

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

Property Name: Brodbeck House Inventory Number: CARR-587
 Address: 2214 Brodbeck Road Historic district: yes no
 City: Greenmount Zip Code: 21074 County: Carroll
 USGS Quadrangle(s): Lineboro
 Property Owner: Harold E. Brodbeck Tax Account ID Number: 08002010
 Tax Map Parcel Number(s): 15 Tax Map Number: 33
 Project: MD 30 (Hampstead Bypass) Agency: SHA
 Agency Prepared By: MHT
 Preparer's Name: Tim Tamburrino Date Prepared: 7/15/2003

Documentation is presented in: MIHP Form and Addendum Sheet for CARR-587; Project Review & Compliance files

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended

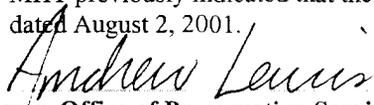
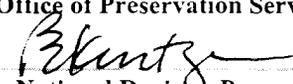
Criteria: A B C D Considerations: A B C D E F G

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 Listed: yes
 Site visit by MHT Staff yes no Name: _____ Date: _____

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

Refer to Addendum Sheet prepared by Rita Suffness in March 2001.

SHA coordinated with MHT in May 2001, seeking to reevaluate the eligibility of the Brodbeck House. SHA prepared an Addendum Sheet and discussed changes to the property in a project concurrence letter dated May 31, 2001. MHT indicated agreement with SHA's recommendation that the Brodbeck House is no longer eligible by concurrence signature of August 2, 2001.

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended							Eligibility not recommended <input checked="" type="checkbox"/>						
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
MHT Comments: MHT previously indicated that the Brodbeck House is no longer eligible by concurrence signature dated August 2, 2001.													
 Reviewer, Office of Preservation Services							7/16/03 Date						
 Reviewer, National Register Program							7/16/03 Date						

**Addendum to
Maryland Historical Trust (Revised March, 2001)
State Historic Sites Survey Inventory Form
CARR 587**

1. **Name -** Common Name - Brodbeck House

2. **Location -** 2214 Hanover Pike
Greenmount , MD
Carroll County
6th Congressional District

3. **Classification**

Category - buildings
Ownership - private
Public Acquisition - not applicable
Status - occupied
Accessible - restricted to exterior

4. **Owner of Property**

Harold E. Brodbeck
2214 Hanover Pike
Greenmount , MD

5. **Location of Legal Description**

Carroll County Tax Assessor
Winchester Exchange Bldg. - Main Street
Westminster , Maryland
Block 33 / Lot 15

6. **Representation in Existing Historical Surveys**

Unchanged

7. **Description**

Condition (Good), **Setting (Very Deteriorated)**
Altered
Original Site
Present Use - private residence

Summary paragraph:

The house is a two-and-a-half story brick, four bay by two bay structure with a wraparound porch on the principal [east] facade and south elevation. The complex is comprised of the house, a shed, a carriage house and a summer kitchen.

Description*House (1890-1920)*

The brick house is 2-1/2 stories, four bays by two bays with a 2 story brick Queen Anne turret on the southeast corner, a wraparound porch on the principal [east] facade and south elevation and one-over-one windows on all elevations. The metal gable roof is parallel to the road and a 1 story brick addition is affixed to the south elevation. There have been some alterations to the house, in the form of porch columns rebuilt on concrete blocks, and considerable patching of the brick in certain areas.

The biggest change is that the house is now almost entirely surrounded by a junk car lot. The integrity of the setting has seriously eroded by the deleterious effect of the presence of hundreds of junk cars on the property, in addition to the fact that considerable development directly to the east side of MD 30 has brought modern commercial shopping centers within the immediate setting of the house.

Outbuildings (1890-1920)

The brick summerhouse is located to the west of the main house and is 1-1/2 stories high, one bay by two bays in dimension, with an asphalt shingle gable roof. A frame carriage house, formerly in ruins, was located to the west of the main house and is now longer extant..

Contributing Resources - 2**8. Significance****Summary paragraph:**

The Brodbeck House is a typical rural vernacular farmhouse with has been updated with the addition of a Queen Anne turret. The main block is a four-over-four plan, similar to many farmhouses within the project area, especially those in the Greenmount area. Within many rural communities, styles such as Greek Revival, Queen Anne and Victorian were commingled with a rural vernacular style to create a subtle or simpler version of the "high" style of architecture. Plans and designs were found in various publications such as the 1821 Domestic Encyclopedia and as residents prospered economically or saw their

families increase, they not only enlarged their existing structures but also updated them periodically in the current styles obtained from the plan books.

