

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no X

Property Name: Woodlands Farm Tenant House, Building #55 Inventory Number: CE-1568
Address: 1096 Principio Furnace Road Historic district: ___ yes X no
City: Perryville Zip Code: 21903 County: Cecil
USGS Quadrangle(s): Havre De Grace
Property Owner: MAC Holdings LLC Tax Account ID Number: 07008252
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: Lorin Farris Date Prepared: 1/1/2014
Documentation is presented in: MIHP form CE-1568
Preparer's Eligibility Recommendation: ___ Eligibility recommended X 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 X no Name: _____ Date: _____

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

The property at 1096 Principio Furnace Road has a main house and four outbuildings: a modern garage, privy, small equipment shed, and a veterinarian office building. The house is a two-story, wood-frame American Foursquare. Constructed in 1900, the house faces Principio Furnace Road. The property encompasses a 3.847-acre site and is surrounded by farm fields, some residential development, and is situated on a south sloping ridge above the flood plain of the Chesapeake Bay. The house rests on a fieldstone foundation and basement and is clad with horizontal vinyl siding. The house has one-over-one, double-hung, vinyl-frame windows and a medium-pitch, pyramid hip roof covered by asphalt shingles.

NRHP Evaluation: Not Eligible

This American Foursquare house was constructed as a tenant farmhouse in support of operations of the Woodlands Farm. Only the house and one of the four outbuildings appear to be historic. The house and most of the outbuildings have been covered with vinyl siding and the original windows appear to have been replaced with vinyl sash windows throughout. The property now functions as a veterinary office. The additional outbuildings and the subdivision of the lot compromise the property's association with its historic agricultural function. The use of vinyl in the building modifications has also compromised the property's historic integrity. The house and property are not eligible for listing in the National Register of Historic Places under Criteria A, B or C due to the

MARYLAND HISTORICAL TRUST REVIEW

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

MHT Comments:

Jim Talbott ✓
Reviewer, Office of Preservation Services
Blair
Reviewer, National Register Program

5/21/2014
Date
6/12/14
Date

lack of integrity of setting, association, feeling, design, materials and workmanship.

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-1568

1. Name of Property (indicate preferred name)

historic Woodlands Farm Tenant House, Building #55
other Minker House

2. Location

street and number 1096 Principio Furnace Road not for publication
city, town Perryville vicinity
county Cecil County

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

name MAC Holdings LLC
street and number 1096 Principio Furnace Road telephone
city, town Perryville state Maryland zip code 21903

4. Location of Legal Description

courthouse, registry of deeds, etc. Cecil County Circuit Courthouse liber 02734 folio 00026
city, town Elkton tax map 0034 tax parcel 0091 tax ID number 07-008252

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 type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" 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"/> 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-1568

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

Woodlands Farm Tenant House, Building #55, is located on the south side of Maryland Route 7 at 1096 Principio Furnace Road, 0.8 miles northeast of Perryville, Maryland (Attachment 2, Figure 1). Driveway access to the property is off Principio Furnace Road and S. Woodland Farms Lane. The property encompasses a 3.847 acre site that contains a main house and four outbuildings: a modern garage, privy, small equipment shed, and modern veterinarian office building. The house, which faces north, is surrounded by farm fields, some residential development, and is situated on a south sloping ridge above the flood plain of the Chesapeake Bay.¹

Description

The house is a two-story single family, American Foursquare residence constructed in 1900. A rail and post wood fence fronts of the house. The house is three bays by three bays, and has a square shaped plan. It is wood frame construction and has a fieldstone foundation and basement. There are small horizontal sliding, vinyl frame window sashes in the foundation walls. The house is clad with horizontal vinyl siding. The pyramid hip roof is medium-pitch, covered by asphalt shingles and contains wide, boxed-eave overhangs and a center interior brick chimney. The residence has one-over-one, double-hung, vinyl-frame window sashes.

The north elevation of façade includes an off-center main entry consisting of a wood panel door with a single upper light (Attachment 3, Figure 1). Adjacent to the main entry are two windows. The façade has a one-story, full-length porch with a hipped roof covered by asphalt shingles supported by wood paneled tapered square columns. Four wood steps access the front porch. Above the front porch at the second story are two windows.

