

November 18, 2020

Frederick County Historic Preservation Commission  
30 N. Market St.  
Frederick, MD 21701

Subj: Determination of Eligibility for White Oak Springs / Griffin Farm

Dear Chair,

Attached for your review and consideration is a Nomination Form for a determination of eligibility under the Rural Historic Grant Preservation Program.

White Oak Springs / Griffin Farm is registered with the Maryland Historical Trust (Inventory Property No. F-3-230); it has also been determined eligible for National Register designation. A copy of the comprehensive Architectural Survey File, prepared by R. Christopher Goodwin and Associates, is posted at: <https://mht.maryland.gov/secure/Medusa/PDF/Frederick/F-3-230.pdf>

Though the land surrounding the brick farmhouse has undergone redevelopment (as Ballenger Run community), the architectural elements and aspects of this unique structure—constructed in 1850—remain. In fact, a majority of the architectural survey concerns the principal dwelling. More importantly, section 8 “Significance” chronicles the property history and ownership which dates back to 1823 and comprised part of a sprawling 454 1/4-acre farm owned by “the richest man in Frederick County.”

Today, the property stands as the anchor and flagship to a vibrant, multi-generational neighborhood and—with its conspicuous location between the Ballenger Creek Park, major interstates and walking/biking trails—as a reminder of Frederick’s rich agricultural heritage.

Should you require any additional information to satisfy the tenets of Section 6 under the Rules of Procedure for the Frederick County Historic Preservation Commission, please let me know at soonest. Thank you for your consideration.

Respectfully,

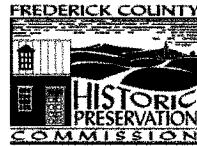


Todd Offutt  
10028 Old Frederick Terrace  
Frederick, MD 21701

Enclosures: (1) County Register Nomination Form, 2 pages  
(2) Map-Recorded Plat (Lot 388), 1 page  
(3) Current Photographs, 1 page  
(4) MD Inventory of Historic Properties – Architectural Survey File, 101 pages

**FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION**

30 N. Market Street, Frederick, MD 21701 (301) 600-1147

**COUNTY REGISTER NOMINATION FORM**

(Office Use Only)

Application No. DOE 20-01HPC Meeting Date 01/06/21

Council Hearing Date \_\_\_\_\_

1. PROPERTY NAME: WHITE OAK SPRINGS / GRIFFIN FARM
2. LOCATION: Street address: 5310 STRIPED MAPLE, FRED, MD 21703  
Tax Map(s) and Parcel(s) #: 28-599642
3. PROPERTY TYPE:  Single  District

*Property* refers to the entire geographic area being nominated. It may be an individual building, site, structure, or object; or it may be a landscape consisting of numerous buildings, sites, structures, or objects.

For example, a farmstead consisting of a main dwelling, tenant house, outbuildings, barns, sheds, fences, and agricultural fields is usually a single property that may have one or more parcels and one owner or multiple shared owners. A village or neighborhood consisting of several types of structures with different parcels and owners is a district.

4. CRITERIA: (Check appropriate box(es))

- Significant character, interest or value as part of development, heritage, or cultural characteristics of county, state, or nation
- Site of an historic event
- Identified with person or group of persons who influenced society
- Exemplifies cultural, economic, social, political, or historic heritage of county and its communities
- Embodies the distinctive characteristics of a type, period, or method of construction or architecture
- Represents work of master craftsman, architect, or builder
- Possesses significant artistic value
- Represents a significant and distinguishable entity whose components may lack individual distinction
- Represents an established and familiar visual feature of neighborhood, community, or county, due to singular physical characteristics, landscape, or historical event
- Is rare example of particular period, style, material, or construction technique.

5. REQUIRED ATTACHMENTS FOR INDIVIDUAL PROPERTIES: (Consult staff on type, number, format)

- Map(s) showing location and proposed boundaries
- Photographs, including all buildings and prominent features
- Written property description, history, and significance statement. See *Nomination Form Instructions*. If listed in National Register or Maryland Inventory of Historic Properties, attach copy of form

**COUNTY REGISTER NOMINATION FORM**  
**PAGE TWO**

6. SPECIAL REQUIREMENTS FOR HISTORIC DISTRICT NOMINATIONS  
*(if applicable)*

*Contact Historic Preservation staff for further information and guidance*

7. SIGNATURES OF OWNER(S) OF RECORD CONSENTING TO NOMINATION  
*(Attach extra sheets as needed)*

A. TODD OFFUTT

Printed name

10028 OLD FREDERICK TERR, FREDERICK, MD 21701

Mailing address

(808) 208-2004

Telephone number(s)

toddmanmusic@outlook.com

E-mail address

TODD OFFUTT

11/18/2020

Signature

Date

Printed name

Mailing address

Telephone number(s)

E-mail address

Signature

Date

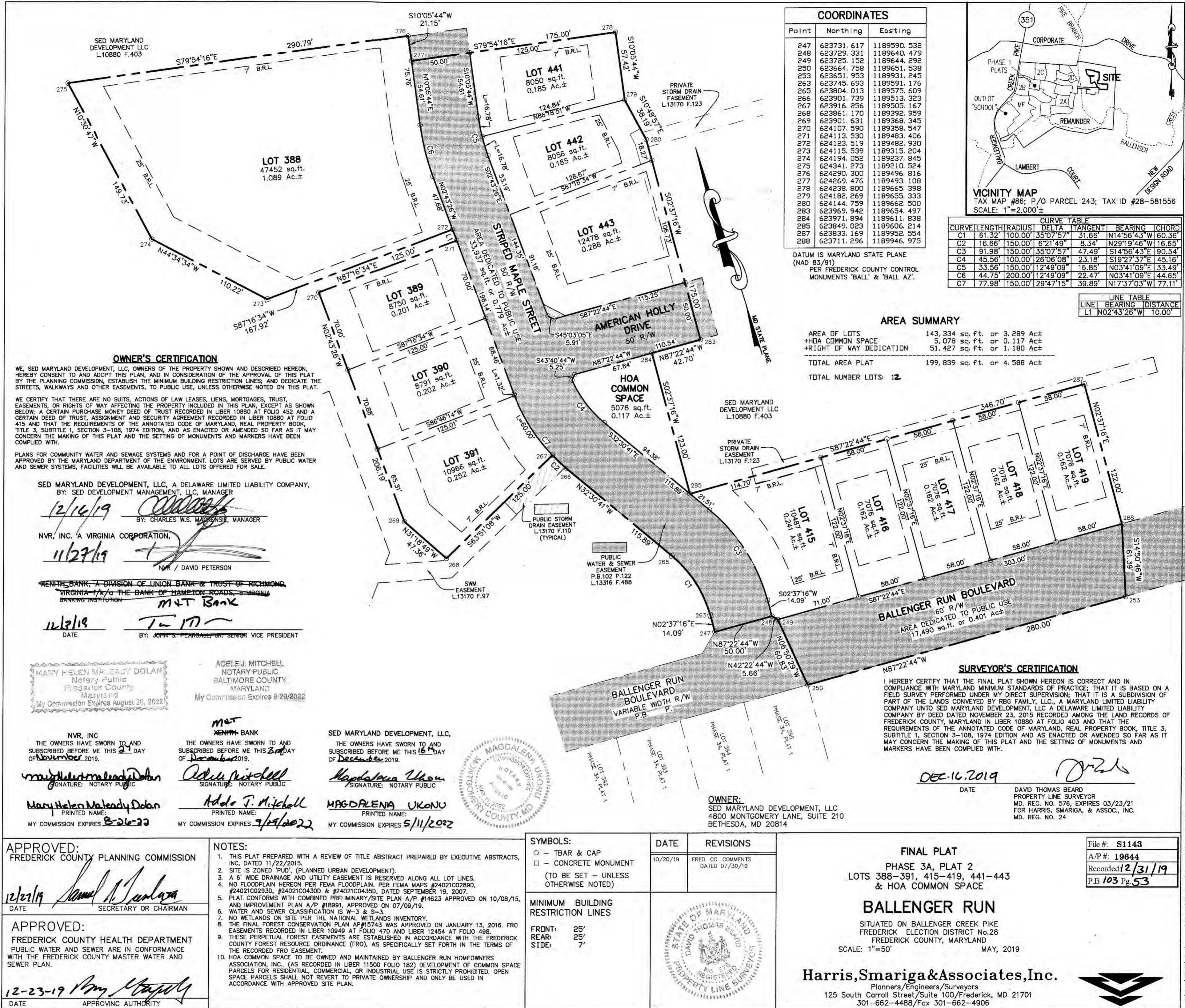
**IF NOMINATED BY PERSON(S) OTHER THAN OWNERS:** *(Does not apply to district nominations)*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**ATTACH WRITTEN LETTER OF CONSENT BY OWNER (S)**



F-3-230

## White Oak Springs Farm (Griffin Farm)

### **Architectural Survey File**

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site ([mht.maryland.gov](http://mht.maryland.gov)) for details about how to make an appointment.

All material is property of the Maryland Historical Trust.

***Last Updated: 10-11-2011***

**MARYLAND HISTORICAL TRUST**  
**DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes         
no       

Property Name: White Oak Springs Farm Inventory Number: F-3-230

Address: 5341A Ballenger Creek Pike City: Frederick Zip Code: 21703

County: Frederick USGS Topographic Map: Frederick

Owner: RBG Family LLC Is the property being evaluated a district? yes

Tax Parcel Number: 53 Tax Map Number: 86 Tax Account ID Number: 539207

Project: \_\_\_\_\_ Agency: \_\_\_\_\_

Site visit by MHT Staff: X no        yes Name: \_\_\_\_\_ Date: \_\_\_\_\_

Is the property located within a historic district? yes X no

*If the property is within a district* District Inventory Number: \_\_\_\_\_

NR-listed district        yes Eligible district        yes District Name: \_\_\_\_\_

Preparer's Recommendation: Contributing resource        yes        no Non-contributing but eligible in another context \_\_\_\_\_

*If the property is not within a district (or the property is a district)*

Preparer's Recommendation: Eligible X yes        no

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

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

White Oak Springs farm is located on Ballenger Creek Pike. Modern housing developments are located north of the farm complex; a school is located west on Ballenger Creek Pike; and agricultural land is located south of the farm. White Oak Springs farm consists of twelve buildings and structures, and sits on 43.27 acres. The property includes a ca. 1850 principal dwelling, a ca. 1895 secondary dwelling, a bank barn, a silo, two chicken coops, a pig house, a corn crib, a storage building, an equipment shed, a springhouse, and a pumphouse/garden shed. The principal dwelling is landscaped with a formal garden with a tennis court and swimming pool.

