1887, when his address is listed in the Frederick County directory of that year as "Harmony Grove." Harmony Grove extended from Tuscarora Creek to Frederick City. Records of Charles' crops do not survive; the 1880 agricultural census of Maryland only partially is legible, and Charles Cronise's farm was not identified within this record. That he was a grain farmer is stated within family reminiscences filed in the library of the Frederick County Historical Society. Charles retired from farming in 1895, and moved in with his father and sister Lillie at 42 W. Third Street in the City of Frederick. Charles was unmarried, and his mother had died the year before (Williams 1979:1233; Frederick County Directory 1895). Sometime between 1896 and 1906, Charles and Lillie moved to 116 W. Third Street (Frederick County Directory 1895, 1906).

Archival research did not uncover maps of the Charles L. Cronise farm between 1873 and 1909. In 1909, the Cronise farmstead is depicted on the United States Geological Survey *Frederick, Maryland* Topographic Quadrangle, but the occupant of the farm was not indicated. Records documenting the tenants of the 114-acre farmstead during this period were not discovered.

Charles L. Cronise died in 1912. Cronise's career included work as a mill worker, a farmer, a director of the Franklin Savings Bank, a deacon and elder in the "Reformed Church," and a founder of the W.F & R Railroad (Williams 1979:1233). He bequeathed his 114-acre farm tract to his five nieces and nephews, stipulating that the tract was reserved for the use of his sister Lillie until her death. Lillie never occupied the tract. She maintained her residence at 116 W. Third Street.

In 1924, Lillie Cronise and her nephews and nieces petitioned the Frederick County Equity Court for an early sale of the 114-acre property (Frederick Equity Docket 10,989 Liber E.G.H. 6:460). Ms. Cronise testified that the value of the property was $17,847.00; equivalent to the amount to repair the buildings on property, indicating that the property recently had not been maintained. The Cronise petition was granted and the property was sold at auction. John C. Jamison purchased the farm for $13,423.64 (Frederick County Deeds Liber 350:473).

Jamison was the first of four short-term owners of the farm between 1924 and 1940. In 1940, John M. and M. Elizabeth Crum purchased the property. The Crums do not occupy the property. Tenants have occupied the farmstead since 1991. The property currently is proposed for subdivision and residential development.

Historic Context - Frederick County Agriculture

Pre-1870

The agricultural history of Frederick County reflects successive phases of crop and commodity specialization. European settlement of the Frederick area was sparse until the 1730s, when settlement intensified (Davis 1995:8). By 1745, the region was able to support the establishment of a city, Frederick.

The predominant cultural groups in Frederick County were Tidewater Maryland English and Pennsylvania Germans. Each group established a distinct economic tradition (Tracey and Dern 1987:21). English settlers transplanted their tobacco culture to the rolling meadows of Frederick County, east of the Monocacy River. German settlers generally farmed smaller plots in the hills west of the Monocacy River; corn and wheat were the primary German staple crops during the eighteenth century (Tracey and Dern 1987:131). By 1790, Frederick County was the largest wheat producer in the United States (Miller 1886:132).

Historically unprecedented increases in scientific and technical knowledge during the mid-nineteenth century enabled farmers to increase crop production. Crop yields were improved through the introduction of animal fertilizers and lime, and through the adoption of mechanical sowing and reaping machines. Frederick county farmers were in an especially good position to take advantage of these improvements due to transportation improvements undertaken in the county during the same period.

Prior to 1805, the roads of central Maryland were dirt tracks that became fouled during bad weather. In 1805, a graded gravel road was completed between Cumberland, Maryland and the port of Baltimore (Morse 1971:110). In 1828, the Chesapeake and Ohio (C&O) Canal Company began construction of a canal along the Potomac River from Georgetown to Cumberland, passing along the southwestern border of Frederick County (Miller 1886:136). That same year, the Baltimore and Ohio (B&O) Railroad Company also began laying track between Baltimore and Frederick, opening a depot in Frederick in 1831 (Whitmore and Cannon 1981:38).

These transportation improvements provided Frederick County's farms increasingly speedier, more reliable access to the urban markets of Washington, D.C. and Baltimore. Improvements in transportation also paved the way for Frederick's dairy industry. The availability of fast, reliable crop transportation to large

urban markets increased the need for improved roads within the county with which to access the transportation corridors. The roads were improved, allowing farmers to change their stock. No longer were strong oxen needed to pull crop-laden wagons over poor road surfaces. Horses replaced the oxen. Farmers began to breed cattle for better beef and milk production, rather than strength (Lee 1982:42). By 1860, the combination of improvements in agricultural technique and crop transportation enabled Frederick County to rank first in the state of Maryland in wheat, corn, rye, and butter production, and in the number of milk cows (Wesler et al. 1981:143). The American Civil War temporarily interrupted Frederick County's prosperity. Food, draft animals, and money were forfeited to both Union and Confederate troops.

