NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name STONER-SAUM FARM

other names/site number CARR-1435

2. Location

street & number 1500 McKinstry's Mill Road N/A ☐ not for publication

city or town Union Bridge ☒ vicinity

state Maryland code MD county Carroll code 013 zip code 21791

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

[signature] 10-29-96
STATE HISTORIC PRESERVATION OFFICER
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10		buildings
		sites
3		structures
		objects
13		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
AGRICULTURE/SUBSISTENCE/agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC/Federal

Materials
(Enter categories from instructions)

foundation BRICK
walls BRICK
STONE
roof METAL
other WOOD

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET NO. 1

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c.1814-c.1899

Significant Dates

c.1814

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance SEE CONTINUATION SHEET NO. 8.2
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References SEE CONTINUATION SHEET NO. 9.1

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

_____

Stoner-Saum Farm
Name of Property

Carroll County, MD CARR-1435
County and State

10. Geographical Data

Acreage of Property approximately 70 acres
USGS quad: Union Bridge, MD

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	18	314300	4378380
2	18	314240	4377800
3	18	313560	4378020
4	18	313600	4378440

☐ See continuation sheet

Verbal Boundary Description SEE CONTINUATION SHEET NO. 10.1
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification SEE CONTINUATION SHEET NO. 10.1
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Planning date 17 January 1996

street & number 225 North Center Street telephone (410) 857-2145

city or town Westminster state MD zip code 21157

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name W. Peter Pearre

street & number 14122 Pearre Rpad telephone

city or town Union Bridge state MD zip code 21791

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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STONER-SAUM FARM
Carroll County
Maryland

Section number 7 Page 1

DESCRIPTION SUMMARY:

The Stoner-Saum Farm is located at 1500 McKinstry's Mill Road near the settlement of McKinstry's Mills in western Carroll County, Maryland. It is sited on generally flat ground near Sam's Creek. The complex consists of a brick house, a frame bank barn, a brick smokehouse, a stone ice house and summer kitchen, a stone wagon shed, and several other frame farm outbuildings. The house faces east, and is a two-story, five-bay by two-bay structure with a rubble stone foundation, Flemish bond brick on the east elevation, 5-to-1 common bond brick on the other elevations, and a gable roof of standing-seam metal, with a north-south ridge. On the east elevation, the first story has a center entrance and a four-light transom. There is a wood box cornice with a bed mold comprising a lozenge molding above a pearl molding. The east elevation has a one-story, three-bay porch with four turned posts, and a half-hip roof of standing-seam metal. The gable ends each have an eight-light oval window. There is an ell on the west end of the house that is three bays by one bay, and has a gable roof of standing-seam metal with an east-west ridge. The northwest cellar west wall has a brick kitchen fireplace. The first story has a center passage with two rooms to the south and one room to the north, plus an ell with one room in it. There is a two-flight run of stairs on the north wall, with a landing at the west end. These stairs have an open stringer with foliate sawn brackets that contain a flower bud. The second story has a center passage with four rooms in the main block and a stair passage. The smokehouse is built of 6-to-1 common bond brick with a hip roof. There is an ice house about 25 feet south of the house. It is built of rubble stone and has a gable roof. It is banked into the hill on the north side. The north elevation is approximately 3 feet high to the eaves. The gable end has German siding, with a vertical-board door on machine-cut strap hinges. The dirt floor of the ice house is approximately 20 feet below the level of the eaves. Attached to the south side of the ice house is a summer kitchen. The summer kitchen is also of rubble stone. It has a gable roof. The stone shed has rubble stone walls on the north and south sides, with battered buttresses at the four corners. It is open on the east and west sides. There is a bank barn with a south-facing forebay. The upper story has a hay mow on each end and three center threshing floors. The forebay is framed separately from the rest of the barn. The roof is supported by a purlin post truss.

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GENERAL DESCRIPTION:

The Stoner-Saum Farm is located at 1500 McKinstry's Mill Road near the settlement of McKinstry's Mills in western Carroll County, Maryland, about 2½ miles south of the town of Union Bridge. It is set back from the road and accessible by a long driveway. It is sited on generally flat ground near Sam's Creek. The complex consists of 13 contributing resources, including a brick house, a frame bank barn, a brick smokehouse, a stone combination ice house and summer kitchen, a stone wagon shed, and seven other frame farm outbuildings, all constructed during the nineteenth century.

The house faces east, and is a two-story, five-bay by two-bay structure with a rubble stone foundation, Flemish bond brick on the east elevation, 5-to-1 common bond brick on the other elevations, and a gable roof of standing-seam metal, with a north-south ridge. On the east elevation, the first story has a center entrance that has a marble sill with wash. The door frame has a quirked ogee and bead backband and a beaded interior edge. The door has been altered to have nine lights over two panels. The panels have sunk fields and ogee panel molds. There is a four-light transom. On either side of the doorway are two 2/2 double-hung sash with wood sills and splayed brick jack arches. The window frames have double beads and contain pintles to hold strap hinges for shutters. The house currently has new fake shutters. The second story has five 6/6 sash with the same sills, lintels, frames and pintles as the first story. There is a wood box cornice with a bed mold comprising a lozenge molding above a pearl molding. There are two ogees at the top of the cornice. The east elevation has a one-story, three-bay porch with brick piers, four turned posts, and a half-hip roof of standing-seam metal. There is an interior brick chimney on each end with lightning rods on the ridge between the chimneys.

On the south elevation there is an exposed foundation of parged brick. The west bay of the foundation has a four-light sash, and the east bay has a six-light sash. Both of these windows have mortised-and-tenoned-and-pegged frames with diamond-in-section holes for horizontal wood louvers. They also have splayed brick jack arches. The first and second stories each have two typical 6/6 sash. The gable end has an eight-light oval window with brick voissoirs. There are tapered rakeboards with beaded bottom edges. The west elevation of the main block has some 7-to-1 common bond in

addition to the 5-to-1 bond. The foundation has a mortised-and-tenoned-and-pegged frame with diamond-in-section horizontal louvers. The first and second stories each have one typical 6/6 sash. The wood box cornice has no bed mold, but has the same two ogees on it as on the east elevation.

There is an ell on the west end of the house that is three bays by one bay, and has a gable roof of standing-seam metal with an east-west ridge. On the south elevation of the ell there was formerly a porch, but it has been replaced with a deck. The foundation is rubble stone, and the west bay has a 6/6 sash. The center bay has a beaded-edge, vertical-board door with a stone sill. There are no openings in the east bay. On the first story there are two typical 6/6 sash to the west and a six-panel door in the east bay. This door has flat sunk panels with no panel molds, and is set in a wide frame with a beaded interior edge, and a quirked ovolo and bead backband. The second story has typical 6/6 sash in the east and west bays only. There is a wood box cornice like that on the west elevation of the main block. The ell is constructed of 12-to-1 and 17-to-1 common bond brick. The west elevation of the ell has a large exterior brick chimney in the center and to the north. The chimney has a weather on both the north and west sides of it. The first story has a new one-light sash in the north bay. The second story has no openings. The gable end has two four-light sash in beaded-interior-edge frames, and has a tapered rakeboard on the south that has a beaded bottom edge.

