

9600341

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

Property/District Name: Eldridge Tenant House Survey Number: WA-I-691

Project: I-70 at MD 632 Interchange Agency: FHWA/SHA

Site visit by MHT Staff:  no  yes Name \_\_\_\_\_ Date \_\_\_\_\_

Eligibility recommended \_\_\_\_\_ Eligibility **not** recommended

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, the Eldridge Tenant House, located south of the MD 632/I-70 intersection at 10605 Downsville Pike, south of Hagerstown, does not appear to meet the National Register Criteria for individual listing. The two story frame house was originally constructed c. 1900 and has had three subsequent additions to the side and rear. The simple vernacular dwelling lacks any style-defining ornamentation. Completely sheathed in vinyl siding, the house fails to convey a sense of the historic appearance. The additive appearance of the dwelling is the primary character defining feature of the building. Thus, this much altered example of a common vernacular house type does not appear to possess any particular architectural significance, and is unlikely to be eligible under Criterion C. Constructed as a tenant house for the Shafer Farm (WA-I-264), located to the southeast, the house was evaluated for Criterion A for its association with agricultural practice in Washington County. However, as it has poor integrity and is today isolated from the Shafer Farm complex, it does not appear to be eligible under Criterion A. It is not known to have any association with significant people, and thus is unlikely to be eligible under Criterion B. It is not located in an area which would constitute an historic district.

Documentation on the property/district is presented in: Project Report, Maryland Inventory  
form WA-I-691

Prepared by: W. Patrick Giglio (R. Christopher Goodwin & Assoc.)

Elizabeth Hannold February 23, 1996  
Reviewer, Office of Preservation Services Date

NR program concurrence:  yes  no  not applicable  
Oliver Roberts March 18, 1996.  
Reviewer, NR program Date

*Eng*

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)
- 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
- 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:

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

V. Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic-single family dwelling

Known Design Source: na

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WA-I-691

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic

and/or common ELDRIDGE TENANT HOUSE

## 2. Location

street & number 10605 DOWNSVILLE PIKE  not for publication

city, town HAGERSTOWN  vicinity of congressional district

state MARYLAND county WASHINGTON

## 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 type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name JOHN R. LLEWELLYN III

street & number 10605 DOWNSVILLE PIKE telephone no.: (301) 797-1328

city, town HAGERSTOWN state and zip code MARYLAND 21740

## 5. Location of Legal Description

courthouse, registry of deeds, etc. WASHINGTON COUNTY COURT HOUSE liber

street & number WEST WASHINGTON STREET folio

city, town HAGERSTOWN state MARYLAND 21740

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

# 7. Description

Survey No. WA-I-691

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 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.

SEE ATTACHED CONTINUATION SHEETS

# 8. Significance

Survey No. WA-I-691

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 checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1900

Builder/Architect

check: Applicable Criteria: A B C D  
and/or

Applicable Exception: A B C D E F G

Level of Significance:  national  state  local

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

SEE ATTACHED CONTINUATION SHEETS

# 9. Major Bibliographical References

Survey No. WA-I-691

SEE ATTACHED CONTINUATION SHEETS

# 10. Geographical Data

Acreeage of nominated property \_\_\_\_\_

Quadrangle name WILLIAMSPORT, MARYLAND

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

### Verbal boundary description and justification

THE ELDRIDGE TENANT IS LOCATED ON A .77 ACRE TRACT, APPROXIMATELY 0.1km (1/8mi.) SOUTH OF THE INTERSECTION OF MD 632 AT I-70 DEFINED BY PARCEL 179.

### 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 W. PATRICK GIGLIO, ARCHITECTURAL HISTORIAN

organization R. CHRISTOPHER GOODWIN & ASSOC., INC. date 12/20/95

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~~

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
-514-7300

## Description

The Eldridge Tenant House (parcel 179) is located on a 0.77 acre tract, approximately 0.1 km (1/8 mi) south of the intersection of MD 632 at I-70. The Eldridge Tenant House occupies a site on the west side of MD 632 on a slight curve in the road. The house is oriented west towards MD 632 on a slight slope. The lot to the rear of the house has been terraced with wooden railroad ties to a height of approximately five feet. The house is bordered to the south by the Shafer Farm (parcel 180) and to the north by I-70.