Industrial/Urban Dominance (1870-1930)

After the Civil War, the quality of the soil and the continued healthy operation of the transportation routes that passed through Frederick allowed the county's farmers to quickly regain their prominence (Whitmore and Cannon 1981:62). Interest in agricultural improvement resumed, and the first County Fair was held in Frederick in 1878 (Whitmore and Cannon 1981:64).

The land outside the city limits of Frederick remained essentially free of industrial development. Farming continued to be Frederick's dominant economic activity. Lake's *Atlas of Frederick County* indicates that in 1873 most of the fertile land east of the Monocacy was open farmland. Wheat and corn continued to be significant crops. By the early twentieth century, more corn was grown than wheat, and tobacco production dropped (Wesler et al. 1981:144). At the same time, dairying increased (Grisby and Hoffsommer 1949:12).

Prior to the Civil War, the only dairy product that could be transported over long distances safely was cheese (Campbell and Marshall 1975:28). To be consumed safely, dairy products had to be consumed shortly after production. Post Civil War developments in refrigeration and medical knowledge resulted in a significant increase in dairy consumption beginning during the late 1880s.

After the Civil War, the refrigeration technologies developed just prior to the war were made economical. Refrigeration plants stored products for others, and produced ice for sale to individual homes equipped with ice boxes. It was known that cold air retarded food decomposition (McAloon 1993:5). In 1867, the refrigerated box car was developed, enabling the long-distance transportation of perishable products. During the 1860s, 70s, and 80s, machines for the factory production of dairy products were developed, incorporating adaptations of refrigeration and other technologies. During the 1880s, machines were developed that economically produced transportation and storage items such as milk bottles (Pirtle 1926:87, 129, 150).

But a medical breakthrough chiefly was responsible for the significant increase in dairy consumption during this period. During the 1850s, 60s, and 70s, Louis Pasteur proved the existence of bacteria and their role in disease. Pasteur also discovered that bacteria bred best in unsanitary conditions. Though the general populace at first derided Pasteur's discoveries as fanciful, by the late 1870s Pasteur's germ theories were accepted as fact (Garland 1949:163-175).

Clean milk societies, dedicated to the promotion of sanitary conditions in the dairying process, began to arise during the 1880s. In 1891, the Dairy Division of the Department of Agriculture was organized to disseminate information about "modern" dairy practices, and the prevention of animal disease transmission. As the dairy industry evolved, this division gradually acquired experimental stations to conduct scientific studies concerning the properties of milk. The Dairy Division also gained regulatory power (Pirtle 1926:142-143).

It wasn't until 1892 that milk was proven to be a natural environment for bacteria (McNutt 1917:67). The French, upon the recommendation of Louis Pasteur, had been killing bacteria in wine by applying heat, since the 1860s. Some American doctors and farmers adopted the pasteurization process, and in 1895 machinery to consistently pasteurize milk was perfected. The American public accepted slowly the need to pasteurize milk. Also enabling expansion of the dairy industry was the perfection in 1895 of the first milking machine (Campbell and Marshall 1975:29).

The proponents of pasteurization fought to legally mandate dairy pasteurization. In New York, Mr. Nathan Strauss established centers that distributed pasteurized milk free of charge to undernourished children under five years of age. His efforts were credited with an almost 40 per cent drop in the mortality rate for these children between 1893 and 1906. In 1907, the United States Department of Health mandated milk pasteurization and established national pasteurization standards: milk was to be heated to 145° for 30 minutes, and then maintained in a refrigerated environment thereafter (Pirtle 1926:87, 91, 130).

Mandatory pasteurization of milk, which guaranteed quality, spurred an increase in the consumption of dairy products. During the same period it was recognized that while keeping milk cool retarded bacterial activity, constant refrigeration was not necessary until after bacteria had been killed by the pasteurization process. Processing plants specializing solely in the production of sanitary milk products arose, relieving the farmer of the regulatory burden imposed by the sanitary production laws. These dairy plants were able to invest in the machinery necessary to rapidly process large quantities of milk (Pirtle 1926:130-131). The first industrial dairies in Frederick were established between 1915 and 1923. By 1940, milk sales from these dairies were listed separately in the city directory; several independent milk dealers who were not affiliated with the industrial dairies also were listed. In 1946, the first listing for a specialized dairy equipment dealer appeared (Frederick City Directory 1915, 1923, 1940-1941, 1946).

