

DEMOLISHED  
1997

Survey No. F-3-153  
Guilford Tenant House  
Capsule Summary

### **Capsule Summary**

The Guilford Tenant House (ca. 1900) was once associated with Guilford Farm, a former 115-acre parcel located immediately south of the city of Frederick, on the west side of Buckeystown Pike (Rte. 85). The dwelling is an early twentieth century I-house, which is characterized by a three-bay, side-gable main block with an ell extension. The primary elevation exhibits a central entrance and a one-story, full-facade porch. The construction of the Guilford tenant house followed regional vernacular building practices of the early twentieth century. The light balloon frame dwelling incorporates mass produced architectural components such as siding, windows, and doors, and lacks architectural details.

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. F 3-153  
Magi No. F 3-153  
DOE  yes  no

DEMOLISHED  
1997

## 1. Name (indicate preferred name)

historic Guilford Tenant House

and/or common Lee Farm Tenant House

## 2. Location

street & number 5927 New Design Road

N/A not for publication

city, town Frederick

vicinity of

congressional district

Sixth

state

MD

county

Frederick

## 3. Classification

| Category  | Ownership                                  | Status   | Present Use                                       |
|---|--|--|---|
| <input type="checkbox"/> district               | <input checked="" type="checkbox"/> public | <input type="checkbox"/> occupied              | <input type="checkbox"/> agriculture              |
| <input checked="" type="checkbox"/> building(s) | <input 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                   | <b>Public Acquisition</b>                  | <b>Accessible</b>                              | <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 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 checked="" type="checkbox"/> other: vacant |

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

name Guilford Property Management Limited Partnership

street & number 5301 Cassons Neck Road

telephone no.: not listed

city, town Cambridge

state and zip code

MD, 21613

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse

liber 720

street & number North Court Street

folio 606

city, town Frederick

state MD

## 6. Representation in Existing Historical Surveys

title Frederick Region Historic Sites Survey

date 1995

federal  state  county  local

depository for survey records Department of Planning and Zoning

city, town Frederick

state

MD

# 7. Description

Survey No. F-3-153

|  |                                       |   |  |
|--|---------------------------------------|---|--|
| <b>Condition</b>                         |                                       | <b>Check one</b>                            | <b>Check one</b>                                     |
| <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    date of move _____ |
| <input checked="" type="checkbox"/> fair | <input type="checkbox"/> unexposed    |   |  |

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

See attached continuation sheet.

# 8. Significance

Survey No. F-3-153

| 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 checked="" 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/         |
| <input type="checkbox"/> 1700-1799        | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian    |
| <input type="checkbox"/> 1800-1899        | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater         |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation  |
|   |  | <input type="checkbox"/> invention              |   | <input type="checkbox"/> other (specify) |

### Specific dates

### 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 continuation sheet.

# 9. Major Bibliographical References

Survey No. F-3-153

See attached continuation sheet.

# 10. Geographical Data

Acreage of nominated property N/A

Quadrangle name Frederick, MD

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A 

|      |         |  |  |          |  |  |  |  |  |
|------|---------|--|--|----------|--|--|--|--|--|
|      |         |  |  |          |  |  |  |  |  |
| Zone | Easting |  |  | Northing |  |  |  |  |  |

B 

|      |         |  |  |          |  |  |  |  |  |
|------|---------|--|--|----------|--|--|--|--|--|
|      |         |  |  |          |  |  |  |  |  |
| Zone | Easting |  |  | Northing |  |  |  |  |  |

C 

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|      |         |  |  |          |  |  |  |  |  |
| Zone | Easting |  |  | Northing |  |  |  |  |  |

D 

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| Zone | Easting |  |  | Northing |  |  |  |  |  |

E 

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| Zone | Easting |  |  | Northing |  |  |  |  |  |

F 

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|      |         |  |  |          |  |  |  |  |  |
| Zone | Easting |  |  | Northing |  |  |  |  |  |

G 

|      |         |  |  |          |  |  |  |  |  |
|------|---------|--|--|----------|--|--|--|--|--|
|      |         |  |  |          |  |  |  |  |  |
| Zone | Easting |  |  | Northing |  |  |  |  |  |

H 

|      |         |  |  |          |  |  |  |  |  |
|------|---------|--|--|----------|--|--|--|--|--|
|      |         |  |  |          |  |  |  |  |  |
| Zone | Easting |  |  | Northing |  |  |  |  |  |

### Verbal boundary description and justification

See attached continuation sheets.

