

AL-I-C-078

Larkin Property, (Hesser-Larkin Property)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 02-04-2016

MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐ no ☐

Property Name: Larkin Property Inventory Number: AL-I-C-078
 Address: MD 51 Historic district: ☐ yes ☒ no
 City: Old Town, MD Zip Code: 21555 County: Allegany
 USGS Quadrangle(s): Paw Paw
 Property Owner: _____ Tax Account ID Number: National Park Ser
 Tax Map Parcel Number(s): 15 Tax Map Number: 66
 Project: MD 51-C&O Canal Share Use Path Agency: FHWA/SHA
 Agency Prepared By: MD SHA
 Preparer's Name: Anne E. Bruder (revised NPS draft) Date Prepared: 12/08/2012
 Documentation is presented in: Project Review and Compliance Files
 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 ☐ no Listed: ☐ yes ☐ no
 Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

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

The Hesser-Larkin Property, which was included in the MIHP in December 1992, now consists of open farmland on a peninsula created by a bend in the Potomac River, historically referred to as "Mitchel's Neck." The only historic standing structure that remains from the early twentieth century farm is a posted forebay barn. The Hesser-Larkin Property is located in NPS Tract #83-113 (Milepost 156.45), a 59.41 acre tract across the Potomac River from Paw Paw, West Virginia near Keifer in Allegany County, Maryland. It was acquired by the National Park Service from Ray Kenneth and Beulah P. Larkin in 1975. The Potomac River defines the north, east and south bounds of the tract. The western boundary abuts both the C&O Canal towpath and the Western Maryland Railroad right-of-way. The tract is bisected by MD 51, the Cumberland to Paw Paw Highway.

The circa 1910s two-story frame posted forebay barn measures 60' x 40' with an 11' x 60' attached pole shelter at the front of the barn. It has a concrete foundation with distinctive lateral markings from how the concrete was poured. There are also ten concrete piers on the ground level that support the main floor. They are poured in the same method as the rest of the foundation, although they appear to have been constructed too short because wooden pieces rest on top of them. The barn has a metal side gable roof and its board and batten siding is painted red. Gaps between the boards provide ventilation. The bank grade is highest on the southwest elevation, which faces the river. A wide split sliding door on a metal track is situated a little right of center on this facade, allowing ingress to the barn's upper level. This area was and is still used for hay storage. On the opposite side, the barn is

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
 Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

[Signature]
 Reviewer, Office of Preservation Services

[Signature]
 Reviewer, National Register Program

1/29/13
 Date

1/29/13
 Date

201206984

extended beyond the foundation, creating an overhang supported by wooden posts. The roofline is continued over this overhang, creating a saltbox effect. This area was used as a loafing area for cattle. Feed troughs and remnants of cattle shoots are extant. Access into the lower level can be gained by five board and batten doors on wing hinges. The center door is divided so as to open either the top or the bottom. Small 18" windows are placed between each door, creating a very symmetrical façade. Inside the lower level, livestock stalls and gates are still extant. A pole shelter with a flat metal roof extends off this overhang. On the southeast elevation, there is one small window a little right of center in the upper level of the barn. There are two small windows in the foundation as well on this side. On the northwest elevation there is a door that leads out of the upper level, above grade with no steps. There are also two windows in the foundation on this side, although the tops of these windows are capped by the floor of the upper level. The concrete flooring and other elements suggest that the barn was constructed to support dairy activities.

The buildings mentioned in the 1992 MIHP form included the circa 1915 two-story frame dwelling which was destroyed in a fire in 1976. A circa 1950s one-story cottage located adjacent to MD 51 that served as a rental dwelling, as well as a grocery store with a gas station, a frame garage, a frame machine shed and five other miscellaneous buildings were all removed prior to 1992. A metal clad machine shed built in 1971 remains standing.