Though the dairy industry was expanding rapidly at the turn of the century, Frederick county farmers continued to specialize in corn and wheat (Walsh and Fox 1974:401). However, at the end of World War I, foreign markets were closed to American farmers. A surplus resulted in the United States. Prices dropped precipitously, and many farmers were driven out of business (Whitmore and Cannon 1981:100). In Frederick, many farmers during the 1920s turned to dairy production (Davis 1995:12). Although many Frederick County farmers went out of business between 1920 and 1930, Frederick was the sole Maryland county to escape a drop in agricultural production (Wesler et al. 1981:144).

Modern Period (1930-present)

The advent of the Great Depression in 1929 was reflected in Maryland farm production. While corn and wheat prices dropped, tobacco and truck crop prices rose slightly. Milk prices dropped only slightly. The price of agricultural goods was bolstered in 1934 by the Agricultural Adjustment Administration formed under the New Deal program. The AAA set production quotas, regulating the supply of agricultural products available to the market. As a result, wheat prices rose 43 per cent between 1934 and 1935; corn prices rose 59 per cent and milk prices rose 11 per cent over the same period (Walsh and Fox 1974:748). During the late 1930s, Frederick County farms prospered.

World War II ushered in a new era in Frederick County. Many residents left their agricultural jobs to work in defense plants in the cities. Also, a military post was established west of Frederick. After the war this post, Fort Detrick, was acquired for permanent Army use. Frederick benefitted from the construction of one of the nation's first superhighways, Interstate 70, between Frederick and Baltimore during the early 1950s. Construction of the highway reduced travel time between the two cities by 30 minutes and gave farmers unrestricted round-the-clock access to the Baltimore markets (Jones 1974:11).

The proximity of Frederick to Washington, D.C. and Baltimore has increased its appeal as a bedroom community, and major roadways have been constructed to accommodate growing commuter traffic. However, much of the county has retained an agricultural character. The urban center of Frederick, with a population approaching 40,000, remains surrounded by rolling farmland and pastureland. The county continues to be one of the state's top producers of dairy products, corn, and wheat; 70 per cent of Frederick's farmers raise dairy cattle (Chapelle et al. 1986:272).

Historic Context - Architecture

The vernacular tradition of the Piedmont region reflects the architectural influence from two primary areas -- the Mid-Atlantic and Tidewater, each of which had distinct architectural folk traditions. The Pennsylvania-Germans introduced log and stone construction, a massed plan around a central chimney, and banked construction. English folk housing traditions introduced to the county by Tidewater settlers also were influential on the architectural development of the region. The Tidewater influences of the English are seen in timber framed houses with linear plans, end chimneys, and symmetrical facades. Hall-and-Parlor and I-House forms reflect this influence.

Frederick County's early land use patterns focused on the development of small family farmsteads, as opposed to plantations. This pattern was influenced by the topography of the area, and the absence of an extensive transportation network. Farmhouses and buildings demonstrated this development through their architectural forms. Simple, utilitarian log and stone buildings with an emphasis on function rather than ornamentation typified the Frederick County farmstead. During the nineteenth century, advancements in technology and improvements in transportation networks resulted in a blending of the German and English building traditions.

The invention of the circular saw made milled lumber less expensive and more widely available. The development of balloon framing made possible greater flexibility in scale and massing. Architectural designs available through pattern books, and mail order catalogues of prefabricated architectural components resulted in greater uniformity in design, as well as disseminating design references to "high style" forms. The result of these influences was a middle class farmhouse design easily acquired by the average moderately successful Frederick County farmer. By the late nineteenth century, typical Frederick County farmhouses emphasized symmetry, exhibited a five-bay facade, and utilized fashionable stylistic detailing.

The Charles L. Cronise farm includes residential and agricultural building types. The dwelling core combines elements typical of the late nineteenth century in Frederick County, such as balloon framing and a symmetrical exterior, while retaining the hall-and-parlor plan out of vogue by that period. Also typical of the building's period of construction is the use of mass produced architectural components such as shutter hinges, windows, and doors. Minimal effort was made to incorporate fashionable stylistic details within the dwelling, limited mainly to inclusion of cross gables, and simple Gothic windows within these gables. Within the addition, little effort was made to incorporate symmetrical or stylistic detailing; the addition was constructed to increase the building's function, not to embellish the building's form.