### List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

# 11. Form Prepared By

name/title Lex. F. Campbell, Preservation Planner

organization R. Christopher Goodwin & Assoc., Inc. date July 15, 1997

street & number 241 East Fourth Street, Suite 100 telephone (301) 694-0428

city or town Frederick state Maryland

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  
 Shaw House  
 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 269-2438

MARYLAND HISTORICAL TRUST  
 DHOP/DHDC  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032-2023  
 514-7400

## General Description

The Guilford tenant house is an early twentieth century I-house, which is characterized by a three-bay, side-gable main block with an ell extension. The primary elevation exhibits a central entrance and a one-story, full-facade porch. The dwelling occupies a plot bordered by a hedgerow and fallow fields. The dwelling is accessed by a gravel road originating from New Design Road to the north.

The dwelling was once associated with Guilford Farm, a former 115-acre parcel located immediately south of the city of Frederick, on the west side of Buckeystown Pike (Rte. 85). The tenant house was associated with an agricultural complex that contained a twentieth-century dairy barn, loafing shed, chicken coop, equipment shed, and corncrib (Davis 1992). In 1996, the dairy barn, loafing shed, chicken coop, and equipment shed burned. The tenant house (ca. 1900) and corncrib (ca. 1920) are the only buildings remaining from the complex. In 1997, the tenant house parcel was subdivided from the Guilford property.

## Tenant House (ca. 1900)

The tenant house is a two-story, I-house that features an ell aligned with the north elevation. The walls are constructed with a wood frame raised on a stone foundation and are finished with asbestos shingles over horizontal clapboard siding. The roof is clad with standing seam metal and features plain boxed eaves. The building exhibits minimal architectural embellishment.

The primary block is three bays wide and one room deep. A full-width, one-story, shed-roof porch projects from the front elevation. The porch roof is supported by four evenly placed, square wood posts. The main entrance is centrally located and consists of a four-panel wood door surmounted by a two-light transom. Double-hung, two-over-two, wood-sash window units are utilized throughout the building.

The ell wing projects two bays from the main block and incorporates two additions, including a one-story, single bay addition on the north elevation. A one-story, enclosed porch with shed roof was added to the east elevation. The entrance incorporates a three panel wood door with single light.

A two-story porch with an enclosed second story is featured on the south elevation of the ell. The elevation also contains a secondary entrance comprised of a four panel wood door surmounted by a two-light transom. Immediately adjacent to the porch is a cellar entrance constructed with masonry walls and sloping wood plank doors. An interior brick end-chimney is located on the east elevation.

The interior exhibits an asymmetrical plan, comprising two rooms wide and one room deep. A staircase is located in the northeast corner of the north parlor ascending the back wall of the room. The ell extends one room deep from the main block and incorporates a kitchen addition on the north wall. An entrance that leads to the side porch is located on the south wall. The second floor generally duplicates the first floor plan and contains three bedrooms and a full bathroom.

The interior walls are finished in plaster, which has been covered with wallpaper, panelling, and vertical beaded wainscot in select rooms. The floors are finished in pine, however, some floors have been decorated with carpet. Door and window casings exhibit single beaded moldings. The interior brick chimneys, which are located in the front and rear rooms, have been enclosed and covered with plaster.

There have been at least three major modifications to the tenant house. The second story porch on the south elevation (side porch) was enclosed. A one-story, sloped roof, "mud-room" was added to the east elevation (ca. 1962, based on imprint in concrete), and a one-story, sloped roof, kitchen was added to the north elevation. The house is in poor condition evidenced by a lack of maintenance and moisture damage to the walls.

## Purpose

The purpose of this inventory form is to document the Guilford tenant house prior to its demolition. The tenant house is privately owned and is scheduled for removal in the fall of 1997.