History:

The Brodbeck House is an example of the late nineteenth/early twentieth century rural and town houses of northern Carroll County . The house was built by a Brodbeck ancestor and has remained within the family.

Evaluation:

The Brodbeck House is no longer believed to be eligible for the National Register of Historic Places because of the fact that the integrity of setting has been destroyed by the development of the property as a junkyard. The property is not eligible under Criterion A; no significant events historically or agriculturally have been determined to be associated with the property. The property is not eligible under Criterion B; no persons significant in local, state or national history have been determined to be associated with the property. The property is not eligible under Criterion C because, though the intact dwelling is an excellent example of a late nineteenth/early twentieth century late Victorian rural and town house in northern Carroll County, it no longer conveys this association due to the disastrous appearance of the property.

10. Geographical Data -

Acreage: 1.40

Verbal Boundary Description:

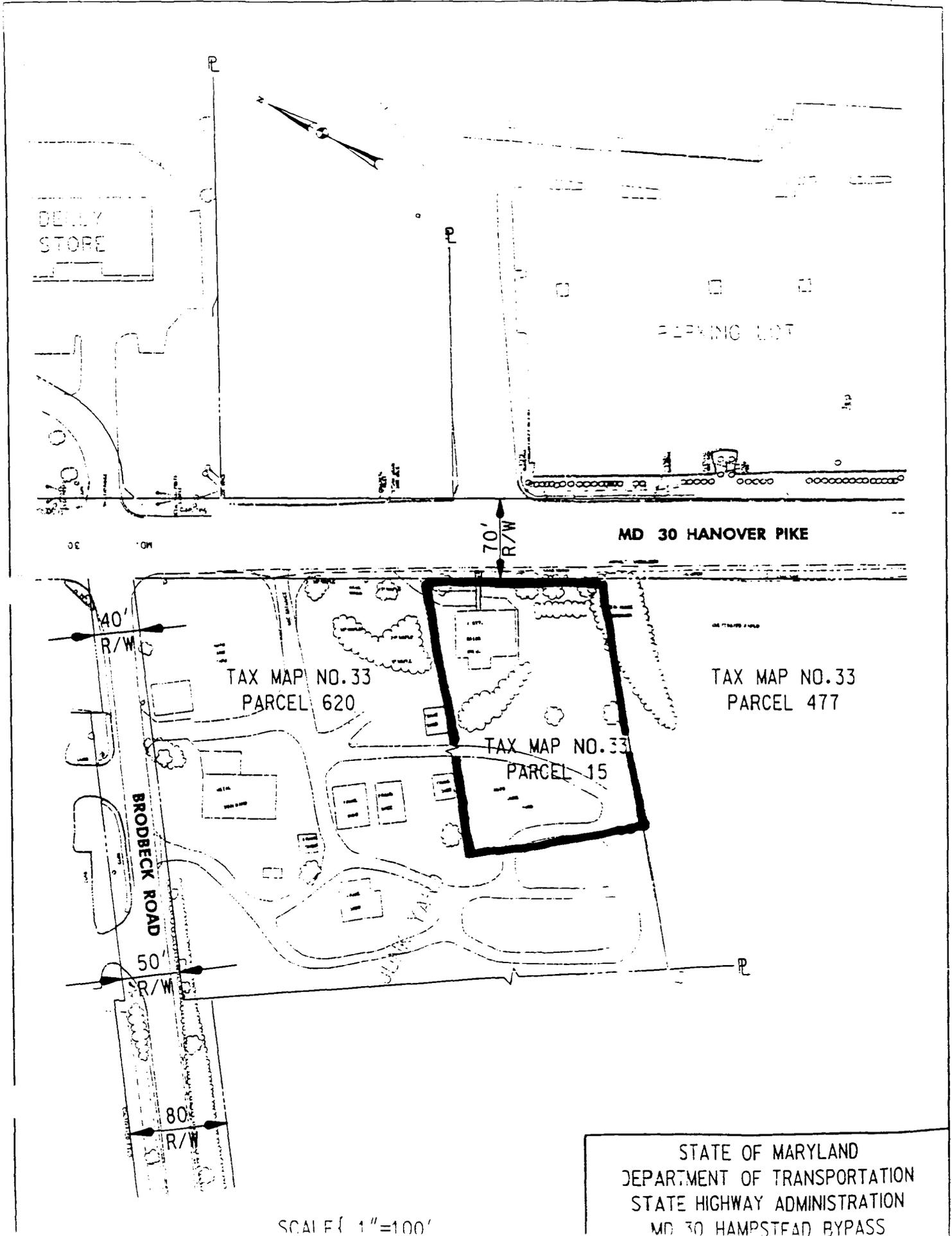
The boundary of the property is coterminous with Carroll County Tax Map Block 33/ Lot 15, which encompasses approximately 1.40 acres historically associated with the property. It excludes the adjacent tax parcel (620) into which the junkyard spills over.

