

**Addendum to
Maryland Historical Trust
State Historic Sites Survey Inventory Form
CARR 628**

1. **Name** - Historic Name - C. Grove Farm
Common Name - Victory Hill Farm

2. **Location** - 2940 Grove's Mill Road
Manchester , MD 21102
Carroll County
6th Congressional District

3. **Classification**

Category - buildings
Ownership - private
Public Acquisition - not applicable
Status - occupied
Accessible - restricted to exterior by owner, tenant not available

4. **Owner of Property**

Dr. Irvin Frock
2940-B Grove's Mill Road
Manchester , MD 21102

5. **Location of Legal Description**

Carroll County Tax Assessor
Winchester Exchange Bldg. - Main Street
Westminster , Maryland
Block 15 / Lot 26

6. **Representation in Existing Historical Surveys**
Unchanged

7. **Description**

Condition - Good
Altered
Original Site
Present Use - private residence/horse farm

Summary paragraph:

The two-and-a-half story, five bay by two bay log and fieldstone house has been altered by the addition of modern siding and interior renovations. Its original form and some fabric are extant but for the most part hidden under stucco and siding.

Description

House (1790-1795/1800-1810)

The Charles Grove House is a 2-1/2 story bank sited structure consisting of a main block and addition. A metal gable roof is parallel to the road and has a lightening rod on the east gable end. Green wood shutter with crescent moon cut-outs are affixed to all windows on both sections.

The main block is a two bay by two bay, 2-1/2 story log structure with two-over-two wood, double-hung windows and an open porch along the principal [south] facade. The entry ways and interior window sills are sixteen inches deep. A brick interior chimney is located slightly off center and the north and south elevations have been covered in stucco.

A 2-1/2 story addition is attached to the west elevation of the main block. The stuccoed fieldstone structure is three bays by two bays with an interior brick chimney on the west gable end. A screened porch runs along the principal [south] facade and the entry ways and interior window sills are also sixteen inches deep.

Barn (1800-1810/1970-1975)

The barn is a two-and-a-half story metal sheet structure resting atop the original barn fieldstone foundation. The original barn's dimensions were very large according to the owner. Remnants of the forebay area are still visible and the foldyard is oriented towards the south.

Outbuildings (1930-1940/1960-1975)

To the west of the house is a dilapidated, frame structure that served as a chicken house. North of the barn is a modern, metal sheet and frame tractor barn. The modern, gambrel roof, metal sheet stable is located to the east of the barn and tractor shed.

Contributing Resources - 1

8. Significance

Summary paragraph:

The Charles Grove Farmstead is representative of an eighteenth century log structure with early nineteenth century fieldstone addition. The main block was enlarged from a two-over-two plan to a four-over-four plan with the construction of the addition. The house is a rural vernacular with a rural Federal addition. Within many rural communities, styles such as Georgian, Federal and Greek Revival 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:

Located on Grove's Mill Road, north of Manchester Road and west of Maryland Route 30 and Manchester, the Charles Grove Farmstead is probably part of the original 1790s Transylvania patent owned by Thomas Boring. The 1798 Direct Tax lists the property as being 178 acres [80 acres were sold in 1805] with Samuel Tipton as occupant. There was a one story log house [18' x 18'], a log kitchen [16' x ---], and a log barn [40' x 16']. The Borings were one of the original families to obtain numerous land patents and settle within the project area.

Evaluation:

Constructed circa 1790-1795 with an addition circa 1800-1810, the property is 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 eligible under Criterion C; the house is a significant example of a late eighteenth century farmhouse, possibly that listed on the 1798 Direct Tax. Alterations have hidden original fabric on both the exterior and interior yet, the original form is still intact and structural elements indicating its age are present. While the house is not pristine and the original outbuildings are no longer extant, the farm retains its agricultural theme and the eighteenth century log farmhouse with fieldstone addition, the latter being rare within the project area.

NB: After reviewing this form, the Maryland Historical Trust determined that this resource was **not eligible** for listing in the National Register. In comments dated January 2, 1997, they noted:

Based upon the photographs, the property appears to have lost its integrity of design, materials, workmanship and feeling. The primary resource has been altered by replacement materials which detract from our historic appreciation and understanding of the property. Further, the original farm and outbuildings which would add to the significance of the property are no longer extant.

9. Major Bibliographical References -

Dornbusch Charles H. And J.K. Heyl.

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

Willich, ----
1821 *1821 Domestic Encyclopedia, Bitting Collection. Philadelphia*

10. Geographical Data -

Acreage: 133.60 acres

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 15 / Lot 26, which encompasses 133 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 _____		Eligibility Not Recommended <input checked="" type="checkbox"/>	
Comments: <u>EX-101-1111-1111-1111, VZ-1111-1111</u> <u>IN 1111-1111</u>			
Reviewer, OPS: <u>[Signature]</u>		Date: <u>5/21/96</u>	
Reviewer, NR Program: <u>[Signature]</u>		Date: <u>"</u>	

Dang

Maryland Historic Preservation Plan Historic Contexts:

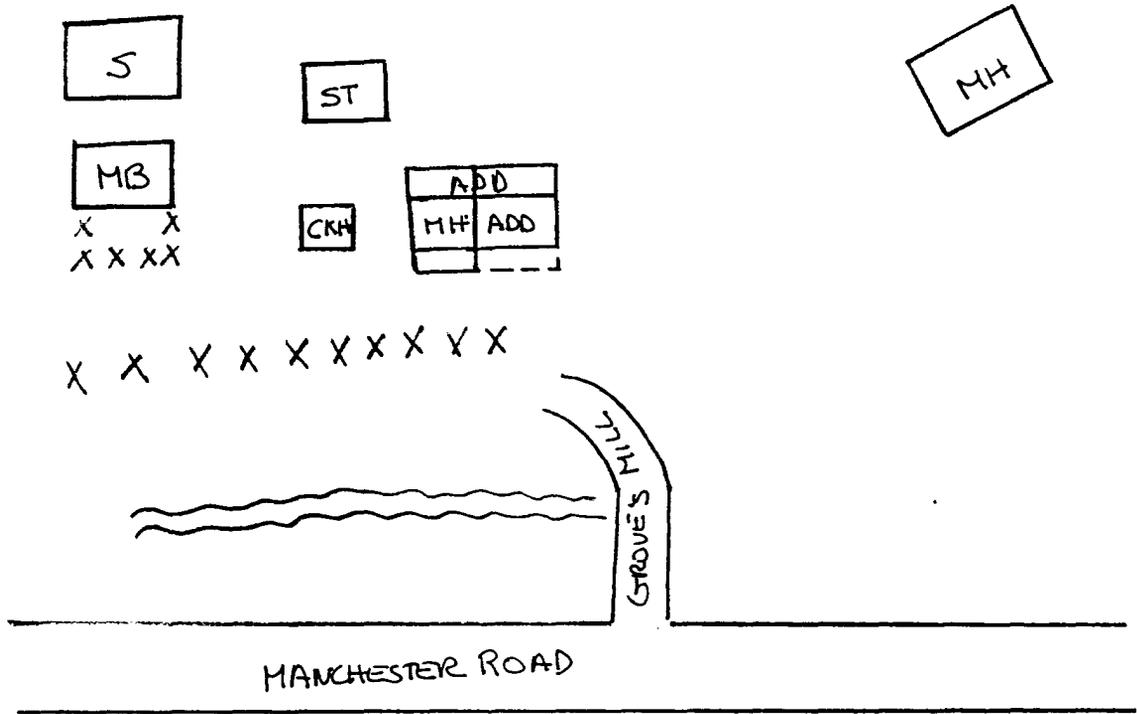
Geographic Organization: Piedmont

Chronological/Development Periods: Contact-Settlement Period - AD 1570-1750
Rural-Agrarian Intensification -AD 1650-1815
Agricultural-Industrial Transition - AD 1815-1870

Historic Period Themes: Architecture, Agriculture

Resource Types: Farm, Farmstead

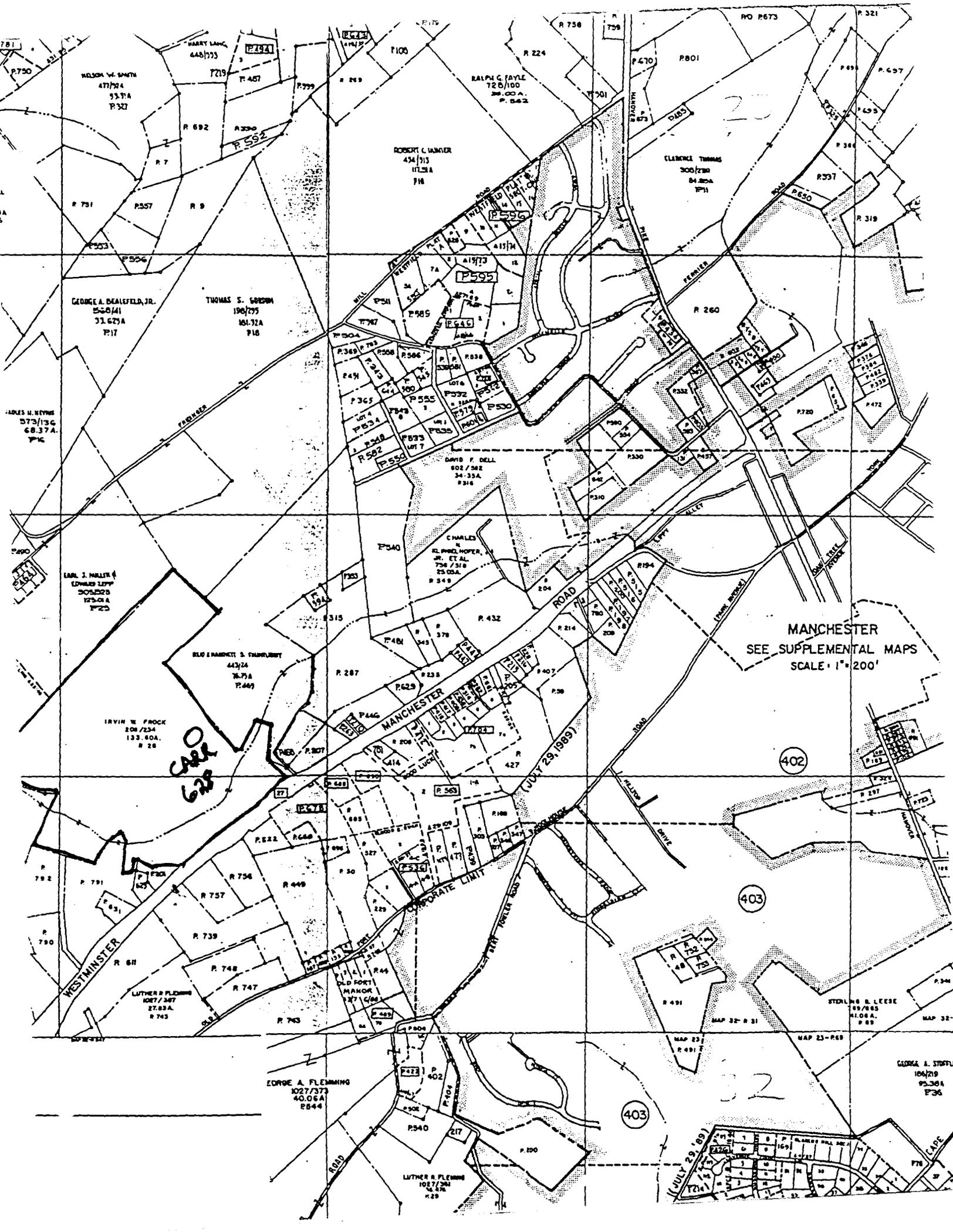
GENERAL MID ATLANTIC
CARR-628



CARR-628
C. Grove Farm
Manchester vicinity
Carroll County
Manchester 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



20

C40
625

MANCHESTER
SEE SUPPLEMENTAL MAPS
SCALE: 1" = 200'

400

403

403

32



(JULY 29, 1989)

CORPORATE LIMIT

MANCHESTER

GEORGE A. FLEMING
1027/373
40.06A
P. 404

LUTHER R. FLEMING
1027/361
40.06A
P. 402

GEORGE I. STOUT
106/219
P. 38A
P. 38B

STERLING B. LEESE
155/185
P. 100A
P. 89

IRVIN W. FROCK
208/254
133.60A
P. 28

WILSON & HANNETT S. THOMPSON
443/24
76.75A
P. 449

CHARLES H. ELPHRED HOPPER, JR. ET AL
706/318
23.00A
P. 349

DAVIS F. DELL
802/262
34.33A
P. 316

GEORGE A. DEALSFELD, JR.
250/41
31.625A
P. 17

THOMAS S. GORDON
196/295
161.32A
P. 16

ROBERT C. WANNER
454/913
112.21A
P. 18

CLEMMENCE THOMAS
300/280
84.80A
P. 11

JAMES H. NEIVE
573/136
68.37A
P. 4

EARL J. MILLER & EDWARD LOFF
205/228
125.00A
P. 23

HARRY LANG
648/773
P. 491

RALPH G. FAYLE
726/100
28.00A
P. 662



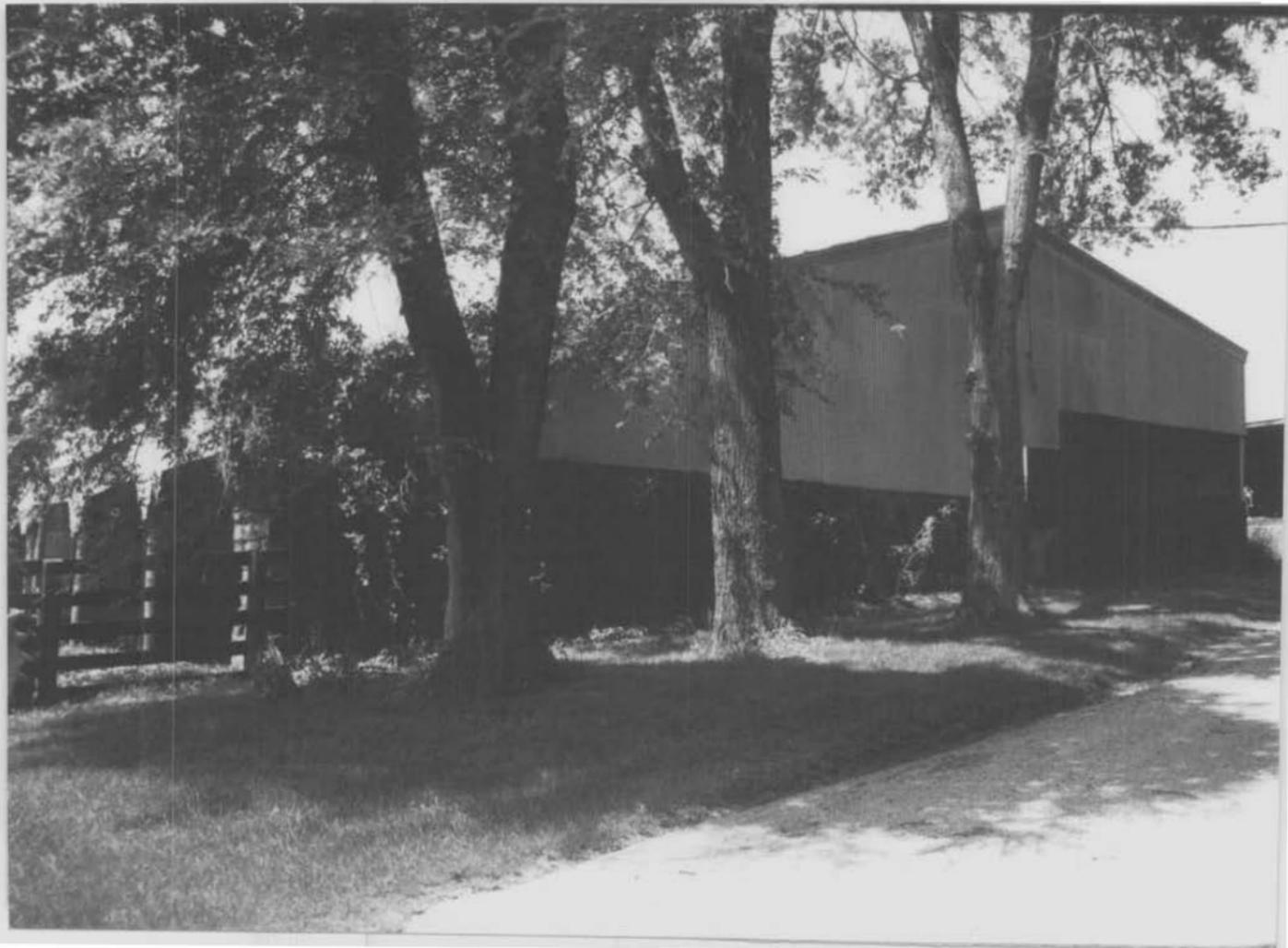
1. CARR 628
2. Carroll County
3. Madeline Scheerer
4. June 1996
5. Maryland SHPO
6. C Grove Farm
2940 West Manchester Rd
Main - NE elevation
7. 1/5



