

MHT No. F-8-144
Tenant House 1
Ca. 1860
Frederick, Maryland
Private

CAPSULE SUMMARY

Tenant House 1 was constructed ca. 1860. The two-room log dwelling is a utilitarian construction with minimal ornamentation. The exterior walls are clad with asphalt shingles. No windows and few doors are extant and the house is in a deteriorated condition.

Tenant House 1 does not appear to possess the qualities of significance for listing in the National Register of Historic Places. Constructed ca. 1860, the tenant house is not associated with the early nineteenth-century occupation of the site. It apparently was constructed during John Noonan's ownership of the property between 1845 and 1860. As an example of a domestic building type, Tenant House 1 is not associated with the historic context of agriculture in Frederick County (Criterion A). It is not associated with individuals whose specific contributions can be identified and documented (Criterion B), since the occupants of the dwelling remain unidentified. The simple, utilitarian building does not appear to be significant for its physical design or construction (Criterion C).

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Tenant House 1

and/or common

2. Location

street & number North Side of Gas House Pike N/A not for publication

city, town Frederick vicinity of congressional district M68/P1

state Maryland county Frederick

3. Classification

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

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

name J & R Limited Partnership Millennium Development Group, L.L.C.

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1533

street & number West Patrick Street folio 542

city, town Frederick state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. F-8-144

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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.

SEE CONTINUATION SHEETS

8. Significance

Survey No. F-8-144

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 type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input 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 checked="" 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 1860ca. **Builder/Architect** unknown

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 CONTINUATION SHEETS

RESOURCE COUNT: 1

Summary Description

Tenant House 1 is one of two tenant houses located near Gas House Pike at the southeast corner of the Rosenstock property. This house sits on the north side of the road in a stand of trees and is surrounded by thick vegetation. The building was constructed ca. 1860. The abandoned two-room log building is a utilitarian construction with minimal ornamentation. No windows and few doors are extant and the house is in a deteriorated condition.

Description

Tenant House 1 was constructed ca. 1860. The two-story, rectangular building is three bays wide and one room deep. The house is constructed of log and rests on a full basement constructed of stone. The log walls are clad with 12-inch horizontal wood planking covered by asphalt shingle that resembles bricks. Originally, the house was probably clad with weatherboard. The house terminates in a side-gable roof sheathed with standing-seam metal. Two chimneys punctuate the roof. An interior end-wall chimney is located on the eastern end of the gable roof. A modern exterior brick chimney rises along the west elevation.

The front (south) elevation features a one-story hipped-roof porch supported by wood posts. The porch rests on a poured concrete slab. The porch roof is sheathed with standing-seam metal. The porch was added during the twentieth century. A one-story, wood-frame addition is appended to the rear (north) elevation of the building. The addition rests on a slab foundation. The exterior walls are sheathed with horizontal boards covered with asphalt shingles. The addition terminates in a shallow hipped roof sheathed with standing seam metal. All the windows throughout the house have been removed or glass panes and

muntins broken out. The exterior doors also have been broken. The house is abandoned and in advanced stages of deterioration.

The interior treatments throughout the house are plain and functional with minimal ornamentation. The house rests on a full basement constructed of coursed limestone with a dirt floor. A ledge built into the upper portion of the foundation wall supports the hewn log floor joists on the first floor. The logs have been hewn on their upper and lower faces. The basement is accessed by a bulkhead located on the front (south) elevation.

The first floor is divided into two rooms of unequal size. The partition on the first floor is constructed of tongue and groove horizontal boards of varying widths. A third room is located in the rear addition. The largest room of the first floor is the east room. This room features a central fireplace with a brick flue; the fireplace is enclosed with concrete block. The fireplace surround is composed of wood boards with a plain mantel shelf supported on brackets. The fireplace is flanked on the south by a built-in cabinet with vertical board Dutch doors. On the north side of the fireplace is a boxed winder corner staircase. The east room features narrow tongue and groove flooring, lathe and plaster exterior walls, and narrow beaded tongue and groove ceiling.