The east elevation provides access to the basement level with a center entry door, and a hip roof overhang supported by square posts. The first story has two windows and the second story has three windows. The second floor center window is lower than the other windows, and is presumably a stairwell window. The east elevation also contains a blank wall of the rear, or south elevation's addition (Attachment 3, Figure 2).

The south or rear elevation contains a full-length, one-story hip roof addition supported by stone piers (Attachment 3, Figure 3). Five wooden steps access the rear addition's off-center entry door, which is flanked by irregularly spaced one-over-one vinyl windows. The second floor of the rear elevation contains two evenly spaced one-over-one vinyl windows.

The west house elevation contains two evenly spaced second story windows, two first story windows immediately below, a single window on the west elevation of the rear appendage. Three 2-light sliding cellar windows are located in the foundation (Attachment 3, Figure 4).

Privy

Southwest of the main house is a one-story privy with a hip roof covered by asphalt shingles (Attachment 3, Figure 5). The privy has a square plan and is clad with horizontal wood siding. There is a door at the east elevation. Attached to

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-1568

Name Woodlands Farm Tenant House, Building #55
Continuation Sheet

Number 7 Page 1

the north elevation of the privy is a modern, flat roof supported by steel post. The south and west elevations of the privy are not visible by the public-right-way or through aerial photographs.

Small Equipment Shed

Southeast of the main house is a one-story small equipment shed with a pyramid hip roof covered by asphalt shingles. The shed is two-bays by one-bay and has a square plan. It is clad with horizontal wood siding. The southwest elevation has a window and the northeast elevation has a double door entry, one door being of wood clapboard and the other being a hollow core steel door (Attachment 3, Figure 3).

Veterinarian Office

East of the main house is a one-story veterinarian office building with a hipped roof covered by asphalt shingles. The building is three-bays by two-bays, has a rectangular plan and rests on a concrete foundation. It is clad with horizontal vinyl siding. The west elevation has two entry doors, one of the doors has a hipped roof overhang supported by wood turned post. The south elevation has two windows and an off-centered entry door (Attachment 3, Figure 6).

Modern Garage

Southwest of the main house is a one-story modern garage with a medium-pitch, front-gable roof covered by asphalt shingles. The garage is two-bays by two-bays and has a square plan. The garage is made of concrete block. The gable is faced with horizontal vinyl siding. The north elevation has a single metal overhead garage door and a double door with six-by-six lights. The west elevation has one window opening (Attachment 3, Figure 7).

8. Significance

Inventory No. CE-1568

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input 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 c.1900 Architect/Builder

Construction dates c.1900

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

This American Four-square house was constructed in 1900 as a tenant farmhouse in support of operations of the Woodlands Farm. In addition to the house, there are four outbuildings, only one of which appears to be historic. The house and most of the outbuildings have been covered with vinyl siding and the original windows appear to have been replaced with vinyl sash windows. The property now functions as a veterinary office. The addition of the outbuilding along with the lot having been subdivided compromises the property's association with its historic agricultural function, and the property's integrity of setting and feeling. The use of vinyl in the building modifications has compromised the integrity of materials, workmanship and design. The house and property are not eligible for listing in the National Register of Historic Places under Criteria A, B or C.

Woodlands Farm Tenant House, Building #55

The house at 1096 Principio Furnace Road was constructed circa 1900 as a tenant farmhouse that supported operations of Woodlands Farm. The land was first patented by merchant John Bateman 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 1950, the Coudon family owned the property as part of Woodlands Farm (Land Records of Cecil County JS Vol. 20 f. 341). Neither the 1858 Martenet Map (*Simon J. Martenet's Map of Cecil County, Maryland*), nor the 1877 *Lake, Griffing, & Stevenson Atlas Map of Cecil County, Maryland* indicate any structures standing in this location. The Coudon family built the house as a tenant dwelling. A 1940 insurance appraisal of Woodlands Farm Coudon estate identifies the house as "Building 55" and identifies 2 other frame structures – a chicken house (Building No. 57) and garage (Building No. 56) in the rear yard of the property (Attachment 1, Figure 1).

