

F-4-86

Charles H. Coblentz Farmstead  
Middletown vicinity  
Private

Ca. 1820-1880

The Charles H. Coblentz Farmstead contains a circa 1820 brick dwelling with alterations of the mid-20th century and two stone domestic outbuildings, a smokehouse and a springhouse, of about the same date, and an agricultural outbuilding group consisting of a frame bank barn of about 1880, a double-bay frame wagon shed/corn crib, and a frame shed which may have originally been a hog barn. The farmstead until recently also had an early frame blacksmith shop which was destroyed by a storm just prior to documentation of the site. The farmstead is a fair example of a typical farmstead in that its domestic group contains the earliest buildings, in this case, dating from the second quarter of the 19th century, and the agricultural group dates from the last quarter of the 19th century. This may largely be due to agricultural advances and improvements, as well as the early 20th century shift to dairy farming, while the domestic changes in the same period were more subtle, involving interior changes rather than complete replacement of the structures. The double-bay wagon shed/corn crib is notable as one of about six identified in the Middletown Valley.

F-4-86

Charles H. Coblentz Farmstead  
Middletown  
Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont  
(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery  
Counties, and Baltimore City)

Chronological/Development Period:  
Agricultural-Industrial Transition, A.D. 1815-1870  
Industrial/Urban Dominance, A.D. 1870-1930

Prehistoric/Historic Period Themes:  
Agriculture  
Architecture, Landscape Architecture and Community Planning

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function and Use:  
Domestic/single dwelling/residence  
Domestic/secondary structure/smokehouse  
Agriculture/subsistence/animal facility/barn  
Agriculture/subsistence/storage/granary  
Agriculture/subsistence/agricultural outbuilding

Known Design Source: None

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic Charles H. Coblentz Farmstead

and/or common

## 2. Location

street & number 7615 Coblentz Road  not for publication

city, town Middletown  vicinity of congressional district 6th

state Maryland county Frederick

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Charles H. Coblentz, Sr.

street & number P.O. Box 335 telephone no.:

city, town Middletown state and zip code Md. 21769

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1520

street & number 100 W. Patrick Street folio 30

city, town Frederick state Md. 21701

## 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

depository for survey records

city, town state

# 7. Description

Survey No. F-4-86

<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 checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date of move _____
<input 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.

CONTRIBUTING RESOURCE COUNT: 6

The Charles H. Coblentz Farmstead is an originally agricultural complex now used as a private residence centered on a circa 1820 brick two-story dwelling with early and mid-20th century alterations with a stone smokehouse of about 1820, a stone springhouse of about the same period, and three agricultural outbuildings of the last quarter of the 19th century, a frame and stone bank barn, a frame shed, possibly a hog barn, and a frame wagon shed/corn crib with double bays. The ruins of a frame blacksmith shop are also on the property. The farmstead is located on the east side of Coblentz Road about 1/4 mile north of U.S. 40A near Middletown, Frederick County, Maryland. The farmstead is located on an approximately 1.3-acre parcel which is the center of an original farm of 150 acres dating from the first or second quarter of the 19th century which has been in the Coblentz family since 1856. It is surrounded by open fields which are planned for subdivision development.

The dwelling has a three-bay west elevation with the entrance in the north bay. The walls are 5:1 American bond and the cornice is corbeled. The doorway has a four-panel door and a four-light transom. The window openings have plain wood lintels and sills with 6/6 sash. A circa 1870-1880 frame porch extends across the west elevation with decorative brackets, pendants, dentil molding, and chamfered square columns. The roof is covered with composition material and a rebuilt exterior chimney on the south elevation. The north elevation has only a single attic level window with 6/3 sash. A two-story rear wing has been much altered, with an enclosed porch on the south elevation faced with brick veneer, and a frame addition adjoining the east end of the brick section which incorporates a frame wash house, according to the present owner. This frame section has German siding, 6/6 sash and a vertical board door. The base of an exterior stone chimney is located on the south elevation, with signs of recent rehabilitation in progress. The brick section of the wing has 6/6 sash and plain lintels and sills, matching the main section windows. The interior of the house has been considerably altered, with 20th century hardwood floors on the first story and a brick mantel of the mid-20th century in the south parlor. The parlor has been partitioned by an oak-columned arch in the style of 1920's Craftsman houses. The wing contains the dining room and the remodeled kitchen. The dining room has a simple Greek Revival style mantel and tongue-and-groove siding and the kitchen has been completely remodeled, with a rebuilt fireplace surround.