The west room on the first floor features lathe and plaster on the walls and ceilings. The flooring is covered with linoleum. An opening for a stovepipe is located off-center in the west exterior wall. The stovepipe was attached to a modern exterior brick chimney.

The interior of the rear addition features a concrete floor with plaster walls and narrow beaded tongue and groove ceiling. This room is accessed by a vertical board door. The addition was likely used as a kitchen.

The second floor also is divided into two rooms. The winder staircase enters the northeast corner of the second-floor east room. The room features narrow tongue and groove flooring, with narrow beaded

tongue and groove walls and ceiling. The floor plan of the second floor reflects the same plan as found on the first floor. The two rooms are separated by a partition wall composed of 14-inch vertical tongue and groove boards. The door between the two rooms is a five-panel wood door.

Significance Summary

Historic map and archival data indicate that Tenant House 1 was constructed ca. 1860 during the ownership of John Noonan. The occupants of the house are not recorded in the historic record. The owners of the Campbell Farm after 1860 did not reside on the property; all occupants were renters. The location of the tenant house at the edge of the property physically removed from the agricultural complex and adjoining Gas House Pike does not suggest that the tenant house was directly associated with farming operations. The building is vacant and in poor condition. An example of a modest rural domestic building type, Tenant House 1 does not possess an important association with the historic context of agriculture in Frederick County, Maryland, during the nineteenth to early twentieth centuries (Criterion A). It is not associated with individuals whose specific contributions can be identified and documented (Criterion B), since the occupants of the dwelling are not identified. The simple, utilitarian building does not appear to be significant for its physical design or construction (Criterion C).

Resource History

Tenant House 1 is located on the tract of land historically known as "Addison's Choice," which was patented by Colonel Thomas Addison in 1724. Subsequent property owners included Joseph Sim and William Campbell. In 1821, the property was devised to Edward Campbell (d. 1834), the youngest son of William Campbell. A detailed history of the property is contained in the Maryland Inventory of Historic Properties Form for the Edward Campbell Farmstead (MHT No. F-8-23), which was amended in 1999.

Archival evidence suggested that the tenant house was constructed ca. 1860. The 1858 Bond *Map of Frederick County* did not depict a building in this location. Historic documents related to Edward

Campbell did not indicate that tenant houses were constructed during his ownership. The bequest of the 278 acres to Edward Campbell contained no references to improvements. A plat of "The Richlands" dated 1820 depicted only a limekiln and a house on Edward Campbell's acreage. These buildings were located near the northern boundary of the property on the banks of the Monocacy River.

At the time of Edward's death in 1834, the farm contained a blacksmith shop, smokehouse, dairy, two households, two separate kitchens, and ice in an icehouse (Frederick County Inventories G.M.E.7:214-220). The evidence from the estate inventory suggested that Edward Campbell constructed a house (MHT No. F-8-23) on his property between 1821 and 1834. The eastern three-bays of the main log house appear to be the oldest portion of the house. The second house was probably the house constructed by Edward's brother Randolph, which Edward inherited after Randolph's death in 1824.

In February 1845, John Noonan bought the property (FCLR W.B.T. 1:59). Following Noonan's death in 1860, the farm was advertised for public sale. The notice of the sale described the farm as 352 acres of first quality limestone land with 40 heavily-timbered acres. Improvements were described as follows:

...a two-story Dwelling fifty feet front, with a Back Building of sixty feet; a Barn built in 1854, 85 x 46 feet, with a double Threshing Floor...A young Apple Orchard in full bearing, and two Tenant Houses, Quarter for Servants, Carriage House, two Corn Cribs, which will contain 1000 barrels, Hay Barrack, Spring and Ice Houses, Blacksmith Shop, Smoke House, two Cow Sheds, fifty feet each; and a Draw Lime Kiln (Frederick *Examiner* 15 February 1860).

The sale announcement in the Frederick *Examiner* is the earliest documented reference to tenant houses on the property. The appearance of Tenant House 1 supports the archival evidence. The house is constructed of log and may date from ca. 1860. The house was depicted on the 1873 *Lake Atlas of Frederick County*.