The agricultural buildings within the farm complex reflect the transition from wheat to dairy production within Frederick County. Representing the earlier phase of Frederick agriculture is a bank barn. The bank barn reflects the Germanic construction tradition. It's foundation of local field stone is bermed into a small rise, allowing farmers to access the mow from the "front" elevation. The elevation of the mow above the "rear" elevation allows the farmer to distribute feed from the mow without having the animals intrude into the feed storage area. This arrangement also allows the foundation of the barn to serve as a stable. Also

typical of area bank barns are the Cronise barn's earthen access ramp and heavy timber framing.

The twentieth century agricultural buildings reflect increased agricultural specialization as well as the importance of machinery, sanitation, and government regulation in food production and processing. The character defining structures within the collection of twentieth century structures are the dairy barn and creamery. They embody all of the characteristics incorporated within the remainder of the structures built during the same period.

Sanitation was the primary consideration in the construction of the dairy barn and creamery. Impermeable, permanent materials were used for construction because they were thought to be less conducive to bacterial growth, and because they were easier to clean. Emphasis was placed upon minimizing the number of shelves and sharp corners, where dirt and dust could collect. Instead, rounded plane intersections were recommended to facilitate cleaning. The different functions of the barn and creamery determined their physical characteristics beyond these basic construction specifications (Harvey and Hill 1936:.115-128).

The function of the dairy barn was to house the dairy cows; the barn is where they slept, where they were fed, and where they were milked. Windows and doors were incorporated liberally in all elevations of the barn for cross-ventilation and sunlight. Sunlight was thought to kill bacteria (Harvey and Hill 1936:108-115).

The barn plan also emphasized sanitation. A central aisle extended the length of the building. To either side of the aisle were stalls. The feed trough and an access passage were located between the row of stalls and the exterior walls. The building floor sloped gently towards the central aisle, allowing the farmer to clean cattle effluent from the stalls with high pressure hoses. Within the central aisle, effluent could then be shoveled into carts, and the non-shoveled residue hosed out of the building (Harvey and Hill 1936:96-105, 134-138).

Cow stalls were formed from metal tubing. While housing two cows per stall was not unusual historically, the "modern" farmer was encouraged to separate cattle to prevent the spread of disease and accidents due to jostling. Rounded tubing was recommended for sanitary reasons. The feed trough was constructed of concrete, and incorporated rounded lips to prevent loose food from collecting in crevices and rotting. Partitions within the trough prevented sick cattle from inadvertently contaminating others. The barn interior was designed for maximum control of the environment and the cattle within it (Harvey and Hill 1936:103-107).

Two functions were housed within the dairy, milk storage and equipment washing. In the milk room, milk was weighed (milk was sold by weight, not by volume) and poured into a cooling tub. The milk remained in the cooling tub until delivered to the local dairy for processing. The concrete floor of the milk room funneled gently to a drain. It was recommended that the milk room floor and walls be hosed twice daily to prevent spilled milk from accumulating and attracting flies (Harvey and Hill 1936:150-157).

Within the washing room, the various utensils of the milking process were cleaned. Galvanized iron washtubs were recommended, one with hot water for cleansing, and one with cold water for rinsing. Also recommended was a copper steam delivery system to ensure utensil sterilization. After washing, the utensils were to be placed upon steel drying racks. Again, the emphasis placed upon the creamery design and construction materials was sterility. All elements of the building were designed to facilitate cleanliness within the milk production system (Harvey and Hill 1936:152, 156-157). Though modernization over time and

deterioration due to lack of use have altered the Charles L. Cronise dairy barn and creamery, it is apparent that these structures were constructed to adhere with the standards of sterility promoted during the 1920s and 1930s.

Conclusion

The Charles L. Cronise Farm is an example of a typical early twentieth century Frederick County Farm complex. Examination of the historic contexts applicable to Frederick County farms of this period reveals that the building stock of the Charles L. Cronise farm reflects general county-wide agricultural trends in Frederick during this period. The dairy structures on the property embody the distinctive functional characteristics of mid-twentieth century dairy construction. The Charles L. Cronise Farm meets the qualifications significance defined by National Register Criterion A for association with the broad pattern of local history, the transition from grain to dairy farming in Frederick County, and Criterion C, for embodiment of the distinctive characteristics that define mid-twentieth century dairy farming. However, the farm does not retain the integrity necessary to convey these historic associations.

The nineteenth century buildings within the farm complex have been altered and are in fair/poor condition. The twentieth century structures within the complex are abandoned and deteriorating. Two other properties exemplifying the traits of significance embodied in the Charles L. Cronise farm are situated in the vicinity of Frederick: The Joseph Cronise Farmstead (F-3-113) and the Granville Dutrow Farmstead (F-3-115).

