

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no

Property Name: Longnecker House Inventory Number: WA-I-099
 Address: 12017 Longnecker Lane Historic district: ___ yes no
 City: Chewsville Zip Code: 21721 County: Washington
 USGS Quadrangle(s): Hagerstown
 Property Owner: Ilse Marie Bramson Tax Account ID Number: 012286
 Tax Map Parcel Number(s): 222 Tax Map Number: 51
 Project: Chewsville Streetscape Improvements Agency: Maryland State Highway Administration
 Agency Prepared By: A.D. Marble & Company
 Preparer's Name: Emma Young Date Prepared: 3/26/2007
 Documentation is presented in: Maryland Inventory of Historic Properties form, WA-I-099, on file at the Maryland Historical Trust, Crownsville, Maryland.
 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)*

Architectural Description:

The dwelling identified as the "Longnecker House" was previously surveyed in 1974 using a Maryland Inventory of Historic Properties (MIHP) form (WA-I-099, on file at the Maryland Historical Trust, Crownsville, Maryland; the name Longnecker denotes the property owner at the time of the 1974 survey. The property was not evaluated for eligibility for listing in the National Register of Historic places as part of the 1974 survey.) This form is to serve as an update and expansion of the 1974 MIHP form.

The Longnecker House occupies a 6.26-acre parcel located at 12017 Longnecker Lane in Chewsville, Washington County, Maryland. Longnecker Lane, which provides access to the dwelling, leads north from Twin Springs Drive (MD 804) across the Western Maryland Railroad tracks to end at the east side of the dwelling.

The Longnecker House consists of a two-and-a-half-story, five-bay, side-gabled, circa-1870, I-house. The dwelling's rectangular footprint remains intact, but the exterior of the dwelling has undergone extensive alterations since the 1974 survey. Vinyl siding covers the exterior, which previously consisted of brick, painted white, and aluminum siding. One-over-one light, double-hung

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 Adriano ✓
 Reviewer, Office of Preservation Services
[Signature]
 Reviewer, National Register Program

1/3/08
 Date
1/2/08
 Date

sash, aluminum windows have replaced the original, six-over-six light, double-hung sash, wooden windows.

Two, separate, poured-concrete sets of steps are situated in the front yard, immediately south and southwest of the dwelling. A tall, chain-link fence extends from the east side of the dwelling to the rear of the dwelling. Mature, deciduous trees dot the property to the north, east, south, and west.

Overall, the dwelling stands in good condition.

Historical Narrative:

Property History

The land that presently includes the Longnecker House began as a tract belonging to J.B. Bachtell, as noted in the 1877 Illustrated Atlas of Washington County (Lake, Griffing, and Stevenson 1877: 43). Physical evidence and historic map research suggest that J.S. Bachtell erected the circa-1870 dwelling house during his ownership. Prior to 1905, the land passed to Benton S. Bachtell, most likely the brother of J. B. Bachtell. On June 19, 1905, Abraham C. Strite, Trustee for Benton S. Bachtell, conveyed the property, measuring 8.25 acres and 23 perches, to B. Abner Betts for \$2755. After Betts' death, Sarah L. Betts, his widow, sold the property to Joseph C. Longnecker on March 12, 1913 for an undisclosed amount.

Almost three decades later, Hugh K. Troxell, County Treasurer and Collector of Taxes for Washington County, sold the property at a public sale to Robert E. and Rachel R. Longnecker for \$2800. The property is noted as containing the "brick dwelling house." The property remained in the Longnecker family for over the next sixty years. On April 4, 2003, Kari L. King, the personal representative of the estate of Robert E. Longnecker, sold the property, designated as Lot # 1 and containing 8.75 acres, to herself for zero dollars. Just a year later, Twin Springs Enterprises, LLC purchased the property from Kari L. King for \$300,000. Less than a month later, the present owner, Ilse-Marie Bramson, purchased a 6.26-acre tract, including the brick dwelling house, from Twin Springs Enterprises, LLC for zero dollars on May 11, 2004.