It is likely that Charles Leroy Minker, who was employed by Joseph Coudon IV, lived in the house around 1940. The house and a 5-acre parcel was given to him by the Coudons in 1950 (Land Records of Cecil County RRC Vol. 52 f. 274). Charles Minker had been the secretary of Joseph Coudon IV and eventually became the foreman of the farm, until the Coudon family stopped farming in 1970 (Wilson L. Coudon, pers. comm., October 8, 2013).

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Name Woodlands Farm Tenant House, Building #55
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In 1986, the Minkers and Lokeys (residents of Woodlands Farm Tenant House, Building #58, CE-1567; Lily Minker Lokey was the Minkers' daughter) subdivided their two lots to form four lots. The subdivision resulted in a reduction of the lot size at 1096 Principio Furnace Road to 3.85 acres. At some point prior to 1986, the chicken 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.

In 1990, the Minkers sold the house to Frank Thomson and the house transitioned from private to commercial use as a veterinarian facility (Land Records of Cecil County NDS Vol. 315 f. 260). A second structure associated with the veterinarian practice was built on the same parcel during this period. The house continues to be part of the veterinarian facility, All Paws Animal Wellness Clinic, under the ownership of MAC Holdings, LLC (Land Records of Cecil County WLB Vol. 2734 f. 26).

The house and possibly one of the outbuildings is associated with the Woodlands Farm Historic District, CE- 145, but the property no longer maintains integrity of setting, feeling, and association. The setting has been altered by the addition of the garage, modern shed and the large equipment storage building. The house no longer functions as a residence associated with a farm – it is now a veterinary facility. In addition, the subdivision of the land further compromises the integrity of setting and the property does not convey its association with the Woodlands, the Coudon family farm.

The American Four-square is a noted house type from the early 20th century, and the house does maintain some character-defining features such as the plan, massing, fenestration pattern, and the tapered post full-length front porch. The roofing, siding and windows are not original, and the vinyl windows and vinyl siding, in particular, compromise the house's integrity of design, materials, and workmanship.

The Woodlands Farm Tenant House, Building #55, and outbuildings at 1096 Principio Furnace Road are not eligible for listing in the National Register of Historic Places under Criteria A, B, and C due to the property's compromised integrity of setting, association, feeling, design, workmanship and materials.

9. Major Bibliographical References

Inventory No. CE-1568

See continuation sheet.

10. Geographical Data

Acreage of surveyed property 3.847 acres
Acreage of historical setting 3.847 acres
Quadrangle name Havre de Grace Quadrangle scale: 1:24,000

Verbal boundary description and justification

The legal description for the property contains the whole property. It is:
LOT 4 - 3.847 ACRES
1096 PRINCIPIO FURNACE
E OF PERRYVILLE

11. Form Prepared by

name/title	Lorin Farris / Architectural Historian; Sarah Michailof / Cultural Resources Specialist		
organization	URS Corporation; Staughan Environmental Inc.	date	January 2014
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

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Name: Woodlands Farm Tenant House, Building #55
Continuation Sheet

Number 9 Page 1

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.*

Maryland Department of Assessments and Taxation. Real Property Database record for 1096 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.