The Guilford tenant house was originally part of a former agricultural complex that was once a part of Guilford farm. "Guilford" (F-3-40), which included approximately 14 agricultural and domestic buildings on a 115-acre tract, was nominated to the National Register in 1975 (Pearree 1974). The tenant house was not identified as a contributing resource in this documentation.

In June 1975, at the request of the owner, the historic district boundary was reduced "to the few acres (approximately 15 acres) immediately surrounding the house and outbuildings." In 1996 fire destroyed most of the agricultural complex including a dairy barn, loafing shed, chicken coop, and equipment shed. The following year, the tenant house parcel was subdivided from the Guilford property.

A 1997 amendment to the National Register nomination documented the current conditions of the Guilford historic district and provided a full inventory of buildings located within the domestic complex. The historic district boundary and significance was revised to include nine buildings located within the domestic complex. This form provides a permanent record of the tenant house, which was excluded from the district.

## Summary

The Guilford tenant house was once part of Guilford Farm, a 115-acre tract located south of the City of Frederick in Frederick County, Maryland. The farm was owned and continuously operated by a number of prominent Frederick families for most of the nineteenth and twentieth centuries (Campbell 1997). The tenant house was associated with an early twentieth century agricultural complex that also included a dairy barn, loafing shed, chicken coop, equipment shed, and corncrib.

The vernacular tradition of the Frederick region reflects the influence of the Mid-Atlantic and Tidewater regions, which had distinct architectural folk traditions. English influences, which originated in the Tidewater region, generally were manifested in timber-framed houses with linear plans, end chimneys, and symmetrical facades. One folk form derived from the English influence was the I-house. I-houses commonly featured two-stories, three- to five-bays, and side-gables. House plans generally were two rooms in length and one room deep (Kniffen 1986:8). During the eighteenth and nineteenth centuries, the I-house form was widely adopted for farmhouses throughout Frederick County.

During the late nineteenth and early twentieth centuries, western Maryland's agricultural economy enjoyed moderate growth bolstered by improved transportation and enlarged markets. While the primary agricultural products continued to be wheat and corn, dairy production gained prominence. By the early twentieth century, many Frederick farmers switched to dairy production (Frederick County 1995:12). Agricultural complexes reflected this shift with the addition of dairy complexes that frequently included a tenant house for extra laborers. The previous existence of a dairy complex at Guilford reflects the agricultural specialization of the farm during the first half of the twentieth century. The tenant house provided housing for laborers to operate the dairy farm.

Early twentieth century tenant houses often adopted the I-house form which proliferated following the expansion of the railroad (McAlester 1991:96). These houses were typically, small, two-story, two- or three-bay structures constructed with readily available and standardized building materials. Common additions often included an ell or shed kitchen (McDaniel 1982:84). The construction of the Guilford tenant house followed regional vernacular building practices of the early twentieth century. The building plan adopted the I-house form, characterized by three-bay, side-gable massing with an ell extension. The light balloon frame dwelling incorporates mass produced architectural components such as siding, windows, and doors, and lacks architectural details. Later additions, such as the shed roof kitchen and porch reflect the continuous adaptation of the house to modern living standards.

**Maryland Comprehensive Historic Preservation Plan Data**

**Geographic Organization:**

Piedmont

**Chronological Development Periods**

Industrial Urban Dominance, 1870-1930

Modern Period, 1930-Present

**Historic Period Themes:**

Architecture

Agriculture

**Resource Type:**

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic

Known Design Source: None

**Major Bibliographic References**

Campbell, Lex

- 1997 *National Register Documentation for Guilford, Frederick County, Maryland*. Prepared by R. Christopher Goodwin & Associates Inc. for Clagett Enterprises Inc., Frederick, Maryland.

Davis, Janet

- 1992 Memorandum to Mike Thompson, December 11, 1992. Department of Planning and Zoning, Frederick, Maryland.

Frederick County Department of Planning and Zoning

- 1995 *Historic Sites Survey Frederick Region Revised Edition*. Prepared by the Frederick County Department of Planning and Zoning for the Frederick County Planning Commission and the Board of County Commissioners, Frederick, Maryland.

Kniffen, Fred B.