The I-House Form

The Longnecker House is an example of a vernacular I-house. From approximately 1870 through 1925, the I-house was one of the most common residential building types constructed throughout Maryland. I-houses descend from traditional British forms and were common in the United States, most notably the Tidewater South, prior to circa 1890 (McAlester 2002: 96). The popularity of the form continued into the twentieth century, and examples, although usually highly altered, are found throughout the eastern half of the country.

The I-house form consists of side-facing gables, one-room depth, at least two-room width, and two full stories in height (Noble 1984: 52). In the late-nineteenth century, the basic I-house form was distinguished by Italianate-style brackets, Eastlake-style porches, and a variety of other stylistic decorative elements (Noble 1984: 55). The exterior of the I-house was typically constructed out of timber frame and clad in horizontal clapboards. I-houses built of brick were also fairly common. Varying patterns of porches, chimneys, and rear extensions are commonly seen in examples dating after circa 1890 (McAlester 2002: 96).

Significance Evaluation:

The Longnecker House located at 12017 Longnecker Lane in Chewsville, Washington County, Maryland is not eligible for listing in the National Register of Historic Places. The dwelling represents a common architectural type and form found throughout Washington County.

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						

According to the National Register of Historic Places guidelines established by the National Park Service, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, site, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history;
- B. that are associated with lives of significant persons in our past;
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; or
- D. that have yielded or may be likely to yield information important in history or prehistory (National Park Service 1997).

The Longnecker House, located at 12017 Longnecker Lane, Washington County, Maryland, is not eligible for listing the National Register of Historic Places under Criterion A. The dwelling is not associated with any events that have made a significant contribution to the broad patterns of history.

The Longnecker House is not eligible under Criterion B because it has no known association with the lives of individuals of historical importance.

The Longnecker House is not eligible under Criterion C because the dwelling does not possess the architectural distinctiveness necessary to qualify it for listing in the National Register of Historic Places. The I-house represents a common architectural form found throughout Washington County and Maryland. The Longnecker House is not an exceptional or representative example of its form. The dwelling does not represent the work of a master, nor does it possess high artistic values.

The property was not evaluated for eligibility under Criterion D as part of the architectural survey and evaluation.

The Longnecker House possesses integrity of setting and location, retaining its location to the east of Longnecker Lane and to the north of the Western Maryland Railroad tracks. The dwelling retains integrity of design, with the original I-house form intact. The dwelling exhibits replacement exterior siding and windows, which compromises integrity of materials and workmanship. The lack of integrity of materials and workmanship culminates in the property's lack of integrity of association and feeling. Therefore, the Longnecker House does not retain sufficient integrity from the period of construction (circa 1870) to deem it eligible for listing in the National Register of Historic Places.

References:

Lake, Griffing, and Stevenson
1877 An Illustrated Atlas of Washington County, Maryland. Lake, Griffing, and Stevenson: Philadelphia, Pennsylvania.

Maryland Department of Assessments and Taxation, Washington County.
2007 Real Property Data Records. Lot 51-1-222. Maryland Department of Assessments and Taxation, Washington County. Hagerstown, Maryland.

Maryland Historical Trust
1974 Longnecker House, WA-I-099, Maryland Inventory of Historic Properties form, on file at the Maryland Historical Trust: Crownsville, Maryland.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
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MHT Comments:	
_____	_____
Reviewer, Office of Preservation Services	Date
_____	_____
Reviewer, National Register Program	Date

McAlester, Virginia and Lee.

2002 A Field Guide to American Houses. Alfred A. Knopf: New York, New York.

National Park Service

1997 National Register Bulletin: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior: Washington, D.C.

Noble, Allen G.

1984 Wood, Brick, and Stone: The North American Settlement Landscape. The University of Massachusetts Press: Amherst, Massachusetts.

Washington County Office of Land Records, Hagerstown, Maryland.

