

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Millie's Delight Inventory Number: F-3-250
 Address: 1322 Rocky Springs Road City: Frederick Zip Code: 21702
 County: Frederick USGS Topographic Map: Frederick
 Owner: Millie's Delight, LLC Is the property being evaluated a district? ___yes
 Tax Parcel Number: 2110 Tax Map Number: 402 Tax Account ID Number: 101955
 Project: Millie's Delight Subdivision Agency: U.S. Army Corps of Engineers
 Site visit by MHT Staff: X no ___yes Name: _____ Date: _____
 Is the property located within a historic district? ___yes X no

If the property is within a district District Inventory Number: _____
 NR-listed district ___yes Eligible district ___yes District Name: _____
 Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)
 Preparer's Recommendation: Eligible ___yes X no

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G X None

Documentation on the property/district is presented in: *Draft Report Phase I Archeology Survey of 19.7 Acres for the Proposed Millie's Delight Development, Frederick County, Maryland and Archeological Site Survey: Basic Data Form - Solomon Lower Farm*

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The property located at 1322 Rocky Springs Road, in Frederick, Frederick County, Maryland, features a two-story stone dwelling, a brick outbuilding, and the rubble foundation of a bank barn. A gravel drive leads from Rocky Springs Road to terminate west of the dwelling. Mowed lawn surrounds the dwelling. Foundation plants are located around the dwelling; a small vegetable garden adjoins the west elevation of the outbuilding. Agricultural fields are located to the east, south (behind), and west of the dwelling. A small stream is located north of the dwelling, and generally travels parallel to Rocky Springs Road. A late twentieth century residential neighborhood is located immediately northeast of the property, on the north side of Rocky Springs Road; residential developments also are located east and north of the property. Agricultural fields are found south and west of the property.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: <u>integrity compromised by alterations</u>	
<u>Jonathan Sage</u> Reviewer, Office of Preservation Services	<u>6/10/2010</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>06/16/10</u> Date

201001639

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Continuation Sheet No. 1

Dwelling

The ca. 1858 dwelling represents two periods of construction. The first, ca. 1858, includes the two-story, three-bay principal block with integrated ell and is defined by its limestone construction. The second phase of construction, ca. 1970, expanded the dwelling to rear (south) through the construction of a two-story frame addition distinguished from the original building through its board-and-batten construction and the modification to the ell. Visual observation suggests that the windows were replaced and the present front porch added in ca. 1900. Evidence of repointing, particularly around window openings, is present.

The overall architectural character of the dwelling is defined by a two-story, three-bay, random rubble stone building with integral ell faces north. The building terminates in a side-gable roof sheathed in asphalt shingles. A brick corbelled cornice supports the roof. Four brick chimneys characterize the roof. One brick chimney is found in each gable end of the principal block; a brick chimney is located in the west slope of the ell; and a brick chimney is located on the west slope, at the ell's south elevation, and near the roof ridge. Windows generally consist of one-over-one-light, double-hung sash. The primary entrance is off-center in the north (front) elevation. A full-width front porch is located on the north elevation. A two-story, wood-frame addition clad in board-and-batten siding was constructed on the ell's south elevation. A brick, gable-end exterior chimney is located on the addition's east elevation.

The three-bay north elevation features one-over-one-light, double-hung, windows set in wood frames with wood sills and lintels. The windows appear to be replacement units. Vinyl storm windows were installed over the windows. The second floor window of the east bay is smaller than all other windows on the elevation and consists of a single-light, wood casement. The main entrance contains a two-panel, single-light, wood door, with a four-light transom, in the east bay. The full-elevation, open porch features a flat roof supported by four square posts with decorative jigsaw brackets. Porch roofing materials are not visible. The porch floor is poured concrete and the ceiling is narrow wood board nailed to the ceiling joists. Stone steps lead to the porch, which rests on a stone foundation. The stonework on the porch foundation is different, in terms of the size of the stone and color, from that of the original block of the dwelling; there is a clear joint between the house and the porch on the east and west elevations. An opening in the gable end of the east elevation of the principal block features a louvered vent. No other openings are located on this elevation. Metal bulkhead doors provide basement access on the south elevation of the principal block. The west elevation of the principal block is blind.