Based on SHA's review of as-built plans, historic aerial photographs from 1938, 1952, 1971/1972 and 1997, the deeds and land patents associated with the property, the farm land was originally patented on November 26, 1792 by David Mitchel with the name "Resurvey on Round Bottom." Sixteen years later, a relative, John Mitchel requested a resurvey in order to add land to the patent and called the property "Ayr" (also Ayr in Three Parts). Although the survey took place between May 9 and July 18, 1809, the patent was not finally proved until June 17, 1840. The land patent shows the Paw Paw Bend and that David Mitchel applied for ownership of it. Aside from a drawing of the property boundaries, with two vacancy notations, there nothing describing any buildings on the land in 1809 or 1840. In her 2007 study, Farming along the Chesapeake and Ohio Canal, 1828-1971, Perry Wheelock noted that the Larkin Property initially was identified during the 1824 C&O Canal survey as a farm belonging to John Mitchel, with a tenant named "Bozwell" is identified on the survey. By 1884, the property had passed to William McKaig, who sold it to Minta M. Hesser on November 2, 1904. Hesser was married to John A. Hesser, and they had two daughters, Lillian and Ethel. The Hesser family appears to have lived on the farm as early as 1900, because their names are listed in the US Decennial Census for that year and the some of the neighbors have the same names (with jobs with the C&O Canal or the Western Maryland Railroad) as the residents in the 1910 US Decennial Census, by which time the Hessers had purchased the farm. Later deeds indicate that Minta M. Hesser died between 1904 and 1910. Although the Hesser-Larkin Property house is described in the 1992 MIHP form as a 1910s dwelling, the 1904 deed conveying the property to Minta Hesser indicates that there were "buildings" on the property, but the deed does not specify the building types. The Hesser house had been constructed, followed by a posted forebay standard barn and other outbuildings by the 1910s.

Ray Kenneth and Beulah P Larkin purchased the farm from the Hesser daughters, Ethel and Lillian, in 1959. The Larkins, along with several other owners, had purchased several parcels of land within the Hesser farm, possibly along the eastern meander. After 1963, the Larkins sold additional parcels after platting and subdividing 94 parcels near the eastern meander. The Larkins sold the remaining property to the National Park Service in 1975, with an occupancy provision that allowed them to continue to occupy the property for twenty-five years. The Larkins gave up their tenancy after Beulah Larkin signed a Quit Claim Deed in 1987.

The Allegany County aerial photographs from 1938 through 2005 show the changing landscape of the Hesser-Larkin Property. In 1938, the farm complex on the southwest side of MD 51 was surrounded by agricultural fields. By 1952, the Hessers had added a concrete block store and gas station at the end of the driveway along the highway. The 1971/1972 aerial photograph shows the roads and new houses among the trees at the east end of the property. A final photograph from 1997 shows the removal of most of the buildings from the property, with the exception of the bank barn.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

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

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Since the 1970s, the Larkin Property buildings have been demolished or lost through catastrophes such as fire, and the property on the west side of MD 51 is used as pasture by a local farmer (personal communications with Lynn Wigfield, NPS, May 18, 2011). Only the bank barn mentioned in the 1992 MIHP form has been evident during site visits.

The Hesser-Larkin Barn is a frame and concrete building located on the 59 acre parcel. The building is not regularly used for farming activities and is beginning to fall into a dilapidated state. Several of the planks forming the walls are broken, and windows are boarded up in order to prevent animals from entering the building. The remaining buildings that once stood on the farm have been removed. As a result, the Larkin Property's integrity of feeling and association, as well a design, workmanship, and materials has been compromised.

In its complete form, the Hesser-Larkin Property was a common example of a twentieth century farm in Western Maryland. Alterations caused by the subdivision of the farm land, as well as the loss of historic standing structures limits the ability of the barn to solely exemplify either the history of twentieth century farming in Allegany County or important architectural or engineering designs for farms. As a result, SHA recommends the Hesser-Larkin Property as not eligible individually for the National Register of Historic Places under Criteria A (events) or C (architecture/engineering). SHA's research did not identify persons of local, state or national significance associated with the Hesser-Larkin Property or the barn, and it is not eligible for the NRHP under Criterion B. NRHP Criterion D (information potential) was not investigated as part of this study.