1905 Land Record Liber 122, Folio 80

1913 Land Record Liber 156, Folio 624

1944 Land Record Liber 227, Folio 443

2003 Land Record Liber 1977, Folio 721

2004 Land Record Liber 2311, Folio 70

2004 Land Record Liber 2329, Folio 32

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

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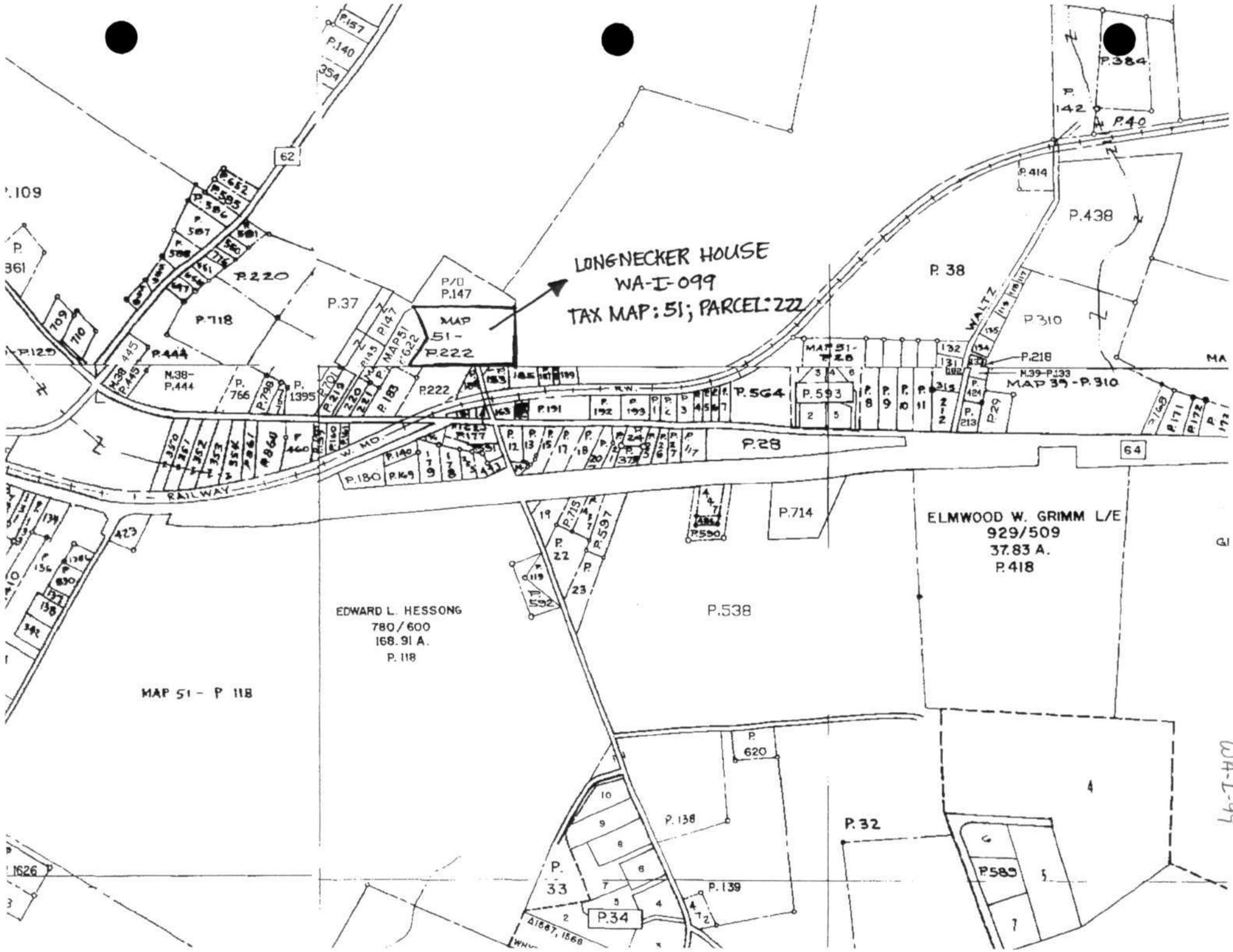
MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