The farm is associated with the broad pattern of agricultural history in Frederick County (Criterion A) and the historical trends in domestic architecture (Criterion C). Agriculture provided the economic backbone of Frederick County from the eighteenth through the twentieth centuries. The extant collection of agricultural and domestic buildings is typically associated with a late-nineteenth and early-twentieth century farming operation. Agriculture played an important role in the development of the county. The existing buildings at White Oak Springs farm, as a collection, successfully demonstrate nineteenth and twentieth century agricultural practices common to Frederick County. The presence of the secondary dwelling and the large number of specialized agricultural outbuildings are representative of agricultural practices typical to Maryland. The collection of buildings represents the diversification of agriculture that occurred during the late nineteenth century.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended X Eligibility not recommended       

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

Comments: \_\_\_\_\_

*Jonathan Sage*  
Reviewer, Office of Preservation Services  
*Plumb*  
Reviewer, NR Program

*10/18/07*  
Date  
*10/25/07*  
Date

*200703135*

**MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

F-3-230

The complex also represents the broad patterns of domestic architecture. The principal dwelling and the secondary dwelling incorporate elements of the Greek Revival and Colonial Revival styles and the Maryland Piedmont farmhouse. The principal dwelling represents four major periods of construction. These are ca. 1850, ca. 1860, ca. 1930, and ca. 1950. The residence incorporates some elements of the Greek Revival style. Variations in the brickwork around the front entry of the principal dwelling suggest that the dwelling might have had a front entry porch, an important feature in Greek Revival dwellings. The verticality of the windows also suggests Greek Revival detailing. The principal dwelling, with its many alterations, took the form of a Maryland Piedmont farmhouse. Both the principal dwelling and the secondary dwelling incorporate the character-defining features of the Maryland Piedmont farmhouse. These features are evident in the presence of the double-tiered ell porch and the currently-enclosed front porch, the location of the chimneys and, the presence of the gable roof. Agricultural buildings such as the bank barn, the silo, the chicken coops, and the corn crib employ common late-nineteenth and early-twentieth construction techniques.

The attached Maryland Inventory of Historic Properties form provides a detailed description of the property and its historic context.

Kirsten Peeler  
Project Manager  
R. Christopher Goodwin &  
Associates, Inc.  
241 East Fourth Street  
Frederick, MD 21701

Prepared by:

Date Prepared: 28 August 2007

F-3-230

White Oak Springs Farm  
Frederick County, Maryland  
Frederick  
Ca. 1850 and ca. 1895  
Private

#### **Capsule Summary**

White Oak Springs farm is located on Ballenger Creek Pike. Modern housing developments are located north of the farm complex; a school is located west on Ballenger Creek Pike; and agricultural land is located south of the farm. White Oak Springs farm consists of twelve buildings and structures, and sits on 43.27 acres. The property includes a ca. 1850 principal dwelling, a ca. 1895 secondary dwelling, and numerous agricultural outbuildings. Agricultural outbuildings comprise a bank barn, a silo, two chicken coops, a pig house, a corn crib, a storage building, an equipment shed, a springhouse, and a pumphouse/garden shed. The principal dwelling is landscaped with a formal garden with a tennis court and swimming pool. Fallow fields surround the house yards and a late twentieth century residential development borders the property on the north.

The farm is associated with the broad pattern of agricultural history in Frederick County and the historical trends in domestic architecture. Agriculture provided the economic backbone of Frederick County from the eighteenth through the twentieth centuries. The extant collection of agricultural and domestic buildings is typically associated with late-nineteenth and early-twentieth century farming operation. The complex also represents the broad patterns of domestic architecture. The principal dwelling and the secondary dwelling incorporate elements of the Greek Revival and Colonial Revival styles and the Maryland Piedmont farmhouse. Agricultural buildings such as the bank barn, the silo, the chicken coops, and the corn crib employ common late-nineteenth and early-twentieth construction techniques.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-3-230

## 1. Name of Property

(indicate preferred name)

historic                    White Oak Spring Farm (preferred)

other                    Griffin Farm

## 2. Location

street and number    5341A Ballenger Creek Pike                     not for publication

city, town                Frederick                                     vicinity

county                    Frederick

## 3. Owner of Property

(give names and mailing addresses of all owners)

name                    RBG Family LLC C/O Alfred M. Rankin, Jr.

street and number    5875 Landerbrook Dr., Suite 300                    telephone

city, town                Mayfield Heights                            state    Ohio                    zip code    44124

## 4. Location of Legal Description

courthouse, registry of deeds, etc.    Frederick County Courthouse                    liber    5680 folio 254

city, town                Frederick                                    tax map 86                    tax parcel 243                    tax ID number 581556

## 5. Primary Location of Additional Data

Contributing Resource in National Register District  
 Contributing Resource in Local Historic District  
 Determined Eligible for the National Register/Maryland Register  
 Determined Ineligible for the National Register/Maryland Register  
 Recorded by HABS/HAER  
 Historic Structure Report or Research Report at MHT  
 Other: \_\_\_\_\_

## 6. Classification

Category	Ownership	Current Function	Resource Count	
district	public	<input checked="" type="checkbox"/> agriculture	Contributing	Noncontributing
X building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	10	buildings
structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1	sites
site		<input type="checkbox"/> domestic	2	structures
object		<input type="checkbox"/> education	13	objects
		<input type="checkbox"/> funeral		Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			0	

## 7. Description

Inventory No. F-3-230

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

### Summary

White Oak Springs farm consists of twelve buildings and structures that occupy a 43.27-acre site. The property comprises a ca. 1850 principal dwelling, a ca. 1895 secondary dwelling, and numerous agricultural outbuildings that include a bank barn, a silo, two chicken coops, a pig house, a corn crib, a storage building, an equipment shed, a springhouse, and a pumphouse/garden shed. The principal dwelling is landscaped with a formal garden with a tennis court and swimming pool. Fallow fields surround the house yards and a residential development borders the property on the north.

### Dwelling

The principal dwelling is oriented to the west and comprises a brick and frame house constructed over four building periods. The building terminates in a side-gable roof sheathed in slate. The first period of construction is a rectangular, two-story brick block supported by a stone foundation and constructed ca. 1850. The second building period extended the house to the east and created an L-shaped footprint with an open gallery to the south. This section is also supported by a stone foundation and dates from ca. 1860. The third episode of construction added a two-story brick extension to the north of the original building in ca. 1930. The final building period added a one-story, frame extension to the east of the ell. The frame addition terminates in a four-bay garage to the east. The frame portion of the building was constructed ca. 1950. Both of the twentieth-century additions are constructed on concrete foundations. The additions terminate in gable roofs sheathed in slate and standing-seam metal.

The oldest portion of the building is two stories in height with a five-bay façade. The stone foundation is pierced by two two-light awning windows in alignment with the outermost bays of the elevation. The building terminates in a side gable roof with imbricated slate sheathing. End chimneys are present on both gable walls with the southern chimney an interior-end type, and the northern stack partially exterior to the wall. The coursing of the brick walls is mixed. The brick walls are a mix of five- and nine-course common bond below the level of the window lintels and seven-course common bond above the windows. The irregular brick bonding and evidence of sandblasting suggests possible parging to emulate cut stone, as was fashionable during the first half of the nineteenth century. A double-leaf, two-panel door topped by a five-light transom is centrally located in the façade. A large marble slab forms the door threshold. An eight-light, double-leaf, wood storm door completes the entry. Areas of replacement brick on both sides of the door opening near the lintel indicate the location of a portico or pediment. The remaining bays on the façade are six-over-six, double-hung, wood-sash windows. Rope sash cords on all the windows suggest that the sash are replacements. The window openings are framed by wood sills and lintels, and both the door and windows are trimmed by bold, bull nose casings. A cornice composed of three courses of corbelled brick adorns the top of the wall. A brick patio (ca. 1950) is located on the west elevation and extends across the central three bays.

The south elevation of the first building period is regularly coursed in seven-course common bond. A bulkhead provides access to the cellar at the southeast corner of the elevation. A single window on each story of the building is located east of the chimney mass. The windows are identical to those of the west elevation with six-over-six light, double-hung windows with replacement wood sash; wood sills and lintels; and bull nose casings. Six-over-six light, double-hung, wood-sash windows flank the chimney at the attic level. The roof is flush-verged with a simple vergeboard.

A two-story gallery fills the south elevation of the second building period. Four bays define the elevation with two doors in the open, gallery-portion of the wall and two bays in a masonry section to the east. The openings within the gallery are jib windows with lower, hinged panels and double-hung sash above. The first floor of the gallery is enclosed with pairs of eight-light and six-light casement windows. The eight-light casement pairs are topped by a four-light transom, and a three-light transom covers the six-light window pairs. The lower portion of the gallery wall is a balustrade clad on the inside by beaded-board siding. Square wood posts, square balusters, a chamfered bottom rail, and a flat top rail comprise the balustrade. Access to the first floor of the gallery is through a twelve-light door topped by a six-light transom. The second level of the gallery mirrors the first with two doors, an open patio, and balustrade. A two-story brick section laid in six-course common bond is located to the east of the gallery. Each level of this section is pierced by a six-over-six light, double-hung, wood-sash window. The building terminates in a gable roof covered with standing-seam metal. The portion of the roof that intersects the first building period is sheathed with slate. Four, gable-roofed dormers opened by pairs of three-light casement windows are located on south slope of the roof. Diagonal wood siding covers the side walls of the

# Maryland Historical Trust

## Maryland Inventory of

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dormers and the roofs are sheathed in standing-seam metal. The ell contains two chimneys: an interior end stack to the east, and a ridgeline chimney slightly east of the center of the wing. The north wall of the second building period contains three, six-over-six light, double-hung, wood-sash windows on each level. This elevation wall is trimmed with a corbelled cornice with projecting bricks replicating dentils.