11. Form Revised by:

**Rita M. Suffness/Senior Architectural Historian
MD. State Highway Administration
707 N. Calvert St.
Baltimore, MD 21202
410-5458561
March, 2001**

Original Prepared By:

**E. Madeleine Scheerer/Assistant Architectural Historian
Greiner, Inc.**



SCALE 1"=100'

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
MD 30 HAMPSTEAD BYPASS



CARR-587

Brodbeck House



CARR-587

Brookbeck House



CARR-587

Brodbeck House



CARR-587

Brodbeck House





CARR-587

Brodbeck House



CARR-587

Brodbeck House



CARR-587

Brodbeck House



C. Ark. 587

Brodbeck House

**Addendum to
Maryland Historical Trust
State Historic Sites Survey Inventory Form
CARR 587**

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Greenmount , MD
Carroll County
6th Congressional District

3. **Classification**

Category - buildings
Ownership - private
Public Acquisition - not applicable
Status - occupied
Accessible - restricted to exterior

4. **Owner of Property**

Harold E. Brodbeck
2214 Hanover Pike
Greenmount , MD

5. **Location of Legal Description**

Carroll County Tax Assessor
Winchester Exchange Bldg. - Main Street
Westminster , Maryland
Block 33 / Lot 15

6. **Representation in Existing Historical Surveys**

Unchanged

7. **Description**

Condition - Good
Altered
Original Site
Present Use - private residence

Summary paragraph:

The house is a two-and-a-half story brick, four bay by two bay structure with a wraparound porch on the principal [east] facade and south elevation. The complex is comprised of the house, a shed, a carriage house and a summer kitchen.

Description

House (1890-1920)

The brick house is 2-1/2 stories, four bays by two bays with a 2 story brick Queen Anne turret on the southeast corner, a wraparound porch on the principal [east] facade and south elevation and one-over-one windows on all elevations. The metal gable roof is parallel to the road and a 1 story brick addition is affixed to the south elevation.

Outbuildings (1890-1920)

The brick summer kitchen is located to the west of the main house and is 1-1/2 stories, one bay by two bays with an asphalt shingle gable roof. A frame carriage house now in ruins is located to the west of the main house and a frame shed to the northwest.

Contributing Resources - 3

8. Significance

Summary paragraph:

The Brodbeck House is a typical rural vernacular farmhouse with has been updated with the addition of a Queen Anne turret. The main block is a four-over-four plan, similar to many farmhouses within the project area, especially those in the Greenmount area. Within many rural communities, styles such as Greek Revival, Queen Anne and Victorian were commingled with a rural vernacular style to create a subtle or simpler version of the "high" style of architecture. Plans and designs were found in various publications such as the 1821 Domestic Encyclopedia and as residents prospered economically or saw their families increase, they not only enlarged their existing structures but also updated them periodically in the current styles obtained from the plan books.

History:

The Brodbeck House is an example of the late nineteenth/early twentieth century rural and town houses of northern Carroll County . The house was built by a Brodbeck ancestor and has remained within the family.

Evaluation:

The Brodbeck House is believed to be eligible for the National Register of Historic Places. The property is not eligible under Criterion A; no significant events historically or agriculturally have been determined to be associated with the property. The property is not eligible under Criterion B; no persons significant in local, state or national history have been determined to be associated with the property. The property is, however, eligible under Criterion C; the intact dwelling is an excellent example of a late nineteenth/early twentieth century late Victorian rural and town house in northern Carroll County.

9. Major Bibliographical References -

Dornbusch Charles H. And J.K. Heyl.