On the north elevation, the main block and the ell are on the same plane. The foundation of the main block has two two-light sash. The east bay has diamond-in-section wood louvers set in brick mortar joints. The first and second stories have two typical 6/6 sash and the gable end has two typical four-light sash. The ell is two bays and has a later porch on the first story. The east bay has an altered six-panel door in a typical frame. The door has sunk fields and ogee panel molds. The west bay has a typical 6/6 sash. The second story has two typical 6/6 sash, and there is a wood box cornice like the west elevation of the main block.

The cellar has a center passage with rooms on the north and south and one room under the ell. The walls are now of cinderblocks on both sides of the passage and these may replace earlier walls. A summer beam runs north-south through the whole

cellar and is set in pockets in the brick walls. The summer is 9 inches deep by 15 inches wide and is whitewashed. It supports mill-sawn joists that run east-west. These joists are also set in pockets in the brick walls and rest on top of the summer beam. They span only from the wall to the summer beam. The foundation walls are of low rubble stone with brick set on top of them, and the pockets are in the brick work. The walls are whitewashed. The north cellar has a semi-circular-arched brick chimney support with two pair of corbelled bricks for shelves between them. The brick supports are not tied into the wall. There are traces of plaster on the inside of the supports. The hearth support has a nailer on the side of the joist that supports one end of the tongue-and-grooved boards. The other end rests on the brick chimney stack. The joists are 1-3/4 to 2 inches wide by 7-3/8 to 7-5/8 inches deep and are spaced 22 to 26 inches on centers. There is mill sawn, random-width, tongue-and-grooved flooring that is 4-3/4 to 7 inches wide. The north cellar has a closed-up opening on the north wall set to the west that has a stone sill. The east elevation has a two-light sash with a stone sill and a sawn wood lintel. There are louvers on the outside of the sash that appear to be diamond in section. The west elevation, to the north, has a door in the brick wall of tongue-and-grooved vertical boards. It has an iron Suffolk latch, but the rim lock is gone. The battens are screwed to the boards. The trim appears to be nailed with cut nails, but the nails are very rusted. On the south elevation is a cinderblock wall with a door set to the east. There is a brick wall behind the cinderblocks. The doorway has a beaded-interior-edge frame and has a beaded-edge, vertical-board, tongue-and-grooved door with nailed battens. It has a wood stock lock with a metal bar. There are the remains of a wrought suffolk latch with lima bean cusps.

The joists under the center passage run north-south. The summer beam continues under here also, with one joist set on top of it. The joists and floor are whitewashed. The cinderblock wall on the south appears to support a brick wall above it and possibly encases an original brick wall. The west elevation has a $46\frac{1}{4}$-inch-wide door that has beaded edge vertical boards that are tongue and grooved. The Suffolk lock is gone, but originally had lima bean cusps. The door is hung on interior strap hinges that are tapered with rounded ends. The battens are nailed. This door also has a wood stock lock with a metal interior stamped on the end "9". The door also has a later stamped metal Norfolk latch.

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The south cellar has two semi-circular-arched brick chimney supports on the south elevation. There is a door stored here that may have originally been hung on the wall leading to this section. It has beaded-edge vertical boards and interior strap hinges that are tapered with round ends. It also has a Suffolk latch and a slide bolt, and has a two light sash set in the center of the door.

The northwest cellar joists run north-south. The brick walls are plastered. There is a winder stair in the southeast corner that is enclosed with mill-sawn lath and probably with cut nails and then plastered. There is a small vertical-board door under the stair. The west wall has a brick kitchen fireplace with straight jambs and a wood mantle tree. It had a crane hung on the north side with corbelled stone at the bottom to hold it, and an iron eye at the top. The stone is now broken. The fireplace is partially enclosed with cinderblocks. On the south wall is a doorway to the east next to the stair. Pintles survive in the door frame. This is probably the original location for the door now stored in the south cellar. To the west is a window opening with a wood sill, a double-bead frame, and a beaded edge to the stop.

The southwest cellar was probably originally open underneath of the porch above. It has circular-sawn floor above. The joists here run east-west and are mill sawn. They are 2 inches by $7\frac{1}{2}$ to 7-3/4 inches. The west elevation has an opening probably for a bake oven. This opening is now bricked up, but has a stone sill and lintel. It is 2 feet, 1-3/4 inches wide by 1 foot 6 inches high. The south elevation has rubble stone with a beaded-edge, vertical-board door hung on butt hinges that date from about the 1920's. The door has a cast iron rim lock with a knob covered by a foliate rubber cap marked " Novelty Trim". There is a 6/6 sash to the west of the door. The south wall is brick and appears to be an exterior wall. It is heavily whitewashed in places.

The first story has a center passage with two rooms to the south and one room to the north, plus an ell with one room in it. The passage has $1\frac{1}{2}$-inch-wide flooring that runs north-south. The baseboard has a cavetto above an ovolo on it. There is a chairrail with a shelf at the top and a bead at the bottom edge. The architraves have a quirked steep ogee-and-bead backband and a beaded interior edge. The original color of the architrave appears to have been an olive green. The front door has nine lights over two panels with sunk fields, and ogee panel molds run on the rails

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and stiles. There is a large cast iron rim lock with a brass knob that is set partly into the door. The chairrail along the stairs matches the profile of the hand rail. The interior doors have six panels with sunk fields, and ogee panel molds run on the rails and stiles. The original finish appears to be varnished, or grained and varnished. The doors are hung on butt hinges. The rim locks have been replaced with mortised locks that have stamped knobs and rubber covers like the one found in the cellar. The reverse sides of the doors are sunk, flat panels with no panel molds. There is a two-flight run of stairs on the north wall, with a landing at the west end. These stairs have an open stringer with foliate sawn brackets that contain a flower bud. The stringer has a beaded bottom edge. There are rectangular balusters with projecting beads at the corners. The hand rail is molded with a cavetto under each side and a bead at the bottom corners. There is a turned, tapered newel. There are beaded-edge vertical boards beneath the stringer, and a new doorway and two-panel door underneath the stairs.

The north room baseboard has a beaded top edge. The chairrail and architrave are identical to those in the passage. This room has random-width oak flooring that runs north-south. There is a fireplace on the north elevation, set to the east. The brick firebox has been rebuilt. There is a wood mantel with beaded interior and exterior edges. It has paneled pilasters that are sunk and flat, with ovolo and cavetto panel molds. At the top of the pilasters is a quirked Greek ovolo and bead. There is a panel on each side of the frieze above each pilaster and one in the center of the frieze. These panels are identical to those on the pilasters. The bed mold has a bead at the top, then a cavetto, then an ovolo and a cavetto at the bottom. The edge of the shelf is molded with an ogee and bead. The window jamb boards are molded with a quirked ogee and bead and have no architrave trim. The jambs are straight. The windows have or had spring latches. There is a six-panel door on the west elevation that has raised fields and ogee panel molds. On the west side of the door, when the door is closed, the north room side of the door has sunk, flat panels with no panel molds. It had a rim lock set into the door slightly, but has a new lock now.