LONGNECKER HOUSE
WA-I-099
TAX MAP: 51; PARCEL: 222

MAP 51-
P.222

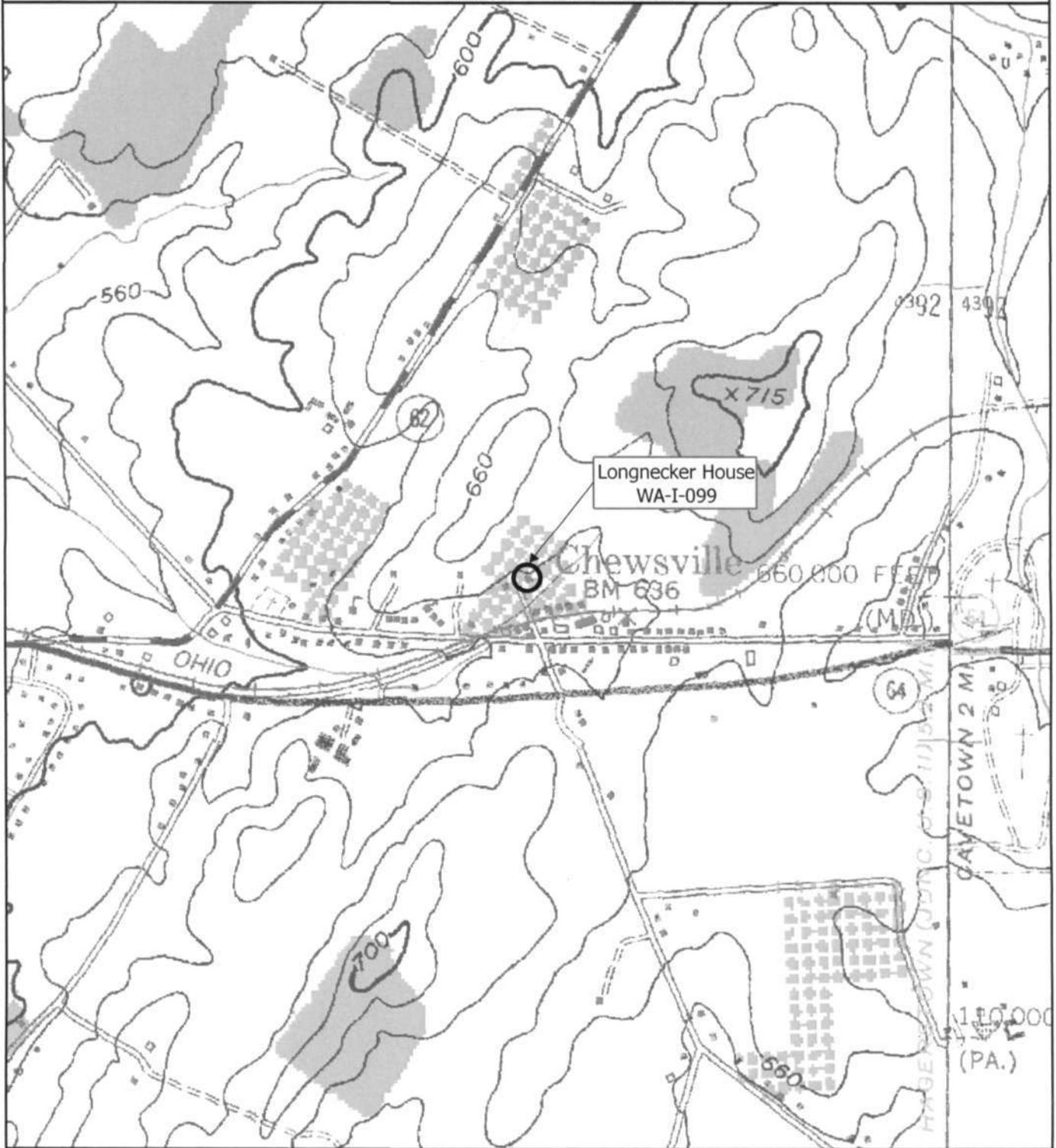
ELMWOOD W. GRIMM L/E
929/509
37.83 A.
P.418

EDWARD L. HESSONG
780/600
168.91 A.
P.118

MAP 51 - P.118

WA-I-99

Longnecker House
WA-I-099
12017 Longnecker Lane
Chewsville, Washington County



Map Document (X:\Projects\9779C\Map\LongneckerHouse.mxd)
1/22/2007 10:07:21 AM

Map Source:
USGS 7.5' DRG: Hagerstown, MD; Smithsburg, MD.