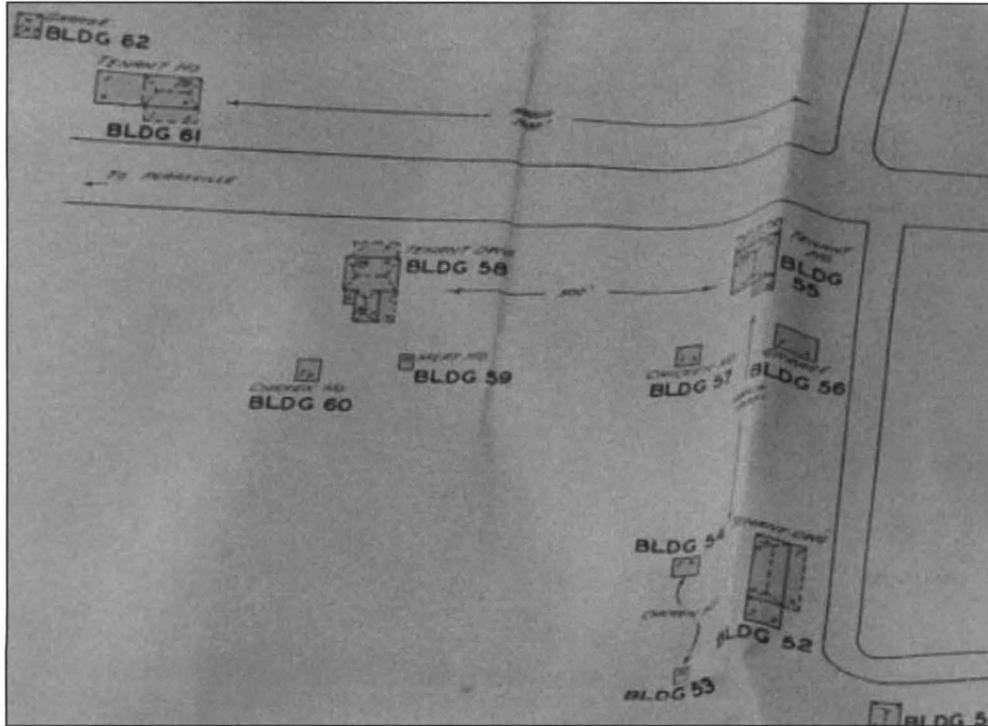