The Hesser-Larkin Property was first identified in the surveys for the C&O Canal in 1824. It has remained largely in agricultural uses since that time, although the current usage is solely cattle grazing. The Hesser-Larkin Property is one of the farms that provided the historical backdrop to the C&O Canal and the Western Maryland Railroad, but it does not currently demonstrate the farm that existed between 1828 and 1924, when the canal was a commercial enterprise. No resources, such as diaries or journals or letters, describing the farm in its historic period and an association with the C&O Canal has been identified by SHA. As a result, the Hesser-Larkin Property lacks the "significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways and natural features," to form a rural historic landscape that contributes to the C&O Canal NHP.

Boundary: The historic boundary of the Hesser Farm includes the following parcels, which now belong to the National Park Service and are shown on Allegany County Tax Map 66: 2, 9, 10, 11, 13, 14, 15, 16 and 20 for a total of 101.13 Acres+. The farm as purchased by the Hessers contained 913 Acres according to the 1904 deed.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended

Eligibility not recommended

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

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

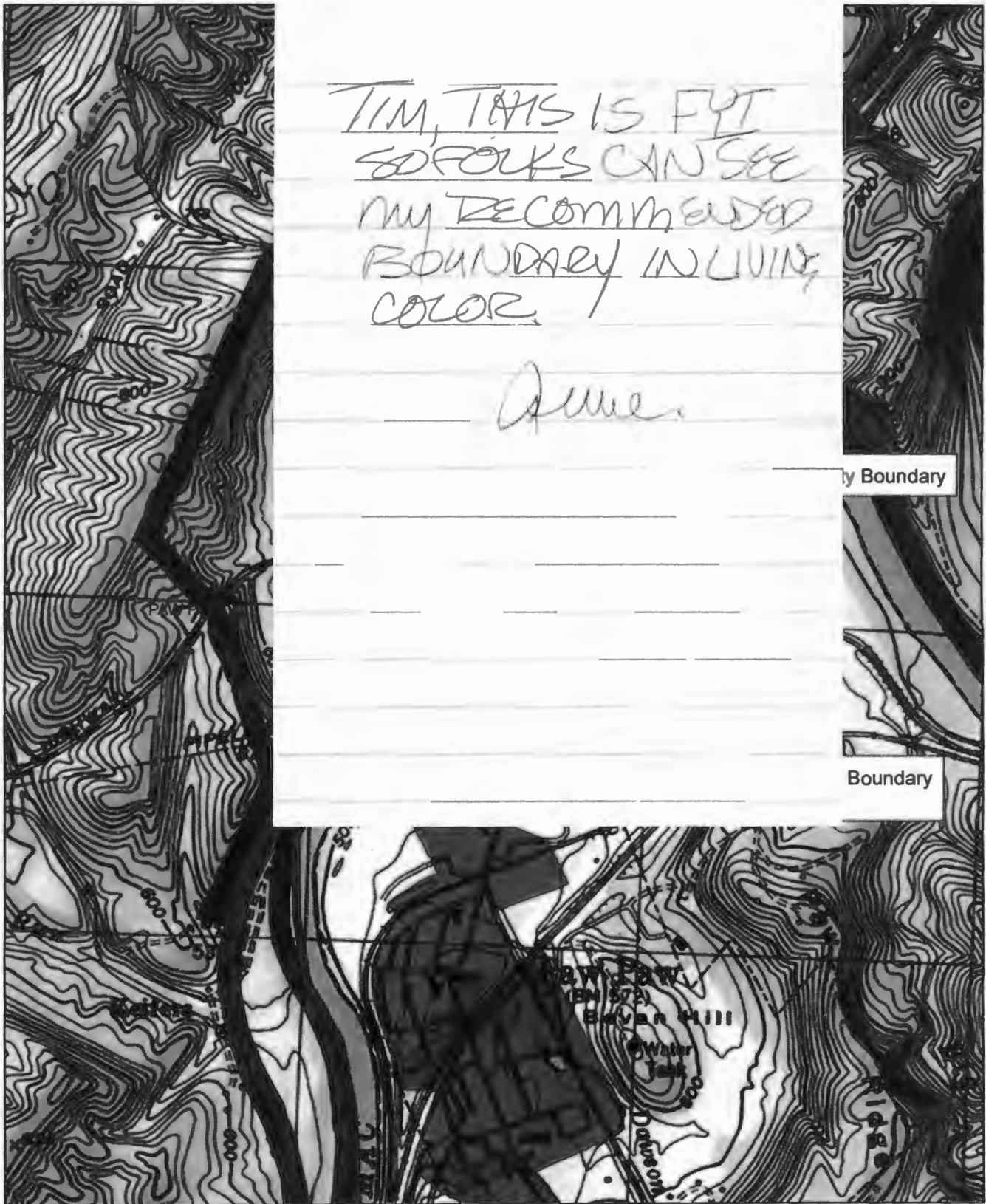
Larkin Property Location Map

AL-I-C-78

Recommended Boundary



Larkin Property Location Map
AL-I-C-78
Recommended Boundary



Maryland State Highway Administration
Cultural Resources Section
Photo Log

Project No.: AL423A22

Project Name: MD 51 and C&O Path

MIHP No.: AL-I-C-78

MIHP Name: Larkin Property

County: Allegany

Photographer: Anne E. Bruder

Date: May 18, 2011

Ink and Paper Combination: Epson UltraChrome pigmented ink/Epson Premium Luster Photo Paper

