

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: Edward Howard Property Inventory Number: F-3-235
Address: 6023 Jefferson Pike (MD 180) Historic district: ___ yes no
City: Frederick Zip Code: 21702 County: Frederick

USGS Quadrangle(s): Frederick

Property Owner: Isaias Loukos Tax Account ID Number: 436345

Tax Map Parcel Number(s): 472 Tax Map Number: 76

Project: MD 180 at Greenfield Drive to MD 351 at Corporate Drive Agency: Maryland State Highway Administration

Agency Prepared By: A.D. Marble & Company

Preparer's Name: Emma Young Date Prepared: 7/19/2007

Documentation is presented in: Frederick County Office of Land Records, Frederick, Maryland.

Preparer's Eligibility Recommendation: ___ Eligibility recommended Eligibility not recommended

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ___ yes Listed: ___ yes

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

Description of Property and Justification: *(Please attach map and photo)*

Property Description:

The Edward Howard Property, located at 6023 Jefferson Pike (MD 180), in Frederick County, Maryland, consists of an early twentieth-century farm complex erected around a late-nineteenth-century dwelling. The property is situated on a 0.94-acre parcel on the south side of Jefferson Pike (MD 180) immediately to the west of the I-70 overpass. Fair Oaks Lane runs along the property to the west. The Edward Howard Property retains a circa-1870 dwelling and the associated farmland and outbuildings, including a circa-1920 equipment shed and converted hay barn and a circa-1940 loafing shed, were subdivided onto a separate tax parcel in 1982. Three dwellings, erected in 1967, 1968, and 1989 respectively as part of the Fair Oaks Manor Subdivision, are situated to the west of the Edward Howard Property across Fair Oaks Lane.

Dwelling

The Edward Howard Property includes a circa-1870, two-story, five-bay, frame, side-gable dwelling. The symmetrical façade faces north towards the road. A rear ell extends from the south (rear) elevation of the front block. The dwelling sits atop a full, brick and stucco foundation. Vinyl siding covers the exterior walls of the dwelling. The steeply pitched, side-gable roof of the front block is clad in asphalt shingles at the south slope and features gable-end returns. Standing-seam metal covers the north slope of the roof of

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MHT Comments:

Tom Valente ✓ 9/17/07
Reviewer, Office of Preservation Services Date
[Signature] 9/19/07
Reviewer, National Register Program Date

the front block and gable roof of the rear ell. Two brick, interior end chimneys protrude from the east and west ends of the front block, and two brick, interior chimneys protrude from the rear ell.

The interior of the dwelling is primarily lit by two-over-two light, double-hung sash, wooden windows except where noted. Most of the openings also have aluminum storm windows. A set of inoperable, aluminum, louvered shutters flanks each window opening.

A one-story, wooden portico is centrally located on the façade. Wooden, Doric columns and pilasters support the portico's flat roof, which features dentils and a wooden cornice-line balustrade. The portico shelters the main entry into the dwelling, which consists of a single-leaf, paneled, wooden door complete with a nine-light, wooden, storm door. The door features a decorative surround with brackets and applied split columns. A tripartite transom and sidelights surround the entry. Two windows are located to the east and west of the entry. The five windows of the second story are aligned with the openings of the first story.

The west elevation of the front block of the dwelling contains two windows in both the first and second stories. Window openings flank either side of the interior end chimney; a louvered vent occupies the north side of the gable, and a six-light, fixed-sash window occupies the south side of the gable.

A two-story, one-bay, square, flat-roof addition extends outward from the southwest junction of the front block and the rear ell. A single window occupies the first story of the addition. The second story consists of a six-light, wooden, storm door, which provides access to a small balcony. A wooden balustrade surrounds the balcony. The south (rear) elevation of the square addition contains a single-leaf, six-light, wooden, storm door in the first story and a single window in the second story.

A two-story, integral porch spans the full width of the west elevation of the rear ell. The porch consists of a wooden balustrade and square, wooden posts. Five poured-concrete steps, flanked by a metal railing, lead to the first story of the porch. Two single-leaf, six-light, wooden, storm doors, each topped by a one-light transom, are centrally located in the first story. A single window is located to the north and south of the two entries. The second story consists of a single two-light, aluminum, storm door topped by a one-light transom. A single window is located to the north of the entry, and two windows are located to the south.

The rear ell and the flat-roof addition conceal the western end of the south (rear) elevation of the front block. The rear ell contains one window in the first story of the south elevation.

The eastern end of the south (rear) elevation of the front block, as well as the entire east elevation of the dwelling, was not accessible during the field investigation.

Overall, the dwelling is in good condition.

Equipment Shed

A one-and-one-half-story, circa-1920, frame equipment shed is located to the southeast of the dwelling. Corrugated-metal siding covers the exterior walls. The equipment shed consists of two separate sections. The eastern section, which stands the tallest, is capped by a moderately pitched, side-gable roof, and the western section is capped by a shallow-pitched, side-gable roof. Corrugated metal covers each roof.

No other details were discernible during the field investigation. Overall, the equipment shed is in poor condition.

Hay Barn

A two-story, frame, circa-1920, side-gable hay barn is located to the west of the equipment shed. The exterior walls are constructed

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of concrete block, and aluminum siding covers the gables. The steeply pitched, side-gable roof is clad in standing-seam metal. A concrete-block chimney protrudes from the west end of the roof.

A one-story, one-bay, concrete-block, shed-roof addition extends outward from the west elevation of the barn. One-over-one light, double-hung sash, wooden windows light the interior, and the doors consist of various types, including aluminum, sliding, and double-leaf, board-and-batten.

The building appears to have been converted to a dairy barn and reinforced with concrete block circa-1940 when the adjacent loafing shed was erected.

The barn, currently vacant, stands in poor condition.

Loafing Shed

A T-shaped, circa-1940, frame and concrete-block loafing shed is attached to the west elevation of the hay barn. A one-and-one-half-story, side-gable, frame section forms the northern end of the building. A shallow-pitched, front-gable roof, clad in corrugated metal, caps the long, rectangular section of the building.

A large one-light, square window provides the only opening in the west elevation of the building. The south (rear) elevation contains a former, large opening, since blocked in with concrete block. The north elevation is devoid of openings, and the east elevation was not accessible during the field investigation.

The loafing shed, currently used for storage, is in fair condition.

Landscape Features

A gravel lane leads east from Fair Oaks Lane and separates the dwelling from the outbuilding cluster. A paved-asphalt driveway leads east from Fair Oaks Lane to the west side of the dwelling. A poured-concrete sidewalk extends from the driveway and ends at the rear ell. Mature oak and maple trees dot the grass lawn that surrounds the dwelling. Former pastureland, enclosed by an electrified post fence, stretches southward from the rear of the outbuilding cluster. Residential development lines Fair Oaks Lane to the west of the property and I-70 follows along the property to the east.

Historical Narrative:

Property History:

The Edward Howard Property does not show up on any historical maps or atlases prior to 1873. The property derives its name from the 1873 owner, "E. Howard," delineated on the 1873 Lake Atlas of Frederick County, Maryland. The Edward Howard Property historically consisted of approximately 81.5 acres of land that Edward Howard bequeathed in 1877 to his son, William Howard. Based on the architectural detailing and form of the dwelling, it would appear that Edward Howard erected the house during his ownership of the property circa 1870. William Howard retained ownership of the property until 1904 when his heirs sold the property to Annie and William Morsell on March 14, 1904, for \$6098. Prior to this sale, the 81.5-acre property was subdivided into smaller lots to be part of the Fair Oaks Subdivision. The dwelling was parceled into a smaller five-acre lot identified in the deed as "Lot No. 1" of the proposed subdivision. Fair Oaks Lane was constructed after 1904 when the property was subdivided and reduced in size.

During their ownership, the Morsells erected the hay barn and equipment sheds on the property. In 1933, the Morsells sold the property for \$10 to John H. Krantz Sr., and his wife, Mary. John and Mary Krantz retained ownership of the property for the next

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44 years during which time they erected the loafing shed and reinforced the hay barn with concrete block. On January 21, 1977, the Grantz conveyed the five-acre property, including the dwelling and outbuildings, to Joyce D. Beachley for \$10, who, in 1981, sold the property to H. Brauns, Inc. for \$77,000. One year later, H. Brauns Inc. sold the property, then identified as "Lot No. 5, Section 2 of the Fair Oaks Subdivision" and consisting of 0.94 acres to Isaias Loukos. Prior to the sale, the outbuilding cluster was subdivided from the dwelling lot. Isaias Loukos currently, in 2007, retains ownership of the Edward Howard Property.

Agricultural History of Frederick County, Maryland:

Agriculture served as the economic basis for settlement in Frederick County during the early eighteenth century. Initially explorers and traders were the first Euro-Americans to enter the Piedmont region. German and English settlement in the region intensified between 1720 and 1730 as settlers came in search of fertile land. By 1732, more than ten tracts averaging over 5,000 acres were surveyed within the present boundaries of Frederick County; most of these tracts were situated along the Monocacy and Potomac Rivers (Tracey and Dern 1987: 23).

During the decades that followed the initial land patent grants, German immigrants began to move into the Frederick area in large numbers. The attraction of the rich soils of Frederick County encouraged many German immigrants to settle along the Monocacy River. As a result, German farmsteads appeared along the Monocacy River and along the "German Monocacy Road" that ran south from Pennsylvania through Maryland to Virginia (Tracey and Dern 1987: 153). The rise in population led to the formation of Frederick County from Prince George's County in 1748.

The German settlers of this region generally farmed small plots of land, farming on a family basis and raising grains, such as corn and wheat, vegetables, and livestock (Maryland Agriculture Week Committee 1976: 3). Wheat was sold in bulk, processed into flour and meal, and also distilled into whiskey. By 1790, Frederick County was the largest wheat producer in the United States and the county boasted as many as 80 gristmills and upwards of 400 stills, as well as 47 tanneries, two glass works, two iron furnaces, two forges, and two paper mills (Williams 1967: 267).

During the nineteenth century, commerce and industry gained importance throughout Maryland. Agriculture and industry remained interdependent as farmers supplied raw materials to manufacturers and industries produced goods for agricultural use. Increased mechanization ushered in new farming techniques. Farmers began to experiment with a variety of crops and livestock. By 1860, Frederick County ranked first in the state of Maryland in wheat, corn, rye, and butter production as well as in the number of milk cows (Reed 2003: 4). Fields and boundaries marked with wood or stone fences, orchards, and small herds of livestock characterized the farms throughout Frederick County. Farmsteads included buildings associated with the various domestic and agricultural functions of the farms and the housing needs of the livestock, such as the main farmhouse, large bank barn, woodshed, smokehouse, washhouse, and springhouse (Reed 2003: Page 4).

The improved transportation corridors increased the production of fruits and vegetables as distant markets became more accessible (Hitselberger 1978: 502, 503). Frederick County had access to city markets via the Baltimore & Ohio (B&O) Railroad (1831), the Western Maryland Railroad (1869), and the Frederick & Pennsylvania Line (1872) (Williams 1967: 402). Improved road surfaces encouraged a shift from draft oxen to horses, which allowed farmers to concentrate on breeding cattle for better beef and milk production (Lee 1982: 42).

As the urbanization and industrialization process gradually transformed the economy of Maryland in the late nineteenth century, Frederick County farmers responded by shifting to dairy products, fruit, and vegetable production. Various fertilization techniques to increase agricultural productivity, such as lime and guano, and the use of agricultural implements, such as steam-powered reapers, tillers, balers, and other field equipment, began to proliferate throughout Frederick County following the Civil War. The scientific theory of ensilage provided a further means to improve agricultural production by providing farmers with long-term

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storage facilities for feeding livestock during the winter. This, in turn, made it less financially taxing on farmers who no longer had purchase large quantities of food for their animals during the winter months.

From approximately 1875 until well into the mid twentieth century, the most important agricultural development throughout Frederick County was the shift from grains, produce, and livestock to dairy products for commercial use. This shift is reflected on the Edward Howard Property as the circa-1920 hay barn was renovated with concrete block prior to its conversion to a dairy barn circa 1940. Subsequently, a concrete-block loafing shed was also added to the property. The increased interest in dairy farming was marked by the formation of a dairy cooperative by the Middletown Grange in 1874. Two years later, 12 such marketing groups existed in Frederick County. With the advent of pasteurization technology circa 1912, the long-term preservation of dairy quality, combined with the faster transportation afforded by the railroad networks and improved roads, opened a new era in agricultural production (R. Christopher Goodwin and Associates, Inc. 2003).

The end of World War II further shifted economic forces away from agricultural development. The increasing dependence of the population on the automobile, building of private residences, and the influence of wartime prefabrication technology marks the period following World War II into the twenty-first century. Agricultural fields throughout Frederick County are threatened and increasingly consumed by residential, commercial, and industrial development. However, while Frederick County's agrarian economy has suffered an overall decline, farming remains one of the region's top industries (Reed 2003: 7-8). Supporting local businesses, wholly dependant on agriculture for its survival, also thrive.

The Edward Howard Property does not retain any features reflective of historic local agricultural trends. Presumably, the farm previously contained a barn and other associated domestic and agricultural outbuildings. Currently, in 2007, only the dwelling, equipment shed, converted hay barn, and loafing shed remain. However, the dwelling has been subdivided onto a separate tax parcel from the outbuildings. Furthermore, the outbuildings are no longer used for their original functions and are currently in poor condition.

Significance Evaluation:

The Edward Howard Property, located at 6023 Jefferson Pike (MD 180), Frederick County, Maryland is not eligible for listing in the National Register of Historic Places.

According to the National Register of Historic Places guidelines established by the National Park Service, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, site, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history;
- B. that are associated with lives of significant persons in our past;
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; or
- D. that have yielded or may be likely to yield information important in history or prehistory (National Park Service 1997).

The Edward Howard Property is not eligible for listing in the National Register of Historic Places under Criterion A. The property is not associated with events that have made a significant contribution to the broad patterns of history. The loss of the associated dairy barn and surrounding pastureland, as well as the subdivision of the dwelling from the outbuildings, detracts from the property's ability to convey its former use a dairy farm.

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The Edward Howard Property is not eligible under Criterion B because it has no known association with the lives of individuals of historical importance. Although the individuals who owned and inhabited the property were members of families that made contributions to the development of the area, the persons who lived in the house were not directly involved in any significant events or trends.

The Edward Howard Property is not eligible under Criterion C because the dwelling and outbuildings do not possess the architectural distinctiveness necessary to qualify them for listing in the National Register of Historic Places. The dwelling and outbuildings are not exceptional or representative examples of a type, period, or form. The dwelling and outbuildings do not represent the work of a master, nor do they possess high artistic values.

The property was not evaluated for eligibility under Criterion D as part of the architectural survey and evaluation.

The Edward Howard Property does not retain integrity from the period of construction (circa 1870/1920). The property retains its location on the south side of Jefferson Pike (MD 180). However, by 1970, I-70, the stretch of interstate that passes to the east of the dwelling, was completed. In addition, post-1960 residential development occurred to the west of the property. Therefore, the property no longer retains integrity of setting. The dwelling and outbuildings contain replacement siding and roofing materials, therefore, compromising integrity of materials. The dwelling and outbuildings retain integrity of design and workmanship as their footprints and overall detailing remain intact. Due to the close proximity of I-70 and adjacent residential development, as well as the subdivision and disuse of the outbuildings, the Edward Howard Property no longer retains integrity of association and feeling as a late-nineteenth and early twentieth-century farm complex.

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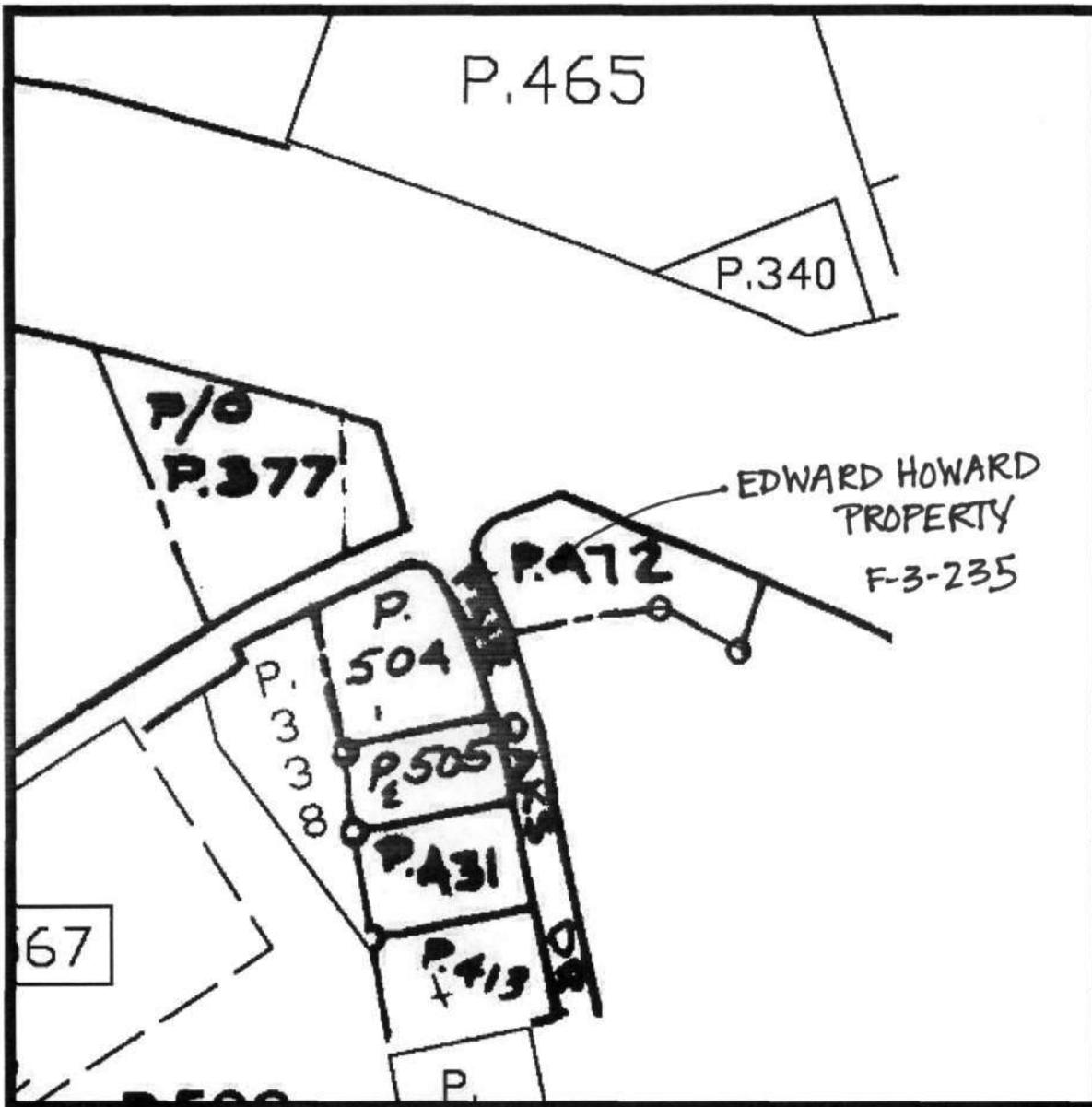
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District - 23 Account Number - 436345

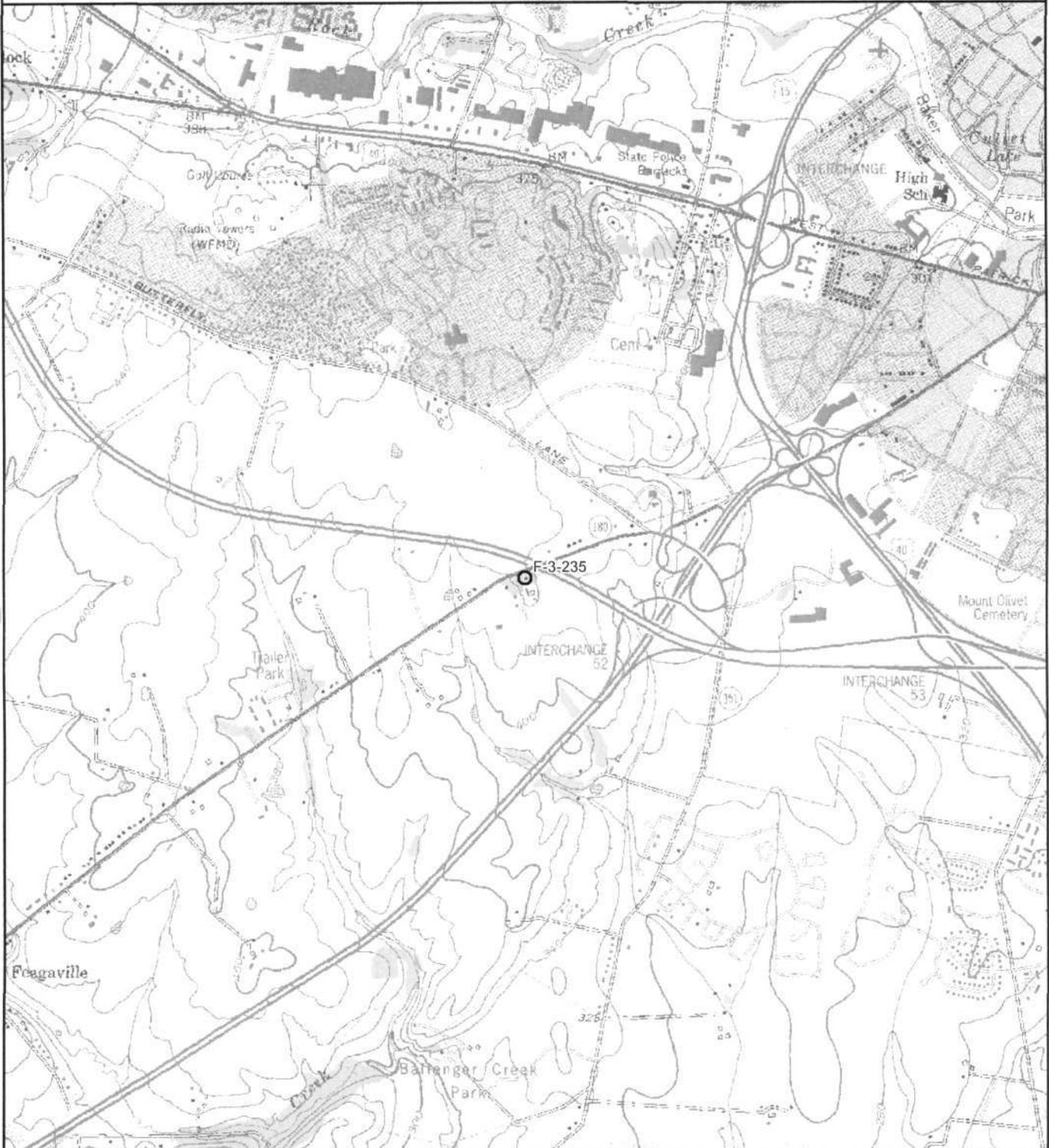


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Edward Howard Property, F-3-235

6023 Jefferson Pike (MD 180)
Frederick, Frederick County, Maryland



Map Date: 07/11/2005
Map Source: USGS 7.5' DRG: Frederick, MD.
Map Scale: 1:24,000

Map Source:
USGS 7.5' DRG: Frederick, MD.



F-3-235
EDWARD HOWARD PROPERTY
FREDERICK COUNTY, MARYLAND

E. YOUNG

07.2007

MD SHPO

DWELLING - NORTH ELEVATION; view to SOUTH

Photo # 1 of 4

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MD SHPO

DWELLING - west elevation; view to northeast

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FREDERICK COUNTY, MARYLAND

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DWELLING - SOUTH & WEST ELEVATIONS; VIEW TO NORTHEAST

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EDWARD HOWARD PROPERTY
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OUTBUILDINGS - LOADING SHED; HAY BARN;
EQUIPMENT SHED; WEST & SOUTH ELEVATIONS - view
to northeast

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