The ell's two-story east elevation is three bays on the first floor and two bays on the second floor. Cladding materials on the east elevation are board-and-batten wood siding. An off-center, three-panel, one-light door is flanked by one-over-one-light, double-hung, vinyl-sash windows. Door materials could not be determined. Second floor windows are larger than those found on the first floor. A one-story, three-bay porch runs the length of the ell on the east elevation. Wood posts support the porch's shed roof, which is sheathed in asphalt shingles. The porch has a poured-concrete floor. The ell's two-bay, west elevation was completed in stone and features one-over-one-light, double-hung windows. Sash could not be determined due to the presence

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of vinyl storm windows. Observation suggests that the windows have been altered; the window openings appear larger than the existing windows.

A two-story, wood-frame addition clad in board-and-batten siding was constructed on the ell's south elevation. Visual observation suggests the addition was constructed during the last quarter of the twentieth century. The addition terminates in a side-gable roof sheathed in asphalt shingles. One-over-one-light, double-hung, vinyl-sash windows on the first and second floors of the east elevation flank an exterior brick chimney. The two-bay south elevation contains windows that are similar to the windows found on the east elevation. The west elevation is two bays, and also features one-over-one-light, double-hung, vinyl windows on the first and second floors. The windows in the northern bay are smaller than those in the southern bay. A louvered vent is located in the gable. The addition's north elevation contains a multi-panel wood door that opens onto the east elevation porch.

Interior access to the building was not possible.

Outbuilding

An early twentieth-century single-story brick outbuilding is located south of the dwelling. The front-gable building occupies a rectangular footprint and faces north. Roofing materials are asphalt shingles. The brickwork is completed in an irregular bond; wood lap siding is located in the gable ends. Three openings are located on the building. A three-panel, one-light wood door is centered on the north elevation. The window opening in the door has been covered in plywood. The window opening on the west elevation features a vinyl storm window; no framing for the window is extant. The east elevation contains a vinyl storm window in a wood window frame. The south elevation is blind. Currently, the building is used for storage.

Barn

A barn is located southwest of the dwelling. The stone lower level of the barn and the earthen ramp on the west elevation suggest the building originally was constructed as a bank barn. A prefabricated metal, side-gable roof was appended to the original ground level of the barn. One window opening is located on the north elevation; the opening is covered in plywood. The west and north elevations are covered in overgrown vegetation; one window opening located on the west elevation is covered in plywood and is visible from the barn's interior. All roof framing has been replaced with prefabricated wood trusses. The building currently is used to store hay.

Property History

In 1972, Paul E. Romsburg and Mildred V. Romsburg acquired the property containing 24.47 acres at public auction from the Personal Representative of Harry M. Free, who died in 1971. The parcel the Romsburgs acquired from the estate of Harry M. Free consisted of two tracks containing 9 acres and 13 acres (Frederick County Land Records Liber 936 / Folio 858). These parcels were contained in the tract that Harold M. Free acquired from John Walter Weaning and his wife in 1919 (Frederick County Land Records Liber 368 / Folio 591).

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Deed research suggests the dwelling was located on a 101-6/10-perch parcel of land that was part of the larger tract (24.47 acres) of land that Weaning sold to Free in 1919. The tract of land containing the dwelling (101-6/10 perches) was acquired by Weaning from John and Julia Stull in 1910 (Frederick County Land Records Liber HWB 292 / Folio 55). Stull purchased the property from Solomon and Sophia Lower in 1875. The Lowers acquired the property from Joseph G. Miller in 1863 (Frederick County Land Records Liber BGF 8 / Folio 496).

