

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Charles F. Sowers, Jr. Farm Inventory Number: G-I-B-110
 Address: 142 Old Frostburg Road Historic district: yes no
 City: Frostburg Zip Code: 21532 County: Garrett
 USGS Quadrangle(s): Frostburg
 Property Owner: Charles F. Sowers, Jr. Tax Account ID Number: 003754
 Tax Map Parcel Number(s): 0051 Tax Map Number: 0020
 Project: Fourmile Ridge Wind Energy Project Agency: USACE
 Agency Prepared By: GAI Consultants, Inc.
 Preparer's Name: Michael Kenneally Date Prepared: 12/3/2013
 Documentation is presented in: MIHP form
 Preparer's Eligibility Recommendation: Eligibility recommended 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 no Name: _____ Date: _____

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

Physical Description

The Charles F. Sowers Farm is located on the north side of Old Frostburg Road, just west of the intersection of Beall School Road. The farm is situated within open, hilly terrain on a slope just south of the Savage River. The property consists of the original, circa 1890 dwelling as well as several large, modern additions.

Main Dwelling (Circa 1890)

The circa 1890 two-story, wood-frame vernacular dwelling is three bays wide and features a rear ell addition, creating a T-plan. The dwelling rests upon a coursed stone foundation, is clad in vinyl siding, and capped with a side gable roof covered in corrugated metal. An off-set internal brick chimney pierces the roof of the main block at the ridgeline, and an internal brick gable end chimney pierces the roof of the rear addition at the ridgeline. The façade features a full-width hipped roof porch supported by square wood posts. The southwest elevation of the rear addition also features a shed roof porch which has been extended and partially enclosed. In this portion of the house, fenestration consists of six-over-six double-hung wood sash windows, as well as several fixed windows.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended
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MHT Comments:

Jonathan Bays
 Reviewer, Office of Preservation Services

1/3/14
 Date

NA
 Reviewer, National Register Program

Date

Several large modern additions have been appended to the circa 1890 dwelling. Appended to the rear ell is a circa 1990 one-and-a-half-story addition constructed upon a concrete block foundation, clad in vinyl siding, and capped with a corrugated metal gable roof. The addition features a decorative cupola with fixed windows and a weathervane, as well as an integral garage. A second circa 1990 one-and-a-half-story addition is appended to the first modern addition, and is clad with standing-seam metal, and capped with a front gable roof covered in corrugated metal. A large, modern uncut stone chimney is appended to the north façade. A second story deck has been attached to the addition and is constructed of wood and supported by uncut stone columns. Projecting off of this addition to the west is a circa-1990 two-story addition clad in standing seam metal with a side gable roof covered in corrugated metal that rests on a concrete block foundation. Decorative uncut stone has been applied to the base of the south façade. This addition features a one bay garage and fenestration consists of vinyl, double hung, six-over-six windows and fixed windows. The porch on the north façade supported by uncut stone columns extends to this addition. Appended to the west façade of this addition is a one-story garage clad in standing seam metal and uncut stone and capped by a side gable roof covered in corrugated metal with a decorative cupola featuring a weathervane. Decorative uncut stone has been applied to the base of the south façade of the garage. Fenestration on the garage consists of two fixed arch windows and a circular fixed window.

History and Significance

The first Europeans began to arrive in the area around Avilton, Maryland in the mid-eighteenth century. There is little record of those who settled in the area first, as they did not file patents or commission surveys, but built cabins and cleared small portions of land. However, after the Revolutionary War development in the area greatly expanded. The forests that covered the mountains were slowly but surely cleared. Pine forests largely made up the land between Savage and Negro Mountains, with a few other varieties like spruce and hemlock intermixed (Brown 1896:54). These large wood-covered miles attracted many hunters to the area, including Meshach Browning, who wrote a book about the many years he spent living as a pioneer in the area around Avilton and directly west. Hunters like Browning who populated the area used the National Road, which was constructed through the area in the early nineteenth century, to get their hides and meats back to eastern markets (Browning 1942:195). While the hunters settled early, it was not long before additional lots were readied for settlement. Many of the earliest lots in the area were surveyed for veterans of the Revolutionary War. Some of these lots went to men like Thomas Johnson, who eventually became Governor of Maryland. There were also land speculators who made their mark on the area, including men like Brooke Beall and William Deakins (Rowland 2009:39).

