

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

Property/District Name: Schaeffer Tenant House Survey Number: CARR-1544

Project: MD 140 (Westminster Bypass) 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 by SHA, the Schaeffer Tenant House, located at 1000 Meadow Branch Road, northwest of Westminster in Carroll County, does not meet any of the National Register Criteria for listing. The property includes a modest, turn-of-the century frame I-house, a small, single story cottage probably dating to the mid-20th century, and numerous small frame sheds apparently dating to the latter part of the 20th century. Each of the buildings is architecturally undistinguished. All exhibit successive and haphazard alterations. Together, they fail to convey any sense of an historic farmstead. The I-house appears to have built as the tenant house for an adjacent farm, the George Schaeffer House (CARR 396), located at 1032 Meadow Branch Road. Thus, the property does not appear to possess sufficient architectural significance to warrant inclusion in the Register under Criterion C. It is not known to have been associated with significant events or people and thus is unlikely to warrant inclusion under Criteria A or B. It is located to the north of the National Register-eligible Roop Rural Historic District, in an area of similarly mediocre and much altered farmsteads. Thus, it does not appear to be a contributing resource in an eligible or listed historic district.

Documentation on the property/district is presented in: Project File, Maryland Inventory
form CARR-1544

Prepared by: Rita Suffness, SHA

Elizabeth Hannold April 16, 1997
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable
Peter A. Kuntz 4/16/97
Reviewer, NR program Date

gmg

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: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic-single dwelling; Agricultural-outbuildings

Known Design Source: na

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic SCHAEFFER TENANT HOUSE

and/or common

2. Location

street & number 1000 MEADOW BRANCH ROAD not for publicationcity, town WESTMINSTER vicinity of congressional district

state MARYLAND county CARROLL

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input 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	Public Acquisition	Accessible	<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 type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name ROMAINE M. WISNER

street & number 1000 MEADOW BRANCH ROAD telephone no.: N/A

city, town WESTMINSTER state and zip code MARYLAND 21158

5. Location of Legal Description

courthouse, registry of deeds, etc. COURTHOUSE liber 293

street & number COURTHOUSE folio 103

city, town state

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. CARR 1544

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SEE CONTINUATION SHEET

8. Significance

Survey No. CARR 1544

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 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 ca. 1900 **Builder/Architect** UNKNOWN

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 CONTINUATION SHEET

**CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland**

**Continuation Sheet 7.1
Description**

The Schaeffer Tenant House is located on the west side of Meadow Branch Road on the edge of the George Schaeffer House Historic Property (CARR-396), a.k.a. Charles Miller, Jr. Farm. The property is unoccupied and the structures highly deteriorated. The modest property, located on less than one-half acre, is composed of the late nineteenth century, two story principle dwelling and eight simple frame structures, all probably constructed within the last five decades. One of these structures is a one-story frame cottage. All of the structures are in very poor condition.

Probably constructed around 1900 by Charles Schaeffer after his purchase of the property from John Englar in 1885, the simple I-house is currently clad with an asphalt-derived base sheeting with a stone veneer pattern. The east entrance facade, which parallels the standing-seam metal gable roof, is three bays wide with the entrance slightly off center (to the north) but only two windows in the second level. The fenestration is one-over-one sash.

The cornice is boxed and has returns on the gable ends. The south gable end is the location of a one story, shed-roofed addition which contains a secondary entrance in the east elevation and a single pane window. This addition, on a concrete block foundation, has a double window on the first level, with a single one-over-one sash in the south plane of the principle block and a small two-over-two window near the peak of the gable.

The north gable end is devoid of fenestration with the exception of the small window near the apex. The rear, or west elevation, has two windows vertically aligned in the north bay, but only one window in the south bay above a below grade entrance to the cellar, and a single pane window in the shed roofed addition.

