

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes   
no

Property Name: Millard and Leona Stedding Property Inventory Number: HO-1138  
Address: 1500 Sykesville Road (MD 32) Green Manor Turf Farm Historic district:  yes  no  
City: Sykesville Zip Code: 21784 County: Howard  
USGS Quadrangle(s): Sykesville  
Property Owner: Frank Edward Rhodes Tax Account ID Number: 296687  
Tax Map Parcel Number(s): 0018 Tax Map Number: 0009  
Project: MD 32 from MD 99 to Amberwoods Way Agency: SHA  
Agency Prepared By: EHT Tracerics  
Preparer's Name: Eric Griffiths Date Prepared: 6/16/2014

Documentation is presented in: \_\_\_\_\_  
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  no Listed:  yes  no  
Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*  
The Millard and Leona Stedding Property (HO-1138), also known as the Green Manor Turf Farm, is located at 1500 Sykesville Road. The property consists of 90 acres of pasture land located at the west side of Sykesville Road (MD 32), 500 feet southwest of Sykesville Road's intersection with Coventry Meadows Drive. A paved driveway extends through the agricultural landscape, westerly from Sykesville Road to a complex consisting of three barns, located .29 miles west of Sykesville Road. A fork off the driveway curves south ending at the main dwelling, located on a small knoll 300 feet southeast of the barn complex and .23 miles west of Sykesville Road. The driveway to the main house contains a gated entry consisting of two wrought iron gates anchored by stone piers. A few mature trees line the west end of the driveway at the main house. A few more trees stand south and north of the house. Two ponds, each 300 feet in length, line both sides of the driveway. The south pond is located about 300 feet northeast of the main house, and the north pond is located 325 feet east of the barn complex. The property's northern boundary contains a dense line of mature trees that obscure view of development along Coventry Meadows Drive. The majority of the property's setting consists of agricultural fields, located north and south of the driveway and west of the farm complex and main house.  
The main dwelling was constructed circa 1954. USGS mapping from 1953 shows the dwelling was not constructed when the 1953 USGS map was complete (USGS 1953), but was likely constructed soon after purchase of the property by the Steddings in 1952.

MARYLAND HISTORICAL TRUST REVIEW  
Eligibility recommended  Eligibility not recommended   
Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  
MHT Comments:  
Jim DeLuca Reviewer, Office of Preservation Services Date 8/20/2014  
Blanton Reviewer, National Register Program Date 8/25/14

The one-story, four-by-three bay, main block is set on a low-profile rectangular plan capped by a slate clad, gable-on-hipped roof with boxed eaves lined with board and batten paneling. The roof is pierced by a centrally located stone chimney. The exterior walls are clad with stone veneer. A one-story hyphen extends from the south end of the main block, and an attached one-bay garage is adjacent to the south end of the hyphen. Both the hyphen and garage are clad in the same stone veneer as exhibited on the main block. The hyphen is capped by a slate clad, side-gabled roof and the garage is capped by a slate-clad hipped roof. The roofs of the hyphen and garage have boxed eaves lined with board and batten paneling. The hyphen's roof is also capped by a metal cupola containing louvered openings.

The west (front) elevation of the dwelling's main block is asymmetrical featuring four bays of irregular fenestration. The north end of the elevation is pierced by a one-over-one, wood window and a single-leaf, one-light, paneled door enclosed by one-light side lights. The entrance is located in a recessed entry bay lined with board and batten paneling. A ribbon band of seven, wood casement windows fenestrates the east elevation south of the main entrance, and paired double-hung wood windows pierce the elevation south of the casement windows.

The north elevation of the main block is symmetrical, consisting of three bays of regular fenestration. Each bay has a one-over-one, double-hung, wood window. The west (rear) elevation of the dwelling's main block is asymmetrical, featuring five bays with irregular fenestration. Four of the bays are pierced by double-hung wood windows. The last bay at the south end of the elevation is pierced by a metal, three-light, oriel window.