WA-I-099

Longnecker House

washington county, Maryland

L. YOUNG

03, 2007

MD SHPO

South & West elevations; view to northeast

Photo # 1 of 2



WA-1-099

Longnecker House

Washington county, Maryland

e. YOUNG

03.2007

MD SHPO

0708 #0-2338 2337 03 23 07
Southwest elevations; view to northeast

Photo # 2 of 2

PS_23_RETouched

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON:
Longnecker House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
North of old Route 64, Main Street, MD 804

CITY OR TOWN:
Chewsville

STATE: Maryland COUNTY: Washington

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
			Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

4. OWNER OF PROPERTY

OWNER'S NAME:
Robert E. Longmecker

STREET AND NUMBER:

CITY OR TOWN: Chewsville STATE: Maryland

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Washington County Court House

STREET AND NUMBER:
West Washington Street

CITY OR TOWN: Hagerstown STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): 258/351

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE:

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input checked="" type="checkbox"/> >50%	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

This house is located several hundred feet north of old Route 64 in Chewsville, Md. It is situated on a rise of ground toward the west end of the village and faces south.

The structure is a two-story, five-bay brick and frame dwelling, painted white. The walls are set on low limestone foundations. The west or brick section of the house displays all stretcher bond with siding apparent within the gable. The weather-boarded section of the house is sheathed with coved board siding.

The windows have narrow framing with modern six-light upper sashes over large single-pane lower sashes. Openings in the east section are trimmed with turn-of-the-century period architraves. A two-bay gable roofed dormer extends from the south slope of the roof.

Two entrances are present in the front elevation, in the second and fourth bays from the west end of the house. Both are framed similarly to the windows, neither including a transom.

The roof is covered with slate and extends beyond the end walls of the house. The eaves are finished with simple boxing. Small brick chimneys with several courses of corbeling are located inside each gable end and at the interior at the junction of the two sections.

A low roofed one-story porch supported by square posts extends along the front elevation.

The house is in excellent condition and stands on a tract containing .325 acre.

SEE INSTRUCTIONS

4-D

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	losophy	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human-	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____

STATEMENT OF SIGNIFICANCE

The area of significance of this house is its architecture. Its appearance reflects vernacular building trends of the late 19th and early 20th centuries. Further study may reveal that this structure is an older building which has been refurbished.

SEE INSTRUCTIONS

WA-I-099

9. MAJOR BIBLIOGRAPHICAL REFERENCES

[Empty space for bibliographical references]

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .352 acre

Acreage Justification:

11. FORM PREPARED BY

NAME AND TITLE:
Paula Stoner Dickey, Consultant

ORGANIZATION: Washington County Historical Sites Survey DATE: October, 1974

STREET AND NUMBER:
Court House Annex

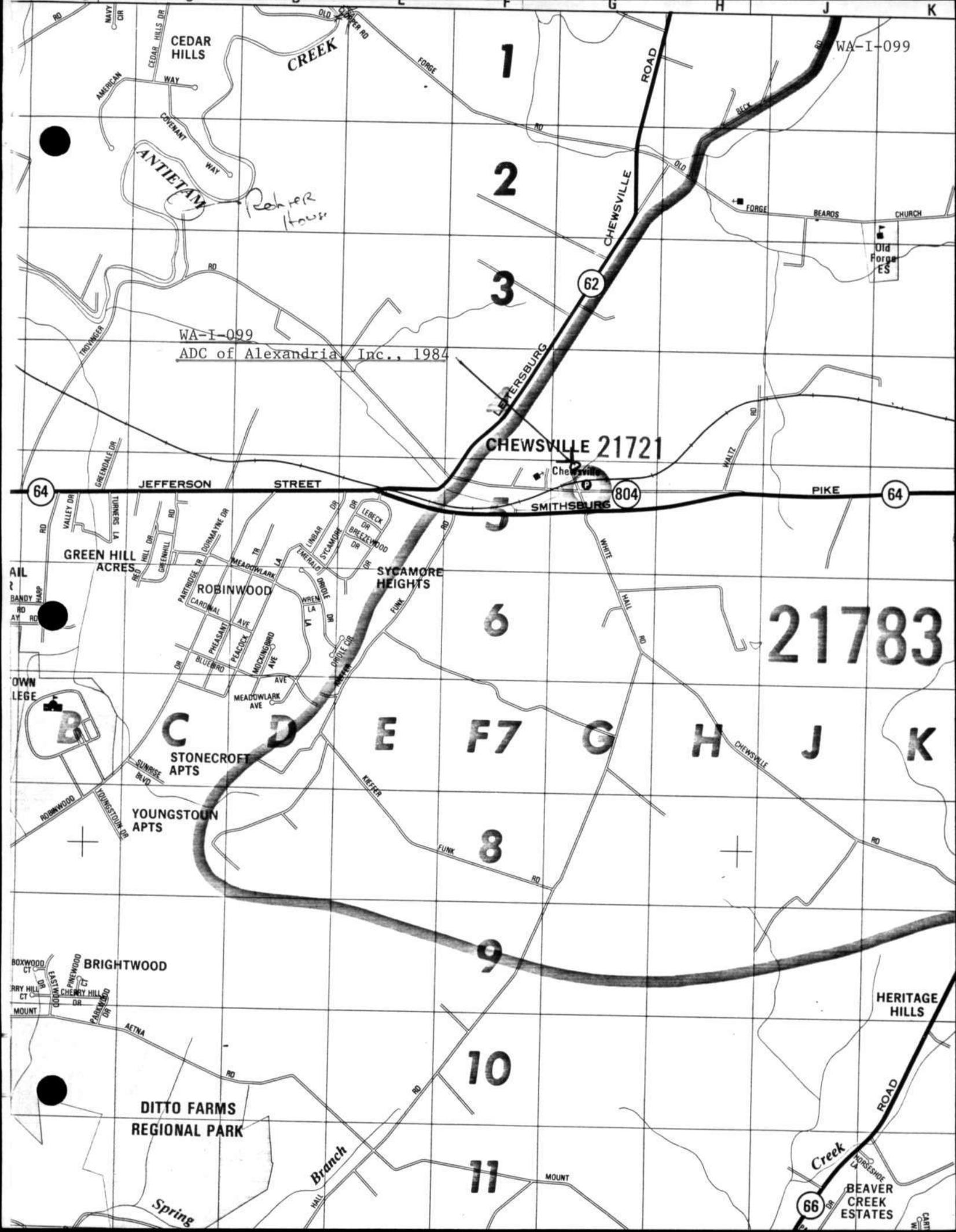
CITY OR TOWN: Hagerstown STATE: Maryland