The Joseph Cronise Farmstead was established ca. 1820. This property encompasses eight buildings that exemplify the transition of Frederick County's primary agricultural activity from grain farming to dairy farming. The Granville Dutrow Farmstead was established ca. 1917. Dairy farming was the primary activity undertaken at the Granville Dutrow farm. This property encompasses nine buildings, that illustrate the evolution of health and sanitary regulations upon the dairy industry (Davis 1995:35). Both the Joseph Cronise Farmstead and Granville Dutrow Farmstead possess the integrity necessary to convey their significance.

The themes embodied within the Charles L. Cronise farm buildings are embodied intact within other Frederick County properties. Though historical research indicates that the Charles L. Crum farm is associated with broad historical trends in Frederick County, architectural survey indicates that the complex does not possess the qualities of integrity necessary to convey that association and qualify for listing on the National Register of Historic Places.

Chain-of-Title

Crumland Farms Limited Partnership
from John M. and M. Elizabeth Crum

December 30, 1985 Liber 1317, folio 65
112.75 acres

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

John M. and M. Elizabeth Crum
from Lottie J. Murray, widow

March 26, 1940 Liber 423, folio 287
114 acres, 29 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

Lottie J. Murray, widow
from Welty R. Murray and Thelma M. Murray

November 16, 1935 Liber 402, folio 102
114 acres, 29 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

Welty R. Murray
from John C. Moore and Farmers and Mechanics National Bank of Frederick

April 1, 1932 Liber 382, folio 283
114 acres, 39 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

John C. Moore
from John C. Jameson and Mattie M. Jameson

March 31, 1927 Liber 362, folio 81
114 cares, 39 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

John C. Jameson
from William M. Storm and Homer D. Kepler, trustees of No. 10,989 Equity

November 6, 1924 Liber 350, folio 473
114 acres, 39 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

Charles L. Cronise
from Joseph Cronise and Margaret R. Cronise

April 1, 1882 Liber A.F. 7, folio 214
114 acres, 39 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

Joseph Cronise
from the heirs of David Glaze

March 6, 1873 Liber C.M. 9, folio 534
237 acres, 1 rood, 37.5 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

David Glaze
from William J. Ross, trustee

February 18, 1853 Liber E.S. 1, folio 615
237 acres, 1 rood, 37.5 perches

-- -- -- -- -- -- -- -- -- -- -- -- -- -- -- -- --

Maryland Comprehensive Historic Preservation Plan Data

Geographic Organization:
Piedmont

Chronological/Development Periods:
Industrial/Urban Dominance, 1870-1930
Modern Period, 1930-present.

Historic Period Themes:
Agriculture
Architecture

Resource Type:
Category: District
Historic Environment: Rural
Historic Function(s) and Use(s):
Agricultural/single dwelling/bank barn/dairy barn/sheds
Known Design Source: None

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Liber W.R. 30:387
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F-3-142

10. GEOGRAPHICAL DATA

Acreage of nominated property 114.5

Quadrangle Name Frederick

UTM References (to be completed by MD Trust personnel).

Verbal boundary description and justification

Approximately one hundred fourteen and one-half acres, defined in the Frederick County Land Records Plot Book 35, Page 88 Lot 1, Section I, "Crumland Estates" being known and designated as 8203 Opposumtown Pike, Frederick, Maryland.