The earliest land records of the area typically consist of people with large tracts of land selling those tracts to other speculators. But, starting in the mid-1800s that began to change, as smaller portions of land were sold off, and more and more farms were raised in the valleys between the mountains. As land was freshly cleared, many farmers from east of the Appalachians began to plant tobacco. However, they learned quickly that the soil was made too poor by tobacco farming in this area (Brown 1896:300). The settlement that would later become Avilton was originally known as "The McKenzie Settlement" for the many numbers of Scottish immigrants, particularly McKenzies, who settled there. The early farmers of this area grew primarily wheat, rye, oats and potatoes. A partial listing of the founding families of this area was included in Garrett County: A History of Maryland's Tableland and includes: Garlitz, Blocher, Wilhelm, Broadwater, Miller, Crowe and Merrill among others. By 1885, the area was known as Avilton, and a post office was opened under that name (Schlosnagle 1978:65).

In the second half of the nineteenth century, railroads made their way through Garrett County, connecting the area like never before. As the railroads arrived, the many pine forests that surrounded area farms were looked at with a new sense of their value. While they had been used as a source of building materials for years, the forests were now logged and the timber was shipped to larger markets on the railroad. On Savage Mountain, it was the Juniata Lumber Company that took advantage of the fine timber of the area (Brown 1896:264,275). Increasingly, the agricultural area was dotted throughout by people who worked in the industry. As Jacob Brown described the area "she grew from a county of crude backwoods settlements and small self-sufficient farms to a

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_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						

county of coal towns, timber towns, resort towns, trade towns, and increasingly fertile fields and meadows (Brown 1896:304)." While the area was still largely rural, times were slowly changing.

By the first half of the twentieth century, more and more people were working both on their farms and in various industries. By the 1940 Census, many household heads were listed as working in mining or timbering, while it is also indicated that many continued to pursue agriculture (Ancestry.com). While they produced goods for local markets, the demands of an increasingly connected society drew more and more residents off their farms. The effects of the great depression were also seen in the 1940 Census of the area, with many people listed as road builders or general laborers who were employed in emergency government work (Ancestry.com). After World War II, some farms began to not be used for agriculture. This has led to the decline of some of the properties, and the destruction of others. Many families, descendants of the original settlers at McKenzie Settlement, continue to use the fields around Avilton to raise cows and some grains, continuing some of the traditions that were started so many years ago.

The earliest deed reference for the Charles F. Sowers, Jr. Farm that can be identified are from September 28, 1887, when 40 acres were sold by the Johnson family to Jacob Minnick. These acres were a part of the considerable acreage that the Johnson Family at one time owned in Allegany and Garrett Counties. Jacob Minnick added to this acreage on May 26, 1888 when he purchase "Sugar Tree Bottom" totaling 35 acres from Richard and Susan Beall (Garrett County Deeds 12:760; Garrett County Deeds 14:357). It is likely that the house on the property was constructed while under the ownership of Jacob Minnick, however, no evidence can be found that Jacob Minnick lived on the property. On August 10, 1907, Jacob Minnick and his wife sold the property to Roberdeau Annan (Garrett County Deeds 55:121). Roberdeau Annan was born in about 1870 in Maryland. In 1900, he had a wife, Anna, and a servant named Mollie Cavanaugh in his household. His occupation is listed as a banker, and so his interest in the property was likely as an investment (US Census Bureau 1900).

Roberdeau Annan sold the property again on November 1, 1911 to Noah S. McKenzie. Noah S. McKenzie was born in about 1870. In 1910, just before he purchased the property, he lists his occupation as a farm operator. In 1910 he had several people in his household, including his wife, Inas, three sons, Leo, Norman and Clinton, and a daughter, Blanche (US Census Bureau 1910). Noah McKenzie owned the farm just over a month, selling it in payment of a mortgage on his property to John W. and Mary R. Minnick on December 23, 1911 (Garrett County Deeds 62:393).