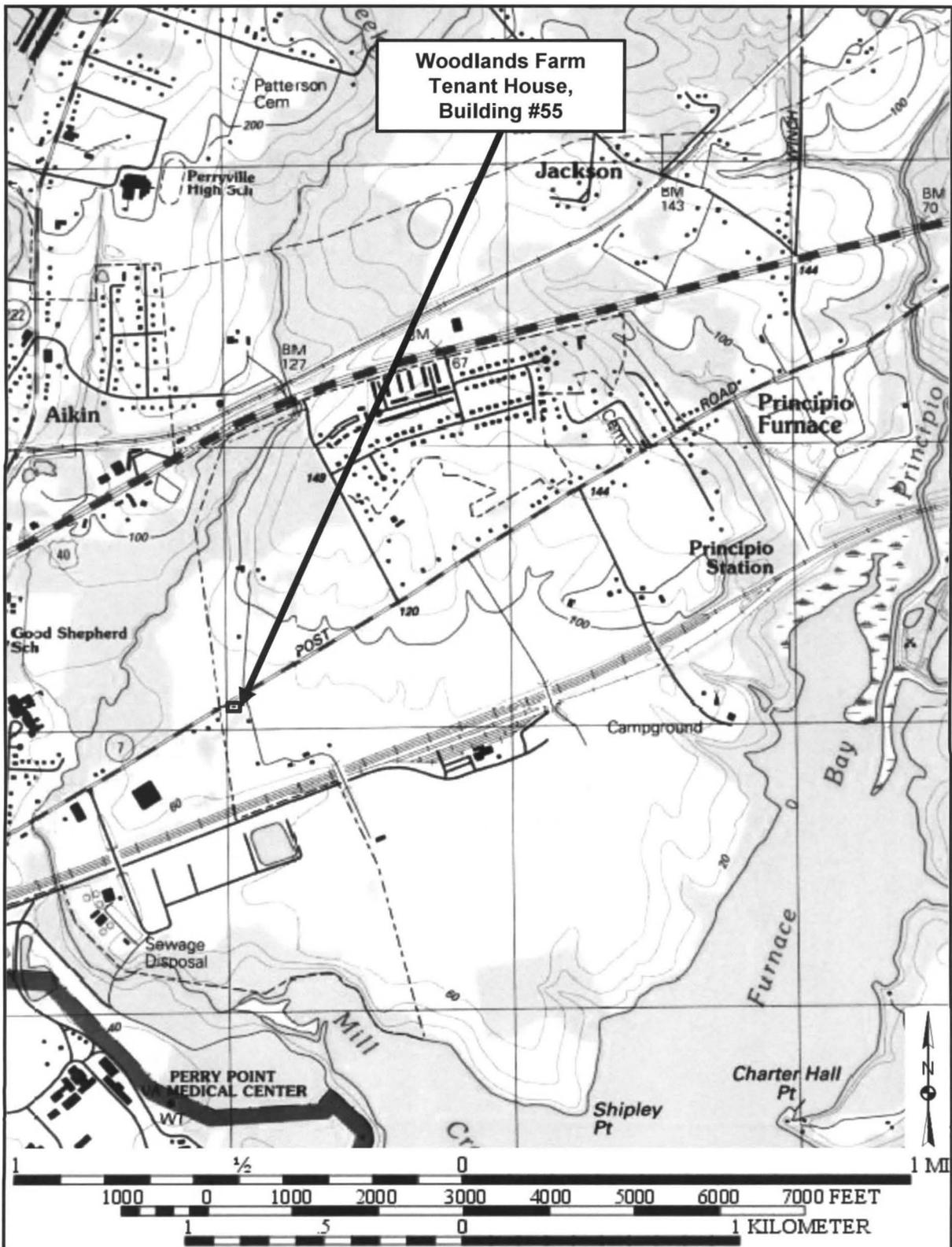


