

Capsule Summary

Lease Dwelling
MIHP # F-5-168
10531 Gas House Pike
Mount Airy
Ca. 1880
Private

The property consists of a dwelling and three agricultural outbuildings sited on the south side of Gas House Pike, east of Boyer's Mill Road. A gravel driveway provides access to the dwelling, which is recessed from the road. Landscaping consists of a mowed lawn and mature deciduous and coniferous trees. Wood and metal fencing defines both the domestic yard and pasture. The two-story wood frame dwelling with integral ell occupies a rectangular footprint. The dwelling, which is clad in vinyl siding, rests on a stone foundation and terminates in a side-gable roof sheathed in standing-seam metal. Brick chimneys are found at each gable end. Windows are one-over-one-light and six-over-six-light, vinyl-sash replacement units. A ca. 1940 garage, a ca. 1950 chicken coop, and two late twentieth century agricultural outbuildings also are located on the property.

Site inspection and archival research suggest that the rural complex was developed during the last quarter of the nineteenth century. Based on analysis of limited documentation and site survey, research suggests small rural properties incorporating primary dwellings and multiple small-scale specialized agricultural buildings emerged as a property type during the late nineteenth and early twentieth centuries. The rural properties may not have been well-suited for the cultivation of agricultural products and may have been occupied by migrant or tenant occupants. This property represents the broad evolution in rural domestic patterns from earlier subsistence farmsteads to single lots having an exclusively residential use in a rural setting. At approximately three acres, the historic size of the parcel does not suggest a large-scale farming operation. Indeed, during much of the early twentieth century, the dwelling was occupied by two sisters, neither of whom had agriculture-related occupations. The property was owned by several families before it was acquired by its current owner in 2011.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-5-168

1. Name of Property (indicate preferred name)

historic Lease Dwelling
other N/A

2. Location

street and number 10531 Gas House Pike ___ not for publication
city, town Mount Airy ___ vicinity
county Frederick

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

name Oakdale Investments, LLC
street and number 1355 Beverly Road, Suite 240 telephone 703.734.9730
city, town McLean state VA zip code 22101

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 8359 folio 128
city, town Frederick tax map 69 tax parcel 52 tax ID number 298130

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

7. Description

Inventory No. F-5-168

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 property consists of a dwelling and three agricultural outbuildings sited on the south side of Gas House Pike, east of Boyer's Mill Road. A gravel driveway provides access to the dwelling, which is recessed from the road. Landscaping consists of a mowed lawn and mature deciduous and coniferous trees. Wood and metal fencing defines both the domestic yard and pasture.

Domestic Buildings

Dwelling (ca. 1880)

The two-story wood frame dwelling with integral ell occupies a rectangular footprint. The dwelling, which is clad in vinyl siding, rests on a stone foundation and terminates in a side-gable roof sheathed in standing-seam metal. Brick chimneys are found at each gable end. Windows are one-over-one-light and six-over-six-light, vinyl-sash replacement units.

The three-bay, asymmetrical north (front) elevation features two six-over-six-light windows at the first floor and two one-over-one-light windows at the second floor. The primary entrance is centered on the elevation and is defined by a shed-roof sheltered stoop. Wood brackets support the roof, which is sheathed in standing-seam metal. Poured-concrete steps provide access to the principal entrance. One vinyl replacement window is present at the first floor of the one-bay east elevation of the principal block and one two-over-two-light, double-hung, wood-sash window is located at the second floor of the south elevation of the principal block. The west elevation of the principal block has a single-light window in the gable end and an exterior brick chimney. A single-story addition was constructed on the west addition. Windows are present on the north and west elevations of the addition.

The ell's west and east elevations are two bays; the south elevation contains an exterior brick chimney. An enclosed porch is located at the first floor of the ell's east elevation and features vinyl replacement windows and a vinyl door on the east elevation and a wood door on the south elevation. Access was not available to the dwelling's interior.

