

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

WA-I-307

Property/District Name: 16421 Broadfording Road Survey Number: WA-I-307

Project: CDA--16421 Broadfording Rd., Hagerstown, MD Agency: DHCD

Site visit by MHT Staff: no yes Name _____ Date _____

Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

The 1-1/2-story brick and log dwelling located at 16421 Broadfording Road in Hagerstown, Washington County, MD is part of an 18th and 19th-century mill complex, known alternatively as Broadfording Mills, Union Mills, and/or Hartranft's Mills. The property is eligible for listing on the National Register under Criteria A and C.

The Broadfording Mills complex is located just south of Broadfording Road along the west bank of the Conococheage Creek. The mill complex includes a 1-1/2-story log dwelling and its large brick addition; a frame bank barn; a frame school house; and remains of the mill itself. The property at 16421 consists of the 1-1/2-story log dwelling and the two-story brick addition. According to local tradition, and not inconsistent with the architecture, the log house was constructed ca. 1762. The log structure is clad with vertical board siding and covered with a gable roof with a substantial brick end chimney. The brick addition, erected in two separate phases during the mid-19th century, is built into the hillside on an elevated foundation and rises 1-1/2 to three stories in height. This addition extends seven bays long and is covered with a saltbox, or asymmetrical gable roof with bargeboard detailing in the gable ends and three gable dormers in the front slope. Although the mill is no longer standing, its foundations remain, showing its location and relationship to the other buildings on the site.

According to the MHT inventory form on the property, Broadfording Mills is significant for its architecture, for its association with the milling industry and for its proximity to the Broadfording Road, a major 18th-century corridor to the west which past through this complex until its route was changed to the present location just north of the buildings. Grist and saw milling were major industries in Washington County in the 18th and 19th centuries as a result of ample water power. The mills offered farmers a means of processing their grain as well as providing a community center.

The property at 16421 Broadfording Road forms a central part of the mill center and is eligible for listing on the National Register under Criterion A. Further, the log dwelling and the brick addition illustrate vernacular building traditions of the period and survive as a good example of a miller's house. The property is eligible for listing on the National Register under Criterion C.

Documentation on the property/district is presented in: Review and Compliance Files

Prepared by: MHT form prepared by Paula Stoner [Dickey], Consultant, June 1976; Request for Historic Property Review prepared by Eileen Haqan, May 24, 1996.

Kimberly Prothro Williams June 10, 1996
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable
Peter E. Kuntz 6/96
Reviewer, NR program Date

Handwritten initials/signature

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaptation

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic/Single Dwelling

Known Design Source: _____

ABSTRACT
WA-I-307
Broadfording Mills
Fairview Vicinity
private

18th Century

The Broadfording Mills property containing a log house, brick house, mill ruins, a frame bank barn and school house is significant for its architecture, for its association with the milling industry and with history of education in Washington County. The farm also derives importance from its proximity to the Broadfording Road, a major 18th century corridor to the West which passed through this complex until its route was changed to the present location just north of the buildings.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Union Mills, Hartranft's Mill

AND/OR COMMON

Broadfording Mills

2 LOCATION

STREET & NUMBER

South of Broadfording Road at Conococheague Creek

CITY, TOWN

CONGRESSIONAL DISTRICT

— VICINITY OF Fairview

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

__DISTRICT

BUILDING(S)

__STRUCTURE

__SITE

__OBJECT

OWNERSHIP

__PUBLIC

PRIVATE

__BOTH

PUBLIC ACQUISITION

__IN PROCESS

__BEING CONSIDERED

STATUS

OCCUPIED

__UNOCCUPIED

__WORK IN PROGRESS

ACCESSIBLE

__YES: RESTRICTED

__YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

__MUSEUM

__COMMERCIAL

__PARK

__EDUCATIONAL

PRIVATE RESIDENCE

__ENTERTAINMENT

__RELIGIOUS

__GOVERNMENT

__SCIENTIFIC

__INDUSTRIAL

__TRANSPORTATION

__MILITARY

__OTHER:

4 OWNER OF PROPERTY

NAME

Donald E. Fox

Telephone #:

STREET & NUMBER

Route # 4, Box 159

CITY, TOWN

Hagerstown

— VICINITY OF

STATE, zip code

Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Washington County Court House

Liber #: 299

Folio #: 385

STREET & NUMBER

West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

WA-I-307

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED < 50%	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This complex of buildings, known as Broadfording Mills is located just south of Broadfording Road along the west bank of the Conococheague Creek in Washington County, Maryland. Included in the group of buildings is a one story frame school which has been converted to a dwelling, a one and a half story log dwelling, a two story brick house, a frame bank barn and the foundation walls of the mill. A now abandoned section of Broadfording Road runs between the buildings and the creek. Originally it continued to intersect with the present road west of the mill complex.

Along the entrance lane to this property, situated on a relatively level area of ground, is a one story three bay frame building formerly used as the Broadfording School house. Sheathed with German siding, it has six over six light windows flanked with pairs of shutters with two low relief panels. Small brick chimneys extend from inside each gable end. A shed roofed porch shelters the central entrance.

The log house is situated on sloping ground and faces southwest. Having been renovated, its northwest and northeast elevations are sheathed with board and batten siding. The log walls are exposed at other elevations where "V" notched corner joining can be observed. A two part structure, the house is four bays in length and is divided nearly in half by an interior log wall. Most windows have modern applied trim and shutters. Shed roofed dormers have been added to the front and rear slopes of the roof. The main entrance to this house with a door having six raised panels trimmed with quarter round, appears to be original. A brick chimney rises from the interior of the house at the location of the inside log wall.

The brick dwelling in this complex is located just south of the log house. It, too, is situated on a slope and faces southeast. The structure is a two and one half story seven bay brick building set on low fieldstone foundations. The eastern four bays of the front elevation are recessed under a deep porch which is included under the main roof span. A one story two bay frame ell sheathed with board and batten siding extends to the rear or northwest. A small frame structure with German siding is attached to the southwest end wall. Both gable walls of the house are brick. The front and rear walls of the northeastern section of the house, however, are sheathed with wood. At the front elevation German siding is employed and at the rear board and batten is used. All brick walls display common bonding with, generally, six rows of stretchers between header courses. Most windows are topped with flat brick arches.

Narrow window frames with mitered corners are finished with a bead at the inside edge. The northeastern part of the house has nine over six light double hung sashes at the main story level while six over six sashes are used at the upper story and in all windows of the southwestern part of the house. Three gabled dormers which appear to be original extend from the southeastern slope of the roof. Most windows are flanked with pairs of three panel shutters.

The roof is covered with sheet metal and is finished with a scroll cut barge board which extends along the front elevation as part of the eaves trim. Moderately large brick chimneys with several courses of corbeling at their tops are located inside each gable end and at the interior of the house. A large exterior brick chimney matching the others stands at the end of the board and batten wing.

Entrances in the front elevation are located in the second, fifth and seventh bays from the south corner of the house. Doors are located at the ground and main stories in the second

CONTINUE ON SEPARATE SHEET IF NECESSARY

(Continued)

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Broadfording Mills property containing a log house, brick house, mill ruins, a frame bank barn and school house is significant for its architecture, for its association with the milling industry and with history of education in Washington County. The farm also derives importance from its proximity to the Broadfording Road, a major 18th century corridor to the West which passed through this complex until its route was changed to the present location just north of the buildings.

The architectural significance of this complex is derived from several periods of vernacular building which are represented in this grouping. According to local tradition the log house dates from the 18th century. One historian specified the date 1762. The brick dwelling is an unusual structure which may have been built in two parts. Most exterior detail and trim would date from the second quarter of the 19th century. The bank barn also represents a major vernacular type in the region.

Although the mill is no longer standing, its foundations remain, showing its location and relationship to other buildings on the tract. Grist and saw milling were major industries in Washington County during the 18th and 19th centuries as a result of ample water power. The mills offered farmers a means of processing their grain as well as providing a community center. Many County roads were developed as routes to mills which were often located near fording places along creeks.

The school building was owned by the Board of County School Commissioners from 1869 until 1938 (226/490). Its presence at this location attests to the significance of a mill as being a rural community center. The small school house is important for its contribution to education in the County.

The earliest deed record which relates to this property is a transaction in which John Rentch, Jonas Hogmire and Daniel Rentch sold a 50 acre tract "Do Little", which was part of the estate of Andrew Rentch, deceased, to Richard Cromwell and Jacob Zeller on July 26, 1794 (H/888). The price of the land was \$3,125,6p. per acre. Andrew Rentch had vast land holdings in Washington County and did not live on this tract. "Do Little" was initially surveyed for John Lewis on November 3, 1743, (Patent Volume 1, Page 347).

John Zeller continued to acquire land along the Conococheague Creek in a variety of transactions during the late 18th and early 19th centuries. On July 1, 1812, John Zeller and Nathan Cromwell had "Do Little," part of "White Oak Bottom" and a contiguous vacancy resurveyed into a tract called "Union Mills" containing 87 1/2 acres. Adjoining this to form a larger property were "Waggon Ford" and "Hard Times". In 1819, Nathan Cromwell sold his one half interest in these tracts to Jacob Zeller for \$7,500, (DD/701). The property remained in the Zeller family except for a brief period when owned by Jacob Miller, until 1854 when Oliver Zeller and

CONTINUE ON SEPARATE SHEET IF NECESSARY

(Continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records.
Washington County Patent Records.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 98.40 acres

VERBAL BOUNDARY DESCRIPTION

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

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Paula Stoner Dickey, Consultant

ORGANIZATION

Washington County Historical Sites Survey

DATE

June 1976

STREET & NUMBER

County Office Building, 33 West Washington Street

TELEPHONE

791-3065

CITY OR TOWN

Hagerstown

STATE

Maryland 21740

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

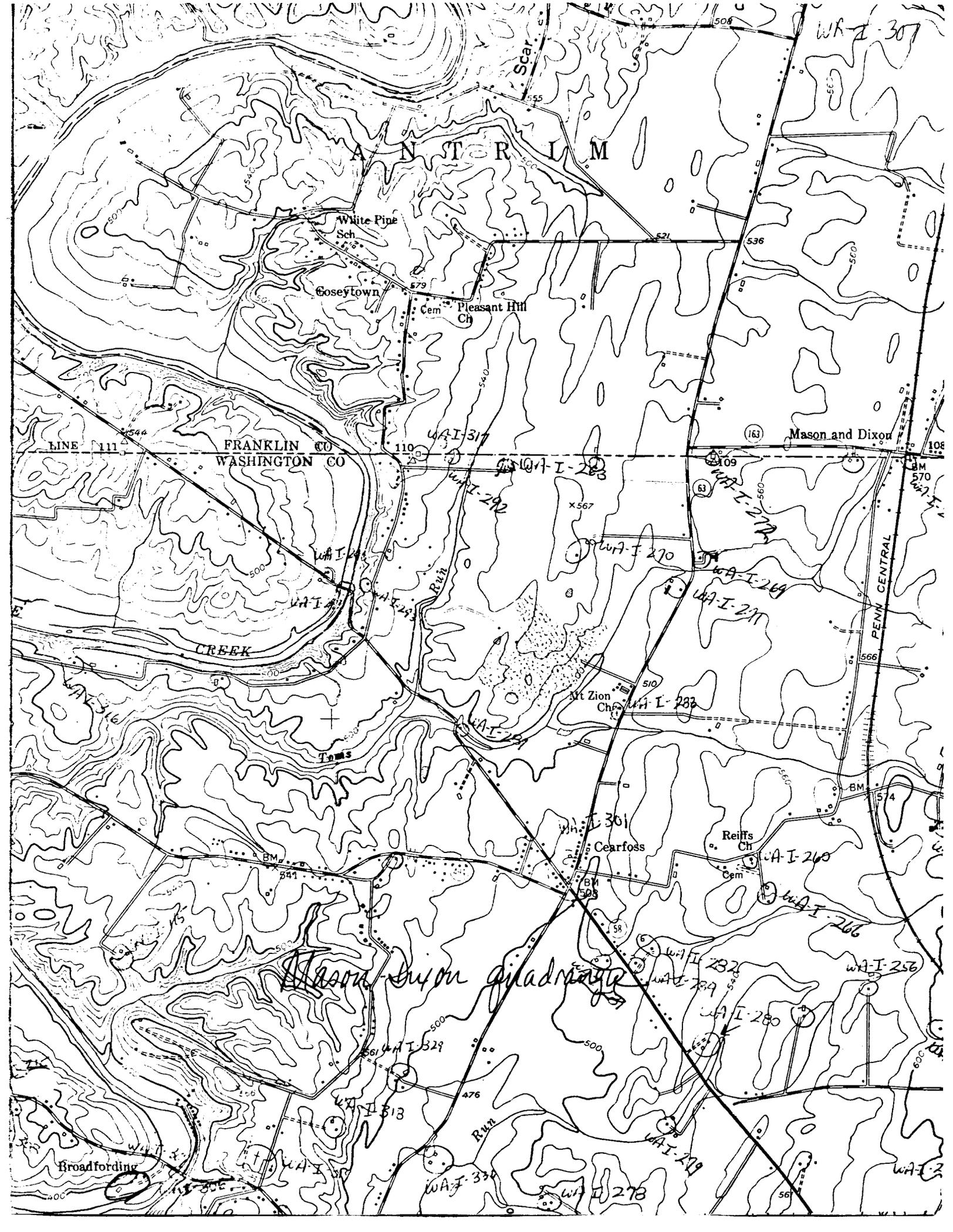
bay where they are protected by a large two story gable roofed portico.

Behind the house is a log outbuilding or smoke house.

Other buildings on the property include an animal shelter composed of the foundation walls of the Broadfording Mill which was located on this land, and a frame bank barn with decorative metal ventilators attached to its roof. Portions of the mill race can still be seen.

Buildings on this 98.40 acre tract appear to be in fair to excellent condition.

John Zeller sold the mill property to John Wachtell, (OHW1/142, IN8/691). During the remainder of the 19th century, the mill was owned under the Fiery, Spickler, Hartranft, Crum and Eavey names respectively. It changed hands numerous times during the 20th century being purchased by Donald E. and Helen B. Fox in 1955. (94/685, 118/86, 119/286. 130/269, 154/527, 159/270, 161/616, 183/40, 227/71).



FRANKLIN CO
WASHINGTON CO

WA-I-307

White Pine Sch

Goseytown

Pleasant Hill Ch

FRANKLIN CO
WASHINGTON CO

Mason and Dixon

LINE 111

CREEK

PENN CENTRAL

Toms

Mt Zion Ch

Cearfoos

Reiffs Ch

Mason-Dixon quadrangle

Broadfording

WA-I-334

WA-I-278

WA-I-2

WA-I-329

WA-I-318

WA-I-289

WA-I-280

WA-I-256

WA-I-279

WA-I-317

WA-I-283

WA-I-292

WA-I-270

WA-I-269

WA-I-277

WA-I-282

WA-I-301

WA-I-260

WA-I-268

WA-I-282

WA-I-289

WA-I-256

WA-I-279

WA-I-334

WA-I-278

WA-I-2

WA-I-329

WA-I-318

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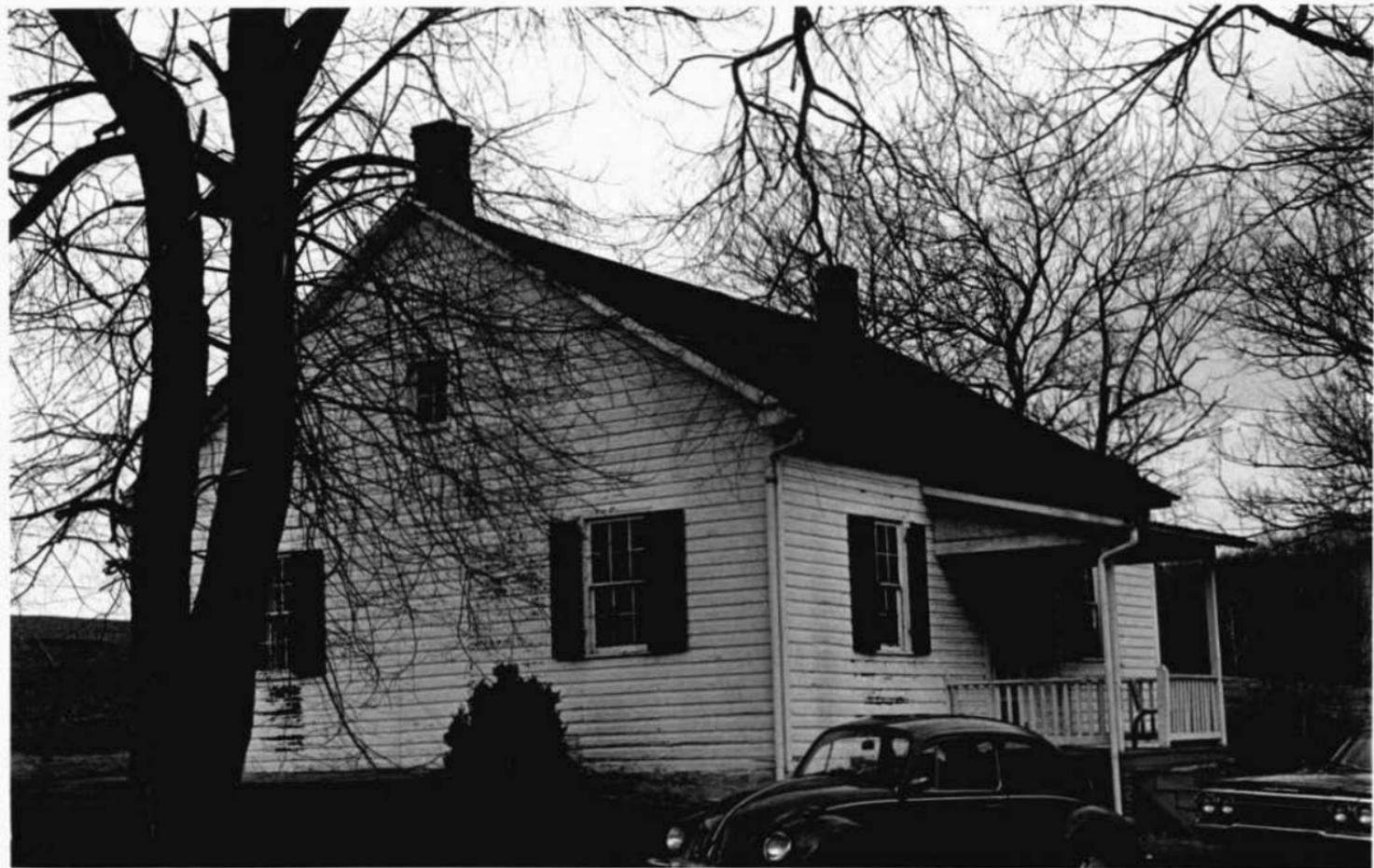
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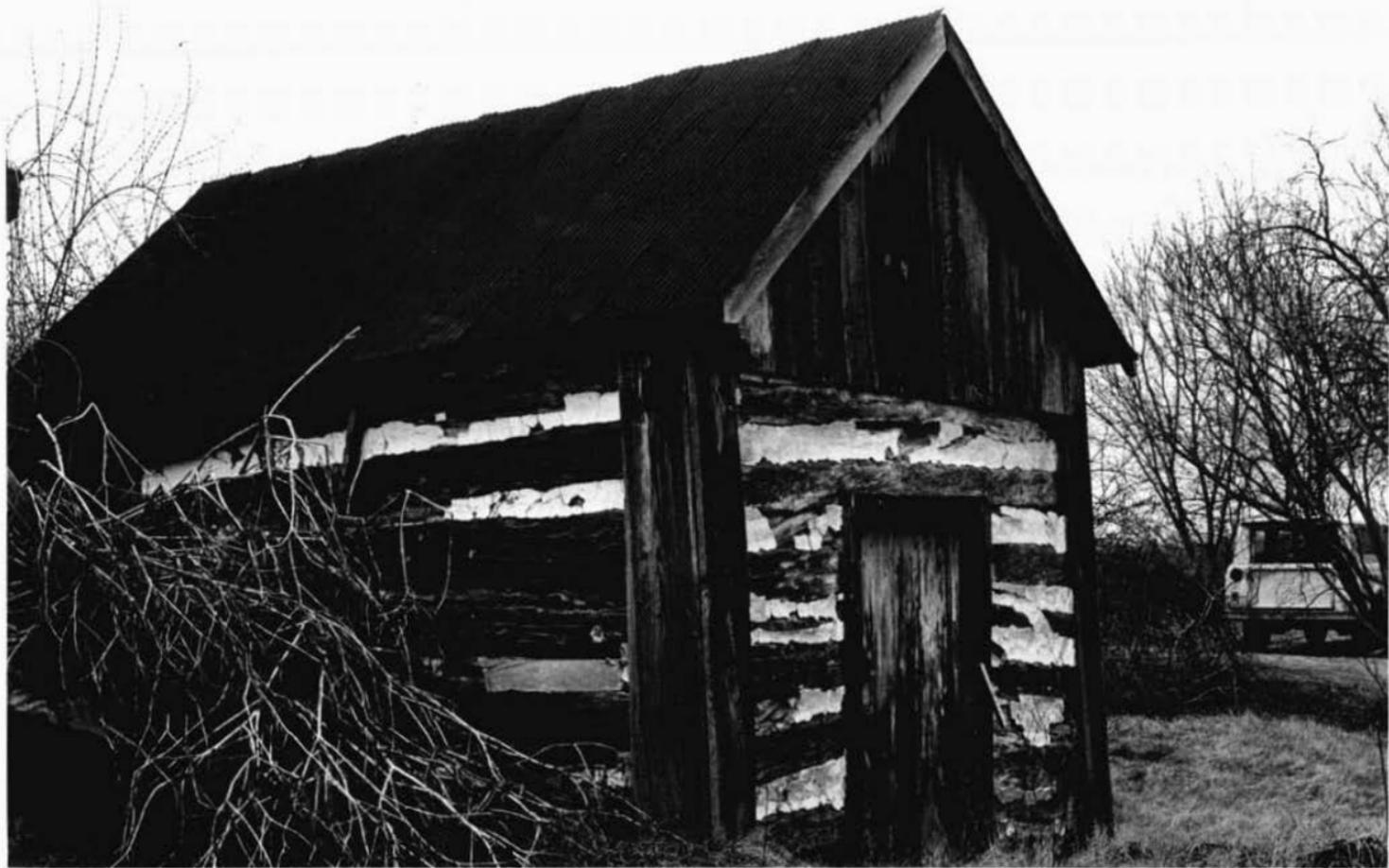
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6/17/80
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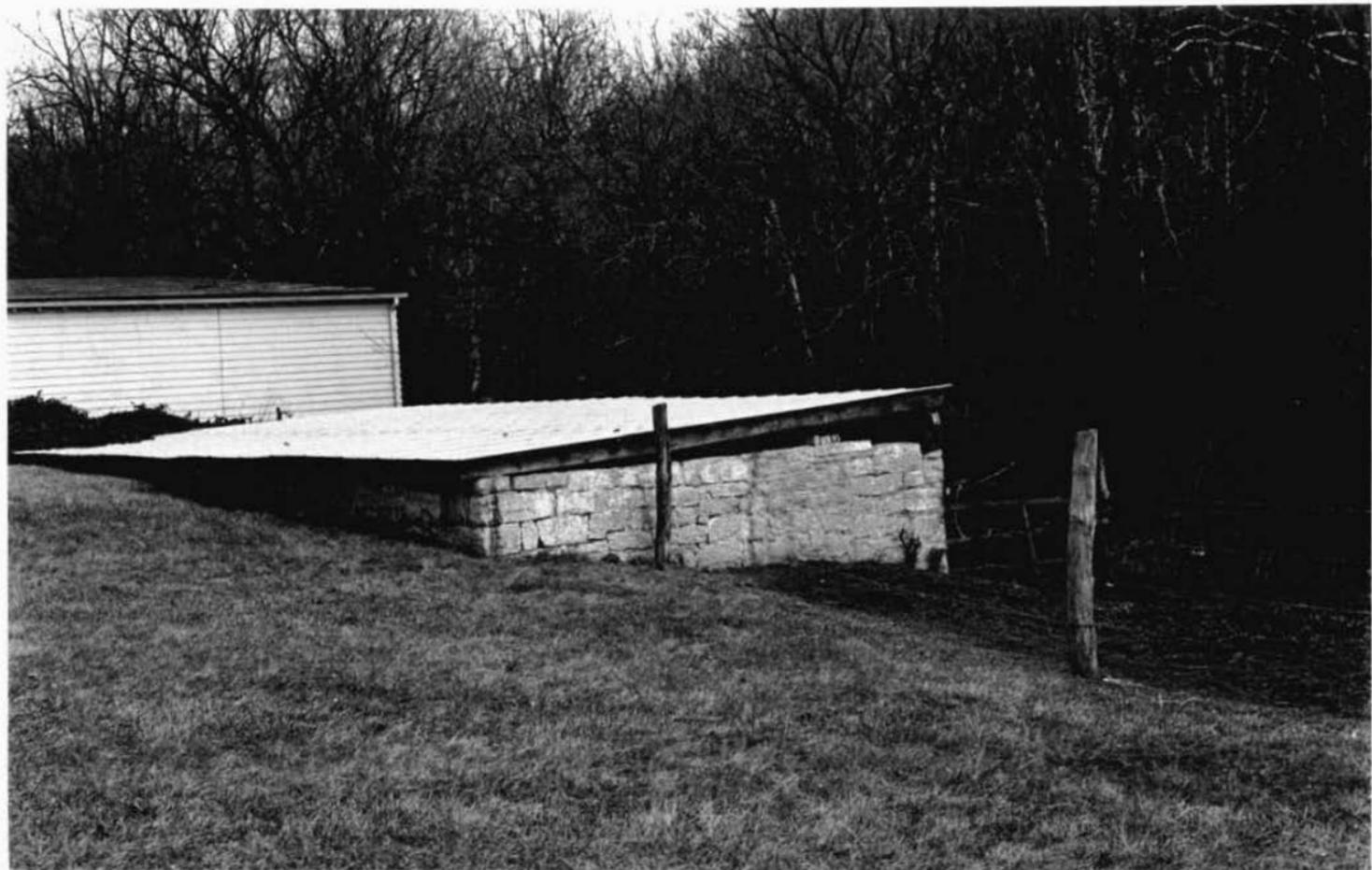


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WA-I 27

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