- 1986 Folk Housing: Key to Diffusion. In *Common Places, Readings in American Vernacular Architecture*, edited by Dell Upton and John Michael Vlach, pp. 3-26. University of Georgia Press, Athens, Georgia.

Maryland Historical Trust

- 1995 *Maryland Supplement to National Register Bulletin 16A*. Division of Cultural Programs, Maryland Department of Housing and Community Development, Crownsville, Maryland.

McAlester, Virginia and Lee McAlester

- 1991 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

McDaniel, George W.

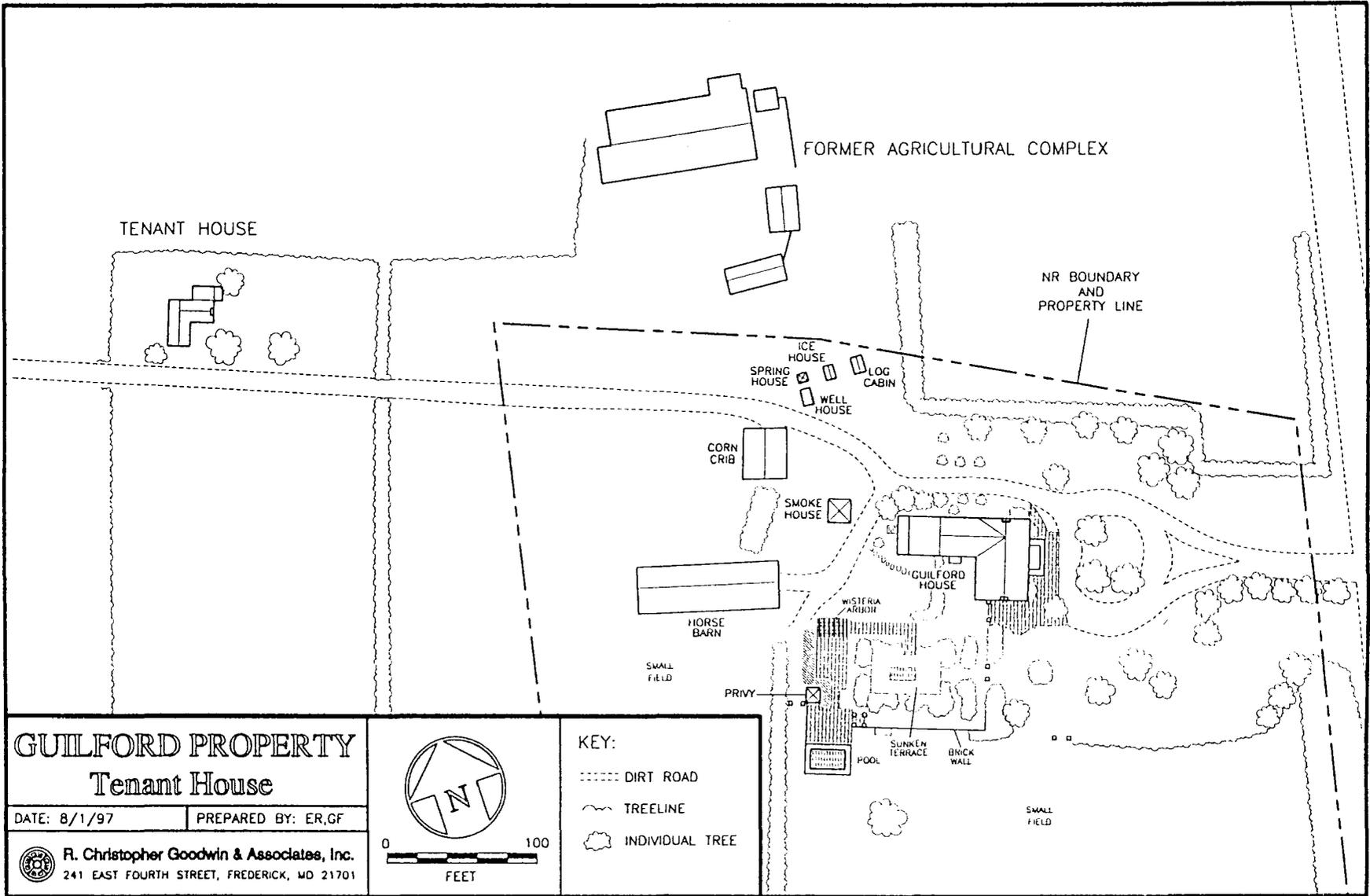
- 1982 Voices from the Past: Black Builders and their Buildings. *3 Centuries of Maryland Architecture*. A selection of presentations made at the 11th Annual Conference of the Maryland Historical Trust.

