

SITE NUMBER: WA-II-948  
ADDRESS: 40 St. Paul Street, Boonsboro, Maryland  
OWNER/LOT NUMBER/ACCESS: private  
BUILDING DATE: mid 19th century? pre-1877

40 St. Paul Street is a west-facing, horizontally massed, two-and-a-half-story, three-bay, brick, freestanding, Italianate residential structure, known as Weldon. The building is set back from the public-right-of-way on a large, irregularly shaped lot. It is laid in an orange brick in a common bond and appears to have been sandblasted. The tin, side-gable roof has three brick chimneys. A simple, eastlake porch wraps around the north, west, and south elevations of the house and protects a bay window. The entrance, which is located in the south bay, is composed of an eight-panel door topped by a five-light transom. The fenestration includes floor-to-ceiling, double-hung, two-over-two sash windows on the first floor, and rectangular, six-over-six windows on the second floor. There are wood sills and lintels at the door and windows. The structure has a two-story frame addition to the side and a two-story brick ell to the rear. In addition, there is an attached cinderblock garage. The yard is landscaped with mature trees and boxwoods that line the walk to the house.

A building of similar configuration is indicated on the 1877 map of the town. The 1910-1940 Sanborn maps all show the same structure (numbered 165 St. Paul Street) with all of its additions (bays, porch, etc.).

The building is within the Western Maryland Geographic Organization, the probable Development Period of Agricultural-Industrial Transition, and falls within the Historic Period Theme of Architecture, Landscape Architecture, and Community Planning.

See Maryland Historic Sites Inventory Form for additional information.

Prepared by Julianne Mueller, July 1992

**MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN:**

**STATEWIDE HISTORIC CONTEXT**

Geographic Organization: Western Maryland

Chronological/Development Periods: Agricultural-Industrial  
Transition

Historic Period Theme: Architecture, Landscape Architecture, and  
Community Planning

Resource Type:

Category: buildings

Historic Environment: small, rural town

Historic Function and Use: Residence

Known Design Source: unknown

**Maryland Historical Trust  
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WA-II-948

Magi No.

DOE  yes  no

**1. Name** (indicate preferred name)

historic Weldon

and/or common

**2. Location**

street & number 40 St. Paul Street  not for publication

city, town Boonsboro  vicinity of congressional district

state Maryland county Washington

**3. Classification**

| Category  | Ownership                                   | Status                                       | Present Use                            |   |
|---|---|--|--|---|
| <input checked="" type="checkbox"/> district    | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture   | <input type="checkbox"/> museum                       |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied          | <input type="checkbox"/> commercial    | <input type="checkbox"/> park                         |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> work in progress    | <input type="checkbox"/> educational   | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                            | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious                    |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input type="checkbox"/> yes: restricted     | <input type="checkbox"/> government    | <input type="checkbox"/> scientific                   |
|   | <input type="checkbox"/> being considered   | <input type="checkbox"/> yes: unrestricted   | <input type="checkbox"/> industrial    | <input type="checkbox"/> transportation               |
|   | <input type="checkbox"/> not applicable     | <input checked="" type="checkbox"/> no       | <input type="checkbox"/> military      | <input type="checkbox"/> other:                       |

**4. Owner of Property** (give names and mailing addresses of all owners)

name Sarah Anderson

street & number 40 St. Paul Street telephone no.: 202-432-2689

city, town Boonsboro state and zip code MD 21713

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Washington County Courthouse liber 867

street & number Summit Avenue and West Washington Street folio 1225

city, town Hagerstown state MD

**6. Representation in Existing** Historical Surveys

title Survey of Boonsboro

date Oct. 1991 - August 1992  federal  state  county  local

pository for survey records Maryland Historical Trust

city, town Crownsville state MD

# 7. Description

Survey No WA-II-948

**Condition**

excellent

good

fair

deteriorated

ruins

unexposed

**Check one**

unaltered

altered

**Check one**

original site

moved

date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SEE ATTACHED

# 8. Significance

Survey No. WA-II-948

| 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 checked="" type="checkbox"/> agriculture | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture               |
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> architecture           | <input type="checkbox"/> education              | <input type="checkbox"/> military               | <input type="checkbox"/> social/<br>humanitarian |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                    | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> theater                 |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce               | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> transportation          |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> communications         | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> other (specify)         |
|   |   | <input type="checkbox"/> invention              |   |  |

### Specific dates

### Builder/Architect

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

SEE ATTACHED

# 9. Major Bibliographical References

Survey No WA-II-948

See attached

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A 

|      |         |          |
|------|---------|----------|
|      |         |          |
| Zone | Easting | Northing |

B 

|      |         |          |
|------|---------|----------|
|      |         |          |
| Zone | Easting | Northing |

C 

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D 

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F 

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G 

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H 

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|--|--|--|

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

| state | code | county | code |
|-------|------|--------|------|
|       |      |        |      |

## 11. Form Prepared By

name/title Julianne Mueller

|              |      |             |
|--------------|------|-------------|
| organization | date | August 1992 |
|--------------|------|-------------|

|                 |                             |           |              |
|-----------------|-----------------------------|-----------|--------------|
| street & number | 2730 Ordway Street, N.W. #6 | telephone | 202-364-6594 |
|-----------------|-----------------------------|-----------|--------------|

|              |                  |       |       |
|--------------|------------------|-------|-------|
| city or town | Washington, D.C. | state | 20008 |
|--------------|------------------|-------|-------|