Garage (ca. 1940)

A wood-frame garage is located behind (southeast) of the dwelling. The building occupies a square footprint and terminates in a front-gable roof sheathed in standing-seam metal. The building is clad in lap siding. Beaded-board sliding track doors on the north elevation provide vehicular access to the building. A paneled, wood door and a six-over-six-light, double-hung, wood-sash window are found on the east elevation.

Chicken Coop (ca. 1950)

A wood-frame, single-story chicken coop is located southwest of the dwelling. The building occupies a rectangular footprint and terminates in a shed roof sheathed in corrugated metal. Beaded boards clad the building. Openings are found on the west and south elevations.

Agricultural Outbuildings (ca. late twentieth century)

A wood-frame stable is located southeast of the dwelling. The building is clad in plywood sheathing and terminates in a gambrel roof covered in tarpaper. A wood-frame chicken house, also clad in plywood sheathing extends, from the stable's west elevation. The chicken coop terminates in a shed roof. An extension of the roof line attaches the chicken coop to the stable.

8. Significance

Inventory No. F-5-168

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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input 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 ca. 1880 to ca. 1950 **Architect/Builder** N/A

Construction dates ca. 1880

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

Site inspection and archival research suggest that the rural complex was developed during the last quarter of the nineteenth century. Archival research and several surviving buildings suggest that previous occupants engaged in agriculture on a modest scale through the late twentieth century. Based on analysis of limited documentation and site survey, research suggests small rural properties incorporating primary dwellings and multiple small-scale specialized agricultural buildings emerged as a property type during the late nineteenth and early twentieth centuries. The rural properties may not have been well-suited for the cultivation of agricultural products and may have been occupied by migrant or tenant occupants. This property type represents the broad evolution in rural domestic patterns from earlier subsistence farmsteads to single lots having an exclusively residential use in a rural setting.

Project Background

This property was documented as a prerequisite to its removal as part of the development of the Westridge, Woodridge, Hamptons West, and Hamptons East residential communities. Preliminary review of project development plans by the Frederick County Community Development Department identified documentation of four existing rural domestic properties, including the Lease property, as a condition to their demolition. Maryland Inventory of Historic Properties (MIHP) forms were prepared for each of these properties for submission to the Frederick County Community Development Department.

Historical Project Area

The project area, which is located northwest of New Market and south of Mount Pleasant, is in close proximity to twentieth century residential developments surrounding Lake Linganore. The area was sparsely populated during the nineteenth through the mid-twentieth centuries. During the last quarter of the nineteenth century, at least four mills operated along the Linganore Creek (Lake 1873).

Historic maps record few property owners in the general project area during the nineteenth century. However, census records identify many more residents in the area, suggesting that a segment of the area's population were tenants.

Gas House Pike, east of Boyer's Mill experienced limited development during the late nineteenth century through the mid twentieth century. Fewer than a dozen buildings are depicted on early twentieth century U.S.G.S. quadrangle maps. Generally, the few buildings identified on the historic quadrangle maps were constructed adjoining Gas House Pike, rather than removed from the road.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-5-168

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Growth in the area exploded during the second half of the twentieth century when the Linganore Corporation received county approval in 1968 to construct the first Planned Unit Development (PUD) in the county (Lake Linganore n.d.). The community includes 15 “villages,” or neighborhoods (Lake Linganore Association n.d.).

Historic Overview

In general, the four properties identified for documentation share a similar overall development history. This general context is presented for each property along with site specific data.