The ca. 1930 two-story addition to the north of the original building carries many of the stylistic features of the earlier portions. Windows of the west-facing façade include six-over-six light, double-hung, wood-sash windows on the second level, and similar windows in the projecting, three-sided bay of the first floor. The roof of the projecting bay is sheathed in standing-seam copper. The masonry walls are laid predominately in running bond with every seventh course laid in Flemish bond. The wall is trimmed by a corbelled cornice with projecting bricks replicating dentils. The north wall of the addition is dominated by a massive brick chimney with paneled shoulders and flank. The east wall is irregularly massed with a one-story entry bay exposing a six-over-six light, double-hung, wood-sash window in the second floor of the north wall of the oldest section of the building. The entry is detailed by a single-leaf, six-panel door flanked by four-light sidelights. An ornamental fanlight tops the door. The entry bay is framed by a gauged-brick segmental arch with gauged brick keystone detailing. An octagonal window is located in the second level wall that is set back from the entry bay. Other openings of the east wall are six-over-six light, double-hung, wood-sash windows in the first and second levels. The brick-dentil cornice is repeated on the west wall and the addition's roof is covered in slate.

The final building period extended the house to the east with a frame service wing. The south wall of the wing has a four-panel, cellar door located near the juncture with the masonry section, and four six-over-six light, double-hung, wood-sash windows. The wall is clad in wide reveal wood siding. The north wall of the frame addition contains three, six-over-six light, double-hung, wood-sash windows and a multi-light door sheltered by a roof overhang. The overhang is supported by five wood columns. Asphalt shingles cover the gable roof. The easternmost section of the frame addition contains four garage bays. The outer bays project slightly from the plane of the wall and are covered by cross-gable roofs. The southern gable contains openings for a dovecote, and the northern gable contains a louvered ventilator. Each garage bay is enclosed by a double-leaf, vertical-batten door on ornamental strap hinges. A louvered cupola is centrally located on the ridge of the addition. The north and east walls of the garage section are pierced by six-over-six light, double-hung, wood-sash windows with operable wooden shutters.

The first floor of the ca. 1850 main block has a central hall flanked by one parlor on each side. A dining room is located behind the central hall and leads to a kitchen at the rear of the house. The dining room and kitchen comprise the ca. 1860 rear wing. The early twentieth-century addition is accessed off the north wall of the north parlor. The ca. 1950 addition is accessed off the rear wall of the kitchen. Several bedrooms and bathrooms occupy the second and third floors of the house.

The central hall features a staircase along the south wall. The staircase has a tapered, rounded newel; turned balusters; and, scrollwork along the open string. The stairwell is open to the third floor. A replacement wood mantelpiece designed in the Colonial Revival style is located in each parlor.

The dining room is decorated with a Colonial Revival wood mantelpiece and a crossette overmantel. Wood-paneled, built-in cabinets are located north of the fireplace. Ornamentation of door and window trim is limited to corner blocks. Two jib windows are located in the south wall of the dining room; these windows open onto an enclosed sun porch with built-in cabinets and a linoleum floor.

The kitchen has vinyl flooring and door and window trim similar to that in the dining room. An archway running east to west divides the kitchen into two sections. Most kitchen cabinets are wood; one set of metal cabinets with a built-in sink is located in the north section of the kitchen. The north section also features a Kernerator incinerator. A servant's buzzer system is located in the south section.

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The first and second floors of the nineteenth-century sections of the house have plaster walls and four-to-six-inch-wide wood floors. Interior wood doors in these sections have four panels, box locks, and brass knobs. Most door trim, window trim, and baseboards on both floors of the main block appear to be replacement materials that are more decorative than the molding in the dining room and kitchen. Formal areas on the first floor, as well as the second-floor hallway, are ornamented with chair rails.

The early twentieth-century, side addition contains a stair hall that connects the addition to the main block. A half bathroom occupies space under the stairway. The main room of the addition is located one step down off the north side of the stair hall. The addition is characterized by Colonial Revival details, as reflected in the staircase, doors, mantelpieces, and wall paneling. The stair hall features a staircase with a thin tapered, rounded newel; rounded balusters; and, scrollwork on the open string. An arched recess is located in the wall opposite the staircase. The main room has six-to-eight-inch-wide wood floors, wood-paneled walls, and built-in cabinets and shelves. A large fireplace with a Colonial Revival mantelpiece and paneled overmantel is located along the north wall. The remainder of the addition has three-inch-wide wood floors, plaster walls, and six-panel wood doors with box locks and brass knobs.

The ca. 1950 rear addition contains multiple rooms with plaster walls, two-inch-wide wood floors, and four-panel wood doors with brass knobs. This addition is finished with unornamented window and door trim.

The basement extends under the nineteenth-century sections of the house. The basement has stone walls. The front section under the parlors and central hall has sash-sawn floor joists. Circular-sawn floor joists are located under the dining room and kitchen.

### Landscape

Brick gateposts mark the entrance to the property. A  $\frac{1}{2}$ - mile paved drive leads from Ballenger Creek Pike to the dwelling. Although overgrown, the south yard is formally landscaped and incorporates such features as a circular brick patio and a boxwood allee. The garden is axially aligned with the dwelling's side porch. A tennis court is located to the east of the garden and an in-ground swimming pool is sited at the end of the boxwood allee. Plant materials include periwinkle and ivy ground cover and mature specimen trees. A low brick wall separates the pool from the formal garden. The pool appears to have been installed during the mid-twentieth century; no pumping equipment was evident. Bluestone decking surrounds the pool. Formally planted coniferous trees that include red cedars and spruces are south of the pool. The evergreens create an allee perpendicular to the dwelling. Mature oak, maple, and walnut trees are planted near the dwelling. The area around the dwelling is mowed. A metal fence separates the mowed lawn from the fallow fields to the east and west. The west yard includes coniferous and deciduous trees.

### Domestic Outbuildings

#### Springhouse

A ca. 1850 stone springhouse and dairy is located about 400 feet west of the house. The springhouse and dairy is composed of two elements: a spring box covered by a stone, hemispherical roof; and a square, stone dairy building. The spring box is about four feet north of the dairy and accessed by descending three, stone steps. A stone-lined channel connects the two components. The dairy has a vertical-batten door on its east elevation and windows on the north and south. The windows are closed by horizontal slats. The pyramidal roof features exposed rafter tails, wood shingle covering, and a copper cap at the apex. The interior of the dairy contains a trough along the west wall. A system of pumps and filters, still in place but inoperable, once supplied water to the entire farmstead.

#### Pumphouse/Garden Shed/Office

A ca. 1950 multi-functional, brick building is located east of the dwelling. The one-story building has pumping equipment in its basement. The building occupies a square footprint and terminates in a hip roof sheathed in asbestos shingles. The building rests on a concrete-block foundation. The brick walls are coursed in common bond. Doors are wood paneled, and windows consist of six-over-

# Maryland Historical Trust

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six light, double-hung, wood sash units. A brick soldier course defines each window and door opening and slip sills characterize window openings.

The north elevation faces the parking lot and features a central, vertical-board door with ornamental metal hinges. Two six-over-six light, double-hung, wood-sash windows are located on the east elevation. A window well is found on the elevation's north end. The south elevation features one window and a vertical-board door with ornamental metal hinges and a wood screen door. A vertical-board door is centered on the west elevation. Two windows flank the door. An overgrown boxwood hedge leads to the entrance. A low brick wall flanks the building's north elevation.

### Agricultural Buildings

#### Bank Barn

A ca. 1895 bank barn is located north of the brick dwelling. The building occupies a rectangular footprint and terminates in a side-gable roof sheathed in standing-seam metal. The building rests on a fieldstone foundation. The lower level has a dirt floor. It is clad in wood lap siding and tongue-and-grove drop siding hung vertically. The siding is scalloped on the south elevation. The north elevation is banked while the south elevation opens onto the forecourt. Openings are arched louvered vents and sliding track doors. An attached loafing shed is located off the south elevation. A loafing shed addition was constructed on the west elevation.

The lower level of the south elevation contains four pedestrian entrances, two of which consist of beaded-board doors and a Dutch door. A third door is constructed of wood lap siding hung vertically, and the eastermost door comprises a variety of wood materials including beaded board and lap siding. A door formerly was located in the central bay as evidenced by the mortise that is still present. However, the opening has been converted into a gate. Eight arched louvered vents define the south elevation's upper level. Two beaded-board sliding track doors are centered on the elevation. The west end of the building is clad in drop siding set vertically.

The building's east elevation has four louvered vented openings on the upper level. Two vents are located in the gable with a half-moon opening centered in the gable. Two windows are located in the foundation. One is a centered four-light metal hopper window and the other is located in the foundation's north end. An earthen bank defines the barn's north elevation. The bank is supported by a fieldstone wall with a poured-concrete cap. Two louvered vents are found on the east and west ends of the north elevation. A four-leaf sliding track door is centered on the elevation. A two-light, metal hopper window is located in the foundation of the west end of the north elevation. The west elevation has four vented openings on the upper level.

The barn's framing consists of 10 x 10 inch main posts and a 10 x 14 inch summer beam in the lower level. The upper level has a common rafter roof with purlins. It has four bays with five bents. Framing is circular-sawn wood timbers.

An attached six-bay loafing shed is located off the barn's south elevation. Concrete piers support the wood posts. The fascia is tongue-and-grove siding hung vertically.

The wood-frame loafing shed on the barn's west elevation is clad in tongue-and-groove wood siding hung vertically. The addition's terminates in a shed roof sheathed in corrugated metal. Foundation materials are a mix of stone, concrete-block, and brick piers. The south end of the west elevation rests on a stone foundation. Beaded-board doors are located in the north, west, and south elevations. One four-light and one one-light fixed-sash wood window are located on the west elevation. The addition's north and west elevations each have a double-leaf, beaded-board door with metal hinges. The south elevation has one hinged, beaded-board door at the east end. A wood gate attaches to the northwest corner of the addition and extends to the adjacent corn crib.

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### Silo

A ca. 1910 glazed ceramic tile silo is located at the east end of the north elevation of bank barn. A metal dome caps the building. Compression rings encircle the building. A concrete-block building connects the silo to the bank barn. A beaded-board door is found on the east elevation.

### Pig House

A ca. 1900 free-standing, wood-frame pig house is located east of the bank barn. The single-story building occupies a rectangular footprint and faces south. The building rests on a ground-set sill and terminates in a steeply-pitched shed roof sheathed in metal panels. Beaded-board siding clads the building. Openings consist of a beaded-board door, six two-light, metal-sash awning windows, and two small openings for pigs.