Figure 1. Section of 1940 Appraisal Map Showing "Bldg 55 tenant dwelling" on Woodlands Farm (1096 Principio Furnace Road)



Figure 2. 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 #55	
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 #55</p>	
<p>SCALE 1:24,000</p>	<p>URS</p>	<p>Project No. 20836023</p>
<p>SOURCE USGS 7.5 Series Havre de Grace, MD 1998</p>		<p>Attachment 2</p>

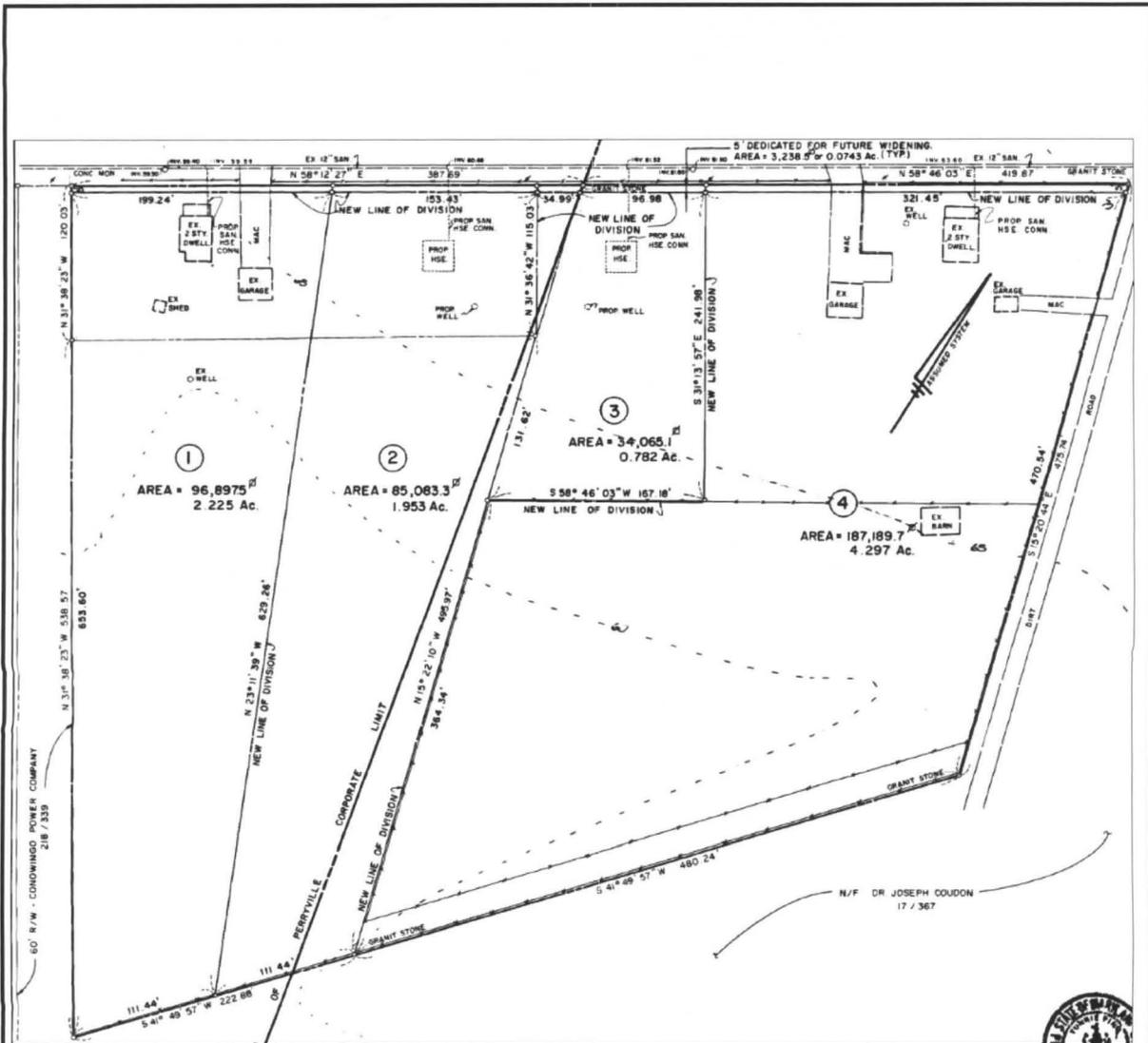


Figure 1. Excerpt from 1986 Subdivision Plat, Lands of Lokey-Minker

The House at 1096 Principio Furnace Road is Located in Area 4, in the Upper Right Portion of the Plat

PROJECT	MARC Maintenance and Layover Facility	1986 Subdivision Plat, Lands of Lokey-Minker	
SCALE	N/A	URS	Project No. 20836023
SOURCE	Land Records of Cecil County, MD		Attachment 2

Photo Log

CE-1568, Woodlands Farm Tenant House, Building 55

Cecil County, Maryland

Photographer: Brian Clevon

Date: November 12, 2013

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

Verbatim UltraLife Archival Grade DVD-R

CE-1568_2013-11-12_01	House, view SE
CE-1568_2013-11-12_02	House, view S
CE-1568_2013-11-12_03	House and Shed, view W
CE-1568_2013-11-12_04	House, view E
CE-1568_2013-11-12_05	Shed, view SE
CE-1568_2013-11-12_06	House and Veterinarian, view NW
CE-1568_2013-11-12_07	Garage, view SE



CE-1568, Woodlands Farm Tenant House, Building 55

Cecil County, Maryland

Brian Clevon

November 12, 2013

MD SHPO

House, view Southeast

1/7

5380448; Building 55_DSC_1283 (4)_026

(ILFORD); (Frown True B&V); 02/19/14



CE-1568, Woodlands Farm Tenant House, Building 55
Cecil County, Maryland
Brian Claven

November 12, 2013

MD SHPO
House, view South

2/7

5388446. Building 55_1568_1233 (5)_227

(ILFORD). (From: True ESU). 22/19/14



CE-1568, Woodlands Farm Tenant House, Building 55
Cecil County, Maryland
Brian Clevon