The original tenant house was constructed ca. 1900 by John Eldridge, most likely as housing for employees on his adjoining farm. The Eldridge Tenant House is a two-story, wood-frame dwelling that adopts an asymmetrical ground plan. The house constructed in four stages. The first stage of construction comprises the principal building core constructed ca. 1900. This section is four bays wide and two rooms deep. A two-bay, two-story unit was appended to the south gable-end of the building core during the second phase of construction ca. 1905-1925. A third construction phase added a two-story, shed-roof wing to the rear (east) elevation of the southern addition. The final addition to the building was completed ca. 1975-1985. This one-story, shed-roof garage was appended to the north elevation of the building core.

The building is a simple domestic type and lacks style-defining ornamentation. The additive appearance of the dwelling, resulting from successive additions and alterations, is the primary character defining feature of the building. All the exterior walls of the building are clad in aluminum siding that obscures the original wall treatment.

The original ca. 1900 building core is four-bays wide and two rooms deep. The building core is supported by a random rubble stone foundation. The roof of the building is a side-gable form with an intersecting two-bay, front-gable on the front and rear elevations. The roof is sheathed in standing seam metal. A simple, wooden box-cornice defines the building eaves. The first floor, primary (west) elevation of the building core incorporates alternating window-and-door bay divisions. Windows throughout the original building are six-over-six light, double-hung, sash windows with simple wood surrounds. The two identical doors on the primary (west) elevation are wooden, raised-panel, single-light doors; a three light transom surmounts the doors. Four symmetrically aligned windows mark the second floor level of the principal elevation. A four-light, wooden sash window is located in the peak of the front-gable. A one-story, hipped-roof porch, supported by four wood posts, shelters the southern three bays of the primary (west) elevation. The porch posts rest on a poured concrete slab. The porch roof is sheathed in corrugated metal.

The first floor, rear (east) elevation of the original building includes a six-over-six light, double-hung, sash window with simple wood surrounds. No other windows are located on the first floor. The second floor, rear elevation features a six-over-six light, double-hung sash window with a simple wood surround that is centered below the side gable roof. A second, six-over-six light, double-hung, sash window with simple wood surrounds is located on the southern end of the second floor below the front-gable roof. There are no windows in the gable-end of the rear elevation. A two-story, brick chimney is located at the southern end of the rear elevation of the building core.

The north elevation of the building core exhibits two, six-over-six light, double-hung, sash windows with simple wood surrounds at the second floor level. Two, four-light, wooden, sash windows are located in the gable-end of the building core. The first floor of the north side elevation is obscured by the garage addition.

The south side elevation of the building core features six-over-six light double-hung, sash windows with simple wood surrounds on the west bays of the first and second stories of the building. The eastern half of the building is bisected by a two story addition.

The wood frame addition, constructed ca. 1905-1925, is a two-story unit appended to the south front-gable of the building core. The addition is two bays wide and one room deep and is supported by a random rubble stone foundation. The addition features an intersecting side-gable roof that is sheathed in corrugated metal. The two-bay, front (west) elevation of the addition exhibits a nine-over-six light, double-hung, sash window with simple wood surrounds. A wooden, raised-panel, two-light door is located on the southern end of the first floor. The door unit includes a three-light transom. Two, symmetrical, six-over-six light, double-hung, sash windows with simple wood surrounds mark the second floor level of the front (west) addition. A one-story, shed porch supported by two wood posts shelters the southern bay of the primary (west) elevation. The porch columns rest on a poured concrete slab. The porch roof is sheathed in corrugated metal.

The rear (east) elevation of the addition features a square attached two-story, shed wing. The shed-wing features a single, six-over-six light, double-hung, sash window with simple wood surrounds on the rear (east) elevation. The north side of the shed wing is marked by a single, four-light window with wood surrounds on the second floor. The south side of the shed wing is marked by a single wood door. The shed addition may have been constructed as an open porch, which was later enclosed.

