



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jessica Fitzwater
County Executive

Deborah A. Carpenter, AICP, Division Director

Kimberly Gaines, Director

FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

Address: 7243 A Friends Creek Road **Meeting Date:** July 2, 2025
Applicant/Owner: Sam Castleman **Report Date:** June 23, 2025
Case No.: HPC25-0701DR **Staff:** Amanda Whitmore
Proposal: Request for Review and Recommendation: Demolition Permit for Dwelling at 7243 A Friends Creek Road

BACKGROUND

In accordance with amended §1-23-8 of the Frederick County Code, the Historic Preservation Commission (HPC) will review an application for demolition if Historic Preservation staff have determined that the property is 50 years old or older and has historical, cultural, architectural, or archaeological significance per §1-23-6(B). A demolition permit application for the dwelling at 7243 A Friends Creek Road was received on June 3, 2025.

SITE ANALYSIS

The dwelling is located in a rural area just over two miles east of Sabillasville and approximately four and a quarter miles west of Emmitsburg. It has not been documented on the Maryland Inventory of Historic Properties (MIHP) form, most likely due to its location and when comprehensive survey work was undertaken in the 1990s the dwelling did not meet the 50-year-old threshold for surveys. The dwelling was built in 1964.

The dwelling is a one-story ranch with a stone veneer foundation and hipped roof. Wide overhangs extend around the dwelling. Board-and-batten siding extends above the stone veneer. Large single-pane windows are located on the façade with an off-center main entry door. A single-car attached garage is located on the west end of the dwelling. A central chimney extends above the roofline.

STAFF ANALYSIS

Staff has determined that the property is at least 50 years old and is not designated to the Frederick County Register of Historic Places. Therefore, per Section 1-23-8 of the updated Historic Preservation Ordinance, Historic Preservation staff must determine if the property has significance based on the criteria of Section 1-23-6(B).

Frederick County: Rich History, Bright Future

30 North Market Street, Frederick, MD 21701 • 301-600-1138 • Fax 301-600-1645
www.FrederickCountyMD.gov

The following criteria are used to assist in evaluating the significance of a property. A property needs to be determined to be significant in one or more of the following criteria:

- a) The property has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation.

Yes, the property has significant character, interest, or value as part of the development of the county, state, or nation during the mid-twentieth century.

- b) The property is the site of an historic event.

No significant event was found to have taken place on this property.

- c) The property is identified with a person or group of persons who influenced society.

No information was identified that shows the property is associated with a person or group of persons that influenced society.

- d) The property exemplifies the cultural, economic, social, political, or historic heritage of the county and its communities.

No, the property does not exemplify any of these developments.

- e) The property embodies the distinctive characteristics of a type, period, design style, or method of construction of landscape architecture, engineering, public art, or architecture.

Yes, the property embodies distinctive characteristics of a mid-century modern Ranch style house.

- f) The property represents the work of a master craftsman, architect, landscape architect, engineer, artist, or builder.

No, the property does not represent the work of a master architect, craftsman, landscape architect, engineer, artist, or builder.

- g) The property possesses significant artistic value.

No, the property does not possess artistic value.

- h) The property represents a significant and distinguishable entity whose components may lack individual distinction.

No, the property does not represent a significant and distinguishable entity whose components may lack individual distinction.

- i) The property represents an established and familiar visual feature of the neighborhood, community, or county, due to its singular physical characteristics, landscape, or historical event.

No, the property does not represent an established and familiar visual feature of the neighborhood, community, or county, due to its singular physical characteristics, landscape, or historical event.

- j) The property is a rare example of a particular period, style, material, or construction technique.

No, the property is not a rare example of a period, style, material or construction technique.

Historic Preservation staff find the property meets two of the significance criteria; therefore, the Historic Preservation Commission must determine if the property is of unusual historic value to Frederick County, the State, or the nation. The updated Historic Preservation Ordinance defines unusual historic value as, *a property eligible for designation under this chapter with the added requirement that the property represents an outstanding or exceptional aspect of federal, state, or local history, culture, architecture, or archaeology that is not otherwise represented within the Frederick County Register of Historic Places, the loss of which would cause irreparable harm to the public interest as stated in § 1-23-2 of this chapter.*

If the Commission does not consider the property to be of unusual historic value, the demolition permit may proceed. However, if the Commission determines that the property does have unusual historic value, the Commission shall attempt to formulate an economically feasible plan with the owner for the preservation of the structure.