The south elevation of the main block is concealed by the hyphen and attached garage. The west elevation of the hyphen contains two asymmetrical bays. One of the bays has a paired, one-over-one, double-hung wood window and the other bay has a single-leaf, multi-light wood door. The west elevation of the garage contains one bay with an eight-light wood paneled overhead door. The south elevation of the garage contains one bay pierced by a one-over-one, double-hung, wood window. The east elevation of the garage contains two bays of even, symmetrical fenestration, with each bay pierced by a single, one-over-one, double-hung wood window. A shed-roof enclosed porch addition projects from the east elevation of the hyphen. The addition has vinyl siding cladding its exterior walls and is capped by a slate-clad hipped roof. The east side of the addition is pierced by a sliding glass door flanked by long one-light rectangular windows. The north end of the addition is pierced by paired, one-light metal windows, and the south end of the addition is pierced by four, ribbon one-light, rectangular metal windows.

The only other structure in close proximity to the house is a stone barbecue that was constructed along with the house sometime shortly after 1952. Agricultural outbuildings associated with the Green Turf Farm are in close proximity to one another, located 315 feet northwest of the main dwelling. The farm complex consists of an office building and three outbuildings, all of which were constructed during the mid and late twentieth century.

The office building is a one-story wood-frame building set on a concrete block foundation. The office has vinyl sided exterior walls and is capped by an asphalt-shingle clad, gabled-on-hipped roof with boxed eaves. The south (front) elevation of the office is asymmetrical containing six bays of irregular fenestration. Three of the bays are pierced by paired, one-over-one, double-hung, metal windows and two bays are pierced by single, one-over-one, double-hung metal windows. All of the windows contain shutters. A single-leaf, aluminum frame, glass door also pierces the elevation. This entrance is accessible via a concrete block stoop.

The south elevation of the building is asymmetrical, contains two bays of irregular massing. One of the bays is pierced by a single-leaf, wood door with a two-light metal storm door. The other bay is pierced by a sliding glass door accessible via a concrete stoop. The west elevation of the building is asymmetrical and contains four bays. The first story has regular fenestration consisting of four one-light metal windows. The exposed basement is pierced by two, two-light metal windows and a sliding glass

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

door. The east elevation of the building contains two bays of even fenestration, being pierced by two, one-light metal windows.

The outbuildings on the property include a tractor shed, a garage, and a barn. The tractor shed is a one-story, frame, rectangular building located 75 feet south of the office. It is sheathed in aluminum siding and capped by a standing-seam metal gabled roof. The building's north elevation consists of even fenestration containing eight bays pierced by garage openings. Three of the bays have aluminum clad, sliding doors. The east and south (rear) elevations of the building contain single bays pierced by nine-light, metal windows.

A one-story, frame barn is located ten feet northwest of the tractor shed. The barn rests on a parged, concrete block foundation and has aluminum-clad exterior walls and is capped by a standing-seam, metal clad, side-gabled roof. The east (front) elevation of the building is asymmetrical, consisting of six bays of irregular fenestration. Four of the bays are pierced by one-over-one, double-hung, vinyl windows. A single-leaf metal door, and a two-light metal, overhead garage door also pierce the elevation. A small lean-to shelter extends from the west (rear) elevation of the building.

A modern three-bay garage, constructed circa 1980, is located 15 feet northwest of the office. The barn is a one-story, frame building sheathed in aluminum siding and capped by a standing-seam metal clad, front-gabled roof. Three large garage bays pierce the south elevation of the building and each bay has an overhead, metal door. The east elevation of the building is pierced by a single-leaf metal door.

The Millard and Leona Stedding Property (HO-1138) has been a working farm since the mid-twentieth century. The property was part of a 134 acre tract purchased by Millard and Leona Stedding from Talbott and Ruth Shipley in 1952 (Howard County Deeds 1952: Liber 238 folio 444-447). The Steddings constructed the dwelling shortly after purchasing the property and resided at this location for the rest of their lives. Millard Stedding founded the Green Manor Turf Farm on the property. Millard ran his business his son William Stedding. The Green Manor Turf Farm produces turf and sod and provides transport to buyers throughout the Washington D.C. and Baltimore areas. In 1981, the Steddings expanded their business by establishing a second farm in Gettysburg, Pennsylvania. Their Gettysburg farm consisted of 171 acres along Mummasburg Road, located three miles northeast of the town.