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:
 National State Local

Signature _____

SEE INSTRUCTIONS



WA-I-099
ADC of Alexandria, Inc., 1984

CHEWSVILLE 21721

21783

Refer to map

DITTO FARMS
REGIONAL PARK

HERITAGE HILLS

BEAVER CREEK
ESTATES

CEDAR HILLS

ANTIETAM

GREEN HILL
ACRES

ROBINWOOD

SYCAMORE
HEIGHTS

STONECROFT
APTS

YOUNGSTOWN
APTS

BRIGHTWOOD

DITTO FARMS
REGIONAL PARK

HERITAGE HILLS

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ESTATES

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ACRES

ROBINWOOD

SYCAMORE
HEIGHTS

STONECROFT
APTS

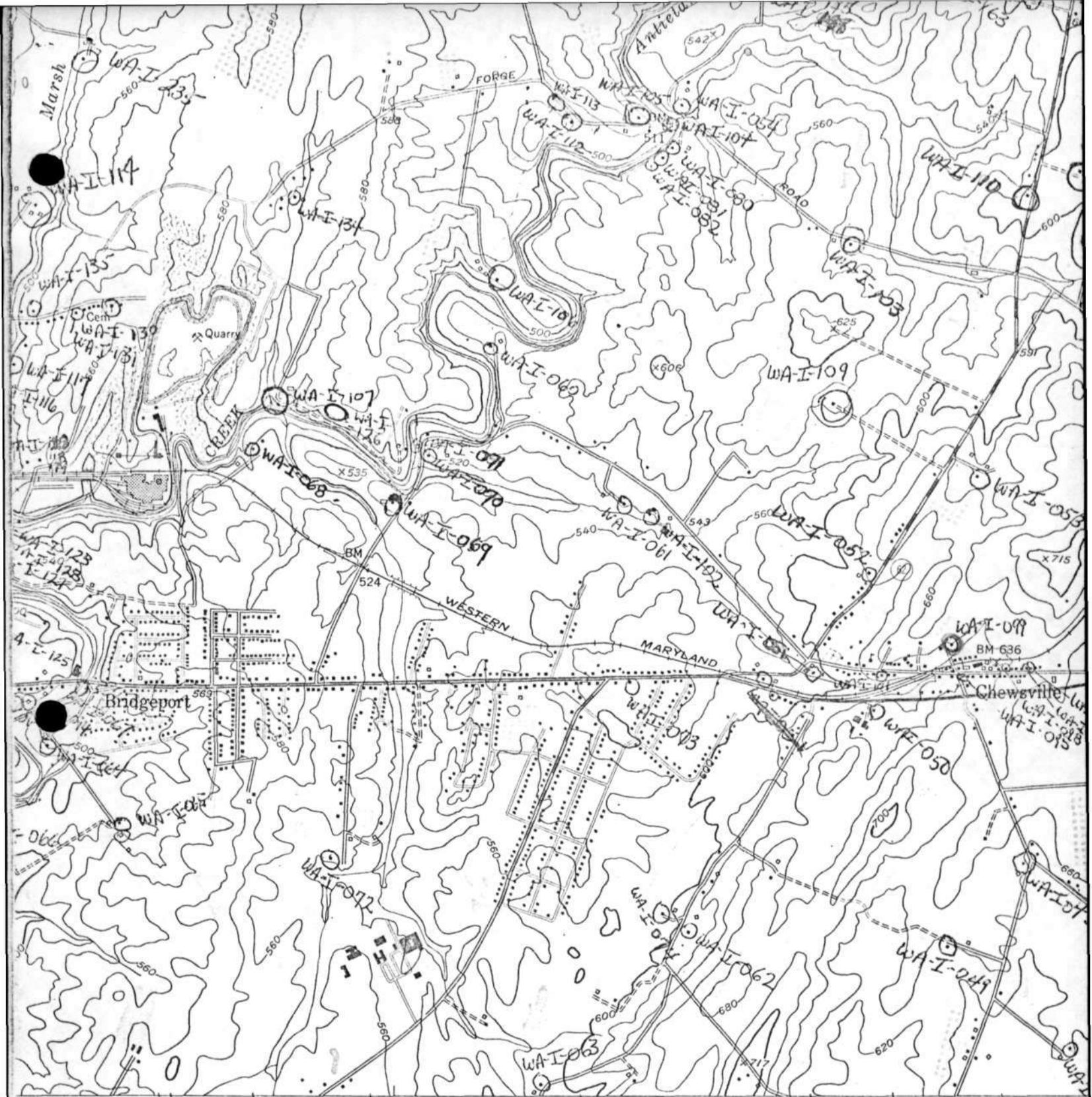
YOUNGSTOWN
APTS

BRIGHTWOOD

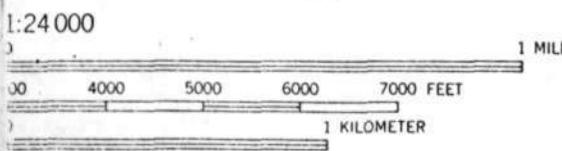
DITTO FARMS
REGIONAL PARK

HERITAGE HILLS

BEAVER CREEK
ESTATES



STOWN) 11 SW 270 40' 271 272 2 030 000 FEET (FA.)! INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C. 274000m E.



WA-I-099



QUADRANGLE LOCATION

ROAD CLASSIFICATION

Heavy-duty	4 LANE 16 LANE	Light-duty
Medium-duty	4 LANE 6 LANE	Unimproved dirt

 U. S. Route State Route
 Interstate Route

HAGERSTOWN, MD.
 NW/4 HAGERSTOWN 15' QUADR
 N3937.5—W7737.5/7.5

NAL MAP ACCURACY STANDARDS
 SURVEY, WASHINGTON, D. C. 20242
 AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled by Geological Survey from aerial photographs taken 1971. This information not field checked
 Purple tint indicates extension of urban areas

1953
 PHOTOREVISED 1971
 AMS 5463 11 NW SERIES



WA-I-099

S.W.

Jan. 1974

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY