

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: Woodlands Farm Tenant House, Building #58 Inventory Number: CE-1567
Address: 1050 Principio Furnace Road Historic district: ___ yes no
City: Perryville Zip Code: 21903 County: Cecil
USGS Quadrangle(s): Havre De Grace
Property Owner: Andrew and Brenda Buchanan Tax Account ID Number: 0807021267
Tax Map Parcel Number(s): 91 Tax Map Number: 34
Project: MARC Maintenance and Layover Facility Agency: MTA
Agency Prepared By: URS Corporation
Preparer's Name: Brian Clevon Date Prepared: 1/1/2014
Documentation is presented in: MIHP form CE-1567

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

Be visited by MHT Staff ___ yes no Name: _____ Date: _____

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

The Woodlands Farm Tenant House, Building #58, is a T-shaped two-story wood-frame farmhouse with a full-length hipped roof porch. It is located at the intersection of Principio Furnace Road and Coudon Boulevard (constructed circa 2000). The residence has a 20 foot setback from the right-of-way. The 2.205-acre parcel also contains a modern concrete-block garage and a wood-frame shed. The property is accessed by an asphalt driveway from Principio Furnace Road. The property sits at the end of the row low-density early twentieth century and modern housing to the east and modern commercial properties are located west and south and south of the property.

The Woodlands Farm Tenant House, Building #58, was constructed in 1910 as a tenant farmhouse as a part of the Woodlands estate. The house and a 3.205 acre parcel was sold in 1955. The land was subdivided in 1986, reducing the parcel to 2.205 acres. A meat house was torn down in 1986. The house is a vernacular farmhouse with historic association with the Coudon family farm, (CE-145).

NHRP Evaluation: Not Eligible

Although the Woodlands Farm Tenant House, Building #58, at 1050 Principio Furnace Road is associated with the historic

MARYLAND HISTORICAL TRUST REVIEW

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

MHT Comments:

Jim Talamus
Reviewer, Office of Preservation Services

5/21/2014
Date

B. Kinty
Reviewer, National Register Program

6/12/14
Date

Woodlands Farm (CE-145) it has undergone changes that have sacrificed its historic integrity. Due to the subdivision and the demolition of the meat house, the property lacks integrity of setting and feeling. The alterations to the house, including the installation of aluminum siding and vinyl windows, reconfiguring the chimneystacks and placement of rear additions have resulted in a lack of integrity of design, workmanship and materials. Research in Johnson's History of Cecil County and Blumgart's Head of the Bay indicate no other association between the residence and persons of historic significance. URS has determined that the Woodlands Farm Tenant House, Building #58, is not eligible for inclusion in the NRHP under Criterion A, B, or C.

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

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CE-1567

1. Name of Property (indicate preferred name)

historic Woodlands Farm Tenant House, Building #58

other Buchanan House

2. Location

street and number 1050 Principio Furnace Road __ not for publication

city, town Perryville __ vicinity

county Cecil

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

name Andrew and Brenda Buchanan

street and number PO Box 222 telephone (410) 642-6961

city, town Perryville state MD zip code 21903-0222

4. Location of Legal Description

courthouse, registry of deeds, etc. Cecil County Circuit Courthouse liber 00182 folio 00615

city, town Elkton tax map 34 tax parcel 91 tax ID number 0807021267

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> 3 buildings
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> 3 Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. CE-1567

Condition

excellent deteriorated
 good ruins
 fair altered

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

Summary

The Woodlands Farm Tenant House, Building #58, is a vernacular, two-story, T-shaped, wood-frame farmhouse with a full-width hipped roof porch. It is located at 1050 Principio Furnace Road at the intersection of Principio Furnace Road and Coudon Boulevard (Attachment 2). The residence is situated approximately 20 feet from the right-of-way (ROW). The 2.205-acre parcel also contains a modern concrete-block garage and a wood-frame shed. The property is accessed by an asphalt driveway from Principio Furnace Road and the property was surveyed from the ROW.¹

Residence

Records at Woodlands (CE-1568) indicate that this building was built circa 1910 as a tenant farmhouse that assisted the operation of the Woodlands Farm. The dwelling, oriented to the north towards Principio Furnace Road, is a two-story, three-bay, T-shaped farmhouse with a side gable roof on the main block and a front gable roof on the rear ell (Attachment 3, Figure 2). The roofs are sheathed with asphalt shingles. A modern, exterior, gable end, brick chimney is located along the west (right side elevation) (Attachment 3, Figure 1). A 1940 photograph, indicates that the house originally featured two, interior, gable end brick chimneys. The wood-frame residence is clad with aluminum siding and it rests on a raised ashlar stone basement. The main block is three bays wide and two bays deep.

The front (north) façade is characterized by an off-centered single-leaf entry with a replacement three-light-over-four-panel wood door behind a storm door. The entry opens onto a full-width wood deck resting on stone piers. The original wood railings are missing and the wood lattice between the piers has been replaced with concrete block. The porch is sheltered by a hipped roof supported by Tuscan columns. It is accessed via wooden steps. Flanking the right side of the entry and on the second floor are six-light-over-six-light, double-hung, wood-frame windows with plastic faux shutters. To the left of the front entry is a paired window that has been replaced with a ten-light, wood-sash unit.

The side (east and west) elevations feature six-light-over-six-light, double-hung, wood-frame windows with plastic faux shutters (Attachment 3, Figure 3). The two-story rear ell has an enclosed porch on the east (left) side. The porch rests on stone piers. The 1940 photograph indicates that a small window has been added to the east elevation of the porch and a small second floor addition over the porch likely contains a bathroom.

Garage

Behind and to the left of the residence, is a concrete-block, front-gable, two-car garage, constructed circa 1980. The garage features two single overhead garage doors, each with six-lights (Attachment 3, Figure 4). The garage has six-light, metal-frame, hopper windows on the left side and rear elevations. A wood door is located on the right side. The front gable roof is sheathed with asphalt shingles and the gable ends are clad with wood clapboards.

Shed

A small, one-story, wood-frame shed is clad with board-and-batten siding and is located behind and to the right of the residence. The shed was constructed circa 1910. A wood door with metal strap hinges provides access. A small wood

¹ Architectural historians were advised by MTA to conduct surveys of the historic properties from the public right-of-ways or through the use of aerial photographs. As a result, a property survey may not include architectural descriptions of all elevations. Also, architectural historians were not allowed interior access to the properties, unless otherwise noted.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CE-1567

Name Woodlands Farm Tenant House, Building #58
Continuation Sheet

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door with metal strap hinges provides access to the front gable. The front gable roof is sheathed with asphalt shingles (Attachment 3, Figure 2).

8. Significance

Inventory No. CE-1567

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates circa 1910 **Architect/Builder**

Construction dates circa 1910

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Summary

The Woodlands Farm Tenant House, Building #58, was constructed circa 1910 as a tenant farmhouse as a part of the Woodlands estate. The house and a 3.205 acre parcel was sold in 1955. The land was subdivided in 1986, reducing the parcel to 2.205 acres. A meat house was torn down in 1986. The house is a vernacular farmhouse with historic association with the Coudon family farm Woodlands (CE-145).

History

The Woodlands Farm Tenant House, Building #58, at 1050 Principio Furnace Road was constructed circa 1910 as a tenant farmhouse that supported the farm operations of Woodlands Farm. This land was first patented by John Bateman, a merchant, in 1659 as part of a 2,200 acre tract that included Perry Point (where the Perry Point Veterans Administration Medical Center campus is presently located) and Perry Neck, the historical name of the peninsula of land that is east of Perry Point between Mill and Principio Creeks (Miller, 1949).

From 1822 until 1967, the house and property was owned by the Coudon family as part of Woodlands Farm. The Martenet map from 1865 and the *Lake, Griffing, and Stevenson Atlas of 1877* do not indicate any structures in this location. Following its construction, the house was used as a tenant dwelling (Wilson L. Coudon, personal communication, 2013). A 1940 insurance appraisal of Woodlands Farm on the Coudon estate identifies the house as "Building No. 58" and identifies 2 other frame structures – a chicken coop (Building No. 60) and meat house (Building No. 59) in the rear yard of the property. In 1955, a 3.205 acre parcel containing the house was purchased by David and Lily Lokey. According to Wilson L. Coudon III, Lily Minker Lokey was the daughter of Charles Minker, who worked on Woodlands Farm first as a secretary to Joseph Coudon IV and later as the farm's foreman. The Lokeys were never tenants on the farm (Wilson L. Coudon, personal communication, 2013).

In 1986, the Lokeys and Minkers (residents of 1096 Principio Furnace Road) subdivided their two lots to form 4 lots. The subdivision resulted in a reduction of the lot size at 1050 Principio Furnace Road to 2.205 acres. At some point prior to 1986, the meat house in the rear yard was razed, as it is not shown on the subdivision plat. The houses at 1060 and 1080 Principio Furnace Road were constructed following the subdivision. Also in 1986, the Lokeys sold the house at 1050 Principio Furnace Road to Andrew and Brenda Buchanan, the current owners of the house. Wilson Coudon notes that the Buchanans were not affiliated with the farm but that Brenda Buchanan's parents (the

Maryland Historical Trust

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Inventory No. CE-1567

Name Woodlands Farm Tenant House, Building #58
Continuation Sheet

Number 8 Page 1

Singletons) were farm tenants and resided in a house south of the railroad tracks in the vicinity of Furnace Bay Golf Course.

NHRP Evaluation: Not Eligible

Although the Woodlands Farm Tenant House, Building #58, at 1050 Principio Furnace Road has the massing and form associated with an early 20th century vernacular house, the building does not represent an important building type or architectural style. The house's integrity of materials, workmanship and design have been negatively affected by the installation of aluminum siding, aluminum cladding under the eaves, a replacement window, the removal of the porch railing and lattice underneath, and the removal of the two interior gable end brick chimneys and their replacement with an exterior gable end chimney. Research in Johnson's *History of Cecil County* and Blumgart's *Head of the Bay* indicate no association between the residence and persons of historic significance. Consequently, URS has determined that the Woodlands Farm Tenant House, Building #58, is not eligible for the NRHP under Criterion A, B, or C.

9. Major Bibliographical References

Inventory No. CE-1567

Lake, Griffing, & Stevenson. *An Illustrated Atlas of Cecil County, Maryland*. Philadelphia : Lake, Griffing & Stevenson, 1877.

Land Records of Cecil County, Maryland. Available online at MDLandRec.Net Digital Image Retrieval System. Accessed online at www.mdlandrec.net in September, 2013.

Martenet, Simon J. *Martenet's Map of Cecil County, Maryland*. From the Coast, and Original Surveys by Simon J. Martenet, 1858.

See Continuation Sheet

10. Geographical Data

Acreage of surveyed property	<u>2.225 acres</u>		
Acreage of historical setting	<u>3.205 acres</u>		
Quadrangle name	<u>Havre de Grace</u>	Quadrangle scale:	<u>1:24,000</u>

Verbal boundary description and justification

The legal description for the property contains the whole property. It is:

LOT 1 - 2.225 ACRES
1050 PRINCIPIO FURNACE
PERRYVILLE

11. Form Prepared by

name/title	Brian Cleven / Sr. Architectural Historian; Sarah Michailof / Cultural Resources Specialist		
organization	URS Corporation; Staughan Environmental Inc.	date	December 2013
street & number	12420 Milestone Center, Ste150; 10245 Old Columbia	telephone	301.820.3000; 301.362.9200
city or town	Germantown; Columbia	state	MD

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name: Woodlands Farm Tenant House, Building #58
Continuation Sheet

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Maryland Department of Assessments and Taxation. Real Property Database record for 1050 Principio Furnace Road. Accessed online at <http://www.dat.state.md.us/> on September 18, 2013.

Miller, Alice E. *Cecil County, Maryland: A Study in Local History*. Elkton, MD: C. & L. Printing & Specialty Co., 1949.

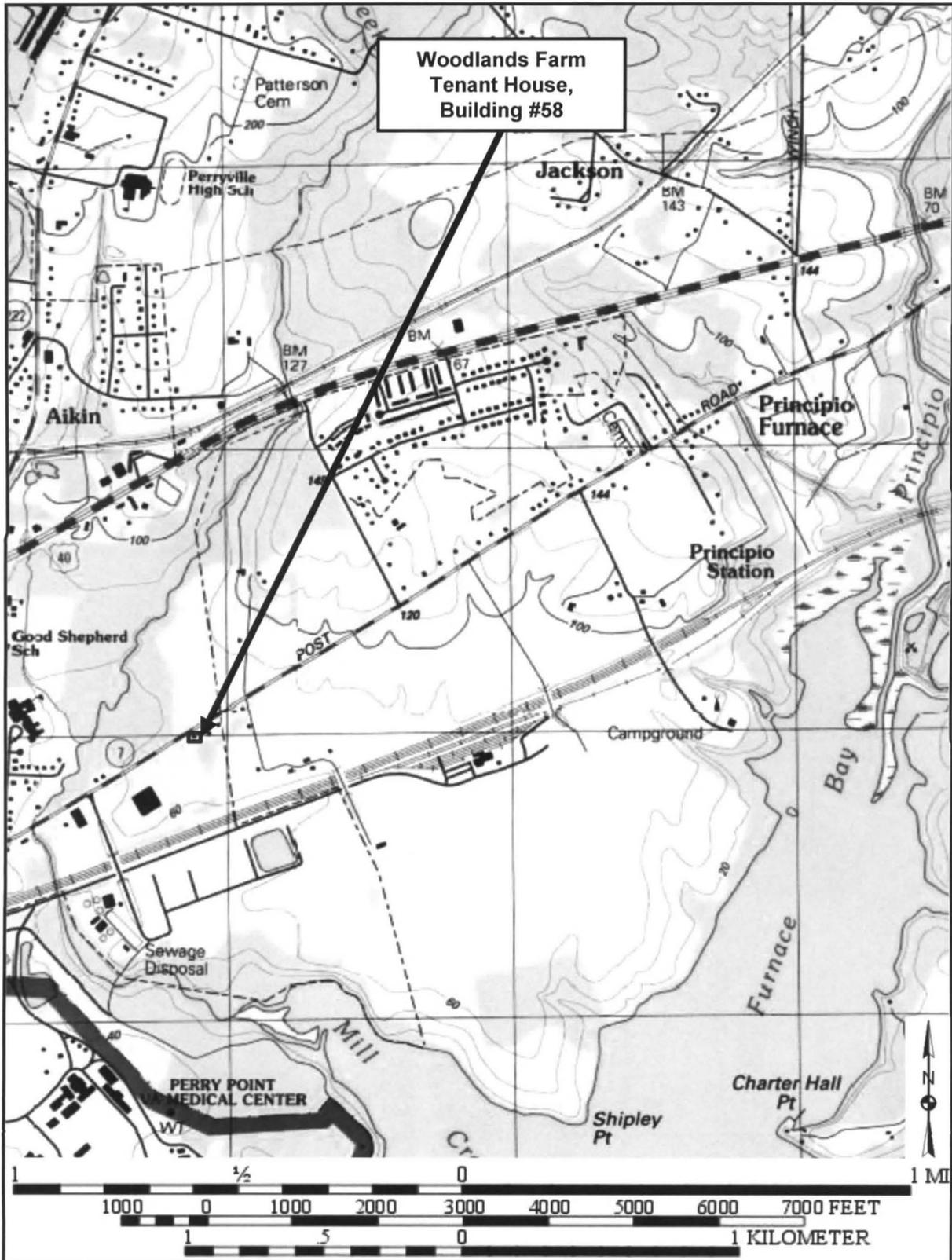
Lee C. Paul, Inc. *Engineering Report, Woodlands Farm Near Perryville, Cecil County, Maryland*. Wheeling, West Virginia, 1940.

Windward Associates Consulting Engineers-Planners. Subdivision Plat Lands of Lokey-Minker, Lots 1-2-3&4. June 13, 1986.



Figure 1. Photograph of Woodlands Farm Tenant House, Building #55, Taken for 1940 Insurance Appraisal

PROJECT MARC Maintenance and Layover Facility	Historic Images, Woodlands Farm Tenant House, Building #58	
SCALE N/A	URS	Project No. 20836023
SOURCE 1940 Appraisal Map, Courtesy of William Coudon		Attachment 1



<p>PROJECT MARC Maintenance and Layover Facility</p>	<p>USGS Topographic Map Showing Woodlands Farm Tenant House, Building #58</p>	
<p>SCALE 1:24,000</p>	<p>URS Project No. 20836023 Attachment 2</p>	
<p>SOURCE USGS 7.5' Series Havre de Grace MD 1998</p>		

Photo Log

CE-1567, Woodlands Farm Tenant House, Building 58

Cecil County, Maryland

Photographer: Brian Clevon

Date: October 22, 2013

Fuji Frontier Silver Edition Digital Printer on ILFORD Express Digital B&W Silver Gelatin RC paper

Verbatim UltraLife Archival Grade DVD-R

CE-1567_2013-10-22_01	House, view E
CE-1567_2013-10-22_02	House, view SE
CE-1567_2013-10-22_03	House, view SW
CE-1567_2013-10-22_04	Garage, view S
CE-1567_2013-10-22_05	House in 1940, view S



CE-1567, Woodlands Farm Tenant House, Building 58
Cecil County, Maryland

Brian Clevin

October 22, 2013

MD SHPD

House, view East

1/5

5388445. Building 58_050_0536 07_031

<ILFDRD> (Project True BND), 02/19/14



CE-1567, Woodlands Farm Tenant House, Building 58

Cecil County, Maryland

Brian Cleven

October 22, 2013

MD SHPD

House, view Southeast

2/5

5388440, Building 58_DSC_8533 (1)_838

(ILF000), (Fishes True BSW), 02/19/14



CE-1567, Woodlands Farm Tenant House, Building 58
Cecil County, Maryland

Brian Cleven

October 22, 2013

MD SHPO

House, view Southwest

3/5

5388448. Building 58_001_0036 (3)_032

<ILFDRD> (Favorable True 2013) 02/12/14





CE-1567, Woodlands Farm Tenant House, Building 58

Cecil County, Maryland

Brian Cleven

October 22, 2013

MD SHPD

House in 1940, view South

5/5

53884-8, Building 50, 762, 8528 (5) 834

(ILF100), (Firmen, True 250), 02/17/14