Two openings, one at each the east and west ends, define the front (south) elevation. The west opening is infilled with beaded-board siding. A beaded-board door is centered on the east elevation. Six windows are found on the rear (north) elevation. A wood fence encloses the yard. An asphalt court is located in front of the pig house.

### Corn Crib/Wagon Shed

A ca. 1895 wood-frame corn crib/wagon shed is located west of the bank barn. The single-story building occupies a rectangular footprint and terminates in a front-gable roof sheathed in corrugated metal. The building employs mortise-and-tenon framing. Framing materials include circular-sawn, sash-sawn, and hewn members. Poured-concrete piers support the building. Wood clapboard siding and vertical wood boards clad the building. Each clapboard is beveled on the top and bottom. A gap was left between each board to allow airflow but not water. Doors are found on the north and south elevations. The north elevation employs vertical wood plank siding and one two-leaf, beaded-board sliding track door. Two vertical board passage doors flank a two-leaf, beaded board, sliding track door on the south elevation. Vertical board siding is found in the gable.

### Poultry House

A ca. 1950 wood-frame poultry house is located northwest of the bank barn. The single-story building occupies a rectangular footprint and faces east. The building rests on a concrete-block foundation and terminates in a shed roof sheathed in corrugated metal. Beaded-board siding clads the building. Seven enclosed openings and one door opening are located on the east elevation; the door is no longer extant. A sliding track wood door is found on the north elevation.

### Equipment Shed

The ca. 1900 equipment shed is located north of the dwelling, near the bank barn. The building faces south. The single-story, wood-frame building occupies a rectangular footprint. It rests on a poured-concrete foundation and terminates in a gable roof sheathed in corrugated metal. Vertical wood boards clad the building. Two additions were constructed on the east and west elevations of the building. Metal panels clad both additions.

The wood-frame original block is clad in vertical wood boards and terminates in a shed roof sheathed in v-groove fabricated metal panels. The rear (north) elevation is clad in a type of lap siding. Access to the north elevation was limited, making a precise identification of cladding materials difficult. Openings consist of five windows and three doors. A vertical board passage door and a vertical board, sliding track door flank one, six-light, fixed-sash, wood-frame window define the south elevation. A window and door are found on the east wall. Three windows are located on the north elevation.

The east addition is defined by a beaded-board, sliding track door that occupies the entire south elevation. The side (east) and rear (north) walls are clad in metal panels. The addition rests on wood posts set on the ground and terminates in a shed roof sheathed in v-groove, prefabricated metal panels. The east elevation is nearly completely covered in overgrown vegetation. The addition

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constructed on the west end of the original block rests on a concrete-block foundation. This addition projects beyond the plane of the south wall of the original block. The gable roof is sheathed in corrugated metal. The entire addition is clad in corrugated metal. A beaded-board, sliding track door is located in the south elevation.

### Secondary Dwelling

A ca. 1895 two-story, wood-frame secondary dwelling is located north of the brick dwelling. The building faces west. The building occupies a T-shaped footprint and comprises a four-bay by-tow-bay principal block, a two-story rear ell, and a kitchen addition. The dwelling terminates in a gable roof sheathed in standing-seam metal. One brick chimney pierces the roof at the north gable of the principal block. The chimney at the south gable was removed. The roof features gable returns. The building's stone foundation was parged. Exterior cladding materials consist of wood shingles. An enclosed full-width front porch is located on the west elevation. The porch rests on brick piers with concrete-block infill between the piers. Windows are one-over-one-light, double-hung, wood-sash units with aluminum storm windows; one-over-one, vinyl-sash windows are employed on the enclosed front (west) and side (south) porches. A kitchen addition is found on the east elevation. Metal bulkhead doors located on the east elevation provide exterior access to the basement.

The enclosed porch defines the west elevation. The primary entrance is off-center in the elevation. The door is flanked by three vinyl-sash windows on the north end of the elevation and five vinyl-sash windows on the south end of the elevation. Four one-over-one light, double-hung, wood-sash windows are found in the second floor. The south elevation of the principal block is blind. The east elevation has one one-over-one light, double-hung, wood-sash window on each floor. An enclosed porch defines the first floor of the rear ell. An aluminum door is flanked by one-over-one vinyl sash units. One one-over-one light, double-hung wood-sash window characterizes the ell's second floor. This window is smaller than the other windows found on the building. The ell's rear (east) elevation has three windows. The first floor window abuts the kitchen addition. One window is centered in the second floor and one off-center, four-light, wood casement window is located in the gable. Metal bulkhead doors are located below the first floor window. The dwelling's north elevation has four one-over-one light, double-hung, wood-sash windows. One is located on each floor of the principal block and the rear ell. A four-light, wood-sash, off-center window is located in the gable.

The kitchen addition is located on the east elevation of the rear ell. The addition rests on a concrete-block foundation. A four-panel wood door with aluminum screen door and one one-over-one light, double-hung, wood-sash window characterize the addition's south elevation. One one-over-one light, double-hung, wood-sash window is located on both the east and south elevations. Access to the building's interior was denied.

A metal wire fence encloses the house yard. The yard contains mature trees and a mowed lawn.

### Agricultural Outbuildings

#### Storage Building

The ca. 1895 single-story, wood-frame storage building occupies a square footprint. The building rests on concrete-block piers. The building terminates in a pyramidal roof sheathed in cedar shingles. The building's framing system consists of four corner posts and a girt. Beaded-board siding is employed throughout the building. The building's only opening consists of a beaded-board door centered on the north elevation.

#### Chicken Coop

A ca. 1895 wood-frame chicken coop is located east of the dwelling. The building faces south. The single-story building occupies a rectangular plan and rests on brick and concrete-block piers. The building terminates in a shed roof sheathed in metal, v-groove prefabricated panels. Exterior cladding is beaded-board siding. Fenestration is fixed-sash wood windows and beaded-board doors.

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The south elevation has one multi-light, fixed-sash wood window; all lights and most of the muntins no longer are present. Existing muntins suggest the sash might have held 16 lights. A six-light, fixed-sash, wood window is located on the east elevation. An opening enclosed in chicken wire extends most of the width of the south elevation. One, beaded-board door is found at the east and west ends of the south elevation. The north and west elevations are blind.

## 8. Significance

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Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates 1850-1950      Architect/Builder Unknown

Construction dates multiple

Evaluation for:

National Register       Maryland Register       not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Summary

White Oak Springs farm is associated with the broad pattern of agricultural history in Frederick County and the historical trends in domestic architecture. Agriculture provided the economic backbone of Frederick County from the eighteenth through the twentieth centuries. The extant collection of agricultural and domestic buildings illustrates a late-nineteenth and early-twentieth century farming operation. The complex also represents the broad patterns of domestic architecture. The principal dwelling and the secondary dwelling are illustrative of the Greek Revival and the Colonial Revival styles and, incorporate elements of the Maryland Piedmont farmhouse form. Agricultural buildings such as the bank barn, the silo, the chicken coops, and the corn crib employ common late-nineteenth and early-twentieth construction techniques.

### Property History

Prior to 1823, Daniel Miller sold a 210-1/2 acre "plantation" to Francis Mantz; the property comprised part of Rocky Creek, part of Small Hope, and part of Chance Medley (Frederick County Will HS 3/156). Also prior to 1823, Hezekiah Conn sold a 183-3/4 acre plantation to Francis Mantz; this plantation was part of Resurvey on Pierpoints Discovery. When Francis Mantz died in May 1823, his only son, Caspar Mantz, inherited both properties.

Francis Mantz was a wealthy property owner at the time of his death. Jacob Engelbrecht recorded in his diary the disposal of Francis Mantz's property. He bequeathed to his daughter Christina "two notes of her husband of five thousand dollars each" (Quynn 2001:136). Mrs. I. L. Harding received \$200 per annum for life, and his son-in-law received the house where he was living, valued at \$3,000, \$2,000 in cash, and a wood lot (Quynn 2001:136). His son Caspar received \$250,000 (Quynn 2001:136).

As recorded in the 1825 assessment record, Caspar Mantz owned 393 acres described as part of Rocky Creek, Small Hope, Chances Medley, and Pierpoints Discovery. No buildings were associated with this property (Frederick County Assessment Record 1825). In 1825, Caspar also owned three other properties, one of which included a log house and brick barn.

As recorded in the 1835 assessment record, Caspar Mantz owned 210 acres described as part of Rocky Creek, part of Chance Medley, and part of Small Hope (Frederick County Assessment Record 1835). A brick house and barn were located on the property. This brick house may or may not be the present-day house. Chance Medley did not remain part of the Mantz property. It is not clear on which tract the brick house and barn were located—Rocky Creek, Small Hope, or Chance Medley. The 183-3/4 acre property that was part of Pierpoints Discovery had no significant improvements in 1835.

Caspar Mantz, who remained a bachelor, died in November 1839 (Frederick County Will GME 2/407; Quynn 2001:612). At that time, John H. Dixon resided on Mantz's 454-1/4 acre farm, which comprised parts of Rocky Creek, Chance Medley, Small Hope, and Pierpoints Discovery. A mountain lot, which was part of Fielderia Manor, also was included in the farm. Mantz's sister, Christina Barr (wife of David Barr), took possession of the farm when Mantz died. Mantz directed that upon Christina's death that the farm be

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sold and proceeds divided among her children. At the time of his death, "he was the richest man in Frederick County" (Quynn 2001:612).

As recorded in the 1852 assessment record, Christina Barr's 454-1/4 property, with improvements, was valued at \$55 per acre (Frederick County Assessment Record 1852). On Bond's 1858 *Map of Frederick County, Maryland*, the White Oak Springs farm property of Mrs. C. Barr is depicted east of present-day Ballenger Creek Pike (Bond 1858).

Christina Barr died in 1862 (Frederick County Equity Papers No. 1782). In February 1863, 353-3/4 acres of the property were sold at public auction as three separate farms. Farm No. 2, which contained 142 acres and 10 perches, was sold to Henry C. Drill (Frederick County Deed JWLC 3/77). This farm comprised parts of Rocky Creek, Small Hope, and Resurvey on Pierpoints Discovery; Chance Medley was not part of the tract conveyed to Henry C. Drill. According to the newspaper advertisement published in February 1863, a brick farm house, a log barn, and "other necessary outbuildings" were located on the property (Frederick County Equity Papers No. 1782). The farm also featured meadows, timber, a stream, several springs (including the "well-known" White Oak Springs), and a young orchard. The farm contained quality limestone land and was described as "very productive." Fields were bordered by post-and-rail and worm fences.