1. CARR 1628
2. Carroll County
3. Madeleine Scheerer
4. June 1996
5. Maryland SHPO
6. C. Grove Farm
2940 West Manchester Rd
main - sw elevation
7. 2/5



1. CARR: 628
2. Carroll County
3. Madeleine Scheurer
4. June 1996
5. Maryland SHPO
6. C. Grove Farm
2940 West Manchester Rd.
Chicken House - SW elev.
7. 3/5.



1. CARR: 628

2. Carroll County

3. Madeline Scheerer

4. June 1990

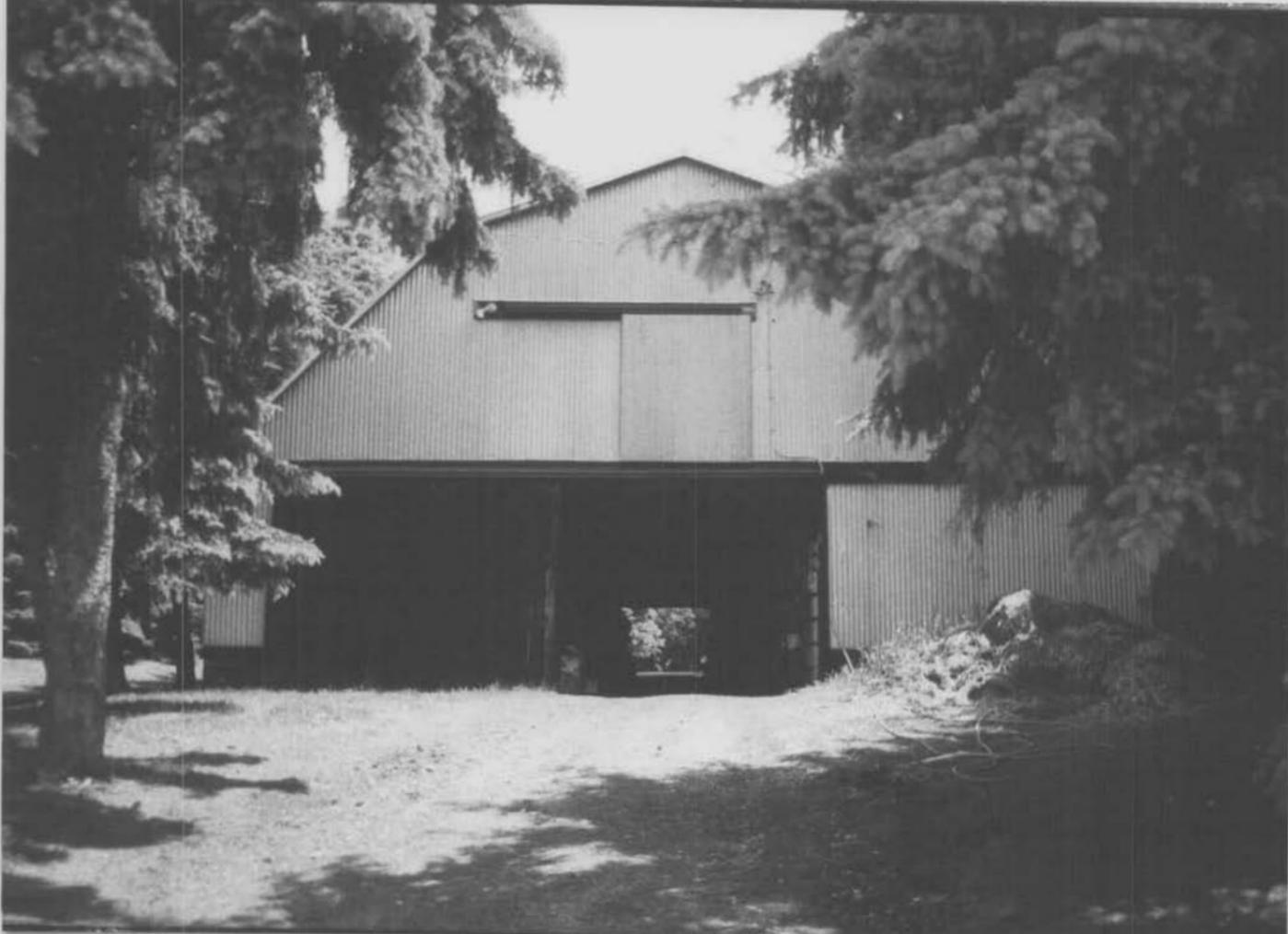
5. Maryland SHPO

6. C. Grove Farm

2940 West Manchester Rd

Barn - SE elevation

7. 4/5



1. CARR: 628
2. Carroll County
3. Madeline Scheerer
4. June 1996
5. Maryland SHPO
6. C. Grove Farm
2940 West Manchester Rd
Stalls - west elevation
7. 5/5

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

C. Grove Farm

AND/OR COMMON

Victory Hill Farm

2 LOCATION

STREET & NUMBER

Dirt driveway from North side of Maryland Route 27

CITY, TOWN

VICINITY OF Manchester

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

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
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- 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

CASR-100

CONDITION

- EXCELLENT
- GOOD
- FAIR

- DETERIORATED
- RUINS
- UNEXPOSED

CHECK ONE

- UNALTERED
- ALTERED

CHECK ONE

- ORIGINAL SITE
- MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Victory Hill Farm is set back at a distance from the north side of Maryland Route 27, at the end of a long dirt driveway. It is located in a pastoral, undisturbed landscape of open fields, stream and woodland. Now a horse farm, the complex contains a house and several barns.

The house is built into a bank, facing south, and has 2 1/2 stories on a high basement on its south side. It is gable roofed, with two brick chimneys, one an interior west end chimney, the other located to the east of the center. The principal facade is five bays wide, with five windows on its second story. On its first floor, there are several windows and two doorways, one in the central bay and the second bay in from the west end. The slightly irregular fenestration pattern and the location of one chimney to east of center suggests at least one addition. A one-story shed roofed porch extends along this floor, supported by posts connected by horizontal railings. A stairway is located at the eastern end of this porch. The south facade is covered with dark green stucco, while the east and west gable ends are sheathed with dark green novelty siding. The house is probably of log or stone construction.

To the west of the house are several barns; the southwesternmost of these has a stone basement and is built into a bank, while its upper portion has been modernized.

This is probably the property of C. Grove shown on the 1862 Martenet and 1877 Lake, Griffing, and Stevenson atlases of the county. On both atlases, a saw mill is shown on the north side of the stream, southwest 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

This property is significant as a Carroll County farm set in an unusually beautiful and undisturbed landscape, which also contains a very interesting, and possibly early, house. This house is in the Germanic bank building tradition of Carroll County, and its present appearance is probably the result of a process of growth as the original building was expanded.

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, MHT/SHA Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust

DATE

March 1980

STREET & NUMBER

21 State Circle - Shaw House

TELEPHONE

269-2438

CITY OR TOWN

Annapolis

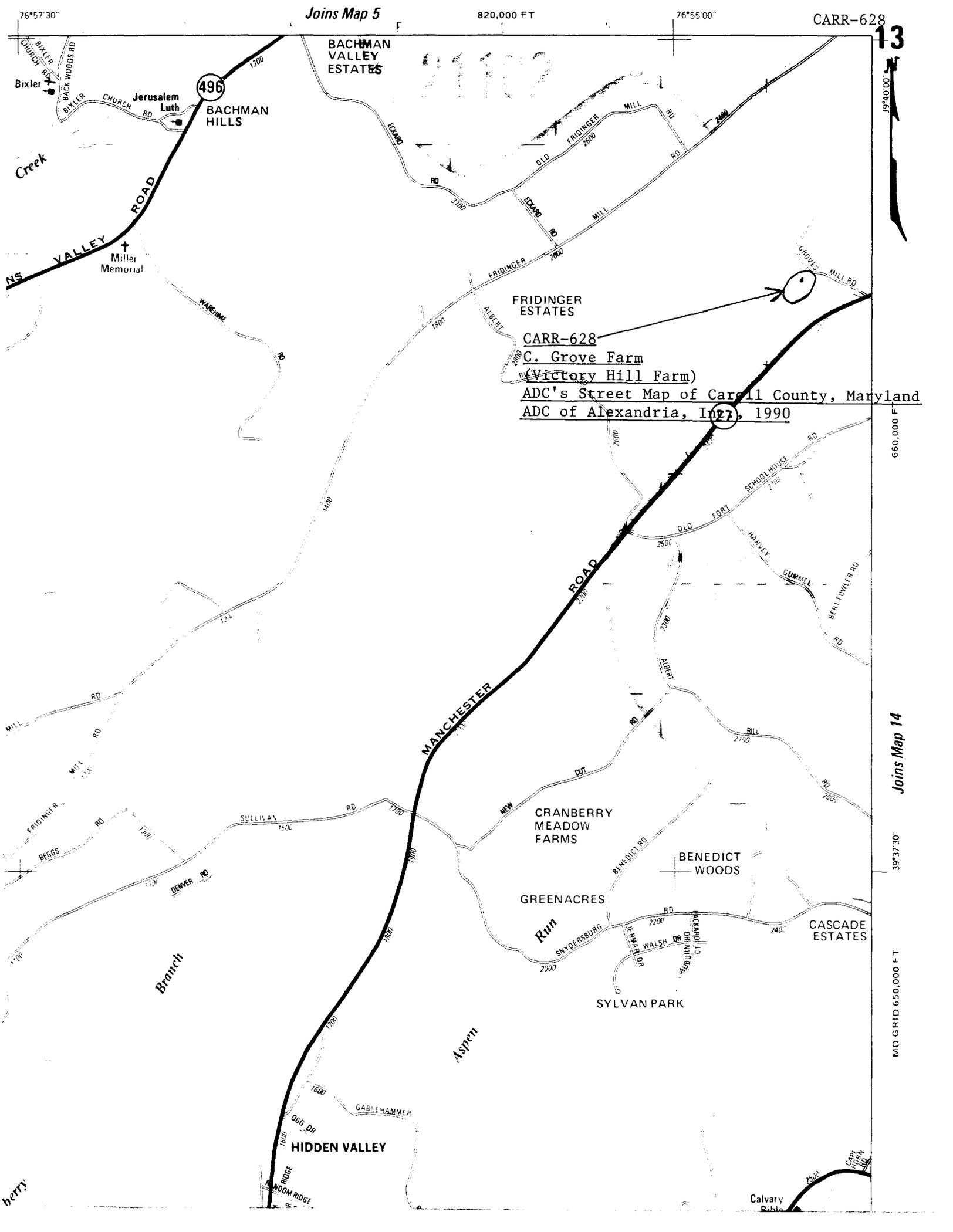
STATE

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



496

FRIDINGER ESTATES

CARR-628

C. Grove Farm
(Victory Hill Farm)

ADC's Street Map of Carroll County, Maryland
ADC of Alexandria, Inc., 1990

39°40'00"

660,000 FT

Joins Map 14

39°37'30"

MD GRID 650,000 FT

76°57'30"

Bixler

Creek

Miller Memorial

WAREHUM

1500

1200

1000

800

600

400

200

0

Branch

1000

1200

1400

1600

1800

2000

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2400

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Carr-628

C. Grove/
Victory Hill
Farm

P. Weissman
1979

view from
southeast



Carr-628

C. Grove/Victory Hill
Farm

P. Weissman 1979

view from
southwest