Research suggests the dwelling was constructed by Joseph G. Miller. The 1858 Bond *Map of Frederick County, Maryland* depicts a dwelling owned by Miller on the south side of Rocky Springs Road. According to land records, Joseph G. Miller was a business man in Frederick County during the mid-nineteenth century. Deed research suggests that Miller sold and bought real estate as a private citizen and as representative of Miller and Co., a trading firm that purchased and sold property including land, livestock, and household goods. Archival research was unable to determine if the Joseph G. Miller associated with the subject property is the same Joseph G. Miller whose name appears multiple times in Frederick County land records. S. Lower is depicted on the 1873 *Lake Atlas of Frederick County, Maryland*. A review of census records indicates that previous property owners were engaged in agriculture (U.S Census var.).

Vernacular Domestic Architecture

The dwelling exhibits features of vernacular piedmont domestic architecture. These features include a two-story dwelling with a gable roof. Generally, the buildings occupied an L-shaped footprint and featured a symmetrical three-, four-, or five-bay façade. Chimneys typically were placed on the interior of the gable end (Getty 1987:93). Log, wood, stone and brick were used as construction materials. Double-tier porches were found on the inner side of the ell. These porches may have served a variety of functions: a work area in the summer and the location of the pantry, woodshed, or bake oven (Getty 1987:93). One-story porches on the primary elevation typically were mid-to late-nineteenth century additions (Getty 1987:93). Ornamentation was minimal, and generally was limited to the cornice, porch brackets, and dormers (Getty 1987:93). In plan, the dwellings occupied a central passageway with main staircase; the dining or living room in the ell side of the passage way; a parlor on the opposite side of the passage way; and the kitchen in the ell (Getty 1987:94). A number of modifications to the dwelling, including infill of the ell, infill of two-story gallery, and changes to the massing of the overall building have altered the dwelling's character-defining elements.

Regional Agricultural Practices during the Nineteenth and Twentieth Centuries

Small-grain production and the raising of livestock provided prosperity for Frederick County farmers during the eighteenth and nineteenth centuries. While the presence of rich grasslands contributed to the growth of the livestock and cattle production, raising livestock represented a small percentage of Frederick County farm operations during the period (Reed 1993; Grandine 2001). The county's agriculture industry underwent a series of transformations during the mid to late nineteenth century. Advances in transportations, specifically the advent of the high-rail transportation, affected the agricultural industry. Diversification of crops was a result of the post-Civil War agricultural depression. New markets for more perishable goods

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opened with improvements to the transportation system. Scientific farming and increased mechanization impacted the scale of farming. The county's farmers continued grain production during the late nineteenth century, even though wheat cultivation shifted from the region to the Western and Mid-Western United States (Lanier and Herman 1997:178-179; Peeler and Crosby 2009). Agricultural practices underwent another transformation during the early twentieth century when dairying became a major agricultural enterprise for Frederick County farmers.

The Pennsylvania bank barn was a common building type by the mid-nineteenth century (Peeler and Crosby 2009:14). The bank barn could accommodate nearly all of a farm's storage, processing, animal shelter, and other related functions into a single facility. The barn, one side of which was constructed into an earthen embankment, included a forebay that projected over the ground level. The ground level featured animal stalls and opened into the paddock area. Masonry materials generally were used in the construction of the bank's lower level; frame bank barns employed a post and beam construction system with vertical siding on the exterior of the upper-level walls (Peeler and Crosby 2009:13-14).

Evaluation

The dwelling was originally an example of the vernacular house type commonly referred to as a Piedmont House. Surviving evidence includes the scale, massing, proportion, and materials of the original block. Evidence suggests major modifications during the early twentieth century and again during the last quarter of the twentieth century. Modifications include door and window replacement, porch replacement, and interior reconfiguring suggested by façade window alteration. A ca. 1970 addition doubled the footprint of the dwelling and altered the character-defining features of the original form. Alterations include infill of the ell, infill of two-story gallery, and changes to the massing of the overall building.