As recorded in the 1866 assessment record, Henry C. Drill owned 142-1/4 acres of land that included a brick house and an old barn (Frederick County Assessment Record 1866). Drill's improved property was assessed at \$95/acre, totaling \$13,514. A new "back building" valued at \$500 was constructed by December 1867 (Frederick County Assessment Record 1867-1876). In 1870, Drill's farm contained 112 acres of improved land, 15 acres of woodland, and 15 acres of other unimproved land (U.S. Census Bureau, Agriculture 1870). Primary crops included 1,030 bushels of wheat, 700 bushels of Indian corn, 150 bushels of Irish potatoes, 25 bushels of oats, and 18 tons of hay. The farm of H. C. Drill is depicted on Lake's 1873 *Atlas of Frederick County, Maryland* (Lake 1873). Jacob Engelbrecht recorded that Drill's barn caught fire and burned on 12 August 1871 (Quynn 2001:1082). This barn may have been the log barn mentioned in the 1863 newspaper advertisement and described as the old barn in the 1866 Frederick County assessment records. Henry Drill lived on the property with his wife, Harriet, and their children Oliver, Jane, Annie, and Harriet. Three farmhands and two domestic servants also lived on the property (U.S. Census Bureau, Population 1870).

Henry C. Drill died in September 1873, and his wife, Harriet V. Drill, inherited the farm (Frederick County Will SGC 1/409). Census records suggest that Harriet V. Drill continued to live on the property with her children and mother-in-law after the death of Henry Drill (U.S. Census, Population 1880). Two servants also lived on the property. As recorded in the 1876 assessment record, Harriet V. Drill owned 143 acres of land valued at \$58 per acre, with improvements assessed at \$1,100; the total assessment for real property was \$9,394 (Frederick County Assessment Record 1876-1896). The farm was listed as White Oak Springs in the 1896 assessment record and was valued at \$4,970; the house and barn were assessed at \$1,500 (Frederick County Assessment Record 1896-1910). As recorded in the 1910 assessment record, Harriet V. Drill owned 142 acres of land valued at \$55 per acre (totaling \$7,810), with improvements assessed at \$2,250 (Frederick County Assessment Record 1910-1917). The increase in the value of improvements from \$1,500 for the house and barn in 1896 to unspecified buildings assessed at \$2,250 in 1910 suggests that the secondary dwelling and/or a new barn may have been constructed during that period. Census records also support this theory; a new adjacent household appeared by 1900, narrowing the possible date of construction for the secondary dwelling to between 1896 and 1900 (U.S. Census Bureau, Population 1880 and 1900.)

Harriet V. Drill died ca. 1928, the year her children took title to the 142-acre White Oak Springs Farm (Frederick County Deeds 368/465, 368/466; U.S. Census Bureau, Population 1920 and 1930). Harriet's daughter, Nannie V. Drill Ash, was sole owner of the farm in November 1937, when she sold the property to Richard B. Griffin of Washington, D.C. (Frederick County Deed 409/432). In November 1946, Griffin purchased the adjacent 100-acre farm at 5307 Ballenger Creek Pike, south of White Oak Springs (Frederick County Deed 457/456). Griffin's two farms were consolidated between September 1988 and December 1995, resulting in a 242-acre

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tract (Frederick County Deeds 1517/777, 1517/779, 2121/632). Around 1997, the former 142-acre White Oak Springs Farm was divided into two parcels, one comprising 43.27 acres and the other 99.39 acres (Maryland Department of Assessments and Taxation 2006; Frederick County Plat Book 60/126). A 47-acre parcel of the combined 242-acre property was sold to Frederick County ca. 1998 for the construction of Central High School on the west side of Ballenger Creek Pike; this parcel formerly was part of the 100-acre farm at 5307 Ballenger Creek Pike (Frederick County Plat Book 64/151). Family members of Richard B. Griffin conveyed the remaining 195 acres to RBG Family LLC in November 2005 (Frederick County Deed 5680/254).

Currently, the farm owned by RBG Family LLC consists of three parcels: 43.27 acres (including the brick house and outbuildings) from the former White Oak Springs Farm, 99.39 acres (with no significant improvements) from the former White Oak Springs Farm, and 53 acres (including a frame house and outbuildings) from the former 100-acre farm at 5307 Ballenger Creek (Maryland Department of Assessments and Taxation 2006). The farm at 5307 Ballenger Creek Pike is documented in MIHP Form No. F-3-168.

### Thematic Context: Regional Agricultural Practices during the Nineteenth and Twentieth Centuries

The total population of Frederick County in 1830 was 45,789, making it the second most populous county in the state after Baltimore County and City (Historical Census Browser). Census data collected prior to 1840 did not include agricultural statistics; therefore, data on the number of farms and the average farm size is unavailable. By the 1840 census, the population of Frederick County had decreased; however, the county continued to have the second largest population in the state. This decrease in population reflected state-wide trends. A total of 3,880 free persons were employed in agriculture (Historical Census Browser). According to the 1850 census, the county had the largest number of farms in the state, surpassing the number of farms in the southern counties and the counties on the Eastern Shore. The county continued to have the second largest population in the state.

By end of the nineteenth century the county no longer was the most populous; however, the county continued to have a large number of farms and a large amount of land devoted to agriculture. Farms ranging in size from 100 to 499 acres were the most common in 1860 and 1870, representing 1,309 and 330 farms respectively (Historical Census Browser). With its 143 acres, the White Oak Springs farm was a typical Frederick County farm in 1860 and 1870.

In 1880, the number of farms increased and included a total of 388,394 acres; the average farm size was 105 acres (Historical Census Browser). The 1900 census recorded a total of 3,747 farms with the average farm containing 99 acres (Historical Census Browser). The number of farms in Frederick County decreased during the first half of the twentieth century, with 3,817 farms recorded in the 1920 census and 2,977 farms recorded in the 1950 census (Historical Census Browser). The Griffins' ownership of White Oak Springs farm reflected general trends in farm size that occurred in Frederick County during the mid-twentieth century. When the Griffins acquired the property, they combined it with the adjacent Lease-Myers farm thereby reducing the number of farms in the county while increasing the farm's size.

Agricultural buildings from the late nineteenth and early twentieth centuries represent a period during which important agricultural changes occurred. The rise of the railroad facilitated the shipment of perishable goods. An agricultural depression followed the end of the Civil War. This depression resulted in a rise in crop diversification to include crops such as fruits, vegetables, and grains. Scientific and mechanized farming practices also were a hallmark of this period (Lanier and Herman 1997:178). These changing practices affected the scale of farming as well as farm building size and design (Lanier and Herman 1997:178). The economic crises during the 1870s resulted in a shift in wheat cultivation to the Midwest and west.

During the early twentieth century, engine-driven tractors and trucks, the electrification of rural areas, and increased hygienic standards affected the agricultural industry (Lanier and Herman 1997:179). Truck farming also expanded during this period.

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While the average farm size in Frederick County remained around 150 acres, the amount of land dedicated to farming has decreased during the twentieth century. In 1997, there were 1,304 farms in Frederick County with an average size of 166 acres (Maryland Agricultural Statistics Service n.d.). By the late twentieth century, a total of 215,927 acres were in farm land (Maryland Agricultural Statistics Service n.d.). Frederick County rated first in the state in milk production (Maryland Agricultural Statistics Service n.d.). The county continues to produce the crops that historically have been grown. These crops include corn for silage, wheat, hay, oats, and barley (Maryland Agricultural Statistics Service n.d.). In 2001, Frederick County ranked first in hay production and first in cattle, sheep, and milk cow inventories (Maryland Agricultural Statistics Service n.d.).

The Pennsylvania bank barn is a representative example of agricultural architecture constructed during the nineteenth and twentieth centuries. Stone or heavy timber frame over a stone lower level were common construction techniques (Peeler 2003). Livestock could be housed in the lower level and grain processing and storage on the upper level. A bank provided access to the upper floor. An open (without supports) or closed (with stone walls for additional support) forebay was located opposite the banked elevation (Peeler 2003). A closed forebay protected stable entrances (Vlach 2003:102). The forebay opened onto the paddock or stable yard (Ensminger 1992:67). The lower level of the building's interior was divided into pens and stalls. The upper level generally was divided into three parts that included a central runway flanked by hay mows (Lanier and Herman 1997:184; Peeler 2003).

The construction of silos did not become common practice until the early quarter of the twentieth century. In a silo census taken in 1882 by the Department of Agriculture, 91 silos in 16 states were recorded; two silos were reported in Maryland (Reynolds 1988:11). Silos were important in dairy farming, which became more prevalent as the railroad enabled farmers to produce butter and cheese from cow's milk instead of growing grain and raising sheep (Reynolds 1988:12). Farmers could store extra hay in silos to last through the winter, which allowed them to provide a winter's food supply for their herds (Reynolds 1988:13). Silos resulted in lower feeding costs and, by using green fodder, cows produced milk year round (Reynolds 1988:13).

Early silos were constructed of wood and were constructed in a rectangular or octagonal form (Reynolds 1988:14, 20). Beginning in the 1920s, materials evolved from wood to masonry, poured concrete, or tile block (Reynolds 1988:41; Peeler and Dixon 2005). Brick and tile silos were common in regions where such materials were readily available or shipped at reasonable costs (McCalmon 1939:2). The circular silo became popular, although other forms continued to be used during the early twentieth century (Reynolds 1988:41). The number of silos constructed in the United States increased during the early decades of the twentieth century. By 1916, there were 100 silos in Maryland, which represented a nearly fifty-fold increase in the number of silos constructed between 1882 and 1916 (Reynolds 1988:51). According to the 1923 Census of Agriculture, a total of 2,022 silos were recorded in Maryland, with 295 silos, or 14.5 per cent of all silos, constructed in Frederick County (Department of Commerce 1926:13). Frederick County had the greatest number of silos in the state, suggesting its dominance in dairy farming.