Domestic outbuildings:

Smokehouse: The stone smokehouse or meathouse is located immediately northeast of the brick section of the rear wing of the house at an angle to the plane of the house. The stone walls are plastered and painted white. The vertical board door is located in the west elevation and the gable roof is covered with corrugated metal. A concrete block extension to the building, possibly dating from the 1940's, adjoins the east gable end. The stone part of the smokehouse was probably built about the same time as the house.

(Continued on separate sheet)

# 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 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/ 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 checked="" 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** C. 1820 - 1880      **Builder/Architect**

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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.

The Charles H. Coblentz Farmstead is a fair example of a domestic group of the second quarter of the 19th century, containing good examples, although altered, of stone domestic outbuildings and a brick dwelling which may date from about 1820, and an agricultural group of the late 19th century, with a large frame bank barn, a double-bay wagon shed/corn crib which is one of about six identified in the Middletown Valley, and a possible hog barn. This is a typical chronological categorization of Frederick County farms, the domestic group often predating the existing agricultural buildings. Advancements in agricultural science and the shift from grain-producing to dairy economy in the early 20th century caused an extended series of alterations in the farm buildings, while the domestic changes were often more subtle, involving interior changes such as indoor plumbing, electric power, and domestic appliance inventions which changed the arrangement and furnishing of the kitchen wing, rather than replacement of the entire structure. The Coblentz House shows some additional alteration in the living area in the replacement of the original mantel and the addition of the columned arch.

The house may date from about 1820, possibly being built by John Miller. In 1835, his heirs sold the property, totaling about 148 acres to George Smith. In 1841, Michael McCartney purchased the farm and in 1856, Henry Coblentz (1807-1888) acquired it. His son Charles H. Coblentz (1840-1927) was the owner when the barn burned twice and was responsible for the building of the present barn and undoubtedly the other existing agricultural outbuildings. He was one of the organizers of the Frederick and Middletown Electric Railway, the forerunner of the Hagerstown & Frederick Railway trolley line, and was also on the board of the Valley Savings Bank in Middletown. The current owner, Charles H. Coblentz, Sr., is his great-grandson.



7.1 Description (Continued)

Springhouse: The stone springhouse is located west of the house on the south side of the entrance drive from Coblentz Road. It has a corrugated metal roof and its exterior shows evidence of having been whitewashed in the past. A vertical board door is located in the south elevation and wood barred windows are in the south and east elevations. A small vertical board door in the gable of the north elevation gives access to an upper level storage loft. The springhouse also dates from the same period as the dwelling.

Agricultural outbuildings:

Barn: The frame bank barn is the third barn on the site, two earlier barns having burned during the last quarter of the 19th century. It was last rebuilt about 1880. The stall level on the south elevation is faced with horizontal flush boards. The vertical board upper level has three sets of swing doors on the south elevation. A non-contributing concrete silo is located next to the ramp on the north elevation. A non-contributing concrete block loafing shed adjoins the west end of the barn. The roof is covered with standing seam metal.

Wagon shed/corn crib: The double bay wagon shed was built during the last quarter of the 19th century, possibly about 1880 at the same time the barn was rebuilt. It faces south, with the two drive-through passages flanked by corn cribs. The south elevation has german siding with two 6/6 windows in the loft level.