The property is appropriately evaluated under National Register Criteria A and C. The ca. 1858 dwelling, former barn, and outbuilding do not represent an event important to local, state, or national history or contribute to the broad patterns of history (Criterion A). Although the dwelling retains some characteristics of vernacular piedmont design, the building has undergone significant modification that alters its historic appearance and integrity (Criterion C). Visual observation suggests that some of the building's original window openings have been modified. In addition, the two-tier porch common to most vernacular piedmont dwellings has been drastically altered through the introduction of board-and-batten siding and complete replacement of the original first-floor porch. The construction of a late-twentieth-century, two-story, wood-frame addition on the south elevation has the form and massing of the vernacular piedmont dwelling. The former barn located on the property retains its stone foundation; a new roofing system including framing and roof were constructed on top of the existing stone foundation. In addition, research has not yielded information on an association with a person significant in our past (Criterion B).

Millie's Delight does not retain sufficient integrity of design, workmanship, association, feeling, setting, materials, or location to merit consideration for inclusion in the National Register of Historic Places. Late twentieth-century suburban-style residential development is located immediately to the northeast of the property; additional development is located to the east and north. These residential neighborhoods have compromised the property's setting, feeling, and association. While the

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property includes an mid-nineteenth century vernacular dwelling and the stone foundation of a former barn, other mid nineteenth-century stone dwellings better represent early vernacular architecture.

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Continuation Sheet No. 6

Works Cited

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Grandine, Katherine

2001 National Register Nomination for Sheffer Farmstead. On file at the Maryland Historical Trust, Crownsville, Maryland.

Lake, D. J.

1873 *Atlas of Frederick County, Maryland: From Actual Surveys.* C. O. Titus and Company, Philadelphia.

Lanier, Gabrielle M. and Bernard L. Herman

1997 *Everyday Architecture of the Mid-Atlantic. Looking at Buildings and Landscapes.* The Johns Hopkins University Press, Baltimore, Maryland.

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1993 National Register Nomination for George Willard House (F-2-51). On file at the Maryland Historical Trust, Crownsville, Maryland.

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F-3-250

Continuation Sheet No. 7

Photo Log

MIHP # F-3-250

Millie's Delight

Frederick County, Maryland

Photos taken by: Kay Dixon

Photos taken on: 17 September 2009

Photo paper and ink: HP Vivera ink 97 Tri-Color cartridge, 101 Blue Photo cartridge, and 102 Gray Photo cartridge on HP Premium Photo Paper (high gloss)

Verbatim Ultralife Gold Archival Grade CD-R, PhthaloCyanine Dye

F-3-3-250_2009-09-17_001 – Dwelling, north elevation

F-3-3-250_2009-09-17_002 – Dwelling and outbuilding, view north and west

F-3-3-250_2009-09-17_003 – Dwelling, east elevation

F-3-3-250_2009-09-17_004 – Dwelling, south elevation

F-3-3-250_2009-09-17_005 – Dwelling, west elevation

F-3-3-250_2009-09-17_006 – Dwelling, west elevation

F-3-3-250_2009-09-17_007 – Barn, east elevation

F-3-3-250_2009-09-17_008 – Barn, north elevation

F-3-3-250_2009-09-17_009 – Barn, interior looking west

F-3-3-250_2009-09-17_010 – Outbuilding, north and west elevations

F-3-3-250_2009-09-17_011 – Setting, looking southeast of complex

Kirsten Peeler, Project Manager

R. Christopher Goodwin &

Associates, Inc.