The presence of the silo on the White Oak Springs farm suggests the farm was once a dairy farm. A dairy farm also would have included additional buildings to support dairying operations. These additional buildings would have included a milking parlor and dairy. Interior inspection of the bank barn did not uncover evidence of modifications to the building to accommodate milking equipment. An inspection of the surrounding site did not yield evidence of a demolished dairy or milking parlor. The absence of these important buildings suggests that another type of animal requiring silage, such as sheep, was raised. Sheep were raised during the first quarter of the twentieth century. The 1925 Census of Agriculture recorded 3,250 sheep in Frederick County (Department of Commerce 1926:17). It is possible the silos also were used for storage, with the fodder sold to other farmers.

Corn cribs were constructed to protect crops against the weather and animals. Early corn cribs were constructed of rough, round, or split logs (Long 1972:28). Later corn cribs were constructed of "narrow lumber slats" (Noble and Cleek 1995:155). Corn cribs were designed to allow corn to dry slowly and steadily to prevent mold and mildew (Noble and Cleek 1995:155). The cribs were narrow to enable the drying process (Noble and Cleek 1995:155). Larger farms required more than one corn crib, particularly if the land was

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farmed by the property owner and a tenant. If the land also was farmed by a tenant, the corn yield was stored in separate corn cribs (Long 1972:29). The separate corn cribs may have been joined under one roof. Corn cribs with a single roof were constructed with an entrance at both ends of the building to allow a wagon or tractor to drive between the cribs to enable filling (Long 1972:29; Vlach 2003:116). This area between the cribs also could be used for storing farm equipment such as cornshellers, baskets, bags, shovels, scoops, and other equipment (Long 1972:29; Vlach 2003:116).

By the second decade of the twentieth century, the construction of well-ventilated poultry houses was advocated. The interior of the house was smooth and whitewashed. Concrete floors were encouraged because they could be cleaned easily. Substituting a muslin-covered, hinged frame for the windows provided ventilation (Gardner 2001:706). Similarly, hog houses were constructed to be sanitary, dry, and warm (Gardner 2001:705).

Farms in the Lowland South, including Maryland, were characterized by a number of small sheds, with a different shed for every purpose (Vlach 2003:124). The separation of uses required an “array of small buildings, including granaries, dovecotes, and chicken coops” (Vlach 2003:153). A corncrib was “an obligatory building” because of the universality of the grain throughout the south (Vlach 2003:153).

### Thematic Context: Maryland Piedmont Farmhouse

The mid-nineteenth and early-twentieth century vernacular regional house type, the Maryland Piedmont farmhouse, generally is associated with farmsteads of the period of White Oak Springs farm. The Maryland Piedmont farmhouse generally had a T- or L-shaped footprint, a symmetrical façade, two stories, and a gable roof (Getty 1987:93). Chimneys were placed at the interior-end of the gables of the main block and the ell’s gable (Getty 1987:94; Peeler and Dixon 2005). A double-tiered porch on the inner side of the ell, which usually housed the kitchen, also was a character-defining feature (Getty 1987:93). A one-story front porch was typical (Getty 1987:93).

A central passage containing the main staircase was common. The living room or dining room was located on the ell side of the passage with the parlor on the opposite side of the passageway. The kitchen generally was located in the ell (Getty 1987:94). Bedrooms were located on the second floor, and the unfinished attic provided storage (Getty 1987:94). The double-tiered porch served several functions. It provided cool working quarters during summer months and provided a shelter for laundry (Getty 1987:94). It also functioned as a pantry, woodshed, or bakeoven (Getty 1987:94).

### Thematic Context: Colonial Revival Architectural Style

The Colonial Revival style became popular during the late nineteenth and early twentieth centuries. The Philadelphia Centennial of 1876 helped to popularize the style. The style borrowed stylistic elements from the Georgian, Greek Revival, and Federal styles. Architectural elements were interpretations rather than exact copies of earlier styles. Character-defining features included porticoes, sidelights or fanlights, broken-pedimented doors and windows, paneled doors, dormers, and multi-paned windows. Cornices of Colonial Revival buildings often were decorated with dentils. The presence of a bay window strongly suggests a Colonial Revival house rather than an earlier prototype (McAlester 1988:324). The popularity of the style peaked during the 1930s with the restoration of Colonial Williamsburg. Post-World War II examples of the style included simplified door surrounds, cornices, and other details that “merely suggest their colonial precedents rather than closely mirroring them” (McAlester 1988:326).

### Conclusion

The agricultural complex at White Oak Springs farm represents a collection of buildings associated with a common pattern of farm evolution in Frederick County. Agriculture played an important role in the development of the county. The existing buildings at White Oak Springs farm, as a collection, successfully demonstrate nineteenth and twentieth century agricultural practices common to Frederick County. The presence of the secondary dwelling and the large number of specialized agricultural outbuildings that include

# **Maryland Historical Trust**

## **Maryland Inventory of**

## **Historic Properties Form**

Inventory No. F-3-230

Name  
**Continuation Sheet**

Number 8 Page 5

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the bank barn and silo, the equipment shed, the chicken coops, the pig house, and the corn crib, are representative of agricultural practices typical to the Lowland South, including Maryland. The collection of buildings represents the diversification of agriculture that occurred during the late nineteenth century. The farm's size was typical of Frederick County farms during the late nineteenth and early twentieth centuries.

The principal dwelling represents four major periods of construction. These are ca. 1850, ca. 1860, ca. 1930, and ca. 1950. The residence incorporates some elements of the Greek Revival style. Popular between 1820 and 1860, the Greek Revival style was fueled by American admiration for Greek independence from Turkey and a new appreciation for Greek architecture (Rifkind 1980:38). The style brought a sense of permanence to the new nation (Rifkind 1980:38). Variations in the brickwork around the front entry of the principal dwelling suggest that the dwelling might have had a front entry porch, an important feature in Greek Revival dwellings. The verticality of the windows also suggests Greek Revival detailing. The principal dwelling, with its many alterations, took the form of a Maryland Piedmont farmhouse. Both the principal dwelling and the secondary dwelling incorporate the character-defining features of the Maryland Piedmont farmhouse. These features are evident in the presence of the double-tiered ell porch and the currently-enclosed front porch, the location of the chimneys and, the presence of the gable roof.

## 9. Major Bibliographical References

Inventory No. F-3-230

See attached continuation sheet.

## 10. Geographical Data

Acreage of surveyed property 43.27  
Acreage of historical setting \_\_\_\_\_  
Quadrangle name Frederick

Quadrangle scale: 1:24,000

### Verbal boundary description and justification

The boundaries of the property are those currently associated with the farm buildings. The approximately 3.3-acre complex includes both dwellings, all ten outbuildings, and the formal landscaping associated with the principal dwelling.

## 11. Form Prepared by

name/title	Kirsten Peeler, Kathryn Dixon, and Dean Doerrfeld		
organization	R. Christopher Goodwin & Associates, Inc.	date	22 November 2006
street & number	241 East Fourth Street, Suite 100	telephone	301.694.0428
city or town	Frederick	state	Maryland

The Maryland Inventory of Historic Properties 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  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name  
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# Maryland Historical Trust

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Name  
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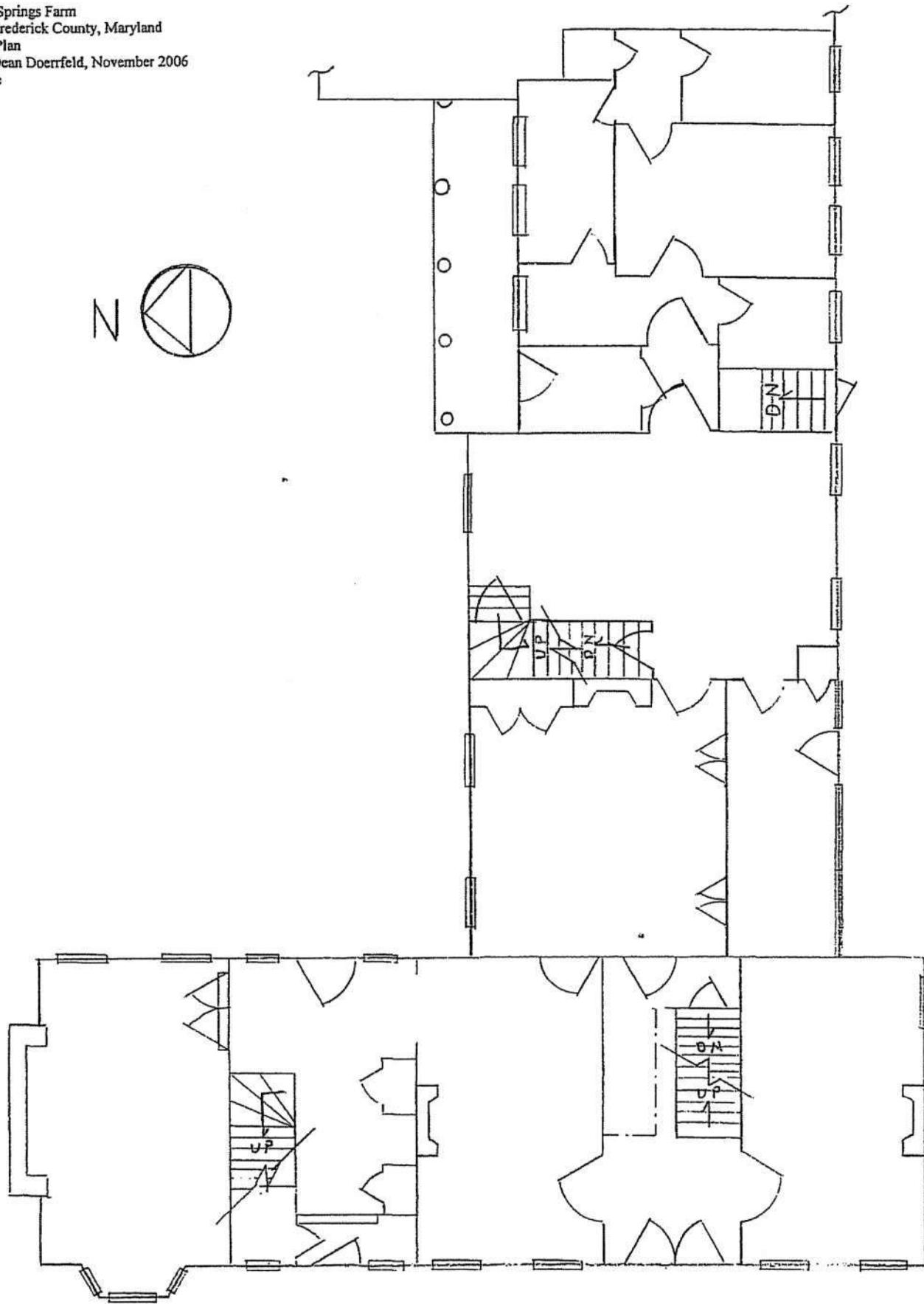
U.S. Census Bureau