Millard Stedding died in 2001, leaving ownership of the turf farm to his wife Leona and his son William. Leona died in 2012 and William died in January 2014. Prior to his death, William Stedding entered into a contract agreement to sell the property, but died before the contract could be executed. William's widow, Sheree D. Stedding, finalized the sale of the property through a personal representatives deed executed on 27 February 2014 (Howard County Deeds 2014:Liber 15503, Folio 151).

The Millard and Leona Stedding Property (HO-1138), also known as the Green Manor Turf Farm, is not eligible for listing on the National Register of Historic Places (NRHP). The property is associated with agricultural development of Howard County during the mid-twentieth century, a time when much of the older farm property along Sykesville Road were being partitioned into smaller tracts for suburban development. Although the Millard and Leona Stedding Property has retained the traditional rural setting of Howard County, the farm has primarily been devoted to providing landscaping services rather than contributing to a staple part of the agrarian economy. As such, the farm does not exhibit noteworthy agricultural significance that would meet Criterion A related to the agricultural development of Howard County. There is no historical evidence to suggest that the farm is associated with any historic event that would meet Criterion A under any other context. The property is also not associated with individuals important to history, and therefore does not meet Criterion B. The dwelling is a 1950s ranch style dwelling, a common domestic housing type from the late 1950s and 1960s. The outbuildings are undistinctive examples of mid-to-late twentieth century agricultural construction. The two earliest outbuildings have also been altered, either having been sheathed in metal, or were reconstructed entirely within the last 20 years. The farm office is also an undistinctive building that has been sheathed in vinyl siding and has

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Eligibility recommended

Eligibility not recommended

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MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

synthetic replacement windows replacing earlier wooden components.

The main house is a rural example of Ranch style construction containing notable building materials that include stone veneer walls with board and batten paneling, and a slate roof . The Ranch style was one of the most prolific forms of domestic construction built throughout the United States during the 1950s and 1960s. Examples of the style were popularly employed in tract housing constructed in suburban neighborhoods. Rural examples of Ranch houses were also constructed to replace older farmhouses that had fallen into disrepair. Because there were so many different types and plans for the style, Ranch houses could be adaptable to any particular situation, which accounted for its popularity among builders and homeowners alike. While there were many different forms, the most basic character defining feature common among all Ranch houses were its one-story profile with elongated horizontal massing, and a dominate hipped, side-gabled, or cross-gabled roofs with wide overhanging eaves.

Ranch style architecture was so commonly utilized in domestic construction during the 1950s and 1960s that this building form became ubiquitous in the suburban and rural landscape and still survive in great number in the twenty-first century. Because of this, these houses have generally been determined eligible only within the context of entire neighborhoods in conjuncture with important historic associations and must retain excellent integrity (KCI Technologies 1999:D-22). Individual examples only meet Criterion C if they represent an elaborate example, or possess innovative building technology representing a significant construction achievement of the specific style, and retain excellent integrity (John Milner and Assoicates 2005:109). The ranch house of the on the Stedding Property does not meet Criterion C. The house, constructed after 1952 is not an early example of Ranch construction and does not possess any known innovations in design or technology adapted to later ranch construction. While the building does possess all of the general character defining features of Ranch construction and does contain the use of more elaborate materials (i.e. board and batten paneling and slate roof) than found on many other examples of Ranch construction, it is not set apart stylistically from other examples of Ranch houses, especially those that are more eclectic examples that adapt elements of other styles such as Colonial Revival.

Criterion D was not investigated as part of this assessment. Historic boundaries for the property include all of Parcel 18 of Map 9, which consists of 90 acres.

REFERENCES:

Caroll County Times 30 July 2001

Howard County Deeds. Various. Accessed online at <http://www.mdlandrec.net/main/>

John Milner and Associates  
2005 Historic Context for Dupont Highway U.S. Route 113. Prepared for the Delaware Department of Transportation.

KCI Technologies, Inc.  
1999 Suburbanization Historic Context and Survey Methodology I-495/I-95 Campital Beltway Corridor Transportation Study, Montgomery and Prince George’s Counties, Maryland.