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  
 Shaw House  
 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 269-2438

MARYLAND HISTORICAL TRUST  
 DHCP/DHCD  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032-2023  
 514-7600

### The Setting

40 St. Paul Street, known as Weldon, is located on Parcel 556 in Boonsboro in Washington County. It is set slightly back from the public-right-of-way on a short street that is lined with residential and institutional structures. Unlike other sections of Boonsboro that date from the same period, St. Paul Street is not as densely built up. Houses are farther apart. Weldon is located in a curve in the road that basically signals the last of the structures that stand directly at the street and introduces structures that are set back on landscaped lawns. Weldon is approached by a walk lined with boxwoods. It is set on an irregularly shaped lot that has been extensively landscaped and is full of mature trees. The back of the lot has a fenced swimming pool.

### The Exterior

Weldon is a west-facing, horizontally massed, two-and-a-half-story, three-bay, brick, freestanding, Italianate residential structure. It is laid in an orange brick in a common bond and appears to have been sandblasted. The tin, side-gable roof has open eaves, gable returns, three brick chimneys. A simple, eastlake porch, supported on squared posts with scrolled brackets, wraps around the north, west, and south elevations of the house and protects a bay window. The entrance, which is located in the south bay, is composed of an eight-panel door topped by a five-light transom. The fenestration includes floor-to-ceiling, double-hung, two-over-two sash windows on the first floor, and rectangular, six-over-six windows on the second floor. There are wood sills and lintels at the door and windows. Most of the windows have shutters.

The structure has several additions: a two-story frame addition on the south elevation, a one-story cinderblock addition to the rear, and an attached cinderblock garage on the north elevation.

### The Interior

The only section of the house to have a basement is the front, original section. The joists are unhewn logs upon which the floorboards have been directly laid.

The principal entry into the house is through the front hall which takes up the south bay. The hall extends to the back of the original section of the house (one room deep). The staircase leading to the second floor is against the south wall and has an acorn finial newel post that the current owner installed. A door leading to the basement stairs is located behind the staircase. The room has simple baseboards. Directly inside the hall door, to the left, is a door leading into the living room. The trim around the two doors matches. However, the trim around the window, which is located at the base of the stairs to the right of the hall door is of a later pattern. The hall once had a chair rail, but it has been removed.

The living room has been renovated by the current owner who had chair rails installed and a mantel recreated based on the design of a mantel in the bedroom above the living room. All work was completed under the supervision of architect Doug Reed of Hagerstown. Directly to the east of the living room is a deep bay window that is paneled with pine that has been given a cherry stain. The bay has floor-to-ceiling, windows with muntins in a diamond pattern. The windows have interior shutters. From the living there is a door leading into the dining room which is on a level one step lower than the living room.

The dining room extends across the full width of the original house. Along the north wall, there is a built-in cabinet, a fireplace with a stone surround that appears to date from the 1940s or 1950s, and a window. The south wall has a second bay window and a dutch door that leads out onto a screened porch (part of the frame addition). There is a second door along the west wall that leads into the entry hall. According to the owner, there is a design for a new kitchen under the existing wallpaper on the drywall.

The kitchen is entered from the dining room through a round-arched opening in the dining room's east wall. From the kitchen, there is a large step up into the cinderblock utility room. The garage is accessed through this room, down a short flight of steps.

The frame addition can only be reached from the dining room or from the outside. The first floor of the addition is a screened porch. Part of the western end of the porch has been given over to a half-bath whose only door is from the porch--there is no entry from the house directly into the bathroom.

The second floor is reached by the stairs which take a turn at a landing that is level with the next addition (over the dining room). A few steps then lead up to the level of the second floor of the front portion of the house. A portion of the front of the hallway has been partitioned off to create a bathroom. The hallway has some unusual features, including two steps at the landing which lead up to the attic door. The attic steps are extremely narrow and steep. Another feature is a small closet that has been built in under the attic stairs.

The main bedroom occupies a space directly over the living room. To either side of the mantel on the north wall are built-in cabinets. There was once a door leading from this bedroom, into the next, but it has been plastered over.

The second bedroom is entered through a hallway that is an extension of the front hall into the addition. That room has rounded chair rails and ceiling molding that is thought to be not more than 20 years old. A cedar closet has been installed in the room. And it is believed that there may have been a mantel along the north wall (directly above the dining room fireplace).

The back room extends across the full width of the house directly over the kitchen. It has a door which leads out onto the roof of the utility room addition.

The frame addition contains a single room that is entered from the hall.

The attic has evidence of an earlier roof, which was wood shingled. One of the rafters has "JWM 1842" painted on it. This probably refers to J. William Monroe who purchased the property in 1842. Whether it refers to a date of construction, date of addition, or date of a new roof is not known.

## 8. SIGNIFICANCE

The exact date of construction of Weldon has not been established. Historical architect Doug Reed, who recently completed renovations to the building, believes that the structure dates to the early 19th century, according to the current owner.