Immediately to the south of the dwelling is a small cottage in very poor condition. This frame structure assumes a roughly square plan because the base rectangular core of the structure is extended to the east by an addition. This shingle-clad, one-story rectangular core (the flank of which parallels Meadow Branch Road and is oriented north-south), rooved by a gently pitched gable roof, is extended to the east by the long slope of a shed-roofed addition. The current

CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland

Continuation Sheet 7.2
Description

entrance to the structure is a doorway near the end wall of the addition. It appears that other entrances have been removed or clad with shingles or converted to windows. A below grade doorway to a crawl space is located in the west elevation.

Defining the west and north perimeter of the original property boundary are six small sheds/outbuildings built of metal, frame or a combination of materials and sheathed with composite pressed wood materials or metal sheets. All are in poor condition.

**CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland**

**Continuation Sheet 8.1
Statement of Significance**

This modest frame dwelling is located on a third-acre parcel which was part of a farm owned by Daniel Burns in the mid-nineteenth century and sold to the descendants of George Schaeffer on an adjacent farmstead. The Burns property had been assembled from land grants known as "Molly's Industry Resurveyed", "Kelly's Delight", "The Gift", and "Spring Garden".

This turn of the century property is composed of a simple frame, two-story dwelling, an outbuilding and/or cottage, plus six small metal frame sheds. The property is unoccupied and appears to be deteriorating.

Representative of modest structures constructed as residences for tenant farmers, it was probably constructed in the late nineteenth century by Charles Schaeffer after his purchase in 1885 (Land Records 62/143) for \$30.00 as an addition to his farm. It remained in the Schaeffer family until 1938 when it was sold (along with the entire 97 acre farm) to G. Wilmer Duvall (Land Record 168/573). The property, in its current deteriorated state and with non-period outbuildings, this property has little historical significance.

**CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland**

Historic Context

Geographic Organization: Piedmont

**Chronological/Developmental Period (s):
Industrial/Urban Dominance 1870-1930**

Prehistoric/Historic Period Theme (s): Agriculture, Architecture

Resource Type

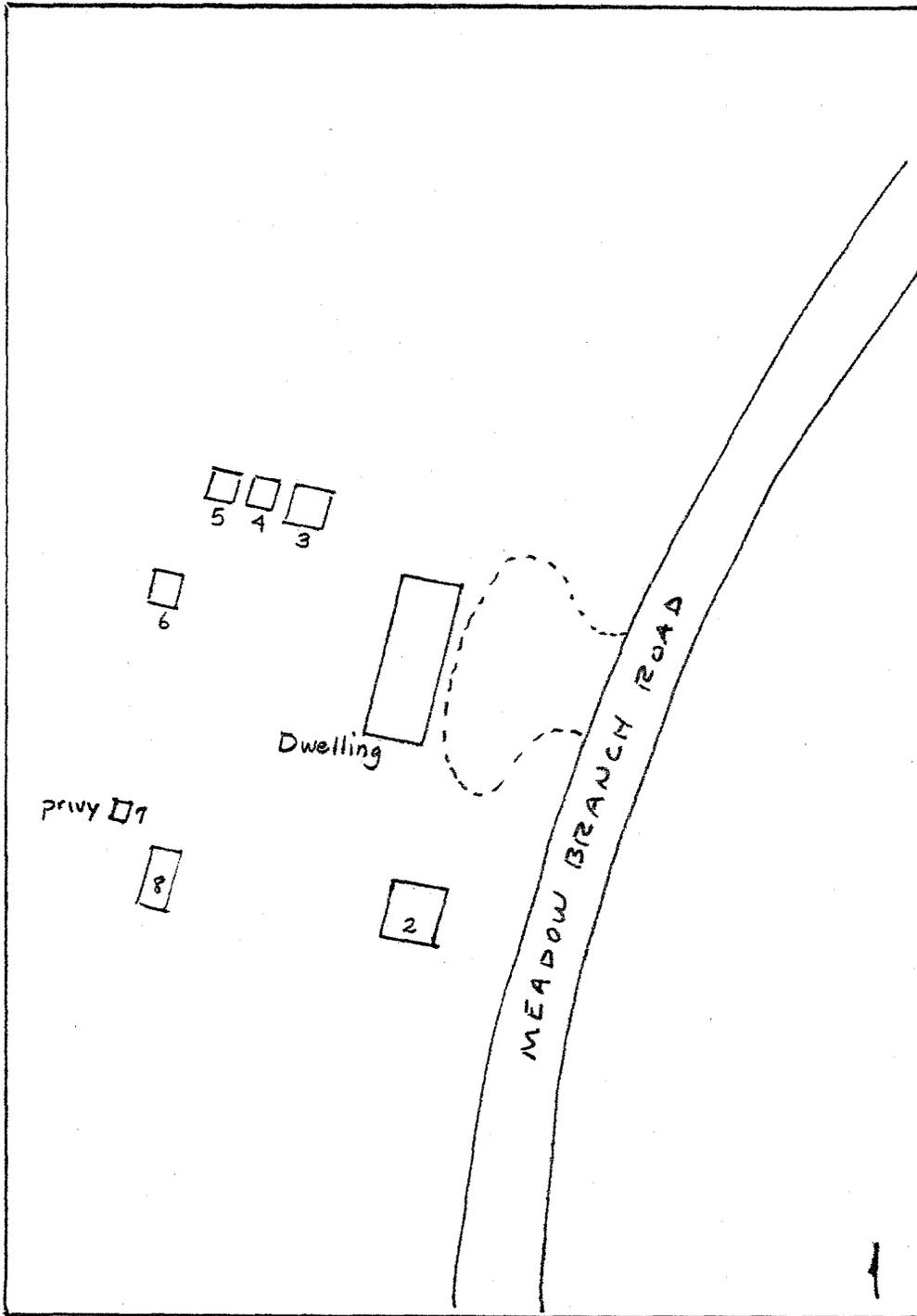
Category: Building

Historic Environment: Rural

**Historic Function (s) and Use (s):
Domestic/Single Dwellings/Residences
Domestic/Subsistence/Outbuildings**

Known Design Source: None

CARR-1544
Schaeffer Tenant House
Westminster
Carroll County, Maryland
Site Plan-Not to Scale



CARR 1544
7.5 MINUTE SCHAEFFER TENANT HOUSE
WESTMINSTER
NEW WINDSOR QUADRANGLE

PLEASANT VALLEY 0.7 MI.
2'30" 325 790 000 FEET 326 327



650 000
FEET
4387

4386

4385

4384

0.1 MI. TO U.S. 140
0.3
FENEY 3.9 MI.
23 MI. TO U.S. 40

MD. 3210.3 MI.



CARR-1344

Schaeffer Tenant Home
Westminster
Carroll County

Rota Suff. Nov. 1976

Md. State Highway Administration

Two Dwellings
East Facade

1/6



CARR 154

Schaeffer Tenant Home

Westminster

Carroll County, IA

H. Saffers Nov. 1976

Mid State Highway

Administration

Dwelling # 1

SE corner

2/7



CARR - 1544

Schoeffler Tenant Home

Westminster

Community by Title

R Suffren Nov, 1996

Mid State Highway, Denver

Dwelling # 1

Swaine

3/9



CARR-1544

Schaeffer Tenant House

Westminster

Carroll County Md

Re Surveyed Nov 1976

Off State Highway School

Dwelling #1

West Facade

4/9



CARR-1544

Schaeffer Tenant Home

Westminster

Cumwell County Md

R. Suffern Dec 1976

1/2 State Highway, Adm

Outbuilding Dwelling # 2)