No historical records were found related to the occupants of the tenant house or their association, if any, with the operation of the farm. The tenant house is located at the southeast corner of the property and

is oriented facing towards Gas House Pike. It is physically separate from the compact, multi-building agricultural complex.

The farm was owned by a series of absentee owners from 1860 to the present. J. Diffendall is the only tenant identified with the main farm complex during the late nineteenth century. As the primary tenant on the property, Diffendall occupied the main farmhouse. His name was found in tax assessments for District 13 between 1866 and 1885. In 1866, Diffendall was assessed for livestock valued at \$1,414, working tools and farm implements valued at \$700, as well as household furniture and bonds. Diffendall also was assessed for livestock, farm implements, blacksmith tools, and wagons between 1876-1896. In 1885, Diffendall sold his livestock, tools, and implements, and transferred his personal property to District 2 (FC Tax Assessments District 13 1876-1896). This sale and relocation to Frederick City suggested that Diffendall retired from farming.

When the farm was offered for sale in 1901, the public sale notice in *The Daily News* described the property as follows:

All that valuable farm known as the Baugher or Galligher farm situate about two miles east of Frederick, on the road known as the Gas House Road...containing 352 acres. The improvements on this property consist of a large dwelling house, partly weatherboarded and partly of stone, containing in all nineteen rooms including halls, a large bank barn, wagon shed, corn crib, chicken house, hay barrack, ice house, etc. There are also two tenant houses on the farm...

The property was purchased by the Rosenstock family and leased. Between ca. 1920 and 1978, the property was farmed by Mr. Mains. Mr. Tom Knott and his sons farmed the property between 1978 and 1999. During the twentieth century, the land supported dairying operations. The primary market for dairy products was Washington, D.C. (Tom Knott 1999, personal communication). The tenant house was occupied until the last quarter of the twentieth century, but did not appear to possess an association with the farm operation.

As an individual resource, Tenant House 1 does not possess an important association with the broad patterns of the historical development of Frederick County (Criterion A). Archival documentation does not indicate that significant persons were associated in a meaningful way with the building (Criterion B), since the occupants of the dwelling remain unidentified. The simple, utilitarian building does not appear to be individually significant for its physical design or construction (Criterion C).

The archival and physical evidence also does not indicate a strong connection between Tenant House 1 and the main Edward Campbell farmstead. The Campbell Farmstead has been evaluated as significant for illustrating the agricultural history of Frederick County and for the architecture of the main farmhouse and agricultural outbuildings during the period 1820 and 1940. No evidence links the occupants of Tenant House 1 to the operation of the farm. The house is separated from the main farm complex at the edge of the property. The removed location does not suggest that this was the house of a farm manager or overseer.

Conclusion

Tenant House 1 does not appear to possess the qualities of significance for listing in the National Register of Historic Places. The tenant house is not associated with the early nineteenth-century occupation of the site. It was constructed during John Noonan's ownership of the property between 1845 and 1860. As an example of a domestic building type, Tenant House 1 is not associated with the historic context of agriculture in Frederick County (Criterion A). It is not associated with individuals whose specific contributions can be identified and documented (Criterion B), since the occupants of the dwelling remain unidentified. The simple, utilitarian building does not appear to be significant for its physical design or construction (Criterion C).

Maryland Comprehensive Historic Preservation Plan Data

Geographic Organization: Piedmont

Chronological/Development Period(s):

Agricultural-Industrial Transition A.D. 1815-1870

Industrial/Urban Dominance A.D. 1870-1930

Modern Period: A.D. 1930 - Present

Prehistoric/Historic Period Theme(s):

Architecture

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Uses(s): Tenant House

Known Design Source: Unknown

BIBLIOGRAPHY

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Eader, Edith Olivia, and Trudie Davis-Long, Compiler

1995 *The Jacob Engelbrecht Death Ledger of Frederick County, Maryland, 1820-1890*. Paw-Prints, Monrovia, MD.

Frederick County Records

Land records, wills, inventories, tax assessments, and equity and chancery court cases on file at the Frederick County Courthouse and the Maryland Hall of Records.