The house has been altered several times over the course of its history. It began as a much smaller building and only included what are today the two front rooms--the living room and the front hall. The next section to be added, in all likelihood, was the back half of the brick portion of the building which includes the present-day dining room and kitchen. It is possible, however, that only the dining room section was built and later the kitchen area was added. The exterior brick work provides enough evidence to make this a possibility, but it is not conclusive. The Italianate detailing was also added, perhaps when one of the rear sections of the house was built. This included the bay windows on the north and south elevations and the wrap-around porch. Mid-20th-century additions are the cinderblock laundry room in the rear, the cinderblock garage, and the two-story addition on the south facade. Shadows on the rear wall indicate that there was an earlier addition that was demolished prior to the construction of the laundry room. Other recent changes to the structure have included the reconstruction of the north elevation chimney.

A building of similar configuration is indicated on the 1877 map of the town. The 1910-1940 Sanborn maps all show the same structure (numbered 165 St. Paul Street) with all of its additions (bays, porch, etc.).

The chain of ownership is

Sarah Anderson from William and Barbara Donaldson (Liber 867, Folio 1225) in 1988

William Donaldson from James Poffenberger (Liber 507, Folio 209) in 1970

James Poffenberger from J. Gilbert Everline (Liber 497, Folio 091) in 1969

Gilbert Everline from Mary J. Bomberger (Liber 284, Folio 415) in 1954

Mary J. Bomberger from Bomberger Heirs (Liber 147, Folio 406) in 1915

Moses Bomberger from Anne E. Monroe (Liber 74, Folio 640) in 1870

Anne E. Monroe from William Monroe (Liber IN 18, Folio 218) in 1864

William Monroe from Henry Weast (Liber ZZ, Folio 675) in 1842

Henry Weast from Leonard Weast (Liber YY, Folios 316-318) in 1841  
Leonard Weast from John Allabaugh (Liber S, Folios 50-51) in 1806.

### Significance

A preliminary evaluation of the house was made in November 1991 by Julianne Mueller during a survey of Boonsboro. At that time a survey site number WA-II-948 was assigned and it was determined that the site is a contributing element to Boonsboro's historic character. A summary sheet on the building with photographs was submitted to the Maryland Historical Trust in August 1992. The summary provides a basic description of the site and places it within the Maryland Comprehensive State Historic Preservation Plan: State Historic Context (Western Maryland Geographic Organization; the Development Period of Agricultural-Industrial Transition; the Historic Period Theme of Architecture, Landscape Architecture, and Community Planning).

Upon the suggestion of the Boonsboro Historical Society, the general history of the site was researched. It was concluded that the house is an excellent example of Italianate architecture in Boonsboro. The building qualifies for listing on the National Register as a contributing element to the overall historical character of the town, and meets eligibility Criteria C and D for listing on the Maryland Register.

**Criterion A -- The property is not associated with significant historical events.**

**Criterion B -- The property is not associated with a significant person.**

**Criterion C -- The building exhibits exceptional architectural design, method of construction, or craftsmanship, or is the product of a trained architect.** As an excellent example of Italianate architecture, it contributes to the overall architectural character and history of Boonsboro.

**Criterion D -- The property may provide important information about history or prehistory.** The property has not been assessed for its archeological potential. However, the likelihood of finding objects associated with the history of the site are high--the grounds around the structure have not been significantly disturbed.