The southeast room has a baseboard and architrave identical to the passage. The chairrail has Greek ogee and bead along the top and a bead at the bottom edge. There is random-width oak flooring that runs north-south. The window frames are identical to those in

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the north room. The trim is fastened with cut nails. The south wall has a fireplace that is now closed off. It has a wood mantel. The inner edge of the mantel has a bead with gouge work and drill holes. There are fluted pilasters with capitals that have gouge work and drill holes. The outer edge has a turned or screw-thread molding. Above each pilaster and in the center of the frieze are oval panels that contain a reeded oval patera and a reel molding. The bed mold has a screw-thread molding at the top with a cavetto below and an ovolo and cavetto at the bottom. The edge of the mantel shelf is molded with an ogee and bead. West of the mantel is a cupboard with a two-panel door above a one-panel door. The panels are sunk and flat with ogee panel molds. The cupboard architrave has a beaded interior edge and a cavetto and bead backband. The doors are hung on small butt hinges. On the west elevation of this room is a typical six-panel door.

The southwest room has a chairrail like the southeast room and baseboard like the passage. The window jambs are identical to those in the north room. There is a fireplace on the south wall, set east of center. It is now closed off. The wood mantel has pilasters with sunk flat panels that have ovolo and cavetto panel molds. The frieze is reeded and pulvinated. The bed mold is the same as that on the southeast room mantel, as is the mantel shelf. There is a covered door to the east of the fireplace that is identical to that found in the southeast room. This room now has a drop ceiling.

The west room in the ell has a new fireplace on the west elevation. There is an enclosed winder stair along the east wall that leads to the cellar and has a new door. This room has a new ceiling, is paneled, and contains a new kitchen. The stair to the second story is now closed off.

The second story has a center passage with four rooms in the main block, and a stair passage and three rooms in the ell. The passage has typical six-panel doors with cast iron rim locks marked "B.L.W.". The northeast and southeast door architraves have an ovolo backband with a beaded interior edge, while the southwest, northwest and ell doors have a cavetto and bead backband with a beaded interior edge. The chairrail matches the hand rail, and the baseboard is identical to the first-story passage. There is a small chamber at the east end of the passage that originally had double doors, but these are now gone. Apparently there was a

transom above the doors as well. This opening appears altered at the top and on the north side with some of the backbands reused on the north side. The east chamber has a beaded-edge baseboard, chairrail like the first story passage, and typical window jambs for this house.

The northeast chamber has random-width oak flooring that runs north-south and is mostly 5 to 7 inches wide. The baseboard has a beaded top edge. The chairrail is identical to the first-story passage, and the window jambs are identical to the north room. The fireplace on the north wall has splayed jambs that are parged. There is a wood mantel with a beaded interior edge and an ovolo and cavetto backband. It has a plain shelf. The fireplace has a concrete hearth.

The southeast chamber door has flush fields with ovolo molds on the rails and stiles. Olive green appears to be the first color for this door. It is hung on cast iron butt hinges that may have markings but are heavily painted. There is a plain cast iron rim lock with a mineral knob. The chamber side of the door has sunk, flat panels with no molds. There is a beaded-edge baseboard and chairrail like the first-story passage; a typical floor runs north-south. The window jambs have a cavetto and bead. There is a fireplace on the south elevation that has splayed, parged jambs and a concrete hearth. The mantel is identical to that in the northeast chamber. There is a cupboard to the west of the fireplace like that found in the southeast room.

The southwest chamber door is identical to the southeast chamber door. The rim lock is marked "B.L.W.". There is a fireplace on the south elevation that has splayed, parged jambs and the same mantel as found in the northeast chamber. The chairrail is like the first-story passage, and the baseboard has a beaded edge. The door architrave has a cavetto-and-bead backband with a beaded interior edge and the window jambs are identical to those in the southeast chamber.

The northwest chamber has a new door leading to it from the northeast chamber. The only other door to this chamber is from the ell. This door has four panels with flush fields and ogee panel molds. It has a beaded-interior-edge surround. The door has a plain cast iron rim lock with a mineral knob. The baseboard in this chamber has a beaded top edge and the chairrail is identical to that in the first-story passage.

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The ell is now subdivided. The stairs from the first story come up to the ell with a four-panel door at the landing. At the landing at the top of the stair is a passage that runs east-west and off of this a passage that runs north-south. There is a small room to the north of the stairway and passage, a larger room to the west, and a third room along the south end of the ell. The ell passage has a peg rail on the east wall, but the wood pegs have all been cut off. There is a chairrail on the east wall only that is identical to the first-story passage. The baseboard here has a beaded top edge. In the southeast corner of the passage is an enclosed winder stair that leads to the attic. It has a beaded-edge vertical-board door with tapered dovetailed battens and an iron Norfolk latch. It is hung on plain cast iron butt hinges. At the east end of the landing is a door that leads to the northwest chamber in the main block of the house. At the west end of the landing is another door leading to the western ell chamber. The door has beaded-edge vertical boards and is hung on thin butt hinges that appear to be of stamped plate. The door has a cast iron rim lock marked with "B.L.W.".

The west ell chamber has a beaded-edge baseboard and beaded-interior-edge trim. The window frames have a quirked ogee-and-bead run on them. There are several second floor joists which are exposed in this room. They are approximately 2 by 7 inches and run north-south. One pair is spaced 17½ inches on center. The walls in this room are plaster on brick. The small north ell chamber has a chairrail on the north and east that is identical to the first-story passage. It also has a beaded-edge baseboard and quirked ogee-and-bead window frames. There is a peg rail on the east elevation that had two wood pegs now cut off, and has numerous cut nails. The door trim has a beaded interior edge. The door to the south ell chamber has one panel. This room has a beaded-edge, vertical-board closet door in the northeast corner and beaded-interior-edge trim. The door is hung on cast iron butt hinges.

The attic has mill sawn rafters that are 2-3/4 to 2-7/8 inches wide, and are tapered from approximately 3 to 3-3/4 inches at the ridge to 5 to 6 inches at the foot. They have a center tenon and peg at the ridge and sawn Roman numerals. They formerly had half-lapped-and-pegged collar beams, several of which were half dovetailed, but most were not. Most of these have been cut out. One or two of the original collars are left in place. Most were cut off and are now nailed to the rafters higher up with cut nails.

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These collars are mill sawn. Several of the collar beams are painted in white and from south to north read "EF 1868" "Paint.May 31.1921.H.F.Wirr(?)" "B.R.B.1814R.J. M.R.B." "Painted by GWBarnhart." "Painted by Dominic + Michelle Kowalski of AAA Painting Aug. 13, 1991" "NW" "1868 JB." The rafter feet have a birdsmouth cut which is nailed to a false plate with cut nails. The false plate is not nailed to every joist. The false plate is $1\frac{1}{4}$ inches by 7 inches. The rafters support mill-sawn lath and circular-sawn wood shingles fastened with cut nails. The attic joists are mill sawn and run east-west. They are 1-7/8 to 2 inches wide (one, however, is 3 inches wide), and are $7\frac{1}{2}$ to 8 inches deep. They are spaced $17\frac{1}{2}$ to 19 inches on centers. The joists rest on top of a 1-1/8 inch thick board set on top of the brick walls. It appears that the joists are not connected to this board in any way, as there are no nails. The brick wall is then brought up between the joists with the bricks set on top of this board. There is a summer beam that is hewn on all four sides, and runs north-south. It is 11 inches wide by 7 inches deep and appears to be all in one piece. The joists are mortised and tenoned and pegged to the summer beam with center tenons and a beveled top haunch. Each joint is given a Roman numeral. The attic floor has random-width, tongue-and-grooved boards that are face-nailed with cut nails. The ceiling lath below is not entirely regular, but is very smooth as if sawn, though no saw marks could be clearly distinguished. The oval window on the south gable end has a frame that is nailed together with cut nails. The sash itself is screwed together. Around the top of the stairs is a baluster and handrail like that found on the first story. It has been removed from its original, unknown location. The bottom end is partly broken, and it has been nailed in place here with cut nails. It is painted a medium brown or coffee color, except for the top of the hand rail. The ell attic is $2\frac{1}{2}$ steps lower than the level of the main block attic. There is a wall in the center of the ell attic made of natural alternating boards fastened with cut nails. The door surround has some beaded-edge boards with paint and appear to be reused from elsewhere. The rafters are identical to that on the main block. One piece of plaster lath is exposed on the attic stairway and is mill sawn. The stairs are enclosed with an alternating board wall fastened with cut nails then lathed and plastered.

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There is a smokehouse about 12 feet northwest of the house. It is built of 6-to-1 common bond brick, with a hip roof that has standing seam metal, and a wood box cornice. The east elevation has a new vertical-board door on new hinges. It is set in a beaded-interior-edge frame, and has part of a rim lock fastened to it. The north elevation has a slit vent. The south elevation foundation has a firebox opening in the foundation, and there is a slit vent above. There are no openings on the west elevation. The interior of the smokehouse is parged and has a square sawn tree in the center. The rafters are mill sawn and are approximately 2 x 4's. They support lath and wood shingles.

There is an ice house about 25 feet south of the house. It is built of rubble stone and has a gable roof of corrugated metal with a north-south ridge. It is banked into the hill on the north side. The north elevation is approximately 3 feet high to the eaves. The gable end has German siding, with a vertical-board door on machine cut strap hinges. There are no openings on the east or west elevations. There are traces of whitewash on the east elevation, and the plate and rafters are exposed. The plate is hewn on all four sides and appears to be half lapped at the corner. The rafters are mill sawn and are notched to fit over top of the uppermost outer corner of the plate. They are nailed with two nails to the plate. The nails appear to be cut. The rafters support lath. The dirt floor of the icehouse is approximately 20 feet below the level of the eaves. The south elevation has a doorway in it approximately 8 feet above the dirt floor. This doorway has a wood lintel and is now infilled with stone. The south gable end has a small opening with a wood frame, sill, and lintel. It is covered over with boards. The walls are whitewashed. The rafters are 3-3/4 inches deep by 2½ to 2-3/4 inches wide, and are spaced 33 inches on center. They are mitered at the ridge. There are boards nailed to the underside of the rafters. They support straw that was probably placed here as insulation.

Attached to the south side of the ice house is a summer kitchen. It appears that both of the buildings have side walls abutting each other, so it is not possible to tell which one was built first. The summer kitchen is also of rubble stone and is banked on the north up against the ice house. It has a gable roof of corrugated metal with a north-south ridge. On the west elevation, the south bay of the lower story has an altered opening

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with two six-light sash and a wood lintel. It has a beaded-interior-edge frame. On the upper story, the north bay has a beaded-edge, vertical-board door hung on interior strap hinges that are tapered and have round ends. The beaded-interior-edge frame is mitered at the corners. The south bay has a six light sash in a mortised-and-tenoned-and-pegged frame with a wood sill and no lintel. There is an interior brick chimney on the south gable end. The south elevation has a rock-faced concrete block addition on the lower story. The original wall has a beaded-edge, vertical-board door on butt hinges in the west bay. This door has a wrought suffolk latch with lima bean cusps and is set in a plain frame. The opening has been narrowed, with brick infill around it. The door is made of mill-sawn boards. The east bay has diamond-in-plan vertical wood louvers in a mortised-and-tenoned-and-pegged frame. The upper story has a centered large opening that is now bricked in. This opening has a large stone lintel. The gable end has a small opening that may have been a vent. On the east elevation, the lower-story south bay has an altered opening with two six-light sash that have a wood lintel and a beaded-interior-edge frame. The upper story south bay has a six-light sash in a mortised-and-tenoned-and-pegged frame with a wood sill and no lintel.

The lower story of the summer kitchen has a concrete floor. There was a trough along the north end that has now been altered. The walls have plaster on stone, and there are beaded-edge-and-center, tongue-and-grooved boards on the ceiling that are wire nailed. There are brick supports on the south for a fireplace above, with a concrete lintel between the supports. The fireplace must have been added later. Shelves were added to the southwest corner after the ceiling was covered. These shelves have a beaded-edge-and-center, vertical-board door. On the upper story, the door has a wrought suffolk latch with lima bean cusps. there is a large brick fireplace on the south end that has straight jambs and a steel lintel. There are mill-sawn attic joists that run east-west. They are $2\frac{1}{4}$ by $6\frac{1}{2}$ to 6-3/4 inches, and are spaced $28\frac{1}{2}$ to 32 inches on center. Above these joists is a random-width, tongue-and-grooved floor that runs north-south. The upper story flooring is $3\frac{1}{2}$-inch-wide pine that runs north-south. The north wall has a sawn wood lintel in the center at door height level, with rubble stone infill below it to the floor. The walls are plaster on stone. There is also a wood beam at the west end about $2\frac{1}{2}$ feet above floor level. There does not appear to be infill below this beam. The wood lintels over the windows appear to be sawn. The east one is

reused as it has a mortise in the center with peg holes and parts of pegs. There is another such mortise at the south end of the lintel. The bottoms of the lintels are covered with riven lath and plaster. The lath is fastened with cut nails. The only access to the attic appears to be through a hole in the floor at the north end.

About 100 feet west of the northwest corner of the house is a stone wagon shed. It has rubble stone walls on the north and south sides, with battered buttresses at the four corners. It is open on the east and west sides. The west side has vertical board doors on large strap hinges. The gable ends have vertical boards. The gable roof is covered with corrugated metal; the ridge runs east-west. On the south elevation is a shed roof addition of vertical boards. Set in the stone walls are vertical posts at the four corners and in the center. The posts are approximately 3 by $10\frac{1}{2}$ inches, and have sawn braces that are mortised and tenoned and pegged to them. They also have tenons set in the mortises and large holes that suggest that there was some interior structure such as corn cribs on either side that have now been removed. The joists are hewn on top and bottom and support a false plate on either end. The rafters are hewn on all four sides and are about 3 by 4 inches. They are mortised and tenoned and pegged at the ridge, are set over top of the joists, and project beyond the false plate.

There is a frame wagon shed about 12 feet northeast of the stone wagon shed. It is of circular-sawn 2 x 4 construction, with vertical-board siding, and a gable roof with a north-south ridge and corrugated metal. The south elevation has a vertical board wagon door on rollers.

There is a bank barn with a south facing forebay about 100 feet west of the southwest corner of the house. On the north elevation is the ramp. The upper story has vertical-board siding with two pairs of wagon doors on rollers. The gable roof has standing-seam metal, with an east-west ridge and lightning rods. The east elevation on the lower story has a brick end at the south end of the stone wall. There is a door set in cinderblock infill under the forebay. There are two six-light sash in the south bay and four six-light sash in the north bay. The upper story has three wood louvered vents with two more vents in the gable end. On the south elevation the lower story has cinderblock infill, and the

original wall has been removed. The upper story has vertical boards with three doors on rollers. The west elevation was not accessible.

The lower story of the barn has one summer beam that is hewn on all four sides. The scarf joint in the summer beam is beveled, with a center wedge. The posts beneath the summer beam have been removed. The joists run the whole width of the barn. They are hewn on top and bottom inside the barn, and on all four sides beneath the forebay. The forebay sill was supported by wood posts mortised and tenoned beneath it that have now been removed. The sill scarf had a simpler bevel without the wedge in the center. There are circular-sawn joists about 3 by 5 inches that are placed in between the original joists. The replacements are primarily on the north side of the barn and butt up against original joists at the summer beam. The upper story has a hewn, heavy-timber, mortised-and-tenoned-and-pegged frame with a hay mow on each end and three center threshing floors. The barn bents have two posts along the ramp side of the barn, with one center post and a post above the forebay wall. The forebay is framed separately from the rest of the barn. The roof is supported by a purlin post truss. The rafters are mortised and tenoned and pegged at the ridge. It appears that there was a granary once in the southeast corner.

There is a hog peg about 30 feet southeast of the barn. It has vertical-board siding and a cinderblock, concrete, and stone foundation. The shed roof slopes south and has inverted V-seam metal. The south elevation is three low, small openings. The east elevation has a vertical-board door. The north elevation has a door opening to the east and two hinged hatches high up in the center and west bays. The interior has an aisle along the north side that was probably originally a crib, and an east-west running aisle in the center with pens on the south side of the building. The vertical-board walls are wire nailed. The structure is built of reused, sawn, heavy timber with mortises, and has 2 x 4 circular-sawn rafters.

There is a small wagon shed approximately 10 feet east of the hog pen. It has horizontal board slats and is set on rubble stone piers. The gable roof has corrugated metal and an east-west ridge. It is open on the east and west ends and has cribs along the north and south sides. It is built of a hewn, heavy-timber-braced frame that is mortised and tenoned and pegged. The rafters are hewn on

top and bottom and have a half lap and peg at the ridge. Several have rotted and been replaced by 2 x 4's. On the east elevation, the cribs have vertical-board doors on machine strap hinges.

There is a free-standing corn crib approximately 15 feet north of the small wagon shed. It is set on concrete piers and has horizontal-board slats. It has a gable roof with an east-west ridge and corrugated metal. There is a vertical board door on the west elevation. The sill (now rotted) was circular sawn. The north elevation has four hatches high up on the wall and three hatches at the bottom of the wall.

About 30 feet southeast of the corn crib is a granary that is built on rubble stone piers, has vertical-board siding, and a gable roof of inverted V-seam metal with an east-west ridge. The north elevation has a vertical-board door in the center, as does the south elevation. The interior has a center aisle running north-south, with two large grain bins on each side. The granary is built of a mill-sawn, heavy-timber, mortised-and-tenoned-and-pegged frame. The grain bins are built of horizontal tongue-and-grooved boards that are wire nailed. Written on them are penciled numbers and "Big John Jones." The rafters are circular sawn 2 x 4's mitered at the ridge and support lath.

There is a garage about 25 feet east of the granary. It has a concrete floor and beaded-edge-and-center vertical-board siding. There is a gable roof with a north-south ridge. The garage is open on the north elevation and has a track for a former door on rollers. The building is constructed of a circular-sawn 2 x 4 and 4 x 4 frame, with 2 x 4 rafters and a ridge pole.

There is a stable about 10 feet southwest of the barn that has a concrete foundation, beaded-edge-and-center vertical boards, and a shed roof of corrugated metal that slopes to the west. It is of 2 x 4 construction. On the east elevation of the stable is an opening, a door, another opening, another door, a six light sash, a door, another six light sash, another door, another six light sash, and door, again a six-light sash and a door, a six-light sash, and then a door on rollers. There is a concrete trough between this stable and the barn.

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STONER-SAUM FARM
Carroll County
Maryland

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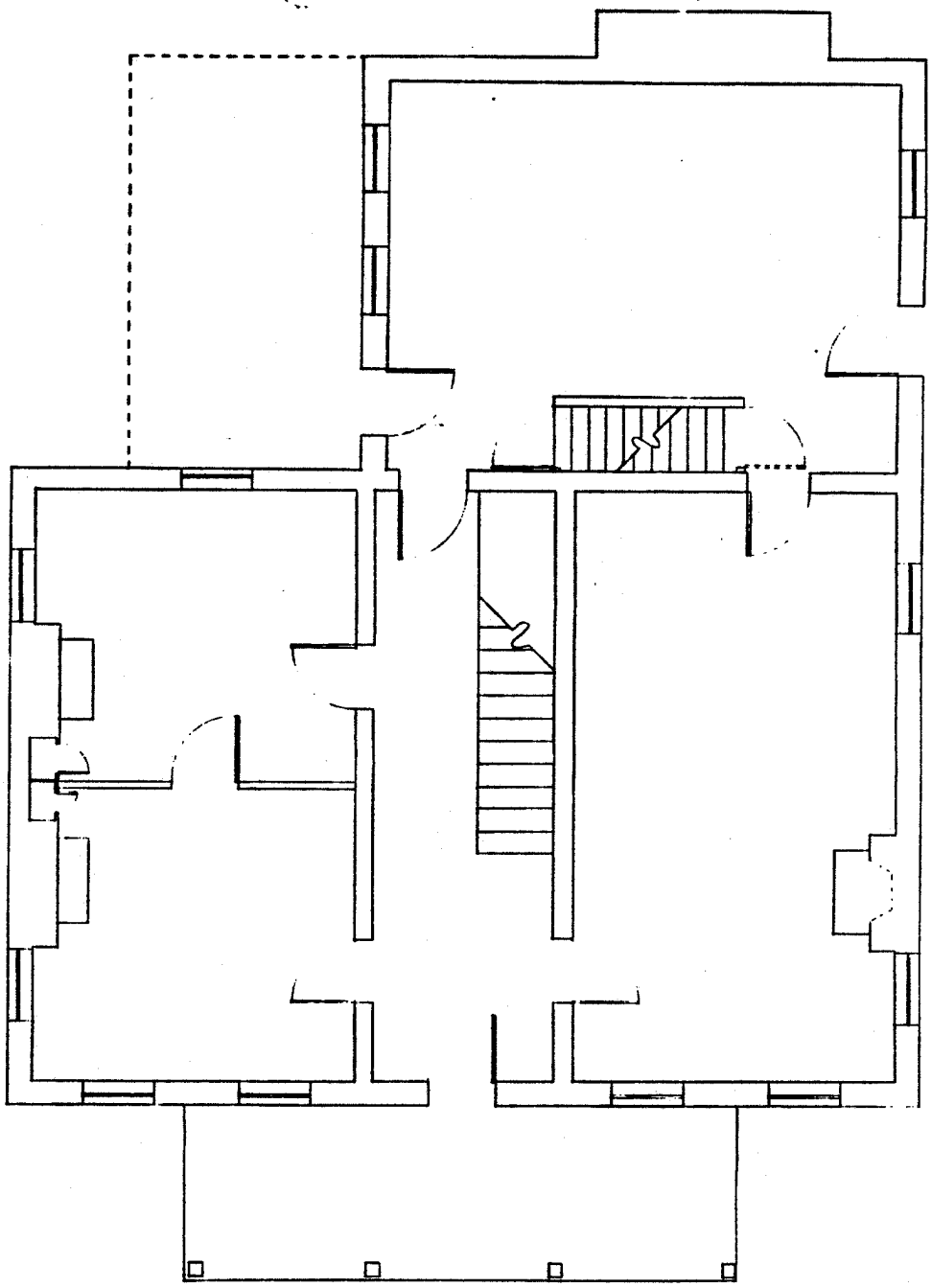

CARR 1435	STONER-SAUM FARM 1500 McKinstry's Mill Road	First Floor Plan	April 1985 Kenneth M. Short	0 1 2 3	N

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STONER-SAUM FARM
Carroll County
Maryland

Section number 8 Page 1

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s):

Rural Agrarian Intensification	A.D. 1680-1815
Agricultural/Industrial Transition	A.D. 1815-1870
Industrial/Urban Dominance	A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Agriculture
Architecture/Landscape Architecture/Community Planning

Resource Type: Small family farm, Rural vernacular

Category: Buildings

Historic Environment: Rural

Historic Function(s) and Use(s):

DOMESTIC/single dwelling
DOMESTIC/secondary structure
AGRICULTURE/SUBSISTENCE/agricultural outbuilding

Known Design Source: none

See Continuation Sheet No. 18

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STONER-SAUM FARM
Carroll County
Maryland

Section number 8 Page 2

SIGNIFICANCE SUMMARY

The Stoner-Saum Farm is significant under Criterion C as an example of a type of farm complex which characterized western Carroll County in the nineteenth century. The focus of the complex is the ca. 1814 brick house, which is traditional in form, but exhibits finer detailing than is typical of farmhouses of the period in the county; some of these details are based on Owen Biddle's The Young Carpenter's Assistant, published in Philadelphia in 1805. The farm contains an extensive group of outbuildings, most of which probably existed by the 1830s. These include resources which are the only known surviving examples of their type in Carroll County, namely the ice house and the stone wagon shed with battered side walls; in addition, the frame barn is one of few such structures dating from before 1840. The period of significance, ca. 1814-ca. 1899, encompasses the construction dates of the various domestic and agricultural resources which make up the present complex.

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STONER-SAUM FARM
Carroll County
Maryland

Section number 8 Page 3

RESOURCE HISTORY AND HISTORIC CONTEXT:

The Stoner-Saum Farm is located on part of the 322-acre tract known as "Hard Lodging" patented by Edward Tully in 1735. Tully apparently never lived on this land, and sold the parcel tract to John Stoner in 1767. In 1780 an agreement was struck between John Stoner, David Stoner, and Jacob Stoner, presumably sons of John Stoner, dividing up the elder Stoner's land. In the agreement, John received 100 acres and water rights to the old saw mill, and the other two each received 125 acres. Jacob Stoner received the present parcel; he is indicated as owner in the 1798 tax list, which showed no buildings on the property at that time.

The attic of the existing house has the date "1814" painted in it, and presumably Stoner built the house around this time. The house is traditional in form, but exhibits finer detailing than is typical of Carroll County farmhouses of the early nineteenth century. Some of these details are based on Owen Biddle's The Young Carpenter's Assistant, published in Philadelphia in 1805. The stair bracket comes directly from an example by Biddle, but Biddle illustrates it on a circular staircase, while Stoner's house has a typical straight run of stairs.

Stoner sold his "Hard Lodging" property with his new house, plus two other tracts, for $14,620.66 in 1822. It was purchased by brothers Frederick Saum and Abraham Saum. The latter apparently moved into Stoner's house, while the former must have had a house on the west side of Sam's Creek. Frederick Saum died in 1838, after Sam's Creek became the dividing line between Frederick and Carroll Counties. His estate was probated in the former, while court records note that Abraham resided in the latter. The land they shared spanned both counties. The court records also noted that Frederick Saum was unmarried, had become a lunatic, and had several trustees. In addition, he had borrowed heavily during the 1820's, and his estate could not cover his debts. His brothers and sisters wanted the land sold, which was duly ordered by the court, and Abraham purchased it.

Abraham Saum seems to have been a successful farmer, judging from the 1841 tax book. He owned over 200 acres, only 55 of which were in Carroll County. He also held private securities of $700,

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livestock worth $793, and had a female slave between the ages of 14 and 36. The farm contains an extensive group of outbuildings, most of which probably existed by this time, including the stone wagon shed, the ice house and attached summer kitchen, the smokehouse, and the barn. The stone wagon shed, with battered side walls, is a unique structure; only one other stone wagon shed is known in Carroll County (CARR-98), and it has stone ends, not sides. No other ice houses are known to survive in Carroll County, and few frame barns survive from before 1840.

Abraham Saum died in the mid-1860's, and at the time had apparently moved to Frederick County. The move may have been occasioned by his retirement, and he may have vacated the farm for someone else to take over. His nephew, Isaac Cronise, purchased the farm from Saum's heirs in January 1868 for $20,226.82½. In 1876 the 70 acres of land in Carroll County was valued at $70 an acre, or $4,900, and the "Brick House Bank Barn & other buildings" were valued at $3,500. The farm later passed to John F. Cronise, and in 1920 apparently was sold out of the family.

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STONER-SAUM FARM
Carroll County
Maryland

Section number 9 Page 1

MAJOR BIBLIOGRAPHICAL REFERENCES

Biddle, Owen. The Young Carpenter's Assistant. Philadelphia: n. p., 1805.

Carroll County Land Records

Carroll County Tax Records, 1798, 1825, 1835, 1841, 1853, 1866-76, 1876, 1876-96, 1896-1910

Carroll County Wills

Maryland Inventory of Historic Properties, Maryland Historical Trust, Crownsville, Maryland

Proceedings of the High Court of Chancery, 26 October 1839, MHR 17, 1898; Maryland State Archives, Annapolis, Maryland

Tracey Records, Historical Society of Carroll County, Westminster, Maryland

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STONER-SAUM FARM
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Maryland

Section number 10 Page 1

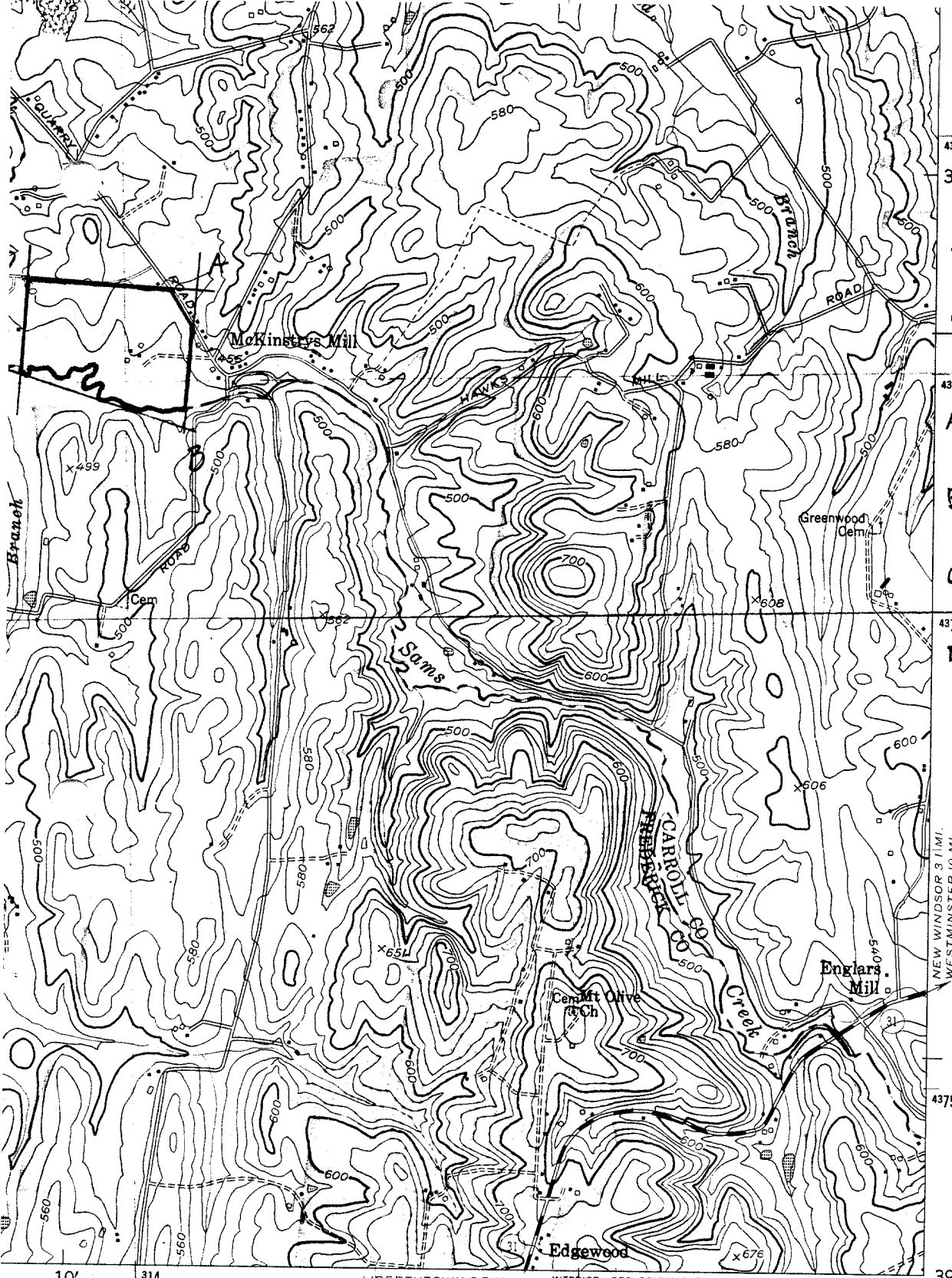
GEOGRAPHICAL DATA

Verbal Boundary Description

The nominated property is indicated as Parcel No. 12 on Carroll County Assessments & Taxation Map No. 49.

Boundary Justification

The nominated property, 70 acres, comprises the remnant of the parcel associated with the resource at the time the major buildings were constructed. The acreage has been placed under a conservation easement to assure its preservation.



4379

32'30"

CARR-1435
STONER-SAUM FARM
CARROLL COUNTY
MARYLAND

4378

A: 18-314300-4378380

B: 18-314240-4377800

C: 18-313560-4378020

4377

D: 18-313600-4378440

4375000m.N.

10'

314

316

317000m.E.

39°30'

77°07'30"

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1972

1 MILE

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———

Medium-duty ——— Unimproved dirt - - - - - -

U. S. Route ◯ State Route

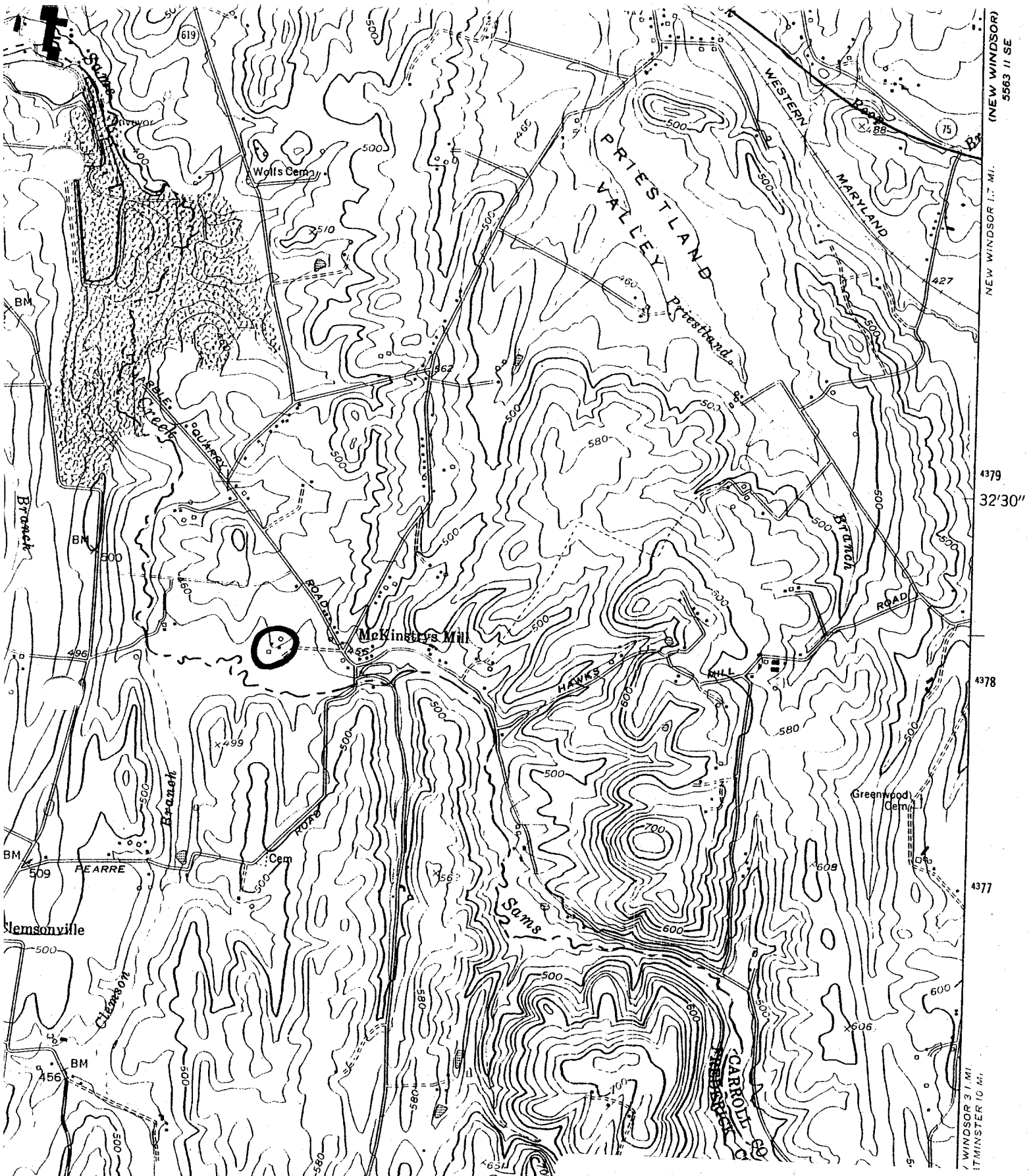
MARYLAND

QUADRANGLE LOCATION

UNION BRIDGE, MD.

N3930—W7707.5/7.5

1953



CARR-1435
Stoner-Saum Farm
1500 McKinstry's Mill Road

Union Bridge quad

CARR-1435

Stoner - Sauer Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
house - E. & N. elevs.
1/15

72 0111 NW NW 21739

CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
house - e. elev. cornice
2/15

72 0111 WHN-1 21737

CARR-1435

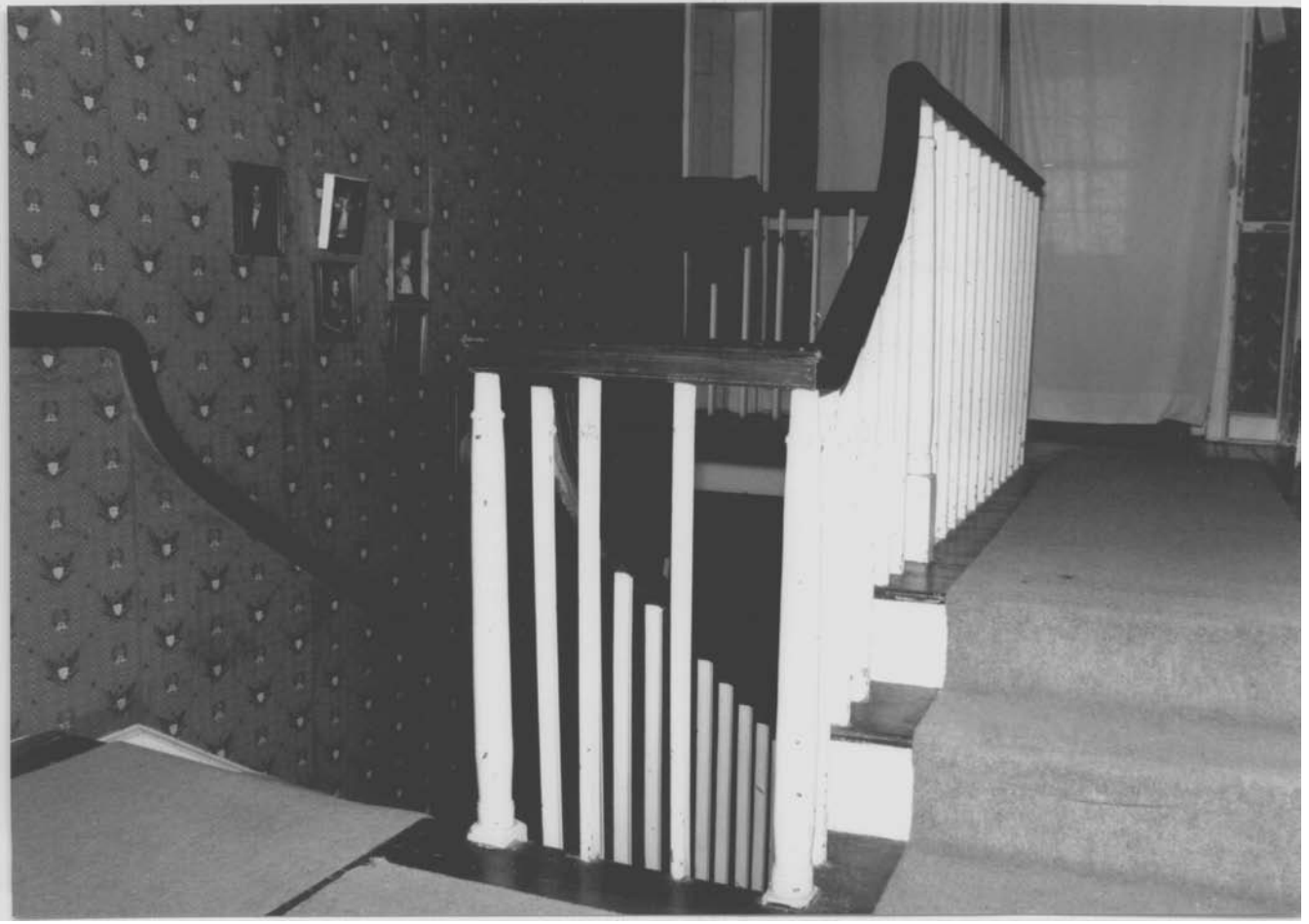
Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
house - w. & s. elevs.
3/15

72 0111 NINN 216 35

CARR-1435

Stoner-Sauer Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
Stair brackets
4/15

72 0111 W N W N 2 16 23



CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
Stair landing newel & hand rail
5/15

72 0111 NWNW 2 16 25

CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
SE room mantel
6/15

2 0 1 1 N N N M 2 1 7 4 6

CARR-1435

Stoner-Sauer Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
SE room mantel-detail
7/15

DO NOT MICROFILM

Stoner-Saum Farm CARR-1435

1500 McKinstry's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1995

Neg. Loc.: Maryland Historical Trust

SW room mantel

8/15

FRAGILE

CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
rafter-false plate detail

9/15

CARE-1435

Stoner-Sauer Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
Smokehouse - S. & E. elevs.
10/15

72 0111 NW N-1 21751

CARR-1435

Stoner-Sauer Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
Icehouse-Summer Kitchen - east elev.
11/15

CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
Icehouse-interior
12/15

0111-WN-N 2 55

CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
Stone wagon shed - east & north elevs.
13/15

72 0111 N N N-1 2 17 50

CARR-1435

Stoner-Saum Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
barn - E. & N. elevs.
14/15

CARR-1435

Stoner-Sauer Farm
1500 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1995
Neg. Loc.: Maryland Historical Trust
farm outbuildings, view east
15/15

72 0111 NNNN2 17 48