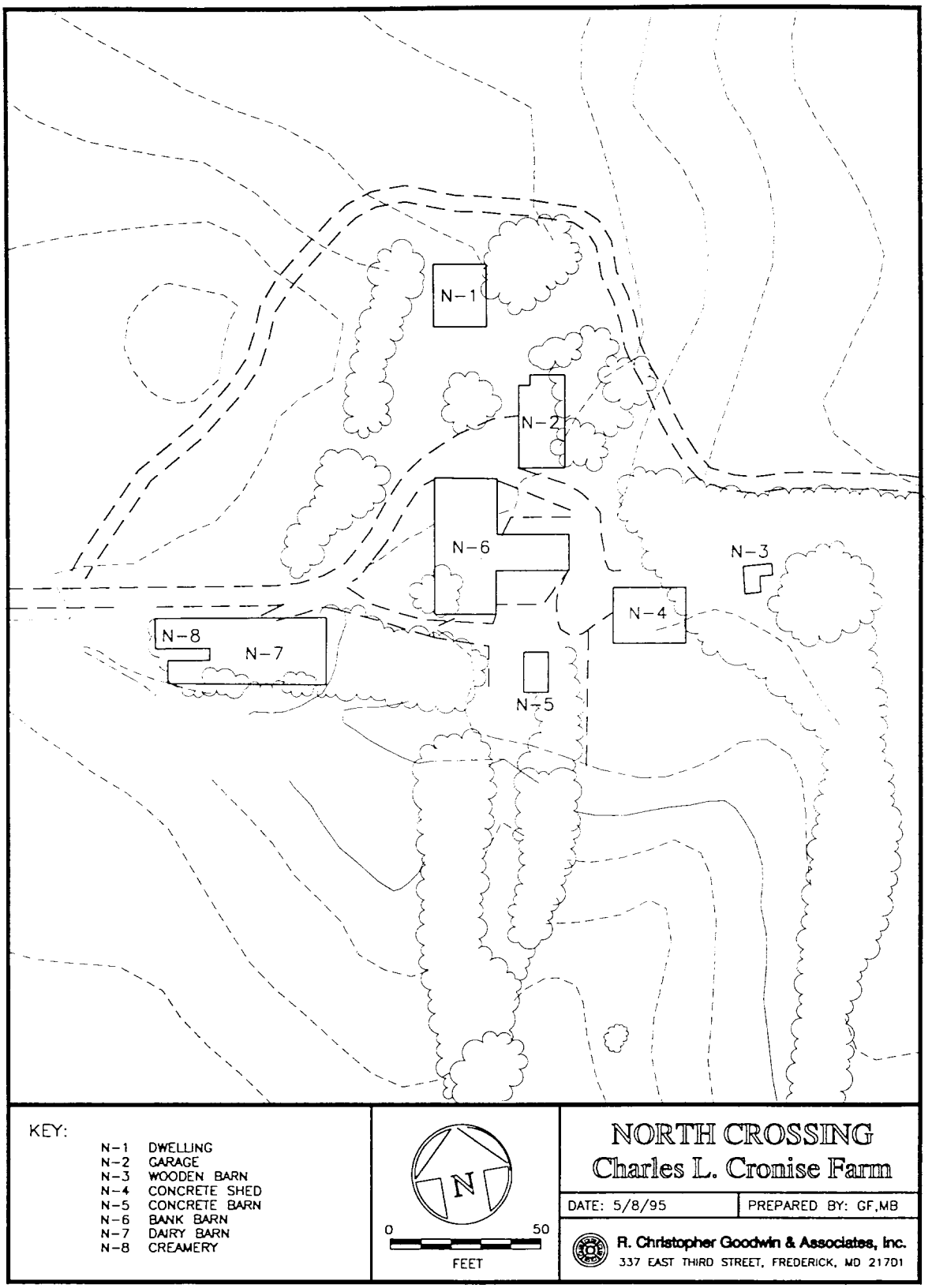
List all states and counties for properties overlapping state or county boundaries.

state _____ code county_____ code

11. FORM PREPARED BY

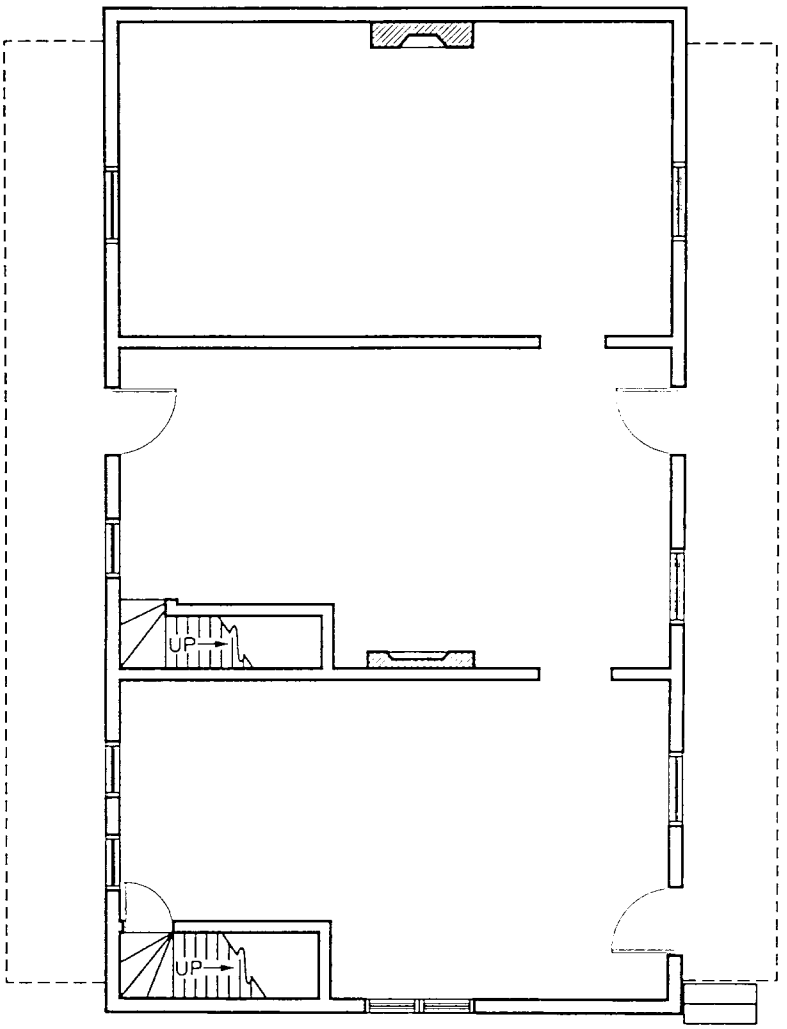
name/title: Geoffrey E. Melhuish/Architectural Technician, Hugh McAloon/Asst. Project Mgr.
organization: R. Christopher Goodwin & Assoc., Inc.
date: October 17, 1995
street and number: 337 E. 3rd. Street
telephone: (301) 694-0428
city or town: Frederick
state: Maryland