The south side elevation of the southern addition features a single, six-over-six light double-hung, sash window with simple wood surrounds on the first floor level. The lower half of the window opening has been infilled with wood. The second floor features a single, six-over-six light, double-hung, sash window with simple wood surrounds. A four-light wooden sash window is located in the gable-end of the addition. The gable-end features a wooden boxed cornice.

A one-story, wood-frame, single-car garage is appended to the north elevation of the building core. The garage was constructed ca. 1975-1985 and is sheathed in aluminum siding. The garage rests on a concrete block foundation and includes a poured concrete floor. The garage features a low pitched shed roof sheathed in corrugated metal. The principal (west) elevation of the garage features a wooden-paneled overhead door with four lights. The garage door is flanked to the north by a wooden door with nine lights. A single eight-over-eight light, double-hung, sash window is centered on the rear (east) elevation. A single, six-over-six light, double-hung, sash window is located on the north elevation of the garage.

Access to the interior of the building interior was not possible during the current investigation. The dwelling currently is occupied.

## Summary

The Eldridge Tenant House (parcel 179) is located on a .77 acre tract, approximately 0.1 km (1/8 mi) south of the intersection of MD 632 at I-70. The Eldridge Tenant House (parcel 179) is a rural vernacular dwelling constructed during the early twentieth century. The house originally was associated with a large farm located southeast of the house that is known commonly as the Shafer Farm (parcel 180). The tenant house was constructed during the ownership of John Eldridge. The Eldridge Farm was operated as a diversified agricultural operation that included animal husbandry and the cultivation of multiple crops. The tenant house was most likely constructed to provide housing for farm employees.

The Eldridge Tenant House was evaluated for those qualities of integrity and significance identified in the National Register of Historic Places criteria (36 CFR 60.4 [a-d]). The design and physical characteristics of the complex were analyzed for their potential local significance during the period of Industrial/Urban Dominance (1870-1930 A.D.) in the area of agriculture and architecture as defined in the Maryland Comprehensive Historic Preservation Plan (Maryland Trust 1986).

## Site-specific History

In 1892, the heirs of John Shafer sold the property "contained land on both sides of the Downsville Pike known as the Shafer Farm" to John Eldridge (Washington County Land Records 99: 123). The farm under the Eldridge ownership continued to support a pattern of mixed agriculture that included animal husbandry and the cultivation of diversified crops. Though a small scale dairy industry was developing rapidly in Maryland at the turn of the century, Washington County farmers continued to specialize in corn and wheat production.

The two-story wood frame tenant house was constructed by the Eldridge's (parcel 179) northwest of the farm complex ca. 1900. The tenant house may have been constructed as housing for farm employees. The tenant house remained part of the larger farm through two subsequent owner. On April 3, 1937 Melvin and Elizabeth Ridenour sold .77 acres containing the tenant house located north of the main farm complex to Annie B. Zieger (Washington County Land Records 203: 537). The tenant house (Parcel 179) has gone through many subsequent owners and is currently the property of John Russel Lleyellwn, III and Carmel Anne Lleyellwn who purchased the property in 1986.

## Conclusion

The Eldridge Tenant House (parcel 179) is an example of a rural vernacular dwelling constructed during the early twentieth century. The house originally was associated with a large farm located southeast of the house that is known commonly as the Shafer Farm (parcel 180).

The Eldridge Tenant House is a large, two-story, wood-frame dwelling constructed in four stages. The house adopts an asymmetrical ground plan. The first stage of construction comprises the principal building core constructed ca. 1900. This section is four bays wide and two rooms deep. The southern addition was built during the second phase of construction ca. 1905-1925. This two-bay, two-story unit extends for the south elevation of the building core. A third construction phase resulted in the addition of a two-story shed wing to the rear (east) elevation of the first addition. The final phase of construction was undertaken ca. 1975-1985 and resulted in the erection of a one-story, shed garage on the north elevation

of building core. The exterior design of the building is simple and lacks ornamentation. All the exterior walls of the building are clad in aluminum siding that conceals the original building cladding. The design of the building is characterized by its sequence of successive additions.