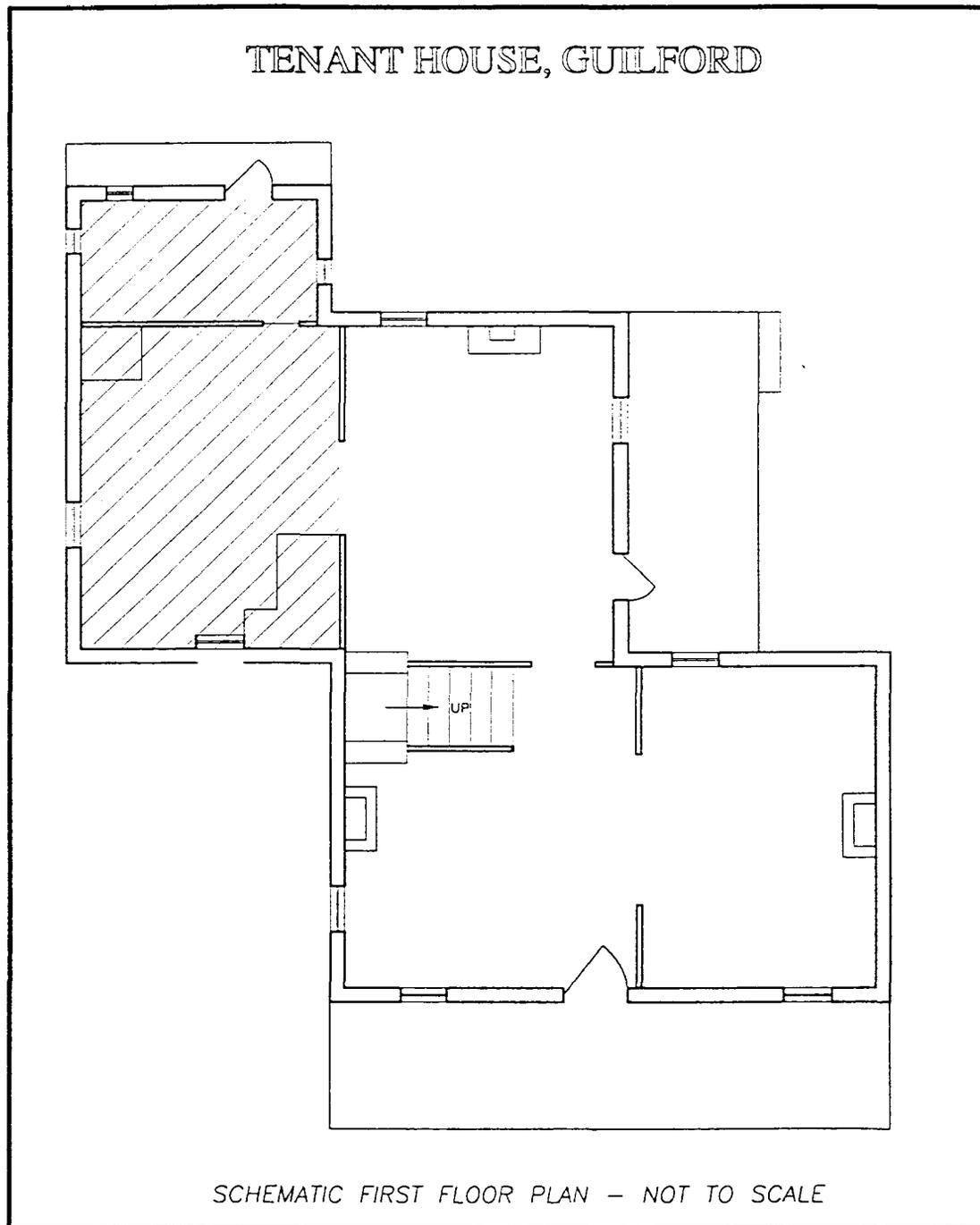
Pearree, D. Worthington

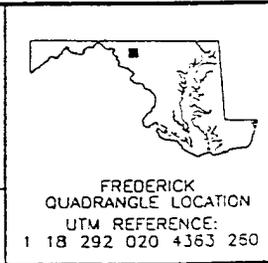
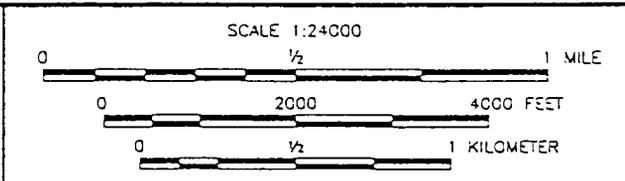
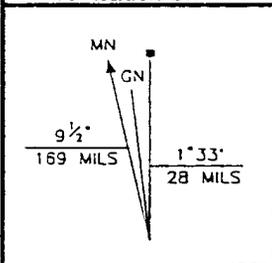
