MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: SHA Apartments (Sykesville Creamery Co.) Inventory Number: HO-755

Address: MD 851 (Old MD 320 City: Sykesville Zip Code: 21784

County: ~~Carroll~~ Howard USGS Topographic Map: Sykesville

Owner: Maryland SHA

Tax Parcel Number: N/A Tax Map Number: 4 Tax Account ID Number: N/A

Project: MD 32, Bridge No. 13046 Dualization Agency: SHA

Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____

Eligibility recommended ___ Eligibility **not** recommended X

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

Is the property located within a historic district? X no ___yes Name of district: _____

Is district listed? ___no ___yes Determined eligible? ___no ___yes District Inventory Number: _____

Documentation on the property/district is presented in: MHT Inventory files

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

The frame building that currently houses the SHA-owned apartments, located at the intersection of MD 851 and Forsythe Road, was constructed in the early 1910's as the Sykesville Creamery Company. Dairy farmers hauled milk to this building, where cream was separated and butter made. It was converted to residential use (as indicated in two editions of the Sanborn Insurance Map: the 1924 edition, and the correction attached in 1945) within a few decades, as it was shown as a single residence in the mid 1940's. Subsequently it was subdivided into separate apartments. Poorly maintained, the frame structure is a one-story, gable-front frame rectangle. The apartments are each accessed through the gable ends: the one on the west has a simple entrance centered between two windows, above which is centered a smaller window in the gable. It is sheltered by a small, gable-front porch roof, one-bay wide, carried on brackets. There is a secondary entrance to this west apartment on the north facade. The rear or south apartment entrance is offset to the south, with irregular fenestration in the three bays to the north. A metal louvered window is located near the apex of the roof. A gable-end porch likewise shelters this back entrance. The south elevation has six bays, whereas the bay configuration on the north elevation is hidden by a shed roof addition across half of its length. All of the windows have simple board frame and the structure is sheathed with German siding.

The former Sykesville Creamery Company, in it current highly altered state, is an undistinguished example of a small frame structure. Built as a dairy-related commercial structure in the early twentieth century, were it to retain the necessary integrity to convey its significance it may be important as a link to practices in the dairy industry long since discontinued. However, it has been completely altered on the interior, and no longer retains any elements relating to its former function.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ **Eligibility not recommended** X

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

Comments:

Andrew Lewis 01/31/02

Reviewer, Office of Preservation Services **Date**

[signature] 2/19/02

Reviewer, NR program **Date**

200104395

Converted to residential use over a half-century ago, it has little association with these past practices. It lacks significant architectural distinction and therefore would not meet the National Register criterion C. In addition, it has no known significant association with important persons or events in its current altered state, having been a residential structure for over three-quarters of a century. Nor would it likely have significant archeological associations, thus it is not significant under Criteria A, B, or D for listing in the National Register.

The land on which the former Creamery is located was part of the extensive landholdings of Zimmerman and Schultz (listed as "Dealers in Dry Goods, Notions, and Groceries" in the Howard County Atlas), located within the original town of Sykesville (located on the south side of the western branch of the Patapsco River before the Johnstown Flood of 1868 and removed to higher ground on the north side afterwards). Seventeen and one-half acres were sold by Louis H. Schulz, Zimmerman's partner, to Frank Brown in 1901 (Land Records 73/365). Brown sold it to Wade Warfield in 1906 (Land Record 81/622) who retained it until 1927 and likely built and operated the Sykesville Creamery Company.

History of Sykesville

The town had clustered largely on the higher ground of the north bank in Carroll County afte rthe Johnstown Flood of 1868. In the early 19th century the area was sparsely populated with only a handful of homes and mills scattered along this part the Patapsco River Valley. In the late 1820's the landscape changed as James Sykes came to the area and began to purchase land, bringing development to the area, aided by the connection to the B&O Railroad, which began service between Baltimore and Ellicott City on the main line in 1830. A year later it was extended through Sykesville to the Frederick Junction. By 1851, when the horse-drawn railroad came through, Sykes had made substantial improvements to an old grist and sawmill on the south side of the river and had built a stone hotel to accommodate rail passengers. The hotel soon became a destination for Baltimorians. Sykes established Howard Cotton Factory along with ore mining sites and the Elba Furnace just downstream from the mill.