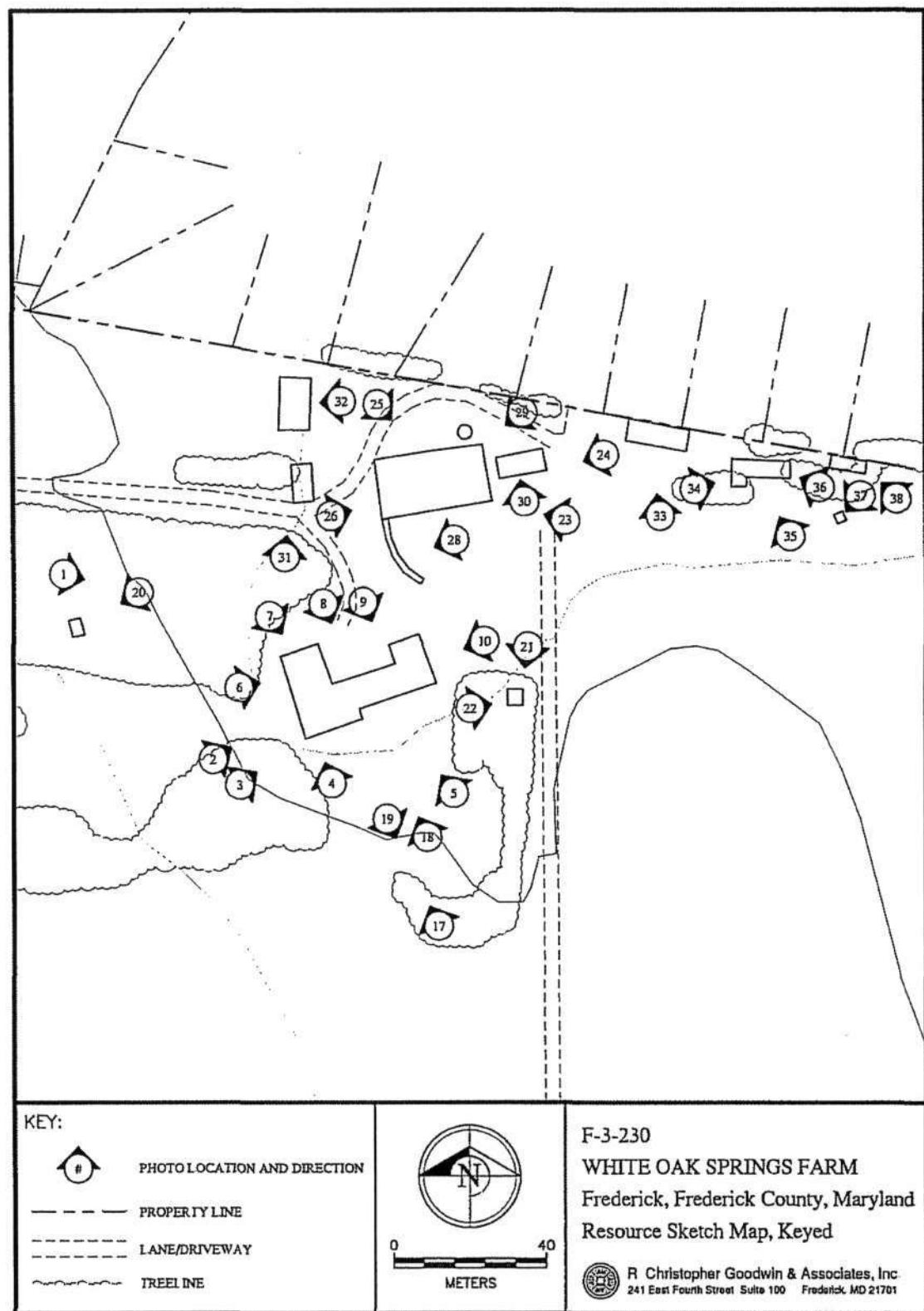
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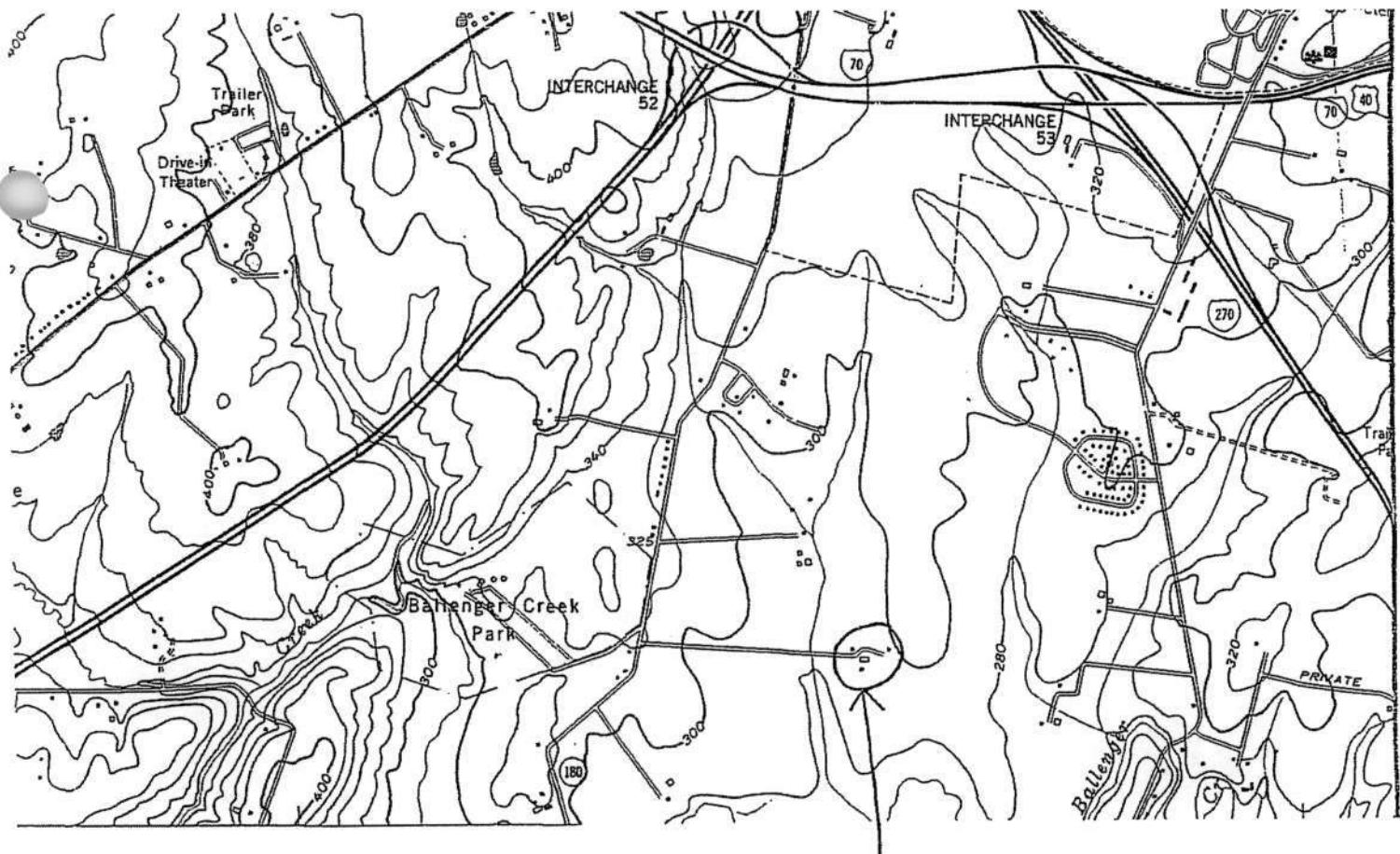
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F-3-230  
White Oak Springs Farm  
Frederick, Frederick County, Maryland  
First Floor Plan  
Drawn by Dean Doerrfeld, November 2006  
Not to Scale







F-3-230

F-3-230  
White Oak Springs Farm  
Frederick, Frederick County, Maryland  
U S G S Map: Frederick Quadrangle



# Maryland Historical Trust

## Maryland Inventory of

## Historic Properties Form

Inventory No. F-3-230

Name  
**Continuation Sheet**

Number 9 Page 3

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### Photo Log

Photos Taken By: Goodwin & Associates, Inc.

Photos Taken: November 2007

- Photo 1: Setting looking east
- Photo 2: Principal dwelling, west elevation
- Photo 3: Principal dwelling, west elevation
- Photo 4: Principal dwelling, south elevation
- Photo 5: Principal dwelling, south elevation
- Photo 6: Principal dwelling, west elevation (ca. 1930 addition)
- Photo 7: Principal dwelling, east elevation
- Photo 8: Principal dwelling, north elevation
- Photo 9: Principal dwelling, north elevation (ca. 1950 addition)
- Photo 10: Attached garage, east elevation
- Photo 11: Principal dwelling, primary staircase
- Photo 12: Principal dwelling, mantel in east parlor
- Photo 13: Principal dwelling, mantel in west parlor
- Photo 14: Principal dwelling, mantel in dining room
- Photo 15: Principal dwelling, door detail, east parlor
- Photo 16: Principal dwelling, staircase, ca. 1930 addition
- Photo 17: Formal garden, looking north
- Photo 18: Formal garden, looking north
- Photo 19: Formal garden, looking south
- Photo 20: Springhouse, south and east elevations
- Photo 21: Pumphouse/garden shed/office, north elevation
- Photo 22: Pumphouse/garden shed/office, west elevation
- Photo 23: Bank barn, south elevation
- Photo 24: Bank barn, east elevation
- Photo 25: Bank barn, north elevation
- Photo 26: Bank barn, west elevation
- Photo 27: Loft level, bank barn
- Photo 28: Loafing shed, east elevation
- Photo 29: Silo, looking west
- Photo 30: Pig house, south elevation
- Photo 31: Corn crib, south elevation
- Photo 32: Chicken coop, east elevation
- Photo 33: Equipment shed, south elevation
- Photo 34: Secondary dwelling, west elevation
- Photo 35: Secondary dwelling, south elevation
- Photo 36: Secondary dwelling, east elevation
- Photo 37: Storage building, north elevation
- Photo 38: Chicken coop, south elevation



F. 3-250

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PC&A, INC

NOV. 2000

SECTION LOOKING EAST

1 OF 38



F.3-250

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

RCGA, INC

Nov. 2000

Principle Drawing, West elevation  
2 of 38



F-3r 230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

RAGA, INC

NOV. 2006

PRINCIPAL BARNING, WEST ELEVATION

5 OF 38



F.3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

REGA (INC)

1961 2000

Principal Dwelling, South Elevation  
4 of 38



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

RCAB, 1911

NOV. 2006

Principa<sup>l</sup> Dwelling South elevation  
6 of 36



F-3-230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

RCGA, 1936

Non residential

Principal dwelling, West elevation  
(ca. 1930 addition)

6-25-38



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

REGS. 1966

MON. 2000

Principal buildings, east elevation  
7 w 38



F-3-232

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PEAT, INC.