CD/DVD: Verbatim, CD-R, Archival Gold

[illegible]



AL-I-C-78

LARKIN PROPERTY

ALLEGANY COUNTY, MARYLAND

ANNE E. BRUDER

MAY 18, 2011

MD SHPO

LOOKING SOUTH TOWARDS LARKIN FARM BANK BARN
AT EAST AND NORTH ELEVATIONS

1/4



Epson
Professional Paper

AL-I-C-78

LARKIN PROPERTY

ALLEGANY COUNTY MARYLAND

ANNE E. BRUDER

MAY 18, 2011

MD SHPO

LOOKING NORTHWEST AT SOUTH FACADE AND EAST
ELEVATION OF LARKIN FARM BANK BARN

2/4

Epson
Professional Paper



AL-I-C-78

LARKIN PROPERTY

ALLEGANY COUNTY, MARYLAND

ANNE E. BRUDER

MAY 18, 2011

MD SHPO

INTERIOR OF LARKIN FARM BANK BARN LOOKING
NORTH

3/4



AL-I-C-78

LARKIN PROPERTY

ALLEGANY COUNTY, MARYLAND

ANNE E. BRUDER

MAY 18, 2011

MD SHPO

LOOKING EAST AT LARKIN FARM PROPERTY ON EAST
SIDE OF MD 51

4/4

MARYLAND HISTORICAL TRUST
 MD INVENTORY OF HISTORIC PROPERTIES
 NATIONAL PARK SERVICE
 C&O CANAL SURVEY

Inventory No. ~~AL-I-078~~

1. Name of Property

historic name Larkin Property

other names _____

2. Location

street & number Maryland Route 51 not for publication _____
 city or town Old Town vicinity X
 state Maryland code MD county Allegany code 001
 zip code 21555

3. State/Federal Agency Certification

N/A

4. National Park Service Certification

N/A

5. Classification

Ownership of Property

National Capital Region, National Park Service

C&O Canal National Historic ParkP.O. Box 4; Sharpsburg, Maryland 21782Contact Name Superintendent, Thomas Hobbs: (301) 739-4200

Category of Property (Check only one box)

X building(s)
 _____ district
 _____ site
 _____ structure
 _____ object

Number of Resources within Property

Contributing Noncontributing

_____	<u>3</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>0</u>	<u>3</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____

No X

Does this building contribute to the architectural and/or historic
 character of the C&O Canal? Explain under Section 8.