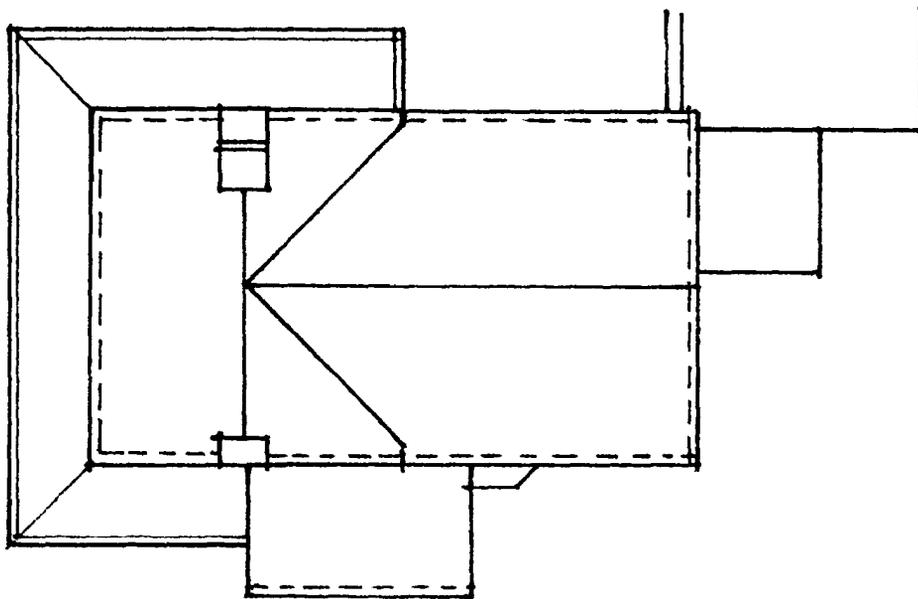
**9. BIBLIOGRAPHY**

1877 Washington County Atlas, map of Boonsboro

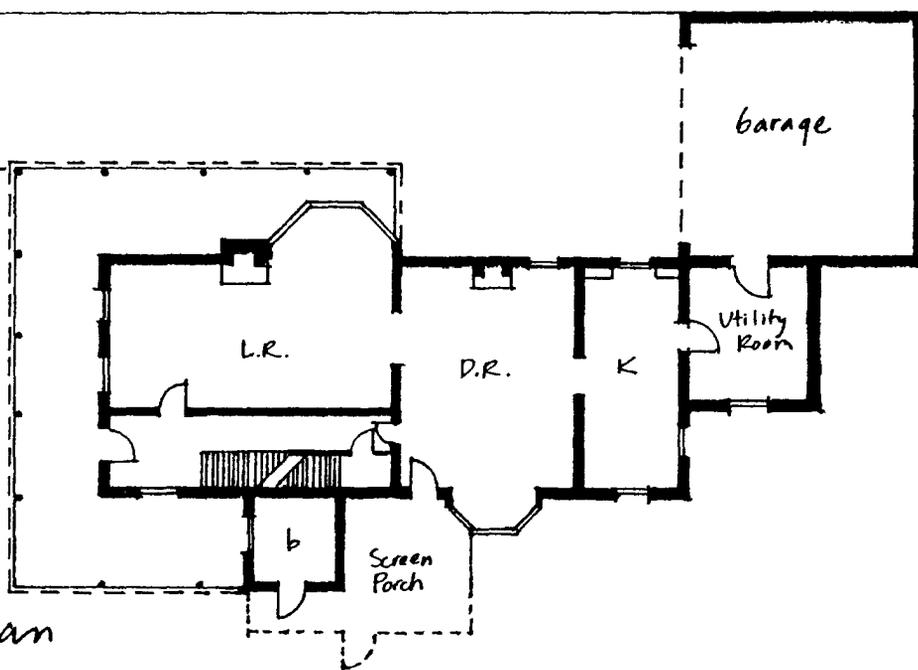
Interview with current owner

Sanborn Map Company, maps of Boonsboro: 1910, 1924, and 1940  
Washington County Deeds and Tax Records