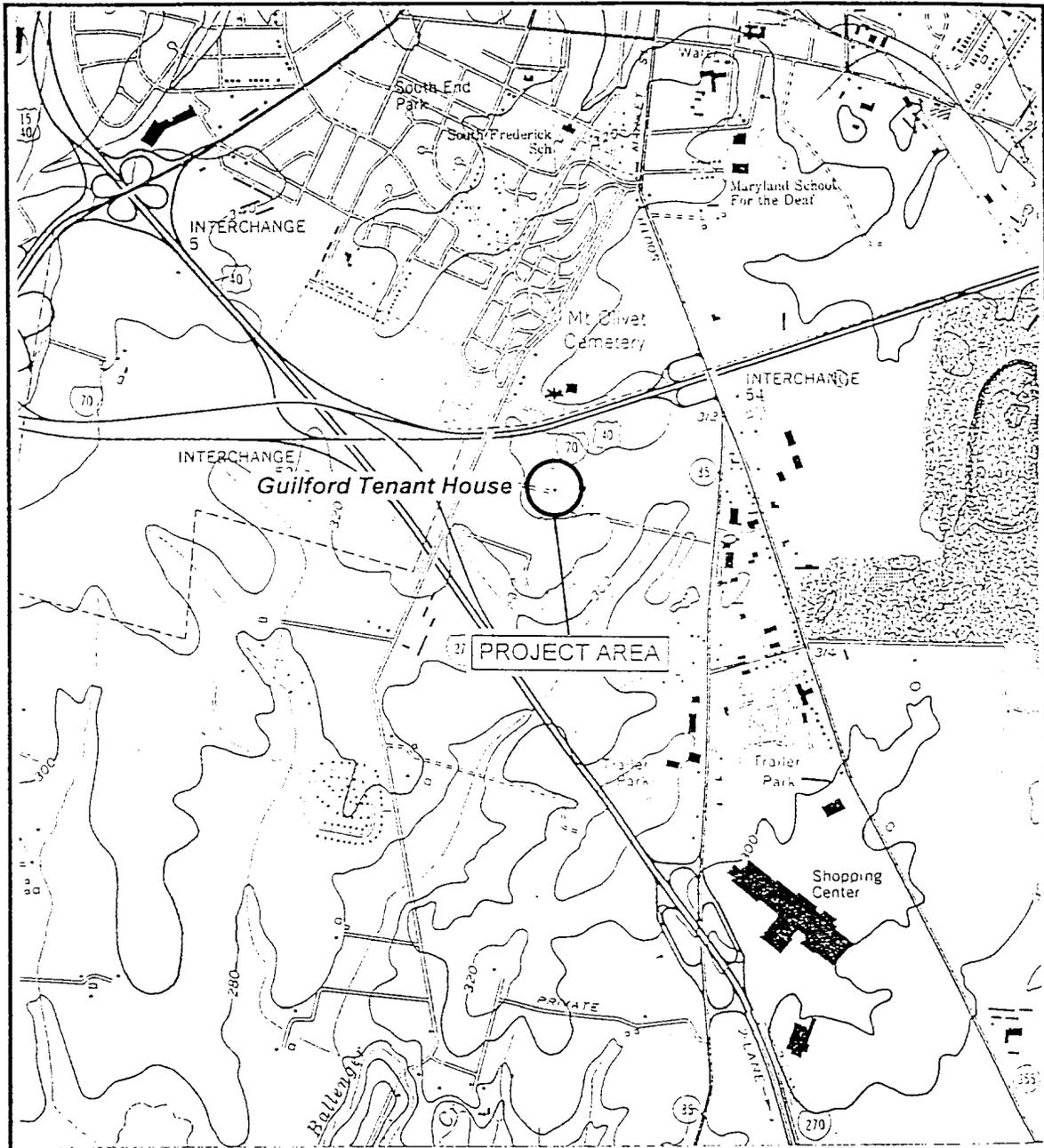
- 1974 *National Register of Historic Places Inventory Nomination Form, Guilford*. Maryland Historical Trust, Crownsville, Maryland.