Yes _____

No X

Maryland Inventory of Historic Properties
C&O Canal Survey
Larkin Property
Allegany County, Maryland

Inventory No. AL-I-C-078
~~AL-I-078~~
(Page 2)

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Agriculture

Sub: Agricultural

Outbuilding

Current Functions (Enter categories from instructions)

Cat: Agriculture

Sub: Agricultural

Outbuilding

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

No style

Materials (Enter categories from instructions)

foundation Concrete

roof Metal

walls Wood

other Wood

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 1-2

=====

8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

Maryland Inventory of Historic Properties
C&O Canal Survey
Larkin Property
Allegany County, Maryland

AL-I-C-078
Inventory No. ~~AL-I-078~~
(Page 3)

- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Period of Significance _____

Significant Dates _____

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Maryland Inventory of Historic Properties
C&O Canal Survey
Larkin Property
Allegany County, Maryland

AL-I-C-078
Inventory No. ~~AL-I-078~~
(Page 4)

Architect/Builder _____

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 2

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form.)

Thomas F. Hahn, The Chesapeake & Ohio Canal: Pathway to the Nation's Capital, Metuchen, NJ: The Scarecrow Press, Inc., 1984.

Allegany County, MD, Land Records, located at County Court House, Cumberland, MD.

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10. Geographical Data

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Acreage of Property 56.01

Verbal Boundary Description (Describe the boundaries of the property.) The property straddles Maryland Route 51 just before it crosses the Potomac River into West Virginia. The north, east, and south boundaries are defined by the Potomac River and the western edge of the property is adjacent to the C&O Canal and the Western Maryland Railroad right of way. It is located at milepost 156.45 of the C&O Canal.

Boundary Justification (Explain why the boundaries were selected.) Based on the boundaries of the tract, number 83-113, where the barn and other outbuildings are located.

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11. Form Prepared By

=====

name/title Ann Deines, Historian and Stephen Ziegenfuss, Architect
organization National Capital Region, NPS date 12/30/92
street & number 1100 Ohio Drive SW telephone 202-619-7202
city or town Washington state DC zip code 20242

=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
C&O CANAL SURVEY
CONTINUATION SHEET

AL-I-C-078
Inventory No. AL-I-078

Section 7 Page 1

Larkin
name of property
Allegany, Maryland
county and state

=====

7. Description

The Larkin property is located on a sloping field adjacent to the C&O Canal on the towpath side at milepost 156.45. In 1973 the improvements on the property included a two story frame farm dwelling, a frame bank barn, miscellaneous outbuildings associated with the farm, two one story frame cottages located along the farm lane, and a one story frame dwelling located along the edge of Maryland Route 51 by the general store. All that remains of these structures are the bank barn and two miscellaneous outbuildings. A map showing the location of each structure is not available.

The two story frame dwelling dated from circa 1910s and was destroyed by a fire in 1976. It measured 34'6" by 24' with a one story section attached that measured 12'6" by 24'. Another one story section measuring 6' by 12'6" was attached to the west side. There was a full basement with a concrete foundation under the two story section of the house. The house had a metal hipped roof and frame double hung windows.

The first floor of the dwelling was divided into four rooms and a bathroom and the second floor was divided into four bedrooms each with a small closet. The interior walls were plaster and lath. The flooring on the first floor was oak and on the second floor yellow pine.

The one story cottage located along Maryland Route 51 was a rental dwelling and was built circa. 1950s. During a survey in 1992 it could not be located. It measured 36'6" by 25 feet with an attached open porch measuring 7' by 20'6". It had a gable roof covered with rolled metal. The exterior of the cottage was covered with insul-brick siding. The windows were frame double hung.

The interior of the cottage was divided into five rooms- a kitchen, living room, dining room, and two bedrooms. The interior walls were plasterboard except for two rooms which had tongue and groove painted wood ceilings. The floors were yellow pine.

The two story bank barn, dating from circa 1920s, is still located

MARYLAND INVENTORY OF HISTORIC PROPERTIES
C&O CANAL SURVEY
CONTINUATION SHEET

AL-I-C-078
Inventory No. AL-I-078

Section 7,8 Page 2

Larkin
name of property
Allegany, Maryland
county and state

=====

7. Description, con't

on the property. It measures 60' by 40' with a concrete foundation and a gable roof covered with metal. The barn is constructed of board and batten wood siding. The front of the barn has a pole shelter addition that measures 11' by 60'. At the rear of the barn the second story is at grade. There is one large door in the center of the facade. The lower section of the barn has a concrete floor and is used as a loafing area for cattle.