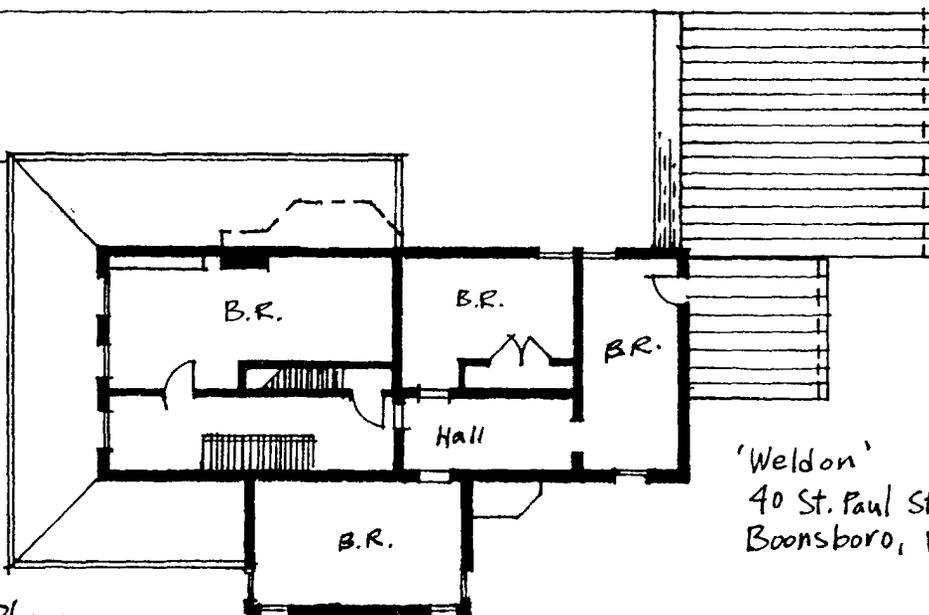
Washington County Deeds and Tax Records



Roof Plan



First Floor Plan



Second Floor Plan

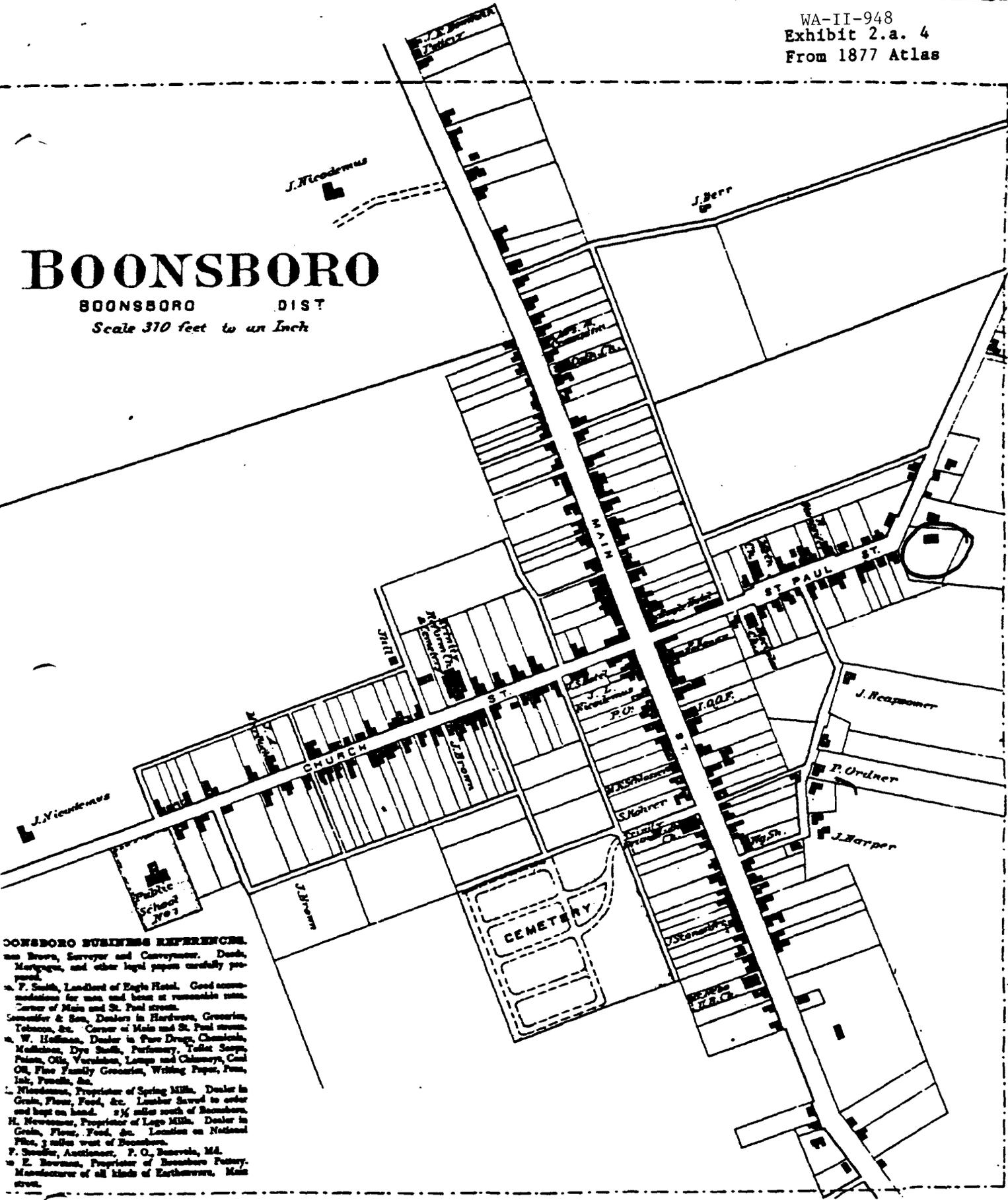
'Weldon'  
40 St. Paul Street  
Boonsboro, Washington Co.

WA-II-948

# BOONSBORO

BOONSBORO DIST

Scale 370 feet to an Inch



**BOONSBORO BUSINESS REFERENCES.**  
 See Brewer, Surveyor and Conveyancer. Deeds, Mortgages, and other legal papers carefully prepared.

• F. Smith, Landlord of Eagle Hotel. Good accommodations for men and best at reasonable rates. Corner of Main and St. Paul streets.

• Semmler & Son, Dealers in Hardware, Groceries, Tobacco, &c. Corner of Main and St. Paul streets.

• W. Hoffman, Dealer in Fine Drugs, Chemicals, Medicines, Dye Stuffs, Perfumery, Toilet Soaps, Paints, Oils, Varnishes, Lamps and Chimneys, Coal Oil, Fine Family Groceries, Writing Paper, Pens, Ink, Pencils, &c.