The dwelling is a typical ranch style house. According to the National Cooperative Highway Research Program's (NCHRP) *A Model for Identifying and Evaluating Historic Significance of Post-World War II Housing*, ranch type houses are characterized by one story height with horizontal massing, low-pitched roofs with deep eave overhangs, asymmetrical fenestration, large expanses of windows or picture windows, combination of siding material, wide or prominent chimneys, wrought iron or wood accents, integrated wingwalls, and attached garages or carports.¹ By 1950, ranch type houses became the most popular post-World War II house type with nine out of 10 houses built being ranch type.² These homes were separated into zones with private spaces such as bedrooms separated from the more public spaces. Plans were readily available to purchase and advertised in local papers and national magazines.

Review of Land records reveals that Charles and Anne Conrad purchased the property in 1958 from Victoria Eyler³ and they remained the owners of the parcel until 2005 when they sold it to their daughters.⁴ Charles is listed in the 1950 US Census as a "building contractor" so it seems plausible that he built the house based on a set of purchased plans. The current property owner purchased the parcel from Charles' daughters and confirms that he built the home for his family. Further review of Ancestry records shows that Charles was a veteran of World War II and received compensation of \$500.


¹ 2007, Published by the Transportation Research Board, https://dahp.wa.gov/sites/default/files/nchrp_PostWWIIHousingEval.pdf, Accessed 18 June 2025.

²Rybczynski, Witold, "The Ranch House Anomaly" *Slate Magazine* 17 April 2007 <http://www.slate.com/id/2163970/>. Accessed 23 June 2025.

³ Frederick County Land Records, Book 605, Page 411.

⁴ Frederick County Land Records, Book 5336, 504.

MAR 1 1950

Form No. 1 -10

COMMONWEALTH OF PENNSYLVANIA
WORLD WAR II VETERANS' COMPENSATION BUREAU

**APPLICATION FOR WORLD WAR II COMPENSATION—TO BE USED BY HONORABLY
DISCHARGED VETERAN OR PERSON STILL IN SERVICE**

**IMPORTANT—Before Filling Out This Form Study it Carefully.
Read and Follow Instructions—Print Plainly in Ink or Use Typewriter. DO NOT
Use Pencil—All Signatures Must Be in Ink.**

1—Name of Applicant.
 Last: Conrad First: Charles Middle or Initial: Donald

2—Address to Which CHECK and MAIL is to be Sent.
 House No. St. R. D. P. O. Box: Sabillasville City or Town: Frederick County: Md State: 19

3—Date and Place of Birth.
 Month: Sept Day: 14 Year: 1916 City or Town: Chest Springs County: Cambria State: Pa.

4—Name Under Which Applicant Served In World War II.
 Last: Same Name First: Middle or Initial:

5—Date of Beginning and Date of Ending of Each Period of Service Between December 7, 1941 and March 2, 1946 (Both Dates Inclusive) During Which Applicant Was In DOMESTIC SERVICE.
 Date of Beginning: May 14, 1941 Date of Ending: May 11, 1944
 Date of Beginning: Nov. 28, 1945 Date of Ending: Feb 4, 1946

Applicant Must Not Write In Space Below

FEB 13 1950
Date Application Was Received

Batch Control Number
3019

Active Domestic Service
 Months: 31 \$ 310.00
 Days: \$
 Amount Due \$ 310.00

Active Foreign Service
 Months: 19 \$ 225.00
 Days: \$
 Amount Due \$ 225.00

Total Amt. Due \$ 500

Audited By: [Signature]
 Service Computed By: T. Edmund

Although the property meets two criteria of significance, Staff finds the property does not completely meet the definition of a property with unusual historic value. Staff does not find the property to be an *outstanding or exceptional aspect of architecture*. While the dwelling retains several architectural elements associated with the ranch type, none make it distinctive from others of this type nor is it the first of its type or a model that influenced others in the surrounding area. However, staff will be documenting the property prior to the Commission meeting as a measure to further understand this architecture type in Frederick County.

RECOMMENDATION

Staff recommends against recognizing the dwelling at 7243 A Friends Creek Road as a property with unusual historic value in Frederick County.