**Boundary Description and Justification**

The boundary for the tenant house includes the plot of the tenant house.







 **R. Christopher Goodwin & Associates, Inc.**  
 241 EAST FOURTH STREET, FREDERICK, MD 21701

**Photographs**

The following information is the same for all photographs:

1. Guilford Tenant House, MIHP #:
2. Frederick County, Maryland
3. Lex F. Campbell
4. 6/97
5. Maryland Historical Trust

Photo #

- |   |    |   |
|---|----|---|
| 1 | 6. | Front elevation facing south.                 |
|   | 7. | 1:9   |
| 2 | 6. | East elevation facing west.                   |
|   | 7. | 2:9   |
| 3 | 6. | Rear elevation facing north.                  |
|   | 7. | 3:9   |
| 4 | 6. | West elevation facing east.                   |
|   | 7. | 4:9   |
| 5 | 6. | Front porch detail facing west.               |
|   | 7. | 5:9   |
| 6 | 6. | Roof framing detail.                          |
|   | 7. | 6:9   |
| 7 | 6. | Second floor bedroom; door and window detail. |
|   | 7. | 7:9   |
| 8 | 6. | Second floor bedroom; door detail.            |
|   | 7. | 8:9   |
| 9 | 6. | North elevation and fields facing south.      |
|   | 7. | 9:9   |