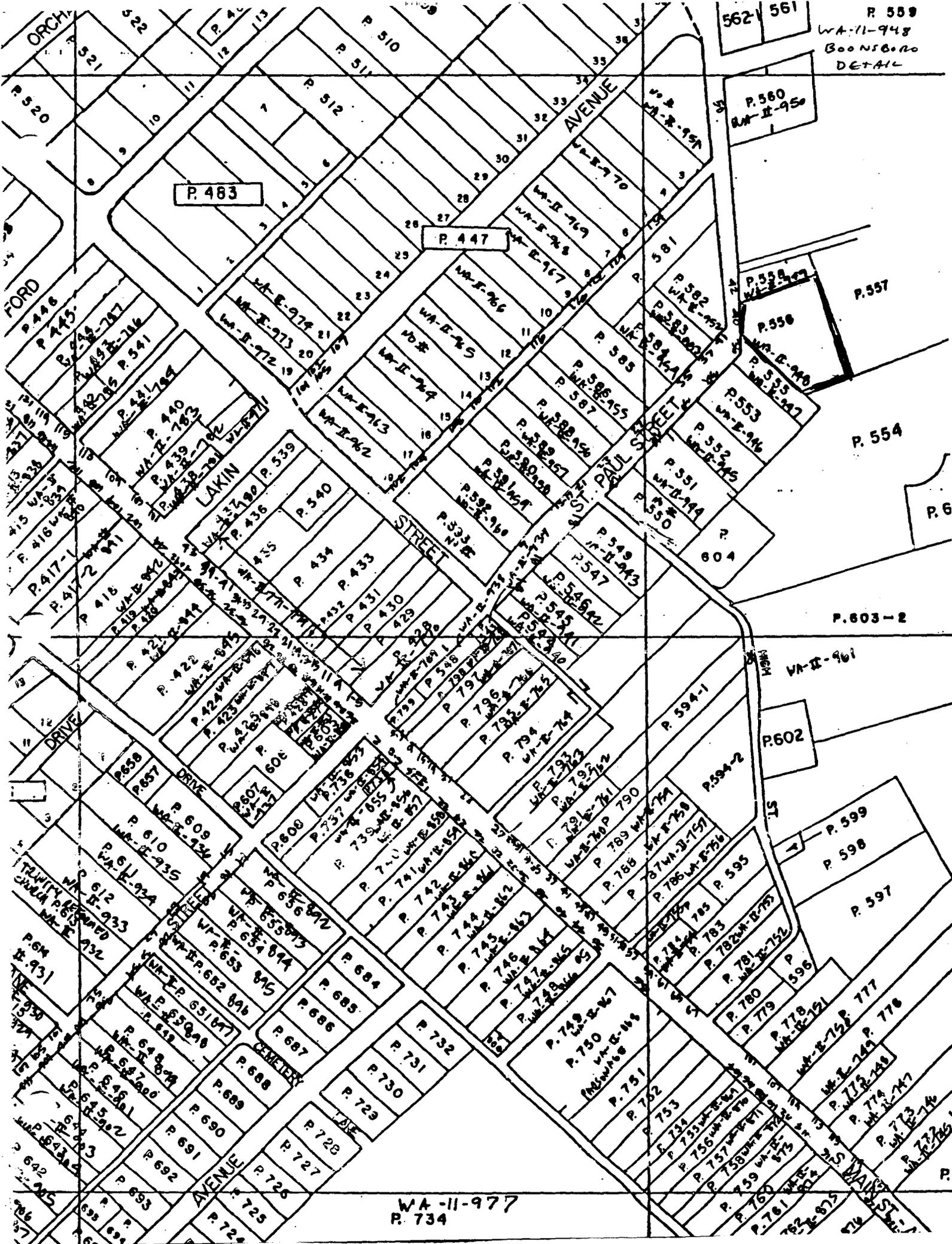
• Nicodemus, Proprietor of Spring Mills. Dealer in Grain, Flour, Feed, &c. Lumber Sawed to order and kept on hand. 2 1/2 miles south of Boonsboro.

• H. Newcomer, Proprietor of Ledge Mills. Dealer in Grain, Flour, Feed, &c. Location on National Pike, 2 miles west of Boonsboro.

• F. Sander, Auctioneer. P. O., Beavertown, Md.

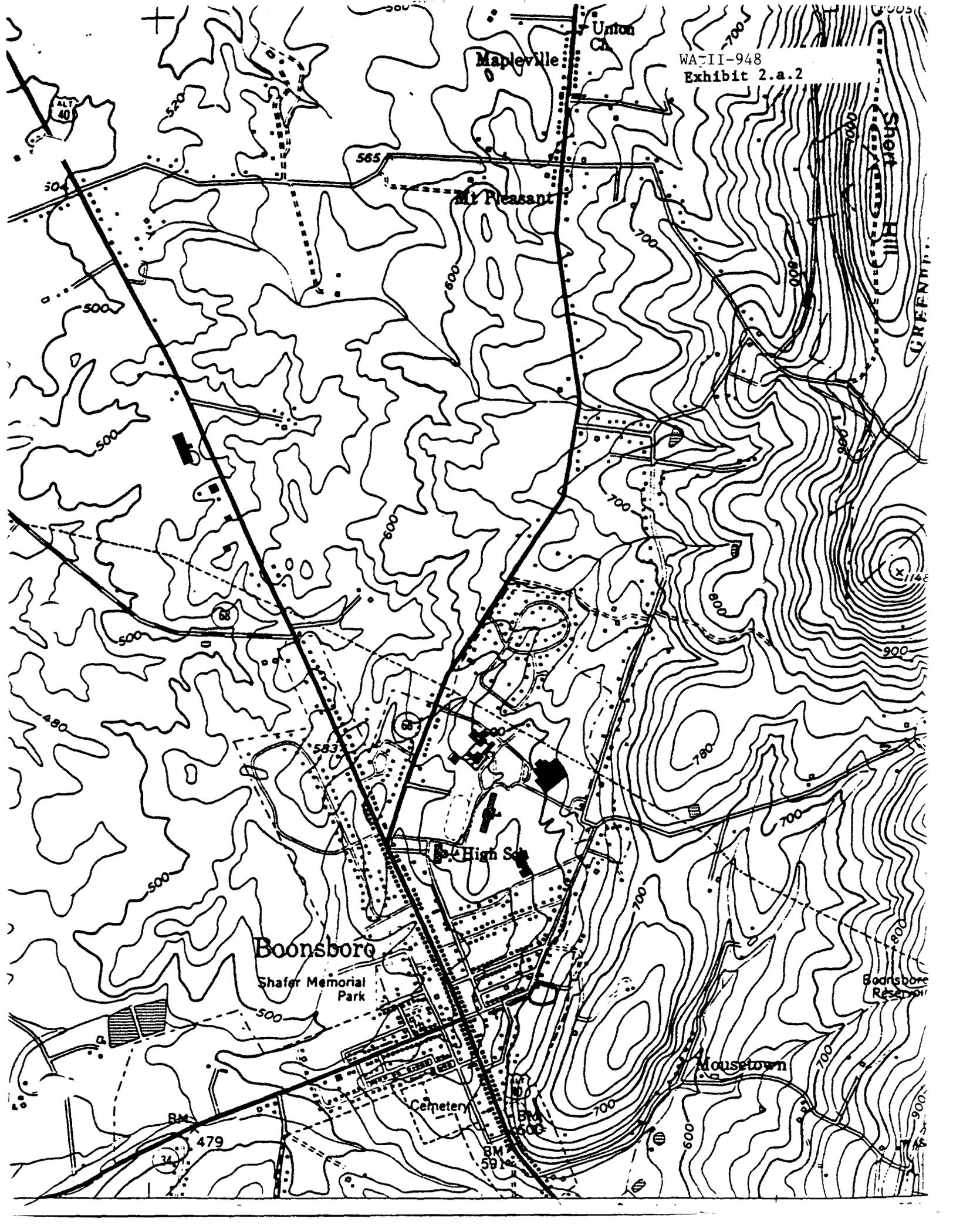
• E. Beavertown, Proprietor of Beavertown Pottery. Manufacturer of all kinds of Earthenware. Main street.