SE Corner

5/9



CARR-1544

Schaeffer Tenant House

Westminster

Carroll County MD

R Sufferer Nov 1976

2nd State Hwy. Johnson

Shades, East Cascades

6/8



CA 12 12 1544

Schaeffer Tenant Home

Westminster

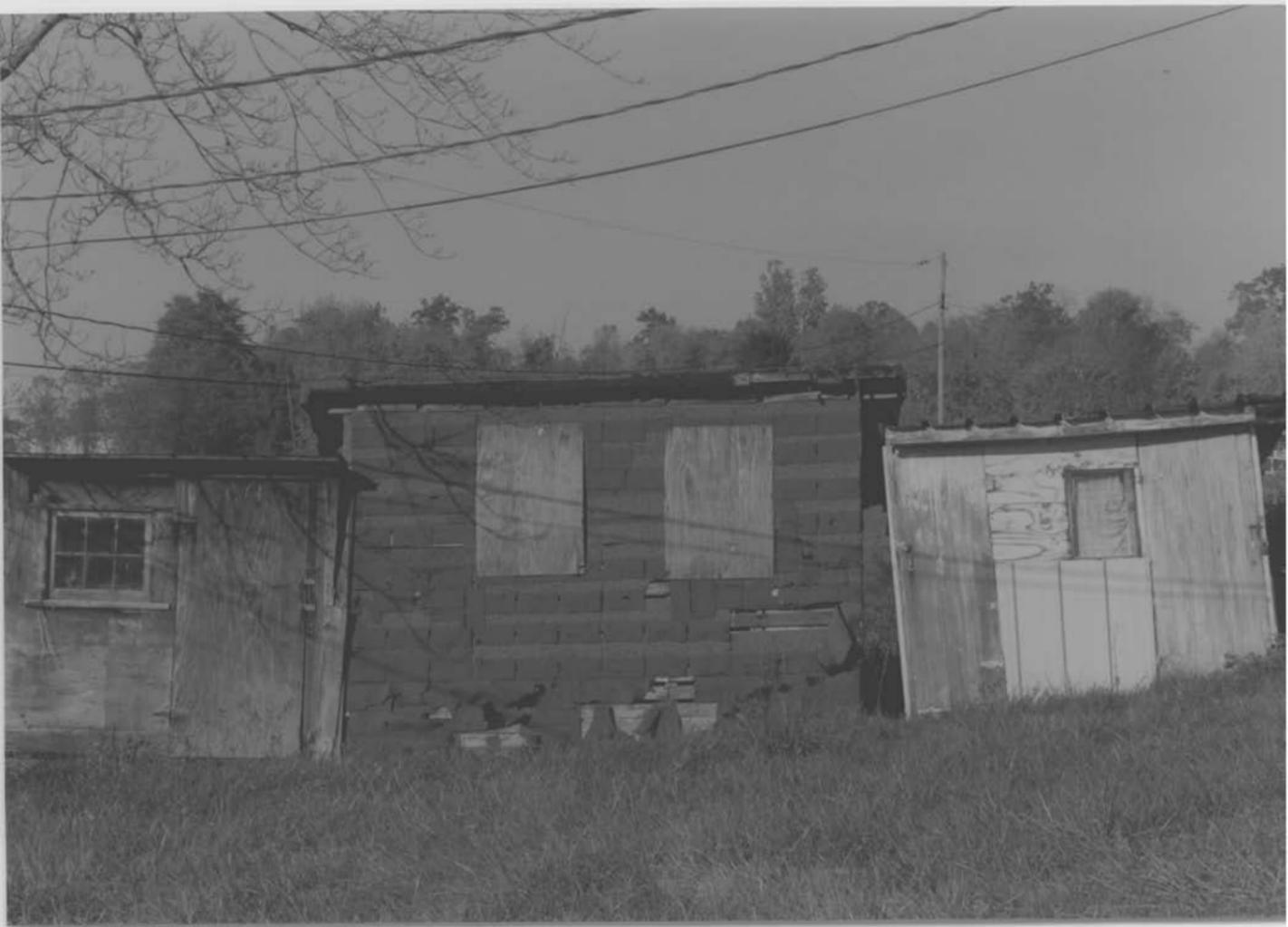
Carroll County Md

R Suffern Nov 1976

The State Hwy Admin

Shed

8/2



CARR-1544

Schaffer Tenant Home

Westminster

Carroll County MD

R. Suffness Nov 1996

one State Hwy. Id.

Shed

8/8