The two remaining outbuildings on the property are a machine shed and a pole shed. The metal shed measures 16'6" by 41' and is located on the southern edge of the property on a hill overlooking the canal. The shed has a wooden frame with a gabled roof and galvanized sheet metal walls and roof. There is no foundation and the interior floor is dirt. The pole shed is a five bay post and beam shed and is located on the eastern edge of the property on a hill overlooking the Potomac.. The front is open and the other walls have wood siding. Some repairs have been made with metal siding. The roof is metal.

There is a road near the curve of the Potomac River that leads from the property to the towpath of the C&O Canal.

The property and buildings are currently used for cattle grazing under a special use permit with the National Park Service.

8. Statement of Significance

While the Larkin property was not directly associated with the C&O Canal, it existed along side the canal activities and may have been indirectly related to the daily functions of the canal. As the boats traveled along the canal the captains, their families, and the crew members would have seen the Larkin property as part of the landscape surrounding the canal. While the canal boats would not have paid regular visits to the farm, they might have stopped occasionally to purchase supplies. Thomas F. Hahn in The Chesapeake & Ohio Canal: Pathway to the Nation's Capital illustrated that due to the small storage space and lack of refrigeration on the canal boats the captains often purchased supplies at lockhouses or farmhouses. If the road the travels from

MARYLAND INVENTORY OF HISTORIC PROPERTIES
C&O CANAL SURVEY
CONTINUATION SHEET

AL-I-C-078
Inventory No. AL-I-078

Section 8 Page 3

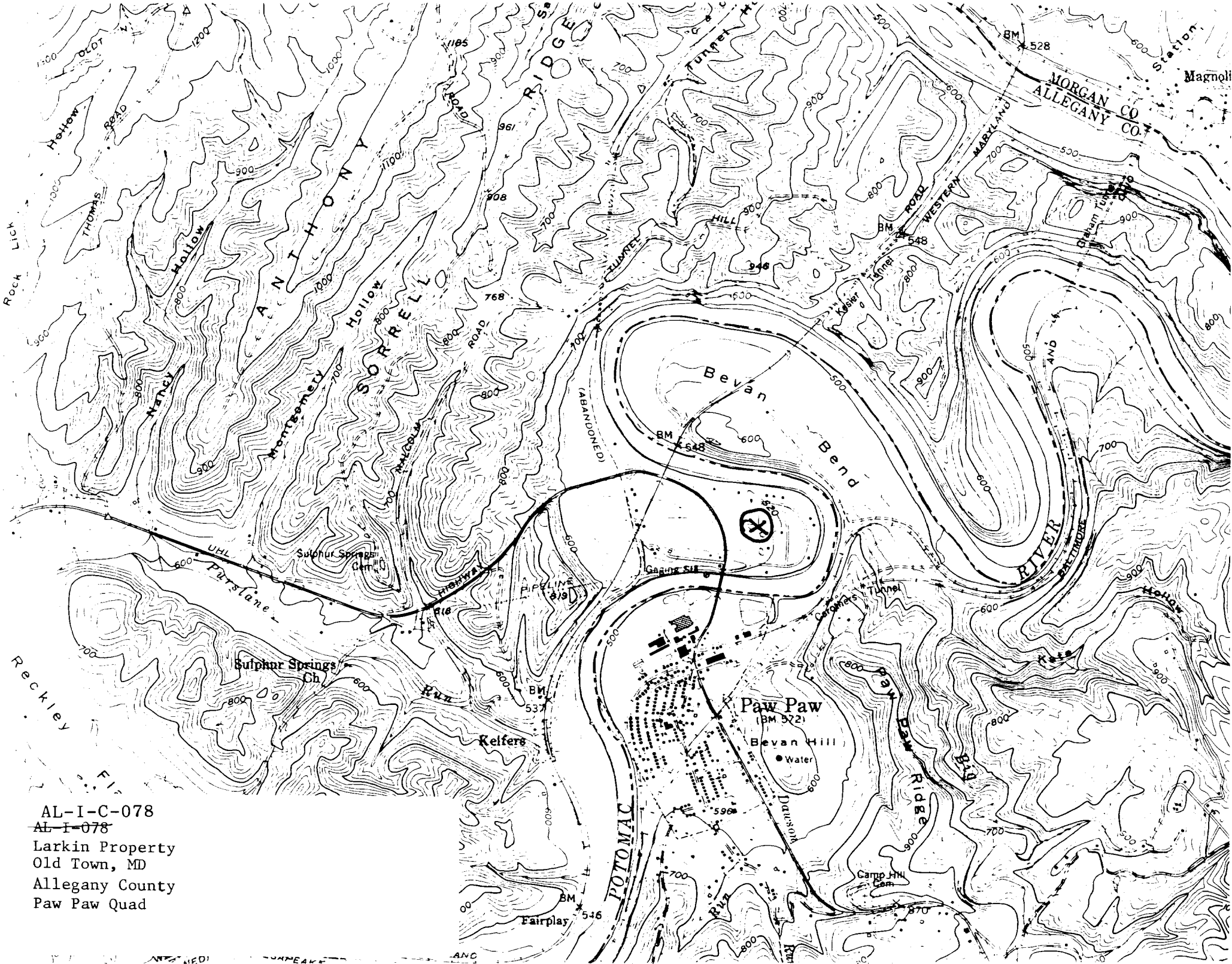
Larkin
name of property
Allegany, Maryland
county and state

=====

8. Statement of Significance, cont

the Larkin Property down to the towpath existed when the canal operated it would have provided a connection between those traveling along the canal and the farmers.

Little is known about the Larkin property other than the information revealed in the property deeds. When the canal construction passed by the property and the canal began operation from Cumberland, MD, to Georgetown in Washington, DC, in 1850 there are no records of anyone owning the property. The first deed was recorded in April 1884 when Martha Edwards sold 100 acres to William McKaig. McKaig sold the property to Minta M. Hesser in November 1904. Hesser continued to own the property as long as the C&O Canal operated.



AL-I-C-078

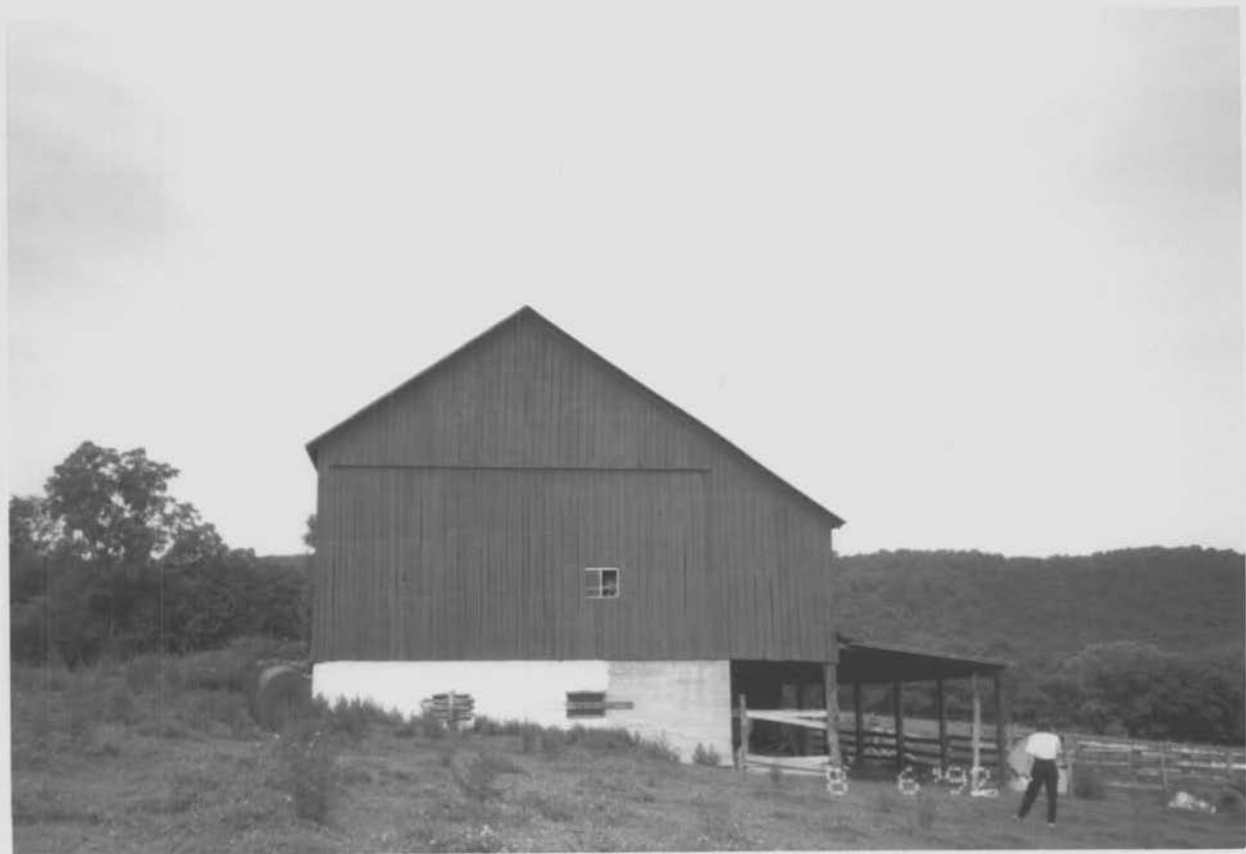
AL-I-078

Larkin Property

Old Town, MD

Allegany County

Paw Paw Quad



AL-I-3-078

LARKIN PROPERTY

ALLEGANY COUNTY, MD

STEPHEN ZIEGENFUSS

AUGUST 1992

NEGATIVE - NATIONAL PARK SERVICE

NATIONAL CAPITAL REGION

PROFESSIONAL SERVICES

1100 OHIO DR. SW.

WASHINGTON, DC 20242

BARN - LOOKING SOUTH

2 OF 6



AL-I-C-078

LARKIN PROPERTY
ALLEGANY COUNTY, MD
STEPHEN ZIEGENFUSS
AUGUST 1992

NEGATIVE - NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
PROFESSIONAL SERVICES
1100 OHIO DR. SW.
WASHINGTON, DC 20242

BARN- LOOKING SOUTH

1 OF 6



AL-I-C-078

LARKIN PROPERTY

ALLEGANY COUNTY, MD

STEPHEN ZIEGENFUSS

AUGUST 1992

NEGATIVE - NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
PROFESSIONAL SERVICES
1100 OHIO DR. SW.
WASHINGTON, DC 20242

BARN-BENEATH OVERHANG OF EAST ELEVATION

3 OF 6



AL-I-2-073

LARKIN PROPERTY

ALLEGANY COUNTY, MD

STEPHEN ZIEGENFUSS

AUGUST 1992

NEGATIVE - NPS/NCR

PROFESSIONAL SERVICES

SHED - LOOKING SOUTH

A OF 6



AL-I-3-078

LARKIN PROPERTY

ALLEGANY COUNTY, MD

ANN DEINES

DECEMBER 1992

NEGATIVE - NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
PROFESSIONAL SERVICES
1100 OHIO DR. SW.
WASHINGTON, DC 20242

POLE SHED - LOOKING N. OF HWEST

2 OF 3



AL-I-1-076

LARKIN PROPERTY
ALLEGANY COUNTY, MD
STEPHEN ZIEGENFUSS
AUGUST 1992

NEGATIVE - NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION
PROFESSIONAL SERVICES
1100 OHIO DR SW
WASHINGTON, DC 20242

POLE SHED - LOOKING SOUTHWEST
6 OF 4