1965 *Pennsylvania German Barns*, Vol. 31 Pennsylvania Folklore Society.
Allentown, Pa.

Getty, Joe.

1987 *Carroll's Heritage*, Essays on the Architecture of a Piedmont Maryland County. The County Commissioners of Carroll County and the Historical Society of County Co., Westminster, MD

Glassie, Henry.

1968 *Patterns in the Material Folk Culture of the Eastern United States*.
Philadelphia: University of Pennsylvania Press.

Lake , Griffing and Stevenson

1877 *An Illustrated Atlas of Carroll County, Maryland*. Lake, Griffing and Stevenson, Philadelphia.

Lee, Carol.

1982 *Legacy of the Land. 250 Years of Agriculture in Carroll County Maryland*.
The Carroll County Commissioners. Westminster, Maryland.

Lord, Arthur.

1975 *Pre-Revolutionary Agriculture of Lancaster County, Pennsylvania. Journal of the Lancaster County Historical Society* Vol. 79, No. 1.

Martenet, Simon J.

1861 *Martenet's Map of Carroll County, Maryland* Simon J. Martenet, Baltimore

Noble, Allen G.

1984 *Wood, Brick and Stone: The North American Settlement Landscapes - Volumes One and Two*. Amherst, MA: University of Massachusetts Press.

Pillsbury, Richard.
1977 *Patterns in the Folk and Vernacular House Forms of the Pennsylvania Cultural Region. Pioneer America, Vol. 9.*

Rand Mc Nally.
1916 *Manchester, Election District No.6, Carroll Co., Md.*

Tracey, Dr. Arthur G.
1937 *Land Grants of Carroll County -- Some Things We Learn from Them. The Times, May 28th.*

10. Geographical Data -

Acreage: 86.26

Quadrangle name - Manchester

Quadrangle scale - 1 to 24,000

Verbal Boundary Description:

The boundary of the property is coterminous with Carroll County Tax Map Block 33/ Lot 15, which encompasses 86.26 acres historically associated with the property.

11. Form Prepared By:

**E. Madeleine Scheerer/Assistant Architectural Historian
Greiner, Inc.
561 Cedar Lane
Florence, New Jersey 08518
609-499-3447**

June, 1996

MARYLAND HISTORICAL TRUST	
Eligibility Recommended <input checked="" type="checkbox"/>	Eligibility Not Recommended <input type="checkbox"/>
Comments: _____	

Reviewer, OPS: <u>D. [Signature]</u>	Date: <u>6/2/96</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>it</u>

[Handwritten mark]

Maryland Historic Preservation Plan Historic Contexts:

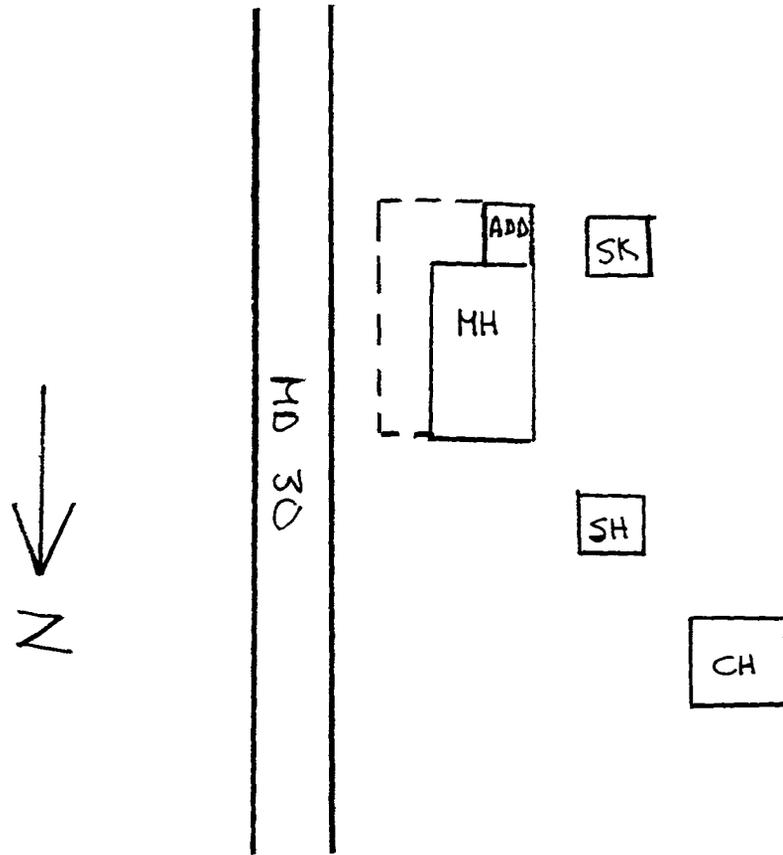
Geographic Organization: Piedmont

Chronological/Development Periods: Industrial/Urban Dominance 1870-1930

Historic Period Themes: Architecture

Resource Types: Farm, Farmstead

FOLLOW SQUARE
CARR-587

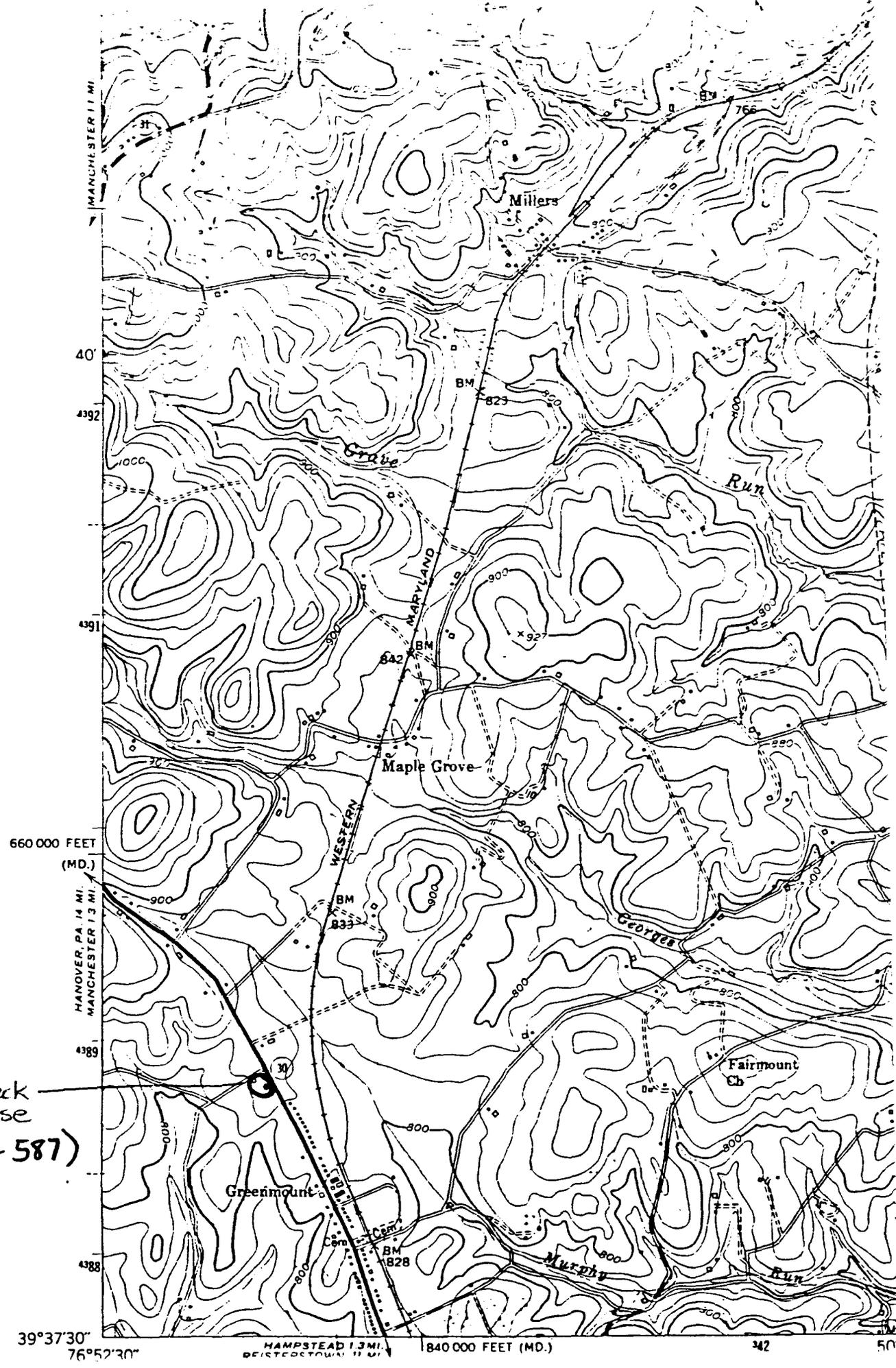


CARR-587
Brodbeck House
Greenmount vicinity
Carroll County
Lineboro Quad

SITE PLAN ABBREVIATIONS

ADD	-	Addition
CC	-	Corn Crib
CH	-	Carriage House
CKH	-	Chicken House
CS	-	Cow Stalls
G	-	Garage
GR	-	Generator Room
HP	-	Hog Pens
MB	-	Main Barn
MH	-	Main House
MR	-	Milk Room
OB	-	Outbuilding
OH	-	Outhouse
PH	-	Pump House
RC	-	Root Cellar
S	-	Shed
SB	-	Secondary Barn
SH	-	Summer House
SK	-	Summer Kitchen
SPH	-	Spring House
ST	-	Stables
TH	-	Tenant House
W	-	Well

Bredbeck House
(Carr - 587)





1. Carr-587
2. Carroll County
3. Madeleine Scheerer
4. March, 1997
5. Maryland SHPO
6. Brodbeck House
SE ELEVATION
7. 1/10



1. Carr-587
2. Carroll County
3. Madeleine Scheerer
4. March, 1997
5. Maryland SHPO
6. Bradbeck House
EAST ELEVATION
- 7 2/6

#4



1. Carr-587
2. Carroll County
3. Madeleine Scheerer
4. March, 1997
5. Maryland SHPO
6. Brodbeck House
NE ELEVATION

7-3/6



1. CARR 587
2. Carroll County
3. Madeline Scherer
4. June 1996
5. Maryland SHPO
6. Bradback House
2214 Hanover Pike
main south elev.

7. 4/6



1. CARR 587
2. Carroll County
3. Madeleine Scheerer
4. June 1996
5. Maryland SHPO
6. Brodbeck House
2214 Hanover Pike
Main-East Elev
7. 5/6



1. CARR 587
2. Carroll County
3. Madeline Scheerer
4. June 1996
5. Maryland SHPO
6. Brodbeck House
2214 Hanover Pike
Summer kitchen - SE elev.

7. 6/6 *

MARYLAND HISTORICAL TRUST

Carr-587

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Brodbeck House

2 LOCATION

STREET & NUMBER

(Hanover Pike)

southwest corner of intersection of Maryland Route 30 and Brodbeck Rd.

CITY, TOWN

CONGRESSIONAL DISTRICT

greenmount

x VICINITY OF north of Hampstead

STATE

COUNTY

Maryland

Carroll County