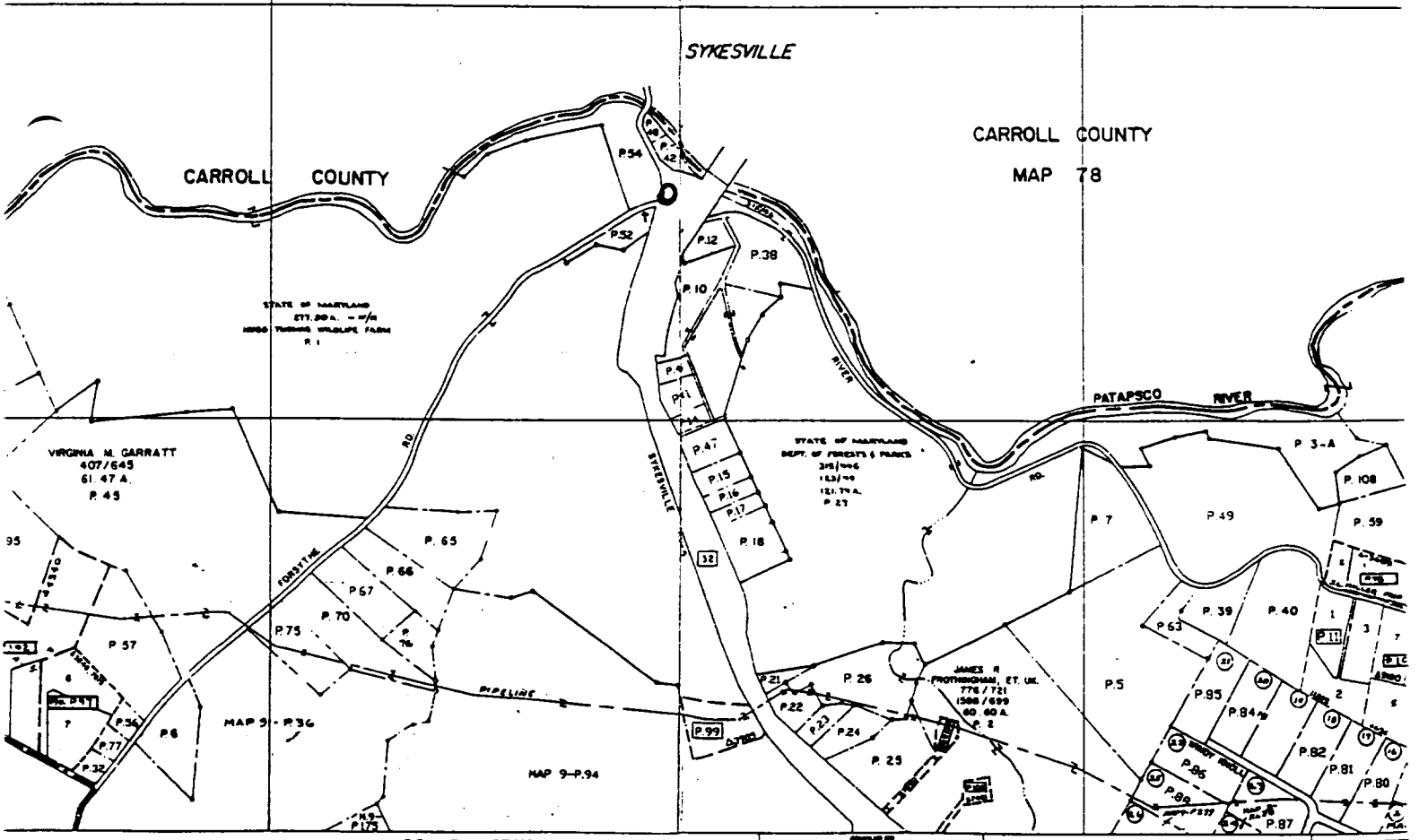
Sykesville came to be recognized as "an important center of commerce an transportation for south Carroll County" by the 1870's. The mill and village flourished until the nationwide Panic of 1857 and the economic hardship experienced by many businesses. Sykes was force to close the Howard Cotton Factory.

The residents of Sykesville had barely recovered from this and the Civil War, during which the Confederate Army raided Sykesville, when disaster struck in the form of the Johnstown Flood of 1868, which essentially washed away the town. The factory, hotel, iron furnace and dozens of homes were destroyed or left in ruins.

In the later decades of the 19th century the property where the town was formerly located and containing the factory ruins was owned by Jacob Zimmerman and Louis H Schultz and their descendents. Zimmerman and Schultz had arrived in Sykesville in 1858 from Frederick and established a mercantile business. Like other Sykesville residents, their property was located mostly on the south side of the river and was destroyed by the flood. After the flood, the town, including the business, relocated to the higher ground of the north bank in Carroll County. Evidently they constructed some buildings on the north side after the town was re-located there.