Farming and commodity production and processing have been important in the Frederick County economy from the eighteenth century to the present. Changing markets, technologies for agricultural and food preservation, and advances in transportation were factors that influenced the commodities produced and the design of associated agricultural infrastructure. The county’s agricultural economy shifted from an eighteenth century focus on wheat production for export to South American markets through the Port of Baltimore, to the cultivation of tomatoes and corn for regional canneries in the years following the Civil War, to “truck farms” focusing on perishable commodities shipped by train to regional urban centers, to commercial dairies made possible by advances in transportation, sanitation, and refrigeration. Properties associated with this dominant pattern of agricultural economics include substantial farms with frequently substantial building complexes consisting of main dwellings, secondary dwellings, domestic outbuildings, and substantial barn complexes that were modified and expanded over time to reflect architectural fashion and agricultural technology. Large-scale agricultural operations such as farms that supported local canneries or commercial dairies often included tenant houses. Such dwellings generally were simple family structures with minimal ornamentation.

A less documented pattern of modest rural domestic properties is found in the county throughout these periods. Such properties frequently are associated with small parcels averaging five acres or less. Primarily residential in use, these properties often include modest principal dwellings, minor domestic outbuildings, and small scale agricultural sheds. House lots usually include small orchards and kitchen gardens. Census data records the owners of such parcels as employed in a variety of pursuits ranging from farmers to craftsmen to laborers.

Industry historically maintained a secondary role in Frederick County’s economy into the twentieth century. Changes in the agricultural sector, compounded with the consolidation of various industries, forced residents, particularly those engaged in agriculture, to search for jobs in or closer to nearby cities (Polglase et al. 2003:24). Consequently, population growth in the county during the first quarter of the twentieth century stagnated due to the changing economic conditions. Limited industrial growth in Frederick County during the early twentieth century prolonged the effects of the Great Depression on the county’s economy. This factor contributed to the county’s slow population growth during the 1930s.

Construction of Fort Detrick during World War II and the subsequent construction of Interstate 270 as part of President Dwight Eisenhower’s interstate highway system during the late 1950s spurred dramatic economic and population growth in the county (Polglase et al. 2003:24). Interstate access, supplemented by commuter rail, made Frederick County an increasingly attractive bedroom community to those employed in the metropolitan Washington, D.C. and Baltimore regions. Housing developments were constructed by merchant builders that catered to urban commuters in the post -World War II period. The demand for residential housing placed increased development pressure on rural property. Development

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pressures occurred concurrently with the introduction of improved consumer services, such as the supermarket. First introduced in 1936 by the Great Atlantic & Pacific Tea Company (A&P), self-service grocery stores decreased the need for small residential parcels integrating a level of subsistence agriculture. Increasingly restrictive land use policies and improvement in transportation, which facilitated access to stores, further diminished the need for rural property owners to produce their own agricultural products. The population and economic growth that occurred in the county during the postwar period continued through the end of the twentieth century and to the present.

Domestic Architecture in Frederick County

Modest, two-story, wood-frame dwellings are ubiquitous throughout Frederick County. Most dwellings constructed in the county during the second half of the nineteenth century and the early decades of the twentieth century are related to the Maryland Piedmont farmhouse: a two-story, wood-frame dwelling with integral ell. Often an open porch spanned the principal block and the ell incorporated a two-story porch.

The majority of these vernacular dwelling were constructed with mass produced building materials, including ornamentation. Builder's guides, improved transportation, local availability of standardized materials, and builder's budget influenced the size and elaboration of the dwelling. Builder's guides afforded property owners the opportunity to choose ornamentation and customize such houses. Improved transportation, namely railroad access, facilitated the movement of building materials from one region to another and reduced construction costs. Mass production of building components standardized design and eliminated the necessity for skilled craftsmen to produce building parts.

Tenant Houses

Tenant houses constructed during the second half of the nineteenth and early twentieth centuries are similar in design. In general, tenant houses constructed during the time period are modest, two-story, wood-frame dwellings. The use of exterior ornamentation is uncommon. The houses often occupy rectangular footprints and the integral ell with porch, typically, is absent.

Other examples of tenant houses constructed in Frederick County during the time period are documented in the Maryland Inventory of Historic Properties. Previously surveyed tenant houses include the Curtis W. Thomas Tenant House (F-1-210) in Adamstown and the tenant house located on the Caidlyn Properties in the City of Frederick and documented in F-3-253.

Tenant houses constructed in the general vicinity of Lake Linganore include Tenant House 1 (F-8-144) and Tenant House 2 (F-8-145). Both of these dwellings were located on the north side of Gas House Pike. Much of the farmland along Gas House Pike during the late nineteenth and early twentieth centuries was cultivated to supply corn and tomatoes to the locally-based McMurry cannery Louis McMurry, owner of the cannery, eventually acquired approximately 3,000 acres for corn production (Sheetenhelm and Kuranda 1990).

Property History

The property was in the Lease family for much of the nineteenth and twentieth centuries. William Lease acquired the property in 1827 (Frederick County Land Records [FCLR] liber JS29/folio 450). The property was partitioned between William Lease's children, William H. Lease and his wife, Anna Martha Lease, and Jemima Lease, in 1849. Each heir

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Name
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received a half interest in the property (FCLR liber WBT10/folio 271). The parcel obtained by William H. Lease and Jemima Lease is reduced to 3 acres by deed in 1881 when it was acquired by Thomas D. and Corrilla A. Gallaher (FCLR liber AF3/folio 444). The dwelling does not appear on the 1873 Lake Atlas of Frederick County suggesting the dwelling was constructed after 1881, likely when the property was owned by Thomas and Corrilla Gallaher.

Archival research suggests the Gallahers might have rented the property after 1900. The federal census records Thomas D. and Corrilla A. Gallaher living in Washington, D.C. in 1900, 1910, and 1920 (U.S. Federal Census www.ancestry.com). Research has not yielded information on where the Gallahers resided before 1900. The identities of the occupants of the dwelling prior to 1912 is unknown.

The property returned to Lease family ownership in 1912 when M. Agnes Lease and Nannie C. Lease, the daughters of William H. and Anna Martha Lease, acquired the property (FCLR liber 302 / folio 69). In 1900, Mary A. (Agnes) and Nannie C. were living with their mother Anna and their brother Dorsey R. (U.S. Federal Census www.ancestry.com). According to federal census records, M. Agnes Lease was a trained nurse for a private family and Nannie C. taught elocution (U.S. Federal Census www.ancestry.com). By 1930, M. Agnes had retired (U.S. Federal Census www.ancestry.com). Members of the Lease family owned the property until 1968 when it was purchased by George H. and Ruth M. Droneburg (FCLR liber 783/folio 347). Property ownership changed five more times before it was acquired in 2011 by Oakdale Investments (FCLR liber 8359/folio 128). The three-acre tract was one of multiple properties that were consolidated to comprise the parcel, which currently contains 52.19 acres.

Archival research and site investigations suggest the property's current agricultural function dates from the late twentieth century. At approximately three acres, the historic size of the parcel does not suggest a large-scale farming operation. Indeed, during much of the early twentieth century, the dwelling was occupied by two sisters, neither of whom had agriculture-related occupations. Some of the existing agricultural buildings, including the stable and attached chicken coop, were constructed during the late twentieth century or early twenty-first century.

9. Major Bibliographical References

Inventory No. F-5-168

See attached

10. Geographical Data

Acreage of surveyed property .80 acres
Acreage of historical setting 3 acres
Quadrangle name Walkersville Quadrangle scale: 1:24,000

Verbal boundary description and justification

The boundaries of the property include the 3 acres associated with the property during the Lease family ownership.

11. Form Prepared by

name/title	Kirsten Peeler, Senior Project Manager		
organization	R. Christopher Goodwin & Associates, Inc.	date	July 2015
street & number	241 East Fourth Street, Suite 100	telephone	301.694.0428
city or town	Frederick	state	Maryland

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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Excerpt: 1873 Lake Atlas of Frederick County.

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Name
Continuation Sheet

Number 9 Page 2

Bibliography

Frederick County Land Records (FCLR)
Var. Deeds, wills, and equity cases.

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1875 *Atlas of Frederick County, Maryland*. C.O. Titus & Co., Philadelphia, Pennsylvania.

Lake Linganore
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Polglase, Christopher, Jesse Kulp, Chris Heidenrich, and Michael Hornum
2003 *Phase I Archeological Survey for the Proposed Road and Water/Sewer Improvements at Lake Linganore, Frederick, County, Maryland*. Prepared by R. Christopher Goodwin & Associates, Inc. for Whitman, Requardt and Associates, LLP.

Sheetenhelm, Deborah with revisions by Kathryn M. Kuranda
1990 Maryland Inventory of Historic Properties form prepared for the McMurry House (F-8-31). Available from the Maryland Historical Trust, Crownsville, Maryland.

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Wesler, Kit W., Dennis J. Pogue, Aileen F. Button, Robert J. Hurry, Gordon J. Fine, Patricia A. Sternheimer, and E. Glyn Furguson
1981 *The M/DOT Archeological Resources Survey, Volume 3: The Piedmont*. Maryland Historical Trust for the Maryland Department of Transportation and the Maryland Board of Public Works.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Continuation Sheet

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Photo Log

MIHP#: F-5-168

Lease Dwelling

Frederick County, Maryland

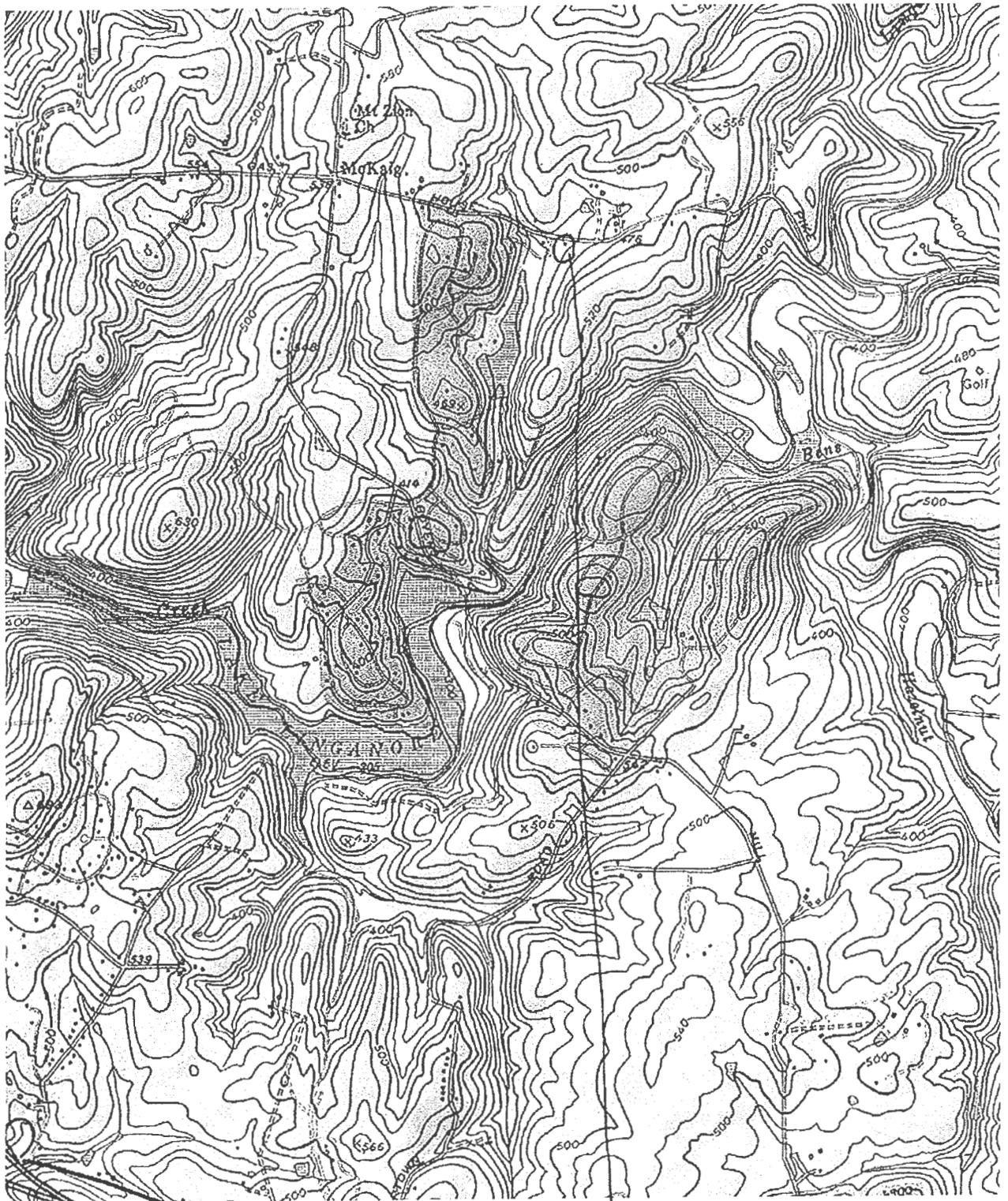
Photos taken by: R. Christopher Goodwin & Associates, Inc.

Photos taken on: 28 April 2015

Photo paper and ink: HP Vivera ink 97 Tri-Color cartridge, 101 Blue Photo cartridge, and 102 Gray Photo cartridge on Epson Premium Photo Paper (high gloss)

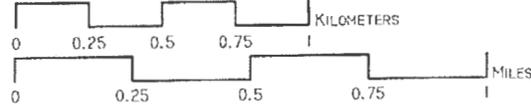
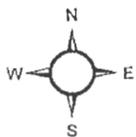
Verbatim Ultralife Gold Archival Grade CD-R, PhthaloCyanine Dye

F-5-168_2015-04-28_01 Setting, looking southwest
F-5-168_2015-04-28_02 Dwelling, north elevation
F-5-168_2015-04-28_03 Dwelling, west elevation
F-5-168_2015-04-28_04 Dwelling, south elevation
F-5-168_2015-04-28_05 Garage, north elevation
F-5-168_2015-04-28_06 Chicken coop, looking northeast
F-5-168_2015-04-28_07 Agricultural outbuildings, looking southwest



MSR: 1:24,000
 SRS: SPCS MD (Ft) / NAD 83

Service Layer Credits:
 Copyright © 2013 National Geographic Society, I-cubed
 Walkersville 7.5 Quad; Rev. 77, Pub. '80



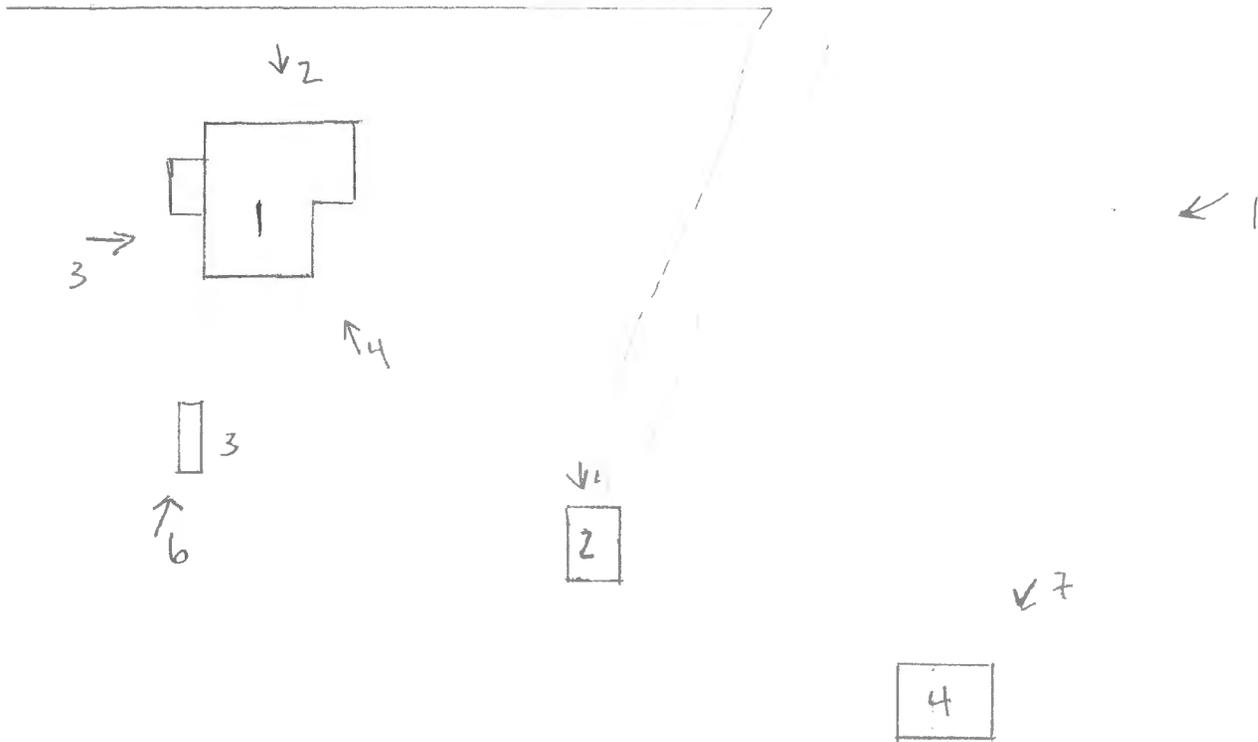
LEASE DWELLING
 LOSSY GAS HOUSE PIKE
 MOUNT AIRY
 FREDERICK COUNTY, MD



Lease Dwelling
MIHP # F-5-168
10531 Gas House Pike
Mount Airy, Frederick County, Maryland
Walkersville Quad



GAS HOUSE FIVE



- 1 DWELLING
- 2 GARAGE
- 3 CHICKEN COOP
- 4 STABLE & CHICKEN COOP

MHP# F5-166
LEASE DWELLING
10531 GAS HOUSE FIVE
MOUNT AIRY
FREDERICK COUNTY MD

APRIL 2015
DRAWN BY: K. PEELEY
NOT TO SCALE



MHA # F-5-108
LEASE DWELING
FREDERICK COUNTY, MD
RC405
APRIL 2005
MD SHAD
SETTING, LOOKING SW
1 of 7



MHP # F-5-1168
LEASE DWELLING
FREDERICK COUNTY, MD

RCSA

APRIL 2015

MD SHPO

DWELLING, NOBODY ELEVATION

2 OF 7



MAP # F-5-168
LEASER DWELLING
FREDERICK COUNTY
REGS
APRIL 2015
MUD SHED
DWELLING, SOUTH ELEVATION
3 of 7



MHP A F-5-168
LEASE DWELLING
FREDERICK COUNTY, MD
RCSA
APRIL 2015
MD SPS
DWELLING
4 of 7



MVA # F-5-168

LEASE DWELLING

FREDERICK COUNTY, MD

REAR

APRIL 2015

MD ~~STAD~~

GARAGE, NORTH ELEVATION

5 of 7



HILL # F-5-168
LEASE DWELLING

FREDERICK COUNTY, MD

ROSA

APRIL 2015

MD SHAD

CHICKEN COOP, LOOKING NE

6877



MHA # F-5-168
LEASE DWELLING
FEDDERUK COUNTY, MD
RCSA

APRIL 2015

MD SHPO

AGRICULTURAL ANTIQUITIES, WORKING SW

7X57