Frederick *Examiner*

1860 Newspaper on microfilm at C. Burr Artz Library, Frederick, Maryland.

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1994 *The Jacob Engelbrecht Marriage Ledger of Frederick County, Maryland, 1820-1890*. Paw-Prints, Inc., Monrovia, MD.

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Archeological and architectural site and inventory forms. Crownsville, Maryland.

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MHT No. F-8-144
Tenant House 1
Frederick, Maryland
Photos

List of Photographs

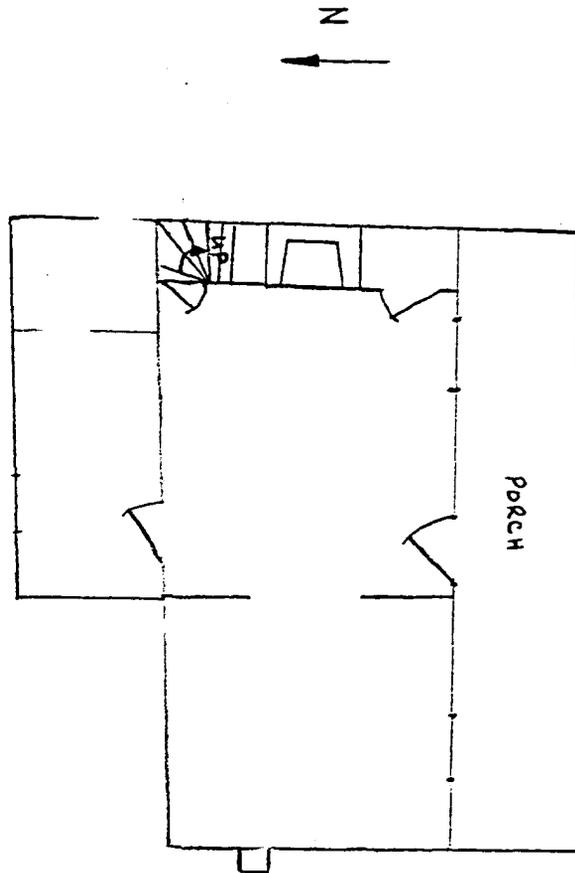
The same is the following for all photographs:

1. MHT No. F-8-144
2. Tenant House 1
3. Frederick, Maryland
4. Brian Clevon
5. June 1999; October 1999
6. MD SHPO (see also negatives for MHT F-8-23)

Photo

1. South elevation (front) of tenant house, looking northeast.
2. North elevation (rear) of tenant house, looking south.
3. Interior of east first-floor room, looking east.
4. Interior of west first-floor room, looking northwest.
5. Interior of second-floor room, looking east.
6. Interior of second-floor room, looking southwest.