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Brodbeck house is located on the west side of Maryland Route 30, close to the road, with its principal facade facing east. It is 2½ stories high, five bays wide by two bays deep, gable-roofed and of brick construction. The house has a very steep center cross gable, and a partial octagonal two-story tower on its south-east corner. A one-story porch with simple classical columns, reflecting the influence of the Colonial Revival, extends along the main facade and continues around the tower and along the South side of the house. Decorative woodwork is located at the top of the center cross gable and along the edge of the roof of the corner tower.

Two brick chimneys are located on the ridge of the roof, on either side of the center of the house. Windows and doorways are segmental arched, except for a round arched window in the cross gable. Windows on the first floor of the main facade are longer than second story and tower windows; all windows are 1/1.

A large frame barn is located to the northwest of the house.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The house is significant as a very good example of a house type which is seen occasionally in the Manchester-Hampstead area. These houses are usually identical, and feature a five-bay facade, gable-roof, large and steep center cross gable, and tall corner tower. A similar building, for example, is located to the south of this one on Route 30. The steep center gable occurs on many area houses, but the addition of the corner tower is unusual. This house type is of interest for its exaggerated verticality, and asymmetry. It expresses the picturesque aesthetic in an area which has a generally plain and conservative building tradition. The overall picturesque effect however, is oddly combined with Colonial Revival porch columns.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Peggy Bruns Weissman & Peter E. Kurtze, Historic Sites Surveyors

ORGANIZATION

Maryland Historical Trust

DATE

December 1979

STREET & NUMBER

Shaw House, 21 State Circle

TELEPHONE

269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



View from east

P. Weissman, 1979

Carr- 587

Brodbeck House,
Hampstead (Greenmount) Md