Maryland Department of Assessment and Taxation  
2013 Howard County Real Property Data for Map 9, Parcel 18. Accessed online at <http://sdat.resiusa.org/RealProperty/Pages/default.aspx>

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended

Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

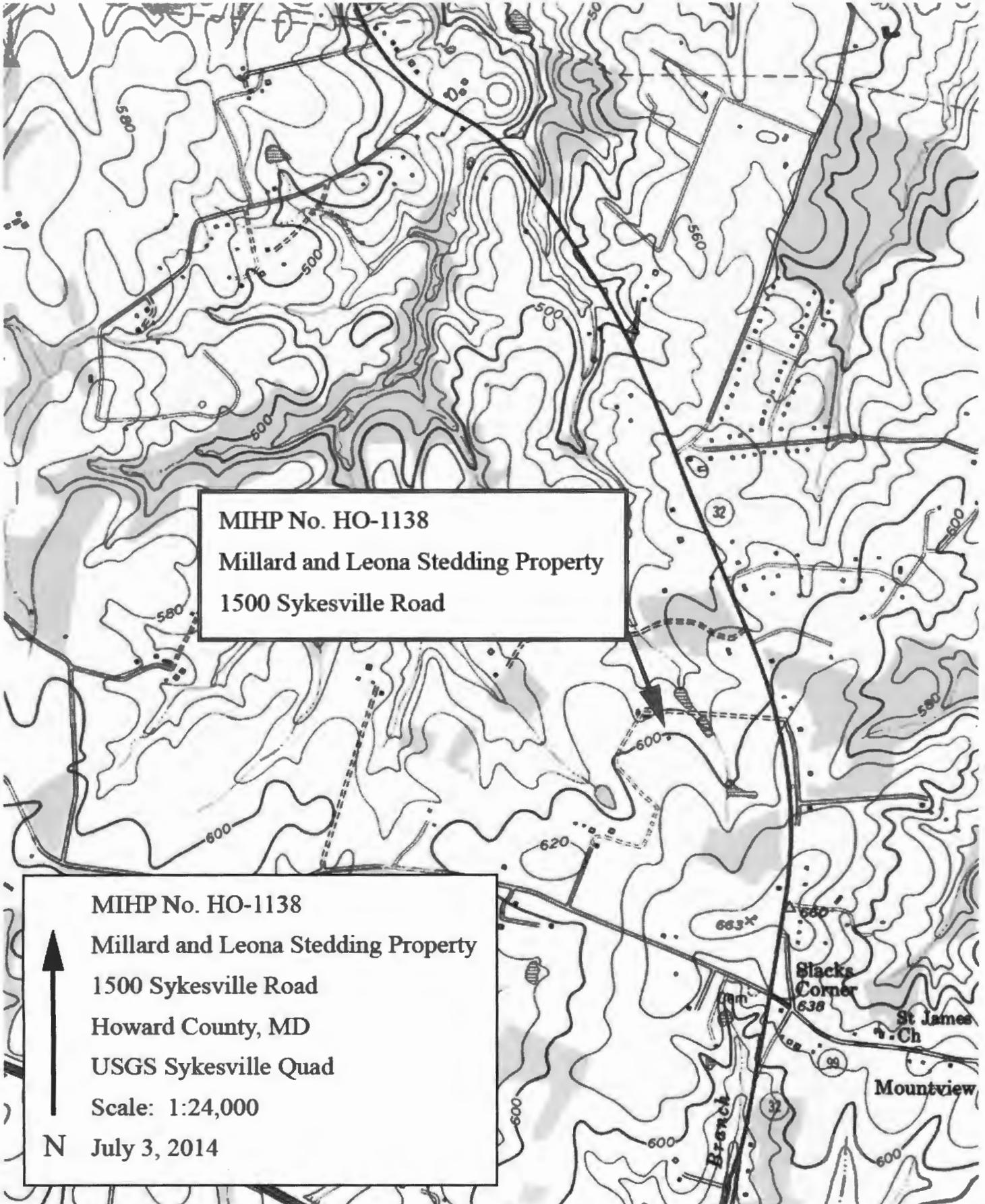
MHT Comments:

Reviewer, Office of Preservation Services

Date

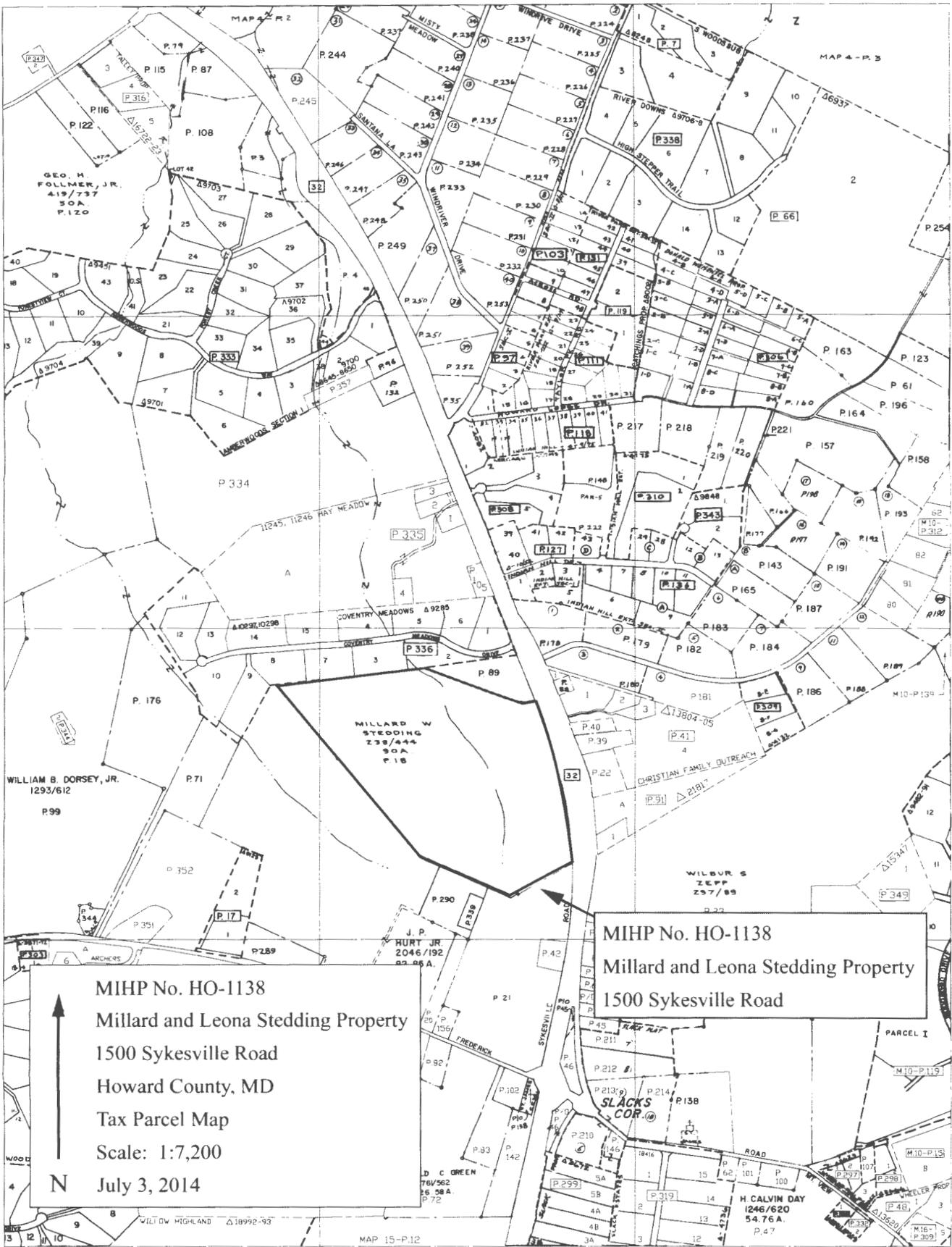
Reviewer, National Register Program

Date



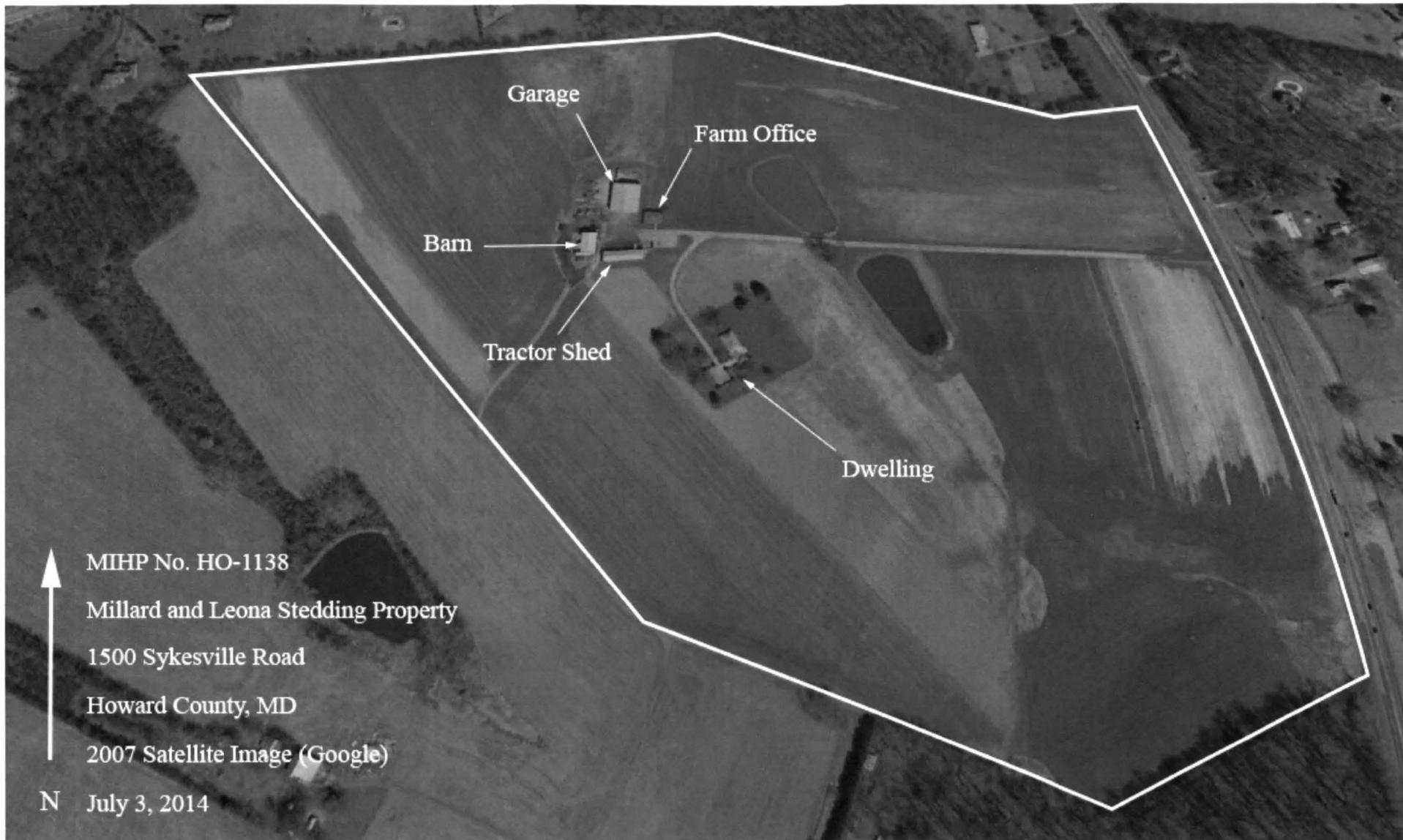
MIHP No. HO-1138  
Millard and Leona Stedding Property  
1500 Sykesville Road

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Millard and Leona Stedding Property  
1500 Sykesville Road  
Howard County, MD  
USGS Sykesville Quad  
Scale: 1:24,000  
N July 3, 2014