F-3-152

GOULD FORD TENANT HOUSE

FREDERICK, MD

L. F. CAMPBELL

6/97

MD SHPO

PRIMARY ORIENTATION STREET ORIENTED WITHIN-ORIENTED FACING EAST

1:9







F-3-153

GUILFORD TENANT HOUSE

FREDERICK, MD

L.F. CAMPBELL

6/97

MD SHPO

~~EAST~~ ELEVATION

3:9

< 2101 03 03 NNNNN-0000 071



F.3-153

GUILFORD TENANT HOUSE

FREDERICK, MD

L.F CAMPBELL

6/97

MD SHPO

NORTH ELEVATION

4:9

< >TCT' 003- 03 NNNNNH-05AU 000



F 3.153

GUILFORD TENANT HOUSE

FREDERICK, MD

L.F. CAMPBELL

6/97

MD SHPO

DETAIL OF FRONT PORCH FACING NORTH

S: 9

< 2000 0820-111111 001503 .JTL >



F.3.153

GUILFORD TENANT HOUSE

FREDERICK MD

L.F. CAMPBELL

6/97

MD SHPO

ATTIC AND ROOF FRAMING

6:9

< >TOP RES: 03 NUMBER 01RU 071



F.3.153

GUILFORD TENANT HOUSE

FREDERICK, MD

L.F. CAMPBELL

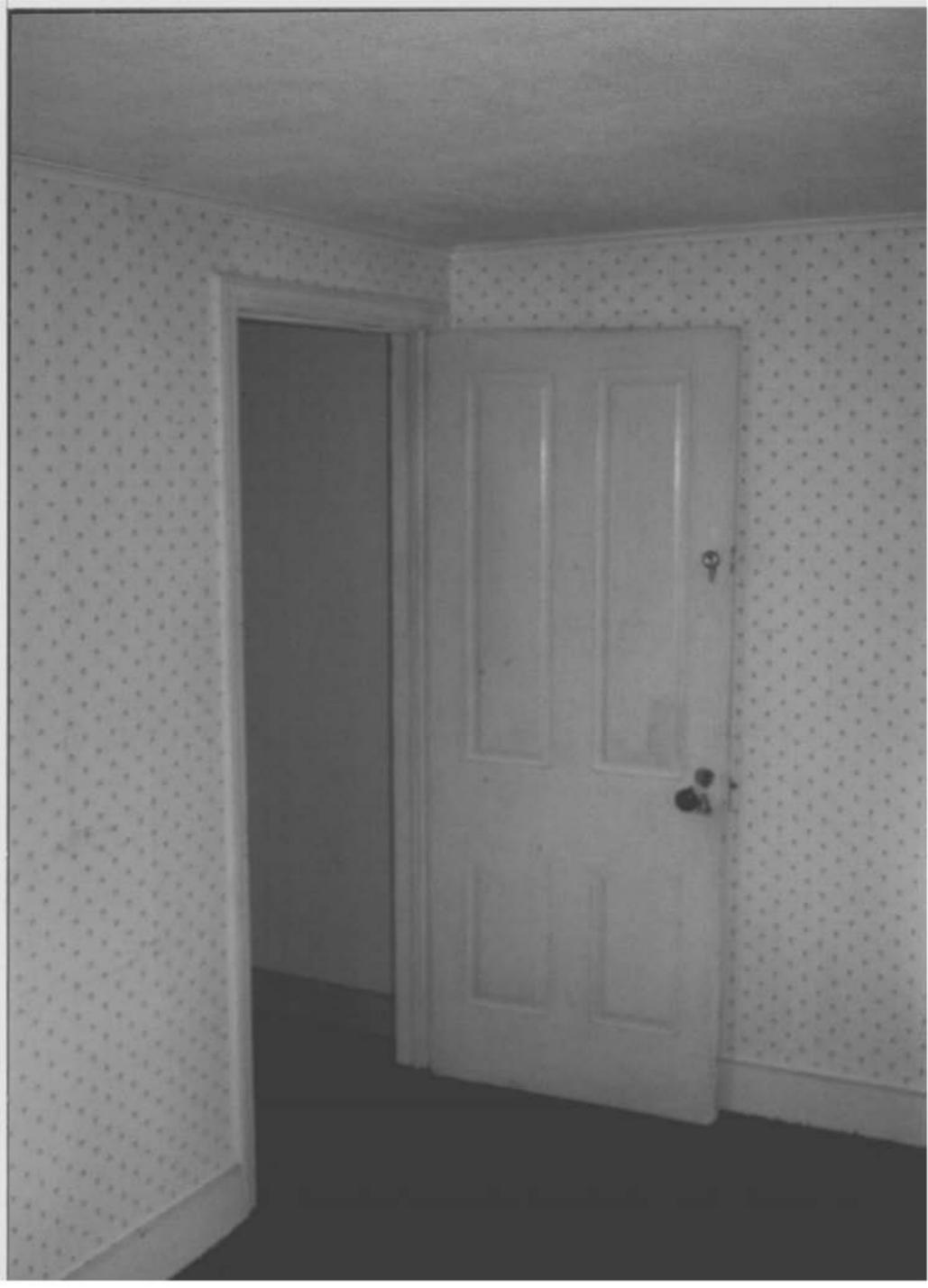
6/97

MO SAPP

SECOND FLOOR BEDROOM (WEST)

7:9

< > 104 003 00 11111111 29RU 071



F.3.153

GUILFORD TENANT HOUSE

FREDERICK, MD

LT. CAMPBELL

6/97

MD 5470

SECOND FLOOR BEDROOM (NORTH), DOOR PETALE

8:9

STRT 03 03 00000 0600 021 >



F-3-153

GUILFORD TENANT HOUSE

FREEDMAN RD

L.F. CAMPBELL

6/97

MD SHPO

NORTH ELEVATION AND FIELDS FACING SOUTH

9:9

SEE DRAWING ON 475 WEST