The Eldridge Tenant House (parcel 179) adopts a functional design that lacks ornamentation, and does not represent the work of a master, or possess high artistic value (Criterion C). Archival research does not suggest that the Eldridge Tenant House is associated with the life of a person significant in the past (Criterion B).

Historical research indicates that the appropriate historic context for the evaluation of the Eldridge Tenant House (parcel 179) is the broad historical trends in domestic vernacular architecture and agriculture in Washington County during the early twentieth century (Criteria A & C). The building, however, does not retain sufficient integrity from this period to illustrate agricultural or building practice in the county. The exterior of the building has been sheathed in aluminum siding, and several more recent additions obscure the original configuration and design.

Site investigation documented that the Eldridge Tenant House does not retain its historic setting, feeling, or association. Once part of a larger farm complex, the house is a single family dwelling that is isolated from the historic farm complex. The house was modified substantially throughout the twentieth century and has undergone four subsequent phases of building as additions were appended to the original core. Such character defining features as exterior cladding, doors and windows, and the original building plan were altered. The house no longer possesses integrity of form, materials, workmanship or design characteristic of its period of construction. Therefore, the Eldridge Tenant House does not possess the integrity necessary for consideration for listing in the National Register of Historic Places.

## References Cited

Brugger, Robert J.

1988 *Maryland: A Middle Temperament (1634-1980)*. Johns Hopkins University Press, Baltimore.

Lake, Griffing, and Stevenson

1877 *An Illustrated Atlas of Washington County, Maryland*. Lake, Griffing, and Stevenson, Philadelphia, Pennsylvania.

Maryland Historical Trust

1991 *Guidelines for Completing the Maryland Inventory of Historic Properties*. Maryland Historic Trust, Division of Historical and Cultural Programs, Department of Housing and Community Development, Crownsville MD.

Scharf, Thomas J.

1882 *History of Western Maryland*. Regional Publishing Company, Baltimore.

U.S. Department of the Interior

1982 *National Register Bulletin 15: Guidelines for Applying the National Register Criteria for Evaluation*. U.S. Government Printing Office, Washington, D.C.

1986 *National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms*. U.S. Government Printing Office, Washington, D.C.

1988 *Guidelines for Local Surveys: A Basis for Preservation Planning*. U.S. Government Printing Office, Washington, D.C.

1990 *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. U.S. Government Printing Office, Washington, D.C.

Williams, T. J. C.

1906 *A History of Washington County, Maryland*. Regional Publishing Company, Baltimore.

## Archival Sources

Record of Original Land Patents, Maryland Room, Washington County Free Library, Hagerstown, Maryland.

Washington County Land Records, Washington County Courthouse, Clerk of Court.

Washington County Tax Assessments, Maryland Room, Washington County Free Library, Hagerstown, Maryland.

Washington County Wills, Washington County Courthouse, Probate Office.

ACCOMPANYING DOCUMENTATION  
Eldridge Tenant House (WA-I-691)

Continuation sheets

Maps:

Maryland Comprehensive Historic Preservation Plan Data  
USGS Quadrangle  
Plat Map  
Photographs