Shed: The frame shed is located east of the wagon shed and appears to date from the same period. Possibly built as a hog barn, it has vertical siding and a corrugated metal gable roof over wood shingles. Two sets of double swing doors are in the west elevation and sections of low doors on the east elevation suggest that the hog wallow or yard was on the east side.

Blacksmith shop: The ruins of the blacksmith shop are located north of the domestic group. It was destroyed by a storm only a few weeks prior to the survey. A corrugated metal roof covered the structure, which appears to have had some log members as well as sawn framing.

Charles H. Coblentz Farmstead  
Frederick County

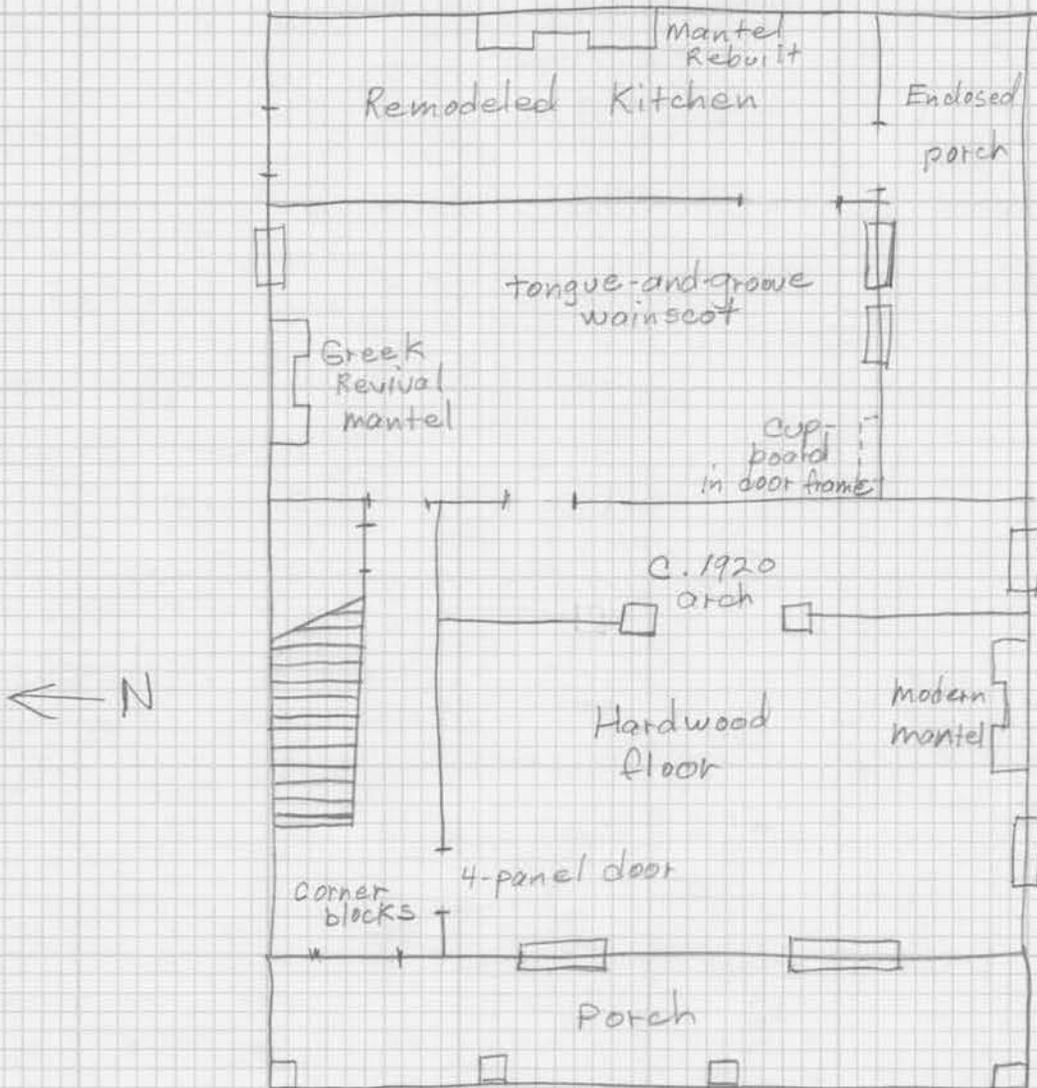
SURVEY No. F-4-86

9.1 Bibliography (Continued)

Portrait and Biographical Record of the Sixth Congressional District. New York: Chapman Publishing Co., 1898, p. 390-391.

Titus, C.O. Atlas of Frederick County, 1873.

Williams, T.J.C., and Folger McKinsey. History of Frederick County, 1910. Reprinted Baltimore: Regional Publishing Co., 1979, p. 1288.



F-4-86

Charles H. Coblentz  
Farmstead  
Frederick County

Janet Davis  
June 1992

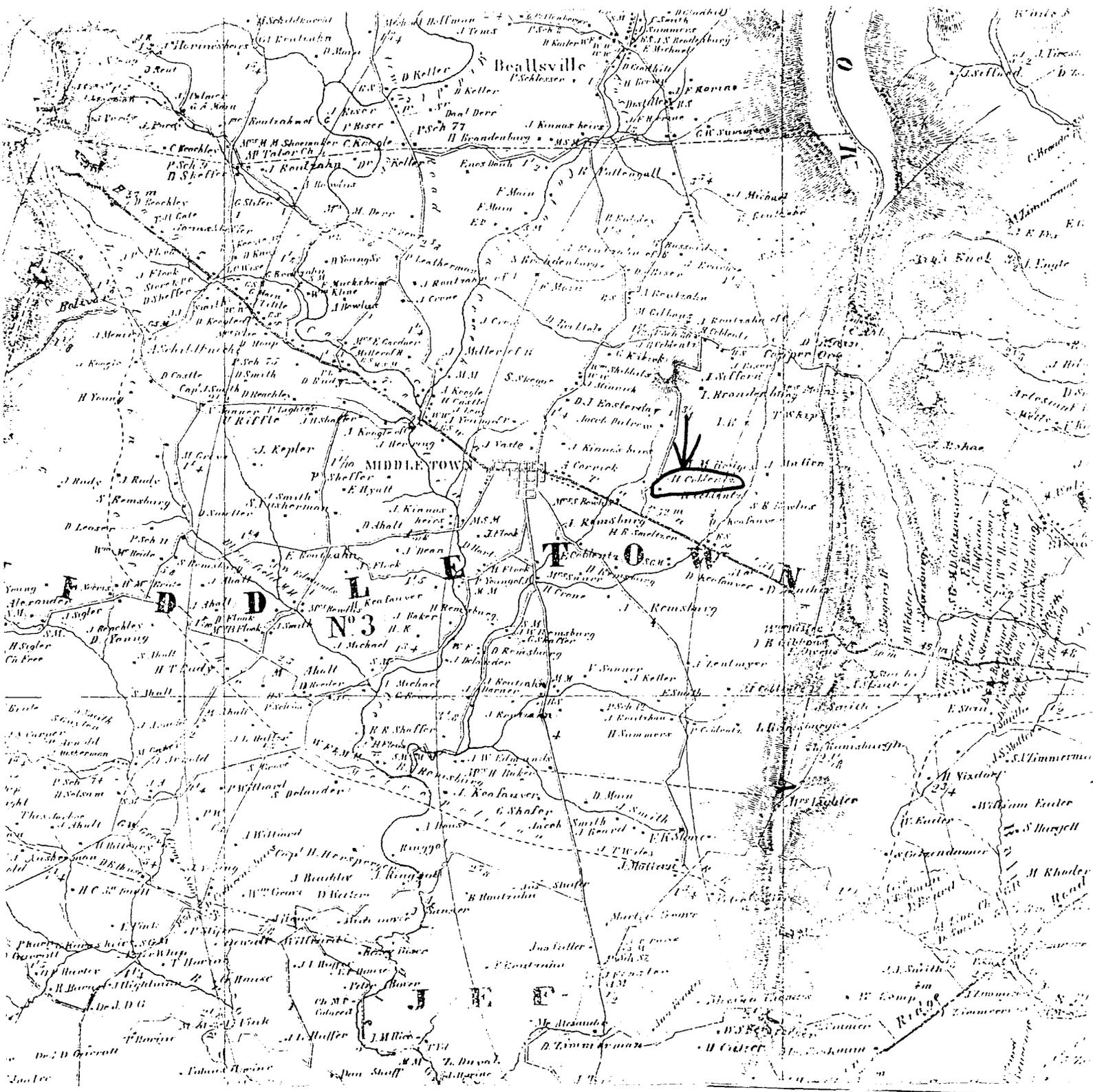
Not to Scale

7615 Coblenty Rd.

LIBER/F 10	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
1520/30 19 Oct 88	Charles H. Coblenty	Barbara C. Smith, formerly Barbara B. Coblenty	property settled at divorce sect. 1. Roll of Fox Hole Enlarged 1. 363A.		
963/665 27 Jun 75	Charles H. & Barbara B. Coblenty	Catherine P. Coblenty	1. 363A.		
647/438 13 Apr 50	Henry P. & Catherine P. Coblenty (Henry died 30 Jan 71)	D. Perry & Fannie C. Coblenty	188/2A. 304/257, 2 Mar 13 18A. 320/415 31 Mar 17 1A. 331/553, 8 May 20		
304/257 2 Mar 13	D. Perry & Fannie C. Coblenty	Charles H. Coblenty widower	3 deeds		
CM 2/727 22 Apr 1868	Charles H. Coblenty	Henry & Ann M. Coblenty	146A.	\$13,140	
ES 8/347 2 Apr 1856	Henry Coblenty	John Sifford	146A.	\$12,449.71	
ES 8/345 17 Dec 1855	John Sifford	John S. McCartney, exec. of Michael McCartney	146A. "Fox Hole Enlarged" "Valentine's Retirement"	\$10,267.33	

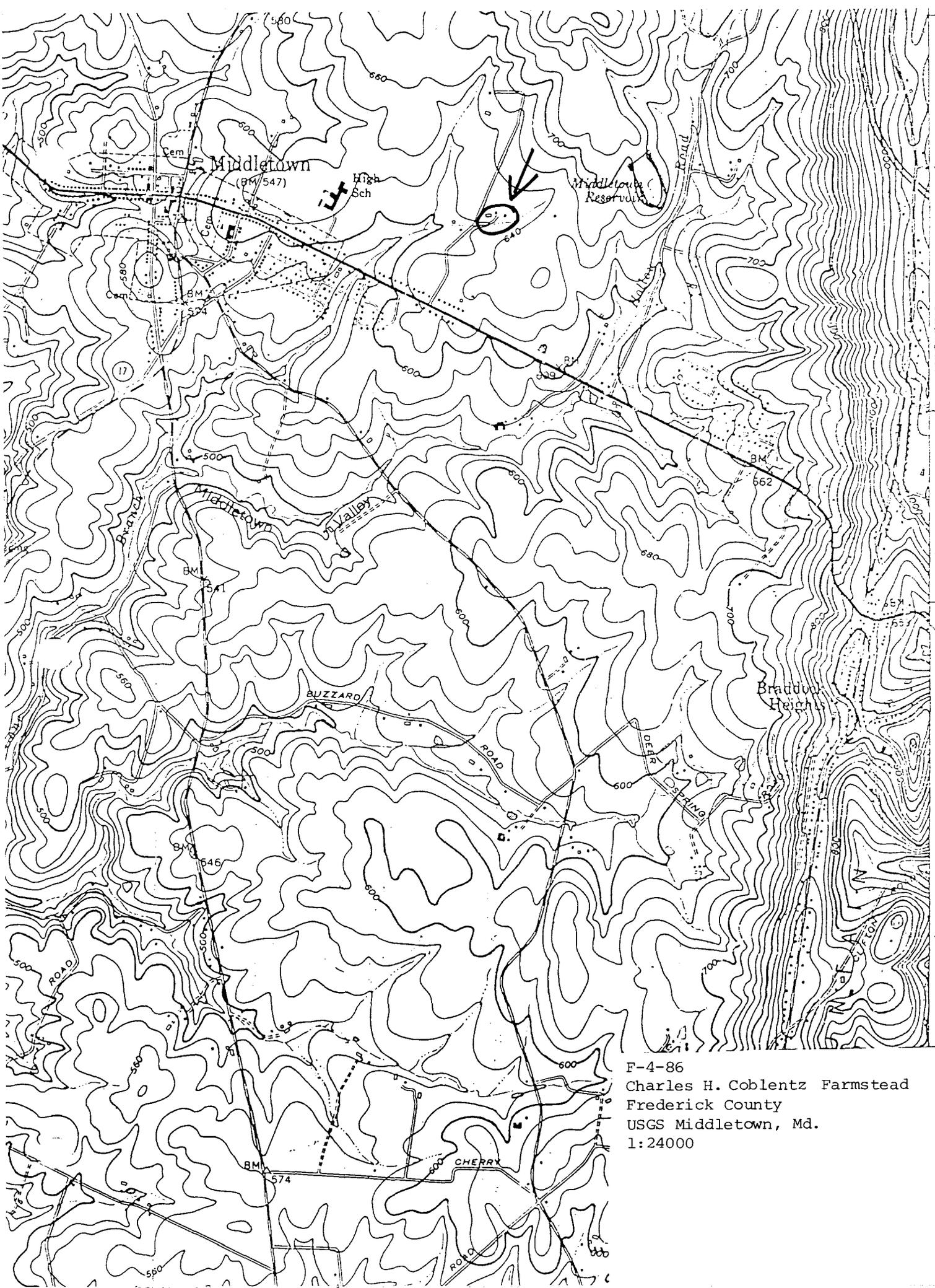
F-4-86

LIBER/Folio	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
HS 14/191 1 Feb 1841	Michael McCartney	George & Mary E. Smith	"Fox Hole Enlarged" "Valentine's Retirement" 148 3/4 a.	\$ 8925	
J 549/202 15 Apr 1835 see also J 549/205 15 May 1835	George Smith - corrects error in earlier deed	Catherine Miller, et al, reps. of John Miller, dec.	148 a "Fox Hole Enlarged" "Valentine's Retirement"	\$ 7,440	
	John Miller		150 1/2 a.		



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 Charles H. Coblentz Farmstead  
 Frederick County  
 Isaac Bond, Map of Frederick  
 County, 1858.





FREDERICK

F-4-86  
Charles H. Coblantz Farmstead  
Frederick County  
USGS Middletown, Md.  
1:24000



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Charles H. Coblenz Farmstead  
Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

West elevation

1/7



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Charles H. Coblenz Farmstead  
Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Southeast corner view

2/7



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Charles H. Coblentz Farmstead

Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Dining room mantel

3/7



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Charles H. Coblenz Farmstead  
Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Meat house, west elevation

4/7



F-4-86

Charles H. Coblenz Farmstead  
Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.  
Springhouse, east elevation

3/7



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Charles H. Coblentz Farmstead

Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Barn and wagon shed/corn crib, south elevation  
6/7



F-7-86

Charles H. Coblenz Farmstead  
Frederick County

Photo: Janet Davis

June 1992

Neg. loc.: Md. SHPA, Crownsville Md.

Hog barn/shed, northeast corner view

7/7