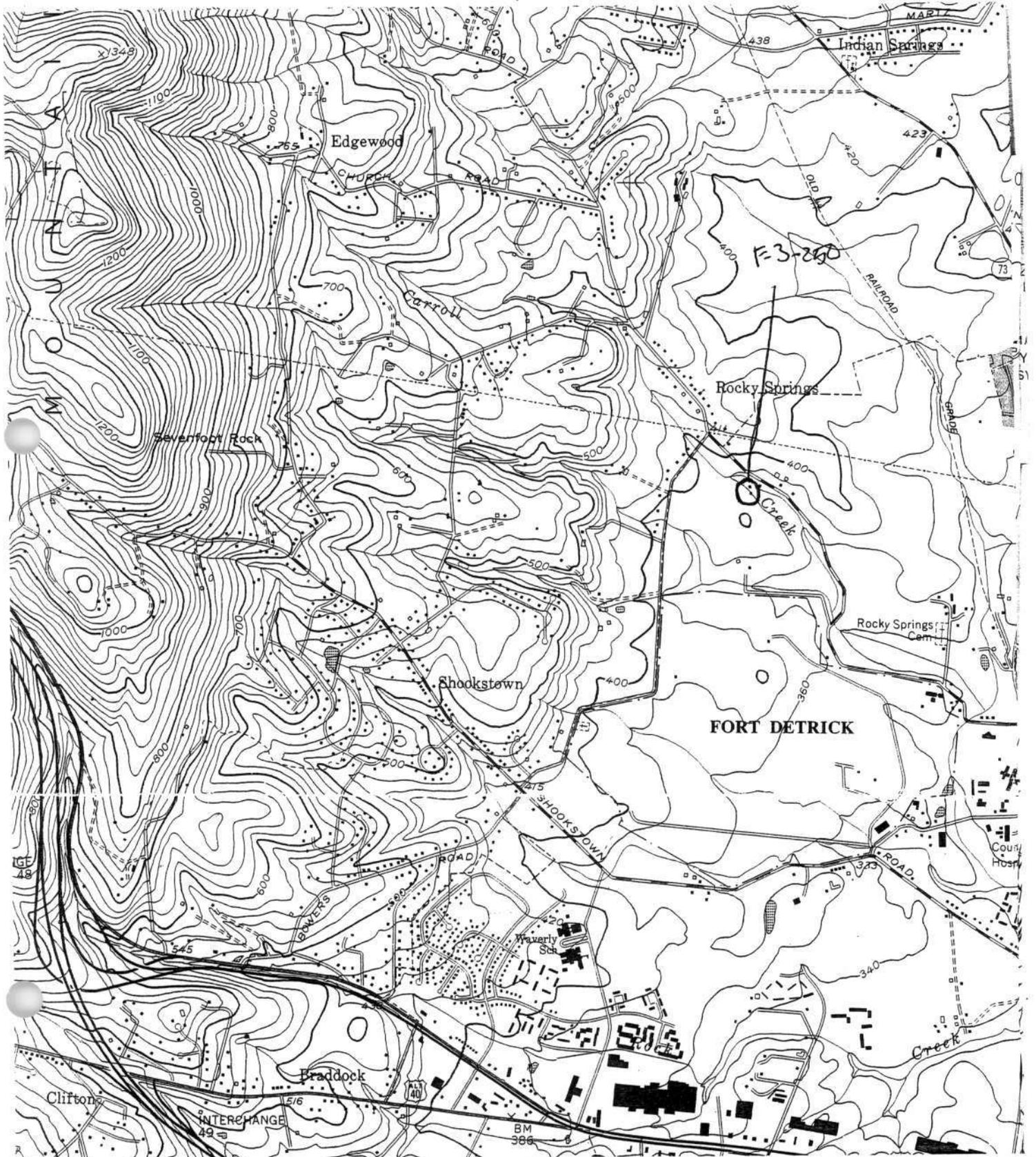
241 East Fourth Street

Frederick, MD 21701

Prepared by:

Date Prepared: March 2010

MHP # F-3-250
MILLIE'S DELIGHT
FREDERICK, FREDERICK
COUNTY, MARYLAND
USGS QUAD:
FREDERICK
1:24000





F-3-250

Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

North elevation of house, looking south

Photo 1 of 11



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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

View n+ W of house and out building

Photo 2 of 11



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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

East elevation of house, looking north west

Photo 3 of 11



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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SMPD

South corner of house, looking north

Photo 4 of 11



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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SMPD

West elevation of house, looking east

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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

West elevation of house, looking east

Photo 6 of 11



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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

east elevation of barn, looking west

Photo 7 of 11



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Millie's Delight
Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

North SE elevation of barn, looking southwest

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Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

Interior of barn, looking WEST

Photo 9.tif



F-3-250

Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

outbuilding, north & west elevations

Photo W & F"



F-3-250

Millie's Delight

Frederick, MD

Taken by: Kay Dixon

9/17/2009

MD SHPO

View southeast of complex

Photo 11 of 11