P. 559  
WA-11-948  
Boonsboro  
DETAIL



WA-11-977  
P. 734

P. 7



WA-11-948  
Exhibit 2.a.2

Mapleville  
Union  
Ca

Mt Pleasant

Boonsboro

Shafer Memorial  
Park

P.H. High Sch

Cemetery

Mousetown

Boonsboro  
Reservoir

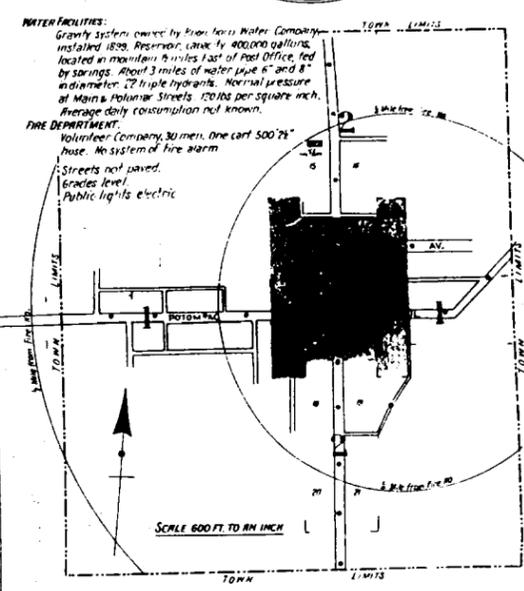
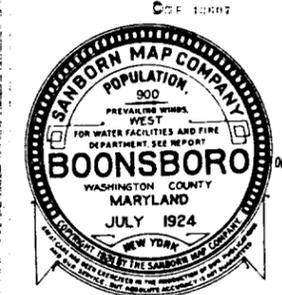
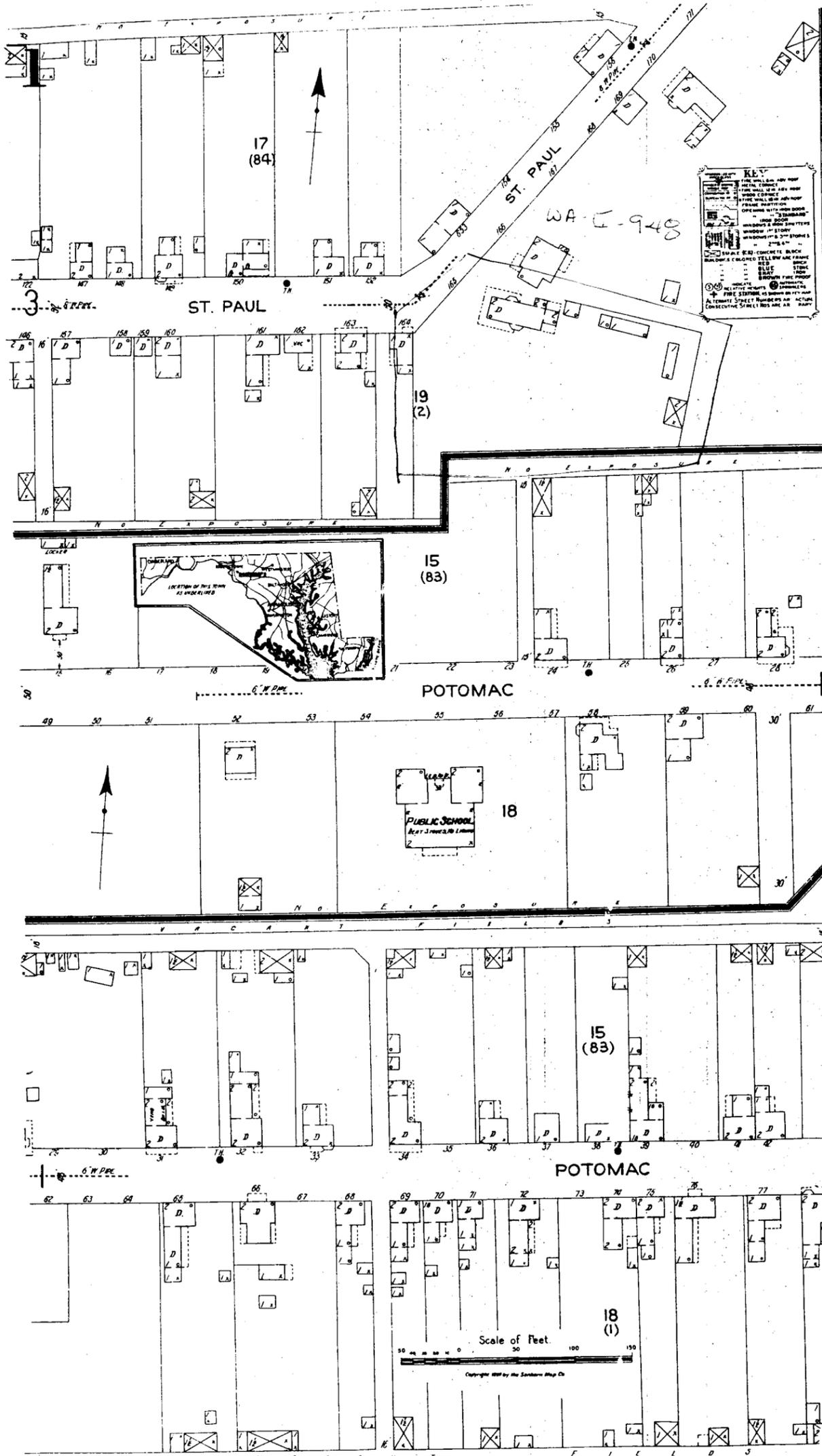
Short Hill