November 12, 2013
MD SHPD

House and shed, view West
3/7

5388448. Buildings 55_DSC_1263 (6)_028

<ILFDRD>. (F)rolex True 5513. 02/19/14



ESCAPE
LINE

CE-1568, Woodlands Farm Tenant House, Building 55
Ceoil County, Maryland

Brian Clevon

November 12, 2013

^{MD SHPO}
House, view East

4/7

5288448, Building 55_000_1283 (2)_024

<ILFORD>, <Prosen Tree 500>, 82/19/14



CE-1568, Woodlands Farm Tenant House, Building 55

Cecil County, Maryland

Brian Clevon

November 12, 2013

MD SHPD

Shed, view Southeast

57

5388446, Building 55_D6C_1203 (3)_B25

(ILFORD), (F)copex True B500, 02/19/14



CE-1568, Woodlands Farm Tenant House, Building 55

Cecil County, Maryland

Brian Cleven

November 12, 2013

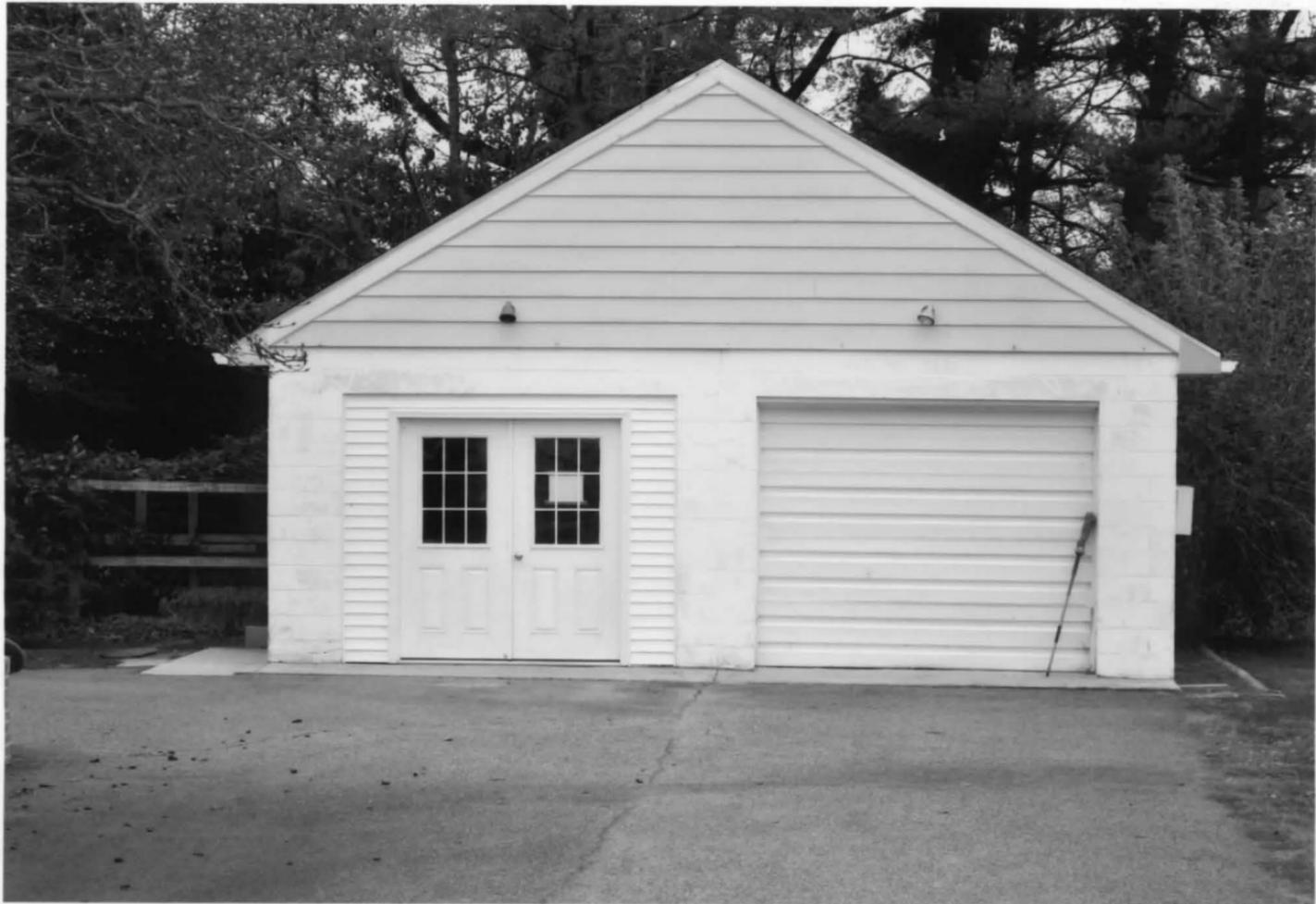
MO SHPO

House and Veterinarian, view Northwest

6/7

5388448, Building 55_DSC_1283 (77_029

(ILFORD), 47 Peter's Trail E225, 02/19/14



CE-1568, Woodlands Farm Tenant House, Building 55
Ceoil County, Maryland
Brian Clevon

November 12, 2013
MD SHPD

Garage, view Southeast

7/7

53884107 Building 55, 000-1283 (1)-823
<ILFDRD>. (From True CSI?) 02/19/14