F-3-142



Building layout of Charles L. Cronise Farmstead, North Crossing, Frederick, MD.

F-3-142



NORTH CROSSING
Farm House - First Floor Plan

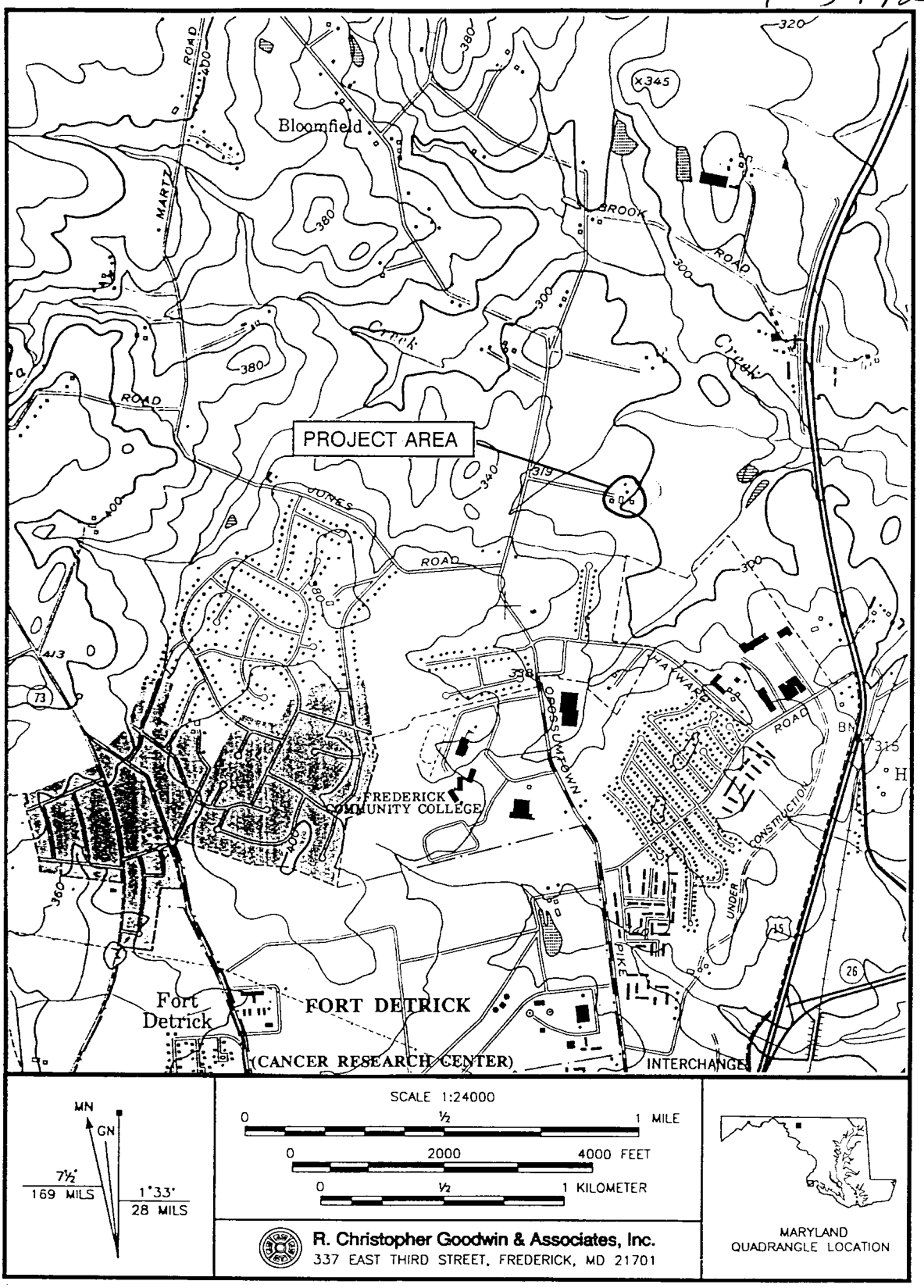
DATE: 5/5/95 | PREPARED BY: GF

NOT TO SCALE

R. Christopher Goodwin & Associates, Inc.
337 EAST THIRD STREET, FREDERICK, MD 21701

First Floor Plan, Charles L. Cronise Farmhouse (drawing adapted from Geoffrey E. Melhuish).

F-3-142



Excerpt from the USGS Frederick, Maryland Quadrangle, Showing the North Crossing Development Area

CHARLES L CRONISE FARM F-3-142

FREDERICK COUNTY MD

GEOFFREY E. MELHUSH

MAY 4, 1995

Maryland SHPO

VIEW EAST TO CHARLES L. CRONISE FARM COMPLEX

PHOTO 1 OF 14

CHARLES L CRONISE FARM F-3-142

FREDERICK COUNTY, MD

GEOFFREY E. MELLWIG

MAY 4, 1995

Maryland SHPO

VIEW NORTHEAST OF COMPLEX

PHOTO 2 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY MD
GEOFFREY E. MELHUISH
MAY 4, 1995
Maryland SHPO

VIEW SOUTHEAST OF COMPLEX
PHOTO 3 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
GEOFFREY E MELHUISH
MAY 4, 1995

Maryland SHPO

VIEW EAST TO PRINCIPLE DWELLING - PRIMARY ELEVATION

PHOTO 4 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
GEOFFREY E MELHUISH
MAY 4, 1995

Maryland SHPO

VIEW. SOUTHEAST PRINCIPLE DWELLING (N-1)

PHOTO 5 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
GEOFFREY E. MELHUISH
MAY 4, 1995

Maryland SHPO

VIEW NORTHWEST PRINCIPLE DWELLING (N-1)