NOV. 2000

PRINCIPAL DWELLING, NORTH ELEVATION

8 OF 38



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

REGS, INC

NOV. 2004

PRINCIPAL DWELLING, NORTH ELEVATION  
(C. 1800-1850 ADDED 1880)

9 of 36



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

RCGA, INC

MON 2024

ATTACHED GARAGE (EAST ELEVATION)  
10' 0" x 56'



F-3-230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

REGD. 1910

NOV. 2006

PRINCIPAL DWELLING, PRINDON STANCLACE

" # 38



F-3-230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

PICTURE, INC.

Nov. 2000

PRINCIPAL DOWELLING, MANTLE IN EAST PARLOR

12 OF 58



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

REGD. 1916

Nov. 2000

PRINCIPAL DWELLING, MANTLED IN WEST PARLOR  
13 OF 38



Fr 3-230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

PCGS, INC

Nov. 2000

PRINCIPAL DOWNSIDE, MANTLE IN DINING ROOM

14 of 38



F-3-230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

REG. NO. 1

Nov. 2006

Principale Dwelling, Door detail,  
East Parlor

15 of 36



F-3-250

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

PCGA, INC

Nov. 2006

Principal Dwelling, Staircase

ca. 1830 ADDITION

16 of 38



F. 3-230

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

PCAB, INC

Nov. 2006

Former GARDEN, looking N

17 of 38



F.3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PCGA, INC

NOV. 2006

FORMAL GARDEN, Larkins Street

IS OF 36



F. 3-230

WHITE OAK SPRINGS PARK

FREDERICK COUNTY, MARYLAND

PEAKS, THE

NOV. 2000

FOREST GARDEN, WOODS SPRINGS  
IS OF 34



F-3-230

WHITE CASE SPURTLER FISHES  
Frederick County, Maryland

REG. NO.

Nov 2006

SPURTLERHOUSE, SEE ILLUSTRATIONS  
20 OF 38



F.3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PIGA, INC

Nov. 2000

PUMPHOUSE, NORTH ELEVATION

21 OF 38



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PCGS, INC

NOV. 2006

Pumphouse, West Elevation

22 of 36



F-3-230

WHITE OAK SPRINGS RIVER

FREDERICK COUNTY, MARYLAND

ELEVATION

NEW 2006

BARREL BARN, GROUT ELEVATION

23.4832



F-3-240

WHITE OAK SPRINGS FARM

FREDERICK COUNTY, MARYLAND

REED, H.H.

NOV. 2017

BARN BARN, EAST ELEVATION

11 of 32



F. 3-230

WHITE OAK SPRINGS FROM  
FREDERICK COUNTY, MARYLAND

RODA, INC.

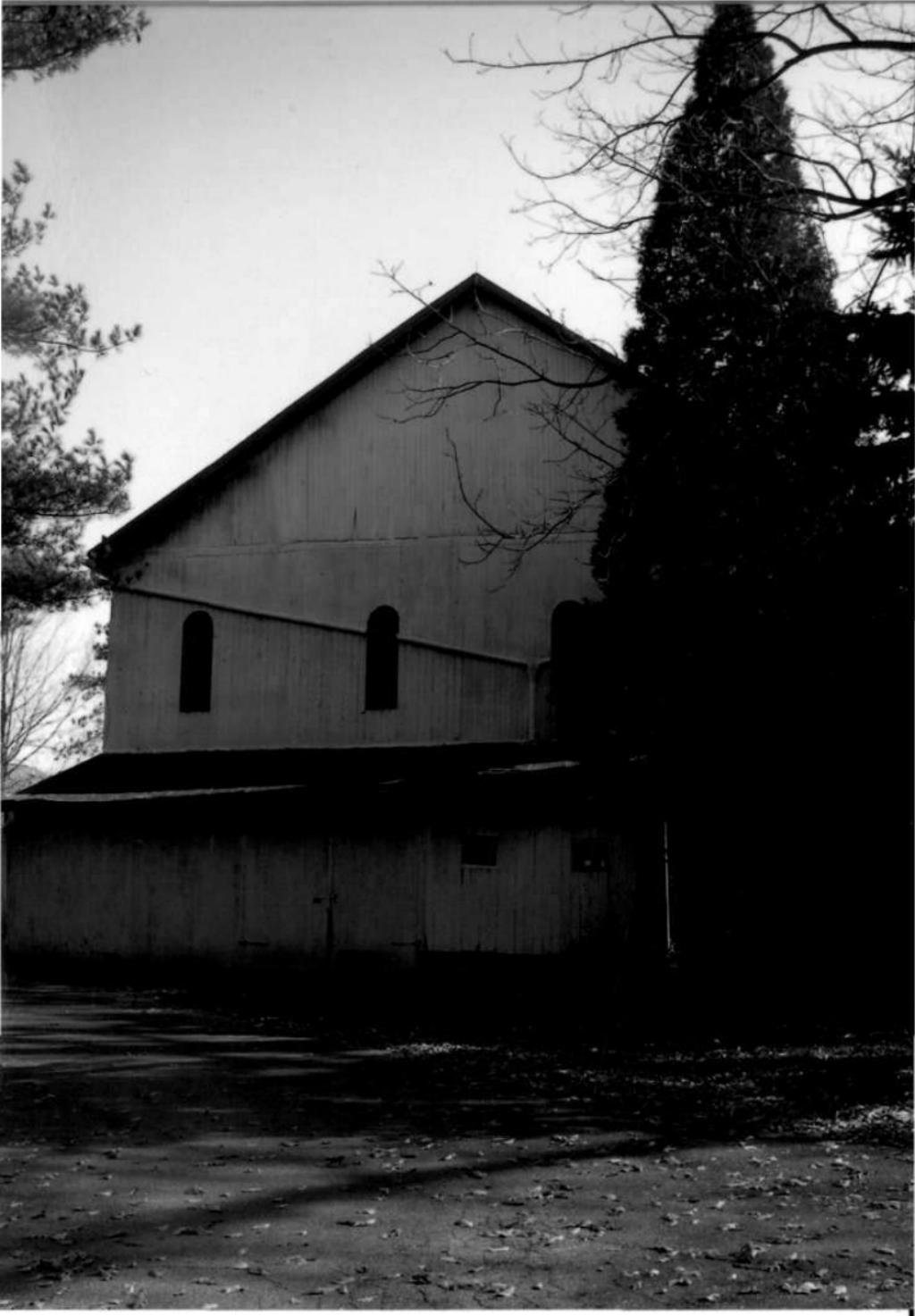
Nov. 2000

BATH BATH, NORTH CAROLINA

25 FT 3"

HP Premium Plus

HP Premium Plus



F. S-220

NAME ONE SPECIES FROM  
Frederick County, Maryland

PLATE, 174

Nov. 2006

BUTTER BARN, West Branch

26 AF 38



P. 3-240

WHITE OAK SPURBBS FOREST  
FREDERICK COUNTY, MARYLAND

DECAD. 1936

NEAR 1000

LOFT LEVEL, BARN BARN

22-2838



F. 3-224

WHITE OAK SPRINGS PARK

FREDERICK COUNTY, MARYLAND

REDS, 150

NEW WOOD

WASHING SLATED 2000, 1000000

28 OF 58



F-3-250

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

RCGS, IHL

Nov. 2006

LAND, WILMINGTON WEST

29 OF 36



P. 3-230

white ear species from  
Festakien country, Marwariid

regards 1842

Nov. 2000

Plattehouse South Reservation

30 of 36



F.G-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

REGD. 1966

Mar. 2006

CORN CENSUS, SOUTH CLEMENTON

31 OF 48



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PLGS, INC

NOV 2000

CHICKEN COOP, 1000' ELEVATION

32 °F 38



F-3-230

WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

REGA, INC.

Nov. 2000  
Equipment Survey, South elevation

33 of 36



F. 3-230

WHITE SPRINGS GARRON

FREDERICK COUNTY, MARYLAND

REGD. 1916

PLATE NO. 2

SCOPHOREY SINKHOLE, WEST CLEAVER

34.5F 38



1.5.230

1938-2

WHITE OAK SPINNING FARM

FREDERICK COUNTY, MARYLAND

PLATE 14C

New York

Secondary Drawing, with margin

35 of 38



F. 5-230

WHITE ONE SPRINGS PARK

FREDERICKSBURG, MARYLAND

PLANO, INC

NEW YORK

SECONDARY DWELLING, EAST RIVER

36 SF 38



F-3-232

WHITE OAK SPRINGS FARM  
FRANCIS COOPER, MARYLAND

REGS. 1912

Nov 2006

STORAGE BUILDING, NEAR ELEVATION

37 of 38



F.G. 220  
WHITE OAK SPRINGS FARM  
FREDERICK COUNTY, MARYLAND

PCGS, 1966

HN 206

CHICKEN COOP, SOUTH ELEVATION

38 OF 38



Enclosure (3)



West elevation. Circa 1930 addition to the left



West elevation



Front door on west elevation



East, rear, elevation.



North elevation



South elevation.