

CARR-1607

4001 Mott Avenue, Hampstead Vicinity

Summary

These two small dwellings, later combined to create a single house, were part of the property of Daniel A. Cox who died in late 1901. Cox owned a number of buildings on the west side of Main Street, south of Mott Avenue, the northern most of which he lived in. The other properties were tenant houses and stores. Most of these buildings were left to his children, while the other buildings he owned were ordered to be sold. This included a parcel of 3/4 acre " ... consisting of two small frame weatherboarded one-and-a-half story tenements ... ," which describes the existing buildings.

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. CARR-1607

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Daniel Cox Tenant Houses

and/or common

2. Location

street & number 4001 Mott Avenue not for publication

city, town Hampstead 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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

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

name Joseph & Iva Dingus

street & number 4030 Backwoods Road telephone no.: (410) 840-0431

city, town Westminster state and zip code Maryland 21158

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber LWS 1777

street & number 55 North Court Street folio 735

city, town Westminster state Maryland

6. Representation in Existing Historical Surveys

title None

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. CARR-1607

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

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

SEE ATTACHED

8. Significance

Survey No. CARR-1607

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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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 C.1890 **Builder/Architect**

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 ATTACHED

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1607

Description

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The Daniel Cox Tenant Houses are located at 4001 Mott Avenue in Hampstead in northeastern Carroll County, Maryland. They are located on the west side of West Avenue just east of the railroad tracks and face north toward an open field as Mott Avenue is not extended to the west of West Street. The buildings were approved for demolition by the Town of Hampstead in December 1997. These tenant houses consist of two 2 story four bay by one bay structures joined by a 1 story one bay section between them and apparently converted to a single dwelling. They are covered with asphalt shingle siding and have gable roofs of standing seam metal with east/west ridges. The original houses have rubble stone foundations and the connecting section has a CMU foundation. On the north elevation, the first story of each house has a window in the east bay; no opening in the east center bay; a four panel door in the west center bay and a window in the west bay. The windows are boarded up and are either 2/2 sash or 4/4 sash. The connecting wing has paired sash that are boarded up but may be 1/1 sash. Each house has a two bay shed roof porch in the center and the porch is supported by square posts. The second story of each has four 2-light casements. There is a shed roof wing on the west elevation of the west house that has a four paneled door on the north elevation. The east elevation has no openings. The south elevation of the west house has a 1 story four bay shed roof wing with a door in the center and a window to each side that is boarded up. There is also a window on both the east and west elevations of this 1 story wing and they are boarded up. The wing has a CMU foundation and standing seam metal roof. The second story of the main block of the west house has a 4-light casement to the west and a 2-light casement to the east. The south elevation of the connecting wing has an exterior brick chimney in the center with a window to each side. The south elevation of the east house has a 1 story three bay shed roof wing on the west three bays. It has a CMU foundation and a standing seam metal roof. There is a single boarded-up window on the south, west and east elevations. There is a boarded-up door in the east bay of the first story of the main block with a cellar bulkhead set below this doorway. The second story of the east house is identical to the second story of the west house on the south elevation. Contributing resources 2.

Significance

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These two small dwellings, later combined to create a single house, were part of the property of Daniel A. Cox who died in late 1901. Cox owned a number of buildings on the west side of Main Street, south of Mott Avenue, the northern most of which he lived in. The other properties were tenant houses and stores. Most of these buildings were left to his children, while the other buildings he owned were ordered to be sold. This included a parcel of 3/4 acre " ... consisting of two small frame weatherboarded one-and-a-half story tenements ... ," which describes the existing buildings.

Cox assembled the land in the 1850's and 1860's, and added buildings around 1879, 1882, and 1886. In 1896 a 3/4 acre lot, probably this one, was assessed with improvements worth \$300, the cheapest improvements on any of Cox's properties. As these were the smallest dwellings he owned, it seems likely that these are the houses. Both buildings were also listed in the 1899 insurance rate book. Based on their value, they were not the buildings Cox added in 1886, but could have been those from 1879 or 1882. That period was one of great growth in Hampstead, as the railroad was completed in 1879. Cox could easily have decided to take advantage of the growth and need for housing for railroad workers or for those working in the industrial sites, like the mills and canneries, that grew up along the tracks. Unfortunately, there is little exposed with which to confidently date these two houses, though in general they appear more likely to be the early 1890's than the early 1880's. In any case, they are one of the few examples of worker's housing in Hampstead. Cox's other properties are very typical of most owner-occupied housing in the town, as are most of the rental properties in Hampstead. The short casement windows on the upper story, the small size of the houses, and their location off an alley, next to the tracks, and not on a major road, are all unusual features that suggest worker's housing and not simply a tenant property.

Both houses and the land were purchased by Calvin C. Wooden for \$525. The buildings probably remained worker housing until 1961, when they were acquired by Elsie Ruby and her daughter, Blanche R. Leather, both of whom were widows. In some of the transactions a life estate is given, suggesting that someone lived there. It was probably at this time that the buildings were connected and converted to a single dwelling. The Ruby family retained the buildings until 1996.

Geographic Organization:
Piedmont

Chronological/Developmental Periods:
Industrial/Urban Dominance A.D. 1870-1930

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1607

Significance

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Historic Period Themes:

Architecture

Resource Type:

Worker's Housing

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM**

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Bibliography

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Carroll County Land Records

Carroll County Tax Assessments; 1876, 1876-96, 1896-1910

Daniel A. Cox Will, JDB 9-20, Sales of Real Estate, JDB 7-118, JDB 7-210

Insurance Rate Book, Hampstead, 1899

CARR 1607
4001 Mott Ave-Hampstead

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Janet L. Ruby	?	Joseph & Iva Dingus, Sr.	?	11 Mar. 1996	LWS 1777	735	Deed fee simple	\$35,000 .253A
Phyllis E. Schneider	Fred Co	Blanche R. Leather Janet L. Ruby	Carroll	21 Jun 1961	335	182	Deed fee simple	\$10.00 .253A
Blanche R. Leather Widow	Carroll	Phyllis E. Schneider	Fred Co	21 Jan 1961	335	180	Deed fee simple	\$10.00 .253A
J. William Kelbaugh wower John & Marquerite Kelbaugh	MD	Elsie L. Ruby & Blanche R. Leather (dau)	?	25 Apr. 1981	EAS 275	86	Deed fee simple	\$10.00-253A J.Wm is husb of Mable John is the son.
Morris Wooden etal, heirs of Calvin C. Wooden	Wash D.C. Balto City & Carroll	Mable W. Kelbaugh wf of J. William Kelbaugh	Carroll	18 Jan 1921	EOC 138	552	Deed fee simple	\$5,862.50 1). 24 ac less different conveyances in 2 parcels 2) 7,033 sq ft.
George E. Cox, exec of Daniel A. Cox	Carroll	Calvin C. Wooden	?	20 May 1902	JHB 96	65	Deed	Daniel Cox will JBB probated 2 Dec 1901 public sale 12 Mar. 1962 3 roads, 10 sq p. two pariels

31 Acres, 3 Roods, 20 Perches.

Sold to C. C. Wooden.

Scale - 8 perches = 1 in.

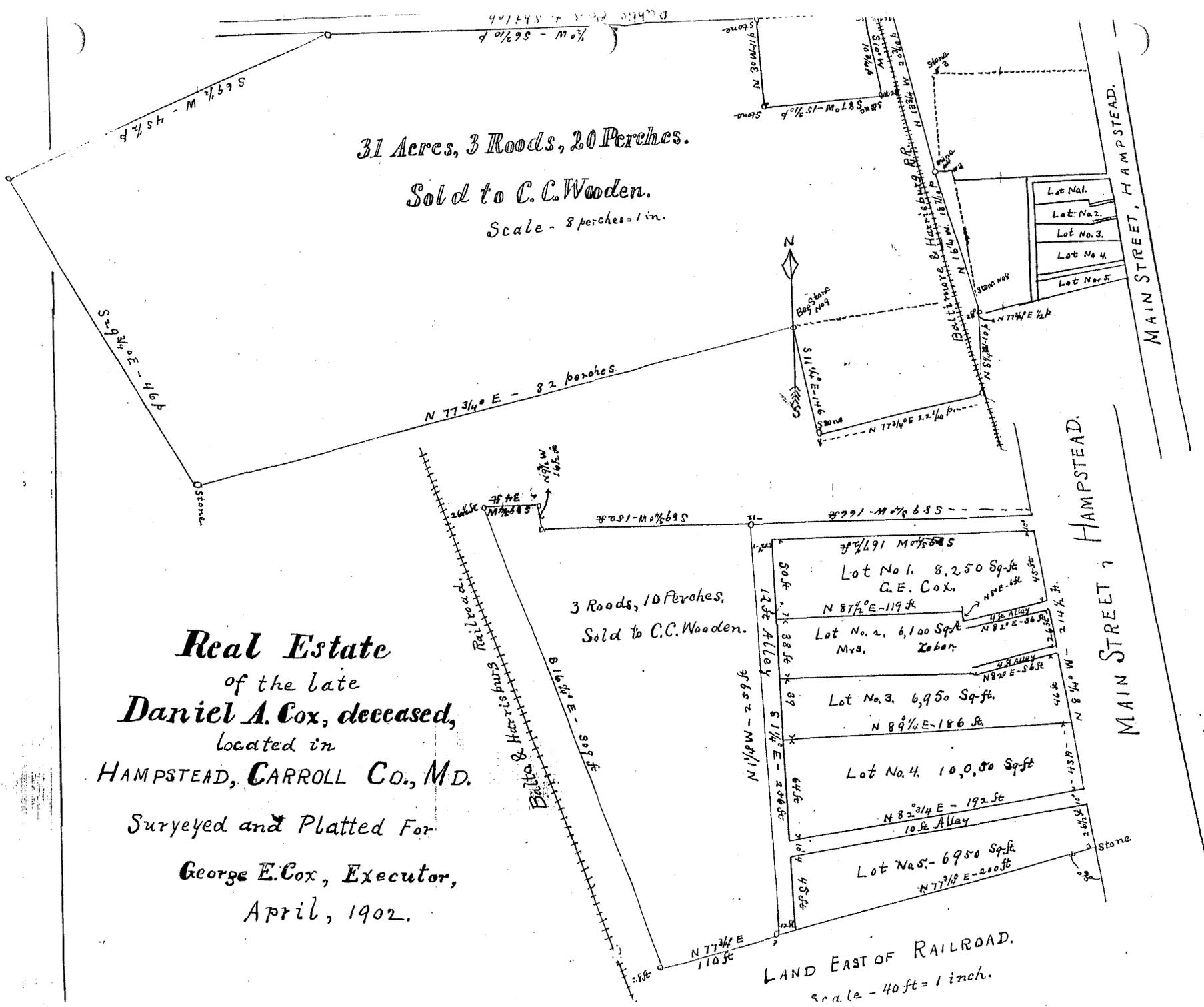
Real Estate
of the late
Daniel A. Cox, deceased,
located in
HAMPSTEAD, CARROLL CO., MD.

Surveyed and Platted For

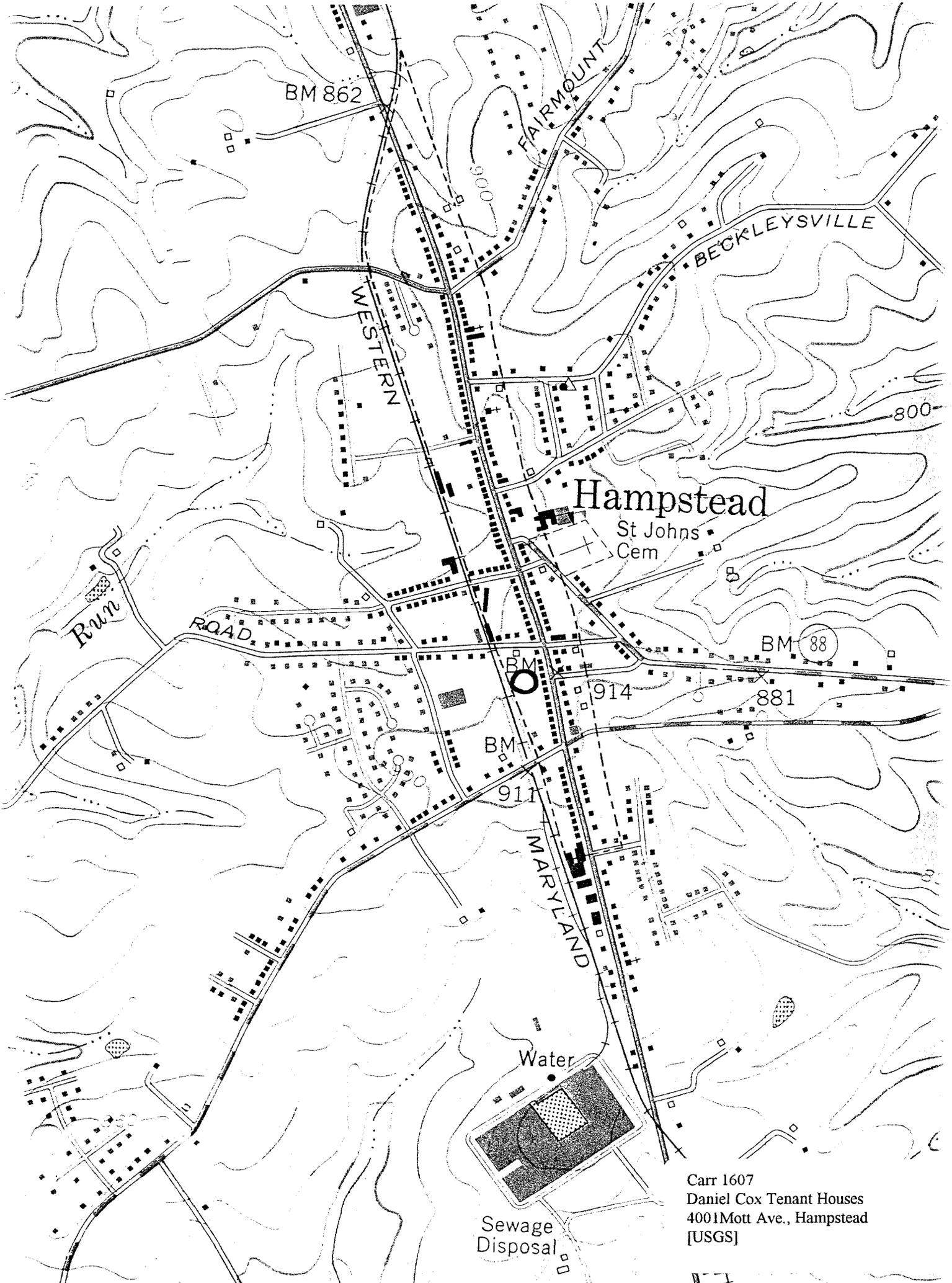
George E. Cox, Executor,
April, 1902.

3 Roods, 10 Perches,
Sold to C. C. Wooden.

LAND EAST OF RAILROAD.
Scale - 40 ft = 1 inch.



CARR-1607



Carr 1607
Daniel Cox Tenant Houses
4001 Mott Ave., Hampstead
[USGS]



CARR-1607

DANIEL COX TENANT HOUSES

4001 MOTT AVENUE

HAMPSTEAD, CARROLL COUNTY, MARYLAND

PHOTO: KENNETH M. SHORT

DATE: NOV. 1998

NEG. LOC.: MARYLAND HISTORICAL TRUST

NORTH ELEVATION

10F2



CARR-1607

DANIEL COX TENANT HOUSES

4001 MOTT AVENUE

HAMPSTEAD, CARROLL COUNTY, MARYLAND

PHOTO: KENNETH M. SHORT

DATE: NOV. 1998

NEG. LOC: MARYLAND HISTORICAL TRUST

SOUTH & EAST ELEVATIONS

2 OF 2