John and Mary Minnick owned the property for many years, until 1963. John Minnick was born in about 1890 in Johnson's, Garrett County (US Census Bureau 1900). He continued to live in the area, and on the property now known as the Sowers Farm. In the 1920 Census, John Minnick lists his occupation as a farmer, and that he works on his own account. He had many people in his household including his wife Mary, his daughter Virgie and son John E., his mother Anna Minnick and his sister Annie Minnick, and three nephews Albon, Gilbert and George (US Census Bureau 1920). In 1940, John W. Minnick longer listed farming as his occupation, but instead lists himself as a clay miner with an income of three hundred twenty-five dollars. He was supporting a much smaller household at this time, with only his wife and two sons John E. and Odell to care for and support. He continued to do some farming, however, because he is listed as number thirty-two for the district farm schedule in 1940 (US Census Bureau 1940). John and Mary Minnick sold the property on April 3, 1963 to Russell D. and Shirley Ann Smith, and John Minnick died in 1970. He and his wife are buried in Grantsville Cemetery (Find a Grave 2012).

Russell D. Smith was born in about 1908, and lived his life in Garrett County. He grew up near the Elbow, and worked as a farm laborer (US Census Bureau 1930). Shortly before his death in 1972, he sold the property to Joseph R. and Mary L. Tome (Garrett County Deeds 308:420). The Tome's only owned the property about five years before selling it to the current owner Charles F. Sowers (Garrett County Deeds 366:463). Many of the additions and alterations to the property have occurred under Charles' ownership of the property.

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NRHP Evaluation

No information could be located that connects the Charles F. Sowers Farm to significant events or themes in local, state, or national history. While the property is a part of the agricultural context of Garrett County, the loss of ancillary outbuildings and the overwhelming weight of the alterations made to the farmhouse, greatly diminish its historical character and integrity. As it can no longer convey significance as an agricultural property, the resource is recommended not eligible under Criterion A. Local historical and genealogical sources provide no information related to any individuals associated with the resource, and there is no evidence that the property is associated with any individuals significant in local, state, or national history. Thus, it is recommended not eligible under Criterion B. The extant buildings on the Charles F. Sowers Jr. Farm stand as common and heavily altered examples of vernacular architecture in western Maryland. The extensive alterations to the dwelling make the original structure nearly unrecognizable, and it no longer maintains integrity of design, materials, workmanship, or feeling. Therefore, the Charles F. Sowers Farm is recommended not eligible under Criterion C. Eligibility under Criterion D cannot be determined as this resource has not undergone archaeological testing at this time.

References

Allegany County Land Records

Various years Recorder of Deeds. Retrieved from http://www.mdlandrec.net.

Brown, Jacob

1896 Brown's Miscellaneous Writings Upon a Great Variety of Subjects. J. J. Miller: Cumberland, MD.

Browning, Meshach

1942 44 Years of the Life of a Hunter. Winston Printing Company: Winston-Salem, NC.

Find a Grave

2012 John W. Minnick." Find a Grave. Electronic document, http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&Grid=87257442, accessed December 3, 2013.

Garrett County Land Records

Various years Recorder of Deeds. Retrieved from http://www.mdlandrec.net.

H., W. A.

1935 Map of Military Lots, Tracts, Escheats, &c. in Garrett County, MD and Allegany County, MD. West of Cumberland: Prepared Under Act of 1874 Chapter 322 &c.

Rowland, Tim

2009 Maryland's Appalachian Highlands. History Press: Charleston, SC.

Schlosnagle, Stephen and the Garrett County Bicentennial Committee

1978 Garrett County: A History of Maryland's Tableland. McClain Printing Company: Parsons, WV.

United States Census Bureau

1900 1900 United States Federal Census. Available at Ancestry.com.

1910 1910 United States Federal Census. Available at Ancestry.com.

1920 1920 United States Federal Census. Available at Ancestry.com.

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1930 1930 United States Federal Census. Available at Ancestry.com.
1940 1940 United States Federal Census. Available at Ancestry.com.

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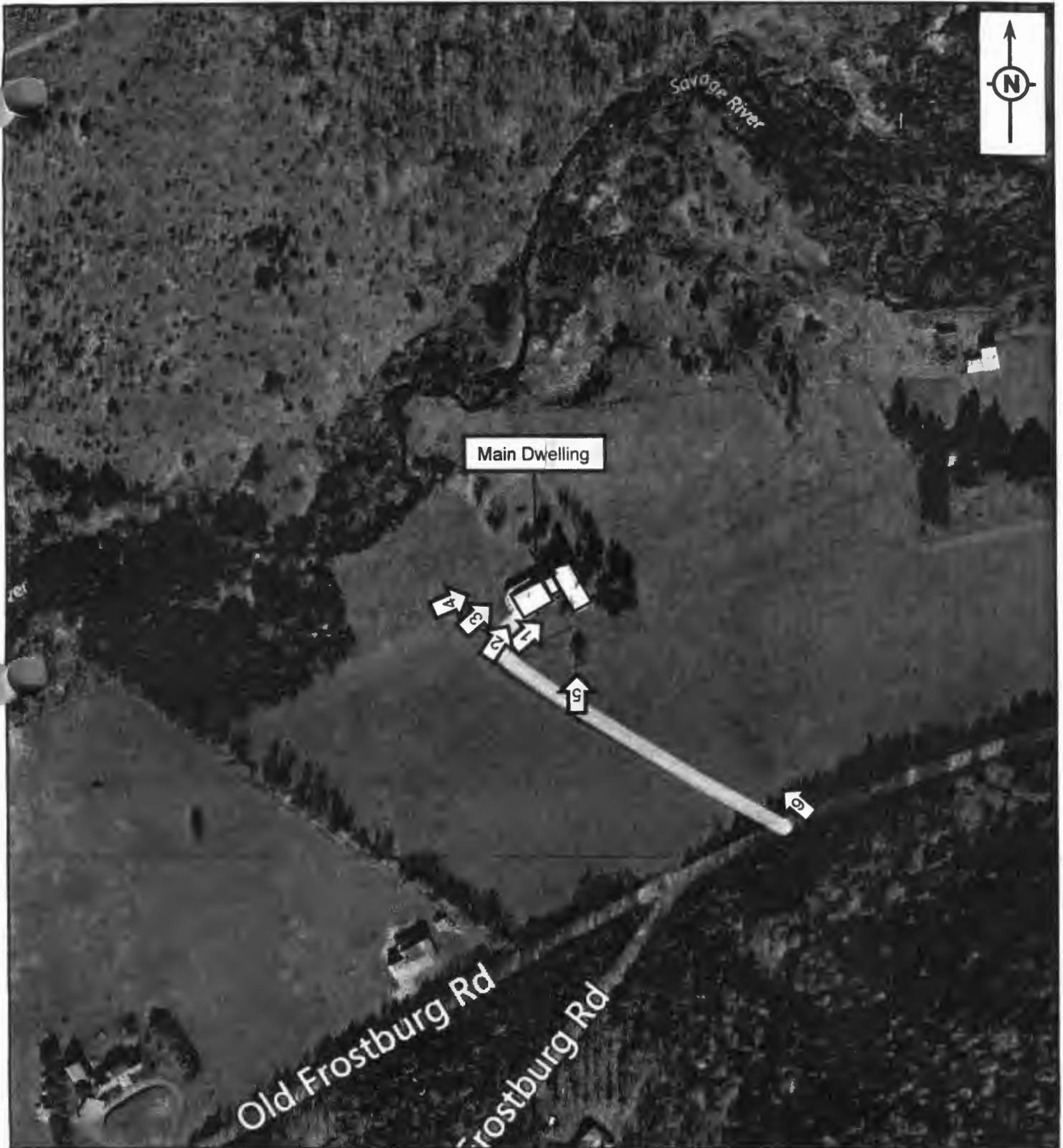
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



Main Dwelling

4

3

2

1

9

9

Old Frostburg Rd

Frostburg Rd

Savage River

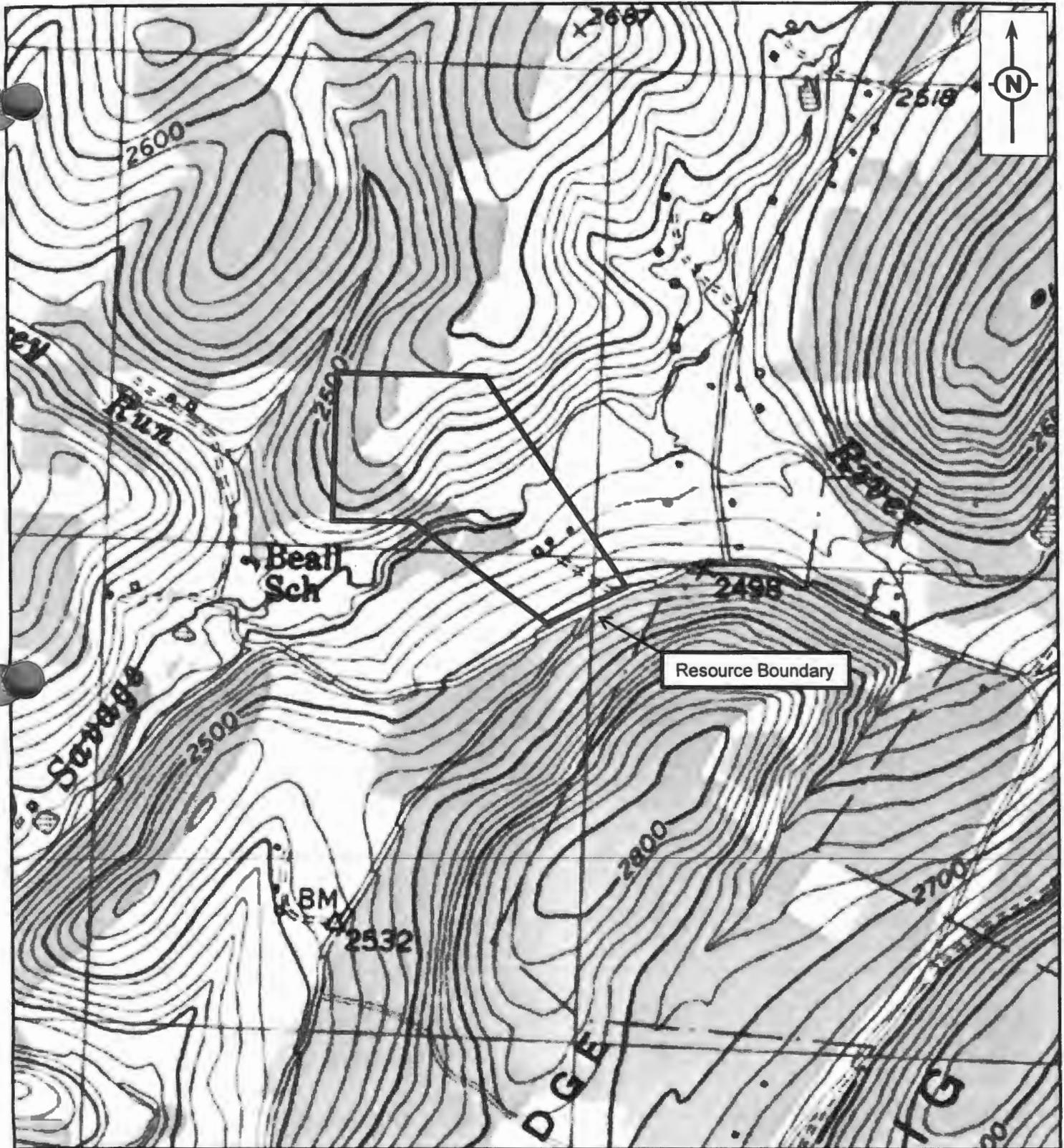


gai consultants

SOURCE: MICROSOFT CORPORATION, 2013.

G-I-B-110
Resource Sketch Map

Charles F. Sowers, Jr. Farm
142 Old Frostburg Road
Frostburg, Garrett County



SOURCE: USGS 7.5 MINUTE FROSTBURG QUADRANGLE MAP (1998).

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G-I-B-110

Charles F. Sowers, Jr. Farm
 142 Old Frostburg Road
 Frostburg, Garrett County

G-I-B-110

Charles F. Sowers Farm

GAI Consultants, Inc.

Previously Recorded Resources within Indirect APE – Fourmile Wind Energy Project

Garrett County, Maryland

Epson Premium Glossy Paper/Epson UltraChrome pigmented inks

G-I-B-0110_2013-08-22_01 – Main dwelling, west façade, facing east

G-I-B-0110_2013-08-22_02 – Garages, facing north

G-I-B-0110_2013-08-22_03 – Main dwelling, north façade, facing east

G-I-B-0110_2013-08-22_04 – Main dwelling, north façade, facing east

G-I-B-0110_2013-08-22_05 – Main dwelling, south façade, facing north

G-I-B-0110_2013-08-22_06 – Main dwelling with additions, south façade, facing north



G-1-B- 116

Charles F. Sowers Farm
Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Main dwelling, west facade, facing east

1/6



G-1-B- 110
Charles F. Sowers Farm
Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Garages, facing north

2/6



GTB-110

Charles F. Sowers Farm
Garrett County, Maryland

Liz Williams

8-22-13

MO SHPO

Main dwelling, north facade, facing east

3/6



G-1-B- 110

Charles F. Sowers Farm
Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Main dwelling, north facade, facing east

4/6



G-1-B- 110

Charles F. Sowers Farm
Garrett County, Maryland

Liz Williams

8-22-13

MD SHPO

Main dwelling, south facade, facing north

5/6



G-1-B-110
Charles F. Sowers Farm
Garrett County, Maryland
Liz Williams
8-22-13
MD SHPO

Main dwelling with additions, south facade, facing north
6/6

G-I-B-110

Charles F. Sowers, Jr. Farm
Frostburg
Private

late 19th century

The Charles F. Sowers Farmhouse is a 2-story, 3 bay by 1 bay dwelling based on a "T"-plan. It rests on a coursed stone foundation, has weatherboard siding now covered with asbestos shingles, and has a gable roof covered with asphalt sheeting.

MARYLAND HISTORICAL TRUST

G-I-B-110
MAGI #1202385635
ML

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Charles F. Sowers, Jr. Farm

2 LOCATION

STREET & NUMBER

Old Frostburg Rd., approx. 500 ft. N side, just W of intersection with

CITY, TOWN Beall School Rd. CONGRESSIONAL DISTRICT

Frostburg VICINITY OF 6th

STATE COUNTY

Maryland Garrett County

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	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 type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

Charles F. Sowers

Telephone #: (301) 724-6939

STREET & NUMBER

698 Thompson Avenue

CITY, TOWN STATE, zip code

Cumberland VICINITY OF Maryland 21502

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Garrett County Courthouse

Liber #: 366

Folio #: 463

STREET & NUMBER

Third and Alder Streets

CITY, TOWN STATE

Oakland Maryland 21550

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

G-I-B-110

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Charles F. Sowers Farm lies in an open hilly area, on a slope just south of the Savage River.

The house is a two-story, three bay by one bay dwelling based on a "T"-plan. It rests on a coursed stone foundation, has weatherboard siding now covered with asbestos shingles, and has a gable roof covered with asphalt sheeting.

The windows are predominately 6/6 sash with plain board surrounds, however there are a few 1/1 sash, a 6/2 sash and various modern windows in the house.

The facade faces S.E. and has a central entrance which is a wide, wood, paneled door. There is a one-story porch with a hip roof along the facade. It is supported by four square wooden posts and two turned pilasters.

There is a plain wood shed porch on the S.W. elevation of the "T." The porch is approached by 8 steps at the S.E. end. There is an entrance into the "T" on the S.W. elevation.

The ground slopes down at the rear of the house creating a full-story raised cellar under the "T" section. There are entrances into the cellar on the S.W. and N.W. elevations.

The N.E. elevation of the "T" has a one-story enclosed shed addition.

There are two interior brick chimneys: a centrally placed one in the main block and one at the gable end of the "T."

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 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/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 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

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This house is an example of a common western Maryland type. Houses of this general configuration, a rectangular main block and rear kitchen wing, were constructed in Garrett County from the late nineteenth through the early twentieth centuries.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Donna Ware, Historian

ORGANIZATION

Maryland Historical Trust/Bureau of Mines

DATE

April 1981

STREET & NUMBER

Shaw House, 21 State Circle

TELEPHONE

301-269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438



G-I-B-110

Charles F. Sowers, Jr. Farm

Garrett Co. MD

Donna Ware 11/3/80

Facade, SE elev.



G-I-B-110

Charles F. Sowers, Jr. Farm

Garrett Co., MD

Donna Ware 11/3/80

SW elev.