PHOTO 6 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
GEOFFREY E MELLHUISH
MAY 4, 1995
Maryland SHPO

VIEW SOUTHEAST CONCRETE BLOCK GARAGE (N-2)
PHOTO 7 OF 14

CLARK*[31]377 0281 N N N-2-02 2

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
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MAY 4, 1995
Maryland SHPO

VIEW NORTHEAST WOOD FRAME SHED (N-3)
PHOTO 8 OF 14

CHARLES L CRONISE FARM F-3-142
FREDERICK COUNTY, MD
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MAY 4, 1995

Maryland SHPO

VIEW WEST WOOD AND CONCRETE SHED (N-4)
PHOTO 9 OF 14

CLARK*[35]377 0281 N N N-1-02 2

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
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MAY 4, 1995
Maryland SHPO

VIEW SOUTHWEST CONCRETE BLOCK BARN (N-5)
PHOTO 10 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY, MD
GEOFFREY E. MELHUISH
MAY 4, 1995

Maryland SHPO

VIEW NORTHWEST BANK BARN (N-6)
PHOTO 11 OF 14

CHARLES L. CRONISE FARM F-3-142
FREDERICK COUNTY MD
GEOFFREY E MELHUISH
MAY 4, 1995

Maryland SHPO

VIEW SOUTHEAST BANK BARN (N-6)

PHOTO 12 OF 14

CHARLES L. CRONICE FARM F-3-142
FREDERICK COUNTY, MD
GEOFFREY E. MELHUISH
MAY 4, 1995
Maryland SHPO

VIEW SOUTHWEST DAIRY BARN (N-7) CREAMERY (
IN BACKGROUND

PHOTO 13 OF 14

CLARK*C41377 #281 N N N-2 NN 2

CHARLES L CRONISE FARM F-3-142
FREDERICK COUNTY MD
GEOFFREY E. MELHUISH
MAY 4, 1995
Maryland SHPO

VIEW SOUTHEAST CREAMERY (N-8)

PHOTO 14 OF 14