MIHP No. HO-1138  
 Millard and Leona Stedding Property  
 1500 Sykesville Road  
 Howard County, MD  
 Tax Parcel Map  
 Scale: 1:7,200  
 N July 3, 2014

MIHP No. HO-1138  
 Millard and Leona Stedding Property  
 1500 Sykesville Road



Garage

Farm Office

Barn

Tractor Shed

Dwelling



MIHP No. HO-1138

Millard and Leona Stedding Property

1500 Sykesville Road

Howard County, MD

2007 Satellite Image (Google)

N July 3, 2014

**Maryland State Highway Administration  
Cultural Resources Section  
Photo Log**

**Project No.: HO210A21**

**Project Name: MD 32 from MD 99 to Amberwoods Way**

**MIHP No.: HO-1138**

**MIHP Name: Millard and Leona Stebbing Property**

**County: Howard**

**Photographer: Eric Griffitts (EHT Traceies)**

**Date: June 19, 2014**

**Ink and Paper Combination:** True Black and White on Matte Photo Paper (100 Year Archival Quality)

**CD/DVD:** Verbatim, DVD-R, Archival Gold

<b>Image File Name</b>	<b>Description of View</b>
HO-1138_2014-06-19_01.tif	Main House, East Elevation, Looking West
HO-1138_2014-06-19_02.tif	Main House, North and West Elevations, Looking Southeast
HO-1138_2014-06-19_03.tif	Main House, Attached Garage, West Elevation, Looking Northeast
HO-1138_2014-06-19_04.tif	Gates to Main House, Looking North to Outbuildings
HO-1138_2014-06-19_05.tif	Outbuildings, Looking Northwest
HO-1138_2014-06-19_06.tif	Farm Office, West and South Elevations, Looking Northeast
HO-1138_2014-06-19_07.tif	Tractor Shed, Looking Southwest
HO-1138_2014-06-19_08.tif	Garage, Looking Northwest
HO-1138_2014-06-19_09.tif	Barn, Looking Southeast
HO-1138_2014-06-19_10.tif	Barbecue, Looking Northwest



HO-1138

Millard and Leona Stedding Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19, 2014

MD SHPO

Main House, East Elevation Looking West

1 of 10

EN 1500.MD.Ranch house east elevation

OrderID 640226, F#0112 1812-02014 From



HO 1138

Millard and Leona Stedding Property  
Howard County, Maryland

Eric Griffiths (EHT Traceres)

June 19 2014

MD S#PO

Main House

2 of 10

North

~~South~~ West Elevations Looking SE



HO-1138

Millard and Leona Steeding Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19, 2014

MD HPO

Main House, Attached Garage West elevation

Looking North East

3 of 10



HO-1138

Millard and Leong Stepping Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19 2014

MD SHPO

Gates to Main House Looking North to out Buildings

4 of 10



HO-1138

Millard and Leona Steading Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19 2014

MD SHPO

Out Buildings Looking Northwest

5 of 10



HO 1138

Millard and Leong Stepping Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19, 2014

MD SPO

Farm office west and South Elevations

Looking Northeast

6 of 10



HO-1138

Millard and Leong Stepping Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19, 2014

MD S&PO

Tractor Shed, Looking Southwest

7 of 10

FN 50012032 tractor shed view 13.jpg

Order: 11120126 F#0013 I#13 92014 From



HO-1138

Millard and Leans Steading Property

Howard County, Maryland

Erik Griffiths (EHT Traceries)

June 19 2014

MD S/PO

Garage, Looking Northwest

8 of 10

FN-50010308Barn2\_Millard.jpg

Order ID A50026 F#0008 I#02014 Front

GREEN MANOR TURF FARM

TRUCK LOAD  
NOT CRUSHABLE  
FOR LOAD AFTER  
LEAVING YARD



HO-1138

Millard and Leong Stepping Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19, 2014

MD SHPO

Barn, Looking South East

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HO-1138

Millard and Leona Steading Property

Howard County, Maryland

Eric Griffiths (EHT Traceries)

June 19, 2014

MD S&PO

Barbexue, Looking Northwest

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