**Maryland Comprehensive Historic Preservation Plan Data:**

**Geographic Organization:** Piedmont

**Chronological/Development Periods:**

Industrial/Urban Dominance, A.D. 1870-1930

**Historic Period Themes:**

Agriculture  
Architecture

**Resource Type:**

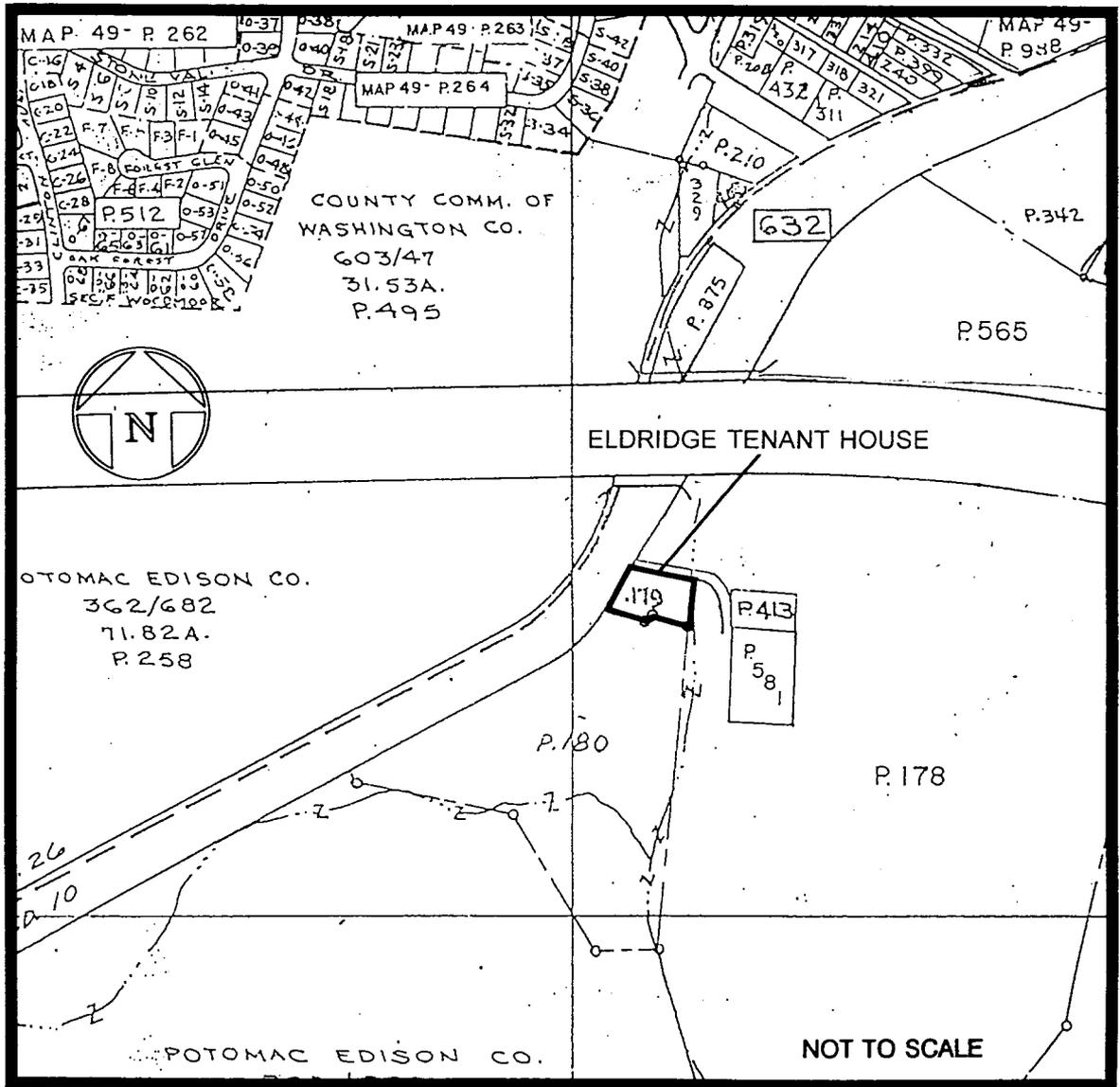
Category: Building

Historic Environment: Suburban

**Historic Function(s) and Use(s):**

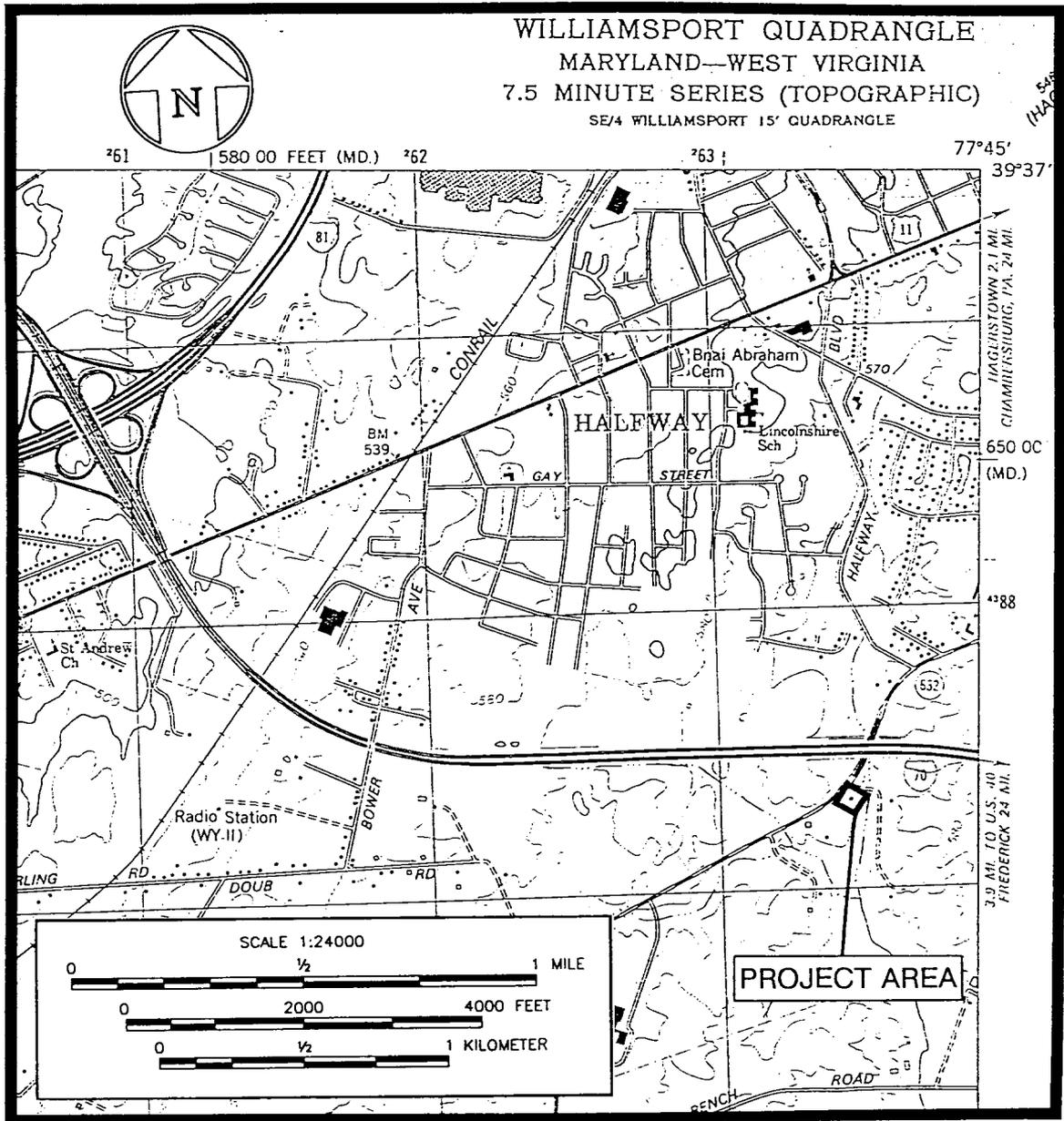
Domestic/single dwelling/residence

Known Design Source: none



Washington County Land Records Plat Book, depicting Eldridge Tenant House.

WA-I-691



Section of USGS 7.5 series Williamsport, Maryland Quadrangle, showing Eldridge Tenant House

WA-I-691

**INDEX TO PHOTOGRAPHS**

Photographer: W. Patrick Giglio

- 1 of 3           View Northeast, West Principal Elevation.
- 2 of 3           View East, West Principal Elevation.
- 3 of 3           View Southwest, East Rear Additions.



2-1-61

Eldridge Trust Home

Washington County, Va

W. Patrick Giglio

November 1950

5 Christopher Columbus Ave. New York

View from east, West Principal Elevation

1 of 3

2 10-11-11 N 1879 10-11-11



WA-I-69i

Eldridge Tenant House

Washington County, MT

W. Patrick Gagliardi

November 1985

R. Christopher Goodwin & Associates Inc

View East, West Principal Elevation

2 of 3



W4-I-691

Elderidge Tenant House

Washington County, NC

W. Patrick Co.

November 1998

R. Christopher Goodwin - Assoc. Inc.

1000 Southwest, East River Associates