Prepared by: Rita M. Suffness Date Prepared: September 14, 2001

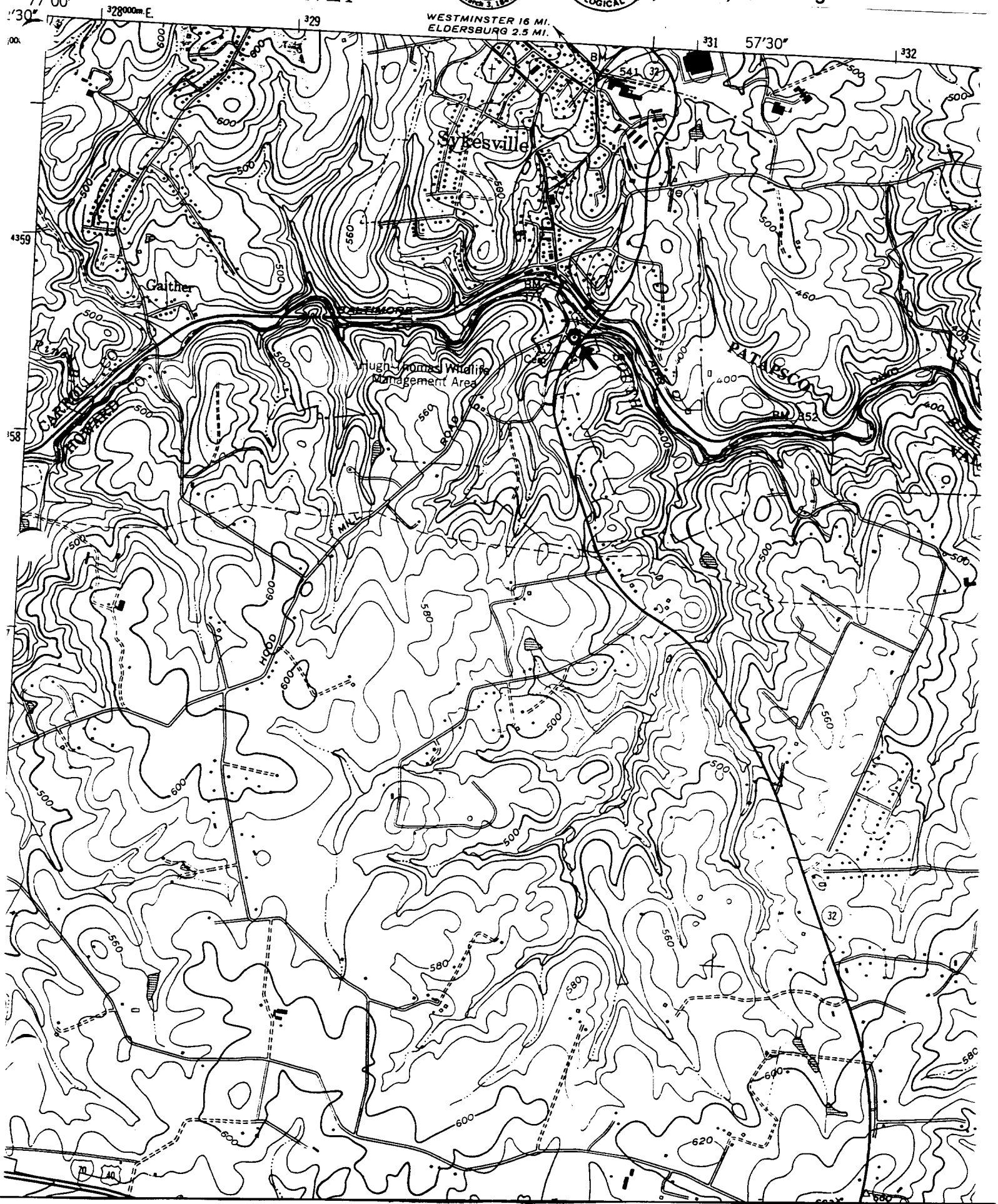
HO-755
Former Sykesville Creamery Company
Sykesville, MD
Sykesville, Quadrangle



BY COPYRIGHT, THEY MAY NOT BE COPIED IN ANY FORM OR BY ELECTRONIC MEANS SUCH AS: ZIN... IMAGE PROCESSING, OR BY ANY E INVENTED WITHOUT PERMISSION IN OFFICE OF PLANNING.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

HO-755
Former Sykesville Creamery Company
Sykesville, MD
Sykesville, Quadrangle



Ho-755
SHA Apartments
Sept. 2001
R. Suffness

~~[illegible]~~

HC 255

SHA Apartments

Sept 2009

R Suffern

[illegible]

Ho 155

Sup Apartment

Sept 2001

R Szeffner

Sup