GREENFIELD

BM  
479

BM  
591





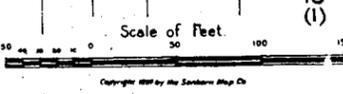
**WATER FACILITIES:**  
 Gravity system owned by Potomac Water Company installed 1898. Reservoir tank 40,000 gallons located in maximum 8 miles east of Post Office, fed by springs. About 3 miles of water pipe 6" and 8" diameter. 12 triple hydrants. Normal pressure at Main Potomac Streets 120 lbs per square inch. Average daily consumption not known.

**FIRE DEPARTMENT:**  
 Volunteer Company 30 men. One cart 500 7/8" hose. No system of fire alarm.

Streets not paved.  
 Grades level.  
 Public lights electric.

**INDEX**

| SPECIALS          | POST OFFICE                      | NUMBER |
|-------------------|----------------------------------|--------|
| Boonsboro Ice Co. | Public School                    | 1      |
| Christian Church  | Red Men's Hall                   | 2      |
| Commercial Hotel  | St. James' Roman Catholic Church | 3      |
| Fire Department   | Trinity Reformed Church          | 4      |
| I. O. O. F. Hall  | U. S. Church                     | 5      |
| Lutheran Church   |                                  |        |
| Opera House       |                                  |        |







WA-11-4-10

WELLON, 400-36, FALL ST, FERNWOOD, WAH CO.

12/11

JOHN MILLER

LOOK IN -

12/11



WEDNESDAY - 17-83

WELDON, 1100 ST. PAUL ST. COON-FUR, WA H. S.

10:00

JULIE MULLEN

LOOK UP

10:00



WEDDON, 20 ST. PAUL ST.

WEDDON, 20 ST. PAUL ST. BOSTON, MASS., VIA H. C.

10/71

JULIE MUELLER

LOOKING UP

MISS MUELLER



WA - I - 9-78

40 ST. PAUL ST. DUNEDIN, N.H.

12/91

JULIE MUELLER

LOOKING FOR



WEDNESDAY, FEBRUARY 21, 1907, FRODO BAGGINS, (BIRTHDAY)

2/21  
JULIE MUELLER.

LOOKING FOR

LETTERS FROM YOU



WA II 948

MULLIN, J. ST. PAUL ST, BOSTON, MA II - 01.

12/5/41

JUDIE MULLIN

LOOKING

12/5/41



WA-11-1-12

WELTON, 10 ST. FALLS ST, BENDORS, VA-HI CO.

10/11

JULIE MUELLER

BOOKING

10/11 10:00 AM



7/10/2018

MILLON, J. ST. PAUL ST. BARNABAS, WA 98008

15-91

SUE MUELLER

BOOKING

SEARCHED BY [unclear]



100 - 1000

1000 - 10000

10000 - 100000

100000 - 1000000

1000000 - 10000000



0.7A = 2.1

0.7B = 2.1, then 0.7C = 2.1, 0.7D = 2.1, 0.7E = 2.1

0.7F

0.7G = 2.1

0.7H = 2.1







WA - II - 718

WELDON, 41 ST PAUL ST, HOONSONVILLE, WAHCO.

13.57

JULIE MUELLER

LOOKING IN

LIVING ROOM



1-2-71

WALDON, 40 ST. PAUL ST. PUEBLO, WASH. CO.

11/71

JOE MUELER

WALDING N

2-2-80



WS- 11-348

WELTON, 10 ST. PAUL ST. BOSTON, MASS., WASH. CO.

12/17

JULIE MULLER

LOOKING FOR

W. BOSTON - 10 ST. PAUL ST.



VIA JT-9-18

WELDON, 40 ST. FALL ST, BOSTON, MASS., WAH H. CO.

12/11

JULIE MUELLER

LOOKING 3

2000 100 100