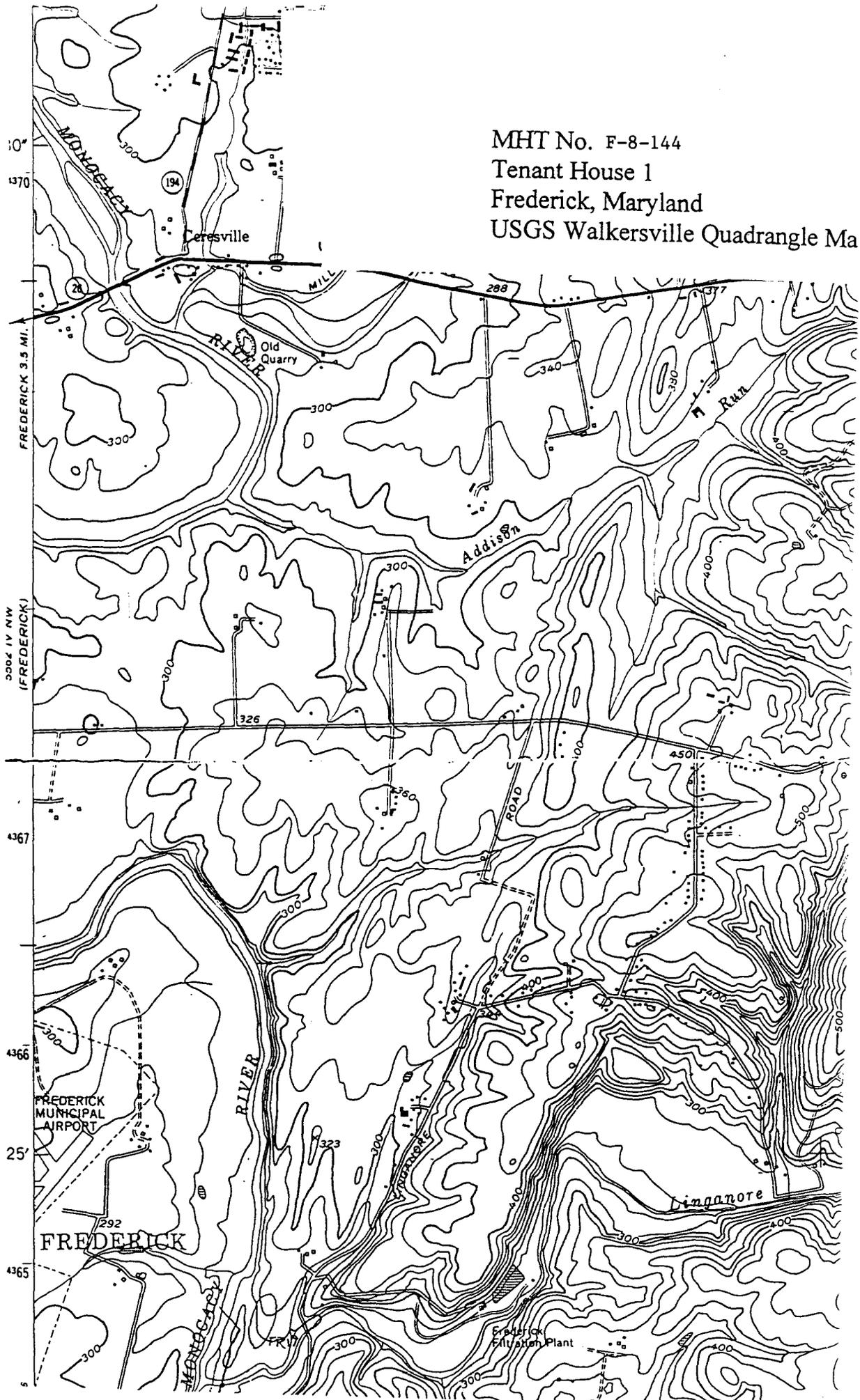
MHT No. F-8-144
Tenant House 1
Frederick, Maryland
Sketch First Floor Plan



CASHOUSE PIKE

Frederick →

MHT No. F-8-144
Tenant House 1
Frederick, Maryland
USGS Walkersville Quadrangle Ma





MHT # F-8-144

Tenant Hse 1

Frederick MD

Brian Clevon

June 1999; Oct. 1999

MD SHPO

Front looking NE

1 of 6

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MHT # F-8-144

Tenant House 1

Frederick MD

Brian Clevin

June 1999, Oct 1999

MD SHPO

Rear looking S

2 of 6

2025 RELEASE UNDER E.O. 14176



MHT # F-8-144

Tenant Hse 1
Frederick MD

Brian Clevon

June 1999; Oct 1999

MD SHPo

Interior looking E

3 of 6

TOP 3/2 1992 NINININ:06640 679



MHT # F-8-144

Tenant Hse 1

Frederick MD

Brian Clevon

June 1999; Oct 1999

MD SHPO

Interior looking NW

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MHT # F-8-144

Tenant Hse 1

Frederick MD

Brian Clevens

June 1999; Oct. 1999

MD SHPO

2nd floor interior looking E

5 of 6

SEP 20 10 35 AM 1999



MHT # F-8-144

Tenant Hse 1

Frederick MD

Brian Clevin

June 1999; Oct 1999

MD SHA0

2nd floor interior looking SW

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